

**MINUTES  
ALBION CITY COUNCIL  
REGULAR MEETING  
TUESDAY, AUGUST 11, 2009**

A Regular Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m., on August 11, 2009 in the Council Chambers. Present were Mayor James Jarecki; Council members: Hofer, Warner, Riedmiller, Rasmussen. City Employees: Utility Billing Clerk Knust, City Code Official Hanson, Sewer Commissioner Luettel, Water Commissioner Morearty; News Media Jim Dickerson with the Albion News, City Engineer John Zwingman, City Street Superintendent Thorin; others present were Cory Worrell, David Bell and Thomas Higgenbotham with the NENEDD. 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.

**3. APPROVE MINUTES OF THE JULY 27, 2009 MEETING**

Councilman Riedmiller made a motion to approve the minutes from the July 27, 2009 meeting, seconded by Rasmussen. **Vote: Yeas; Hofer, Rasmussen, Riedmiller. Nays; None.**

**4. CITY CODE OFFICIAL ACTIVITY REPORT**

Barb Hanson reviewed the City Code Activity Report. Jordan's second variance request will go to the Board of Adjustment on August 18, 2009. They are requesting to change their front yard to the South side of the street, this will also require an address change. The Church of Christ is putting in parking, they have not gotten a building permit. Hanson spoke with Luettel and there are not any lines underneath it. Formal action will be taken at the next meeting on August 22, 2009.

**5. HANNA:KEELAN ASSOCIATES TO PROVIDE UPDATE OF THE COMPREHENSIVE PLAN UPDATE AND DOWNTOWN STUDY**

Hanna:Keelan & Associates were not able to attend the meeting.

**6. CITY ADMINISTRATOR REPORT**

**Water/Sewer:**

- a. Joe Luettel is continuing to research potential sewer jet trucks and has found some cost savings by reducing the specified size of the equipment after testing some demo equipment.

**Streets:**

- a. Projects underway – major paving complete. Some contractor house-keeping concerns have been documented.

**Parks:**

- a. Valero Energy is held a family fun day at Fuller Park for their employees on August 8<sup>th</sup>.
- b. Baseball organizations and volunteers are working on improving backstops and other cover projects to protect spectators from stray foul balls.
- c. We received a waste management grant from DEQ to place crumb rubber from recycled tires under and around playground equipment to improve safety from potential fall hazards and to make more aesthetically pleasing. Parks employees have begun to place some of this under and around equipment at the Sports Complex and will be gradually completing the project at other parks this fall.
- d. AEDC considering funding camp site expansion and improvements.
- e. Will be seeking estimates to trench electricity for the southeast ball field scoreboard (using the scoreboard that was removed and replaced at the northeast field).

**General:**

- a. Brent Lipker has had contact with State Department of Agriculture regarding the minimum standards of constructing a licensed animal control facility. The deadline to have a licensed facility is August 30, 2009.

## **MINUTES – ALBION CITY COUNCIL – REGULAR MEETING AUGUST 11, 2009**

### **Budget/Treasurers Report:**

- See attached financial statements.

### **7. LANE MILES REPORT FROM STREET SUPERINTENDENT DARREL THORIN**

Thorin has been working on the lane mile report. He has done some spot checks, and found a discrepancy with the State's reports. The measurements were taken from the back side of the curb instead of the bottom inside of the curb. There will be a net lane loss due to the fact that the measurements cannot be rounded up. The previous Street Superintendent had rounded the measurements. This will result in a loss for lane miles. Lanny asked what percentage this will be. Thorin will report that at the next meeting after he's had a chance to get some more accurate measurements. The parking can be included in the measurements.

### **8. NENEDD TO PROVIDE COUNCIL WITH UPDATE ON OWNER OCCUPIED REHAB GRANT**

Thomas Higgenbotham with the NENEDD reviewed the Rehab Grant status. We are one year into the grant, it was awarded on August 4, 2008. There have been about 23-25 applications processed. Out of this number only 3 have moved forward in the past two months. Two of these three have a possibility of being on the historical register and would not be eligible for the grant. There are a few items to take into consideration:

- The grant needs to be done by August 4, 2010. This means that all the rehabilitation work that is being done on these homes would need to be completed.
- A few of the 23-25 applications that were received were over qualified.
- There were a few that did qualify that backed out because they didn't want to take on a loan.
- Thomas suggested changing the program to make it more enticing.
- The loans can be made forgivable over a 10-15 year period with a very low interest rate or a 0% interest rate.
- There has been some advertising done. There haven't been any new applicants.
- Thomas will go to the Housing Board and Housing Board will provide recommendations back to the City Council.
- This will be reviewed again at the next City Council meeting.

