

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 pm on Wednesday, January 3, 2024 at City Hall, located at 614 Main Street, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA – January 3, 2024

- **MINUTES - Council to approve Minutes of December 20, 2023, Regular Council Meeting**
- **PAYMENT OF CLAIMS - Council to approve Payment of Claims for the period of 12/21/2023 through 1/3/2024.**
- **TREASURER’S REPORT - Council to review and discuss City’s finances.**
- **DISCUSS/APPROVE 32 N John**
- **DISCUSS/APPROVE Rotary Gazebo**
- **DISCUSS/APPROVE – Personnel, City Administrator.**
- **Adjournment**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to attendance by the public. This Agenda is kept continuously current. As of December 29, 2023, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). –Dawn McNulty, City Clerk

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
December 20, 2023

A regular meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, December 20, 2023, at 5:30 p.m.

Present were Council Members: Tom Moulton, Dyann Collins, Larry Casper, and Mayor and Acting Administrator Hal Haeker. Absent: Chris Tripe. City Clerk Dawn McNulty, Treasurer Tashia Butterfield, and City Utility Superintendent Russ Pfeil were also in attendance. Notification of this meeting and the agenda was given in advance by posting, a designated method for giving notice. Advance notice of the meeting and the agenda was given to the Mayor and all members of the City Council. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Mayor Haeker advised the public of the Open Meetings Act posted on the east wall of the meeting room, and then proceeded to call the regular meeting of December 20, 2023, at 5:30 p.m. and the following business was transacted:

Roll call: Tom Moulton-present, Dyann Collins-present, Chris Tripe-absent, Larry Casper-present, and Mayor Haeker-present. Motion by Casper, second by Moulton to determine this meeting as previously publicized, duly convened and in open session. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of the December 6, 2023, council meeting. Motion by Moulton, second by Casper to approve the regular minutes of the December 6, 2023, council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of the December 6, 2023, Reorganizational; council meeting. Motion by Moulton, second by Casper to approve the Reorganizational minutes of the December 6, 2023, council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for December 7, 2023, through December 20, 2023, for a total of \$111,210.15. Motion made by Moulton, second by Casper to approve the claims. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Moulton, and Casper. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve the Treasurer's report. Motion by Collins, second by Moulton to accept the Treasurer's report as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and or approve Andrew Millers request to use the Auditorium for youth wrestling. Motion by Collins, second by Moulton to approve Andrew Millers request to use the Auditorium for youth wrestling free of charge. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and or appoint Rod Hoard the Planning Commission. Motion by Moulton, second by Collins to approve Rod Hoard the Planning Commission. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and or appoint Steve Fitz the Planning Commission. Motion by Moulton, second by Casper to approve Steve Fitz the Planning Commission. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and

Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and or appoint Vicki Hohfeld to the Tree Board. Motion by Moulton, second by Collins to approve by Vicki Hohfeld to the tree board. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and or approve Don Jardon walking in the Auditorium Monday, Wednesday, and Friday from 8:00 am to Noon. Motion by Casper, second by Collins to approve Don Jardon walking in the Auditorium on Monday, Wednesday, and Friday from 8:00 am to Noon. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and or approve plans for 32 N. John Street. This item was postponed until all members of the board were present for the discussion.

Mayor Haeker opened the floor to discuss and or approve Certificate of Compliance for 2023 Maintenance Agreement with the Nebraska Department of Transportation. Motion by Moulton, second by Collins to approve Certificate of Compliance for 2023 Maintenance Agreement with the Nebraska Department of Transportation. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve the 2024 Maintenance Agreement Renewal with the Nebraska Department of Transportation. Motion by Collins, second by Casper to approve the 2024 Maintenance Agreement Renewal with the Nebraska Department of Transportation. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. The motion carried.

Mayor opened the floor to discuss and or approve Federal Share Summary and Progress Estimates related to Airport Taxiway Lighting Grant. Moulton stated that he thought we had this paid off with the last payment. Treasurer Butterfield explained that this was one of more invoices to be expected from Olsson for this project. Butterfield stated that there are four stages they can bill us for. They have completely billed us for the design and bidding phase. Under contract quantity is what they can bill us for each phase. Butterfield said that there are four stages they have billed us for. The first phase is completely paid for, and they have billed us most of the second, the construction phase, with about \$12,000 left to be billed. The closeout phase has been halfway billed at \$3000. So, we should expect those amounts to come in Casper asked if these were all of our funds or are we reimbursed from the grant. Butterfield said once those are billed, they are sent in, and we are reimbursed 90%. This is for the lighting only. Motion by Moulton, second by Casper to approve Federal Share Summary and Progress Estimates related to Airport Taxiway Lighting Grant. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. The motion carried.

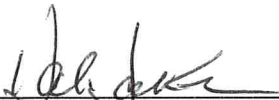
Mayor opened the floor to discuss and or approve June 29, 2023, Storm Damage Claim and how it should be allocated. Points of discussion included how the deductible was calculated, the breakdown of the balance to each department, and the breakdown of funds from Dillon and the Golf Board. Haeker shared that the ballfield lights would be taken care of in full with this payment. Richard Calkins brought an idea for a new grain bin style gazebo to the board and he will bring back more information at another meeting. Motion by Moulton, second by Collins to approve June 29, 2023, Storm Damage Claim and how it allocated with the city's figures. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. The motion carried.

