



2014 City Council Activity Report
City of Albion, Nebraska

*A monthly summary of notable policy and legislative action taken the Albion City
Council during the year 2014.*



Notable 2014 Operations Activities for the City of Albion:

- ❖ City wide clean up held in May.
- ❖ Albion Family Aquatic Center completed and dedicated in the Summer of 2014.
- ❖ Temporary aggregate surfacing put down on South 8th Street for new pool access.
- ❖ Library wiring upgraded as part of a grant received from the Nebraska Community Foundation.
- ❖ Progress made on Water Well punch list.
- ❖ Stainless steel shaft installed on the new well.
- ❖ Well #1 decommissioned.
- ❖ Attempted to rehab well #2, but it collapsed during the process.
- ❖ Water department reported progress in radio-read meter change-out program.
- ❖ Water and Fire Departments flushed fire hydrants.
- ❖ Water tower was repainted, but the paint was defective.
- ❖ Added dirt to the water tower/well site from the pool project.
- ❖ Received DHHS security grant to create GIS map of water system.
- ❖ Entered into agreement with JEO for phase I of water and sewer GIS mapping project.
- ❖ Punch list on new Waste Water Treatment Facility completed.
- ❖ Waste Water Treatment Facility accepted as complete.
- ❖ Annual Sewer maintenance program completed including root treatment
- ❖ Sold surplus property: Scrap metal, old mower, old sewer plant equipment, old pool equipment, old street sweeper, and a portion of North 3rd street for a business expansion.
- ❖ Paid off the Bonds for the New Fire Hall in July 2014.
- ❖ Fire Department received new Quick Response Rescue vehicle from DANKO.
- ❖ Fire Department held multiple practice burns for training.
- ❖ Leon Nelson Memorial field re-dedicated with a bronze plaque from Nelson Family.
- ❖ Field lights at Sports complex cleaned, replaced, and re-aligned.
- ❖ District Legion tournament held at Leon Nelson Memorial Field.
- ❖ Purchased new mower for parks.
- ❖ Purchased new street sweeper.
- ❖ Repaired driveway in front of old fire hall.
- ❖ Mold removed from City Hall basement by Paul Davis Restoration.
- ❖ City hall and Police Station computer system upgraded to a more efficient and more secure server-based system.
- ❖ City email upgraded to an Exchange-based account system in connection with the server upgrade.
- ❖ 62 Building Permits were issued in 2014 at an estimated total value of \$3,441,212
- ❖ 4 Demolition Permits were issued in 2014.



2014 City Council Activity Report

City of Albion, Nebraska

January 2014

- Approved Resolution 101(14) declaring surplus property.
- Approved final passage, with suspension of rules, of Ordinance 228(13) renaming a subdivision of the City of Albion, Nebraska to the Cardinal Addition, which was previously unnamed.
- Approved pay application #5 of Christiansen Construction for the Albion Pool Project.
- Held public hearing for and approved Resolution 102(14) regarding the City of Albion 1 & 6 year street improvement plan.
- Approved Resolution 103(14) approving the City of Albion's section of the Local Emergency Operations Plan.
- Approved planned maintenance agreement contract with Cummins Central Power for annual inspections and service of generator set at the Waste Water Treatment Facility.
- Reviewed Monthly Administrator Report including updates on Pool Project, Water Projects, Street Projects, Building Permits, and Financial Reports.



A monthly summary of notable policy and legislative action taken by the Albion City Council during the year 2013.





February 2014

- Opened sealed bids for surplus property described as the west half of North 3rd Street, North of the Railroad Right of Way, North of Main Street and approved final passage, with suspension of rules, of Ordinance 227(13) directing the sale of the surplus property and identifying the name of purchaser and the terms of sale.
- Approved lot split application of H. Thomas Fick to divide Lot 1, Block 2, of Clarks 1st Addition to the City of Albion, Nebraska.
- Approved Resolution Series 104(14) 1 through 2, declaring nuisances.
- Approved Resolution 105(14) approving Electronic Service Level Agreement and addendum with Nebraska Interactive, LLC. And the Nebraska State Records Board; authorizing the Mayor to sign the same agreement; and, adopting policies for the administration of the same. This agreement allows for credit/debit card and e-check payment options for payment for City fees and services.
- Approved Resolution 106(14) approving transfer of Cable Franchise Agreement of Antilles Wireless, LLC dba Cable Nebraska, to Eagle Communications, Inc.
- Approved Change Order #1 of Danko Contract for Quick Response Rescue Vehicle. Change order reflected a \$1,128 increase to a 2015 model chassis due to specified 2014 model chassis no longer available.
- Reviewed annual report of the Albion Housing Authority.
- Approved appointment of Ruth Crosby to the Board of Directors for the Albion Housing Authority.
- Approved hiring of swimming pool managers for the 2014 season. Administrator Devine specifically disclosed spousal relationship to assistant manager Michelle Devine.
- Approved annual evaluations of Joe Luettel and Joe Landauer.
- Approved pay application #6 of Christiansen Construction for new pool project.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Water Projects, Waste Water Facility, Parks Projects, Building Permits, and Financial Reports.



