

REGULAR CITY COUNCIL MEETING
October 15, 2025

A regular meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, October 15, 2025, at 5:30 p.m.

Present were Council Members: Larry Casper, Chris Mahalek, Joel Wheeler, and Mayor Hal Haeker. Absent: Tom Moulton. Also in attendance were City Clerk Janet Dietz, Treasurer Tashia Butterfield, City Utility Superintendent Russ Pfeil and Utility Floater Kent Fleischmann, Leroy and Donna Bose, David Wells, and Angie Stuteville-Harlan County Journal. City Attorney Doug Walker joined the meeting at 6:13 pm. 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 October 15, 2025, at 5:30 p.m. and the following business was transacted:

Roll call: Tom Moulton-absent, Larry Casper-present, Chris Mahalek-present, Joel Wheeler-present, and Mayor Haeker-present. Motion by Casper, second by Wheeler 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, Wheeler, and Mahalek. Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of October 1st, 2025, council meeting. Motion by Casper, second by Wheeler to approve the regular minutes of October 1st, 2025, council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Wheeler, and Mahalek. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for October 1st, 2025, through October 15th, 2025, for a total of \$391,666.26. Motion made by Wheeler, second by Mahalek to approve the claims. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Mahalek, and Casper. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve the Treasurer's report. Motion by Wheeler 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: Wheeler, Casper, and Mahalek. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve Olson Project # 024-02280- Alma Storm Sewer & Hanger Invoice # 544951 for a total of \$12,250.00. Motion by Wheeler second by Casper to accept Olson Project #024-02280 Invoice #544951 for a total of \$12,500.00. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Casper, and Mahalek. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve Resolution #1-2026 Special Assessment lien on 210 Hwy-183 utility bill for \$1,112.38. Councilman Wheeler noted the absence of City Attorney for this discussion. Councilman Casper noted this is the next step in the process. Motion was made by Wheeler to approve the Resolution #1-2026 Special assessment for \$1,112.38, for utility bill second by Casper. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Casper, and Mahalek. Voting no none: Motion carried.

Mayor Haeker opened the floor to discuss and or approve Resolution #2-2026 Special Assessment lien on 210 Hwy -183 nuisance mowing for \$1,450.00 Councilman Wheeler noted the absence of City Attorney for this discussion. Motion made by Wheeler to approve Resolution #2-2026 Special Assessment lien on 210-Hwy 183 for \$1,450.00 mowing, second by Mahalek. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Mahalek and Casper. Voting no none: Motion carried.

Mayor Haeker brought forth discussion and or approve emergency generator bid for purchase. Motion made by Wheeler, second by Casper to table (no info in packet). There being no further discussion upon the motion made and upon roll call vote: the following voted yes: Wheeler, Casper, and Mahalek. Voting no: none. Motion carried.

Mayor Haeker opened the floor to Hoesch Memorial Public Library Director Jennifer Roethke for discussion on (2) hires at the library. Jennifer discussed (1) hire for clerk position, working approximately 9-12, am-weekly, (3) hours as scheduled, and (1) position for cleaning, approximately, two hours every two weeks. Library Board has approved both hires. Motion made by Casper, second by Wheeler to approve both hires. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Wheeler, and Mahalek. Voting no none. Motion a carried.

Mayor Haeker opened the floor to discuss the city gas rate updates. Treasure Butterfield presented current gas rates for residential and commercial use. Charges per consumption, direct costs from the supplier, which vary each month, personnel costs associated with the gas dept, and auditors' notes of deficits. Councilman Wheeler and Mahalek discussed restructuring personnel costs, Councilman Casper discussed raising rates for individuals on a fixed income. Butterfield discussed the city not having raised rates in a ten year period, adjusting the based rate. Motion by Wheeler, second by Mahalek to table this discussion to gather additional information and review city options. There being no further discussion upon the motion made and upon roll call vote: the following voted yes: Wheeler, Mahalek and Casper. Motion carried

Mayor Haeker called for a motion to move into executive session to discuss litigation. Casper moved to enter into executive for the purpose of discussing litigation, second by Wheeler at 6:23 pm. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Wheeler, and Mahalek. Voting no none. Motion carried. Mayor and Council, and City Administrator remained. At 6:38 pm, council resumed regular session with a motion made by Wheeler and second by Casper. There being no further discussion upon the motion made and upon roll call vote: the following voted yes: Wheeler, Casper, and Mahalek. Motion carried.

Mayor called for a motion to move into executive session for valuation of job performance of city administrator. Casper moved to move to enter into executive session to discuss city administrators job performance, second by Wheeler at 6:41 pm. There being no further discussion upon the motion made the following voted yes: Casper, Wheeler, and Mahalek, Voting no: None. Motion carried. Mayor, Council, City Attorney and City Administrator remained. At 7:58 pm council resumed regular session with a motion made by Mahalek and second by Wheeler. There being no further discussion upon the motion made and upon roll call vote: the following voted yes: Mahalek, Wheeler and Casper, Motion carried.

City Administrator brought forth the Corp of Engineers City RV park annual review, fire extinguishers, also shower and bathroom leaks, picnic table storage. Auditorium updates, concrete work, interior painting, flooring, men's /women's restrooms, and kitchen updates, staying within budget. Also discussed were golf course parking issues, transfer of property has not been completed. Motion to adjourn made by Wheeler, second by Mahalek. There being no further discussion upon the motion made and upon roll call vote: the following voted yes, Wheeler, Mahalek, and Casper. Meeting adjourned at 8:19 pm. Next council meeting will be November 5th, 2025.

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 convened meeting of said body: that all news media requesting notification concerning meetings of said body were provided advances notification of the time and place of said meeting and the subject.