Mayor opened the floor to discuss and or approve Bidding of City Property and Casualty Insurance. Haeker spoke about looking at different insurance companies and about talking to LARM about our insurance review in April. Haeker said if you are a taxpayer, you want to make sure that we are looking out for your best interest. Currently the insurance is \$130,000 for the year. Casper stated that with the rising costs of everything, we have to come up with some way to cut these costs, be it with LARM or the

state or whomever. Motion by Moulton, second by Collins to approve Bidding of City Property Insurance. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. The motion carried.

Mayor opened the floor to discuss and or approve Personnel. Mayor Haeker said that there have not been any new applicants and that the position is still open. Haeker stated that we have not heard anything from Associated Staffing at this time.

Motion to adjourn the meeting by Moulton, second by Casper. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, Moulton and. Voting no: None. The meeting was adjourned at 6:58p.m.



Hal Haeker, Mayor

I the undersigned Clerk hereby certify that the forgoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the 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 concerning meetings of said body were provided advanced notification of the time place and of said meeting and the subjects to be discussed at said meeting.



Dawn McNulty, City Clerk



City of Alma
Unpaid Claims by Vendor
 December 21, 2023 thru January 3, 2024

Type	Date	Due Date	Memo	Account	Class	Amount
Alma Chamber of Commerce						
Bill	12/26/2023	01/03/2024	Volunteer of the Year gift	20.1045 · Employee Appreciation	General Fund	100.00
Total Alma Chamber of Commerce						100.00
Aramark Uniform Services						
Bill	12/20/2023	01/03/2024	laundry bag	30.1120 · Supplies	Shop Department	1.65
Bill	12/20/2023	01/03/2024	Uniforms-Russ	20.1270 · Uniform Expense	Gas Utility Department	6.16
Bill	12/20/2023	01/03/2024	Uniforms - Kent	20.1270 · Uniform Expense	Gas Utility Department	12.16
Bill	12/20/2023	01/03/2024	Uniforms - Travis	20.1270 · Uniform Expense	Street Department	6.16
Bill	12/20/2023	01/03/2024	Uniforms - Scott	20.1270 · Uniform Expense	Water Utility Department	3.08
Bill	12/20/2023	01/03/2024	Service Charge	20.1270 · Uniform Expense	General Fund	7.66
Bill	12/20/2023	01/03/2024	Mops	30.1120 · Supplies	Community Buildings De	12.00
Bill	12/20/2023	01/03/2024	EasyCare Charge	20.1150 · Miscellaneous Other Expense	General Fund	9.24
Bill	12/27/2023	01/03/2024	laundry bag	30.1120 · Supplies	Shop Department	1.65
Bill	12/27/2023	01/03/2024	Uniforms-Russ	20.1270 · Uniform Expense	Gas Utility Department	6.16
Bill	12/27/2023	01/03/2024	Uniforms - Kent	20.1270 · Uniform Expense	Gas Utility Department	6.16
Bill	12/27/2023	01/03/2024	Uniforms - Travis	20.1270 · Uniform Expense	Street Department	6.16
Bill	12/27/2023	01/03/2024	Uniforms - Scott	20.1270 · Uniform Expense	Water Utility Department	3.08
Bill	12/27/2023	01/03/2024	Service Charge	20.1270 · Uniform Expense	General Fund	7.66
Bill	12/27/2023	01/03/2024	Mops	30.1120 · Supplies	Community Buildings De	12.00
Bill	12/27/2023	01/03/2024	EasyCare Charge	20.1150 · Miscellaneous Other Expense	General Fund	9.24
Total Aramark Uniform Services						110.22
Atlas Automation LLC						
Bill	01/02/2024	01/03/2024	chem pump repair	20.1200 · Repairs & Maint. Equipment	Water Utility Department	433.45
Total Atlas Automation LLC						433.45
AWSI						
Bill	12/29/2023	01/03/2024	DOT Follow up-Bowde 12/13/23	20.1155 · Other Professional Fees	Sanitation Department	43.55
Total AWSI						43.55
City Alma Utilities						
Bill	12/27/2023	01/03/2024	Gas, Water, Sewer-Auditorium	20.1090 · Gas, Water, & Wastewater	Community Buildings De	324.38
Bill	12/27/2023	01/03/2024	Trash-Auditorium	20.1250 · Trash Removal	Community Buildings De	53.45
Bill	12/27/2023	01/03/2024	Water, Sewer-Dump Station	20.1090 · Gas, Water, & Wastewater	Wastewater Utility Depar	29.25
Bill	12/27/2023	01/03/2024	Gas, Water, Sewer - Johnson Cen	20.1090 · Gas, Water, & Wastewater	Community Buildings De	39.65
Bill	12/27/2023	01/03/2024	Trash - Johnson Center	20.1250 · Trash Removal	Community Buildings De	99.93

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City of Alma
Unpaid Claims by Vendor
December 21, 2023 thru January 3, 2024

