

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
FEBRUARY 12, 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 February 12, 2008 at Albion City Hall. Present were: Mayor Jarecki, Councilmembers Cox, Hoefler, Riedmiller, Rasmussen, also present were: City Clerk Devine, Attorney Bird, News Media-Jim Dickerson with the Albion News; city employees present were: Morearty, Bader, Knust, Luettel, others present were Lisa Hurley with NENEDD. 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 Riedmiller made a motion to approve the minutes of the January 22, 2008 meeting. Seconded by Cox. **Vote: Yeas; Cox, Hoefler, Riedmiller, Rasmussen. Nays; None.**
5. Mayor Jarecki opened the Public Hearing on the 2008 One and Six Year Plan. Andrew reviewed the projects from the previous year's plan that have not been completed as of yet. Jim Bader feels that Projects 91, 92, & 93 which is from State Street south to Marengo on 3rd, 4th, and 5th Streets should be added to this year's one year plan. The projects are proposed to be added to the one year plan; this does not mean that they must to be completed within the year, but that they are prioritized for this year if it is determined that we can fund them. The city is still awaiting federal funding for a street widening and infrastructure improvement project for Sixth Street from State to Fairview – Project 74. It has been discussed that we may want to complete part of project 74 on Sixth Street from State to Marengo this year due to the amount of traffic and deterioration. The hearing will be left open for a minimum of 1 hour and will be readdressed at the end of the City Council meeting.
6. Open Public Hearing on Application for Nebraska Affordable Housing Program Funds. Lisa Hurley said that they are requesting \$250,000 for housing rehab. They should know by July how much funding they will be able to receive. Councilman Cox made a motion to introduce a resolution to authorize a Chief Elected Official to sign an application for the Nebraska Affordable Housing Program Funds. Seconded by Riedmiller. **Vote: Yeas; Rasmussen, Hoefler, Riedmiller, Cox. Nays; None.** Councilman Riedmiller made a motion to authorize the Mayor to sign the Determination of Level of Review and the Application of Assurance and Certification. Seconded by Hoefler. **Vote: Yeas; Riedmiller, Hoefler, Cox, Rasmussen. Nays; None.**
7. This resolution would appoint Clerk Devine as a primary representative for the City of Albion and Walt as the alternate for the Nebraska Municipal Power Pool. Councilman Cox made a motion to approve Resolution 98(08)-Appointing the City Of Albion's Representatives to the Nebraska Municipal Power Pool. Seconded by Riedmiller. **Vote: Yeas; Riedmiller, Rasmussen, Hoefler, Cox. Nays; None.**
8. Councilman Hoefler made a motion to approve Resolution 99(08)-Appointing Larry Lambert as Albion Representative to the Boone County Economic Development Agency Executive Committee. Seconded by Rasmussen. **Vote: Yeas; Hoefler, Riedmiller, Rasmussen, Cox. Nays; None.**
9. Councilman Riedmiller made a motion to approve Resolution 100(08)-appointing Bob Harder to the Albion Housing Authority Board. Seconded by Cox. **Vote: Yeas; Rasmussen, Hoefler, Riedmiller, Cox. Nays; None.**
10. This will just change how this item will look on the voting ballot. The original resolution as worded would place an unnecessary long question on the ballot that would cost the city extra money. The amended resolution simplifies the ballot question, but does not materially change the resolution or the ballot question. Councilman Rasmussen made a motion to amend Resolution 95(07)-Adopting the Economic Development Plan for the City Of Albion, Nebraska and Proposing an increase to the Budgeted Restricted Funds for the 2008-2009 Fiscal Year. Seconded by Hoefler. **Vote: Yeas; Cox, Riedmiller, Hoefler, Rasmussen. Nays; None.**
11. Councilman Riedmiller made a motion to approve the Albion Housing Authority's Year End Report. Seconded by Hoefler. **Vote: Yeas; Riedmiller, Cox, Rasmussen, Hoefler. Nays; None.**
12. Clerk Devine spoke with Union Pacific. The reason for the lease is the two entities' Right of Way's overlap. The amount of overlap is 0.84 acres. Councilman Rasmussen made a motion to pay the full amount due for the 25-year lease agreement with Union Pacific Railroad for use of Property and to authorize the Mayor to sign

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the lease renewal rider agreement. Seconded by Hoefer. **Vote: Yeas; Cox, Hoefer, Riedmiller, Rasmussen.**
Nays; None.

