



CITY COUNCIL - SPECIAL MEETING

TUESDAY, SEPTEMBER 22, 2026 at 7:30 AM

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 a.m. on September 22, 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 Marcus Johnson, Jason Tisthammer, and Jon Porter. Jack Dailey arrived at 7:38 a.m.

City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, and Street Supervisor Ron Morearty.

MAYOR'S COMMENTS

None.

APPROVAL OF MINUTES

1. Approval of minutes of the September 8, 2026 Budget Hearing and City Council Regular Meetings

Councilman Johnson made a motion to approve the minutes of the September 8, 2026 Budget Hearing and City Council Regular Meetings, seconded by Porter. Voting Yea: Tisthammer, Johnson, Porter. Voting Nay: None. Absent: Dailey. Motion carried.

PUBLIC HEARINGS

2. OPEN PUBLIC HEARING FOR THE 2026-2027 ALBION 1- AND 6-YEAR STREET IMPROVEMENT PLAN

Mayor Jarecki opened the public hearing for the 2026-2027 Albion 1-and 6-Year Street Improvement Plan at 7:33 a.m. Clerk Devine gave a summarization of the Street Improvement Plan, which was

previously provided to the Mayor and Council for review. Devine noted there was nothing specific on the 1-Year Plan other than normal maintenance. Devine reported that the city might pave some more downtown alleys this year with sales tax funds that are earmarked for that purpose. However, those are not roadways that can be included on the 1-and 6-Year Street Plan. Mayor Jarecki asked for public input. None given. The Mayor again sought public comment. None given. Mayor Jarecki sought public comment a third time. Hearing none, the Mayor closed the public hearing at 7:35 a.m.

OLD BUSINESS

3. ***See Resolution 109 (26) as postponed from August 11, 2026 meeting.**

NEW BUSINESS

4. **CONSIDER APPROVAL OF PROPOSAL AND MASTER SERVICES AGREEMENT WITH BLACK MOUNTAIN SOFTWARE, LLC AND AUTHORIZE THE MAYOR TO SIGN THE SAME**

A copy of the Black Mountain Software proposal was previously provided for the Mayor and Council to review. This software is geared toward small municipalities and would replace our current Quickbooks Desktop Software (which is reaching end of life in 2027), and also our current Utility Billing Software. Black Mountain Software has an “online bill pay” feature, a service we have been wanting to provide our customers. It has added functionality to help reduce the number of steps we have with our current software programs. Councilman Dailey made a motion to approve the Proposal and Master Services Agreement with Black Mountain Software, LLC and authorize the Mayor to sign the same, seconded by Johnson. Voting Yea: Porter, Tisthammer, Dailey, Johnson. Voting Nay: None. Motion carried.

RESOLUTIONS

5. **CONSIDER RESOLUTION 109(26) REGARDING PLACEMENT OF TRAFFIC CONTROL SIGNS IN ORDER TO REGULATE TRAFFIC AND/OR PARKING**

At the July 21, 2026 City Council Meeting, the council voted to designate parking restrictions on all angled parking on the east side of Fuller Park at the Hospital Administrator's request. Since then, hospital administration found that it eliminated too much parking for hospital staff, so they are requesting to modify the restricted parking area to allow them 18 of the parking spots. Geoff McGill, Maintenance Supervisor of the Boone County Health Center, also suggested making the restricted parking permanent instead of seasonal as was initially stated in Resolution 108(26). Councilman Porter made a motion to introduce and approve Resolution 109(26) Regarding placement of traffic control signs in order to regulate traffic and/or parking as amended; seconded by Johnson. Voting Yea: Tisthammer, Johnson, Porter, Dailey. Voting Nay: None. Motion carried.

6. **CONSIDER RESOLUTION 113(26), APPROVING AND ADOPTING THE 2026-2027 BUDGET STATEMENT, AND SETTING THE 2026-2027 PROPERTY TAX REQUEST**

Councilman Porter made a motion to introduce and approve Resolution 113(26) Approving and adopting the budget statement as well as setting the 2026-2027 property tax request amount, seconded by Johnson. Voting Yea: Tisthammer, Dailey, Johnson, Porter. Voting Nay: None. Motion carried.

CONSIDER APPROVAL OF 2026-2027 CAPITAL IMPROVEMENT PLAN

Councilman Porter made a motion to adopt the 2026-2027 Capital Improvement Plan, seconded by Johnson. Voting Yea: Johnson, Porter, Dailey, Tisthammer. Voting Nay: None. Motion carried.

7. CONSIDER RESOLUTION 114 (26) ADOPTING THE 2026-2027 ALBION 1- AND 6-YEAR STREET IMPROVEMENT PLAN

Councilman Johnson made a motion to introduce and approve Resolution 114(26) Adopting the 2026 – 2027 Albion 1-and 6-Year Street Improvement Plan, seconded by Porter. Voting Yea: Tisthammer, Johnson, Porter, Dailey. Voting Nay: None. Motion carried.

8. CONSIDER RESOLUTION 115(26) AUTHORIZING THE MAYOR TO SIGN THE 2026 MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE TO NEBRASKA BOARD OF PUBLIC ROADS AND CLASSIFICATIONS AND STANDARDS FORM

Councilman Johnson made a motion to introduce and approve Resolution 115(26) Authorizing the Mayor to sign the 2026 Municipal Annual Certification of Program Compliance to Nebraska Board of Public Roads and Classifications and Standards Form, seconded by Porter. Voting Yea: Johnson, Tisthammer, Dailey, Porter. Voting Nay: None. Motion carried.

ORDINANCES

9. None

REPORTS

10. 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, seconded by Dailey. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried.

11. CONSIDER EMPLOYEE EVALUATIONS AND STEP-RAISES FOR APPROVAL

Councilman Porter made a motion to approve the employee evaluations of David Redler and Amber Wynn, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

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

ITEMS TO BE PUT ON NEXT MEETING AGENDA

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

13. Public Comment for Future Consideration

None.

ADJOURN

At 8:01 a.m. Council Member Porter made a motion to adjourn the meeting, seconded by Dailey. Voting Yea: Porter, Tisthammer, Johnson, Dailey. 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.

James Jarecki, Mayor

ATTEST:

Sharon Ketteler, Deputy Clerk