Type	Date	Due Date	Memo	Account	Class	Amount
Bill	12/27/2023	01/03/2024	Gas, Water, Sewer-Library	20.1090 · Gas, Water, & Wastewater	Library Department	221.13
Bill	12/27/2023	01/03/2024	Trash - Library	20.1250 · Trash Removal	Library Department	7.99
Bill	12/27/2023	01/03/2024	Gas, Water, Sewer - Office	20.1090 · Gas, Water, & Wastewater	General Fund	32.15
Bill	12/27/2023	01/03/2024	Trash - Office	20.1250 · Trash Removal	General Fund	7.99
Bill	12/27/2023	01/03/2024	Trash - Trail (on City office stmt)	20.1250 · Trash Removal	Pheasant Ridge Trail De	7.99
Bill	12/27/2023	01/03/2024	Water - Park	20.1090 · Gas, Water, & Wastewater	Park Department	19.00
Bill	12/27/2023	01/03/2024	Trash - Park	20.1250 · Trash Removal	Park Department	31.96
Bill	12/27/2023	01/03/2024	Gas, Water, Sewer - Workshop	20.1090 · Gas, Water, & Wastewater	Shop Department	709.99
Bill	12/27/2023	01/03/2024	Trash - Workshop	20.1250 · Trash Removal	Shop Department	64.50
Bill	12/27/2023	01/03/2024	Trash - Boat Dock (on Office Bill)	20.1250 · Trash Removal	Recreation Department	7.99
Total City Alma Utilities						1,657.35
City of Alma Utilities-Glf						
Bill	12/27/2023	01/03/2024	Utilities	20.1090 · Gas, Water, & Wastewater	Golf Fund	471.91
Bill	12/27/2023	01/03/2024	Trash	20.1250 · Trash Removal	Golf Fund	72.49
Total City of Alma Utilities-Glf						544.40
City of Holdrege						
Bill	12/19/2023	01/03/2024	Landfill fees	20.1250 · Trash Removal	Sanitation Department	348.45
Bill	12/22/2023	01/03/2024	Landfill fees	20.1250 · Trash Removal	Sanitation Department	227.09
Bill	12/29/2023	01/03/2024	Landfill fees	20.1250 · Trash Removal	Sanitation Department	215.61
Bill	12/27/2023	01/03/2024	Landfill fees	20.1250 · Trash Removal	Sanitation Department	349.27
Total City of Holdrege						1,140.42
Evangelical Lutheran Good Sam Society						
Bill	12/27/2023	01/03/2024	Utility Deposit Refund	20.1030 · Deposit Refunds	Gas Utility Department	61.57
Bill	12/27/2023	01/03/2024	Utility Deposit Refund	20.1030 · Deposit Refunds	Water Utility Department	61.57
Bill	12/27/2023	01/03/2024	Utility Deposit Refund	20.1030 · Deposit Refunds	Wastewater Utility Depar	61.57
Total Evangelical Lutheran Good Sam Society						184.71
First National Bank Omaha-CC 5410						
Bill	12/04/2023	01/03/2024	Rubber Stamp Warehouse-date st	30.1090 · Office Supplies	General Fund	33.17
Bill	12/11/2023	01/03/2024	USPS-Water Samples Postage	20.1160 · Postage & Freight Expense	Water Utility Department	52.39
Bill	12/13/2023	01/03/2024	Zoom subscription	20.1025 · Computer Services & Softwar	General Fund	15.99
Bill	12/11/2023	01/03/2024	Amazon-mailing seals	30.1090 · Office Supplies	General Fund	20.01
Bill	12/11/2023	01/03/2024	Amazon-copy paper, thank you car	30.1090 · Office Supplies	General Fund	138.72
Bill	12/19/2023	01/03/2024	Amazon-calculator ribbon	30.1120 · Supplies	Gas Utility Department	13.95

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City of Alma
Unpaid Claims by Vendor
December 21, 2023 thru January 3, 2024

Type	Date	Due Date	Memo	Account	Class	Amount
Bill	12/19/2023	01/03/2024	Amazon-pens, binders	30.1090 · Office Supplies	General Fund	42.11
Bill	12/19/2023	01/03/2024	Amazon-paper clips	30.1090 · Office Supplies	General Fund	14.77
Total First National Bank Omaha-CC 5410						331.11
First National Bank Omaha-CC 5623						
Credit	12/20/2023		Sam's Club-books	30.1020 · Books - Restricted	Library Department	(19.33)
Bill	12/03/2023	01/03/2024	Amazon-books	30.1020 · Books - Restricted	Library Department	65.17
Bill	12/06/2023	01/03/2024	Sam's Club-paper towels, TP, copy	30.1120 · Supplies	Library Department	341.67
Bill	12/06/2023	01/03/2024	Sam's Club-books	30.1020 · Books - Restricted	Library Department	196.55
Bill	12/06/2023	01/03/2024	Sam's Club-Keri's purchase	20.1150 · Miscellaneous Other Expense	Library Department	28.84
Bill	12/27/2023	01/03/2024	Amazon-DVD	30.1130 · Videos	Library Department	19.96
Total First National Bank Omaha-CC 5623						632.86
Frito Lay, Inc.						
Bill	12/11/2023	01/03/2024	Chips and snacks Purchased	30.1044 · Purchases Food	Golf Fund	70.26
Total Frito Lay, Inc.						70.26
Frontier - Library						
Bill	12/30/2023	01/03/2024	Telephone expense	20.1240 · Telephone Expense	Library Department	223.85
Total Frontier - Library						223.85
Harlan County						
Bill	01/01/2024	01/03/2024	Law Enforcement-Jan	20.1020 · Contractual Services	Police Protection Depart	3,468.00
Total Harlan County						3,468.00
Hogeland's Market-37						
Bill	12/19/2023	01/03/2024	sugar, plates, bowls	30.1120 · Supplies	General Fund	15.47
Total Hogeland's Market-37						15.47
Hogeland's Market-47						
Bill	12/27/2023	01/03/2024	OJ, squirt	30.1042 · Purchases Beverages	Golf Fund	11.99
Bill	12/27/2023	01/03/2024	heavy whip cream, limes	30.1044 · Purchases Food	Golf Fund	10.69
Bill	12/27/2023	01/03/2024	cleaning supplies	30.1120 · Supplies	Golf Fund	18.57
Total Hogeland's Market-47						41.25
Hometown Leasing						
Bill	12/20/2023	12/20/2023	Sharp Copy Machine	40.1100 · Equipment Rentals	General Fund	228.54
Bill	01/01/2024	01/03/2024	Sharp Copy Machine	40.1100 · Equipment Rentals	General Fund	228.54
Total Hometown Leasing						457.08

