

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
MARCH 11, 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 March 11, 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: Knust, Morearty, Luettel, Predmore, Lipker, Ternus, others present were David Guinn, Steve Schrad, Larry Pochop, Nancy Paulsen. 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 February 29, 2008 meeting. Seconded by Cox. **Vote: Yeas; Cox, Hoefler, Riedmiller, Rasmussen. Nays; None.**

6. Water Commissioner Morearty discussed the plan to upgrade Well #2 with NHHS. They advised not to upgrade the well as it might start pumping sand. Ron will pursue motor replacement of the motor with one of the same size. Councilman Riedmiller made a motion to approve the 2007 Annual Sewer/Water Report, seconded by Rasmussen. **Vote: Yeas; Riedmiller, Cox, Rasmussen, Hoefler. Nays; None.**

5. Terry Galloway reviewed the City of Albion's Financial Statement for the Fiscal Year ending September 30, 2007. The City has \$2.8 million in equity. Everything is looking very good. The Sales Tax income is above average and this indicates there is good retail trade in town. Albion, per capita, is below state average on costs/expenses. Terry said that the City can safely spend \$400,000 for street projects and \$200,000 for sewer expansion.

7. Nancy Paulsen discussed the bridges for the Cattlemen's Ball event. The maximum number is 20, they will only be up for about a week, and will be gone after the Cattlemen's Ball. The Property owner will be responsible for any liability issues that may arise. Councilman Hoefler made a motion to approve the Chamber of Commerce's request to place bridges on downtown sidewalks in conjunction with the Cattlemen's Ball, seconded by Riedmiller. **Vote: Yeas; Riedmiller, Rasmussen, Hoefler, Cox. Nays; None.**

8. David Guinn moved to Albion this year. They have 4 dogs, they are all house-dogs. They also have a fenced in yard. The dogs do not have a history of temperament, disease, etc. He is applying for a kennel license-which is only good for one year. Councilman Riedmiller made a motion to approve Mr. Guinn's request for a kennel license, seconded by Cox. **Vote: Yeas; Hoefler, Riedmiller, Rasmussen, Cox. Nays; None.**

9. Councilman Hoefler made a motion to approve Plumber's license renewal for Scott's Backhoe Service, seconded by Cox. **Vote: Yeas; Rasmussen, Hoefler, Riedmiller, Cox. Nays; None.**

10. Clerk Devine spoke with Doc Holladay, and he has three requests:

- Dance to end at or before 1:00 am
- Parking enforced-no parking at Hotel lot
- Wait to take the fencing down until the next morning.

Councilman Cox made a motion to approve the Junction 14/91's request for a special designated license to serve alcohol at an outdoor dance and beer garden on June 14, 2008. Seconded by Riedmiller. **Vote: Yeas; Rasmussen, Hoefler, Riedmiller, Cox. Nays; None.**

11. Roger Ternus presented the bid recommendations from the Michael Kennedy of Arkitekt, Inc. and the Fire Dept. Councilman Rasmussen made a motion to approve the Bids as Presented and Authorize the Mayor to Sign the Contracts on behalf of the City. Seconded by Cox. **Vote: Yeas; Cox, Riedmiller, Hoefler, Rasmussen. Nays; None.**

12. Dan Thies with Kirkham Michael reviewed the City's One & Six Year Plan. He discussed concrete projects on Main Street and Eleventh Street. Devine asked Dan to create a preliminary plan for the other projects and to go ahead with the Main and Eleventh Street projects.