Janet Dietz, City Clerk

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

Type	Date	Due Date	Memo	Account	Class	Amount
Alma Golf Course						
Bill	10/29/2025	11/05/2025	reimbursement for Cash Wa (used 30.1044 · Purchases Food		Golf Fund	351.57
Bill	10/29/2025	11/05/2025	reimbursement for Hogeland's Marl 30.1044 · Purchases Food		Golf Fund	923.99
Total Alma Golf Course						1,275.56
Alma Public School						
Bill	10/29/2025	11/05/2025	Pronto Alma	20.1135 · Liquor & Tobacco License	General Fund	300.00
Total Alma Public School						300.00
Alvine and Associates, Inc						
Bill	10/23/2025	11/05/2025	AUD renovation: services through 150.1200 · Cap Outlay - Buildings		Community Buildings	1,800.00
Total Alvine and Associates, Inc						1,800.00
Amazon Business						
Bill	08/01/2025	11/05/2025	shipping for award of recognition - I 30.1090 · Office Supplies		General Fund	6.99
Total Amazon Business						6.99
AMGL - Almquist Maltzahn Galloway & Luth						
Bill	10/24/2025	11/05/2025	Audit Fieldwork FY 24-25	20.1010 · Audit & Accounting Fees	General Fund	983.33
Bill	10/24/2025	11/05/2025	Audit Fieldwork FY 24-25	20.1010 · Audit & Accounting Fees	Gas Utility Departmer	983.34
Bill	10/24/2025	11/05/2025	Audit Fieldwork FY 24-25	20.1010 · Audit & Accounting Fees	Street Department	983.33
Bill	10/24/2025	11/05/2025	Audit Fieldwork FY 24-25	20.1010 · Audit & Accounting Fees	Water Utility Departm	983.34
Bill	10/24/2025	11/05/2025	Audit Fieldwork FY 24-25	20.1010 · Audit & Accounting Fees	Sanitation Departmer	983.33
Bill	10/24/2025	11/05/2025	Audit Fieldwork FY 24-25	20.1010 · Audit & Accounting Fees	Wastewater Utility De	983.33
Total AMGL - Almquist Maltzahn Galloway & Luth						5,900.00
Arrow Seed						
Bill	09/30/2025	11/05/2025	Grass seed	20.1210 · Repairs & Maint. Grounds	Golf Fund	570.00
Total Arrow Seed						570.00
BARCO Municipal Products, Inc.						
Bill	10/17/2025	11/05/2025	street signs	30.1100 · Signs & Posts	Street Department	546.96
Total BARCO Municipal Products, Inc.						546.96
Center Point Large Print						
Bill	10/09/2025	11/05/2025	book purchase	30.1020 · Books - Restricted	Library Department	312.04
Total Center Point Large Print						312.04

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

	Type	Date	Due Date	Memo	Account	Class	Amount
Charlotte & Chad Jay							
	Bill	10/27/2025	11/05/2025	utility refund for 1006 First, Alma	20.1030 · Deposit Refunds	Gas Utility Departmer	51.35
	Bill	10/27/2025	11/05/2025	utility refund for 1006 First, Alma	20.1030 · Deposit Refunds	Wastewater Utility De	51.35
	Bill	10/27/2025	11/05/2025	utility refund for 1006 First, Alma	20.1030 · Deposit Refunds	Water Utility Departm	51.35
Total Charlotte & Chad Jay							154.05
Chesterman Company-glf							
	Bill	10/08/2025	11/05/2025	Pop Purchased	30.1047 · Purchases Pop	Golf Fund	248.00
Total Chesterman Company-glf							248.00
City Alma Utilities							
	Bill	10/23/2025	11/05/2025	Water, Sewer-Dump Station	20.1090 · Gas, Water, & Wastewater	Wastewater Utility De	34.00
	Bill	10/23/2025	11/05/2025	Gas, Water, Sewer - Johnson Cent	20.1090 · Gas, Water, & Wastewater	Community Buildings	34.93
	Bill	10/23/2025	11/05/2025	Trash - Johnson Center	20.1250 · Trash Removal	Community Buildings	99.93
	Bill	10/23/2025	11/05/2025	Gas, Water, Sewer-Library	20.1090 · Gas, Water, & Wastewater	Library Department	82.80
	Bill	10/23/2025	11/05/2025	Trash - Library	20.1250 · Trash Removal	Library Department	7.99
	Bill	10/23/2025	11/05/2025	Gas, Water, Sewer - Office	20.1090 · Gas, Water, & Wastewater	General Fund	34.00
	Bill	10/23/2025	11/05/2025	Trash - Office	20.1250 · Trash Removal	General Fund	7.99
	Bill	10/23/2025	11/05/2025	Trash - Trail (on City office stmt)	20.1250 · Trash Removal	Pheasant Ridge Trail	7.99
	Bill	10/23/2025	11/05/2025	Water - Park	20.1090 · Gas, Water, & Wastewater	Park Department	168.87
	Bill	10/23/2025	11/05/2025	Trash - Park	20.1250 · Trash Removal	Park Department	31.96
	Bill	10/23/2025	11/05/2025	Water - Recreation	20.1090 · Gas, Water, & Wastewater	Recreation Departme	830.00
	Bill	10/23/2025	11/05/2025	Gas, Water, Sewer - RV Park	20.1090 · Gas, Water, & Wastewater	RV Park Fund	91.87
	Bill	10/23/2025	11/05/2025	Trash - RV Park	20.1250 · Trash Removal	RV Park Fund	119.07
	Bill	10/23/2025	11/05/2025	Gas, Water, Sewer - Swimming Po	20.1090 · Gas, Water, & Wastewater	Pool Department	17.52
	Bill	10/23/2025	11/05/2025	Gas, Water, Sewer - Workshop	20.1090 · Gas, Water, & Wastewater	Shop Department	88.80
	Bill	10/23/2025	11/05/2025	Trash - Workshop	20.1250 · Trash Removal	Shop Department	64.50
	Bill	10/23/2025	11/05/2025	Trash - Boat Dock (on Office Bill)	20.1250 · Trash Removal	Recreation Departme	7.99
Total City Alma Utilities							1,730.21
City of Alma Petty Cash Fund							
	Bill	10/16/2025	11/05/2025	county filing fee - register lein for Lc	20.1035 · Dues & Fees	General Fund	16.00
	Bill	10/16/2025	11/05/2025	county filing fee - register lein for Lc	20.1035 · Dues & Fees	General Fund	16.00
Total City of Alma Petty Cash Fund							32.00