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City of Alma
Unpaid Claims by Vendor
December 21, 2023 thru January 3, 2024

Type	Date	Due Date	Memo	Account	Class	Amount
Lakeview K-Lawn Service						
Bill	12/27/2023	01/03/2024	Johnson Center Lawn Service	20.1210 · Repairs & Maint. Grounds	Community Buildings Dep	400.45
Total Lakeview K-Lawn Service						400.45
MacQueen Equipment						
Bill	12/28/2023	01/03/2024	Sweeper brooms	20.1200 · Repairs & Maint. Equipment	Street Department	331.76
Total MacQueen Equipment						331.76
Menards - Kearney						
Bill	12/17/2023	01/03/2024	pothole patch	20.1200 · Repairs & Maint. Equipment	Street Department	119.70
Total Menards - Kearney						119.70
Mosca Design						
Bill	12/18/2023	01/03/2024	Christmas lights, Garland	20.1150 · Miscellaneous Other Expense	Street Department	76.27
Total Mosca Design						76.27
Nebraska Public Power District, Gvt-3						
Bill	12/20/2023	01/03/2024	Elec 11-18-23 to 12-18-23	20.1040 · Electric Expense	Water Utility Department	502.08
Bill	12/20/2023	01/03/2024	Elec 11-18-23 to 12-18-23	20.1040 · Electric Expense	Wastewater Utility Depar	155.87
Bill	12/20/2023	01/03/2024	Elec 11-18-23 to 12-18-23	20.1040 · Electric Expense	Wastewater Utility Depar	407.91
Total Nebraska Public Power District, Gvt-3						1,065.86
Nebraska Public Power District, lby						
Bill	12/20/2023	01/03/2024	211010052496 December 2023	20.1040 · Electric Expense	Library Department	60.83
Total Nebraska Public Power District, lby						60.83
NEX-TECH						
Bill	01/01/2024	01/03/2024	MS Office 365	20.1025 · Computer Services & Softwar	General Fund	106.32
Bill	01/01/2024	01/03/2024	Technology As a Service	20.1025 · Computer Services & Softwar	General Fund	1,139.85
Bill	01/01/2024	01/03/2024	Network Security/Antivirus	20.1025 · Computer Services & Softwar	General Fund	228.38
Bill	01/01/2024	01/03/2024	Off Site Backup	20.1025 · Computer Services & Softwar	General Fund	60.90
Total NEX-TECH						1,535.45
Pinpoint-Gen						
Bill	01/01/2024	01/03/2024	City office	20.1102 · Internet Expense	General Fund	102.98
Total Pinpoint-Gen						102.98
Pinpoint-Glf						
Bill	01/01/2024	01/03/2024	Telephone-Golf	20.1240 · Telephone Expense	Golf Fund	52.81
Bill	01/01/2024	01/03/2024	Internet-Golf	20.1102 · Internet Expense	Golf Fund	67.98
Total Pinpoint-Glf						120.79

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City of Alma
Unpaid Claims by Vendor
December 21, 2023 thru January 3, 2024