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13. Councilman Hoefer made a motion to Authorize the Mayor to sign the Agreement with the Railroad. Seconded by Rasmussen. **Vote: Yeas; Cox, Hoefer, Riedmiller, Rasmussen. Nays; None.**

14. Devine had some figures as to what other communities charge for pool admissions. It averaged out to be \$2.84/individual, \$49.24/single season, and \$92.00/family pass. The Council suggested \$2.50/individual day pass, \$37.50 for a single season pass, and \$75 for a family pass, and \$12 for individual week pass and \$25 for family week pass. This will be reviewed again in two years. Councilman Hoefer made a motion to approve Resolution 102(08)-Establishing 2008 Daily, Weekly, and Season Fees, which will be reviewed every two years, at the Albion Municipal Pool as follows:

- Daily Individual Pass: \$2.50
- Weekly Individual Pass: \$12.00
- Weekly Family Pass: \$25.00
- Season Single Pass: \$37.50
- Season Family Pass: \$75.00

Seconded by Riedmiller. **Vote: Yeas; Rasmussen, Cox, Riedmiller, Hoefer. Nays; None.**

15. Clerk Devine discussed that based off of information obtained from the Albion Community Survey and Townhall meeting that it is a good time to review the Comprehensive Plan. The Planning Commission has begun this process and will make recommendations to the council at a future date.

16. The County has already adopted this resolution. It defines the one-mile jurisdiction of the City Limits for the Albion Police Officers to cover. Councilman Cox made a motion to approve Resolution 104(08)-Establishing Interlocal Agreement with Boone County Defining Joint Jurisdiction One-Mile Outside City Limits for Law Enforcement, seconded by Rasmussen. **Vote: Yeas; Riedmiller, Rasmussen, Hoefer, Cox. Nays; None.**

17. Clerk Devine said that there is some irrigation pipe at the Sports Complex that the City is no longer in need of. Councilman Hoefer made a motion to approve Resolution 106(08)-Authorizing the Sale of Personal Property of Fair Market Value of less than \$5,000. Seconded by Riedmiller. **Vote: Yeas; Hoefer, Riedmiller, Rasmussen, Cox. Nays; None.**

18. Mayor Jarecki turned over presidential power to Councilman Riedmiller. Clerk Devine said that the City received bids from Schrad's and Jarecki Lawncare.

- **Schrad's Bid:** 4-Step Fertilizer and weed control for the City properties- \$6,646.00 with optional Grub control price of an additional \$1,164.00. Additional sites: Spring application only on the outfields of the Legion field, and A & B Fields- \$1,282.00
- **Jarecki Lawncare:** 4-Step Fertilizer and fall weed control for City Properties- \$5,810.85, fertilizer plan plus fall plan is \$6,936.39. One time late spring, early summer weed spray- no charge, sports complex spring application of fertilizer and Pre-Emergence: \$1,029.00.

Rasmussen suggested to split the bids between the two businesses. Councilman Cox made a motion to award the Base to Jarecki Lawncare, and the Grub Control and Sports Complex to Schrad's. Seconded by Hoefer. **Vote: Yeas; Cox, Hoefer, Rasmussen. Nays; None.**

19. The City received bids from Morrissey Motors, Sullivan Motors, and Spiegel Motors.

- Morrissey Motors- V6-\$21,780.00
- Sullivan Motors- V6-\$19,650.00 V8-4.8L-\$20,225.00
- Spiegel Motors- V6-\$20,650.00 V8-4.8L-\$21,650.00 V8-5.3L-\$22,150.00

Councilman Rasmussen made a motion to award pick up bid to Sullivan Motors on the V6 model for \$19,650.00. Seconded by Hoefer. **Vote: Yeas; Riedmiller, Cox, Rasmussen, Hoefer. Nays; None.**

20. Councilman Riedmiller made a motion to award the Sports Complex Concession Bids to the Boy Scouts for \$300.00. Seconded by Cox. **Vote: Yeas; Cox, Hoefer, Riedmiller, Rasmussen. Nays; None.**

21. John Zwingman, P.E. reviewed the preliminary sewer expansion estimates by Hwy 39/14. Councilman Cox made a motion to Authorize the City Administrator to enter into negotiation with the property owners. Seconded by Rasmussen. **Vote: Yeas; Cox, Hoefer, Riedmiller, Rasmussen. Nays; None.** Councilman Riedmiller made a motion to award contract with ACES Engineering at a lump sum of \$8,500.00. Seconded by Cox. **Vote: Yeas; Rasmussen, Hoefer, Riedmiller, Cox. Nays; None.**

22. City Administrator's Report.

Water/Sewer:

- a. A meeting with the Sewer Commissioner, Administrator, engineers and George Edwards, has been arranged for March 16, 2008.
- b. Ron Morearty is continuing to work on getting the well development site near the water tower approved.