March 2014

- Reviewed favorable annual audit report for year ended September 30, 2013 as presented by AMGL.
- Heard presentation from AEDC regarding affordable housing needs.
- Approved a motion to hold 1 received bid for 8th and South Streets Project until next meeting pending further review by Burbach Aquatics, Project Engineer.
- Approved a motion to table action on proposed Resolution 107(14) designating an agent to approve SDL's.
- Approved Resolution 108(14) establishing mutual law enforcement jurisdiction with Boone County.
- Approved Resolution 109(14) authorizing interlocal agreement with Boone County to lease space at the City of Albion "Old Fire Station" building for the sheriff's department use.
- Approved Resolution 110(14) an Interlocal Agreement regarding public parking for Fuller Park, Albion Family Aquatic Center, and the Boone County Health Center.
- Approved a motion to table action on potential resolution outlining Mayoral duties in regards to semi-annual meetings with department staff.
- Approved Lawn Care bid of Schrad K-Lawn for the 2014 season.
- Approved Annual Report from the Water and Sewer Departments.
- Approved a motion to approve maintenance proposal of Cleanwell Technology, Inc. to perform maintenance to wells #1, #2, and #3.
- Approved maintenance service contract of 3E Electrical Engineering and Equipment Company for 1 year to perform maintenance on generator set at the water tower and new well site.
- Reviewed Campground rates, revenues, costs, and dates of service.
- Approved pay application #7 of Christiansen Construction for new pool project.
- Approved pay application #1 of Mechanical, Inc. for new pool project.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Parks Projects, Building Permits, and Financial Reports.



April 2014

- Approved request of Smoke n Chrome on Main Committee to temporarily close downtown streets for car show from 8am to 3pm on June 14, 2014.
- Approved request of Albion Chamber of Commerce to close portion of 4th Street from 6am August 23, 2014 to 1:30am August 24, 2014 for Community Event.
- Held public hearing for, and approved request of, Albion Chamber of Commerce for Special Designated License for August 23, 2014.
- Held public hearing for, and approved application of, Cardinal Inn, dba Christo's Pub for Liquor License.
- Approved a motion to reject bid of B&D Construction for 8th and South Streets paving project.
- Approved Resolution 107(14) designating an agent to approve special designated liquor licenses.
- Indefinitely postponed action on a resolution outlining additional Mayoral duty.
- Reviewed annual identity theft prevention program report.
- Approved pay application #8 of Christiansen Construction for new pool project.
- Approved pay application #2 of Mechanical, Inc. for new pool project.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Street Issues, Water Projects, Waste Water Facility, Parks Projects, Building Permits, and Financial Reports.

May 2014

- Approved manager application of Dave Kramer in connection with Alco Discount Store 264 Liquor License #D-102011.
- Approved Public Right of Way Permit Applications of Eagle Communications, Inc. and Great Plains Communications.
- Approved Resolution 111(14) declaring and directing sale of surplus property.
- Approved final passage, with suspension of rules, of Ordinance 229(14) amending the Wellhead Protection Area for the City of Albion, Nebraska.
- Approved Change Order #2 for contracts #1 and #3 of the Albion Swimming Pool Project.
- Approved Change Order #2 of Danko contract for quick response rescue vehicle.
- Approved annual evaluations of Brent Lipker and Ron Morearty.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Street Issues, Water Projects, Waste Water Facility, Parks Projects, Building Permits, and Financial Reports
- Approved pay application #9 of Christiansen Construction for new pool project.
- Approved pay application #3 of Mechanical, Inc. for new pool project.