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13. The lease agreement with the State of Nebraska Fire Marshall's office is for two years and would commence in July. Councilman Riedmiller made a motion to approve the Lease Agreement with the State Fire Marshall and to authorize the Mayor to sign the Lease. Seconded by Hoefler. **Vote: Yeas; Rasmussen, Cox, Riedmiller, Hoefler. Nays; None.**

14. Sealed bids will be opened by the Fire Dept Board and the architect. Councilman Hoefler made a motion to approve the Fire Hall Plans that are dated February 4, 2008 from Architect, Michael Kennedy. Seconded by Cox. **Vote: Yeas; Riedmiller, Rasmussen, Hoefler, Cox. Nays; None.**

15. Morearty had Sargent Irrigation test the wells. Well #3 is good condition, Well #1 is average and Well #2's motor housing is cracked. This motor was already scheduled to be replaced this year and replacement should increase pumping capacity from the current 600gpm to 650gpm. Morearty said that Sargent Irrigation normally maintains our wells and asked if the council wanted him to bid it out. Rasmussen said to also contact Grosch for a bid for a motor and pump for Well #2. The bids will need to include engineering fees. If the project is less than \$50,000 there will not be a need for the formal bidding process.

16. City Administrator's Report.

Water/Sewer:

- a. Water and Sewer billing went very well for the February 1st billing. The new system is working well and we are experiencing fewer issues from the conversion. Our ACH (Automatic Withdrawal) process is much more efficient with the new program and the City will continue to encourage customers to participate
- b. Sargent Irrigation tested our wells. Ron Morearty will presented the report.
- c. The Administrator, Sewer Commissioner, Water Commissioner and Mayor met with engineer from JEO to discuss the WWTF and Sewer project and a 4th Well Development project. Andrew will be arranging a meeting with the engineers and George Edwards, who will be testing our sewer system and evaluating our existing WWTF. Ron Morearty will continue to work on getting the well development site near the water tower approved.
- d. Sewer/Water department and Administrator are looking into possibility of a sewer expansion project in conjunction with the Fire Hall Construction.

Streets:

- a. Old equipment should be sold or discarded. An inventory list will be made and we will aim to have equipment sold/discarded this spring. Jim Bader has begun working on this already.
- b. The entire group of City employees has done a great job working to keep snow and ice removed from the city streets.

General:

- a. Nuisance issues – Police Chief Lipker had served Carola Reigle with notice that nuisances are being maintained at two of her properties. She was given 10 days to respond with a plan to correct the nuisances. She submitted a letter beyond the 10 day requirement, but her plan was to sell the property to other individuals. This plan does not solve the problem. Attorney Bird drafted a letter to Carola explaining that those plans would be adequate if she makes part of the terms of sale that the nuisances be corrected. Further, Attorney Bird has talked about this issue with her real estate agent and has been assured that the nuisance abatement will be part of the terms contained in the listing. It was also recommended by the council that Attorney Bird contact the real estate agent again and stipulate a 30 day listing period.
- b. The Auditor's report will be ready for review prior to the next council meeting. They have submitted a draft to the City for the Treasurer's review.

2. Budget/Treasurers Report:

- a. See financial statements attached.

Misc Discussion Items

*Library – requesting City to submit bids to have light fixtures replaced.

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*Planning Commission – will have recommendations regarding the Property Maintenance Code Program next month.

*Mayor has asked that the Interlocal agreement with the Boone County Sheriff's Dept be reviewed and renewed if necessary. Andrew is still searching for some history on this agreement.

*There will be various bids (Department Pickup, Lawn Care, Concessions) and applications (Parks Foreman) to consider at the next meeting.

*Andrew has met with Donielle Finnegan and she has agreed to manage/coordinate pool activities this year. Her hours will be limited, but they will coordinate pool activities through assistant management – which we will be accepting applications for next month. She seems excited to do it again this year and appreciative to be included on budget and financial performance information. Processes have been discussed about how there can be better record-keeping practices put in place for daily attendance & swim lesson records, as well as financial controls such as daily cash deposit and daily cash drawer balancing.

*Frontier has made changes to phone system so that there is no call waiting, but if the General number is busy, it will bounce to the Water Dept line & vice-versa. If both lines are tied up, then it will ring busy and the person will know to try back in a few minutes.

*Tom Krings will be installing a phone in the council chambers.

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

18. Councilman Riedmiller made a motion to approve Employee Evaluations along with appropriate Step Raise. Seconded by Hoefler. **Vote: Yeas; Riedmiller, Cox, Rasmussen, Hoefler. Nays; None.**

19. Councilman Cox made a motion to approve Clint Palmer to the Albion Volunteer Fire Department. Seconded by Rasmussen. **Vote: Yeas; Cox, Hoefler, Riedmiller, Rasmussen. Nays; None.**

20. There was not any Public Comment or Miscellaneous Discussion.

21. Mayor Jarecki asked if there was any addition comment regarding the 2008 One and Six Year Plan. Seeing none the public hearing on the 2008 One and Six Year Plan was closed. Councilman Hoefler made a motion to approve Resolution 101(08)-Approving 2008 One and Six Year Plan. Seconded by Rasmussen. **Vote: Yeas; Riedmiller, Hoefler, Cox, Rasmussen. Nays; None.**

22. At 9:15 pm Councilman Cox made a motion to adjourn. Seconded by Rasmussen. **Vote: Yeas; Riedmiller, Rasmussen, Hoefler, Cox. 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

ATTEST:

Andrew Devine, City Clerk