

MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
TUESDAY, DECEMBER 14, 2021

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 December 14, 2021 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Jon Porter, Marcus Johnson, and Jason Tisthammer. Absent was: Jack Dailey. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Water Commissioner Warren Myers, and City Attorney Darren Wright. 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. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

Councilman Johnson made a motion to excuse the absence of Council Member Jack Dailey, second by Porter. **Vote: Yeas; Tisthammer, Porter, Johnson. Nays: None.**

MAYOR'S COMMENTS

Mayor Jarecki informed the public about the location of the current copy of the Open Meetings Act posted in the Council Chambers. The Mayor stated that he and Administrator Devine will be reviewing city assets in January, followed by his semi-annual department head meeting.

OLD BUSINESS

2. CONSIDER APPROVAL OF MINUTES OF THE NOVEMBER 9, 2021 CITY COUNCIL MEETING

Councilman Porter made a motion to approve minutes of the November 9, 2021 City Council meeting; second by Tisthammer. **Vote: Yeas; Porter, Tisthammer, Johnson. Nays; None. Absent; Dailey.**

3. REVIEW ANNUAL AUDIT REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021 – AMGL, CPAS

Clerk Devine presented council members with the full financial statement packet and benchmarking provided by AMGL. Marci Luth of AMGL joined by teleconference to review the audit documents with the council. Ms. Luth stated that the City of Albion has once again achieved an unmodified opinion, the highest level of assurance given by an independent auditing firm. Our valuation is \$91,505 per capita, which is much higher than other cities our size. Albion's levy rate is at .33 cents while the average levy rate for a city our size is about .42 cents. Our Operating Income for Utility Funds is lower than recommended. Ms. Luth suggested it might be necessary to raise our rates to make sure we have cash available for capital replacement. Ms. Luth stated the City has good cash reserves in both the General and Business-type Funds.

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Ms. Luth added that the City of Albion is consistent with where we've been in the past, with good equity that allow us to operate as needed. **No action taken.**

4. ACKNOWLEDGEMENT OF RECEIPT OF THE CITY ADMINISTRATOR REPORT TO THE CITY COUNCIL REGARDING THE STATUS OF VARIOUS CITY DEPARTMENTS, CITY ACTIVITIES, AND CITY FINANCIAL REPORTS

Administrator Devine had previously provided a report for council review. **No action taken.**

5. CONSIDER BILLS FOR APPROVAL

- **CONSIDER MONTHLY BILLS FOR APPROVAL**

Councilman Johnson made a motion to approve the monthly bills for payment, except for Speed Services bill; second by Tisthammer. **Vote: Yeas; Tisthammer, Porter, Johnson. Nays; None. Absent; Dailey.**

Councilman Johnson made a motion to approve bill from Speed Services, second by Tisthammer. **Vote: Yeas; Johnson, Tisthammer. Abstain; Porter. Nays; None. Absent; Dailey.**

ORGANIZATIONAL MEETING AND NEW BUSINESS

6. ELECT COUNCIL PRESIDENT FOR ANNUAL TERM

Councilman Porter made a motion to nominate and elect Marcus Johnson as council president for the calendar year 2022, second by Tisthammer. **Vote: Yeas; Johnson, Tisthammer, Porter. Nays; None. Absent; Dailey.**

7. CONSIDER MAYORAL APPOINTMENTS TO BE EFFECTIVE JANUARY 1, 2022

ADMINISTRATOR/CLERK/TREASURER	ANDREW DEVINE
DEPUTY CLERK	SHARON KETTELER
UTILITY CLERK	AMBER WYNN
WATER COMMISSIONER	WARREN MYERS
SEWER COMMISSIONER	CRAIG GRAGERT
PUBLIC WORKS COORDINATOR	DOUG MORGAN
PUBLIC WORKS OPERATOR	JOSEPH LANDAUER
PUBLIC WORKS OPERATOR	VACANT
BUILDING INSPECTOR	WARREN MYERS
CITY ATTORNEY	DARREN WRIGHT
POLICE CHIEF	BRENT LIPKER

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POLICE OFFICER	JOE PREDMORE
POLICE OFFICER	MIKE MAPEL
STREET SUPERINTENDENT	VACANT
FIRE CHIEF	BRUCE BENNE
POOL MANAGER	VACANT
CITY PHYSICIAN/MEDICAL OFFICER	DR. ANTHONY KUSEK
CITY ENGINEER	RESERVE RIGHT TO USE SPECIAL PROJECTS ENGINEER AS NEEDED

Clerk Devine stated that the County hired a new highway superintendent. That person is not interested in the street superintendent position for the City, so that position is currently vacant. Mayor Jarecki reported that JEO Consulting Group would provide this service for a flat fee of \$3,000 per year. Clerk Devine reminded the council that the City is compensated from the State as incentive to have a licensed street superintendent. That money is used to pay the street superintendent, so there is no cost to the City. Devine added that he has reviewed the agreement that JEO provides for other communities, and the services are basically the same as what the County Highway Superintendent had been providing. A big advantage of hiring JEO as our street superintendent is they would already have the Opinion of Cost complete for the One & Six Year Plan. Councilman Porter made a motion to confirm 2022 Mayoral Appointments as presented, including JEO Consulting Group appointment as street superintendent; second by Johnson. **Vote: Yeas; Johnson, Porter, Tisthammer. Nays; None. Absent; Dailey.**

8. **CONSIDER APPROVAL OF MAINTENANCE AGREEMENT #84 BETWEEN NEBRASKA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ALBION**

Clerk Devine noted there are no changes from the previous agreement. Councilman Johnson made a motion to approve renewal of Maintenance Agreement #84 with Nebraska Department of Transportation, second by Porter. **Vote: Yeas; Tisthammer, Johnson, Porter. Nays; None. Absent; Dailey.**

9. **CONSIDER RESOLUTION 119(21) PROVIDING FOR FULL PARTICIPATION BY THE CITY OF ALBION, NEBRASKA, IN THE NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT THROUGH THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT**

Clerk Devine noted the only difference between the existing agreement and this revised one is additional verbiage at the end of the last paragraph on page one. This is necessary to meet the requirements of NENEDD's updated CDBG manual. Councilman Johnson made a motion to introduce and approve Resolution 119(21) authorizing participation in the Northeast Nebraska Economic Development District, second by Tisthammer. **Vote: Yeas; Porter, Tisthammer, Johnson. Nays; None. Absent; Dailey.**

10. **CONSIDER TERMINATION OF LEASE AGREEMENT WITH BOONE COUNTY REGARDING AN INTEREST IN THE ALBION FIRE STATION TO SECURE AND MAINTAIN THE BOONE COUNTY AMBULANCE PER PRIOR RESOLUTION 104(18)**

Councilman Porter made a motion to authorize the Mayor to provide termination notice to Boone County regarding a lease of interest in the Albion Fire Station to secure and maintain the Boone County Ambulance, second by Johnson. **Vote: Yeas; Porter, Tisthammer, Johnson. Nays; None. Absent; Dailey.**

11. **ITEMS TO BE PUT ON NEXT MEETING AGENDA**

Next Regular Meeting – January 11, 2022 at 7:30 p.m.

- Annexation
- Water Main Easement

12. **ADJOURN**

At 8:16 p.m. Council Member Porter made a motion to adjourn the meeting, second by Johnson. **Vote: Yeas; Porter, Johnson, Tisthammer. Nays; None. Absent; Dailey.**

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 within ten working days and prior to the next convened meeting of said body; that all news 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.

James Jarecki, Mayor

ATTEST:

Sharon Ketteler, Deputy Clerk