

# 2023.08.01 - Mayor Annual Department Meeting:

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## **Airport:**

- Tony Levander attended.
- Entrance and parking area paving project is underway and to be completed soon.
- Working on developing plans and funding for a project to add hanger space – will need to revise the overall airport layout plan including beacon and weather station locations.
- The board is very active and they are in a sound financial position.
- Looking into more public/business community engagement – future fly-ins, etc.

## **Fire Dept:**

Bruce Benne attended.

- Membership is at 43 with 1 resignation pending a member moving away – full roster is 45.
- EMS calls are trending up currently about 110 so far this year.
- Have had 15-16 Fire Calls this year, so they're on pace for an average year.
- Have sent personnel to help with wildfires across the state, along with other area departments – considering forming a Mutual Aid Strike Team for future situations.
- Department is in good shape as far as apparatus and equipment – oldest truck is 2011, oldest ambulance is 2009. Typically try to get about 20 years out of each. Rural Board has ordered a new grass rig to replace the 2013 model – delivery expected in August-September 2024.
- Hosting a mini fire school including propane emergencies and rope rescue training on August 12th.
- Planning to repaint the training tower this next year and adding concrete pad near training facility in the near future.
- Plan to replace bunker/wildland gear this coming year.
- Currently hosting CPR classes at the Firehall through Central Community College – the department has 6 certified instructors.
- Bruce thanked Joe Landauer and guys for the mowing and snow removal around the fire station.

## **Code Enforcement/Building Permits:**

- Warren Myers attended.
- Contractor registration program continues to be positive communication tool and gives an opportunity to provide list of registered contractors to citizens seeking contractors for work.
- Ron Morearty recommended utilizing the contractor registration list to communicate sidewalk requirements to contractors.
- Property maintenance code continues to progress –
  - One residential structure demolition on West Ruby Street is pending – should be done by Mid-August;
  - Two accessory building demolitions are pending.
- Vacant property registration – currently about 20 properties pending registration. There were 68 properties at time of initial curbside review of town. Many have been resolved or qualified for exemption.
- Warren has reviewed and revised application forms for building permits, demolition permits, sign permits, and curb cuts – all are currently available online as well.

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## Water:

- Warren Myers attended.
- Warren is working to monitor water loss more accurately and has installed meters at city properties. Would also like the Fire Department to estimate usage when utilizing fire hydrants.
- Would like to continue Fire Dept training on fire hydrant operation, flushing, and flow testing and has been in contact with Fire Dept training officer.
- Warren has started exercising some of the valves on the system last year, have found some that needed repair and replacement. May take a few seasons to get through all valves. Warren is utilizing GIS software to keep track of asset management and cleaning out valve boxes.
- Plan to continue to replace old fire hydrants and to install service valves for hydrants 2-3 completed or currently underway.
- All generators are run on a regular exercise schedule.
- Well 3 has been decommissioned – will hang on to the electric motor and vfd for now – can declare the ford power unit as surplus property.
- Lower Loup NRD is performing a nitrate study. The City has seen a slow, but steady increase in nitrates over the past 10-20 years.
- Warren hopes to get 2" main adjacent to Bob's Storage replaced and moved into city ROW soon – have had materials on hand for some time.
- Mayor has on his bucket list for this term to develop a municipal well further south into a deeper water formation and add transmission main.

## Sewer:

- Corey Zoubek attended as Sewer Commissioner.
- Still learning a lot – spending time studying for Grade 1 and 2 certifications – plans to retake certification test this fall.
- Working on preventive maintenance schedule for lift stations – plans to contract with Speed Services on an annual basis.
- Sludge application is very labor intensive and difficult to manage around alfalfa cutting.
- Irrigation would be much more flexible and allow him to plan out his work more efficiently.
  - Corey has quote for pivot system - waiting for some feedback from JEO on pump sizing and installation – Devine will contact JEO directly to work out a scope of service.
- Johnson Service recorded video on ½ of the mains – Corey and Andy will work on prioritization plans for necessary repairs and additional manholes for this year.
- Corey has contacted Johnson Service/Midlands regarding replacing collapsing lamp holes with man holes.

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### **Library: -**

- Staci Wright attended.
- Successful summer reading program – 40 kids.
- Afterschool program – received grant for STEM program which will be geared towards 4<sup>th</sup> grade and up.
- Still need to check roof several times a year for debris, blocked drains, leaks, etc. Drain on south side above door is leaking. Guys to rent lift to check and fix the problem.
- Water coming in south door when rains due to the drain, but the door also needs replaced – Chris Levander to complete, waiting on materials.
- BJ Leffler is currently replacing interior lighting with LED lights.
- Library Board recently had the air ducts cleaned and the main restroom renovated – Staci reported that it is very nice.
- Recently had a bat issue – but that seems to have been resolved.
- Added a dehumidifier, which seems to have corrected moisture issues on lower level.
- The elevator will have battery pack replaced at time of service.
- Library Board still pursuing access to old basement and future remodeling.

