



## CITY COUNCIL REGULAR MEETING

TUESDAY, NOVEMBER 18, 2025 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 November 18, 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 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, Street Supervisor Ron Morearty, and Police Officer Dustin Martin.

### MAYOR'S COMMENTS

Mayor Jarecki reminded residents that when removing snow from their driveways and sidewalks to keep it on their own property. Only downtown businesses are allowed to shovel snow into the street. City staff will remove snow from emergency routes first, the business district second, and residential area third. The Mayor also reminded residents that with the shorter daylight hours, to use caution when walking early morning and evening by wearing bright clothing.

### APPROVAL OF MINUTES

#### 1. APPROVAL OF MINUTES OF THE OCTOBER 14, 2025 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the October 14, 2025 City Council Meeting, seconded by Johnson. Voting Yea: Porter, Tisthammer, Dailey, Johnson. Voting Nay: None. Motion carried.

## OLD BUSINESS

### **2. 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**

This lease agreement was discussed at last month's meeting. Action was postponed giving Clerk Devine an opportunity to try to negotiate a cheaper price. Devine provided the response from UPRR regarding the lease amount and how it was calculated. They would not lower the annual lease rate of \$5,000. Councilman Porter made a motion to approve lease agreement with Union Pacific Railroad Company for property adjacent to the City Hall and City Shop and to authorize the Mayor to sign the same, seconded by Johnson. Voting Yea: Tisthammer, Dailey, Porter, Johnson. Voting Nay: None. Motion carried.

## NEW BUSINESS

### **3. DISCUSS POTENTIAL LAND LEASE AGREEMENT WITH 23TAILS FOR USE OF PROPERTY NORTH OF COMMUNITY BURN SITE AS A DOG PARK**

Rori Erickson was present to explain her request to lease approximately 3 acres of city property north of the new burn site to serve as a fenced in community dog park. Ms. Erickson stated that a dog park came in as #4 on a recent Chamber Poll for most desired amenities in our community. She recently received a \$10,000 grant from the Blue Cross Blue Shield Foundation. The Big Give has brought in around \$18,000 in donations the past few years, which gives them just under \$30,000 to begin the project. She will continue applying for grants and seeking donations to help fund the park. She also noted that a local attorney has agreed to donate the legal work involved in setting up the agreement so there shouldn't be much cost to the city or taxpayers. Most of the expenses should be covered by organization 501(c)(3). There was discussion of the location and developing access to it. Devine asked about a maintenance plan. Ms. Erickson stated that the 23Tails board members would manage it and most likely hire someone to mow it. Ms. Erickson stated she would like to have an agreement in place so construction could begin by early spring. Clerk Devine stated that he would put this item at a future meeting to be discussed further. No action taken.

### **4. CONSIDER EMPLOYEE PAY STIPEND FOR RON MOREARTY WHILE ACTING AS INTERIM WATER OPERATOR AND STREET SUPERVISOR**

Mayor Jarecki stated that Ron Morearty is currently acting as Interim Water Commissioner until David Redler gets his Water Certification. Morearty is also the only Wastewater certificate holder for the City of Albion until Corey Zoubek becomes certified. With these additional responsibilities, along with his Street Supervisor duties, the Mayor is recommending a temporary stipend of \$210 per month for Morearty. Councilman Porter made a motion to approve the employee pay stipend of \$210 per month for Ron Morearty until 6 months after David Redler obtains his Water Operator Certification, provided the stipend payment is taken out of the Wastewater budget; seconded by Dailey. Voting Yea: Porter, Tisthammer, Johnson, Dailey. Voting Nay: None. Motion carried.

## RESOLUTIONS

### **5. NONE**

## ORDINANCES

### **6. NONE**

## REPORTS

### 7. 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 in the agenda packets and reviewed it with the Mayor and Council. No action taken.

### 8. 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 Dailey. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

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

### 9. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL

Councilman Johnson made a motion to approve the employee evaluation and Six-Month Raise of Michael Lipker, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

## ITEMS TO BE PUT ON NEXT MEETING AGENDA

### 10. Next Regular Meeting: December 9, 2025 - 7:30 p.m.

**\*Consider Trail and Shelter Bids for Award**

**\*Consider Proposals for Playground Equipment for Award**

**\*Annual Appointments and Organization Meeting**

**\*Certify Street Superintendent for 2025**

**\*Nebraska DOT Highway Maintenance Agreement Renewal**

### 11. Public Comment for Future Consideration

Danny Cox commented that for a couple of years he has been asking the City to lower a curb stop that is right off the street at 522 S. 6th Street and it still hasn't been done. He is concerned that it is going to get broken as people at the school back out or turn around there. Administrator Devine asked Ron if he could please take care of it.

## ADJOURN

Councilman Dailey made a motion to adjourn the meeting at 8:11 p.m., seconded by Johnson. Voting Yea: Dailey, Tisthammer, Porter, Johnson. 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