Type	Date	Due Date	Memo	Account	Class	Amount
Pinpoint-Pool						
Bill	01/01/2024	01/03/2024	Internet-Pool	20.1102 · Internet Expense	Pool Department	44.99
Total Pinpoint-Pool						44.99
RNJ Trenchless Inc						
Bill	11/21/2023	01/03/2024	sewer camera inspection	20.1200 · Repairs & Maint. Equipment	Wastewater Utility Depar	99.00
Total RNJ Trenchless Inc						99.00
S & W Auto Parts-glf						
Bill	12/12/2023	01/03/2024	scraper	30.1120 · Supplies	Golf Fund	6.49
Total S & W Auto Parts-glf						6.49
S & W Auto Parts-gov't						
Bill	12/22/2023	01/03/2024	motor oil for pickup	20.1200 · Repairs & Maint. Equipment	Water Utility Department	32.24
Total S & W Auto Parts-gov't						32.24
South Central Economic Development Dist						
Bill	01/02/2024	01/03/2024	2024 Membership Dues - split with	20.1035 · Dues & Fees	General Fund	2,500.00
Total South Central Economic Development Dist						2,500.00
Summit Window Cleaning						
Bill	12/27/2023	01/03/2024	Window cleaning	20.1190 · Repairs & Maint. Buildings	General Fund	22.00
Bill	12/27/2023	01/03/2024	Window cleaning	20.1190 · Repairs & Maint. Buildings	Library Department	96.00
Total Summit Window Cleaning						118.00
Trustworthy Hardware-glf						
Bill	12/06/2023	01/03/2024	screws, silicone, caulk gun	30.1120 · Supplies	Golf Fund	28.73
Total Trustworthy Hardware-glf						28.73
Trustworthy Hardware-gov't						
Bill	12/04/2023	01/03/2024	paint	30.1120 · Supplies	Water Utility Department	15.18
Bill	12/13/2023	01/03/2024	razor blades	30.1120 · Supplies	Water Utility Department	19.57
Bill	12/18/2023	01/03/2024	CLR, steel wool	30.1120 · Supplies	Shop Department	15.94
Total Trustworthy Hardware-gov't						50.69
Verizon Wireless-City						
Bill	12/28/2023	01/03/2024	Administrator Cell 0759	20.1240 · Telephone Expense	General Fund	42.87
Bill	12/28/2023	01/03/2024	Gas Cell 1022	20.1240 · Telephone Expense	Gas Utility Department	54.27
Bill	12/28/2023	01/03/2024	On Call Cell 1047	20.1240 · Telephone Expense	Gas Utility Department	50.12
Bill	12/28/2023	01/03/2024	Water Cell 1278/ 9240	20.1240 · Telephone Expense	Water Utility Department	42.87

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City of Alma
Unpaid Claims by Vendor

December 21, 2023 thru January 3, 2024

Type	Date	Due Date	Memo	Account	Class	Amount
Bill	12/28/2023	01/03/2024	Wastewater Cell 2406	20.1240 · Telephone Expense	Wastewater Utility Depar	42.87
Bill	12/28/2023	01/03/2024	Sanitation Cell 0610	20.1240 · Telephone Expense	Sanitation Department	42.87
Total Verizon Wireless-City						275.87
Waggoner Insurance Agency						
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	General Fund	4,482.25
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Airport Fund	2,461.25
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Water Utility Department	5,193.75
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Wastewater Utility Depar	536.50
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	RV Park Fund	554.00
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Sanitation Department	2,823.50
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Gas Utility Department	1,358.75
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Library Department	1,285.25
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Pool Department	3,334.50
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Park Department	1,066.50
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Recreation Department	487.75
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Community Buildings De	2,098.25
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Shop Department	736.75
Bill	01/01/2024	01/03/2024	Business Protection Policy	20.1100 · Insurance Expense	Street Department	3,633.50
Total Waggoner Insurance Agency						30,052.50
Waggoner Insurance Agency-glf						
Bill	01/01/2024	01/03/2024	Business Protection Policy Annual	20.1100 · Insurance Expense	Golf Fund	2,682.00
Total Waggoner Insurance Agency-glf						2,682.00
EFT'S						
Intuit	12/20/2023	12/20/2023	General Fund Checks	30.1090 · Office Supplies	General Fund	91.49
Intuit	12/20/2023	12/20/2023	General Fund Checks	30.1120 · Supplies	Gas Utility Department	91.50
Intuit	12/20/2023	12/20/2023	General Fund Checks	30.1120 · Supplies	Water Utility Department	91.50
Intuit	12/20/2023	12/20/2023	General Fund Checks	30.1120 · Supplies	Wastewater Utility Depar	91.50
Intuit	12/20/2023	12/20/2023	General Fund Checks	30.1120 · Supplies	Sanitation Department	91.49
Johnson Brothers of Nebraska	12/05/2023	01/04/2024	Liquor	30.1045 - Purchases Liquor	Golf Fund	52.00
Johnson Brothers of Nebraska	12/05/2023	01/04/2024	Liquor	30.1045 - Purchases Liquor	Golf Fund	150.60
Southern Glazer's of NE	12/06/2023	01/05/2024	Liquor	30.1045 - Purchases Liquor	Golf Fund	574.74
						1,234.82


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City of Alma
Unpaid Claims by Vendor
 December 21, 2023 thru January 3, 2024


Type	Date	Due Date	Memo	Account	Class	Amount
PAYROLL & BENEFITS	12/21/2023	12/21/2023	Payroll & Benefits		Gas Utility Department	7,485.93
	12/21/2023	12/21/2023	Payroll & Benefits		General Fund	2,403.68
	12/21/2023	12/21/2023	Payroll & Benefits		Golf Fund	4,007.76
	12/21/2023	12/21/2023	Payroll & Benefits		Library Department	2,390.25
	12/21/2023	12/21/2023	Payroll & Benefits		Sanitation Dept	1,881.17
	12/21/2023	12/21/2023	Payroll & Benefits		Street Department	2,473.56
	12/21/2023	12/21/2023	Payroll & Benefits		Water Utility Department	2,026.54
						22,668.89

