

**City Administrator's Report
July 13, 2023**

Public Works

The City will be working with JEO to further evaluate plans for extending Water and Sewer infrastructure into annexed areas, including assistance with creating improvement districts to finance the construction of new utilities. Existing funding options include a combination of special assessments, capital improvement sales tax, and possibly some future utility revenues.

Street

C&J Construction has completed alley work between Well's and AEDC as well as between Casey's/B&G and Schalk Auto. There is some more repair work to be completed at the center alley intersection of Post Office/Landauer/Boone County Bank/Well's/AEDC alley and the last alley project will be completed by car wash.

We also received one proposal for microsurfacing half of Albion's asphalt roadways. Sta-Bilt Construction will be scheduling the project in late summer/early fall.

Staff working on plan to clean out storm sewers. Have been in contact with the State of Nebraska regarding storm sewers in highway right-of-way.

Water

An odd contaminant associated with rubber production industry has been indicated in Well 5 – although it's not at threatening levels we are monitoring as this is very out of place. We're told that there have been no other cases in the State. **No new information.**

Sewer

We have received estimates for pivot irrigation for sludge application – currently waiting for JEO to provide guidance on connection to existing sludge pump system, permitting requirements, and clean water connections. To be funded by ARPA funds.

New Manholes – old lamphole/cleanouts are collapsing and to be replaced with new manholes.

Sewer lining – based upon video inspection we need to start prioritizing lining sewers starting in fiscal year 2023-2024.

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Parks/Rec

Eli Porter Memorial Project

After review of initial design, JoAnn Porter and I have asked for some revisions. Will have more to present to the council in the near future. The initial project budget based on the initial design is in the area of \$350,000. The City currently has \$100,000 of capital improvement funds committed to this project. **Proposing to up that allocation to \$175,000 for 2023-2024 fiscal year.**

Working on developing a fund-raising campaign including researching potential grants. Plan to include this project on the 2023 Big Give.

Pool

We are fully staffed; however, have some availability issues of lifeguards on specific dates.

*There is a significant piping leak at the pool; however, we do have drain-tile surrounding the pool tub which is carrying/pumping the water away. Jon Porter/Speed Services is assisting in evaluating and solving this issue. It is causing a high use of chemicals, but we are able to continue operating. Will continue to monitor this issue.

General Administration / Other:

Property Maintenance Code Update

All three structures ordered for demolition by the City Board of Health in June 2022 have been demolished.

The Albion Board of Health has issued 4 new demolition orders in January 2023 and two of those structures have already been demolished. The others have been scheduled to be demolished by the property owners – one is pending removal of personal property and asbestos evaluation. **One property owner has requested more time to complete their demolition due to removal of personal property and asbestos inspection. They have scheduled their inspection. The city is taking action to hire a contractor to perform all demolition of pending structures not yet demolished; however, the construction and demolition waste site in Newman Grove is not currently accepting loads so we're at a bit of a standstill – estimate two weeks before they will start accepting construction and demolition waste.**

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AEDC/City Housing Initiative

Working on including infrastructure reserve for new future subdivision developments in the Capital Improvements Plan as well as budgeting Capital Improvement Sales tax funds for allocation toward the same within the upcoming budget. We already had the paving identified on the Streets Capital Improvements Plan – added Future Development Line items in the Water and Sewer sections of the Capital Improvements Plan.

Maggie is progressing on project management work for the City's website/social media presence including integration of City meeting Agenda, Minutes, Ordinances/Codes, Citizen Requests, and Permitting.

Maggie will be working on developing a community housing specific survey with NENEDD.

Planning Commission Vacancy

Mike Pugh resigned due to relocating to Florida for a career opportunity. Makenzie Harris' resignation is expected as she will also be moving. ***Please direct any interested parties to City Hall or to the Mayor.**

Attached is the current month Sales Tax Report – showing the monthly trend of sales tax receipts.

Also attached is an unaudited Treasurer's Report/Budget Performance Report and an unaudited Balance Sheet Comparison Report.