

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
September 18, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 18th of September, 2019, at 5:30 p.m.

Present were Council Members: Jon Davis, Tom Moulton, Randy Stahlecker, Christopher Tripe and Mayor Hal Haeker. Administrator Doug Wilson, Treasurer Lorri Bantam, Attorney Doug Walker, Utility Supervisor Russ Pfeil and Clerk Jessica Miller 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 September 18, 2019, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-present, Tom Moulton-present, Randy Stahlecker-present, Christopher Tripe-present and Mayor Haeker-present. Motion made by Stahlecker, 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: Stahlecker, Moulton, Davis and Tripe. Voting No: None. Motion carried.

Mayor opened the floor to approve the minutes of the September 4, 2019, regular meeting. Motion made by Moulton, second by Tripe to approve the September 4, 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, Tripe, Stahlecker, and Davis. Voting No: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period September 5, 2019 through September 18, 2019 for a total of \$189,649.22. Motion by Stahlecker, second by Moulton to approve the September 5, 2019, through September 18, 2019, claims for a total of \$189,649.22. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton, Davis and Tripe. Voting No: None. Motion carried.

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

Mayor opened the floor to consider and possibly approve two separate resolutions 44-2019 and 45-2019 to file special lien assessments for properties. After stating that 505 First St. is a monthly offender for nuisance Mr. Wilson informed the council that the City is the only one that currently has any liens filed against this property. Motion by Moulton, second by Stahlecker to approve Resolution 44-2019 for filing a special lien on the property at 505 First St. There being no further discussion upon the motion made, the following voted yes: Moulton, Stahlecker, Davis, and Tripe. Voting no: None. Motion carried.

Motion by Moulton, second by Stahlecker to approve resolution 45-2019 to file a special lien assessment on 503 Second St. Mr. Walker asked if there were any back taxes owed on this property. Administrator Wilson is going to check on that. There being no further discussion upon the motion made, the following voted yes: Moulton, Stahlecker, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve Change Order #3 from Olsson for Western Sky Subdivision to adjust final payment from the original contract price to reflect the previously approved change orders. Final completion was obtained on 9/5/19 therefore that date will begin the one-year warranty period. Moulton asked if we were done with this part of the subdivision. Administrator Wilson said that the general construction is done at the new subdivision but there were a couple small things that would be changed which shouldn't change the final payment. Motion by Stahlecker, second by Moulton to approve Change Order #3 from Olsson for Western Sky Subdivision. There being no further discussion upon the motion made, the following voted yes Stahlecker, Moulton, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to review/approve claim from CDS Inspections & Beyond for rehabilitation work

completed to date on project #ALMA-ADMIN-13 in the amount of \$426.95. Motion by Davis, second by Moulton to approve claim from CDS Inspections & Beyond in the amount on \$426.95. There being no discussion upon the motion made, the following voted yes: Davis, Moulton, Stahlecker and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to review/approve the claim from Hayes Construction for rehabilitation work completed to date on project #ALMA-HR-09 in the amount of \$550.00. Motion by Stahlecker, second by Tripe to approve the claim from Hayes Construction for rehabilitation work completed to date on project #ALMA-HR-09 in the amount of \$550.00. The following voted yes: Stahlecker, Tripe, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to review and possibly approve claim from RQC, INC. for rehabilitation work completed to date on project #ALMA-HR-07 in the amount of \$7,011.17. Motion by Moulton, second by Davis to approve claim from RQC, INC. for rehabilitation work completed to date on project #ALMA-HR-07 in the amount of \$7,011.17. There being no discussion upon the motion made, the following voted yes: Moulton, Davis, Stahlecker and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve claim from Jeff's Electric for rehabilitation work completed to date on project #ALMA-HR-04 in the amount of \$1,400.00. Motion by Davis, second by Tripe to approve claim from Jeff's Electric for rehabilitation work completed to date on project #ALMA-HR-04 in the amount of \$1,400.00. There being no discussion upon the motion made, the following voted yes: Davis, Tripe, Moulton, and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to review/approve the CDBG funds Drawdown #13 in the amount of \$9,388.12. Motion by Moulton, second by Stahlecker to approve the CDBG funds Drawdown #13 in the amount of \$9,388.12. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to Administrator comments. Mr. Wilson continues to post a few properties concerning weeds but also stated that it is starting to slow down.

Western Sky Subdivision update was that NPPD has most of the electrical done and that they will start on the street lights soon. Western Sky is wanting to re-zone an area right west of the Super 8 to C2, presently it is R1. They are looking at 6 lots for storage buildings for people who want a building in the sub-division; however, codes do not allow. Would leave south 2 lots along Dick Brown Drive open for parking for ballfields and golf course, and they would like someone to maintain parking area (spray weeds). Moulton expressed concern about re-zoning because he feels that we would lose the aesthetic effect at the new sub-division. Moulton wondered if there was another area where we could re-zone instead. Wilson stated that this location would be easier because sewer, water and electrical are already close by. Big Sky Committee was contacted and is ok with re-zoning. Mayor Haeker asked if there would be restrictions on the buildings going up if we re-zoned. Mr. Wilson stated that the buildings must be new and would have to follow our codes.

