

Minute Record for City of Alma

Regular City Council Meeting

July 7, 2025

A regular meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, July 7, 2025, at 5:30 p.m.

Present were Council Members: Joel Wheeler, Tom Moulton, Dyann Collins, Larry Casper, and Mayor Hal Haeker. Absent: City Attorney Doug Walker. City Clerk Janet Dietz, Treasurer Tashia Butterfield, City Superintendent Russell Pfeil, and Kent Fleischmann 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 July 7, 2025, at 5:30 p.m. and the following business was transacted:

Roll call: Joel Wheeler-present, Tom Moulton-present, Dyann Collins-present, Larry Casper-present, and Mayor Haeker-present. Council-woman Collins spoke to the Council this would be her last meeting as she is moving out of her ward/district on Friday. 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, and Moulton Collins and Wheeler Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of June 16, 2025, Council meeting, and the Special Council Meeting minutes from June 23rd, 2025, Motion by Moulton, second by Collins, to approve the regular minutes and special meeting minutes. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, Casper, and Wheeler. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for June 17, 2025, through July 7th, 2025, for \$273,785.58. Motion made by Wheeler, second by Collins, to approve the claims. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, 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 Moulton, second by Casper, 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, Casper, Collins, and Wheeler. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve proposed golf course building expansion. Mike Stemper brought forth detailed information of fundraising events, increased revenues, last payment on current loan will be paid off before expansion. Addition of 40x60 would be south of current building, adding 20-30 tables (more cost effective and functional) with a partial patio addition 84 x 30 on the west side, and 84x20 for outdoor seating. Cody Simmons added that the golf course would like to serve Alma better, keep people coming, scheduling public events, increasing cash flow and income, also having some idea of a budget to work with. Council-Woman Collins brought up additional parking issues, Councilman Wheeler suggested some consideration of a cap on funds borrowed. Motion made by Wheeler, second by Collins to approve maximum \$400,000.00, 20-year loan, 5% interest or less for proposed expansion as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Collins, Moulton, and Casper. Voting no: None. Motion carried. Also, brought up was the new mower purchase for golf course, (they have the funds, approved on 08.19.2024 per Alma Golf Course minutes, \$50,563.69) Kristi Heft will bring the check to City Treasure for deposit and purchase will be run through the City of Alma. (insurance and inventory issues)

Mayor Haeker opened the floor to Administrator Ardiana for approval of auditorium bids for the remodel. City Administrator brought forth the bids for acceptance. (Ardiana would then complete the purchase orders) (1) Plumbing-Sorenson Group, \$ 92,151.00, (2) Mechanical-Rutt's-\$220,000.00,and(3) Electrical- \$200,000, bids by Walters and Sorensen. (Administrator will review). Discussion was staying on track with budget, possibly reviewing the drop-down screens costs, switch to TV's, modifying the handrail on upper level. Motion made by Moulton, second by Wheeler, to accept City Administrator recommendations, so the purchase orders could be finalized. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Wheeler, Casper, and Collins. Voting no: none. Motion carried.

Mayor Haeker opened the floor to discuss and or approve of the Under the Umbrella 30-year celebration in the Alma City Park and Shelter house on August 9th. (plan is to have bounce house, dunking booth, water slide, and possible food vendors) Motion made by Wheeler, second by Moulton, to approve the Under the Umbrella request. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Moulton, Collins, and Casper. Voting no:none. Motion carried.

Mayor Haeker opened the floor to discuss and or approve City website ADA compliance issues. City Clerk advised the ADA Compliance Ruling was released in June of 2024, Clerk has reviewed issues with Helen Tidwell, of Municipal Impact. Discussion was held on cleanup and compliance with the estimated cost of \$375.00, following up with further Clerk training. Motion made by Casper, second by Moulton to approve the cost of \$375.00 website update and compliance .There being no further discussion upon the motion and upon roll call vote, the following voted yes: Casper, Moulton, Wheeler, and Collins, Voting no none. Motion carried.

City Administrator brought forth interest in City of Alma having a pickle ball court, and various locations within the City, new sewer, and bathroom flooring, bathroom framing in the auditorium. City Council will hold a budget workshop on July 16th at 1:00 pm in Council Chambers, discussion on Council-Woman Collins resignation at next meeting, Mayor appoints, no applications, approval by council.

Motion to adjourn by Casper, second by Wheeler. There being no further discussion upon the motion made, and upon roll call vote, the following voted yes: Casper, Wheeler, Moulton, and Collins. Meeting adjourned at 7:08 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.