City of Alma
Unpaid Claims by Vendor

October 16, 2025 thru November 5, 2025

	Type	Date	Due Date	Memo	Account	Class	Amount
City of Alma Utilities-Glf							
	Bill	10/23/2025	11/05/2025	Utilities	20.1090 · Gas, Water, & Wastewater	Golf Fund	349.78
	Bill	10/23/2025	11/05/2025	Trash	20.1250 · Trash Removal	Golf Fund	122.20
Total City of Alma Utilities-Glf							471.98
City of Holdrege							
	Bill	10/15/2025	11/05/2025	Landfill fees	20.1250 · Trash Removal	Sanitation Departmer	465.05
	Bill	10/17/2025	11/05/2025	Landfill fees	20.1250 · Trash Removal	Sanitation Departmer	271.50
	Bill	10/21/2025	11/05/2025	Landfill fees	20.1250 · Trash Removal	Sanitation Departmer	335.69
	Bill	10/24/2025	11/05/2025	Landfill fees	20.1250 · Trash Removal	Sanitation Departmer	239.16
	Bill	10/10/2025	11/05/2025	Landfill fees	20.1250 · Trash Removal	Sanitation Departmer	296.00
Total City of Holdrege							1,607.40
Davis Equipment Corp. / Turfwerks							
	Bill	10/20/2025	11/05/2025	turf	20.1210 · Repairs & Maint. Grounds	Golf Fund	375.52
Total Davis Equipment Corp. / Turfwerks							375.52
Duncan, Walker & Schenker							
	Bill	10/14/2025	10/15/2025	certified letter postage - Marc Love	20.1160 · Postage & Freight Expens	General Fund	10.00
Total Duncan, Walker & Schenker							10.00
Eakes Office Solutions							
	Bill	10/17/2025	11/05/2025	clerk desk furniture	50.1300 · Cap Outlay - Equip & fixtur	General Fund	3,824.22
Total Eakes Office Solutions							3,824.22
Electric Pump, Inc.							
	Bill	10/06/2025	11/05/2025	Lift Station Repairs	20.1200 · Repairs & Maint. Equipmer	Wastewater Utility De	2,177.50
	Bill	10/17/2025	11/05/2025	sewer line parts	20.1120 · Line Maintenance	Wastewater Utility De	3,887.94
Total Electric Pump, Inc.							6,065.44
First National Bank Omaha-CC 0274							
	Bill	10/01/2025	11/05/2025	USPS-Water Samples Postage	20.1160 · Postage & Freight Expens	Water Utility Departm	32.70
	Bill	10/07/2025	11/05/2025	USPS-Water Samples Postage	20.1160 · Postage & Freight Expens	Water Utility Departm	34.85
	Bill	10/20/2025	11/05/2025	Square-tablet and POS stand	20.1200 · Repairs & Maint. Equipmer	Golf Fund	589.10
Total First National Bank Omaha-CC 0274							656.65

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

Type	Date	Due Date	Memo	Account	Class	Amount
First National Bank Omaha-CC 5410						
Bill	10/16/2025	11/05/2025	Hulu subscription	20.1015 · Cable Television Expense	Golf Fund	103.19
Bill	10/13/2025	11/05/2025	Zoom subscription	20.1025 · Computer Services & Soft	General Fund	15.99
Bill	10/23/2025	11/05/2025	USPS-envelopes	20.1160 · Postage & Freight Expense	Golf Fund	492.40
Total First National Bank Omaha-CC 5410						611.58
Frito Lay, Inc.						
Bill	10/16/2025	11/05/2025	Chips and snacks Purchased	30.1044 · Purchases Food	Golf Fund	75.20
Total Frito Lay, Inc.						75.20
Frontier - Airport						
Bill	11/01/2025	11/05/2025	Phone Service	20.1240 · Telephone Expense	Airport Fund	306.14
Bill	11/01/2025	11/05/2025	Dish Network	20.1015 · Cable Television Expense	Airport Fund	157.21
Bill	11/01/2025	11/05/2025	Internet Expense	20.1102 · Internet Expense	Airport Fund	72.07
Total Frontier - Airport						535.42
Frontier - Office 2242						
Bill	11/01/2025	11/05/2025	City Office	20.1240 · Telephone Expense	General Fund	108.07
Total Frontier - Office 2242						108.07
Frontier - Office 2347						
Bill	11/01/2025	11/05/2025	City Office-Line 2	20.1240 · Telephone Expense	General Fund	80.12
Total Frontier - Office 2347						80.12
Frontier - Office 2683						
Bill	11/01/2025	11/05/2025	City Office-Fax	20.1240 · Telephone Expense	General Fund	108.07
Total Frontier - Office 2683						108.07
Frontier - Sirens						
Bill	11/01/2025	11/05/2025	308/196-0222 Siren	20.1240 · Telephone Expense	Fire Department	6.93
Bill	11/01/2025	11/05/2025	308/196-0574 Siren	20.1240 · Telephone Expense	Fire Department	9.99
Bill	11/01/2025	11/05/2025	308/196-0705 Siren	20.1240 · Telephone Expense	Fire Department	9.99
Bill	11/01/2025	11/05/2025	308/196-0709 Siren	20.1240 · Telephone Expense	Fire Department	9.99
Bill	11/01/2025	11/05/2025	308/928-2881 Lift Station	20.1240 · Telephone Expense	Wastewater Utility De	82.85
Total Frontier - Sirens						119.75

