

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
TUESDAY, OCTOBER 13, 2009**

A Regular Meeting and Public Hearing of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m., on October 13, 2009 in the Council Chambers. Present were Mayor James Jarecki; Council members: Rasmussen, Hoefler, Warner, Riedmiller. City Employees: City Attorney Bird, City Administrator Devine, Sewer Commissioner Luettel, Officer Predmore, City Code Official Hanson, Water Utility Billing Clerk Knust, Water Commissioner Morearty, City Engineer Zwingman. Others present were Brian Robinson with Municipal Pipe Tool; Vic Lee; Mark Palmer; Ron Coakes; Shannon Landauer, Vanessa Mason; Ron Erickson; Les Nienaber; Gale Schafer; Janice Rasmussen. 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 SEPTEMBER 28, 2009 MEETING

Councilman Riedmiller made a motion to approve the minutes from the September 28, 2009 meetings, seconded by Warner. **Vote: Yeas; Hoefler, Riedmiller, Warner, Rasmussen. Nays; None.**

4. OPEN BIDS FOR SEWER JET TRUCK AND CONSIDER FOR AWARD

There were two sealed bids received.

- Rose Equipment Inc. from Lincoln, NE. Their bid was \$178,056.00. There are exceptions to the specifications documented.
- Municipal Pipe Tool Co., LLC from Hudson, IA. They had two quotes that the specs are met on
(1) 2009 New Ford Chassis with sewer jet equipment for \$125,000.00. No exceptions to the specifications.
(2) 2007 Ford Chassis sewer jetter with 58,000 miles, 108 hours, for \$90,000. This is a 2007 F750 diesel demo truck with a new warranty on the jet equipment. There are some exceptions such as extra features, water gallons on the demo truck is 950 gal. versus 1000 gal. Warner asked why there is such a price difference between the '09 and the '07. Robinson said that it caused by the high mileage. Rasmussen said that it would be nice for Robinson to bring the demo model up so Luettel can inspect to see if it will work out ok. Jarecki asked if there are any service records, and Robinson said that there is and he will bring them with the truck. It is a diesel unit. Luettel asked what will be done with the old truck, this will be discussed at the next meeting. Jarecki asked when the truck will be available, and Robinson said it will be about three weeks. Councilman Riedmiller made a motion to approve purchase option #2 from Municipal Pipe Tool, Co., on the 2007 Demo Unit for \$90,000 pending physical review by Sewer Commissioner Luettel, seconded by Rasmussen. **Vote: Yeas; Warner, Riedmiller, Rasmussen, Hoefler. Nays; None.**

5. REVIEW WASTE WATER TREATMENT FACILITY SITE RANKINGS – JEO, JOHN ZWINGMAN

Zwingman said that there are a couple columns added in the ranking system. Economic Development benefits, Pumping in Series, and in Wellhead Protection. Sites T and R are on the attached sheet and are ranked the highest. Site R is ranked third. A site needs to be identified today for the report, but it doesn't mean that the City is locked into progressing with that site in the future. Zwingman will need a motion to approve report with revised site alternatives and ranking so he can take next step to the Water Wastewater Advisory Committee. Councilman Warner made a motion to approve Facility Report indentifying Facultative Lagoon with Land Application Controlled Discharge as #1 Alternative at site T as the Number One Site in the Report, seconded by Rasmussen. **Vote: Yeas; Riedmiller, Warner, Hoefler, Rasmussen. Nays; None.** Councilman Warner made a motion to amend his previous motion to identify Site R, not Site T as the number on site in the report, seconded by Rasmussen. **Vote: Yeas; Riedmiller, Warner, Hoefler, Rasmussen. Nays; None.** Zwingman recommends that the Council appoints and authorizes someone to contact the landowners for negotiations.

6. UPDATE ON NEW WELL PROJECT

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Zwingman said that the selenium levels are ok, he does need hard copies of the selenium test results from Ron Morearty. Zwingman has the results from the first battery of tests which is a basic scan. The results are back and are good and well below MCL's. Grosch will take a formal scan and the results from that will take sixty days. Ron and/or Grosch will be authorized to take samples and run a full screen. Construction will not be able to be started until spring. The preliminary plans will not be started until the full screen is back.

