



## CITY COUNCIL - REGULAR MEETING

TUESDAY, MARCH 10, 2026 at 7:30 PM

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

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# MINUTES

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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 March 10, 2026 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.

### ROLL CALL

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

City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, Utility Clerk Amber Wynn, Street Supervisor/Interim Water Commissioner Ron Morearty, and Police Officer Michael Lipker.

### MAYOR'S COMMENTS

#### Mayor's Annual Facility and Asset Review

Mayor Jarecki reported that on February 12, 2026 he and Administrator Devine had their annual review of city property and assets. A written report was provided for the council members and the Mayor gave a brief review. The Mayor reported that all facilities look great. Mayor Jarecki noted that copies of the report are available to the public upon request.

### APPROVAL OF MINUTES

#### 1. APPROVAL OF MINUTES OF THE FEBRUARY 10, 2026 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the February 10, 2026 City Council Meeting; seconded by Johnson. Voting Yea: Porter, Tisthammer, Dailey, Johnson. Voting Nay: None. Motion carried.

### OLD BUSINESS

#### 2. NONE

## **PUBLIC HEARINGS**

### **3. PUBLIC HEARING: FINAL PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA**

Mayor Jarecki opened the public hearing at 7:34 p.m. and sought public testimony. None at this time. The Mayor again sought public comment. Hearing none, Mayor Jarecki closed the public hearing at 7:35 p.m.

## **NEW BUSINESS**

### **4. CONSIDER FINAL PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6<sup>TH</sup> PM, BOONE COUNTY, NEBRASKA FOR APPROVAL**

Clerk Devine provided a full-size survey of the final plat for council to review. Devine noted that a pre-application conference was held with the city council in July 2025; and the preliminary plat application and survey were approved by the council in January 2026. The planning commission reviewed the final plat application last week and recommended approval. Mayor Jarecki asked if the council had any questions or concerns regarding the final plat application. There were none. Councilman Johnson made a motion to approve the final plat application for Blessings Subdivision, seconded by Porter. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

### **5. CONSIDER CHANGE ORDER #2 FOR "PARK ON CLARK" AND TRAIL EXPANSION PROJECT CONTRACT**

Clerk Devine stated that the city is at a funding level where we can now add additional items to the Clark Street Park including the basketball court, pedal park, and perimeter trail. Devine provided the council with a diagram of the proposed layout of all additions to the Clark Park. Devine reviewed the change order, which included a unit price sheet showing quantities for the city's requested additions. The unit price reflects the same price as the existing contract for working they are currently doing. Porter asked to compare Chris Borer's price of concrete flatwork to Gehring Construction's price. Discussion ensued. The council agreed they would like to keep the work local if there would be savings in cost. Councilman Johnson made a motion to table this item until the next meeting, seconded by Dailey. Voting Yea: Dailey, Tisthammer, Porter, Johnson. Voting Nay: None. Motion carried.

### **6. OPEN 2026 LAWN CARE BIDS AND CONSIDER FOR AWARD AND AUTHORIZE THE MAYOR OR HIS REPRESENTATIVE TO SIGN ANY AND ALL CONTRACT DOCUMENTS**

At 7:50 p.m. Mayor Jarecki excused himself, reporting his potential interest in the contract. The Mayor verified a Conflict of Interest Disclosure form had been provided to the city office, and turned presiding authority over to Council President Marcus Johnson, then left the room. City Attorney Wright stated only 1 bid was received. Wright opened the bid from Jarecki Lawncare and Greenhouse. The bid was for \$21,874.25 and met all bid specifications. Clerk Devine noted that the bid did not increase from Jarecki's bid last year. Councilman Porter made a motion to approve the bid of Jarecki Lawncare and Greenhouse, LLC in the amount of \$21,874.25 and award contract to the same; seconded by Tisthammer. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried. At 7:55 p.m. Mayor Jarecki returned and resumed presiding over the meeting.