Janet Dietz, City Clerk

CITY OF ALMA
Monthly Treasurer's Report
June 30, 2025

	(B)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(M)	(N)
Fund Description	Checking Beginning Balance 6/1/2025	Cert of Deposit Beginning Balance 6/1/2025	Due From (Due To) Balance 6/1/2025	Total (B+D+E) Beginning Balance 6/1/2025	Total Deposits June-25	Transfers In (Transfers Out) June-25	Total Disbursements June-25	Total (F+G+H-I) Ending Balance 6/30/2025	Checking Ending Balance 6/30/2025	Cert of Deposit Ending Balance 6/30/2025	Due From (Due To) Balance 6/30/2025
General	\$ 188,274.12	\$ 525,580.77	\$ -	\$ 713,854.89	\$ 264,713.40	\$ (202,240.63)	\$ 44,525.62	\$ 731,802.04	\$ 205,639.80	\$ 526,162.24	\$ -
Fire Building	\$ 1,969.79	\$ -	\$ -	\$ 1,969.79	\$ -	\$ -	\$ 36.90	\$ 1,932.89	\$ 1,932.89	\$ -	\$ -
Electrical Fund	\$ 117,742.07	\$ -	\$ -	\$ 117,742.07	\$ 13,219.48	\$ -	\$ 6,223.51	\$ 124,738.04	\$ 124,738.04	\$ -	\$ -
Police	\$ 13,872.00	\$ -	\$ -	\$ 13,872.00	\$ -	\$ -	\$ 3,468.00	\$ 10,404.00	\$ 10,404.00	\$ -	\$ -
Community Buildings	\$ 150,059.79	\$ -	\$ -	\$ 150,059.79	\$ -	\$ 183,498.15	\$ 7,253.92	\$ 326,304.02	\$ 326,304.02	\$ -	\$ -
Community Redevelopment Adv.	\$ 92.71	\$ -	\$ -	\$ 92.71	\$ 13,254.82	\$ -	\$ 13,209.35	\$ 138.18	\$ 138.18	\$ -	\$ -
Park	\$ 17,318.53	\$ -	\$ -	\$ 17,318.53	\$ -	\$ -	\$ 3,969.71	\$ 13,348.82	\$ 13,348.82	\$ -	\$ -
Pool	\$ 175,460.74	\$ -	\$ -	\$ 175,460.74	\$ 31,268.79	\$ -	\$ 131,255.21	\$ 75,474.32	\$ 75,474.32	\$ -	\$ -
Swim Team	\$ -	\$ -	\$ -	\$ -	\$ 1,481.80	\$ -	\$ 61.00	\$ 1,420.80	\$ 1,420.80	\$ -	\$ -
Recreation	\$ (5,760.96)	\$ -	\$ -	\$ (5,760.96)	\$ -	\$ 20,000.00	\$ 5,286.13	\$ 8,952.91	\$ 8,952.91	\$ -	\$ -
Shop	\$ 5,604.73	\$ -	\$ -	\$ 5,604.73	\$ -	\$ -	\$ 983.34	\$ 4,621.39	\$ 4,621.39	\$ -	\$ -
Street	\$ 174,800.56	\$ 270,000.00	\$ 270,000.00	\$ 714,800.56	\$ 24,085.04	\$ -	\$ 28,934.86	\$ 709,950.74	\$ 169,950.74	\$ 270,000.00	\$ 270,000.00
Library	\$ 31,630.81	\$ -	\$ -	\$ 31,630.81	\$ 11,682.95	\$ -	\$ 7,504.92	\$ 35,808.84	\$ 35,808.84	\$ -	\$ -
Hospital Bond Sinking Fund	\$ 5,015.83	\$ 275,367.80	\$ 229,468.94	\$ 509,852.57	\$ 2,852.74	\$ 1,666.67	\$ -	\$ 514,371.98	\$ 6,692.67	\$ 278,210.37	\$ 229,468.94
Trail Project	\$ 2,779.28	\$ -	\$ -	\$ 2,779.28	\$ -	\$ -	\$ 7.99	\$ 2,771.29	\$ 2,771.29	\$ -	\$ -
Housing Rehab	\$ 43,984.05	\$ -	\$ -	\$ 43,984.05	\$ 241.42	\$ -	\$ 155.68	\$ 44,069.79	\$ 44,069.79	\$ -	\$ -
Airport	\$ (890.47)	\$ 5,000.00	\$ 5,000.00	\$ 9,109.53	\$ 88,580.53	\$ -	\$ 21,265.90	\$ 76,424.16	\$ 66,424.16	\$ 5,000.00	\$ 5,000.00
Gas	\$ 362,167.67	\$ 410,000.00	\$ -	\$ 772,167.67	\$ 16,129.87	\$ -	\$ 48,471.13	\$ 739,826.41	\$ 329,826.41	\$ 410,000.00	\$ -
Water	\$ 313,775.88	\$ 90,000.00	\$ 90,000.00	\$ 493,775.88	\$ 56,771.69	\$ -	\$ 47,056.13	\$ 503,491.44	\$ 323,491.44	\$ 90,000.00	\$ 90,000.00
Wastewater	\$ 98,293.48	\$ 7,000.00	\$ 7,000.00	\$ 112,293.48	\$ 16,462.58	\$ -	\$ 33,479.45	\$ 95,276.61	\$ 81,276.61	\$ 7,000.00	\$ 7,000.00
Sanitation	\$ 127,529.53	\$ -	\$ -	\$ 127,529.53	\$ 17,392.06	\$ -	\$ 14,905.93	\$ 130,015.66	\$ 130,015.66	\$ -	\$ -
Golf	\$ 60,684.57	\$ -	\$ -	\$ 60,684.57	\$ 47,423.55	\$ (2,924.19)	\$ 32,328.27	\$ 72,855.66	\$ 72,855.66	\$ -	\$ -
RV Park	\$ 276,563.37	\$ -	\$ -	\$ 276,563.37	\$ 2,196.00	\$ -	\$ 5,474.18	\$ 273,285.19	\$ 273,285.19	\$ -	\$ -
Totals	\$ 2,160,968.08	\$ 1,582,948.57	\$ 601,468.94	\$ 4,345,385.59	\$ 607,756.72	\$ (0.00)	\$ 455,857.13	\$ 4,497,285.18	\$ 2,309,443.63	\$ 1,586,372.61	\$ 601,468.94

General Fund & Golf Fund \$ 2,302,612.78

Bank Account Description	Bank Account Number	(1) Balance 5/31/2025	(2) Deposits	(3) Disbursements	(1+2-3) Reconciled Balance 6/30/2025
General Checking	55600410	\$ 2,112,120.06	\$ 568,654.48	\$ 1,257.52	\$ 2,242,535.57
Golf Club Bar Checking	153957	\$ 32,123.04	\$ 47,691.14	\$ (2,924.19)	\$ 37,130.25
Hospital Sinking Fund Savings	37665320	\$ 5,015.83	\$ 10.17	\$ 1,666.67	\$ 6,692.67
CRA Checking	59772010	\$ 92.71	\$ 39,599.48	\$ -	\$ 39,554.01
Credit Card Account	58513010	\$ 34,846.08	\$ 43,982.47	\$ -	\$ 34,739.09
Community Bank CD 417024	417024	5 Month 4.13%	6/7/2025 \$ 84,243.84	\$ 581.47	\$ -
Banner Capital Bank CD 40499	40499	12 Month 4.45%	10/11/2025 \$ 52,832.45	\$ -	\$ 52,832.45
Banner Capital Bank CD 47033	47033	12 Month 4.45%	10/11/2025 \$ 52,832.45	\$ -	\$ 52,832.45
Banner Capital Bank CD 45750	45750	18 Month 4.65%	1/9/2026 \$ 116,677.40	\$ -	\$ 116,677.40
Banner Capital Bank CD 48218	48218	18 Month 4.65%	1/9/2026 \$ 116,677.40	\$ -	\$ 116,677.40
Banner Capital Bank CD 47002	47002	18 Month 4.65%	1/13/2026 \$ 115,873.16	\$ -	\$ 115,873.16
Banner Capital Bank CD 7595	7595	24 Month 4.50%	4/7/2026 \$ 40,000.00	\$ -	\$ 40,000.00
First State Bank CD 410310	410310	11 Month 5.10%	7/14/2025 \$ 107,575.47	\$ -	\$ 107,575.47
First State Bank CD - Hospital	310412	5 Month 4.18%	8/1/2025 \$ 275,367.80	\$ 2,842.57	\$ -
First State Bank CD 40026	40026	12 Month 5.50%	10/27/2025 \$ 219,978.54	\$ -	\$ 219,978.54
First State Bank CD 410328	410328	13 Month 3.94%	4/5/2026 \$ 113,456.90	\$ -	\$ 113,456.90
First State Bank CD 410329	410329	13 Month 3.94%	4/5/2026 \$ 113,456.90	\$ -	\$ 113,456.90
First State Bank CD 410330	410330	13 Month 3.94%	4/5/2026 \$ 118,527.30	\$ -	\$ 118,527.30
First State Bank CD 410331	410331	13 Month 3.94%	4/5/2026 \$ 55,448.96	\$ -	\$ 55,448.96
			\$ 3,767,146.29	\$ 703,361.78	\$ -
				\$ 553,549.33	\$ 3,916,958.74
				CD's =	\$ 1,586,372.61

