



CITY COUNCIL REGULAR MEETING

TUESDAY, OCTOBER 14, 2025 at 7:30 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

MINUTES

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 October 14, 2025 at Albion City Hall, 420 West Market St., Albion, NE. 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.

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers.

Mayor Jarecki called the meeting to order at 7:30 p.m.

ROLL CALL

Present were Mayor James Jarecki and Council Members Jon Porter, Jack Dailey, and Marcus Johnson. Absent was Jason Tisthammer.

City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, Police Officers Dustin Martin and Michael Lipker.

Councilman Johnson made a motion to excuse the absence of Councilman Tisthammer, seconded by Dailey. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

MAYOR'S COMMENTS

Mayor Jarecki thanked everyone for their thoughts and prayers since his wife's accident. He reported she is getting better.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE SEPTEMBER 30, 2025 SPECIAL CITY COUNCIL MEETING

Councilman Johnson made a motion to approve the minutes of the September 30, 2025 Special City Council Meeting, seconded by Porter. Voting Yea: Johnson, Porter, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. CONSIDER REQUEST TO CLOSE 4TH STREET NORTH OF MAIN STREET FROM 9PM ON OCTOBER 18, 2025 TO 10AM ON OCTOBER 19, 2025

Ray Barnes was present to explain his request to close a portion of the street to facilitate the Post-Color Day party. Barnes reported there would be no alcohol, and there would be 20-plus chaperones. There will be a bounce house, axe throwing, and other games available for entertainment.

Councilman Porter made a motion to approve request to close 4th Street north of Main Street to the alley from 9:00 p.m. on October 18, 2025 to 10:00 a.m. October 19, 2025; seconded by Johnson. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

4. CONSIDER APPROVAL OF PROPOSAL FROM CHOYESKI CONCRETE AND CONSTRUCTION FOR THE DESIGN AND ERECTION OF A PRE-ENGINEERED STEEL BUILDING AS SPECIFIED FOR PHASE TWO OF THE CARDINAL CAGE PROJECT

Clerk Devine stated that this is a pre-engineered building and almost a carbon copy of the Phase 1 building except it will only have three walls. The city only received one bid and it was from Choyeski Concrete and Construction; the same contractor used for the Phase 1 building.

Councilman Johnson made a motion to approve proposal from Choyeski Concrete and Construction for the design and erection of a pre-engineered steel building as specified for Phase 2 of the Cardinal Cage Project, seconded by Dailey. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

5. CONSIDER PLANS AND SPECIFICATIONS FOR THE PARK ON CLARK AND TRAIL EXPANSION PROJECT FOR APPROVAL AND AUTHORIZE THE ADVERTISEMENT AND SOLICITATION OF BIDS

Andrew Wilshusen of JEO Consulting Group, presented plans and specs for the Expansion of the Trail and Shelter/Restrooms at Clark Park; and reviewed them with the Mayor and Council. Mr. Wilshusen explained that originally they had created plans for the trail expansion to begin at Fuller Park. But after the cost opinions came in much higher than anticipated, they decided to begin the trail north of the highway and construct the trail expansion south of the highway at a later date. JEO split the project into three different groups. Group A is the Trail Expansion from Clark Park to the Sports Complex. Group B is the Trail Expansion from Clark Park to 10th and State Streets. And Group C is the Shelter and Restrooms at Clark Park. The city can award just one group, or a combination of groups. Mr. Wilshusen reviewed the Cost Opinion information, which was also broken into three groups, with the Mayor and Council. The plan is to solicit bids beginning October 22, 2025; with a bid opening on November 13, 2025 at 2:00 p.m. The contract would then be awarded at either the November 18th or December 9th City Council Meeting. Clerk Devine stated that the city has plans in the future to include a full-court basketball court on the east side of Clark Park, and an infinity trail around the perimeter of the park. Following discussion of the plans, Councilman Johnson made a motion to approve plans and specifications for the Park on Clark and Trail Expansion Project and authorize the advertisement and solicitation of bids, seconded by Dailey. Voting Yea: Johnson, Porter, Dailey, Voting Nay: None. Absent: Tisthammer. Motion carried.

6. CONSIDER APPROVAL OF LEASE AGREEMENT WITH NCL GOVERNMENT CAPITAL FOR LEASE OF NEW ELGIN PELICAN STREET SWEEPER

Clerk Devine noted that this lease agreement for a new Pelican Street Sweeper is an 8-Year term with an option to purchase at the end of years 2-8. Discussion ensued. Councilman Dailey made a motion to approve lease agreement with NCL Government Capital for the lease of a new Elgin Pelican Street Sweeper and to authorize the Mayor to sign the same, seconded by Johnson. Voting Yea: Porter, Johnson, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

7. CONSIDER APPROVAL OF LEASE AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY FOR 26,338 SQUARE FEET OF PROPERTY ADJACENT TO THE CITY HALL AND CITY SHOP PROPERTY

Clerk Devine explained that following a survey the city had done a couple of years ago, we discovered that a parcel of the property we thought we had purchased from the UP Railroad in the 1980's was actually not a part of the purchase agreement. The city offered to buy the portion of property that we constructed a public works building on in 2019. The railroad didn't accept the offer for us to purchase the property but instead offered us a lease agreement for premises use. The lease is \$5,000 per year with an automatic increase of 2.0% per year. Mayor Jarecki questioned if we could try to negotiate a cheaper price. Clerk Devine stated he would contact UPRR. Councilman Porter made a motion to postpone action on this item until the next regular meeting, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

RESOLUTIONS

8. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 116(25) REGARDING APPOINTMENT OF CITY OF ALBION NUISANCE OFFICER

Mayor Jarecki stated that we are considering moving the appointment of nuisance officer back to the Police Department since we are fully staffed again. The council discussed this with the agreement that the whole Police Department could be responsible for nuisances; however, Chief Lipker should be the one held accountable. Councilman Johnson made a motion to introduce and approve Resolution 116(25) regarding the appointment of the City of Albion Nuisance Officer, seconded by Porter. Voting Yea: Porter, Johnson, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

ORDINANCES

9. NONE

REPORTS

10. CITY ADMINISTRATOR REPORT

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 the Walter Scott \$200,000 grant for the Cardinal Cage Project should be issued by the end of this month. Devine stated that he attended the annual League Conference in September and learned some things on TIF financing. He would like to have the Planning Commission work on a Blight and Substandard Study of the community and open up an opportunity for TIF in the future. No action taken.

11. CONSIDER BILLS FOR APPROVAL

***REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT**

Councilman Porter made a motion to approve bills report for payment and affirm all paid claims as presented, except for bills from Speed Services; seconded by Johnson. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

Councilman Johnson made a motion to approve bills from Speed Services for payment, seconded by Dailey. Voting Yea: Johnson, Dailey. Voting Nay: None. Abstaining: Porter. Absent: Tisthammer. Motion carried.

*CONSIDER PAY APPLICATION #5(FINAL) OF OBRIST & COMPANY IN THE AMOUNT OF \$46,360.33

Councilman Johnson made a motion to approve Pay Application #5 of Obrist & Company in the amount of \$46,360.33 for payment, seconded by Dailey. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

12. Next Regular Meeting: November 18, 2025, 7:30 PM

* Union Pacific Railroad Lease Agreement

* Bids for Clark Park and Trail Expansion Project

13. Public Comment for Future Consideration

None.

ADJOURNMENT

Councilman Dailey made a motion to adjourn the meeting at 8:44 p.m., seconded by Johnson. Voting Yea: Johnson, Dailey, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

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