



CITY COUNCIL - REGULAR MEETING {IMMEDIATELY FOLLOWING THE PUBLIC HEARING REGARDING THE 2026-27 BUDGET}

TUESDAY, SEPTEMBER 08, 2026 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 7:39 p.m. on September 8, 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 Jack Dailey, Marcus Johnson, and Jon Porter. Absent was Jason Tisthammer.

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

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

MAYOR'S COMMENTS

None.

APPROVAL OF MINUTES

1. Approval of minutes of the August 11, 2026 City Council Meeting

Councilman Johnson made a motion to approve the minutes of the August 11, 2026 City Council Meeting, seconded by Porter. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

OLD BUSINESS

2. None

NEW BUSINESS

3. **Consider 2026-2028 Boone County Development Agency, Inc. Membership Agreement and Disbursement Agreement for Approval**

Jackie Valasek, BCDA Administrator, provided a recap of the past 2 years' county highlights and reviewed the accomplishments with the council. BCDA works with the Columbus Chamber of Commerce for additional support for local workforce development. Tina Stokes has been working through the 6Regions 1Nebraska housing cohort to create a "vacancy" map of vacant homes in Albion that could be filled with new residents. Ms. Stokes will share the map with Albion Economic Development and Housing Director, Shelby Kelley, to make the most of this valuable tool. BCDA hosts an annual networking event to provide the opportunity for members to brainstorm with other Boone County community leaders. They continue to be a big support of community events. Ms. Valasek noted there is a 3% increase in their 2026 - 2028 budget, which will make Albion's membership portion \$21,914.00 per year. Ms. Stokes reported that the Village of Primrose re-joined as a BCDA member. Councilman Johnson made a motion to approve combined BCDA Membership and Disbursement Agreement and authorize the Mayor to sign the same, seconded by Porter. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

4. **Consider recommendation to the Nebraska Liquor Control Commission for Special Designated Liquor License request of Albion Public Library / Blended Distilling LLC**

Council members reviewed the two Special Designated Liquor License applications requested for a planned Halloween event at the Albion Public Library on October 3, 2026. Councilman Johnson made a motion to recommend approval to the Nebraska Liquor Control Commission for Special Designated Liquor License request of the Albion Public Library and Blended Distilling LLC, seconded by Dailey. Voting Yea: Johnson, Dailey, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

5. **Consider AEDC request to release \$15,000 in Economic Development Sales Tax Funds for Economic Development Program Activities:**

- **For improvement at the Ben Bowman/Kiwanis Roadside Park**

Clerk Devine provided the council with a copy of the AEDC request, along with the Albion Citizens Advisory Committee's minutes of their July 27, 2026 meeting where they recommended approval of AEDC request to release sales tax funds of \$15,000 for improvements at Ben Bowman Roadside Park/Kiwanis Park. Improvements would include a new entrance sign, removal of rotting posts and replacing them with vinyl fencing, removal of a tree, and clearing of brush. Clerk Devine noted that AEDC owns this roadside park. Councilman Johnson made a motion to approve Economic Development sales tax fund release to AEDC in the amount of \$15,000 in Economic Development sales tax funds for Economic Development program activities as presented, seconded by Porter. Voting Yea: Porter, Johnson, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

6. **Discuss request of Tyler Bettencourt to lease old grass pile property for Livestock Market stockpiles**

Clerk Devine provided a copy of Mr. Bettencourt's proposal to lease city property where the old grass pile was located. Devine also included a map of the requested lease area. City Attorney Wright stated

that if the council decides to lease this property, the difficult part would be determining the value of the lease agreement. Devine stated he wouldn't want the lease to be long term. Dailey stated we shouldn't allow a compost or manure pile on the leased property. Johnson asked whose responsibility it would be to keep other people's equipment, etc., off the leased property? Wright explained that the lease would have to include specific use and it would be the lessee's responsibility to maintain that use only. Porter asked if the city has a use for the property? Devine stated he has considered using this space as a fenced lot for storage or police impoundment of vehicles or nuisance property. Porter also asked if we would need to survey it for correct boundary lines? Devine stated we would first see if our staff could find the property pins. The council agreed they are open to leasing out this property. Devine stated that he will arrange a meeting with Mr. Bettencourt, Attorney Wright and himself to work out a lease agreement. No action taken.

