

MINUTES
ALBION CITY COUNCIL
REGULAR MEETING – PUBLIC HEARING
TUESDAY, OCTOBER 12, 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 October 12, 2021 at Albion City Hall, 420 West Market St., Albion, NE. Present were: Mayor James C. Jarecki, Council Members Jack Dailey, Jon Porter, and Marcus Johnson. Absent was: Jason Tisthammer. City staff present were: City Administrator Andrew Devine, Deputy City Clerk Sharon Ketteler, Water Commissioner Warren Myers, Officer Mike Mapel, Billing Utility Clerk Amber Wynn, 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 Jason Tisthammer, second by Dailey. **Vote: Yeas; Porter, Johnson, Dailey. 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 thanked the Wolf Foundation for their \$14,000 donation for the new pool water walk. Jay Wolf was present for a photo with the Mayor.

2. CONSIDER MINUTES OF THE SEPTEMBER 28, 2021 CITY COUNCIL MEETING FOR APPROVAL

Councilman Johnson made a motion to approve minutes of the September 28, 2021 City Council meeting; second by Porter. **Vote: Yeas; Dailey, Porter, Johnson. Nays; None. Absent; Tisthammer.**

3. CONSIDER AEDC REQUEST TO RELEASE SALES TAX FUNDS IN THE AMOUNT OF \$50,000 TO ASSIST CAR QUEST WITH CONSTRUCTION/FAÇADE COSTS

Clerk Devine stated that the Citizens Advisory Committee had a scheduled meeting yesterday to discuss Albion Economic Development’s request; however, due to lack of quorum the meeting did not take place. Clerk Devine noted that the council may still consider the request without CAC’s recommendation. Councilman Porter made a motion to table AEDC request to release \$50,000 to assist Car Quest with construction/façade costs until CAC reviews and makes a formal recommendation, second by Johnson. **Vote: Yeas; Porter, Johnson, Dailey. Nays; None. Absent; Tisthammer.**

4. **OPEN PUBLIC HEARING TO CONSIDER ZONE CHANGE APPLICATION OF WHITE STAR OIL COMPANY LLC FOR APPROVAL**

Mayor Jarecki opened the public hearing at 7:36 p.m. The Mayor sought public input. None given. After the Mayor again sought comment and none was heard, Councilman Dailey made a motion to close the public hearing at 7:37 p.m., second by Porter. **Vote: Yeas; Johnson, Dailey, Porter. Nays; None. Absent; Tisthammer.** Clerk Devine provided a projector screen map of the requested zone change area and reviewed with the council. Porter made a motion to approve Zone Change Application of White Star Oil Company, LLC; second by Dailey. **Vote: Yeas; Johnson, Porter, Dailey. Nays; None. Absent; Tisthammer.**

5. **OPEN PUBLIC HEARING REGARDING THE ACTIVITIES OF THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND TO GIVE CITIZENS THE OPPORTUNITY TO BE HEARD REGARDING THE DOWNTOWN REVITALIZATION (DTR) GRANT**

At 7:40 p.m. Mayor Jarecki opened the public hearing and sought public comment. Jan Merrill of Northeast Nebraska Economic Development District stated that \$350,000 in CDBG Funds were awarded to Albion for Downtown Revitalization. AEDC also provided matching funds of \$102,965.66; and additional matching funds of \$97,076.41 by the business owners totaled an investment of \$494,768.44 in downtown revitalization. There were spreadsheets provided that gave a list of projects that were completed. Mayor Jarecki sought further input. Hearing none, he closed the public hearing at 7:42 p.m. Clerk Devine recognized Ms. Merrill for her administrative guidance, AEDC for matching funds, and the local board of volunteers for their assistance. **No action taken.**

6. **CONSIDER MEMBERSHIP APPLICATION OF SYDNEY SCHUMACHER TO THE ALBION VOLUNTEER FIRE DEPARTMENT**

Clerk Devine noted that the Fire Department Board recommended approval. Councilman Johnson made a motion to approve membership application of Sydney Schumacher to the Albion Volunteer Fire Department, second by Porter. **Vote: Yeas; Dailey, Johnson, Porter. Nays; None. Absent; Tisthammer.**

7. **CONSIDER GARBAGE SERVICE CONTRACT WITH BUD'S SANITARY SERVICE, LLC FOR RENEWAL FOR THE TERM OF DECEMBER 1, 2021 TO NOVEMBER 30, 2024**

Council members reviewed the contract. Clerk Devine noted there is no change in rate from the previous year, and there hasn't been a rate change since 2015. Councilman Porter made a motion to approve Garbage Service Contract with Bud's Sanitary Service, LLC for renewal for the term of December 1, 2021 to November 30, 2024, second by Johnson. **Vote: Yeas; Johnson, Dailey, Porter. Nays; None. Absent; Tisthammer.**

8. **CONSIDER LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM VENDOR AGREEMENT WITH THE STATE OF NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES**

Clerk Devine reviewed the agreement with the council, stating this is a federally funded rescue plan to assist eligible households with water fees to prevent disconnection of services. Households would be required to sign up through DHHS to determine eligibility. Utility Billing Clerk Wynn added that DHHS would send payment directly to the City Office with notification of the household account it should be applied to. The program will terminate September 30, 2023; or earlier if the \$5,988,839 in funding is exhausted. Councilman Johnson made a motion to approve the Low Income Household Water Assistance Program Vendor Agreement with the State of Nebraska Department of Health and Human Services, second by Dailey. **Vote: Yeas; Dailey, Porter, Johnson. Nays; None. Absent; Tisthammer.**

9. **CONSIDER BILLS FOR APPROVAL**

- CONSIDER MONTHLY BILLS FOR APPROVAL

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

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

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 a report for council review. Devine added that Dave Inman, Doug Morgan, and himself met with Chuck Rolf at the campground expansion site and discussed a potential layout plan.

Flushing of water main by Boone Beginnings has been completed and the City is waiting for clear water sample results so it can be put into operation.

Work is complete at the Kohtz area Dam. Paperwork will be sent in as soon as the engineer signs off on the project.

The Fire Department now has an active fire hydrant map. Clerk Devine reviewed the map with the council.

Devine noted this has been a record year for sales tax with a total of \$748,623.13.

No action taken.

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

Next Regular Meeting – November 9, 2021 at 7:30 p.m.

- AEDC Sales Tax Release

12. ADJOURN

At 8:06 p.m. Council Member Porter made a motion to adjourn the meeting, second by Johnson. **Vote: Yeas; Dailey, Porter, Johnson. Nays; None. Absent; Tisthammer.**

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