Total Expenditures

1/3/2024 73,062.29




 Mayor Hal Haeker




 Councilwoman Dyann Collins



 Councilman Tom Moulton



 Councilman Chris Tripe



 Councilman Larry Casper



City of Alma
 First Meeting Treasurer's Report
 re : Quickbooks Actual Balances - not reconciled
 December 28, 2023

Cash & CD's	Interest Rate	Maturity Date	12/28/2023	11/30/2023	INC/DEC
Petty Cash			\$ 300.00	\$ 300.00	\$ -
City of Alma Checking - 0410			\$ 1,641,113.91	\$ 1,599,696.40	\$ 41,417.51
Municipal Golf Checking/Comm. Bank - 957			\$ 14,977.37	\$ 6,220.03	\$ 8,757.34
CDBG Housing Rehab. - 2920			\$ 17,823.26	\$ 17,427.93	\$ 395.33
Hospital Sinking Fund Savings - 5320			\$ 5,346.65	\$ 3,679.98	\$ 1,666.67
CRA Checking - 2010			\$ 21.23	\$ 5,049.59	\$ (5,028.36)
Credit Card Banking - 3010			\$ 11,633.91	\$ 8,786.19	\$ 2,847.72
Subtotal			<u>\$ 1,691,216.33</u>	<u>\$ 1,641,160.12</u>	<u>\$ 50,056.21</u>
Community Bank CD 16475 24 mo.	4.00%	3/6/2024	\$ 80,000.00	\$ 80,000.00	\$ -
Banner Capital Bank CD 7595 24 mo.	4.00%	4/7/2024	\$ 40,000.00	\$ 40,000.00	\$ -
Banner Capital Bank CD 45750 18 mo.	4.00%	7/9/2024	\$ 109,380.15	\$ 109,380.15	\$ -
Banner Capital Bank CD 48218 18 mo.	4.00%	7/9/2024	\$ 109,380.15	\$ 109,380.15	\$ -
Banner Capital Bank CD 47002 18 mo.	4.00%	7/13/2024	\$ 108,626.21	\$ 108,626.21	\$ -
Banner Capital Bank CD 40499 12 mo.	5.50%	10/11/2024	\$ 50,016.44	\$ 50,016.44	\$ -
Banner Capital Bank CD 47033 12 mo.	5.50%	10/11/2024	\$ 50,016.44	\$ 50,016.44	\$ -
First State Bank CD 410328 13 mo.	3.94%	2/5/2024	\$ 105,579.01	\$ 105,579.01	\$ -
First State Bank CD 410329 13 mo.	3.94%	2/5/2024	\$ 105,579.01	\$ 105,579.01	\$ -
First State Bank CD 410330 13 mo.	3.94%	2/5/2024	\$ 110,297.34	\$ 110,297.34	\$ -
First State Bank CD 410331 13 mo.	3.94%	2/5/2024	\$ 51,598.86	\$ 51,598.86	\$ -
First State Bank CD 310411 6 mo. Hospital	5.50%	3/28/2024	\$ 229,468.94	\$ 229,468.94	\$ -
First State Bank CD 410310 11 mo.	5.50%	8/14/2024	\$ 103,740.97	\$ 102,322.47	\$ 1,418.50
First State Bank CD 40026 12 mo.	2.50%	10/27/2024	\$ 208,350.82	\$ 208,350.82	\$ -
CD Total			<u>\$ 1,462,034.34</u>	<u>\$ 1,460,615.84</u>	<u>\$ 1,418.50</u>
			<u>\$ 3,153,250.67</u>	<u>\$ 3,101,775.96</u>	<u>\$ 51,474.71</u>
Debt					
Golf Clubhouse - CB #60233 / 0233-10	4.00%	7/15/2025	\$ 10,576.67	\$ 10,576.67	\$ -
Pool Slide - BCB #607271004	2.99%	9/14/2024	\$ 23,952.18	\$ 23,952.18	\$ -
Sewer Relocate Forcemain w/DEQ	1.50%	6/15/2037	\$ 93,396.69	\$ 96,506.50	\$ (3,109.81)
Sanitation Truck CB #0233-51469	1.89%	8/15/2026	\$ 91,648.58	\$ 91,648.58	\$ -
Street Sweeper - Kinetic Leasing	3.00%	12/1/2025	\$ 89,350.41	\$ 132,083.40	\$ (42,732.99)
Swimming Pool Bond	3.055% Ave	6/15/2034	\$ 1,145,000.00	\$ 1,145,000.00	\$ -
Wastewater Bond	2.407% Ave	6/15/2034	\$ 185,000.00	\$ 185,000.00	\$ -
Various Purpose - Annex & Subdivision	3.25% Ave	6/15/2039	\$ 765,000.00	\$ 765,000.00	\$ -
Street Improvement Bond - Brown Street	3.26% Ave	9/1/2026	\$ 48,000.00	\$ 48,000.00	\$ -
Street Improvement Bond - South St	.620% % Ave	4/15/2028	\$ 190,000.00	\$ 190,000.00	\$ -
			<u>\$ 2,641,924.53</u>	<u>\$ 2,687,767.33</u>	<u>\$ (45,842.80)</u>