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

	Type	Date	Due Date	Memo	Account	Class	Amount
Frontier - Water Tower 2585							
	Bill	11/01/2025	11/05/2025	Water Tower Alarm	20.1240 · Telephone Expense	Water Utility Departm	88.91
Total Frontier - Water Tower 2585							88.91
Harlan County							
	Bill	11/01/2025	11/05/2025	Law Enforcement-Nov	20.1020 · Contractual Services	Police Protection Dep	4,301.00
Total Harlan County							4,301.00
Hawkins							
	Bill	10/13/2025	11/05/2025	Hydrofluosilicic Acid	30.1030 · Chemicals	Water Utility Departm	1,621.80
Total Hawkins							1,621.80
Heath Consultants Inc							
	Bill	10/28/2025	11/05/2025	DP-IR (gas leak detector)	50.1300 · Cap Outlay - Equip & fixtur	Gas Utility Departmer	14,297.50
Total Heath Consultants Inc							14,297.50
Hometown Leasing							
	Bill	10/24/2025	11/05/2025	Sharp Copy Machine	40.1100 · Equipment Rentals	General Fund	228.54
Total Hometown Leasing							228.54
Industrial Sales							
	Bill	10/23/2025	11/05/2025	PVC transitions	20.1120 · Line Maintenance	Gas Utility Departmer	894.79
Total Industrial Sales							894.79
National Public Gas Agency							
	Bill	10/15/2025	11/05/2025	Gas purchased	20.1070 · Gas Purchased	Gas Utility Departmer	36,162.37
Total National Public Gas Agency							36,162.37
Nebraska Dept of Water, Energy & Enviro							
	Bill	10/29/2025	11/05/2025	Water Operator License Renewal · 20.1035 · Dues & Fees		Water Utility Departm	115.00
	Bill	10/29/2025	11/05/2025	Water Operator License Renewal · 20.1035 · Dues & Fees		Water Utility Departm	115.00
	Bill	10/29/2025	11/05/2025	Water Operator License Renewal · 20.1035 · Dues & Fees		Water Utility Departm	115.00
Total Nebraska Dept of Water, Energy & Enviro							345.00
Nebraska Generator Service							
	Bill	10/01/2025	11/05/2025	20% down - generator for well #5	50.1300 · Cap Outlay - Equip & fixtur	Water Utility Departm	12,975.00
Total Nebraska Generator Service							12,975.00

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

Type	Date	Due Date	Memo	Account	Class	Amount
Nebraska Public Health Environmental Lab						
Bill	10/15/2025	11/05/2025	Fluoride, Coliform, Nitrate	20.1280 · Water Testing	Water Utility Departm	46.00
Total Nebraska Public Health Environmental Lab						46.00
Nebraska Public Power District, Gvt-3						
Bill	10/22/2025	11/05/2025	09-19-25 thru 10-20-25	20.1040 · Electric Expense	Wastewater Utility De	513.37
Bill	10/22/2025	11/05/2025	09-19-25 thru 10-20-25	20.1040 · Electric Expense	Wastewater Utility De	156.63
Bill	10/22/2025	11/05/2025	09-19-25 thru 10-20-25	20.1040 · Electric Expense	Water Utility Departm	853.77
Total Nebraska Public Power District, Gvt-3						1,523.77
Nebraska Public Power District, lby						
Bill	10/22/2025	11/05/2025	211010052496 Oct 2025	20.1040 · Electric Expense	Library Department	75.43
Total Nebraska Public Power District, lby						75.43
Nebraska State Treasurer (Uncl Prop)						
Bill	10/30/2025	11/05/2025	Utility Deposit Refund - Tara Conn	20.1030 · Deposit Refunds	Gas Utility Departmer	87.20
Bill	10/30/2025	11/05/2025	Utility Deposit Refund - Tara Conn	20.1030 · Deposit Refunds	Wastewater Utility De	87.20
Bill	10/30/2025	11/05/2025	Utility Deposit Refund - Tara Conn	20.1030 · Deposit Refunds	Water Utility Departm	87.20
Bill	10/30/2025	11/05/2025	Utility Deposit Refund - Zachary & (	20.1030 · Deposit Refunds	Wastewater Utility De	24.95
Bill	10/30/2025	11/05/2025	Utility Deposit Refund - Zachary & (	20.1030 · Deposit Refunds	Water Utility Departm	24.95
Total Nebraska State Treasurer (Uncl Prop)						311.50
NMC (Nebraska Machinery Company)						
Bill	10/14/2025	11/05/2025	CAT loader blade A	20.1200 · Repairs & Maint. Equipme	Street Department	72.04
Total NMC (Nebraska Machinery Company)						72.04
Olsson						
Bill	10/22/2025	11/05/2025	Dick Brown Dr Dedication Plat	20.1050 · Engineering Fees	General Fund	1,436.50
Total Olsson						1,436.50
Pinpoint-Aud						
Bill	11/01/2025	11/05/2025	Auditorium Internet	20.1102 · Internet Expense	Community Buildings	57.98
Total Pinpoint-Aud						57.98
Pinpoint-Glf						
Bill	11/01/2025	11/05/2025	Telephone-Golf	20.1240 · Telephone Expense	Golf Fund	43.07
Bill	11/01/2025	11/05/2025	Internet-Golf	20.1102 · Internet Expense	Golf Fund	67.98
Total Pinpoint-Glf						111.05

