

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
April 17, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 17th of April, 2019, at 5:30 p.m.

Present were Council Members: Mike Clements, Jon Davis, Tom Moulton, Randy Stahlecker, and Mayor Hal Haeker. Administrator Doug Wilson, Attorney Doug Walker, Treasurer Lorri Bantam, Superintendent Russ Pfeil, 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 April 17, 2019, at 5:30 p.m. and the following business was transacted:

Roll call: Randy Stahlecker-present, Jon Davis-present, Mike Clements-present, Tom Moulton-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 further 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 April 3, 2019, regular council meeting. Motion made by Moulton, second by Davis to approve the April 3, 2019, regular council meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis, Clements, and Stahlecker. Voting No: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period April 4, 2019, through April 17, 2019 for a total of \$68,256.48. Motion by Stahlecker, second by Moulton to approve the April 4, 2019, through April 17, 2019, claims for a total of \$68,256.48. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton, Davis, and Clements. Voting No: None. Motion carried.

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

Mayor opened the floor to consider and possibly approve Ordinance 2019-24 – Authorizing the issuance by the City of its Various Purpose Bonds, Series 2019, in an aggregate principal amount not to exceed \$900,000.00 to provide funds to pay the costs of constructing and improving certain streets and other related improvements of the City and constructing improvements to the water system of the City. Tobin Buchanan from First National Capital Markets was present. He said the local banks wanted an equal portion of the bonds with same terms. They were not interested in each taking a separate bond with different amounts and different terms: The bond proposed today will make it work for the local banks. The north water project costs will also be included in this bond offering. If this bond is approved, the City will see the funds in 30 days.

The other two Ordinances for Water and Highway Allocation that were approved on March 20, 2019, will now be rescinded. Tobin said there are two ways to fund the interim money needed. The City can have a special meeting following a 3 days' notice, the amount can't exceed 10% of annual budget and the city has to consider more than one bank. The line of credit loan is probably the easiest and fastest way to get some cash quickly and the least expensive. The City would only pay interest on the amount it needs. It can be only used for sewer expenses. Or the City could go with the Bond Anticipation Notes (BANS). Clerk Tripe asked if the original fees quoted by First National Capital Market will change. Tobin said the fees would be proportionate to the amount of the bonds, so still very minimal. The Council would like to proceed with the Line of Credit short term loan and the City will contact the local banks to see what they will offer.

Stahlecker introduced Ordinance 2019-24 and moved that the statutory rule requiring a reading on 3 separate days be suspended. ORDINANCE 2019-24 as follows:

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE BY THE CITY OF ALMA, NEBRASKA OF ITS GENERAL OBLIGATION VARIOUS PURPOSE BONDS, SERIES 2019, IN ONE OR MORE SERIES AND IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED NINE HUNDRED THOUSAND DOLLARS (\$900,000) TO PAY THE COSTS OF CONSTRUCTING AND IMPROVING CERTAIN STREETS OF THE CITY AND CONSTRUCTING IMPROVEMENTS TO THE CITY'S WATER SYSTEM; AUTHORIZING CERTAIN OFFICIALS TO DETERMINE THE FINAL AGGREGATE PRINCIPAL AMOUNT, MATURITIES, RATES, REDEMPTION PROVISIONS, TERMS AND OTHER DETAILS OF SUCH BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX AND PLEDGING CERTAIN OTHER RECEIPTS FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS AS THEY BECOME DUE; DESIGNATING THE BONDS AS QUALIFIED TAX EXEMPT OBLIGATIONS; ADOPTING CERTAIN POST-ISSUANCE TAX COMPLIANCE POLICIES AND PROCEDURES WITH RESPECT TO THE BONDS; REPEALING PRIOR ORDINANCES OF THE CITY; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH Second by Davis. There being no discussion upon the motion made, the following voted yes: Stahlecker, Davis, Moulton and Clements. Voting no: None. Motion carried.

Davis read Ordinance 2019-24 by title and moved for final passage. Second by Moulton. There being no discussion upon the motion made and upon roll call vote, the following voted: Moulton-yes, Davis-yes, Stahlecker-yes and Clements-yes. Absent: None.

Mayor opened the floor to consider and possibly approve Resolution 22-2019 – Amendment to the City of Alma, Nebraska's Comprehensive Plan – Future Land Use and Annexation maps and an Energy Sustainability Plan. The Council completed their review of the maps and the energy sustainability plan. Attorney Walker noted that the Zoning Regulations are being updated with the changes that had been completed since the last zoning regulations had been established. The approval for zoning regulations and subdivision regulations will hopefully be ready for the next city council meeting. Motion by Moulton, second by Stahlecker to approve Resolution 22-2019 . There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker, Clements and Davis. Voting no: None. Resolution 22-2019 was approved.

Mayor opened the floor to consider and possibly approve Resolution 23-2019 – Authorizing the City to obtain Interim Financing for Infrastructure Improvements with First State Bank of Loomis-Alma Branch – a line of credit up to \$250,000. The plan is to contact the local banks to get the best rate and then schedule a special meeting of the city council. The line of credit can only be used for sewer. The bond to repay this loan will probably go public (meaning not funded locally).