City of Alma
A/R Aging Summary

As of January 2, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
CDBG owner	0.00	111.42	0.00	0.00	0.00	111.42
CDBG owner	0.00	93.98	0.00	0.00	0.00	93.98
CDBG owner	0.00	125.00	0.00	0.00	0.00	125.00
Matt Harrison	110.00	0.00	0.00	0.00	0.00	110.00
Mustang Aviation, LLC	110.00	110.00	0.00	0.00	0.00	220.00
Roger Tischner	185.00	0.00	0.00	0.00	0.00	185.00
TOTAL	405.00	440.40	0.00	0.00	0.00	845.40

City of Alma
By Fiscal Year
Monthly Gas Sales & Usage

	\$	Usage
October '21	\$ 25,743.71	15893
November '21	\$ 48,234.21	38747
December '21	\$ 71,971.11	65144
January '22	\$ 96,627.05	87721
February '22	\$ 89,930.18	79486
March '22	\$ 70,428.15	60249
April '22	\$ 50,004.78	38896
May '22	\$ 29,199.49	18868
June '22	\$ 21,233.54	10911
July '22	\$ 18,200.65	9113
August '22	\$ 19,022.52	9142
September '22	\$ 18,986.77	9445
	\$ 559,582.16	443615

Budget **\$ 550,000.00**

	\$	Usage
October '22	\$ 27,750.18	19051
November '22	\$ 60,216.83	47158
December '22	\$ 102,233.03	89850
January '23	\$ 121,127.64	90714
February '23	\$ 111,851.75	85655
March '23	\$ 73,011.93	64825
April '23	\$ 42,633.47	36554
May '23	\$ 28,015.07	20695
June '23	\$ 17,376.32	9387
July '23	\$ 17,890.75	9366
August '23	\$ 17,117.97	8651
September '23	\$ 17,032.34	9496
	\$ 636,257.28	491402

Budget **\$ 530,000.00**

	\$	Usage
October '23	\$ 22,050.56	13521
November '23	\$ 60,445.98	49681
December '23	\$ 74,089.13	62574
January '24		
February '24		
March '24		
April '24		
May '24		
June '24		
July '24		
August '24		
September '24		
	\$ 156,585.67	125776

Budget **\$ 550,000.00**

Average Gas Rates

October '21	1.0470	October '22	0.9770	October '23	0.9600
November '21	0.9820	November '22	0.9980	November '23	0.9960
December '21	0.9290	December '22	0.9920	December '23	0.9950
January '22	0.9530	January '23	1.1780	January '24	
February '22	0.9740	February '23	1.1460	February '24	
March '22	0.9790	March '23	0.9450	March '24	
April '22	1.0180	April '23	0.8920	April '24	
May '22	1.0540	May '23	0.9030	May '24	
June '22	1.1260	June '23	0.9120	June '24	
July '22	1.0260	July '23	0.9640	July '24	
August '22	1.1170	August '23	0.9620	August '24	
September '22	1.0870	September '23	0.9730	September '24	

Customer Charge restructured October 1, 2014 - \$12.25 Residential, \$28.70 Commercial
 Changed Billing Periods from 15th to 15th to 25th to 25th in October 2016.

** Amounts are in month they are read, not billed.*

Includes Taxes

City of Alma
By Fiscal Year
Monthly Water Sales & Usage

	\$	Usage
October '21	\$ 26,496.40	8218
November '21	\$ 17,659.21	3483
December '21	\$ 17,262.62	3323
January '22	\$ 16,170.42	2735
February '22	\$ 16,107.81	2725
March '22	\$ 16,756.60	3048
April '22	\$ 23,372.25	6586
May '22	\$ 19,887.71	8110
June '22	\$ 33,483.00	12048
July '22	\$ 43,537.12	17602
August '22	\$ 41,617.60	14605
September '22	\$ 34,738.77	12738
	\$ 307,089.51	95221

Budget **\$ 280,000.00**

	\$	Usage
October '22	\$ 28,072.99	9054
November '22	\$ 18,823.10	4040
December '22	\$ 16,660.80	2935
January '23	\$ 17,250.06	3259
February '23	\$ 16,283.07	2730
March '23	\$ 16,102.65	2636
April '23	\$ 19,499.93	4512
May '23	\$ 32,467.27	10536
June '23	\$ 32,528.35	8188
July '23	\$ 34,281.03	9020
August '23	\$ 43,203.92	13266
September '23	\$ 36,347.48	10457
	\$ 311,520.65	80633

Budget **\$ 280,000.00**

	\$	Usage
October '23	\$ 30,390.85	7594
November '23	\$ 19,826.01	3149
December '23	\$ 18,497.62	2566
January '24		
February '24		
March '24		
April '24		
May '24		
June '24		
July '24		
August '24		
September '24		
	\$ 68,714.48	13309

