

**MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
TUESDAY, NOVEMBER 9, 2010**

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 November 9, 2010 in the Council Chambers. Present were Mayor James C. Jarecki, Councilmembers Hoefer, Riedmiller, Rasmussen, Frey. Also present City Employees City Administrator Devine, City Attorney Bird, City Code Official Hanson, Water Utility Billing Clerk Knust, Water Commissioner Morearty, Sewer Commissioner Luettel, Officer Johnson, and Police Chief Lipker. Also present were Jim Dickerson with the Albion News, Mitzi Fox, Mike Grape, Dave Hinke with JEO, John Zwingman. 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.

2. APPROVE MINUTES OF THE OCTOBER 26, 2010 MEETING

Councilman Riedmiller made a motion to approve the minutes of the October 26, 2010 regular meeting, seconded by Hoefer. **Vote: Yeas; Hoefer, Rasmussen, Frey, Riedmiller. Nays; None. Absent; Hoefer.**

3. UPDATE FRON JEO ON ALBION PUBLIC POOL STUDY

Dave H. with JEO reviewed the pool study. The Pool is 55 years old. Ron does a good job of reporting the conditions and situations. The bad issues are not shocking for the age of the pool. Deck is in poor condition. Ron has recently discovered broken pipes under the deck, which is not uncommon for the age of the pool. The filter room piping is starting to show wear/tear. There are some ADA issues with the halls/doorways and having a handicapped accessible way to get into the pool. He had three different suggested improvements, however it should be noted that the report and these estimates are not final.

Renovate the pool at the existing site: This would include a new gutter system. Have a zero depth entry. This will take care of the ADA issue with entering the pool, and will also eliminate the need for the wading pool. This would make the re-circulation rate to where it should be at. All the decks would need to be re-placed. The estimated cost for this is \$550,000.00.

New pool and bath house at the existing site. Use the same slides with designated areas for swimming. The issue with using the existing site is the parking, or lack of parking. Upgrade the concession stands.

New pool on a different site. Same design as the new pool on the existing site.

They did look at the Sports Complex site. They also looked at the land between Anderson's and the Water tower. There isn't really a good location in the existing park for a pool without tearing something out.

Andy said that he would like option #2 to be looked at a little closer. There are not a lot of grants available for pools. Dave from JEO mentioned that Tim Montgomery with the game and parks commission has some knowledge in this area. Typically it's sales tax, property tax or donations that are used for funding. A Pool Committee could be set up to start fundraising and to look at ways for funding. The pool will last a few more years, but it doesn't serve the needs of the community. Operating expenses will go up with any upgrades.

Andy asked to have some comparisons from other communities. Rasmussen asked the difference between the higher board and the lower board. With a high board you need 12' of water, and with a low board 10' of water is needed.

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The deck will need to be replaced before next year, in order for the pool to open. Approximate cost will be \$30,000.

4. **CONSIDER AMENDMENT REQUEST FOR A DECREASE IN PROPOSED ACCOMPLISHMENTS FROM 10 UNITS TO 7 UNITS FOR CDBG GRANT #08-HO-2022**

Northeast is recommending that the City seek an amendment to the grant contract from 10 units to 7 units. There will only be 7 units complete when the grant concludes December 31, 2010. There will be about \$35,000 in grant funds unallocated for projects that will be returned to the State CDBG fund. Councilman Frey made a motion to approve request of NENEDD for an amendment to grant contract for a decrease in proposed accomplishments from 10 units to 7 units for CDBG Grant #08-HO-2022, seconded by Hoefler. **Vote: Yeas; Frey, Rasmussen, Riedmiller, Hoefler. Nays; None.**

5. **CONSIDER STATE FIRE MARSHALL LEASE AGREEMENT FOR RENEWAL**

This isn't renewed until July. They pay \$200.00/month. Devine thinks that the rent amount for the building is fine given the size and age, but would like to talk to them about utility costs and consider requesting them pay for some of the utilities. Brent has talked about moving the police department over to the City building. Lipker said that it would be nice to have a more private area to talk to suspects or individuals. Lipker would like to cut costs where he can, and that the majority of the utilities are not being used by the police department. Devine will perform a study of the cost and report back to the City Council. The Mayor discussed moving the Police Department into the main City Hall Building. Riedmiller asked about offices to rent in town, and what the rent is.

