

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
July 1, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 1st of July, 2019, at 5:30 p.m.

Present were Council Members: Mike Clements, Tom Moulton, Randy Stahlecker, Jon Davis, and Mayor Hal Haeker. Administrator Doug Wilson, Attorney Doug Walker, City Supervisor Russ Pfeil, Treasurer Lorri Bantam, and Clerk Lori Tripe were also in attendance. Notification of this meeting and the agenda were given in advance by posting, a designated method for giving notice. Advance notice of the meeting and the agenda were 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 which is posted on the east wall of the meeting room, and then proceeded to call the regular meeting of July 1, 2019, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-present, Tom Moulton-present, Randy Stahlecker-present, Mike Clements-present and Mayor Haeker-present. Motion made by Clements, second by Moulton to determine this meeting as previously publicized, duly convened and in open session. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, Stahlecker and Davis. Voting No: None. Motion carried.

Mayor opened the floor to approve the minutes of the June 17, 2019, regular meeting. Motion made by Moulton, second by Clements to approve the June 17, 2019, regular meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, Davis and Stahlecker. Voting No: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period June 18, 2019, through July 1, 2019 for a total of \$349,099.21. Motion by Stahlecker, second by Clements to approve the June 18, 2019, through July 1, 2019, claims for a total of \$349,099.21. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, Moulton, and Davis. Voting No: None. Motion carried.

Mayor opened the floor to discuss the treasurer's report. Motion by Clements, second by Stahlecker, 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: Clements, Stahlecker, Moulton, and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve refunding the 2014 Series General Obligation Bonds – Swimming Pool & Bathhouse Project. Council would like some clarification on the discrepancy between the two bond proposals. Bond companies were not present to discuss. Will add to agenda for next meeting.

Mayor opened the floor to consider and possibly approve Resolution 29-2019 – New Lease Agreement or possible sale of 32 John Street. Joel Wheeler has operated a fitness center at 32 John Street for about a year and Katy Christensen has recently purchased his equipment. Katy would like to rent the building from the City for \$100 a month, the same as what was offered to Mr. Wheeler but will operate a clothing store. At the previous Council meeting the Council tabled this agenda item in order to receive a fair market value for the possible sale of the building and check on a fair market rental rate. Austin Davis determined the fair market value to be approximately \$23,000 and a fair rental rate at \$200-\$250 per month. Should Katy determine she would like to purchase the property, the Nebraska State Statute requires any real estate over \$5000 owned by the City must be advertised and take bids. Then there would be a 30-day remonstrance period. Councilman Davis said he previously felt that the rental rate should be higher since Ms. Christensen was not continuing the operation of the fitness center but now believes the City needs to keep business in town and keep someone in the building so it doesn't sit empty. Motion by Clements, second by Davis to approve Resolution 29-2019 – New Lease Agreement with Katy Christensen for 32 John Street. There being no discussion upon the motion made, the following voted yes: Clements, Davis, Moulton and Stahlecker. Voting no: None. Resolution 29-2019 was approved.

Mayor opened the floor to consider and possibly approve Resolution 30-2019 – Special Lien Assessment for property located at 309 Lincoln for non-payment of nuisance abatement. Owners have left town and weeds became a nuisance. Sod Lawn Service was hired to abate the nuisance. The lien is for the amount paid plus \$20 filing fees. Councilman Clements said he would like to see an amount charged to the owners for administrative fees to monitor the nuisances. Attorney Walker said he will check it out. Time would be charged for Administrator Wilson's time involved. Motion by Moulton, second by Stahlecker to approve Resolution 30-2019 – Special Lien Assessment for property located at 309 Lincoln for non-payment of nuisance abatement. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker, Clements and Davis. Voting no: None. Resolution 30-2019 was approved.

Mayor opened the floor to consider and possibly approve Resolution 31-2019 – Special Lien Assessment for property located at 505 First for non-payment of nuisance abatement. Utilities have been turned off by City and owner no longer resides at or maintains the property. Sod Lawn Service was hired to abate a grass/weed nuisance. The lien is for the amount paid Sod Lawn Service plus \$20 filing fees. Motion by Clements, second by Stahlecker to approve Resolution 31-2019 – Special Lien Assessment for property located at 505 First for non-payment of nuisance abatement. There being no discussion upon the motion made, the following voted yes: Clements, Stahlecker, Moulton and Davis. Voting no: None. Resolution 31-2019 was approved.