City of Alma Unpaid Claims by Vendor

October 16, 2025 thru November 5, 2025

	Type	Date	Due Date	Memo	Account	Class	Amount
Pinpoint-Library							
	Bill	11/01/2025	11/05/2025	Telephone expense - Oct	20.1240 · Telephone Expense	Library Department	106.00
Total Pinpoint-Library							106.00
Pinpoint-Office							
	Bill	11/01/2025	11/05/2025	City office	20.1102 · Internet Expense	General Fund	102.98
Total Pinpoint-Office							102.98
Pinpoint-Pool							
	Bill	11/01/2025	11/05/2025	Internet-Pool	20.1102 · Internet Expense	Pool Department	44.99
Total Pinpoint-Pool							44.99
Pinpoint-Shop							
	Bill	11/01/2025	11/05/2025	Internet-Shop	20.1102 · Internet Expense	Shop Department	49.99
Total Pinpoint-Shop							49.99
Pinpoint-Water Tower							
	Bill	11/01/2025	11/05/2025	Internet-Water Tower	20.1102 · Internet Expense	Water Utility Departm	84.99
Total Pinpoint-Water Tower							84.99
Rudy's Tire Alma							
	Bill	10/10/2025	11/05/2025	tires for trash truck	50.1300 · Cap Outlay - Equip & fixtur	Sanitation Departme	5,484.10
Total Rudy's Tire Alma							5,484.10
S & H							
	Bill	10/20/2025	11/05/2025	Services City pots for 4th of July	20.1210 · Repairs & Maint. Grounds	Park Department	450.00
	Bill	10/21/2025	11/05/2025	Septic Service	20.1210 · Repairs & Maint. Grounds	Airport Fund	450.00
Total S & H							900.00
Steven Ardiana.							
	Bill	10/16/2025	11/05/2025	mileage reimbursement - Kearney	20.1260 · Travel & Meal Expense	General Fund	76.02
	Bill	10/16/2025	11/05/2025	Copycat Printing - copy of Dick Bro	20.1170 · Printing & Publishing	General Fund	8.35
Total Steven Ardiana.							84.37
TNT Tracy A. Weak							
	Bill	10/29/2025	11/05/2025	Park Mowing - 2nd half of October	20.1020 · Contractual Services	Park Department	1,200.00
	Bill	10/29/2025	11/05/2025	Ball Field mowing - Park Mowing -	20.1020 · Contractual Services	Recreation Departme	1,600.00
Total TNT Tracy A. Weak							2,800.00

City of Alma
Unpaid Claims by Vendor

October 16, 2025 thru November 5, 2025

Type	Date	Due Date	Memo	Account	Class	Amount
Twin Valleys P.P.D.						
Bill	10/07/2025	11/05/2025	29397001 W/SW 2-2-18	20.1040 · Electric Expense	Water Utility Departm	196.66
Bill	10/07/2025	11/05/2025	29397003 W/SWSW 2-2-18	20.1040 · Electric Expense	Water Utility Departm	646.58
Bill	10/07/2025	11/05/2025	29397004 SWNW 27-2-18	20.1040 · Electric Expense	Airport Fund	79.30
Bill	10/07/2025	11/05/2025	29397005 SENE 28-2-18 Terminal	20.1040 · Electric Expense	Airport Fund	54.20
Total Twin Valleys P.P.D.						976.74
USA Bluebook						
Bill	10/22/2025	11/05/2025	chart recorder	20.1120 · Line Maintenance	Gas Utility Departmer	349.95
Total USA Bluebook						349.95
Vestis (Aramark Uniform Services)						
Bill	10/15/2025	11/05/2025	laundry bag	30.1120 · Supplies	Shop Department	1.65
Bill	10/15/2025	11/05/2025	Uniforms-Russ	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/15/2025	11/05/2025	Uniforms - Kent	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/15/2025	11/05/2025	Uniforms - Travis	20.1270 · Uniform Expense	Street Department	5.88
Bill	10/15/2025	11/05/2025	Uniforms - Scott	20.1270 · Uniform Expense	Water Utility Departm	4.48
Bill	10/15/2025	11/05/2025	Uniforms - Jeff	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/15/2025	11/05/2025	Service Charge	20.1270 · Uniform Expense	General Fund	7.66
Bill	10/15/2025	11/05/2025	Mops	30.1120 · Supplies	Community Buildings	45.93
Bill	10/15/2025	11/05/2025	EasyCare Charge	20.1150 · Miscellaneous Other Expe	General Fund	12.36
Bill	10/22/2025	11/05/2025	laundry bag	30.1120 · Supplies	Shop Department	1.65
Bill	10/22/2025	11/05/2025	Uniforms-Russ	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/22/2025	11/05/2025	Uniforms - Kent	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/22/2025	11/05/2025	Uniforms - Travis	20.1270 · Uniform Expense	Street Department	5.88
Bill	10/22/2025	11/05/2025	Uniforms - Scott	20.1270 · Uniform Expense	Water Utility Departm	4.48
Bill	10/22/2025	11/05/2025	Uniforms - Jeff	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/22/2025	11/05/2025	Service Charge	20.1270 · Uniform Expense	General Fund	7.66
Bill	10/22/2025	11/05/2025	Mops	30.1120 · Supplies	Community Buildings	12.00
Bill	10/22/2025	11/05/2025	EasyCare Charge	20.1150 · Miscellaneous Other Expe	General Fund	12.36
Bill	10/29/2025	11/05/2025	laundry bag	30.1120 · Supplies	Shop Department	1.65
Bill	10/29/2025	11/05/2025	Uniforms-Russ	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/29/2025	11/05/2025	Uniforms - Kent	20.1270 · Uniform Expense	Gas Utility Departmer	6.62

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

Type	Date	Due Date	Memo	Account	Class	Amount
Bill	10/29/2025	11/05/2025	Uniforms - Travis	20.1270 · Uniform Expense	Street Department	5.88
Bill	10/29/2025	11/05/2025	Uniforms - Scott	20.1270 · Uniform Expense	Water Utility Departm	7.48
Bill	10/29/2025	11/05/2025	Uniforms - Jeff	20.1270 · Uniform Expense	Gas Utility Departmer	6.62
Bill	10/29/2025	11/05/2025	Service Charge	20.1270 · Uniform Expense	General Fund	7.66
Bill	10/29/2025	11/05/2025	Mops	30.1120 · Supplies	Community Buildings	12.00
Bill	10/29/2025	11/05/2025	EasyCare Charge	20.1150 · Miscellaneous Other Expei	General Fund	12.36

Total Vestis (Aramark Uniform Services)

228.60

Walters Electric

Bill	10/20/2025	11/05/2025	Electical work for Aud reno	50.1200 · Cap Outlay - Buildings	Community Buildings	100,000.00
------	------------	------------	-----------------------------	----------------------------------	---------------------	------------

