

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
JANUARY 8, 2008
7:30 P.M. CITY HALL**

A Regular meeting of the Mayor and Council of the City of Albion, Nebraska was convened in open and public session at 7:30 P.M., on January 8, 2008 at Albion City Hall. Present were: Mayor Jarecki, Councilmembers Rasmussen, Cox, Hoefler, Riedmiller, also present were: City Clerk Devine, Attorney Bird, News Media-Jim Dickerson with the Albion News; city employees present were: Lipker, Morearty, Luettel, Predmore, others present were David Bell with Loup Power and Dan Thies with Kirkham Michael. Notice of this meeting was simultaneously given to the Mayor and all members of the Council and a copy of their acknowledgment of receipt of the notice is attached to these minutes. Availability of the agenda of this meeting was communicated in advance notice to the Mayor and Council. Notice of this meeting was given in advance by publication, a designated method for giving notice, a copy of publication being attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

4. Councilman Cox made a motion to approve the minutes of the December 11, 2007 meeting. Seconded by Riedmiller. **Vote: Yeas; Cox, Hoefler, Riedmiller, Rasmussen. Nays; None.**

5. Jarecki and Lipker updated the council on police car purchase. Lipker said that he looked into a 2007 instead of the 2006. Each car would be sold with a mileage just under 50,000. The price difference between the '06 and '07 is \$1,350.00. The Mayor and Brent did not see a reason to spend the \$1,350.00 more for the '07 when they have the same mileage. The savings on this can be put toward a new LED Light bar to save on alternator replacement. The car will be purchased within the next month or so.

6. Devine received a letter from Union Pacific in December. It's a renewal notice for a 25-year lease on land by the track. Devine is going to call the Railroad to get more information regarding this lease and whether or not it is necessary. Hoefler made a motion to table this item until the February meeting to receive more information. Seconded by Riedmiller. **Vote: Yeas; Rasmussen, Cox, Riedmiller, Hoefler. Nays; None.**

7. Clerk Devine said that Edwards Environmental has submitted a bid for a study for flow monitoring and a review of the sewer plant in preparation for updates to the Sewer Plant. JEO will accept Edwards' reports when preparing their pre-application study for the Wastewater Advisory Committee. The bid is for \$38,265.00. There is \$60,000 budgeted for studies and to start an annual maintenance program for the sewer system. Councilman Riedmiller made a motion to accept George Edwards with Edwards Environmental's bid proposal. Seconded by Hoefler. **Vote: Yeas; Riedmiller, Rasmussen, Hoefler, Cox. Nays; None.**

8. January 4, 2008, Mayor Jarecki met with the City Administrator and all Department Heads to discuss progress from 2007 and future goals/projects for 2008. Following are areas of focus for 2008:

Water:

- Finish well conversion so that alternate power is available for water supply in case of loss of electric power.
- Begin a program to convert all water meters to Radio-read. As meters are replaced throughout the year, they will be replaced with radio-read meters. This may require a review of budgeted expenditures.
- Review of fluoride costs/expenses to move tanks to external building. Fluoride is extremely corrosive to wells/equipment/infrastructure.
- Look into placing chain-link fence to secure the well sites. This has been requested by the County & Fair Board. They have fencing available for the City to use.
- Continue allocations to the new well sinking fund & possibly begin research on placing a well near the water tower.

Sewer:

- Have initial studies & pre-engineering report complete so that application may be submitted to WWAC.
- Begin a strategic maintenance program of city septic sewer system (lines).

Streets:

- Various street repairs need to be made. Various locations will be reviewed and prioritized.

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- Old equipment should be sold or discarded. An inventory list will be made and we will aim to have equipment sold/discarded this spring.
- The tree pile is becoming an issue. It gets larger each year and trash is being thrown in it.
- The Fuller Street improvement project / special assessment district needs to be reviewed.
- We are still waiting on funding for the 6th Street improvement project.

General:

- City records – policy books, manuals, etc. – need to be reviewed and organized. Storage/shelving improvements are needed.
- A private or semi-private office with a door for the Administrator should be considered for matters of confidentiality.
- The current phone system is not adequate. This is an item for consideration for the next fiscal year.
- Nuisance issues – many old homes are coming down and being replaced with new homes. Some residential buildings are still a problem and the City will continue to address in 2008. It was also noted that there are areas downtown that are becoming unsightly due to piles of junk.
- Discussions were held about the age and condition of current City Hall, storage facilities, and the current fire hall building. Currently, all departments and the Mayor feel that it will be a good idea for the City to retain the current fire hall once the new fire hall is constructed. The structure is adequate for storage of equipment and holding larger meetings. The location is also ideal if/when the city were to consider moving, rebuilding, or remodeling City Hall.

9. The Mayor appointed Councilmembers as Department Liaisons as follows:

- * Rasmussen- General/Parks/Airport Authority
- * Riedmiller- Streets/Solid Waste
- * Cox- Fire/Library
- * Hoefler- Water/Sewer

10. Councilman Riedmiller made a motion to approve the bills. Seconded by Rasmussen. **Vote: Yeas; Cox, Riedmiller, Hoefler, Rasmussen. Nays; None.**

11. At 8:55 pm Councilman Cox made a motion to go into executive session to discuss an employee evaluation. Seconded by Rasmussen. **Vote: Yeas; Riedmiller, Rasmussen, Hoefler, Cox. Nays; None.** At 9:02 pm Councilman Rasmussen made a motion to come out of executive session. Seconded by Cox. **Vote: Yeas; Hoefler, Riedmiller, Rasmussen, Cox. Nays; None.** Councilman Hoefler made a motion to approve 6-month evaluation and step raise for Administrator/Clerk/Treasurer Devine effective February 1, 2008. Seconded by Cox. **Vote: Yeas; Riedmiller, Cox, Rasmussen, Hoefler. Nays; None.**

12. David Bell with Loup Power attended the meeting to touch base with the Administrator and Council. He pointed out that Loup Power gives a 33% discount to municipalities.

Dan Thies with Kirkham Michael reviewed the One and Six Year Plan. Andy and Jim Bader will take a look at the streets to review how these are listed in the One & Six Year Plan. Andy will also be in contact with the Railroad to see where they are as far as when/if they plan on requesting crossing closures in town.

13. At 9:11 pm Councilman Riedmiller made a motion to adjourn. Seconded by Cox. **Vote: Yeas; Rasmussen, Cox, Riedmiller, Hoefler. Nays; None.**

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 with in ten working days and prior to the next convened meeting of said body; that all next 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.

Jim Jarecki, Mayor

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ATTEST:

Andrew Devine, City Clerk