Mayor opened the floor to Review/Approve claim from CDS Inspections & Beyond for housing administration services – invoice \$779.90 for work on applications #04, #09 and #10. Motion by Moulton, second by Davis, to approve the claim from CDS Inspections & Beyond for housing administration services for \$779.90. There being no discussion upon the motion made, the following voted yes: Moulton, Davis, Clements, and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to review/approve a claim from Hayes Construction for rehabilitation work to date on project #ALMA-HR-09 in the amount of \$8,485.00. Motion by Stahlecker, second by Clements to approve claim from Hayes Construction for rehabilitation work to date on project #ALMA-HR-09 in the amount of \$8,485.00. There being no discussion upon the motion made, the following voted yes: Stahlecker, Clements, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to review/approve a claim from Nebraska Public Power District (NPPD) for rehabilitation work completed to date on project #ALMA-HR-04 in the amount of \$1,330.00. Motion by Clements, second by Moulton to approve claim from NPPD for rehabilitation work to date on project #ALMA-HR-04 in the amount of \$1,330.00. There being no discussion upon the motion made, the following voted yes: Clements, Moulton, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor for approval of Request for CDBG Funds Drawdown #8 in the amount of \$10,047.88. The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED). This drawdown will pay the invoices for housing admin and owner-occupied rehabilitation work as submitted and noted above. Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City's bank account. CDS Inspections \$790.44 (Admin), Hayes Construction \$8,485.00, NPPD \$1,330.00 minus \$722.02 on hand. Motion by Davis, second by Moulton to approve the Request for CDBG Funds Drawdown #8 – the draw request reflects the invoices outlined above. There being no discussion upon the motion made the following voted yes: Davis, Moulton, Stahlecker and Clements. Voting no: None. Motion carried.

The Mayor opened the floor to Administrator comments. Administrator Wilson nuisances are pretty quiet.

Matt Nissan has repaired the pool slide.

The water and gas lines in North Alma still need a small bore along Lincoln Street to have system looped and replanting.

Ditch work, shoulders and reseeding is going on at the new subdivision. NPPD has everything marked. The contractor has started doing some of the electrical. They are shooting to start first basement on July 8th.

Guys have been working hard to get City ready for 4th of July.

Parrot Theatre would like to place a handicapped parking space at the far east end of Main Street on the south side. Council agreed. No resolution required per City Attorney.

Free Methodist Church would like to offer painting house numbers on the curb. They are requesting a free will donation to help pay for the paint.


Spraying for mosquitos has not happened yet this summer. The traps set around town are not indicating the need to spray. The City is limited to how many times it can spray due to Federal regulations. The first mosquito spraying will be done before the 4th of July.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff.

Councilmen Moulton said he would like to see new lane ropes for the swim meets. The ropes are in such bad shape that if the swimmers touch them, they will have slivers in their fingers. The City should plan on around \$2500 for the 2019-20 budget year.

Treasurer Bantam said her calculations indicate the Sewer bonds should be close to the amount estimated – around \$240,000 to \$245,000.

Motion by Stahlecker, second by Moulton, to adjourn the meeting at 6:09 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton, Clements, and Davis. Voting no: None. Meeting was adjourned at 6:08 pm.



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.


Lori Tripe, City Clerk



Alma Auto Parts Wire Tie \$6.71; Alta Hall utility refund 128.35; Amazon DVD/Videos \$261.15; Aramark uniforms towels \$120.26; Auto Kreations repair slide \$105; Banner Capital Bank mower In pymt \$338.44; BARCO Municipal watermeters \$109.16; Bosselman fuel \$104.46; Butterfield Alpaca Ranch utility refund \$197.60; Chesterman Co pop \$354; CHS Agri Service Center fuel re-pairs \$770.18; City Alma Utilities gas water sewer trash \$3,843.26; petty cash postage supplies \$38.94; City of Holdrege landfill fees \$1,110.31; Dollar General supplies \$52.35; Eagle Comm internet cable \$392.74; Eagle Dist beer \$1,109.20; Frontier phone \$56.09; Harlan County law enforcement \$3,468; Hawkins chemical \$385.35; Hoesch Memorial Library supplies \$210.01; Hogeland's Market supplies concessions \$450.63; Hometown Leasing copy machine \$188.80; Integrity Home Inspection & Testing property inspections \$560; Jay's Oil fuel \$115; Krista Cox meal \$5.75; Main St Variety candy supplies \$240.73; Mid-Iowa Solid Waste Equip repairs \$994.48; Midwest Turf bedknife & screws \$166.48; Municipal Supply 10W Meter \$771.49; NE Public Health Environmental Lab testing \$542; NEland Dist beer \$501.38; NEX-TECH network service \$369.92; NPPD electricity \$1,609.75; Olsson eng fees \$13,000; Payroll \$35,823.13; Pepsi pop water \$134.95; Reams rotors \$172.42 S & W Auto Parts supplies repairs \$302.72; S Davis cleaning \$185; Screen Machine shirts \$604 Tracy A. Weak nuisance mowing \$120; Transparency window cleaning \$90; Tripe Motor repairs \$345.37; USTI stmts postage agency fees \$448.35; Van Kirk Bros Contracting N Alma Project Western Sky Project Lift Station repairs \$271,907.30; WageWorks POP annual fee \$175; Yant Equip down pay on fuel tank \$6,113; TOTAL \$349,099.21