### **9. WATER QUALITY STATUS REPORT & STATUS REPORT ON WELL DEVELOPMENT PROJECT**

John Zwingman said that the bids are in, and Grosch Irrigation was awarded the bid for the test well. When the test pump is drilled there are two batteries of tests that will be taken. There is a smaller test kit that will be taken first and this will also test the selenium level. If those all pass then there will be a new well test kit. The volume that will be pumped will play a role also as to whether or not this will be a good site. Grosch has ordered the materials and they will start next week with a completion date at the end of August. The results from the first test should be in by the end of August also. The second test results will take about 60 days to receive. Devine asked if the city is at risk of receiving an administrative order. John said that the state is working with the City on this issue.

### **10. CONSIDER REPORT OF WASTEWATER TREATMENT FACILITY PLAN FOR APPROVAL PRIORITIZING OPTIONS, SITE YET TO BE DETERMINED**

JEO presented the draft report and the City Council will need to approve the report and approve an option. The sites have been visited by Zwingman, Luettel, the Council, Devine and the Mayor. The information that is provided on the report can be kept confidential as far as site selections/land transactions. The rankings of the sites will need to be decided. The site selection can be discussed/decided at the Budget Meeting on August 22, 2009. Councilman Hoefler made a motion to approve the New Wastewater Treatment Facility to be a Lagoon to be land application with the site to be determined at a later date, seconded by Riedmiller. **Vote: Yeas; Riedmiller, Hoefler, Rasmussen, Warner. Nays; None.** Zwingman will be available to attend the meeting on August 22<sup>nd</sup>. The site selection strategy will be decided at the Aug. 22<sup>nd</sup>. There will be a discussion at 9 a.m. on the 17<sup>th</sup> to decide the rankings.

### **15. CONSIDER PAY APPLICATION #1 OF CASTLE CONSTRUCTION & CHANGE ORDERS #1 & #2 FOR 2009 STREET IMPROVEMENT PROJECTS**

Change Order #1 is for Marengo Street for dowelling into the existing concrete. There was dirt brought in also. Change Order #2 is for Depot, Main, and 2<sup>nd</sup> Street area. It is for excavation of unsuitable soil. Councilman Warner made a motion to approve Change Order #1 & #2 for \$11,998.70, seconded by Rasmussen. **Vote: Yeas; Riedmiller, Rasmussen, Warner, Hoefler. Nays; None.** There have been a few issues with Castle Construction. Zwingman said that 10% will be withheld from them until everything is finished. Councilman Warner made a

## **MINUTES – ALBION CITY COUNCIL – REGULAR MEETING AUGUST 11, 2009**

motion to approve Pay Application #1 in the amount of \$214,629.02, seconded by Hoefer. **Vote: Yeas; Rasmussen, Riedmiller, Warner, Hoefer. Nays; None.**

### **11. DAVID BELL OF LOUP RIVER PUBLIC POWER DISTRICT TO ADDRESS THE MAYOR AND COUNCIL**

David Bell with Loup Power District presented an overview of what has been going on. They have started some Energy Efficiency Incentive Programs. They are working with the hospital to try to cut energy costs. They have been working with the Boone County Economic Development Group and are very pleased with their work. Clerk Devine and Councilman Hoefer are involved with the Bo. Co. Econ. Dev. Group. Lanny asked about discounts on peak/off hours. David said that Loup is working with the industry on this. The City might not benefit from the Lighting Programs available.