June 2014

- Approved request to temporarily close a portion of Church Street on July 4, 2014 for a children's parade.
- Approved bid of Elliot Equipment Company for new street sweeper of \$103,050 without trade in of current sweeper.
- Approved motion to authorize city staff to work with JEO to complete the 2014-15 Security Grant for Water System GIS mapping for half of Albion.
- Approved final passage, with suspension of rules, of Ordinance 230(14) amending section 1-508 of the City Code regarding bidding requirements for City Contracts.
- Approved final passage, with suspension of rules, of Ordinance 231(14) enacting section 2-134 outlawing improper disposal of yard waste at the City Grass and Tree piles.
- Approved Mayoral Appointment of Mike Mapel to the Albion Police Department to fill vacancy.
- Approved Right of Way Grant/Occupancy to RDG Geoscience for purpose of construction and maintaining monitoring wells near 5th and Main Streets.
- Reviewed annual delinquent utility account report.
- Approved pay application #10 of Christiansen Construction for new pool project.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Street Issues, Water Projects, Waste Water Facility, Parks Projects, Building Permits, and Financial Reports
- Held public hearing to consider conditional use permit application of Boone County to erect a radio tower within the TA Zoning District:
 - Application was approved with the following conditions:
 - Project meets County road setback requirements;
 - Project receives FAA approval;
 - Project receives Nebraska Department of Aeronautics approval; and,
 - Project meets any and all other local zoning regulations.



July 2014

- Held public hearing for and approved application of administrative plat by Carroll M. Anderson to replat the South 80 feet of Lots 1 and 2, Block 2 of the Becker, Neeham and Williams Addition to the City of Albion, Boone County, Nebraska.
- Approved of Phase I of the Anderson Subdivision infrastructure improvement plans as submitted by Engineer John Zwingman on behalf of Niewohners.
- Approved Resolution 113(14) declaring and directing the sale of surplus property.
- Approved Resolution Series 114(14) 1 through 2 declaring nuisances.
- Approved first reading of Ordinance 232(14) regarding disturbing the peace.
- Approved first reading of Ordinance 233(14) regarding excessive noise.
- Approved final passage, with suspension of rules, of Ordinance 234(14) amending City Code regarding restrictions on location where sexual predators may reside in Albion City Limits.
- Approved amendment to Solid Waste Agreement with Bud's Sanitary Service.
- Reviewed Mayor's Priority Project List;
 - Finish Water Well Projects so have multiple sources of clean drinking water;
 - New tennis court as second phase of pool project;
 - Improve landscaping at the new fire station;
 - Improve Fairview Street including storm drainage;
 - Encourage development of workforce housing units utilizing Development funds already designed to provide such incentives;
 - Improve water system so that can maintain water tower at full capacity;
 - Renew ½ cent sales tax in 2016 for property tax relief to fund pool bond, fire department, and police department.
- Accepted official Oath of Office by Mike Mapel.
- Approved Fire Department Roster as presented, including new member, Cole Frey.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Street Issues, Water Projects, Waste Water Facility, Parks Projects, Building Permits, and Financial Reports.
- Approved Change Order #3 of Rutjen's Construction for the Waste Water Treatment Facility (WWTF) Project.
- Tabled final pay application of Rutjen's Construction and final acceptance of the WWTF Project until blower and clarifier problems are corrected.
- Approved Change Order #4 of Danko for quick response rescue vehicle.
- Approved Pay Application #4 of Mechanical, Inc. for new pool project.
- Approved Change Order #3 of Christiansen Construction for Contracts #1 and #3 of new pool project.
- Approved Pay Application #11 of Christiansen Construction without withholding \$16,000 in liquidated damages; understanding that liquidated damages will be addressed upon full completion of the project.
- Reviewed preliminary 2014-2015 Budget worksheets and capital project plans by department as presented by Administrator Devine.
- Approved annual evaluation of Andrew Devine.



August 2014

- Approved Boone County Development Agency Membership and Dispersement Agreements.
- Approved final passage, with suspension of rules, of Ordinance 232(14) regarding disturbing the peace.
- Approved final passage, with suspension of rules, of Ordinance 233(14) regarding excessive noise.
- Approved first reading of Ordinance 235(14) relating to levy of special assessment for the unpaid water and sewer utility bill of Cynthia J. Majerus aka Cynthia J. Johnson.
- Approved Resolution 115(14) setting utility rates effective October 1, 2014.
- Approved 2.1% Cost of Living Adjustment for non-temporary City Employees effective October 1, 2014.
- Approved \$21,000 property tax authority request of Albion Airport Authority.
- Approved Interlocal Agreement with Boone Central Schools regarding use of Sports Complex for Softball.
- Approved a motion to increase winter camping rates from November 1 through March 31 by 50%.
- Held discussion on Nuisance Abatement program, Water Projects, and Water Tower maintenance contract.
- Approved agreement with JEO for Phase I of GIS mapping project.
- Reviewed Monthly Administrator Report including updates on Pool Project Progress, Water and Sewer maintenance projects, Computer upgrade projects, planned mold abatement in City Hall, Building Permits, and Financial Reports.
- Approved Resolution 116(14) declaring a nuisance.
- Held 2104-15 budget workshop with Terry Galloway of AMGL.
- Tabled pay application #12 of Christiansen Construction until punch list is addressed.
- Tabled pay application #5 of Mechanical, Inc. until punch list is addressed.
- Held Albion Family Aquatic Center dedication and recognized community support of the project.