7. CONSIDER RESOLUTION #117 (09) ESTABLISHING CITY FEES FOR ZONING AND SUBDIVISION APPLICATIONS

Planning Commission is recommending the revisions. Councilman Warner made a motion to Introduce Resolution 117(09)-Establishing City Fees For Zoning and Subdivision Applications, seconded by Hoefer. **Vote: Yeas; Riedmiller, Rasmussen, Hoefer, Warner. Nays; None.**

8. CONSIDER RESOLUTION #118 (09) TRANSFERING A PIECE OF REAL PROPERTY FROM ONE POLITICAL SUBDIVISION TO ANOTHER

Resolution 118(09) is deeding over a piece of the City's property by the pool, to the Boone County Health Center. The County has passed a resolution to accept the property. There are not any issues with utility lines. Councilman Rasmussen made a motion to approve Resolution 118(09)-transferring a Piece of Real Property from One Political Subdivision to Another, seconded by Warner. **Vote: Yeas; Riedmiller, Rasmussen, Hoefer, Warner. Nays; None.**

9. CONSIDER APPLICATION OF BOONE COUNTY HEALTH CENTER TO CONSTRUCT PRIVATE DRIVE UPON PUBLIC PROPERTY

The Health Center is asking to make the parking lot bigger than the piece of land by using part of the street. They are staying away from the poles. Councilman Warner made a motion to approve the Request of Boone County Health Center to Construct Private Drive upon Public Property, seconded by Riedmiller. **Vote: Yeas; Hoefer, Warner, Riedmiller, Rasmussen. Nays; None.**

10. CONSIDER CONTRACT RENEWAL FOR SOLID WASTE SERVICES OF BUD'S SANITARY

There are not any major changes. Devine said that the City has had a contract with Bud's since December of 2006, and the City is very happy with the services provided. Les is looking into recycling options to offer more recycling. Devine asked about early morning pick up times in certain areas. Les said that as long as he is aware of the situation he will talk to his driver to resolve any issues. Councilman Hoefer made a motion to renew Solid Waste Services with Bud's Sanitary, and Authorize the Mayor to sign the Contract, seconded by Riedmiller. **Vote: Yeas Riedmiller, Rasmussen, Warner, Hoefer. Nays; None.**

11. UPDATE ON EMPLOYEE HEALTH BENEFIT PLAN AND STATUS REQUIRING PLAN CHANGE

Ron Erickson reviewed the City's Past/Current Health Benefit Plans. Earlier in 2000 group insurance cost increased dramatically. In 2002 the Council decided to switch to individual policies to save money. Those premiums increased, so in 2007 the City switched to HSA's to save premium and save money. This plan is also increasing in cost. In Option #2 the \$7,652.70 amount is the base premium and the best possible. The maximum amount it can increase is 30% higher than base. Ron recommends Option #1. In the past the City just paid the difference's in individual premiums, now each has to be paid equal. The Council took Ron's information under advisement and will address in future meeting.

12. CONSIDER RECOMMENDATION OF ALBION HOUSING BOARD TO MODIFY THE GUIDELINES FOR THE LOCAL OWNER OCCUPIED REHABILITATION PROGRAM

Tom with the NENEDD was at a previous meeting recommending to consider amending the program guidelines for the City's Owner Occupied Rehab Loans in order to be able to make loans forgivable after ten years. This would help to increase participation. The housing board voted to approve that change 3 to 1. Councilman Hoefer made a motion to approve the Modification of the Guidelines for the Local Owner Occupied Rehabilitation Program, seconded by Warner. **Vote: Yeas; Riedmiller, Rasmussen, Hoefer, Warner. Nays; None.**

13. CONSIDER RECOMMENDATION OF ALBION HOUSING BOARD TO MODIFY THE GUIDELINES FOR THE LOCAL OWNER OCCUPIED REHABILITATION PROGRAM