Total Walters Electric

100,000.00

EFT'S

Eagle Distributing of Grand Island	10/09/2025	10/09/2025	Beer	30.1041 - Purchases Beer	Golf Fund	61.75
Eagle Distributing of Grand Island	10/09/2025	10/09/2025	Liquor	30.1045 - Purchases Liquor	Golf Fund	51.15
Eagle Distributing of Grand Island	10/23/2025	10/23/2025	Beer	30.1041 - Purchases Beer	Golf Fund	164.70
Intuit	10/27/2025	10/27/2025	General Fund Checks	30.1090 Office Supplies	General Fund	107.58
Intuit	10/27/2025	10/27/2025	General Fund Checks	30.1120 Supplies	Gas Utility Departmer	107.58
Intuit	10/27/2025	10/27/2025	General Fund Checks	30.1120 Supplies	Water Utility Departm	107.58
Intuit	10/27/2025	10/27/2025	General Fund Checks	30.1120 Supplies	Wastewater Utility De	107.58
Intuit	10/27/2025	10/27/2025	General Fund Checks	30.1120 Supplies	Sanitation Departmer	107.58
Intuit	10/28/2025	10/28/2025	W-2 & 1099 Forms	30.1090 Office Supplies	General Fund	34.62
Intuit	10/28/2025	10/28/2025	W-2 & 1099 Forms	30.1120 Supplies	Gas Utility Departmer	34.61
Intuit	10/28/2025	10/28/2025	W-2 & 1099 Forms	30.1120 Supplies	Water Utility Departm	34.61
Intuit	10/28/2025	10/28/2025	W-2 & 1099 Forms	30.1120 Supplies	Wastewater Utility De	34.61
Intuit	10/28/2025	10/28/2025	W-2 & 1099 Forms	30.1120 Supplies	Sanitation Departmer	34.61
						988.56

City of Alma
Unpaid Claims by Vendor
October 16, 2025 thru November 5, 2025

Type	Date	Due Date	Memo	Account	Class	Amount
PAYROLL & BENEFITS	10/23/2025	10/23/2025	Payroll & Benefits		Gas Utility Departmer	9,799.70
	10/23/2025	10/23/2025	Payroll & Benefits		General Fund	5,994.43
	10/23/2025	10/23/2025	Payroll & Benefits		Golf Fund	5,191.63
	10/23/2025	10/23/2025	Payroll & Benefits		Library Department	1,432.06
	10/23/2025	10/23/2025	Payroll & Benefits		Sanitation Dept	2,145.05
	10/23/2025	10/23/2025	Payroll & Benefits		Wastewater Utility De	2,868.44
	10/23/2025	10/23/2025	Payroll & Benefits		Water Utility Departm	2,903.84
						<u>30,335.15</u>

Total Expenditures	11/5/2025	<u><u>244,610.83</u></u>
--------------------	-----------	--------------------------

Mayor Hal Haeker

Councilman Chris Mahalek

Councilman Tom Moulton

Councilman Joel Wheeler

Councilman Larry Casper

City of Alma
First Meeting Treasurer's Report
re : Quickbooks Actual Balances - not reconciled
October 30, 2025

Cash & CD's	Interest Rate	Maturity Date	10/30/2025	9/24/2025	INC/DEC
Petty Cash			\$ 300.00	\$ 300.00	\$ -
City of Alma Checking - 0410			\$ 1,819,917.06	\$ 2,165,347.15	\$ (345,430.09)
Municipal Golf Checking/Comm. Bank - 957		as of 10/27	\$ 33,204.56	\$ 35,494.78	\$ (2,290.22)
Hospital Sinking Fund Savings - 5320			\$ 5,009.17	\$ 3,337.83	\$ 1,671.34
CRA Checking - 2010			\$ 138.18	\$ 138.18	\$ -
Credit Card Banking - 3010			\$ 10,373.66	\$ 24,810.60	\$ (14,436.94)
Subtotal			\$ 1,974,040.48	\$ 1,974,040.48	\$ -
Community Bank CD 417024 5 mo.	1.99%	11/7/2025	\$ 85,250.78	\$ 85,250.78	\$ -
Banner Capital Bank CD 45750 18 mo.	4.65%	1/9/2026	\$ 119,413.44	\$ 118,030.06	\$ 1,383.38
Banner Capital Bank CD 48218 18 mo.	4.65%	1/9/2026	\$ 119,413.44	\$ 118,030.06	\$ 1,383.38
Banner Capital Bank CD 47002 18 mo.	4.65%	1/13/2026	\$ 118,590.33	\$ 117,216.49	\$ 1,373.84
Banner Capital Bank CD 7595 24 mo.	4.50%	4/7/2026	\$ 40,000.00	\$ 40,000.00	\$ -
Banner Capital Bank CD 40455 12 mo.	3.65%	10/14/2026	\$ 52,848.30	\$ 52,832.45	\$ 15.85
Banner Capital Bank CD 49686 12 mo.	3.65%	10/14/2026	\$ 52,848.30	\$ 52,832.45	\$ 15.85
First State Bank CD 310412 5 mo. Hospital	4.15%	1/1/2026	\$ 288,494.72	\$ 288,494.72	\$ -
First State Bank CD 410328 13 mo.	3.94%	4/5/2026	\$ 113,456.90	\$ 113,456.90	\$ -
First State Bank CD 410329 13 mo.	3.94%	4/5/2026	\$ 113,456.90	\$ 113,456.90	\$ -
First State Bank CD 410330 13 mo.	3.94%	4/5/2026	\$ 118,527.30	\$ 118,527.30	\$ -
First State Bank CD 410331 13 mo.	3.94%	4/5/2026	\$ 55,448.96	\$ 55,448.96	\$ -
First State Bank CD 410310 11 mo.	3.94%	6/14/2026	\$ 107,575.47	\$ 107,575.47	\$ -
First State Bank CD 6004 13 mo.	3.60%	11/28/2026	\$ 219,985.48	\$ 219,978.54	\$ 6.94
CD Total			\$ 1,605,310.32	\$ 1,601,131.08	\$ 4,179.24
			\$ 1,605,310.32	\$ 1,601,131.08	\$ 4,172.30