City of Alma
Year to Date Treasurer Report
June 30, 2025

	(B)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(M)	(N)
	Checking	Cert of Deposit	Due From	Total	Total	Transfers In	Total	Total	Checking	Cert of Deposit	Due From
	Beginning	Beginning	(Due To)	(B+D+E)	Deposits	Transfers (Out)	Disbursements	(F+G+H-I)	(B+G+H-I)	Ending	(Due To)
Fund	Balance	Balance	Balance	Balance	YTD	YTD	YTD	Balance	Ending	Balance	Balance
Description	10/1/2024	10/1/2024	10/1/2024	10/1/2024	6/30/2025	6/30/2025	6/30/2025	6/30/2025	6/30/2025	6/30/2025	6/30/2025
General	\$ 331,713.13	\$ 494,252.41	\$ -	\$ 825,965.54	\$ 699,931.64	\$ (452,258.31)	\$ 333,639.27	\$ 739,999.60	\$ 213,864.02	\$ 526,162.24	\$ -
Fire Building	\$ -	\$ -	\$ -	\$ -	\$ 1,785.00	\$ 1,500.00	\$ 1,352.11	\$ 1,932.89	\$ 1,932.89	\$ -	\$ -
Electrical Fund	\$ -	\$ -	\$ -	\$ -	\$ 132,385.05	\$ -	\$ 7,647.01	\$ 124,738.04	\$ 124,738.04	\$ -	\$ -
Police	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,616.00	\$ 31,212.00	\$ 10,404.00	\$ 10,404.00	\$ -	\$ -
Community Buildings	\$ 349,042.67	\$ -	\$ -	\$ 349,042.67	\$ 1,887.50	\$ 183,498.15	\$ 208,124.30	\$ 326,304.02	\$ 326,304.02	\$ -	\$ -
CRA	\$ 8,816.52	\$ -	\$ -	\$ 8,816.52	\$ 29,450.38	\$ -	\$ 38,128.71	\$ 138.19	\$ 138.19	\$ -	\$ -
Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 11,651.18	\$ 13,348.82	\$ 13,348.82	\$ -	\$ -
Pool	\$ 72,412.81	\$ -	\$ -	\$ 72,412.81	\$ 163,780.89	\$ -	\$ 160,719.38	\$ 75,474.32	\$ 75,474.32	\$ -	\$ -
Swim Team	\$ -	\$ -	\$ -	\$ -	\$ 1,481.80	\$ -	\$ 61.00	\$ 1,420.80	\$ 1,420.80	\$ -	\$ -
Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 36,047.09	\$ 8,952.91	\$ 8,952.91	\$ -	\$ -
Shop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,281.00	\$ 8,659.61	\$ 4,621.39	\$ 4,621.39	\$ -	\$ -
Street	\$ 197,920.44	\$ 270,000.00	\$ -	\$ 467,920.44	\$ 244,153.54	\$ -	\$ 272,123.24	\$ 439,950.74	\$ 169,950.74	\$ 270,000.00	\$ 270,000.00
Library	\$ 4,204.88	\$ -	\$ -	\$ 4,204.88	\$ 30,130.95	\$ 54,743.00	\$ 53,269.99	\$ 35,808.84	\$ 35,808.84	\$ -	\$ -
Hospital Bond Sinking Fund	\$ 10,053.72	\$ 252,225.52	\$ -	\$ 262,279.24	\$ 5,799.24	\$ 15,000.03	\$ 8,370.41	\$ 274,708.10	\$ 6,692.67	\$ 278,210.37	\$ 229,468.94
Trail Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 2,228.71	\$ 2,771.29	\$ 2,771.29	\$ -	\$ -
Housing Rehab	\$ 22,047.81	\$ -	\$ -	\$ 22,047.81	\$ 46,705.43	\$ -	\$ 24,683.45	\$ 44,069.79	\$ 44,069.79	\$ -	\$ -
Airport	\$ 41,748.13	\$ 5,000.00	\$ -	\$ 46,748.13	\$ 110,358.79	\$ 67,000.00	\$ 152,682.76	\$ 71,424.16	\$ 66,424.16	\$ 5,000.00	\$ 5,000.00
Gas	\$ 319,411.06	\$ 410,000.00	\$ -	\$ 729,411.06	\$ 541,881.36	\$ -	\$ 531,466.01	\$ 739,826.41	\$ 329,826.41	\$ 410,000.00	\$ -
Water	\$ 253,820.64	\$ 90,000.00	\$ -	\$ 343,820.64	\$ 300,024.65	\$ -	\$ 230,353.85	\$ 413,491.44	\$ 323,491.44	\$ 90,000.00	\$ 90,000.00
Wastewater	\$ 71,806.74	\$ 7,000.00	\$ -	\$ 78,806.74	\$ 106,563.83	\$ -	\$ 97,093.96	\$ 88,276.61	\$ 81,276.61	\$ 7,000.00	\$ 7,000.00
Sanitation	\$ 145,166.50	\$ -	\$ -	\$ 145,166.50	\$ 155,392.66	\$ -	\$ 170,543.50	\$ 130,015.66	\$ 130,015.66	\$ -	\$ -
Golf	\$ 33,205.86	\$ -	\$ -	\$ 33,205.86	\$ 252,887.40	\$ 1,710.02	\$ 214,947.62	\$ 72,855.66	\$ 72,855.66	\$ -	\$ -
RV Park	\$ 231,057.38	\$ -	\$ -	\$ 231,057.38	\$ 56,581.00	\$ -	\$ 14,353.19	\$ 273,285.19	\$ 273,285.19	\$ -	\$ -
Totals	\$ 2,092,428.29	\$ 1,528,477.93	\$ -	\$ 3,620,906.22	\$ 2,881,181.11	\$ 1,089.89	\$ 2,609,358.35	\$ 3,893,818.87	\$ 2,317,667.86	\$ 1,586,372.61	\$ 601,468.94

Invoice

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

Ron Hawley
Municipal Airport Manager
City of Alma NE
PO Box 468
Alma, NE 68920-0468

olsson

June 22, 2025
Invoice No: 541125

Invoice Total	\$18,375.00
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Olsson Project # 024-02280 Alma Storm Sewer & Hangar
AIP Project No.: 3-31-0004-014
Invoice Summary: 6

Professional services rendered through June 7, 2025 for work completed in accordance with Agreement dated December 4, 2024.