Budget **\$ 315,000.00**

Water Rate

New Water Rates have been in effect since June 25, 2023

\$19.00 Customer Charge

2.10 per 1,000 gal

** Amounts are in month they are read, not billed.*

Includes taxes

City of Alma
Utility Billing Balances as of December 27, 2023

Past Due

1-0180-0806	Main Street Media	4.70
1-0310-1315	Jennifer Calkins	22.82
1-0360-0036	Frontier Communication % ENGIE	11.15
1-0480-0048	S & W Auto Parts	174.16
1-0530-3530	Jim & Lorie Nicolaus	60.09
1-0540-2540	Pinpoint Communications Inc.	43.71
1-0551-3551	Rustic Rose Boutique	7.57
1-1170-2117	Gary Sikes % Mike Kneale 5 Poin	10.62
2-2130-2213	Sam Dietz	0.31
2-2980-2900	Janet Rentzell	18.93
2-3560-3356	Daniel Allen	98.25
3-3760-0376	Evangelical Lutheran Good Sama	31.19
3-4000-5400	High Choice Feeders, Inc.	10.68
3-4660-1466	Merrill & JoAnn Shoemaker	70.53
3-4780-0472	Murcielago % Michelle Caspersen	0.10
3-5010-0501	CHS Agri Service NF	8.35
3-5035-1503	Dollar General #17021	24.47
3-5060-0506	Bosselman, Inc	74.20
3-5070-0507	Bosselman, Inc	1.90
3-5190-0519	CHS Agri Service EO	13.88
3-5200-0520	CHS Agri Service ND	2.87
3-5230-0523	CHS Agri Service BF	1.90
4-5930-0593	Tim & Laura Miller	1.63
4-6020-1602	Heather Webster	20.78

\$ 714.79

Disc/Lien

1-0790-1790	Bradley Whitson	312.26
1-0300-0091	Kurt Peterson	358.74
4-6905-2690	Erin Gehrig	180.10

\$ 851.10

Collections

1-1170-12430	Eric Sealander	287.79
1-139D-4139C	Kacie Boydston	319.38
2-1860-0186C	Kristine Osborne	176.47
2-1980-3198C	Shawn Anderson	151.98
2-2000-1200C	Morgan Hoppe	100.99
2-2450-0002C	Jesse Goracke	238.79
2-2570-0800C	Chad & Leslie Mickel	254.52
2-2810-1176C	Shawn Harrison	607.97
2-2950-1125C	Janet Rockey	3327.23
2-3040-0833C	Brenda Zimmerman	136.18
2-3260-1189C	Mark Mazuch	4.38
3-4390-0440C	Heidi Knox	150.99
3-4420-1172C	Denise Wolf	581.45
3-4450-0001C	Dan Marcum	69.55
3-4550-0460C	Courtney Noland	60.17
3-4630-0001C	Harlan County Auto & Bo	299.81
3-4760-1199C	Theresa White	1383.78
3-4980-2498C	Benders Motorcycle Sen	202.76
4-6170-5617C	Jesse Hughes	11.59
4-6180-0001C	Richard Carter	8.67
4-6410-0125C	Ted Aregi	522.59
4-6560-1257C	Mark Stead	448.94
4-6650-0665C	Scott Haeker	352.71
4-7180-1225C	Shiela Nielsen	474.72
	Marilyn Anderson	146.43
	Shawn Feam	272.30
	Alisa Kovar	636.92
	Heidi Mackey	487.01
	Bobby McCarley	277.77
	Jamie Miller	740.83
	Shannon Palmer	45.63
	Cathy Swenson	417.89
	Joe Voyles	749.61

\$ 13,947.80

Past Due	714.79
Liens	851.10
Budget	93.71
	<u>\$ 1,659.60</u>

LEASE AGREEMENT

THIS AGREEMENT is made and entered into this 1st day of July, 2019 between the City of Alma, Nebraska, herein referred to as "Lessor", and Katy Christensen, herein referred to as "Lessee".

WITNESSETH:

That the Lessor has this day leased to Lessee the following described real estate:

The North Thirty-One Feet (N31') of Lots Ten (10), Eleven (11), and Twelve (12) and the North Thirty-One Feet (N31') of the West Eight Feet (W8') of Lot Nine (9), Block Eleven (11), Original Town, now City of Alma, Harlan County, Nebraska.

CONSIDERATION: In consideration whereof, Lessee agrees to pay rentals in the amount of ONE HUNDRED DOLLARS (\$100.00) per month with the first payment due upon the date of signing this Lease Agreement and subsequent payments on the first day of each month thereafter.

TERM: This is a 30 day Lease Agreement that will continue on a month to month basis until either party gives thirty (30) days written notice in advance that they are terminating the lease.

IMPROVEMENTS: Lessee may not make improvements or alterations to the buildings on said premises without prior consent of Lessor. Any such improvements or alterations shall be at Lessee's expense. All fixtures, improvements, or alterations to said property shall become a part of the real estate and shall be surrendered by Lessee to Lessor upon termination of this Lease Agreement or any extensions thereof.

LIENS AND ENCUMBRANCES: Lessee shall not permit any liens for materials, labor, or unpaid taxes to be levied against said premises and shall defend and hold Lessor harmless against such liens.

UTILITIES: Lessee shall pay all utility charges when due.

MAINTENANCE BY LESSOR: Lessor shall maintain existing heating and air conditioning on said premises.

INSURANCE: Lessee shall maintain premises liability insurance on said premises in the amount of not less than Two Hundred Fifty Thousand Dollars (\$250,000.00)

MAINTENANCE BY LESSEE: Lessee shall carefully preserve and maintain the premises and upon termination of this Lease Agreement, surrender the premises in at least as good of condition as it now is.