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- c. Ron is also working on the project to replace the motor on well #2. Bid specifications have been provided to contractors.
- d. The preliminary bid for a lift station just for the firehall project came in at \$87,000. This suggests that expanding sewer in that area and placing a larger lift station to serve the firehall and other businesses in the area may be the most cost effective route. Costs to the city and assessments to property owners will need to be reviewed and then a meeting with property owners will be scheduled.

Streets:

- a. Report on the FFA consignment auction.
- b. The street crew has begun patching and repairing potholes as conditions permit.

General:

- a. Nuisance issues – At the last council meeting Attorney Bird had been in contact with Carola's realtor regarding nuisance properties. She is still in possession of the properties.
- b. Parks and Pool employee interviews will be taking place in March and I plan to have the Park Foreman and Pool Assistant Manager positions filled by April 1st.
- c. Summer ball organizations have conducted a meeting to iron out this years field scheduling and have initiated meetings to organize complex improvements which will be funded through a combination of sources: City Parks Improvement Budget, Monetary Donations/Organization Fund-raising, and in-kind Donations. Planned improvements include: bleacher planks, netting above backstops on fields A & B, dirtwork to level out fields A & B (will require some sod), a new scoreboard, field conditioner for fields A & B.
- d. The Albion City Library is celebrating its 100th year this year. The Library Board has requested replacement of light fixtures in the original and addition sections of the building. I will be pursuing separate bids for both and will make decision on the project according to the budget.
- e. Albion Planning Commission is near completion on their recommendations for the Property Maintenance Code. A draft of the recommended ordinance has been prepared and I will get with Larry Bird to look it over so that it may be ready for introduction next month.

Townhall Meeting:

Northeast Nebraska Economic Development District facilitated a townhall meeting in connection with the attitude survey sent out in late 2007. The attitude survey results were reviewed and overall the City services were ranked very well and the areas of opportunity were felt to be infrastructure, planning, and housing. Those in attendance discussed the City's strengths and challenges and then broke-up into smaller groups to discuss three action plans on how to address the challenges of 1) Infrastructure; 2) Affordable Housing to promote homeownership in our community for young families; 3) Continuation of the Albion Economic Development Program as funded by LB840 mechanism (local option sales tax). The strategies/goals addressed in the infrastructure action plan is to continue with the one and six year plan process, update our comprehensive plan, a sewer/wastewater treatment project to address upcoming DEQ regulations, and establishing a plan for both SafeRoutes to School as well as bike/walking trails in the community. The strategies/goals addressed in the action plan concerning housing stock is to address the needs of affordable housing for entry-level home ownership, temporary housing, senior housing, single level town homes in or near downtown for seniors, and completing the application for CDBG funds to establish revolving owner-occupied rehabilitation loans. The action plan for the Economic Development program is already ongoing and the City as well as the AEDC has begun the public process of establishing the plan for another ten years. Attached you will find the complete summary of the Townhall meeting as provided by NENEDD.

Budget/Treasurers Report:

- a. See financial statements attached.
23. This item is tabled until the April Meeting.

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

25.

26.

- Street Projects
- Fire/Sewer Main
- Fire Hall Bonding
- Employee Evaluations
- 3rd & Main, 5th & Church-lots need to be cleaned up

27. At 9:53 pm Councilman Rasmussen made a motion to adjourn. Seconded by Cox. **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