Phase	500	Design
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Fee

Billing Phase	Fee	Percent Complete	Billed To Date	Previous Fee Billing	Current Fee Billing
Design	122,500.00	80.00	98,000.00	79,625.00	18,375.00
Total Fee	122,500.00		98,000.00	79,625.00	18,375.00
Subtotal					18,375.00
Total this Phase					\$18,375.00

Phase	510	Drilling / Geotechnical
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Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	12,348.60	12,348.60
Limit			12,390.00
Balance Remaining			41.40
Total this Phase			0.00

Phase	600	Bidding
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Fee

Billing Phase	Fee	Percent Complete	Billed To Date	Previous Fee Billing	Current Fee Billing
Bidding	11,000.00	0.00	0.00	0.00	0.00
Total Fee	11,000.00		0.00	0.00	0.00

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	024-02280	Alma Storm Sewer & Hangar	Invoice	541125
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Subtotal 0.00

Total this Phase 0.00

Phase 610 Construction

Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			180,700.00
Balance Remaining			180,700.00

Total this Phase 0.00

Phase 620 Close Out

Fee

Billing Phase	Fee	Percent Complete	Billed To Date	Previous Fee Billing	Current Fee Billing
Close Out	12,900.00	0.00	0.00	0.00	0.00
Total Fee	12,900.00		0.00	0.00	0.00

Subtotal 0.00

Total this Phase 0.00

AMOUNT DUE THIS INVOICE \$18,375.00

Outstanding Invoices

Number	Date	Balance
537691	5/16/2025	18,655.42
Total		18,655.42

Please include our invoice number(s) with your payment.

By Check: Make check payment to Olsson Inc and mail to PO Box 84608, Lincoln, NE 68501-4608

By Electronic / ACH Payment: When transferring funds, please reference the invoice number(s), Account Name Olsson Inc; Pinnacle Bank Account No. 254316; Routing (ABA) No. 104913912, Remittance Email Address: deposits@olsson.com

Questions: Contact us at (402) 458-5062 or accountsreceivable@olsson.com

Authorized By: Curtis Christianson

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

PROGRESS ESTIMATE

NEBRASKA DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS

Date: 6/22/2025

Sponsor:

City of Alma
614 Main Street
Alma, NE 68920

Consultant:

Olsson
PO Box 84608, Lincoln, NE 68501

Estimate No. 6

AIP Project No.: 3-31-0004-014

Olsson Project No.: 024-02280

Date of Contract: 12/4/2024

Item No.	Description	Contract Quantities	Percent Complete	Billed to Date	Previous Billing	Current Billing
1	Design	\$122,500.00	80%	\$98,000.00	\$79,625.00	\$18,375.00
2	Drilling & Geotechnical Services	\$12,390.00	TMNTE	\$12,348.60	\$12,348.60	\$0.00
3	Bidding	\$10,700.00	0%	\$0.00	\$0.00	\$0.00
4	Construction		TMNTE			
	Professional Personnel - Direct Labor			\$0.00	\$0.00	\$0.00
	Overhead @ 185.69%			\$0.00	\$0.00	\$0.00
	Fixed Fee @ 15%	\$20,589.44	.	\$0.00	\$0.00	\$0.00
	Reimbursable Expenses			\$0.00	\$0.00	\$0.00
	Total: Construction	\$180,700.00		\$0.00	\$0.00	\$0.00
5	Close Out	\$12,900.00	0%	\$0.00	\$0.00	\$0.00
TOTALS		\$339,190.00		\$110,348.60	\$91,973.60	\$18,375.00
Total Due Olsson						\$18,375.00

As Project Manager, I hereby certify that the Quantities shown above have been completed from measurements made by me or my predecessors and that the work has been performed according to plans and specifications

PROJECT

ENGINEER:  Olsson

Date: July 7, 2025

APPROVED*: 

Date: 7/8/2025

* Approved for payment as per Project Engineer's certification
NDOT Project Engineer

APPROVED: _____

Airport Sponsor

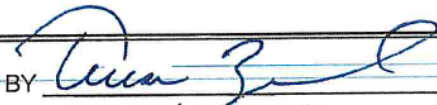
Date: _____

SUMMARY OF PROJECT COSTS
NDOT - Division of Aeronautics

City of Alma
Alma, Nebraska
Alma Municipal Airport

BIL

Statement No. 3
July 11, 2025
Project No. 3-31-0004-014

DESCRIPTION	New This Time	Itemized Costs	TOTAL
Construction			
Total Construction			0.00
Engineering			
Olsson Associates			
Progress Estimates No. 1 - 6			
Design	18,375.00	98,000.00	
Bidding			
Construction			
Geotech		12,348.60	
Closeout			
Total Engineering			110,348.60
Independent Fee Estimate			
IFE - Airport IFE Invoice No. (Paid by Aeronautics)		2,650.00	
Total Administration			2,650.00
Administration			
NDA			
Legal			
Total Administration			0.00
TOTAL PROJECT COSTS TO DATE	18,375.00		112,998.60
Federal Share	17,456.00	107,348.00	
95% x \$112,998.60 = \$107,348.670			
Grant Total = \$326,000 (90% = \$293,400)			
Less: Administration Costs		(2,650.00)	
Less: Previous Payments to Sponsor: Statement No. 1 - 2		(87,242.00)	
Total Funds Due Sponsor	17,456.00		17,456.00
<p>PREPARED BY <u></u> Date <u>7/11/25</u></p> <p align="center">NDOT, Division of Aeronautics</p>			
<p>APPROVED _____ Date _____</p> <p align="center">Sponsor</p>			
<p align="right">Federal Funds Due Sponsor</p>			17,456.00

Batch No. _____ EFT No. _____ Amount _____ Date of EFT _____



Outlook

Final Hangar Loan Application

From Curtis Christianson <cchristianson@olsson.com>

Date Mon 7/14/2025 11:20 AM

To Hal Haeker <halhaeker@hhrmweb.com>; City Administrator <cityadm@almacity.com>; Ron Hawley <rhawley@frontiernet.net>

 2 attachments (503 KB)

Final Hangar Loan Application 4D9.pdf; Hangar Loan Letter_4D9.docx;

All,

Ron had sent me the hangar waitlist and I have filled in the aircraft for the hangar loan application.

Attached is the hangar loan application and the letter prepared for the hangar loan application.

Again, please feel free to review and edit the letter for the hangar loan application.

If there are any questions, please let me know.

Thank you.

From: Curtis Christianson <cchristianson@olsson.com>

Sent: Friday, July 11, 2025 3:25 PM

To: Hal Haeker <halhaeker@hhrmweb.com>; City Administrator <cityadm@almacity.com>; Ron Hawley <rhawley@frontiernet.net>

Subject: Draft Hangar Loan Application

All,

Attached is the NDOT Hangar Loan Application. The application will need to be submitted to Anna Lannin (anna.lannin@nebraska.gov) by at the latest Friday July 18th.

I have put together a letter in addition to the hangar loan to provide some background information and assist in the approval process. The letter is included in the attached hangar loan application, and I have also included a word document for you to review and adjust as you wish.

Ron is going to provide me with the hangar wait list to finalize the hangar loan application. Once I receive, I will provide a final.

I apologize for the delay, as I know that items such as these are liked to be ran past the council. If for some reason the City Council does not want to apply, the application can be pulled.

My suggestion would be to review the letter and make any changes, place on City of Alma letterhead and attach to hangar loan application.