### **Albion Family Aquatic Center:**

- Management unable to attend.
- One spray pad remote not working – need to replace this off season.
- There is a significant leak, which affected chemical balance some this year – Speed Services is assisting and plans to repair after the pool is closed for the season.
- Requesting a new computer and another convection oven for concessions.
- Other items needing addressed:
  - Check valves on pumps need replaced.
  - Valves in main pit need to be replaces.
  - Pop/Candy cooler leaking – condensation?
  - Old ice cream freezer not cold enough for frozen goods – need to add a freezer for next year.
  - Ladders need reattached to pool walls.
  - Interior flooring is starting to show wear and age – Warren has an idea for cleaning with power scrubber.
  - Gutter corner pieces need replaced.
  - Emergency exit signs are broken and need replaced.
  - Umbrellas and awnings need replaced for next year.
  - Spray pad feature piping leak.
    - Additional access to spray pad manhole for maintenance – no luck finding contractor to complete – will try to address when we have manhole replaced/installed with sewer system

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## **Police Department:**

- Brent attended.
- No applications for vacant officer position – the agreement with Sheriff's department is working well.
  - 25 other comparable agencies are also looking for officers. Competitive wages may be an issue in attracting talent.
- Considering resale/trade in of pickup in 2024. Would like to replace with a Durango instead of a pickup due to interior storage.
- Training:
  - Recertifying firearms soon.
  - Joe has re-certified as a taser instructor.
- Brent would like to start planning for a downtown camera network;
  - Applied Connective has completed stage 1 of a 2 phase project for cameras at city hall, sewer plant, well 5/trail, mini-park, sports complex, Fuller Park, and Campgrounds.

## **Street Dept:**

- Ron Morearty and Joe Landauer attended –
  - Shop building – Driveway by North doors – this was raised by Tillotson's – still needs drainage addressed.
  - Many patches and repairs made to streets completed and many more due next year – map has been prioritized.
  - Microsurfacing of ½ asphalt streets to be done this fall and crack sealing concrete streets already completed.
  - The following three alleys were prioritized for this summer.
    - Subway/Carwash – to be completed soon.
    - Casey's/B&G/Schalks – complete.
    - AEDC/Wells – complete.
  - Eliminated mini-excavator lease and leasing a 49 hp tractor for alleys instead.
  - Black patch inventory is good.
  - Storm drain boxes were cleaned out by Johnson Service when they were here.
  - Staff has purchased a culver washer that can be connected to a fire hose for culvert maintenance.
  - Joe reported that is currently painting near the school.
  - Warren has contacted Ben Edwards at Kaytons about potentially making a telehandler lease arrangement – nothing new – can rent lift from lumber yard if/when needed.
  - Can use forks and platform for the Case loader tractor – can use bobcat forks. Will order a platform.
  - Plan to also utilize a liquid de-icer this winter – can order by tote which would be easy to put in back of ¾ ton pickup and set up for application. Mayor recommended contacting Ag Spray in Columbus for parts asap so have them ready by Winter.
  - Brent located additional mobile radios for use in equipment during snow removal/emergency response.

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## **Park Dept:**

- Dave Inman attended.
- Sports complex – new storage shed for soccer club has been installed. Old shed to be demolished.
- Sports complex and Fuller Park – many trees removed or blown down. Dave has started working with Andrew Tunick to replace. 6 so far this year.
- Sports Complex - Light system project moved out to '24-25 at least, Loup power to replace transformers soon.
- Looking into additional features and play equipment for Fuller Park (including accessible play features) and Clark Street Park this year – the Mayor and Devine have met with consultant and representative of the Porter Family to get plans started. The city has \$100,000 reserved for this project; however, Devine thinks there will be many other funding opportunities to make this a significant project.
- Will a load of field clay in 2024.
- Mini-park plantings were redone this year by Andrew Tunink.
- Dave added drainage improvements in mini-park as well.
- In August, the Mayor voiced concern about areas between fields that grass gets trampled and won't grow – sometimes very muddy. Discussed putting sidewalk in for access to bleacher pads.

## **Economic and Housing Development**

Maggie Smith attended.

- AEDC awarded a Rural Workforce Housing Fund Grant to create a local revolving loan fund. The state providing a substantial 2 to 1 grant match for local funds.
  - Application process is now open.
- The City applied for an associated \$1 million Land Development Grant, but was not awarded.
- AEDC has worked on downtown façade improvement projects recently.
- The AEDC partnership with the Albion Area Arts Council is going well.
  - The Downtown Concert Series in partnership with the Albion Area Arts council was a big success last year and this year.
  - Recent art showing at the office generated much foot traffic, which was beneficial for Maggie to make contacts/network.
- New pavement behind building and alleyway has improved curb appeal of the event space and AEDC building.
- AEDC is working to take a more active role in community social media with success in attracting residents.
- The new City/Community website is now live and is much more user friendly.
- Potentially looking to attract telecommuters and investigate options for improving community internet / fiber growth.