

**City Administrator's Report
December 5, 2025**

Water & Sewer

Amber Wynn and Warren Myers have reviewed Chapter 6 of the Albion City Code – concerning public utilities – and are recommending some updates. Darren and I are currently reviewing these recommendations and will present to the Mayor and Council for consideration at a future meeting.

Park

Phase II of the Cardinal Cage Building is underway.

We need to develop a lease/operation agreement with the Baseball/Softball group for the new facility.

I will be meeting with Legion leadership to discuss formalizing an agreement with the city regarding the “Leon Nelson Memorial/Legion Field” facilities and maintenance. Any formal agreement will be provided to the Mayor and Council for formal approval.

Street

The new street sweeper has been delivered AND none to soon. Our old sweeper was stuck on “limp” mode again and was not effective. Ron has reported that the new sweeper will be much faster to operate than our old sweeper.

Shortly after delivery of the new sweeper we got our first measurable snow of the year. It was borderline, but Ron made the (correct) call to go out and remove snow. Much of it was already packed in and then really cold weather iced over the streets. Ron made multiple attempts to de-ice the downtown area ahead of the light parade. It helped and I commend him and the guys for their efforts.

Police Department

Nothing new to report.

**City Administrator's Report
December 5, 2025**

General Administration / Other:

The Light Parade was successful. New this year was a “tree lighting” before the parade at the Courthouse lawn. Many commendations to Lori Krohn and the Chamber for all the great things they do to make our Community really, really special.

Stealth is working on their Fiber to Home project and expects this phase to be completed on or around Decemeber 15th.

I met with IT team at Applied Connective Technologies to prepare the transition from wireless ethernet network to VPN connections through the fiber optic service to city facilities.

I attended the League of Nebraska Municipalities Annual Fall Conference in September. This was one of the better annual conferences as far as content goes. The City may want to consider initiating redevelopment plan procedures including a new Blight and Substandard Study of the community so that we're better positioned for redevelopment projects that could be eligible for TIF financing. I will address with the Planning Commission at a future meeting.

I have been handling Building Permit duties. It's been a bit of an adjustment – contractors seem to be used to giving short notice for inspection requests which doesn't always work well with my schedule. Permit processing time will likely be a bit longer but I intend to process new applications within 7-10 business days.

Planning Commission

The planning commission will be reviewing subdivision applications for two new subdivisions located in the EJT at their January and/or February meetings. They will make a recommendation to the City Council regarding those applications and the City Council will have final approval at the February and/or March meetings.

There is still one (1) vacancy on the planning commission.

***Please direct any interested parties to City Hall or to the Mayor.**

Attached is the previous 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.