In my discussion with Ron today, he had mentioned that the City was looking for the dollars coming in, and what the City's share is going to be. I will work on that and submit to you when completed.

If there are any other questions, please feel free to let me know.

Thank you and have a great weekend.

Curtis Christianson, P.E.

Senior Team Leader / Aviation

D 402.458.5989

C 402.560.7567

601 P Street, Suite 200

Lincoln, NE 68508

O 402.474.6311



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City of Alma

Dear Nebraska Aeronautics Commission Members,

The City of Alma is seeking your assistance for funding through the Revolving Hangar Loan Program for our proposed hangar project. This project involves the construction of a 97-foot-wide by 100-foot-deep box hangar with a 70-foot-wide, 18-foot-high clear opening door. The 97-foot width was set based on the NFPA requirements for building separation, allowing us to avoid installing firewalls in neighboring buildings.

In 2013, the runway at our airport was paved, and shortly thereafter, the FAA implemented a minimum based aircraft requirement to receive federal funding. Despite funding the paving and lighting, the FAA was going to stop funding the Alma Municipal Airport. With the quick and hard work of Ron Hawley (Chairman of the Airport Advisory Board), the City of Alma, and others, we were able to find four individuals to sign contracts to construct additional hangars at the airport and base aircraft at the Alma Municipal Airport, and thus the continuation of receipt of federal funding and the improvement of our airport.

Currently the Alma Municipal Airport (4D9) has four privately owned box hangars and own only one 4-place T-hangar. Over the years, we have seen the transfer of ownership of these private hangars, and fortunately, the total count of based aircraft has remained above 10 based aircraft to meet the requirements of the FAA to receive federal funding. With the four private hangars sharing these spaces, the airport has 12 based aircraft. However, owning only one 4-Place T-hangar, makes it difficult to control over the number of aircraft at the airport.

The addition of the proposed hangar will allow for the storage of multiple aircraft or, based on preliminary interest, provide a facility for an FBO to operate and complete routine maintenance of based and itinerant aircraft.

In the Federal Fiscal Year 2025, the City of Alma banked the maximum allowable amount of IIJA and approximately \$490,000 of Non-Primary Entitlement funds. Based on the preliminary cost of the proposed project, the City of Alma received approval from the FAA to obtain an engineering services only grant and entered into an engineering agreement with Olsson to start the design of this proposed project. This approach was utilized to minimize the loss of available federal funds and allowed us to wait to bid the project in the following year, allowing the banking of another year of Non-Primary Entitlement and IIJA funds to assist in covering the overall cost of the project. The engineering services grant was written utilizing only IIJA funds available, which led to the potential expiration of \$40,064.00 of Non-Primary Entitlement funds. The City of Alma with the assistance of NDOT – Aeronautics Division, was able to transfer these funds back to the NDOT Aeronautics Division for their distribution of use at another airport in the State of Nebraska.

However, due to the overall costs of the project and the funding available, the City of Alma is seeking your assistance to cover the additional expenses.

The addition of hangars is very beneficial to airports. Below are some benefits to adding a hangar to the Alma Municipal Airport or any airport.

Project Benefits:

614 Main Street
P.O. Box 468
Alma, NE 68920-0468

www.almacity.com

Ph: (308) 928-2242
Fax: (308) 928-2683

The proposed hangar project will bring several benefits to the Alma Municipal Airport and the surrounding community:

- **Increased Capacity:** The new hangar will provide additional space for aircraft storage / maintenance.
- **Economic Growth:** The project will attract more aviation-related businesses and activities to the area, boosting the local economy and creating job opportunities.
- **Enhanced Safety:** The modern hangar facilities will improve the safety and security of aircraft, protecting them from weather-related damage and vandalism.
- **Community Development:** The project will support the growth and development of the local aviation community, encouraging more people to engage in aviation activities and fostering a sense of community pride.

The City of Alma understands that other airports around the state also need assistance through the Nebraska Revolving Hangar Loan Program, both now and in the future. Based on that need, we are proposing to utilize our future grant money to repay the Nebraska Revolving Hangar Loan Program as quickly as possible. Below is our proposal for the repayment of any assistance provided to the City of Alma:

Funding Breakdown	
Total Construction Costs	\$1,445,000.00
Total Non-Primary Entitlement (FY 2026)	\$600,000.00
Total BIL Funds (FY 2026)	\$226,000.00
Total Federal Funds Available (FY 2026)	\$826,000.00
Local Match to Federal Funds (FY 2026)	\$43,474.00
Total Federal Funds and Local Match (FY 2026)	\$869,474.00
Difference	\$575,526.00
Hangar Loan (80%)	\$460,420.00
Local Share (20%)	\$115,106.00
Non-Primary Entitlement (FY 2027)	\$150,000.00
Local Share (FY 2027)	\$16,667.00
Total Payment to Hangar Loan (FY 2027)	\$166,667.00
Hangar Loan Balance (FY 2027)	\$293,753.00

Non-Primary Entitlement (FY 2028)	\$150,000.00
Local Share (FY 2028)	\$16,667.00
Total Payment to Hangar Loan (FY 2028)	\$166,667.00
Hangar Loan Balance (FY 2028)	\$127,086.00
Non-Primary Entitlement (FY 2029)	\$112,965.00
Local Share (FY 2029)	\$14,121.00
Total Payment to Hangar Loan (FY 2029)	\$127,086.00
Hangar Loan Balance (FY 2029)	\$0.00

In the process of repayment, the City of Alma requests a modification to the Revolving Hangar Loan Program, by proposing a shift from a monthly repayment schedule to an annual repayment schedule.

The City of Alma appreciates your consideration in assisting with the temporary funding of the project costs.