INTEREST
PAID OUT

Debt

Sewer Relocate Foremain w/DEQ	1.50%	6/15/2037	\$ 83,926.62	\$ 83,926.62	\$ -
Sanitation Truck CB #0233-51469	1.89%	8/15/2026	\$ 31,095.32	\$ 31,095.32	\$ -
Street Sweeper - Kinetic Leasing	3.00%	12/1/2025	\$ 45,335.43	\$ 45,335.43	\$ -
Swimming Pool Bond	3.055% Ave	6/15/2034	\$ 955,000.00	\$ 955,000.00	\$ -
Wastewater Bond	2.407% Ave	6/15/2034	\$ 155,000.00	\$ 155,000.00	\$ -
Various Purpose - Annex & Subdivision	3.25% Ave	6/15/2039	\$ 690,000.00	\$ 690,000.00	\$ -
Street Improvement Bond - Brown Street	3.26% Ave	9/1/2026	\$ 19,000.00	\$ 19,000.00	\$ -
Street Improvement Bond - South St	.620% % Ave	4/15/2028	\$ 120,000.00	\$ 120,000.00	\$ -
			\$ 2,099,357.37	\$ 2,099,357.37	\$ -

City of Alma
Utility Billing Balances as of October 23, 2025

Past Due		Collections			
1-0080-2008	Mighty Tidy	119.96	1-1170-1243C	Eric Sealander	287.79
1-0480-0048	S & W Auto Parts	10.98	1-139D-4139C	Kacie Boydston	319.38
1-0770-0077	Brian Peterson Peterson	0.01	1-1470-1470C	Joshua Low	914.42
1-0850-1085	Lisa L. Overleese	53.69	2-1860-0186C	Kristine Osborne	176.47
1-0861-1086	Lisa Overleese	133.11	2-1980-3198C	Shawn Anderson	151.98
1-1760-1760	Greg & Julie Ellenwood	132.97	2-2000-1200C	Morgan Hoppe	100.99
2-1970-1197	Paul & Jami Ogier	11.79	2-2450-0002C	Jesse Goracke	238.79
2-2630-4263	Harlan County Health System	5.20	2-2570-0800C	Chad & Leslie Mickel	254.52
2-2640-5264	Harlan County Health System	9.64	2-2810-1176C	Shawn Harrison	607.97
2-2670-1267	David & Kellie Lewis	222.87	2-2950-1125C	Janet Rocky	3,327.23
2-2800-1149	Savanah Wells	64.03	2-3040-0833C	Brenda Zimmerman	136.18
2-2810-1257	Ray Ruskamp	70.48	2-3260-1189C	Mark Mazuch	4.38
2-3060-4306	Emily Vredeveld	66.51	3-4390-0440C	Heidi Knox	150.99
2-3250-0250	Valentyna Hadley	74.70	3-4420-1172C	Denise Wolf	581.45
2-3530-1353	Bryan & Chere Gibreal	14.62	3-4450-0001C	Dan Marcum	69.55
3-4130-1214	Jerry Mapes	76.57	3-4550-0460C	Courtney Noland	60.17
3-4310-1159	Harlan County Health System	23.54	3-4630-0001C	Harlan County Auto & Bo	299.81
3-4320-2432	Heartland Family Medicine	56.12	3-4760-1199C	Theresa White	1,383.78
3-4620-1462	C.C.R. 24/7 LLC	57.61	3-4980-2498C	Benders Motorcycle Sen	202.76
3-4990-0499	CHS Service - Tire Center	8.04	4-6170-5617C	Jesse Hughes	11.59
3-5110-2551	Pronto	23.96	4-6180-0001C	Richard Carter	8.67
3-5180-0518	Harlan County Health System	426.62	4-6410-0125C	Ted Aregi	522.59
4-5640-7564	Heidi Dieter	9.18	4-6560-1257C	Mark Stead	448.94
4-5890-3589B	Andrea McAleese	101.54	4-6650-0665C	Scott Haeker	352.71
4-5930-0593	Tim & Laura Miller	138.11	4-7180-1225C	Shiela Nielsen	474.72
4-5990-4599	Harlan County Health System	6.40		Marilyn Anderson	146.43
4-6360-0636	Christian Harder	89.30		Shawn Feam	272.30
4-6870-1687	Marita Fishel	6.63		Alisa Kovar	636.92
		\$ 2,014.18		Heidi Mackey	487.01
				Bobby McCarley	277.77
				Jamie Miller	740.83
				Shannon Palmer	45.63
				Cathy Swenson	417.89
				Joe Voyles	749.61
					\$ 14,862.22
Disc/Lien					
1-0300-0091	Kurt Peterson	358.74			
3-4870-4487	Love Hotels Alma NE, LLC	1,112.38			
4-6905-2690	Erin Gehrig	180.10			
		\$ 1,651.22			

City of Alma
By Fiscal Year
Monthly Water Sales & Usage

	\$	Usage
October '23	\$ 30,390.85	7,594
November '23	\$ 19,826.01	3,149
December '23	\$ 18,497.62	2,566
January '24	\$ 18,273.32	2,489
February '24	\$ 19,319.88	3,042
March '24	\$ 17,694.26	2,227
April '24	\$ 22,256.48	4,293
May '24	\$ 26,570.13	5,248
June '24	\$ 35,548.00	7,742
July '24	\$ 46,698.91	12,466
August '24	\$ 49,241.47	13,494
September '24	\$ 44,261.17	11,897
	\$ 348,578.10	76,207

