



CITY COUNCIL REGULAR MEETING

TUESDAY, MARCH 11, 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 March 11, 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.

ROLL CALL

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

City staff present were City Administrator Andrew Devine, Deputy Clerk Sharon Ketteler, City Attorney Darren Wright, Water Commissioner/Building Inspector Warren Myers, Utility Clerk Amber Wynn, Economic Development and Housing Director Shelby Kelley, and Police Chief Brent Lipker.

Councilman Dailey made a motion to excuse the absence of Councilman Tisthammer, seconded by Johnson. Voting Yea: Johnson, Dailey. Voting Nay: Porter. Motion carried.

MAYOR'S COMMENTS

Mayor Jarecki thanked the firemen, Helena for providing water, and anyone else that helped in any way to fight the fire northwest of town last week.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE FEBRUARY 11, 2025 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the February 11, 2025 City Council Meeting; seconded by Dailey. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. REVIEW ANNUAL AUDIT REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024 – AMGL, CPAS

Clerk Devine presented council members with the full financial statement packet and benchmarking provided by AMGL. Accountant Jamie Clemans of AMGL joined the meeting by teleconference to review the audit documents with the Mayor and Council. Our valuation of \$201,363,740 per capita, is almost twice as high as other cities our size due to our high valuation. Ms. Clemans noted the city has quite a bit of restricted funds. Treasurer Devine stated this is due to money being set aside for the many projects the city is trying to accomplish this year. The Unassigned Fund Balance in comparison to our General Fund Expenditures is at 0.00% due to the Budgetary Stabilization. In the 2024-2025 fiscal year the city budgeted to spend down some of the excess cash. We have a lower levy rate compared to other cities our size due to our higher valuation. The Operating Income versus Total Operating Revenue in the Water Fund is -13.80% and in the Sewer Fund is -5.65%. These negative amounts are driven by depreciation expense; but we might want to look at increasing our rates. The cash reserves in the General Fund is showing zero due to the Budgetary Stabilization, which is \$428,004. Ms. Clemans stated this is reasonable. The city has good cash reserves of \$1,316,099 in the Business-type funds. Clemans stated that Andrew Devine and the rest of the city staff do a very good job. There were no “findings” within the audit, and it was a very “clean” report.

Councilman Porter made a motion to acknowledge and accept the annual audit report for the fiscal year ended September 30, 2024; seconded by Johnson. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

4. CONSIDER APPROVAL TO SUBMIT APPLICATION FOR THE WALTER SCOTT FAMILY FOUNDATION GRANT AND AUTHORIZING THE MAYOR TO SIGN ALL GRANT CONTRACT DOCUMENTS

Administrator Devine stated that the grant application isn't ready yet.

Councilman Johnson made a motion to postpone action until the next city council meeting, seconded by Porter. Voting Yea: Porter, Johnson, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

5. CONSIDER APPROVAL OF DECLARATION OF COVENANT FOR PROPERTY LEGALLY DESCRIBED AS LOTS 10, 11, 12, 13, 14, BLOCK 2, HAWKS ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA

Council members reviewed the Declaration of Covenant between the Nebraska Department of Economic Development and the City of Albion, which is required for the Rural Community Recovery Program Grant. The covenant states that the Clark Street Park property for which they are granting funds must remain as a park for a period not less than 20 years from the date of completion of the project.

Councilman Porter made a motion to approve the Declaration of Covenant for property legally described as Lots 10, 11, 12, 13, 14, Block 2, Hawks Addition to the City of Albion, Boone County, Nebraska; seconded by Dailey. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

6. OPEN 2025 LAWN CARE BIDS AND CONSIDER FOR AWARD AND AUTHORIZE THE MAYOR OR HIS REPRESENTATIVE TO SIGN ANY AND ALL CONTRACT DOCUMENTS

At 7:59 p.m. Mayor Jarecki excused himself, reporting his potential interest in the contract. The Mayor verified a Conflict of Interest Disclosure form had been given to the Deputy City Clerk, 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.

Councilman Dailey 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 Porter. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried. At 8:04 p.m. Mayor Jarecki returned and resumed presiding over the meeting.

PUBLIC HEARINGS

7. PUBLIC HEARING

CONSIDER APPLICATION NUMBER CU-2025-01 FOR CONDITIONAL USE PERMIT of Mollie and John Morrow for property located in the TA (Transitional Agriculture) Zoning District and legally described as Lot 2, Seda's Lot Split, Part of the SW ¼ of the SE ¼, Section 17-20-6, Boone County, Nebraska, more commonly known and 2350 250th Street, Albion, NE.

Mayor Jarecki opened the public hearing at 8:05 p.m. and sought public input. None given. Again the Mayor sought public input. Hearing none, he closed the public hearing at 8:06 p.m. Council members reviewed the Conditional Use application. Mayor Jarecki sought comment from the council. None given. Clerk Devine noted that the Albion Planning Commission met on February 3, 2025 to review the Conditional Use Permit application and recommended approval.

Councilman Dailey made a motion to approve Conditional Use Permit Application #CU-2025-02, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

RESOLUTIONS

8. CONSIDER INTRODUCTION AND APPROVAL OF RESOLUTION 104(25) 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 104(25) renewing Interlocal Agreement with Boone County regarding joint law enforcement jurisdiction, seconded by Porter. Voting Yea: Dailey, Porter, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

ORDINANCES

9. NONE

REPORTS

10. ACKNOWLEDGEMENT OF RECEIPT OF THE ANNUAL REPORT FOR ALBION WATER AND SEWER DEPARTMENTS

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

11. 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 at this time the budget is on track to perform as budgeted. No action taken.

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

***CONSIDER PAY APPLICATION #2 OF OBRIST & COMPANY FOR APPROVAL AND PAYMENT**

Councilman Johnson made a motion to approve Pay Application #2 of Obrist & Company in the amount of \$128,249.53 for payment; seconded by Dailey. Voting Yea: Johnson, Dailey, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

13. Next Regular Meeting: April 8, 2025 7:30 PM

* Walter Scott Family Foundation Grant Application

* Annual list of requested street closures.

* Nuisance Code Revision

14. Public Comment for Future Consideration

Andy Roberts, representative of the Albion Development Company, updated the council on progress being made on the development of two homes on the South Park Subdivision.

ADJOURN

At 8:18 p.m. Councilman Porter made a motion to adjourn the meeting, seconded by Dailey. Voting Yea: Johnson, Porter, Dailey. 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