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On June 17, 2009 Jamie Arends with the NENEDD met with the Board of Directors for the Albion Housing Authority. He presented four applications to the board. These were all for Owner Occupied Rehab Loans. The Board felt the applicant #00523 was not economically feasible, and was not approved. Application #'s 08008, 08009, and 08013 were recommended for approval by the City Council. Councilman Warner made a motion to approve applicants 8008 for \$35,000, applicant 8009 for \$25,000 and applicant 8013 for \$30,000, seconded by Riedmiller. **Vote: Yeas; Rasmussen, Hoefer, Riedmiller, Warner. Nays; None.**

14. REVIEW APPLICATION FOR ADDITION TO LIQUOR LICENSE OF MICHAEL OLSON DBA TIME OUT AND CONSIDER FOR RECOMMENDATION TO NEBRASKA LIQUOR CONTROL COMMISSION

This will be in the back of Time Out. Councilman Hoefer made a motion to approve Application for Addition to Liquor License of Michael Olson DBA Time Out and Consider for Recommendation to Nebraska Liquor Control Commission, seconded by Rasmussen. **Vote: Yeas; Warner, Riedmiller, Rasmussen, Hoefer. Nays; None.**

15. REVIEW APPLICATION FOR SPECIAL DESIGNATED LICENSE OF ALBION THRIFTYWAY TO HOLD WINE TASTING EVENT ON NOVEMBER 20, 2009

The Wine tasting will be from 4-9 p.m. with an alternate date of November 21, 2009 at the same time. Councilman Rasmussen made a motion to approve Albion Thriftyway's Application for Special Designated License of Albion Thriftyway to Hold Wine Tasting Event of November 20, 2009, seconded by Warner. **Vote: Yeas; Riedmiller, Warner, Hoefer, Rasmussen. Nays; None.**

16. CITY ADMINISTRATOR REPORT

Water/Sewer:

- a. Test well is complete – we pumped water for 2-weeks and selenium testing came back well below the MCL. There are more tests to be performed and it may take at least 60-days for the results to come back. We are going to advise John to design the main well and well house.

Streets:

- a. Potholes have been filled in recent weeks.
- b. Leaves are falling and street sweeper is getting much use!

Parks:

- a. Ron in process of winterizing some park sprinklers and bathrooms.
- b. Still waiting for a design and estimate from Wright electric on expanding service at the campgrounds.

General:

- a. Hannah:Keelan has presented the community housing study results to the Albion Planning Commission – it is complete with many action strategies that the community can chose to take. One such action is the formation of an housing initiative committee appointed by the mayor to prioritize action.
- b. Attended the 2009 Annual League of Nebraska Municipalities Conference – Sept 30th-Oct 2nd
- c. The Year-end audit will be conducted October 20th, 2009
- d. New Insurance loss control representative conducted a review of city property on October 7, 2009 and will present findings/recommendations.

17. CITY CODE OFFICIAL REPORT

Barb Hanson reviewed the City Code Official Report. Hanson has been reviewing Lexington's Property Maintenance Code. It is a complaint based program.

18. APPROVE BILLS

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

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19. EMPLOYEE EVALUATION

Councilman Rasmussen made a motion to approve Employee Evaluation and Applicable Step Raise, seconded by Hoefer. **Vote: Riedmiller, Warner, Rasmussen, Hoefer. Nays; None.**

20. DISCUSS ITEMS TO PLACE ON NEXT MEETING AGENDA

Items for November 10, 2009 Regular Meeting.

- The Knights of Columbus contacted Rasmussen about the 3-car garage behind the old Fire Hall
- Warner asked about the hookups at the campgrounds and whether or not they will be shut off. The Scrapbook Paradise is having a Scrapbook event on Nov. 6, 7 & 8th and there will be a few campers. The hydrants will be usable, the restrooms will be shutdown since they are not heated.

21. ADJOURN

At 9:15 p.m. Councilman Warner made a motion to adjourn, seconded by Rasmussen. **Vote: Yeas; Hoefer, Rasmussen, Riedmiller, Warner. 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