6. **CONSIDER STATE HIGHWAY MAINTANENCE AGREEMENT #84 FOR RENEWAL**

Councilman Hoefler made a motion to approve and authorize for signature Renewal of Maintenance Agreement No. 84 with Nebraska Department of Roads, seconded by Rasmussen. **Vote: Yeas; Frey, Riedmiller, Hoefler, Rasmussen. Nays; None.**

7. **CONSIDER SPECIAL ELECTION OPTION FOR KENO BALLOT QUESTION**

Riedmiller would like to wait until the 2012 Primary. Bird said that we could wait and see if any other special elections arise. Devine will ask the County Clerk to notify us if there is another special election. Mayor Jarecki said to hold off on this until the next primary, or if there is another special election.

8. **CITY CODE OFFICIAL REPORT – OCTOBER 2010**

There were not any plumber's licenses, and there were three building permits. Hanson has talked to Bill Jones about the flood plain map. Boone County is no longer being considered for an update at this time.

9. **CITY ADMINISTRATOR REPORT**

There was not much to update since the October 26th meeting. Thorin and Devine looked at 260th Street Drainage. There is a large culvert on the east side of the crossing that runs under 260th Street that drains south. The Railroad should be able to clean out their portion. Devine has copied the Mayor and Council on a formal letter requesting the maintenance.

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10. UPDATE ON WATER WELL PROJECT

Zwingman brought the contract packet for our files. DHHS is in the process of drafting approval letter our well permit. Zwingman will set up a meeting for pre-construction with Grosch. He plans to get well drilled, footings and frame up. The interior can be worked on during the winter. There will be some approval process for the fluoridation room.

11. REVIEW DRINKING WATER STATE REVOLVING LOAN AGREEMENT AND CONSIDER RESOLUTION #117(10) FOR PASSAGE

Councilman Hoefer made a motion to introduce Resolution 117(10)-Authorizing execution of contract for loan between the Nebraska Department of Environmental Quality and the City of Albion, Nebraska designated as Project No. D311152, seconded by Riedmiller. **Vote: Yeas; Hoefer, Rasmussen, Frey, Riedmiller. Nays; None.**

12. DISCUSS WASTE WATER TREATMENT FACILITY PROJECT, INCLUDING REAL ESTATE STRATEGY

The option contract with Nelson & Nelson has been executed for up to 3 acres of property adjacent to the current Wastewater Plant. Roger at JEO has been notified. Devine has received some quotes for private financing for the project. Currently, estimates received so far are between 3.68% and 4%. The state revolving loan fund has some strings, but they also provide the contract up allocate the funds up front. It was council and Mayor consensus to have Devine notify DEQ it is the City's intent to utilize the CWSRF funding as offered. Devine will follow-up with DEQ accordingly.

13. CONSIDER BILLS FOR APPROVAL

• **CDBG GRANT EXPENDITURES**

Councilman Hoefer made a motion to approve bill associated with CDBG Drawdown #26, seconded by Rasmussen. **Vote: Yeas; Riedmiller, Frey, Hoefer, Rasmussen. Nays; None.**

• **MONTHLY BILLS**

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

14. EMPLOYEE EVALUATION

Councilman Rasmussen made a motion to approve Employee Evaluation as presented, seconded by Riedmiller. **Vote: Yeas; Hoefer, Riedmiller, Frey, Rasmussen. Nays; None.**

15. CONSIDER APPLICATIONS OF PATTY MORGAN, DAN TOWEY AND PAM KARMANN FOR MEMBERSHIP TO THE ALBION VOLUNTEER FIRE DEPARTMENT.

Councilman Hoefer made a motion to approve applications of Patty Morgan, Dan Towey, and Pam Karmann to the Albion Volunteer Fire Department, seconded by Riedmiller. **Nays; None. Vote: Yeas; Rasmussen, Riedmiller, Frey, Hoefer. Nays; None.**

16. ITEMS TO BE PUT ON NEXT MEETING AGENDA

- DEQ Clean Water SRF Contract
- Police Department/State Fire Marshall Utility Costs
- Cable Company contract expiration
- Annual Organizational Meeting

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- Swear in newly elected council members following the conclusion of the regular December 2010 meeting.

17. ADJOURN

At 8:56 p.m. Councilman Rasmussen made a motion to adjourn, seconded by Hoefler.
Vote: Yeas; Riedmiller, Hoefler, Frey, Rasmussen. 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