

**MINUTES**  
**ALBION CITY COUNCIL**  
**REGULAR MEETING**  
**TUESDAY, AUGUST 9, 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 August 9, 2022 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Marcus Johnson, Jack Dailey, Jason Tisthammer, and Jon Porter. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Utility Billing Clerk Amber Wynn, City Attorney Darren Wright, 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. The Mayor stated he held his semi-annual Department Head Meeting on August 5, 2022. Copies of the report were provided for council review and for the public.

**2. CONSIDER MINUTES OF JULY 19, 2022 CITY COUNCIL MEETING FOR APPROVAL**

Councilman Johnson made a motion to approve the minutes of the July 19, 2022 City Council meeting as presented, second by Porter. **Vote: Yeas; Dailey, Tisthammer, Johnson, Porter. Nays; None.**

**3. CONSIDER AIRPORT AUTHORITY REQUEST FOR CITY TAX ALLOCATION FOR FISCAL YEAR 2022-2023**

Mayor Jarecki stated that \$30,000 is the same amount the Airport Authority has requested for the past few years. Clerk Devine added they have not been using the entire requested amount.

Councilman Johnson made a motion to approve Airport Authority request for City Tax Allocation of \$30,000 for fiscal year 2022-23; second by Porter. **Vote: Yeas; Dailey, Johnson, Porter, Tisthammer. Nays; None.**

**4. BUDGET WORKSHOP – DISCUSS DRAFT OF 2022-23 BUDGET INCLUDING CERTIFIED VALUATION AS REPORTED BY COUNTY ASSESSOR, FINAL PREPARATION BY ACCOUNTANT, SETTING BUDGET HEARING DATE AND TIME, AND SETTING THE BUDGET ADOPTION DATE AND TIME**

Clerk Devine stated this draft had also been under review by accountant, Michael Hoback, of AMGL. One change from the Preliminary Budget Draft given to the council last month was moving the South 11<sup>th</sup> Street project from the 1-Year Street Plan to the 6-Year Street Plan due to the projected cost estimate being extremely high. Another change includes a Library project that will utilize donated funds they received last year, so it will not impact property tax asking.

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Mr. Hoback was present to review the budget with council members. The City's Valuation is estimated to increase approximately 5% from last year. Tax asking will increase approximately 9%. The total Tax Levy is estimated to go up from 0.3792 to 0.3940 %.

Mr. Hoback stated we have a low levy compared to other cities our size. The City should receive the Certified Valuation from the County Assessor soon. Mr. Hoback commented that the City does a good job of using Sales Tax and has good cash reserves in all Funds

Johnson made a motion to set Budget Hearing date and time for September 6, 2022 at 7:30 a.m. and the Budget Adoption at the regular meeting of September 13, 2022 at 7:30 p.m.; second by Porter. **Vote: Yeas; Tisthammer, Porter, Dailey, Johnson. Nays; None.**

**5. CONSIDER RESOLUTION 110(22) REGARDING COST-OF-LIVING ADJUSTMENT FOR NON-TEMPORARY CITY EMPLOYEES EFFECTIVE OCTOBER 1, 2022**

Clerk Devine stated that historically the City has used the Consumer Price Index (CPI) as a guide for Cost of Living Adjustments in order to remain competitive. Devine noted the employment market is becoming difficult to fill and retain positions, especially in specialized areas. This year's CPI is 9.1%. The preliminary budget includes an estimated 10% COLA. Following necessary discussion, Councilman Johnson made a motion to introduce and approve Resolution 110(22) to include a cost of living adjustment for non-temporary city employees of 9% effective October 1, 2022; second by Tisthammer. **Vote: Yeas; Porter, Dailey, Johnson, Tisthammer. Nays; None.**

**6. CONSIDER INTERLOCAL AGREEMENT WITH BOONE CENTRAL SCHOOLS FOR USE OF SPORTS COMPLEX FACILITIES FOR SOFTBALL**

Mayor Jarecki stated the agreement is the same as in the past. Clerk Devine added that Boone Central School Board reviewed and approved the agreement.

Councilman Dailey made a motion to approve Interlocal Agreement with Boone Central Schools in regard to use of Sports Complex for Softball, and authorize the Mayor to sign the same; second by Johnson. **Vote: Yeas; Johnson, Dailey, Tisthammer, Porter. Nays; None.**

**7. REVIEW NUISANCE REPORT FROM ALBION POLICE DEPARTMENT**

- **CONSIDER RESOLUTION 111(22) DECLARING NUISANCE**

Council members reviewed the nuisance report provided by Officer Mapel. Porter made a motion to introduce and approve Resolution 111(22) Declaring Nuisance, second by Dailey. **Vote: Yeas; Tisthammer, Porter, Johnson, Dailey. Nays; None.**

8. **CONSIDER FIRST READING OF ORDINANCE 315(22) RELATING TO A LEVY OF SPECIAL ASSESSMENT FOR THE UNPAID NUISANCE ABATEMENT COSTS AND FEES OF TRACI SHAW C/O TRACI MADDUX, 802 WEST COLUMBIA STREET, ALBION, NE 68620**

Councilman Porter made a motion to introduce Ordinance 315(22). Mayor Jarecki instructed Clerk Devine to read the ordinance by title for the first time. Councilman Porter made a motion to approve the first reading of Ordinance 315(22), second by Johnson. **Vote: Yeas; Johnson, Dailey, Tisthammer, Porter. Nays; None.**

9. **CONSIDER FIRST READING OF ORDINANCE 316(22) RELATING TO A LEVY OF SPECIAL ASSESSMENT FOR THE UNPAID NUISANCE ABATEMENT COSTS AND FEES OF CYNTHIA J. MAJERUS C/O CYNTHIA J. JOHNSON, 515 S. 3<sup>RD</sup> STREET, ALBION, NE 68620**

Councilman Porter made a motion to introduce Ordinance 316(22). Mayor Jarecki instructed Clerk Devine to read the ordinance by title for the first time. Councilman Porter made a motion to approve the first reading of Ordinance 316(22), second by Johnson. **Vote: Yeas; Tisthammer, Johnson, Dailey, Porter. Nays; None.**

10. **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 the council with the report from the Mayor’s Semi-Annual Meeting and the City Financial Reports. **No action taken.**

11. **CONSIDER BILLS FOR APPROVAL**

- **CONSIDER MONTHLY BILLS FOR APPROVAL**

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

12. **CONSIDER EMPLOYEE EVALUATIONS FOR APPROVAL**

Councilman Johnson made a motion to approve the annual evaluations of Amber Wynn and Mike Mapel, second by Tisthammer. **Vote: Yeas; Tisthammer, Johnson, Dailey, Porter. Nays; None.**

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

**Special Meeting – Budget Hearing: September 6, 2022 7:30 a.m.**

**Regular Meeting – Budget Adoption: September 13, 2022 at 7:30 p.m.**

Budget Adoption Hearing

- Approve Resolution Setting the 2022/2023 Property Tax Request
- Approve and Adopt 2022/2023 Budget Including Additional 1% Increase of Restricted Funds Authority
- Approve 2022-2023 Capital Improvements Plan
- 1 and 6 Year Street Plan Hearing
- Formal Appointments for New Positions
- Easement Agreement

**14. ADJOURN**

At 8:39 p.m. Council Member Porter made a motion to adjourn the meeting, second by Dailey. **Vote: Yeas; Tisthammer, Johnson, Dailey, Porter. 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 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.

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James Jarecki, Mayor

ATTEST:

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Sharon Ketteler, Deputy Clerk