

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

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

Present were Council Members: Mike Clements, Tom Moulton, Randy Stahlecker, and Mayor Hal Haeker. Administrator Doug Wilson, Attorney Doug Walker, 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 June 17, 2019, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-absent, Tom Moulton-present, Randy Stahlecker-present, Mike Clements-present and Mayor Haeker-present. Motion made by Clements, second by Stahlecker 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, Stahlecker, and Moulton. Voting No: None. Motion carried.

Mayor opened the floor to approve the minutes of the June 3, 2019, regular meeting. Motion made by Moulton, second by Clements to approve the June 3, 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, and Stahlecker. Voting No: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period June 4, 2019, through June 17, 2019 for a total of \$146,739.86. Motion by Clements, second by Moulton to approve the June 4, 2019, through June 17, 2019, claims for a total of \$146,739.86. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, and Stahlecker. Voting No: None. Motion carried.

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

Mayor opened the floor to consider and possibly approve City of Alma Employee Wages and Benefits for 2019-20 Fiscal Year. Administrator Wilson presented a spreadsheet which included part-time employees such as clubhouse managers, and library aides. The golf board at their meeting requested a 3% increase for Jordy Slocum and \$50 per month increase for each of the club house managers. The full-time city employees received a 1% across the board increase and a 2% COLA. Councilman Moulton questioned 2 library aide increases. Mr. Wilson said the increases should be 50 cents for each aide. Motion by Stahlecker, second by Clements to approve the 2019-20 Employee wages and benefits as presented along with the two noted changes. There being no discussion upon the motion made, the following voted yes: Stahlecker, Clements, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve Ordinance 2019-30 – General Obligation Sewer Bond Series 2019. Tobin Buchanon was present to discuss. He said approving the ordinance would get the City in a position to move forward with the bond once the sewer is complete and the certificate of completion is issued. Approving the bond does not set the bond rate yet. The City is required to take out the bond anticipation note but can wait until closer to the completion date so the City pays the least amount of interest.

Ordinance 2019-30 was introduced by Stahlecker and moved that the statutory rule requiring a reading on three different days be suspended. Second by Clements. There being no discussion upon the motion made and upon roll call vote: Moulton-yes, Stahlecker-yes and Clements-yes. Davis was absent. Motion carried. Ordinance 2019-30 was then read by title and Councilman Moulton moved for final passage. Clements seconded. Mayor then stated "Shall Ordinance 2019-30 be passed and adopted?". There being no discussion

upon the motion made and upon roll call vote: Moulton-yes, Clements-yes and Stahlecker-yes. Davis-absent. Ordinance 2019-30 was approved.

Mayor opened the floor to consider and possibly approve Resolution 28-2019 – approve Grant Agreement with Part 1 – parallel taxiway engineering. Attorney Walker had reviewed the document and prepared Resolution 28-2019 which authorizes the Mayor to sign the grant agreement for \$189,200 of FAA grant funds. The City's share is 10% or up to \$18,900 for the engineering fees. Motion by Clements, second by Stahlecker to approve Resolution 28-2019 – authorizing the Mayor to sign the FAA Grant Agreement for engineering fees associated with the taxiway project. There being no discussion upon the motion made, the following voted yes: Clements, Stahlecker and Moulton. Voting no: None. Resolution 28-2019 was approved.

Mayor opened the floor to consider and possibly approve 29-2019 – New Lease Agreement for 32 John Street which is currently leased to Joel Wheeler for a fitness center. He may have his business sold. Katy Christensen who has Rustic Rose, a clothing store, is interested in buying Joel's business and she could be interested in purchasing the property from the City. She would like to lease 32 N John Street from the City with the same terms as Joel. Councilmen and Mayor discussed that \$100 would be pretty cheap rent for a clothing store. Thinking back, the reason the City leased the building for \$100 in the past was because the City survey said a fitness center was needed in Alma. It was basically a service to the community. Mr. Wilson said he has talked with Austin Davis, realtor with Country Road and requested a fair market price estimate for the property. Council also discussed raising the rent. The agreement is only 30 days at a time with a 30 days' notice but it wouldn't be fair to Katy to agree to terms and then a few months later up the rent. Motion by Moulton, second by Stahlecker to table agenda item #7 until a fair market value is determined and a fair rent amount. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker and Clements. Voting no: None. Motion carried.

The Mayor opened the floor to Administrator comments (soon to be called Wilson comments). Administrator Wilson said he is working with a few yards with tall weeds and a few parking issues have been addressed.

The swimming pool passed the State inspection today with flying colors.

The water and gas lines are complete from North Division to Highway 183 and then south. Still need to finish small bore along Lincoln Street so the complete area is looped.