### **19. CONSIDER INTERLOCAL AGREEMENT WITH BOONE COUNTY SCHOOLS REGARDING USE OF SPORTS COMPLEX FOR SOFTBALL**

Councilman Rasmussen made a motion to approve the Interlocal Agreement with Boone County Schools Regarding use of Sports Complex for Softball and authorizing the Mayor to sign the Agreement, seconded by Warner. **Vote: Yeas; Hoefer, Rasmussen, Warner, Riedmiller. Nays; None.**

### **14. APPOINT COREY WORELL AS ALBION'S REPRESENTATIVE ON THE EXECUTIVE COMMITTEE OF THE BOONE COUNTY DEVELOPMENT AGENCY**

Larry Lambert was Albion's representative on the Executive Committee of the Boone County Development Agency. Corey Worell has agreed to fill that position. Councilman Riedmiller made a motion to appoint Corey Worell as Albion's Representative on the Executive Committee of the Boone County Development Agency, seconded by Warner. **Vote: Yeas; Warner, Riedmiller, Hoefer, Rasmussen. Nays; None.**

### **12. DISCUSS 2009-2010 BUDGET**

Devine met with the department heads to decrease expenditures/increase revenues. In order to meet the goal of keeping \$850,000 in the cash reserve, \$262,000 needs to be cut.

- Devine came up with a net change of \$44,750 in General Administration. Devine eliminated cash expenditures for renovations/remodeling of the new city hall.
- Library net change is \$10,950.
- Street Department net change is \$65,671.00. This is reduction of \$10,000 in crack sealing, \$18,000 from the sinking fund for a new street sweeper, reducing street improvements by \$30,000.00.
- Park Department total net change is \$750.00.
- Pool net change is \$46,105.
- Police Department net change is \$27,400. This reduced Capital Outlay to \$21,000.
- Fire Department net change is \$23,846.00. That comes from increased revenues from a grant.

These net changes amount to \$219,472.00., which is \$42,528 short of the targeted number. Terry Galloway recommends reducing General Expenditures by \$10,000. Devine said that there is \$25,000 outlined in printing/legal expenses, which breaks down to \$5,000 for normal expenditures, \$20,000 for recodification. Devine will reduce this down to \$15,000.00. Bird said to take the comprehensive plan into consideration on this. Terry recommends increasing the amount to be transferred to the bond from sales tax expenses. This covers payments. He is recommending to increase the amount from \$72,511.00 to \$100,000. These numbers will be discussed at the August 22<sup>nd</sup> meeting.

### **13. CONSIDER ALBION AIRPORT AUTHORITY REQUEST FOR TAX ALLOCATION FOR FISCAL YEAR 2009-2010**

The Airport Authority is requesting tax allocation in the amount of \$13,500.00, last year's amount was \$12,875.00. Councilman Riedmiller made a motion to approve the Albion Airport Authority's request for tax allocation for Fiscal Year 2009-2010 in the amount of \$13,500, seconded by Warner. **Vote: Yeas; Rasmussen, Warner, Hoefer, Riedmiller. Nays; None.**

### **16. CONSIDER FINAL PAY APPLICATION #011 OF ASCHOFF CONSTRUCTION, INC.**

Devine received a letter from the Fire Department stating that everything is done, and that they have signed off on the new fire hall. They are having an open house on September 12, 2009 from 10 a.m.-2 p.m. The portapotty amount is \$348.16. This is included in the final payment amount of \$5,000.00. Councilman Warner made a motion to approve and pay the final bill to Aschoff Const. in the amended amount of \$4,651.84, seconded by Rasmussen. **Vote: Yeas; Hoefer, Warner, Riedmiller, Rasmussen. Nays; None.**

### **17. APPROVE BILLS**

**MINUTES – ALBION CITY COUNCIL – REGULAR MEETING AUGUST 11, 2009**

Councilman Rasmussen made a motion to approve the bills, seconded by Hoefer. **Vote: Yeas; Warner, Riedmiller, Rasmussen, Hoefer. Nays; None.**

**18. DISCUSS ITEMS TO PLACE ON NEXT MEETING AGENDA**

- Next Meeting is August 22, 2009 at 8:30 a.m.
- Budget workshop/Certification Evaluations
- Wastewater Site prioritization
- Administrator Evaluation
- Private Drive Permit for Church of Christ
  
- Sept. Regular Meeting
  - \*Thorin will report on Lane Miles.
  - \*Budget Hearing

**20. ADJOURN**

At 9:44 p.m. Councilman Warner made a motion to adjourn, seconded by Hoefer. **Vote: Yeas; Riedmiller, Rasmussen, Warner, Hoefer. 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