Administrator Wilson met with that Chamber and a small group that may have the bike tour in Alma next summer, June 2020. He is looking into letting them use the Auditorium and/or Johnson Center and allowing them to swim for free. Sounds like they would hook up their shower trailer to a fire hydrant and use our port-a-pot as they did last summer for the BRAN ride. This group might possibly be staying longer this year, 2 days instead of just 1. They were here previously in 2005 and 2010.

There will be a planned burned South of the courthouse on Sunday the 22nd of September at 8am. The city guys have removed the meters and disconnected the water line from the main.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff. Clerk Miller was approached by a business owner about concerns of the where the Farmers Market group has been parking. Clerk Miller and Administrator Wilson are working to figure out a solution. Treasurer Bantam stated that she would be headed to a conference in Lincoln for a couple days and that Clerk Miller would be joining.

Motion by Moulton, second by Tripe, to adjourn the meeting at 6:06 pm. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Tripe, Davis, and Stahlecker. Voting no: None. Meeting was adjourned at 6:06 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.



Jessica Miller, City Clerk



Fuel Tank \$834.38; Abigail Fox CPR Reim \$235; Alexandra Stuhmer CPR reim \$100; Alma Auto Parts TIF Reimb \$2,577.46; Alma School Main Street Pizza \$300; Amazon office supplies \$249.25; Annette Glines Cleaning \$553.52; Aramark \$124.75; AUL Health \$629.79; Auto Kreations TIF Reimb \$3,332.74; Black Hills Gas \$31.91; BCBS Health Ins \$7,158.68; Bosselman Fuel \$117.80; Carlee Stuhmer CPR/Lifeguard Train \$135; Cash Wa snacks-golf \$312.80; CDS Inspect&Beyond CDBG Housing Admin \$426.95; Central NE Bobcat Equip \$2,522.80; Christensen Electric Repairs \$95.37; CHS Agri Service Center Fuel, supplies \$1,823.34; City of Alma Aug S/T \$1,409.10; City of Alma Petty Cash Fund Décor postage \$101.16; City of Holdrege Landfill Fees \$1,687.36; Claire Harrison CPR/Lifeguard Train \$207.40; Colton Dahlgren CPR reim Train \$143.90; Culligan filters \$164.90; National Dist Liquor \$325.64; Rhonda Hogeland CPR/reim \$50; RQC CDBG Housing Rehab \$7,011.17; S & W Repairs \$192.89; Sam's Riverside Truck Parts Trash truck repair \$412; Scholastic books \$50; Short Stop Fuel \$98.31; Southern Glazers Liquor \$855.49; Tracy A. Weak Nuisance Mowing \$325; Tri State Striping Street repairs \$18,950; Twin Valley electric \$822.90; Tyrell Howsden CPR/reim \$150; USA BlueBook repairs Dept of Aero loan pymt \$810; Dept of Rev August s/t \$5,146.81; Diamond Ext Pest Control-rv \$140; Discount Cleaning Products Repairs \$665.43; Duncan, Walker, Schenker & Daake Legal Services-Aug \$1,750; Eagle Comm Internet \$392.74; Eagle Dist Beer-golf \$1,604.10; Figgins Const Street Repairs \$30,273.63; First State Bond Pymt, wire fee \$3,901.25; Frito Lay snacks-golf \$80.18; Frontier utilities \$980.88; Grace Hogeland CPR \$100; gWorks Sub \$3,000; Hanna Graff CPR & Lifeguard \$50; Harlan Co Journal Ads \$1,275.56; Harlan CO Register of Deeds Special Assessment \$50; Hayes Const CDBG Housing Rehab \$550; Hoesch Memorial Library books, pens \$15.14; Hogeland's Market supplies \$513.86; Holdrege Elect conduit, fittings \$2,573; Hunter Dahlgren CPR & Lifeguarding \$50; Jeff's Electric CDBG Housing Rehab \$1,400; Jessica Howsden CPR reim \$100; Johnson Bro Liquor \$46; Justin Coffman repairs at JC \$213.08; Koons Gas Meas Reducing T Tools \$1,320.21; Kris Gall CPR/Lifeguard Training \$240.90; Laurie Jones Sidewalk Cost Share Jones \$550; LINWELD Spec Gas \$35.11; Lorie Pantam Mileage Seminar \$99.80; Lyle Hanson Sidewalk Program&Loan \$3,000; Lynn's Ref Water Fountain Repairs \$686.94; Madison Schuller CPR reim \$232.50; Mary Lyne CPR reim \$50; Medicare \$75.80; Michelle Lujan Medrano CPR &guard \$232.50; Mid-Iowa Solid Waste Equip Pins \$87.71; Mid-Nebraska Mgmt Fee-Aug \$450; Midwest Turf Recon LTC 4.0 Distrib PC \$471.24; Miller & Associates Water Main Repair \$1,049.81; NPGA Gas \$11,534.12; NE Sec of State Notary Fees \$30; NE Dept of Rev Lodging Tax \$60.75; NEland Dist Beer \$620.92; NPPD utilities \$9,493.76; Office Sol office supplies \$710.59; OmniTRAX Rent fees \$2,625; One Call Concepts Locates \$22.80; OnSolve Code Red fee \$1,500; Payroll \$26,415.81; Principal Health Ins \$495.38; Republic \$470.51; USTI Agency Fees \$507.19; Verizon Phone \$285.27; Waggoner Ins \$18,538.25; Yant Equip Fuel Tank \$6,974.25; Total \$199,037.34
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