Major changes have gone on in the past few weeks at the new subdivision. Streets are in and lots are marked. VanKirk still needs to build up the shoulders and seed. NPPD has everything marked. The contractor has plans to start the electrical this week. Rick Calkins said Troy Bugbee has his subcontractor lined up to pour the first basement.

Sanitation truck has a damaged ladder, fuel tank, battery box and a few broken bolts from a minor accident at the landfill. The truck is still working but has a couple hydraulic leaks. Mr. Wilson has been working with the city's insurance carrier. Should receive a check for about \$1800 from insurance. Going to try and get the frame checked if we can find someone qualified.

VanKirk paid \$3500 paid to the railroad in addition to what was already paid by the City for boring under the railroad. Attorney Walker said in the future, if the City moves forward with a sewer in North Alma, he would recommend going a different route, maybe eminent domain to avoid these ridiculous fees.

City is looking at refunding the pool bonds because bond rates have gone down and it has been five years. The City could see a substantial savings. The plan is to review at the next council meeting. Mr. Wilson is working on getting proposals.

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

Councilmen Moulton asked about the repairs on the pool slide. Administrator Wilson said Matt Nissan is going to repair it and hopefully will get it done tomorrow, weather permitting.

Attorney Walker said two of the current nuisances are on their way to being abated. The property close to the Courthouse has been sold and will be cleaned up by the new owner. Another property that is in major disrepair, has been sold and purchased and they are already busy making improvements.

Councilman Clements asked if spraying for mosquitos could be done quickly and another spraying close to July 4th.

Motion by Moulton, second by Clements, to adjourn the meeting at 6:15 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, and Stahlecker. Voting no: None. Meeting was adjourned at 6:15 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 Chamber of Commerce Fireworks \$6,000; Alpha Heating & Air A/C repairs \$207.92; Amazon Supplies \$45.32; Anderson Brothers Electric repair toilet \$652.64; A Glines cleaning \$553.52; Aramark uniforms mops towels \$151.26; AUL Health Benefit Trust HRA contrib \$481.98; Aurora Coop chemical \$303.60; Avalanche Waterslides slide repair kit \$75; Bender's Motorcycle Service parts \$303; Black Hills Energy Gas Service \$33.15; BCBS ins prem \$7,791.47; Bosselmans fuel \$53.30; Cardinal Snacks sausages \$50.40; CashWa Dist supplies concessions \$276.70; Chesterman Co Pop \$468; CHS Agri Service Center fuel supplies \$1,736.81; City of Alma sales tax \$1,725.40; City of Holdrege landfill fees \$1,159.21; Community Bank clubhouse ln pymt \$9,830.16; Dept of Aeronautics hangar ln pymt \$810; Dept of Rev sales tax \$5,372.98; Diamond Exterminating pest control \$140; Dollar General Supplies \$78.25; DJardon Meal \$7.75; Duncan, Walker, Schenker & Daake legal services \$1,750; Eagle Dist beer \$620.69; Electric Pump Repairs \$9,989.39; Frito Lay concessions \$68.23; Frontier alarm sirens internet dish phones \$1,014.27; Harlan Cty Journal newsletter ads notices \$1,049.77; Harlan Cty Reg of Deeds filing fees \$36; Harlan Cty Sheriff papers served \$18.50; Hawkins chemical \$439.55; Hoesch Memorial Library DVDs supplies books \$126.40; Hogeland's Market concessions supplies \$140.67; Holdrege Electric conduit \$15,874; Hooker Bros. Sand & Gravel sand \$824.11; John Deere Financial Parts \$425.59; LG Playground Surface Repair \$1,080; LINWELD Gas \$35.11; Long Island Redi Mix white rock \$270; L Bantam mileage meals \$450.29; Medi-careBlue RX ins prem \$75.80; Mid-Nebraska Individual Services mgmt fee \$450; Municipal Supply supplies \$68.80; NPGA natural gas \$16,396.92; NE Dept of Rev lodging tax \$57.12; NEland Dist beer \$351.80; NPPD electricity \$6,079.81; Office Solutions supplies \$63.60; One Call Concepts locates \$59.76; Overhead Door Keyless Entry Pad \$571; Payroll \$42,121.40; Platte Valley Comm of Kearney repair siren \$284.05; Principal ins prem \$495.38; S & W Auto Parts repairs \$369.38; Schwans ice cream \$392.20; Sod's Lawn Service nuisance mowing \$590; Sunset Spa & Supply chemicals \$4,372.67; Twin Valley PPD electricity \$559.82; US Postmaster po box \$120; US Treasury excise tax \$21.51; USTI agency fees ebilling fee \$78.73; Verizon cell \$281.72; Washington Pipeline Sub \$358; TOTAL \$146,739.86;