

MINUTES
ALBION CITY COUNCIL
REGULAR MEETING
TUESDAY, FEBRUARY 8, 2022

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 February 8, 2022 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Jack Dailey, Jason Tisthammer, Jon Porter, and Marcus Johnson. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, City Attorney Darren Wright, Fire Chief Bruce Benne, and Officer Mike Mapel. 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.

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.

2. CONSIDER MINUTES OF JANUARY 11, 2022 CITY COUNCIL MEETING FOR APPROVAL

Councilman Porter made a motion to approve the minutes of the January 11, 2022 City Council meeting; second by Johnson. **Vote: Yeas; Tisthammer, Porter, Johnson, Dailey. Nays; None.**

3. DISCUSS POTENTIAL COUNTY AMBULANCE FIREHALL LEASE AGREEMENT WITH BOONE COUNTY COMMISSIONER LARRY TEMME

Boone County Commissioner Jon Lindgren stated that the hospital is looking at a grant to construct a building to house the ambulance. There is no estimated date of when that might be completed. Fire Chief Bruce Benne stated that the county may continue to house the ambulance in the firehall until they find a suitable place to store it; as long as the process is continually pursued and not put on the back burner. Clerk Devine stated that a new agreement would need to be drawn up since the council voted to terminate the current one effective April 1, 2022. The council, Lindgren, and Benne all agreed that Clerk Devine and City Attorney Wright should draw up a new revised agreement that proceeds from month to month – not to exceed a certain date; and then renegotiate if necessary.

Mayor Jarecki asked Benne when they would be getting the new pumper. Benne stated it was originally expected to arrive in May, but now it might be June or July. There was discussion of listing the old one for sale as surplus property. Benne stated there are a couple of fire departments that have already shown interest in purchasing the old one. **No action taken.**

4. **CONSIDER AEDC REQUEST TO RELEASE SALES TAX FUNDS FOR SPECIFIC PURPOSES, PROGRAMS, AND/OR PROJECTS:**

- \$70,000 TO PURCHASE REAL ESTATE FOR AEDC OFFICES AND MEETING SPACE
- \$13,500 FOR ANNUAL PROGRAM EXPENSES INCLUDING \$10,000 COMMITMENT TO BOONE BEGINNINGS EARLY CHILDHOOD AND FAMILY DEVELOPMENT CENTER

Clerk Devine noted that the Albion Citizens Advisory Committee met on January 24th to review and discuss the request for funds, and recommended approval. A copy of those minutes was provided to the council.

John Moeller & Tony Levander attended on behalf of AEDC and explained the request to release \$70,000 to purchase a building for office space for AEDC Director. The building also has options for a second office space. Levander stated the front area is open and would work well for meeting space for other community groups as well. Moeller added that it is an ideal downtown location, and next to a lot AEDC currently owns. They feel it's important to have visible presence and easy accessibility. Dailey asked what the improvements were since the current owner purchased it. Levander stated that a new roof was put on, new electrical wiring, electrical panel, and walls were framed. Johnson questioned how a shared employee with the City of Albion would work better than their past shared employee. Moeller stated that the past partnership with BCDA served all of Boone County. Levander added there was no common way to address housing as all communities had different needs. On the last Albion community survey the top three needs listed were: Child Daycare; Recreational Trail; and Housing. Two of those three have been addressed. This shared employee would focus on housing development for Albion only. Devine stated it would be beneficial to the city to hire someone with IT experience who could also take over our website management and social media engagement. Dailey asked if there is an account for AEDC funds and if there is enough money available. Devine stated there is \$140,000 in the sales tax fund for AEDC; and he communicates the sales tax settlement to them each month. Devine showed the council where to find it on his financial reports in the agenda packet each month. Johnson questioned the necessity of the building as a meeting place as he felt there were enough other meeting rooms in Albion. Council members expressed concern about the cost of the building. Porter suggested leasing office space. Levander noted that the current assessed value is \$130,000. Moeller added that property in Boone County historically appreciates in value.

Dailey made a motion to approve \$13,500 release for annual program expenses including \$10,000 commitment to Boone Beginnings; second by Porter.

Vote: Yeas; Dailey, Porter, Johnson, Tisthammer. Nays; None.

Mayor Jarecki asked if a council member wished to make a motion on the release of the \$70,000 request. There was none.

5. **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. Devine added that Rutjen's completed work on the 2nd and Fairview water project. City crew are closing the hole. Dailey asked about Well #3 Rehab. Devine explained that since Well #3 is our only backup well, we had to build Well #5 before attempting to rehab Well #3. DHHS has approved the plan and Warren is trying to schedule with the engineer, Sargent Irrigation, and Clean-Well Technology (who does the actual rehab of well) to coordinate the project. We are hoping to get it done this spring. Dailey also asked about the Kohtz Dam issue. Devine stated that the County is not communicating with the State. There might come a time for us to take formal action, but not yet. **No action taken.**

6. **CONSIDER BILLS FOR APPROVAL**

- CONSIDER MONTHLY BILLS FOR APPROVAL

Councilman Porter made a motion to approve the bills as presented, second by Dailey. **Vote: Yeas; Johnson, Tisthammer, Dailey, Porter. Nays; None.**

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

Next Regular Meeting: March 8, 2022 at 7:30 p.m.

- REVISED COUNTY AMBULANCE LEASE AGREEMENT
- ANNEXATION PLAN
- KENNEL AGREEMENT WITH ST. EDWARD

8. **ADJOURN**

At 8:27 p.m. Council Member Johnson made a motion to adjourn the meeting, second by Porter. **Vote: Yeas; Tisthammer, Porter, Johnson, Dailey. Nays; None.**

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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