Thank you,

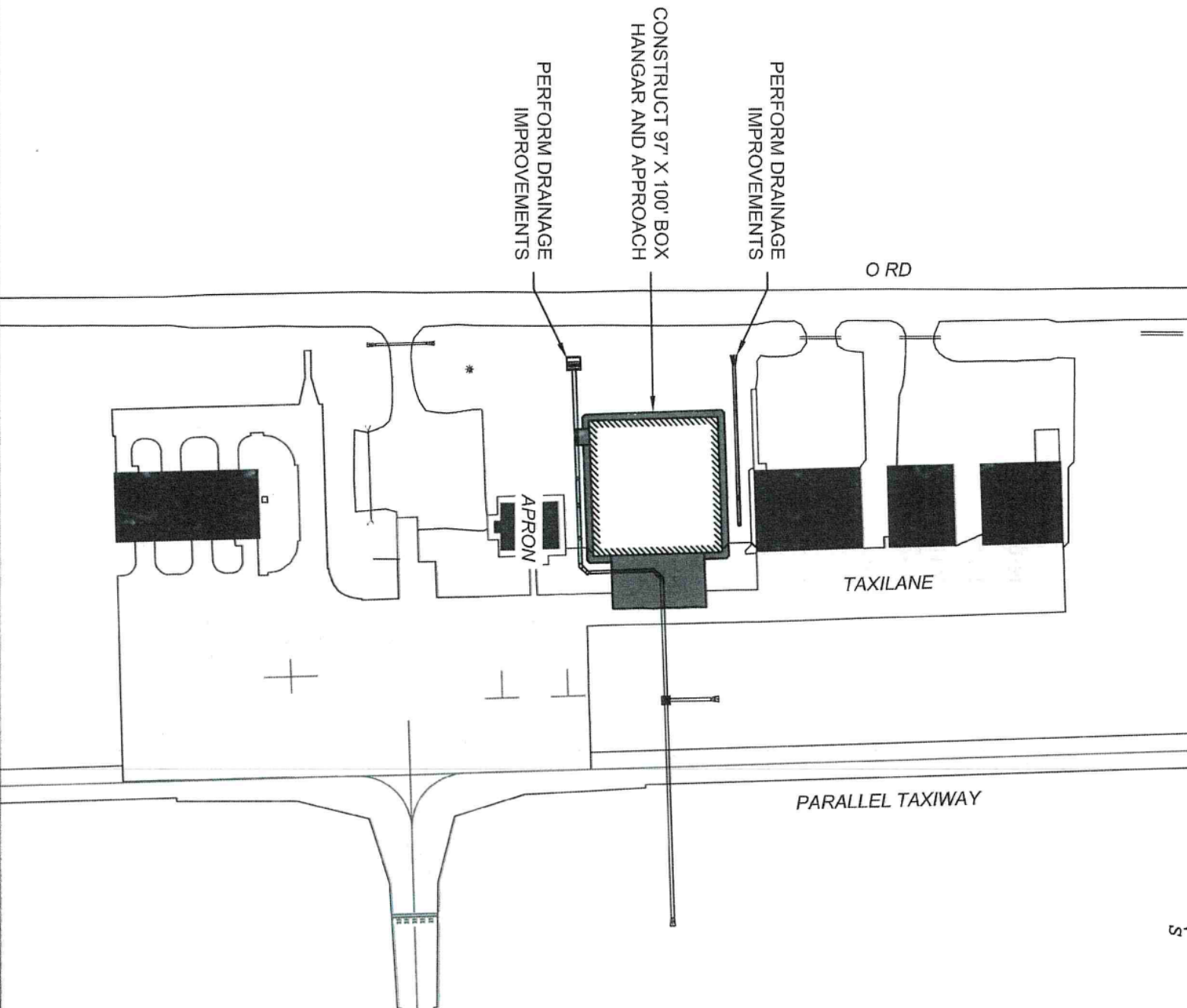


 Hal Haeker, Mayor

HANGAR LOAN APPLICATION
Waiting List

<u>Aircraft Make/Model</u>	<u>N number</u>	<u>Current Location Of Aircraft</u>	<u>Owner Address</u>
Piper J3	N88HH5	HDE	174157 L Rd, Holdrege, NE 68949
Cessna 172M	N20310	HDE	1819 Arrowhead Dr., Holdrege, NE 68949
Piper PA11	N4717M	7V7	775 31 Rd, Franklin, NE 68939
Rans S-21	N221KW	K82	775 31 Rd, Franklin, NE 68939
Piper PA22	N50792	37V	70902 438 Rd, Stamford, NE 68977

FBO Potential Tenant (if applicable): _____



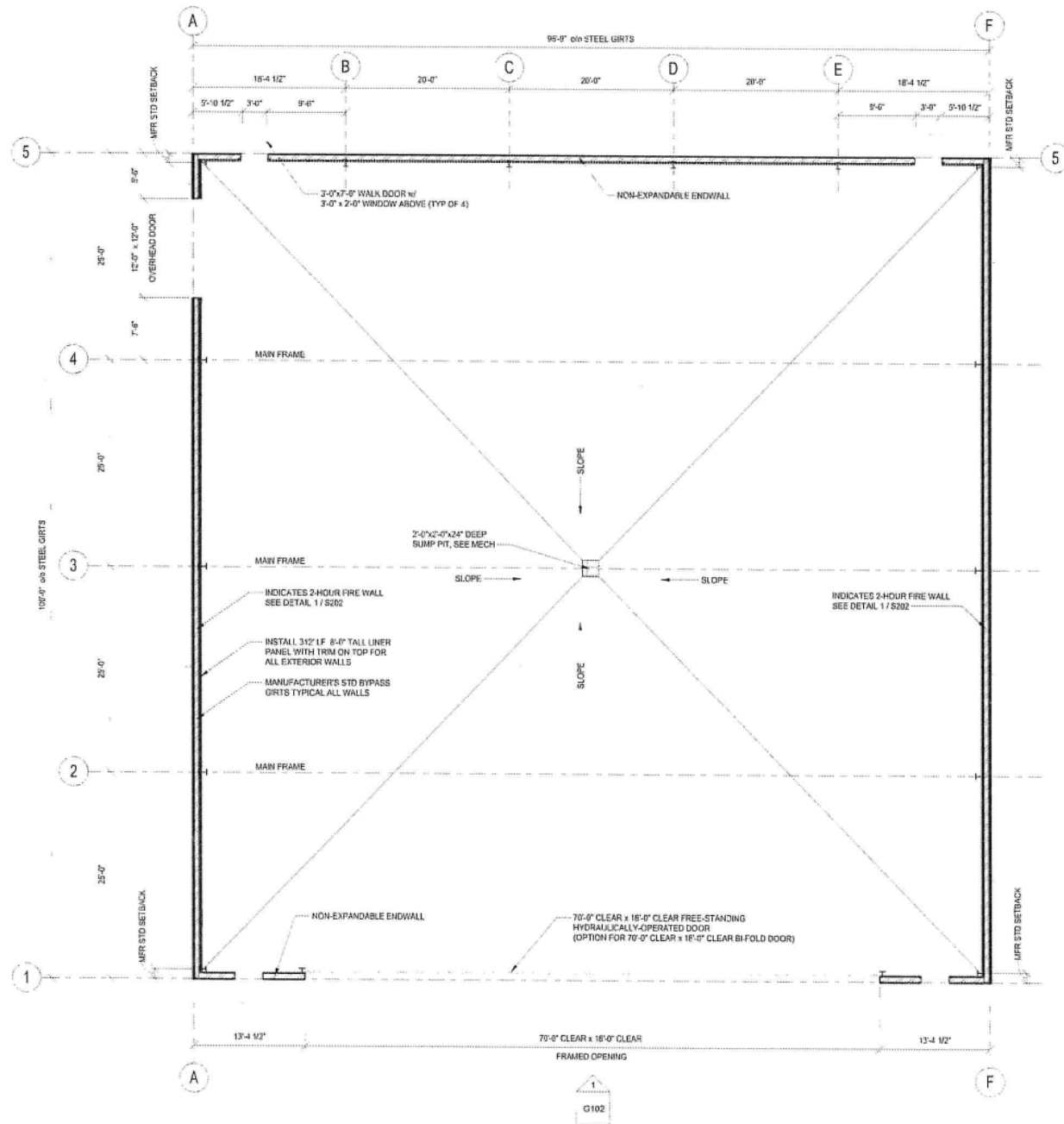
AIP No. 3-31-0004-014

Project No. 024-02280

Date: 06/2025

Project Layout Plan
Alma Municipal Airport (4D9)