Mayor opened the floor to consider and possibly approve Ordinance 2019-27 – Vacating all of the East-West alley in Block 12 of 1st Addition to the original town of Alma, Nebraska. Chris Tripe, owner of Lot 1 would like to see the alley vacated. There are utilities underground in the alley but no one actually uses the alley and there is no curb cut. The owner of Lot 2 was contacted by Attorney Walker and she is fine with the alley being vacated. The Ordinance does have an easement for utilities but does not state how wide. Attorney Walker will add "16 feet wide" to the description and the Ordinance be ready for approval at the next council meeting.

Mayor opened the floor to consider and possibly approve a revision to the RV Park camping rates for 2019. The park manager requested the rates be rounded off so they won't have to deal with change. Motion by Clements, second by Moulton to accept the revised RV Park camping rates for 2019 as presented. There being no discussion upon the motion made, the following voted yes: Clements, Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

The Mayor opened the floor to Administrator comments. Administrator Wilson said the RV Park was opened on the 15th as scheduled. Campers have been coming in and getting set up.

The Northwest water and gas line project is underway. Construction began this past Monday. The water line has been bored under US Highway 183 and a lot of the water line has been installed between US Highway 183 and Division. They are now on the Jarvis property and moving east.

The Western Sky Properties project ran into a little problem with the electrical portion. The trenching and conduit installation costs were higher than anticipated. Therefore, Mr. Wilson had to go out for bids. He put together a bid request and it will be advertised in the paper. He expects to have the bids by the end of the

month. He didn't believe it would delay the project.

Mr. Wilson was excited to share a project proposed by Nate Waggoner. Nate would like to add a mountain bike trail between the walking trail and the lake bed and it would be about a mile in length. The Corps has given their blessing if the City is okay with it. The Corps said the trail would have to be open to anyone who wants to use it with an exception for motorized vehicles. Nate is planning on doing most of the work himself but needs some volunteers to trim and clear the path. The Corps recommends limited signage. Thought is a sign to show where it starts and some markers to indicate location in case of an emergency. The City could pick up the cost for the signs as it should be minimal. The trail would be an "on your own" for risk much like Peckerneck Trail.

The City Wide clean up went well. The document shredder in front of the City office was kept busy.

Councilmen Davis said next year he plans to put a call out and notify people in advance what items WILL NOT be accepted and when they can start putting items out on the curb.

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

Councilmen Stahlecker wondered if there were any signs by the Alma boat dock about low water or no swimming. Should the boat dock be removed? Other people do use the boat dock for fishing and taking off on kayaks or little john boats so the boat dock will stay. There are signs already posted regarding low water.

Councilman Clements asked about Dick Brown Drive being closed. We are now approaching baseball and golf season and this road is usually busy. Russ Pfeil said he believed it would be re-opened possibly as early as tomorrow. Mr. Clements also voiced concern regarding the new subdivision and the lots on the northwest corner. The north side of those lots, there is a very steep drop off. He wondered if they couldn't be sloped off. Mr. Wilson will discuss with the owners.

Mayor Haeker noted that the walking trail does have a lot of trash on it. Councilman Stahlecker said the Rotary and the FFA are in the talking stages of a project to clean up the trail.

Motion by Clements, second by Moulton, to adjourn the meeting at 6:35 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, Davis, and Stahlecker. Voting no: None. Meeting was adjourned at 6:35 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 TIF Reimbursement \$1,264.54; Alma Auto Parts tape \$3.72; A Glines cleaning services \$553.52; Aramark uniforms mops towels \$147.30; AUL Health Benefit Trust HRA Contributions \$481.98; Auto Kreations Body Shop TIF Reimbursement \$1,635.03; Barco Municipal Products Sign \$54.78; BCBS health ins prem \$7,772; Bosselman fuel \$57.21; Chesterman Co pop \$505.50; CHS Agri Service Center chemicals fuel repairs \$950.93; City of Alma March Sales Tax \$1,655.46; City of Holdrege Landfill Fees \$1,044.07; Dept of Aeronautics In pymt \$810; Dept of Rev sales tax \$7,733.84; Dollar General concessions \$48.70; Eagle Dist beer \$616.66; Frontier phones internet \$909.07; Journal ads notices \$292.67; Sheriff's Office paper service \$18.50; Library supplies \$20.86; Hogeland's Market supplies \$15.31; Industrial Sales gas valves \$1,093.63; Inter'l Code Council dues \$135; Johnson Bros Wine \$42; K Anderson Workshop \$20; Medicare Blue RX ins prem \$75.80; Menards mulch rv park mail box \$76.90; Mid-America Administrative HRA Admin fees \$25; Mid-NE Individual Services recycling fee \$450; Nebr Dept of Transportation 2018 snow removal fee \$1,750; NE Municipal Power Pool dues \$911.87; NE-land Dist beer \$115; NPPD electricity \$4,736.23; One Call Concepts locates \$30.08; Payroll \$22,702.63; Principal life vision dental ins prem \$498.04; Reliable Pest Control Services pest control \$90; Rep Nat'l Dist liquor \$1,090.75; S & W Auto Parts battery \$267.53; Share Corp supplies \$158.33; So Glazers liquor \$402; Stahr & Assoc consultant fees \$4,250; Twin Valleys PPD electricity \$794.80; USTI ebilling & agency fees \$388.32; Van Diest Sup chemicals \$1,278.10; Verizon cell \$282.82
TOTAL \$68,256.48