## RESOLUTIONS

### **7. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 102(26) RENEWING INTERLOCAL AGREEMENT WITH BOONE COUNTY REGARDING JOINT LAW ENFORCEMENT JURISDICTION**

Clerk Devine noted this agreement is the same as last year. There are no changes to the agreement except for the dates. Councilman Johnson made a motion to introduce and approve Resolution 102(26) Renewing Interlocal Agreement with Boone County regarding joint law enforcement jurisdiction, seconded by Porter. Voting Yea: Porter, Tisthammer, Johnson, Dailey. Voting Nay: None. Motion carried.

### **8. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 103(26) DECLARING SURPLUS PROPERTY**

The list of surplus property was provided in the resolution for council review. Councilman Johnson made a motion to introduce and approve Resolution 103(26) Declaring surplus property, seconded by Porter. Voting Yea: Tisthammer, Dailey, Porter, Johnson. Voting Nay: None. Motion carried.

## ORDINANCES

### **9. CONSIDER INTRODUCTION OF ORDINANCE 345(26) AN ORDINANCE RELATING TO A LEVY OF SPECIAL ASSESSMENT FOR THE UNPAID UTILITY BILL OF LEETCH PROPERTIES, LLC, 805 WEST MARKET STREET, ALBION, NEBRASKA.**

The first reading of Ordinance 345(26) was approved at the February 10, 2026 City Council meeting. Mayor Jarecki instructed Clerk Devine to read the ordinance for the second time. Councilman Porter made a motion to approve the second reading of Ordinance 345(26), and to suspend the statutory rules; seconded by Johnson. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried. Mayor Jarecki instructed Clerk Devine to read the ordinance for the third time. Councilman Porter made a motion to approve the third reading of Ordinance 345(26) and move for final passage and adoption, seconded by Johnson. Councilman Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 345(26) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 345(26) finally pass?" Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

### **10. CONSIDER INTRODUCTION OF ORDINANCE 346(26) AN ORDINANCE RELATING TO THE ANNEXATION OF THE MARILEE 1<sup>ST</sup> ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA.**

Clerk Devine noted that the planning commission recommended approval of the annexation at their March 2, 2026 meeting. Annexation of this property is needed to meet the city's subdivision regulations and the development agreement. Councilman Johnson introduced Ordinance 346(26) An ordinance relating to the annexation of the Marilee 1st Addition to the City of Albion, Nebraska. Mayor Jarecki instructed Clerk Devine to read the ordinance for the first time. Councilman Porter made a motion to approve the first reading, seconded by Johnson. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

## REPORTS

### **11. Annual Utility Report - 2025**

The Annual Water and Sewer Report provided by Amber Wynn, Corey Zoubek, and Ron Morearty, was previously made available to the council for review. No action taken.

## **12. 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 written report for council review. No action taken.

## **13. 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 bill from Speed Services; seconded by Johnson. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried. Councilman Johnson made a motion to approve bill from Speed Services for payment, seconded by Dailey. Voting Yea: Tisthammer, Dailey, Johnson. Voting Nay: None. Abstaining: Porter. Motion carried.

\*Consider Pay Application #1 of Gehring Construction for the Clark Park and Trail Project

A copy of the change order was provided for council review. Clerk Devine stated the change order is for the progress on the picnic shelter/restrooms building. Councilman Porter made a motion to approve Pay Application #1 of Gehring Construction for the Clark Park and Trail Project in the amount of \$83,505.00; seconded by Johnson. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried.

## **14. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL**

Councilman Johnson made a motion to approve the 6-month employee evaluation and step raise of Dustin Martin, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

## **ITEMS TO BE PUT ON NEXT MEETING AGENDA**

### **15. Next Regular Meeting: April 14, 2026 - 7:30 p.m.**

\* Change Order #2 of Gehring Construction

\* Lease Agreement with Cardinal Cage

\* 2nd reading of Ordinance 346(26)

### **16. Public Comment for Future Consideration**

None.

## ADJOURN

At 8:11 p.m. Councilman Dailey made a motion to adjourn the meeting, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. 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.

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James Jarecki, Mayor

ATTEST:

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Sharon Ketteler, Deputy Clerk