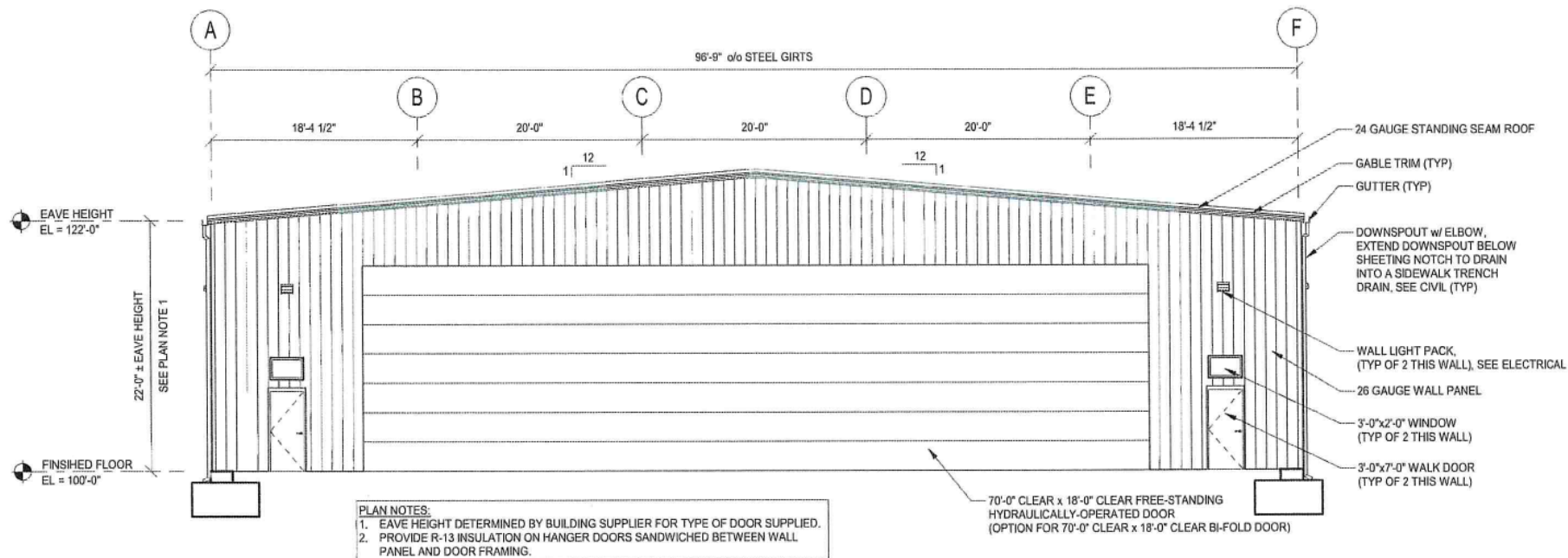
olsson



1

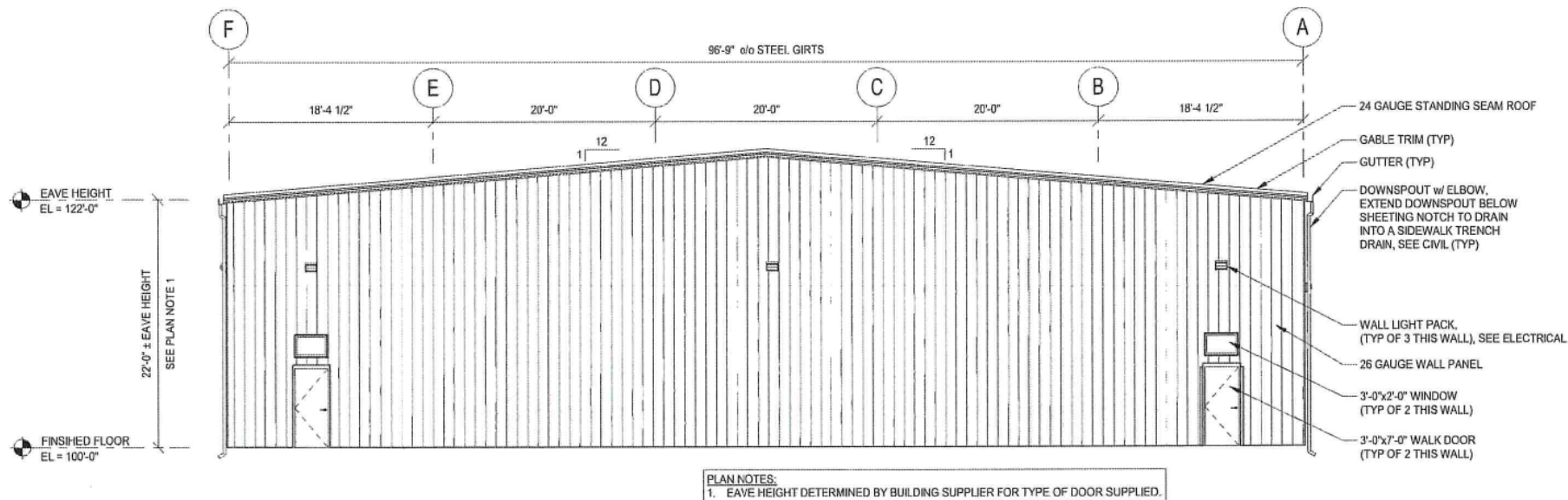
FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

REVOLVING HANGAR LOAN PROGRAM

Nebraska DOT Division of Aeronautics

Approved by the Aeronautics Commission on 04 August, 2023

- I. Program Intent.** The Nebraska DOT / Division of Aeronautics (NDOT or "Aeronautics") and the Nebraska Aeronautics Commission have developed this program to assist municipalities who wish to increase or improve the available hangar space at their public-use airports. Assistance is provided through a no interest loan.

This program is intended to aid and foster aviation interests and activities throughout the state. Hangars at public use airports should be considered public assets. These hangars provide unique capabilities for the community to aid and foster aviation activity. For the benefit of the community, hangars built through this program should remain the property of the public body that owns and operates the airport. While various lease agreements, even long term, are made with private individuals or firms, the ownership of these facilities must remain in the hands of the public, to manage as a public asset for the community.