RESOLUTIONS

7. Consider Resolution 112 (26) approving the Interlocal Cooperation Agreement regarding participation in the Boone County Mutual Finance Organization

Clerk Devine reported that the City of Albion has previously participated in the Boone County Mutual Finance Organization. Devine stated that it generates \$10,000 a year for the Fire Department Budget. The duration of this agreement is three years, beginning June 30, 2025 and ending July 1, 2028. Councilman Dailey made a motion to approve Resolution 112(26) Approving the Interlocal Cooperation Agreement regarding participation in the Boone County Mutual Finance Organization, seconded by Porter. Voting Yea: Porter, Dailey, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

ORDINANCES

8. Consider introduction and passage of Ordinance 350 (26), an ordinance of the City of Albion, Nebraska amending Chapter III, Motor Vehicles and Bicycles, of the Albion City Code

Clerk Devine explained that the Nebraska Department of Transportation requested this amendment to harmonize language to their standard. It does not change any existing speed zones within City Limits.

Councilman Johnson made a motion to introduce Ordinance 350(26) An ordinance of the City of Albion, Nebraska amending Chapter III, Motor Vehicles and Bicycles, of the Albion City Code. Mayor Jarecki instructed Clerk Devine to read the ordinance for the first time. Councilman Dailey made a motion to approve the first reading of Ordinance 350(26) and to suspend the statutory rules requiring reading at three separate meetings, seconded by Johnson. Voting Yea: Dailey, Porter, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried. Mayor Jarecki instructed Clerk Devine to read Ordinance 350(26) for the second and third time. Councilman Porter made a motion to approve the second and third readings and to move for final passage and adoption, seconded by Dailey. Councilman Johnson called the question. Mayor Jarecki sought further comment. With no further comment Mayor Jarecki declared Ordinance 350(26) having been read by title three different times, the rules have been suspended, the question is, "Shall Ordinance 350(26) finally pass?" Voting Yea: Dailey, Porter, Johnson. Voting Nay: None. Absent: Tisthammer. Motion carried.

REPORTS

9. 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. Devine added that the Clark Park and Trail project is nearing completion. We will meet the \$1 million grant threshold upon council approval of payment for park equipment. September 30th is our deadline for all reimbursable draw downs. The project has been completed under the budgeted amount. Devine shared the progress report for the Cardinal Cage that was provided by Ed Knott. The netting for the cages should be installed within the next month. Plans are being made for the grand opening. There has been a huge amount of volunteer work put into the Cardinal Cage project. The Mayor added a big thank you to the local contractors who donated their time and equipment. Devine stated that the Jay Wolf family saw a need for shade structures at the pool. They plan to coordinate fundraising to help meet the \$22,000 cost. No action taken.

10. Consider Bills for Approval

*Review Monthly Bills Report and Consider for Approval and Payment

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

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

11. Consider Employee Evaluations and Step-Raises for Approval

Councilman Porter made a motion to approve the employee evaluations of Ron Morearty and Dustin Martin, seconded by Johnson. Voting Yea: Johnson, Porter, Dailey. Voting Nay: None. Absent: Tisthammer. Motion carried.

Councilman Johnson made a motion to approve the step raise for Dustin Martin, seconded by Dailey. Voting Yea: Dailey, Johnson, Porter. Voting Nay: None. Absent: Tisthammer. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

12. Special Meeting: September 22, 2026, 7:30 a.m.

- Budget Adoption
- Payment of Fiscal Year- End bills
- Parking Resolution

13. Next Regular Meeting: October 13, 2026 7:30 p.m.

14. Public Comment for Future Consideration

None.

ADJOURNMENT

Councilman Dailey made a motion to adjourn the meeting at 8:23 p.m., seconded by Johnson. Voting Yea: Dailey, Porter, Johnson. 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