September 2014

- Held Public Hearing for, and approved, administrative plat application of Delbert H. Niewohner to replat all of Block 46 of the Mansfield's Tenth Addition.
- Held Public Hearing for 2014-15 Budget Adoption and approved Resolution #117(14) for the 2014-15 Property Tax request and approved the 2014-15 budget.
- Tabled Resolution 118(14) regarding Interlocal Agreement with Boone County for Street Superintendent Services.
- Approved Resolution Series 119(14) 1-2 declaring nuisances.
- Approved final passage, with suspension of rules, of Ordinance 235(14) relating to a levy of special assessment for the unpaid water, sewer, and garbage utility bill of Cynthia J. Majerus AKA Cynthia J. Johnson.
- Approved final passage, with suspension of rules, of Ordinance 236(14) amending sections 2-112 and 2-113 of the Albion City Code regarding Gambling, Gambling Devices or Lottery.
- Reviewed Monthly Administrator Report including updates on New Pool operation, potential street projects, sewer plant motors, ball field issues at Sports Complex, Building Permits, and Financial Reports.
- Held discussion on Water Projects, and Water Tower maintenance contract.
- Held fiscal year end meeting on September 30, 2014.

October 2014

- Held Public Hearing for and approved application for administrative plat of Brad and Lori Warner to replat lots 3 and 4, Block 15, of Mansfield's Third Addition.
- Approved \$250,000 Sales Tax Release Request of Albion Economic Development for purchase and demolition of two downtown buildings and fund infrastructure for new housing development areas.
- Heard a presentation from the Boone Central Speakers Bureau regarding the Boone Central School Bond Issue ballot question.
- Tabled Resolution 118(14) regarding an interlocal agreement with Boone County for Street Superintendent Services.
- Heard a report from Police Chief Lipker regarding nuisance properties being cleaned up.
- Reviewed Monthly Administrator Report including updates on the New Pool operations and winterization, potential street projects, sewer plant motors, ball field issues at Sports Complex, Building Permits, and Financial Reports.
- Approved revised pay application #12 of Christiansen Construction for the new pool project.
- Approved final pay application of Rutjen's Construction and accepted Waste Water Treatment Facility as completed.
- Held a special meeting to approve change orders 6-9 of Grosch Irrigation for the new Water Well project.



November 2014

- Held a special meeting to approve manager application of Jenice Stevenson in connection with Christo's Pub Liquor License.
- Approved Special Designated License Application of Albion Thriftyway to hold an event on December 5, 2014.
- Approved pay application #13 of Christiansen Construction for the new pool project.
- Reviewed campground utility costs and revenues at request of Jacob Craft.
- Tabled Resolution 118(14) regarding an interlocal agreement with Boone County for Street Superintendent Services.
- Approved renewal of Highway Maintenance Agreement #84 with the State of Nebraska Department of Roads.
- Discussed possible future annexation of Anderson Subdivision, currently under development.
- Reviewed Monthly Administrator Report including information on Building Permits and Financial Reports.
- Approved annual evaluation of Joe Predmore.
- Discussed status of various Water projects.
- Rejected claim of Frontier Communications regarding damage to fiber optic cable.

December 2014

- Approved Resolution 118(14) establishing an Interlocal Agreement with Boone County for Street Superintendent Services.
- Approved Pay Application #14 of Christiansen Construction for new pool project.
- Approved Pay Application #5 of Mechanical, Inc. for new pool project.
- The City Clerk presented the certified election results from November 10, 2014.
- The Mayor and Council thanked outgoing Council Member Don Rutten for his service on the City Council.
- City Attorney Darren Wright swore in newly elected Council Member Jon Porter.
- Elected Jim Riedmiller as Council President for 2015.
- Approved Mayoral Appointments for 2015.
- Tabled Resolution 121(14) declaring nuisances – no inspection reports were received.
- Approved 2014 State Street Budget Report as submitted by Darrel Thorin, City Street Superintendent.
- Approved Grant of Right of Way Agreement to RDG Geoscience and Engineering for the purpose of constructing monitoring wells.
- Reviewed Monthly Administrator Report including information on Water and Waste Water Projects, Building Permits and Financial Reports.