II. Eligibility.

- A. Who is eligible? Any municipality that operates a public use airport or persons owning privately owned public use airports. A municipality can be an airport authority, city, county, or village.
- B. What is eligible?
1. T-hangars.
 2. Box hangars.
 3. Ramps - from the hangar door to the edge of the taxiway.
 4. Moving an existing hangar, that violates state or federal safety or design standards, to another location on the same airport.
 5. Existing hangar rehabilitation which may include re-sheeting building and door replacement. Rehabilitation is eligible if the supporting structure has been determined to be structurally sound and serviceable by a licensed structural engineer for 20 years after the rehabilitation.

6. Other - finished end units, floors, electrical systems, stubbed-in utilities, insulation, other necessary items within 27.5' of the building, and engineering fees. Must meet eligibility requirements for any applied federal funding programs being utilized.
 7. Acquiring private hangars is eligible for state funds if no state funds were previously expended for the hangar and the structure has been determined to be structurally sound and serviceable by a licensed structural engineer for at least 20 years.
 8. **Not Eligible** – Finished interior spaces, such as bathrooms and offices, in non-public areas of the hangar.
- C. Other conditions that must be met.
1. The hangar location must be consistent with what is shown on the currently approved Airport Layout Plan.
 2. The hangar building must meet the department's minimum standards (Aeronautics Specification H-40).
 3. The sponsor must insure the hangar, at replacement value, for the life of the loan agreement.
 4. The airport must meet the department's licensing standards, Title 17, Chapter 1 of the Nebraska Administrative Code.

III. Funding and Payments.

- A. NDOT Share. Aeronautics may loan up to 80% of the eligible costs, up to the amount approved by the Commission.
- B. Maximum. \$1,000,000 per project.
- C. Repayment Period. The hangar loan repayment period is 20 years.
- D. Payments. Monthly payments will be paid via EFT (Electronic Funds Transfer). The payment amount will be the amount of the new loan agreement divided by the repayment period divided by 12 months per year. No interest or carrying charges will be charged.
- E. Funding from Other Sources. If federal funds or other funding sources pay for a portion of the project, the loan can include the local share.

- F. Transfer of Ownership Penalty. Should the airport sponsor transfer ownership of the hangar within 20 years of the loan allocation date, the airport sponsor shall pay the balance of the loan and a penalty to the hangar loan fund for the accrued simple interest over the entire time of the loan at a rate of 5% or as set at the time of the loan.

IV. Application. Items A-E should be provided on the department's application form. The application must include:

- A. Description of the project.
- B. Inventory of existing hangars, number of hangar spaces on the airport, number of based aircraft, and number of existing hangar spaces not used by aircraft.
- C. Specific information on the demand for more or improved hangar space. Include the hangar waiting list, if applicable. The list should contain the aircraft make/model, "N" numbers, the address of the current owner, and whether these are single or multi-engine.
- D. Estimated cost.
- E. Funding assurance. A statement from the sponsor, their lender or financial agent indicating the sponsor has the funds in addition to the loan amount to complete the project.
- F. Sketch of the proposed or existing hangar's location.

V. How the Program Works.

- A. Commission Approval. The airport sponsor or their representative may present the application to the Aeronautics Commission at the August Commission Meeting. It should be noted that, for consideration at the August Commission Meeting, applications must be received at the Aeronautics Lincoln office on or before July 15. The Commission can take one of the following actions:

- 1. Approve the loan request and allocate (reserve) funds.
- 2. Disapprove the loan request.

The Commission may only award loans in the total amount not to exceed the hangar loan account balance on the date of the allocation meeting.

Allocated funds will be withdrawn, without prejudice, if the airport sponsor has not signed a construction contract within eleven (11) months of the Commission's loan award. The eleven-month requirement may be extended by the Chairperson of the Aeronautics Commission at the recommendation of the Division of Aeronautics, for circumstances beyond the airport sponsor's control, such as the award of an FAA grant. A granted extension will expire no later than September 30th of the year that the original 11 month period ended.

- B. Priorities. The Commission will use the following priorities as a guide in selecting projects to be approved.

Note: Primary airports will be considered against the following prioritization criteria after all general aviation airport applications have been considered.

Priority No. 1: Build new buildings

Priority No. 2: Rehabilitate existing buildings

Priority No. 3: Acquire existing buildings.

Tiebreaker: When two or more requests have the same priority, additional consideration will be given to:

1. Airports that have the longest waiting list or most pressing need; or
2. An airport can reduce their requested amount by asking for less than 80%.

- C. Plans & Specifications. T-Hangars, Box Hangars and rehabilitate existing hangar and/or door replacement. The sponsor must hire a qualified consulting firm, acceptable to Aeronautics, to prepare the plans and specifications, bid the project, and provide on-site inspection at critical construction events. Consultants will use the Sample Consultant Agreement provided by Aeronautics. Aeronautics must approve the plans and specifications before advertisement. Engineering costs are eligible under this program.
- D. Plan Review. Aeronautics must receive one copy of the project plans and specifications stamped by a Nebraska registered professional engineer. The sponsor must obtain all applicable permits and code reviews.
- E. Bidding. The sponsor opens the bids and then awards the contract subject to Aeronautics' concurrence.
- F. Hangar Program Agreement. After the sponsor sends in the bid package,

Aeronautics will prepare the loan agreement. The bid package will include the recommendation of award, performance bonds, proof of liability, workers' compensation, and builder's risk. The agreement states the maximum amount of money that may be advanced and the repayment schedule.

G. Construction and Funding. The sponsor pays the contractor as construction progresses and sends a copy of the paid invoices to Aeronautics. Aeronautics will reimburse the sponsor for 80% of eligible incurred costs. Aeronautics will retain 10% from each reimbursement until the sponsor has completed the "Project Close Out" list described below.

H. Project Close Out. The following steps are required.

1. The construction is completed, and final bills have been submitted.
2. A set of as-built plans have been submitted to Aeronautics.
3. The sponsor accepts the building and advises Aeronautics in writing.
4. The sponsor insures the building against fire, hail, and windstorms including extended coverage with loss payable to Aeronautics and the sponsor as their interests may appear. A copy of the insurance certificate must be sent to Aeronautics annually.

When all four items have been done, Aeronautics will forward the final 10% due.

HANGAR LOAN APPLICATION

NEBRASKA DOT / DIVISION OF AERONAUTICS

Due to Aeronautics Prior to July 15

Airport Alma Municipal Airport **Location** Alma, Nebraska

Description of Project (Enter Project Type from List in Paragraph II B): _____

Construct Box Hangar and Drainage Improvements

Justification: The airport currently has no available hangar space. The proposed hangar will allow the airport to complete routine maintenance of based / itinerant aircraft and can also be utilized to store multiple smaller or larger aircraft as the airport's needs change over time.

Cost Estimate:

Construction	<u>\$1,425,000.00</u>
Engineering	<u>-</u>
Total	<u>\$1,425,000.00</u>

Attachments:

- Existing hangar inventory.
- Waiting list attached.
- Sketch of hangar location.
- Statement of financial assurance

The sponsor of this airport has or will have sufficient funds in addition to the loan amount to complete the project.


Signature

Hal Harker
Printed Name

7/16/25
Date