Budget **\$ 280,000.00**

	\$	Usage
October '24	\$ 44,088.07	11,857
November '24	\$ 24,039.94	3,754
December '24	\$ 20,340.29	2,329
January '25	\$ 21,437.52	2,825
February '25	\$ 21,077.39	2,719
March '25	\$ 22,336.46	3,142
April '25	\$ 31,817.39	7,171
May '25	\$ 43,094.72	10,938
June '25	\$ 51,448.88	14,435
July '25	\$ 46,917.81	12,538
August '25	\$ 50,281.12	13,968
September '25	\$ 34,564.73	7,763
	\$ 411,444.32	93,439

Budget **\$ 315,000.00**

	\$	Usage
October '25	\$ 34,887.09	7,912
November '25		
December '25		
January '26		
February '26		
March '26		
April '26		
May '26		
June '26		
July '26		
August '26		
September '26		
	\$ 34,887.09	7,912

Budget **\$ 400,000.00**

Water Rate

New Water Rates have been in effect since June 25, 2024

\$21.50 Customer Charge

2.35 per 1,000 gal

** Amounts are in month they are read, not due.*

Includes taxes

City of Alma
By Fiscal Year
Monthly Gas Sales & Usage

	\$	Usage
October '23	\$ 22,050.56	13,521
November '23	\$ 60,445.98	49,681
December '23	\$ 74,089.13	62,574
January '24	\$ 111,434.45	98,716
February '24	\$ 76,746.35	63,982
March '24	\$ 55,549.09	44,904
April '24	\$ 44,981.05	33,775
May '24	\$ 23,304.31	15,246
June '24	\$ 16,933.53	9,116
July '24	\$ 17,757.72	9,274
August '24	\$ 16,854.21	8,432
September '24	\$ 17,140.15	8,916
	\$ 537,286.53	418137

Budget **\$ 550,000.00**

	\$	Usage
October '24	\$ 25,255.19	14,072
November '24	\$ 51,513.96	33,360
December '24	\$ 93,315.40	67,893
January '25	\$ 121,885.03	87,848
February '25	\$ 127,631.42	93,177
March '25	\$ 61,930.31	42,335
April '25	\$ 35,960.99	24,017
May '25	\$ 22,690.70	12,399
June '25	\$ 23,656.89	12,582
July '25	\$ 18,927.27	8,611
August '25	\$ 20,772.17	9,979
September '25	\$ 19,774.04	9,405
	\$ 623,313.37	415678

Budget **\$ 550,000.00**

	\$	Usage
October '25	\$ 28,496.74	12,653
November '25		
December '25		
January '26		
February '26		
March '26		
April '26		
May '26		
June '26		
July '26		
August '26		
September '26		
	\$ 28,496.74	12653

Budget **\$ 834,466.00**

Gas Rates

	Residential	General Services		Residential	General Services		Residential	General Services
October '23		0.9600	October '24	1.2370	1.0500	October '25	1.4745	1.5585
November '23		0.9960	November '24	1.3086	1.1216	November '25		
December '23		0.9950	December '24	1.2695	1.0825	December '25		
January '24		0.9890	January '25	1.3010	1.1140	January '26		
February '24		1.0140	February '25	1.2918	1.1048	February '26		
March '24		0.9980	March '25	1.2792	1.0922	March '26		
April '24	1.0060	1.0610	April '25	1.1703	0.9833	April '26		
May '24	0.8800	0.9630	May '25	1.1868	0.9998	May '26		
June '24	0.8522	0.9352	June '25	1.2514	1.0644	June '26		
July '24	0.9162	0.9992	July '25	1.2560	1.0690	July '26		
August '24	0.9082	0.9912	August '25	1.2804	1.0934	August '26		
September '24	0.8854	0.9684	September '25	1.2651	1.0781	September '26		

Delivery Charge updated for the 2025-2026 fiscal year: Residential \$1.150, General Services \$1.234

Minimum Charge restructured October 1, 2014: Residential \$12.25, General Services \$28.70

Purchase Gas Charge varies monthly based on direct pricing from our natural gas supplier, NPGA

** Amounts are in month they are read, not due.*

Includes Taxes

City of Alma
A/R Aging Summary

As of October 30, 2025

Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
CBDG Owner	30.31	0.00	0.00	0.00	30.31
CBDG Owner	93.98	0.00	0.00	0.00	93.98
Love Hotels Alma NE, LLC	0.00	1,450.00	0.00	0.00	1,450.00
Matt Harrison	110.00	0.00	0.00	0.00	110.00
Mustang Aviation, LLC	110.00	0.00	0.00	0.00	110.00
Roger Tischner	185.00	0.00	0.00	0.00	185.00
Royce Bose	110.00	0.00	0.00	0.00	110.00
TOTAL	639.29	1,450.00	0.00	0.00	2,089.29

CITY OF ALMA

ALMA RV PARK MANAGEMENT AND MAINTENANCE AGREEMENT

This agreement is made and entered into on this day of November 2025, between the City of Alma, Nebraska, hereinafter the "City" and LeRoy Bose hereinafter referred to as the Contractor.

WHEREAS; the City is in need of management and maintenance services for the City RV Park; and

WHEREAS; the Contractor is willing to provide management and maintenance services for the City RV Park upon the following terms and conditions as set forth below:

NOW, THEREFORE, it is hereby agreed that LeRoy Bose does hereby contract with the City of Alma, Nebraska to provide management and maintenance services for the City RV Park as follows:

- 1) **TERM OF AGREEMENT:** The term of this agreement will be from October 1, 2025, through September 30, 2026.
- 2) **COMPENSATION:** Contractor will receive \$ 2,500 per month for the months of April 2026 through the month of September 2026.

- 3) **MANAGEMENT RESPONSIBILITIES:** The management responsibilities of the Contractor are as follows:

- a) Check in and park all visitors (36 sites)
- b) Promote local business.
- c) Be firm in decision making.
- d) You must have wireless computer for reservation bookings.
- e) Collect and present revenue on the 1st and 15th of each month to the City Office
- f) Participating in completing annual RV Park Budget
- g) Report to Alma City Administrator or Superintendent
- h) Pass government inspection each year.

- 4) **MAINTENANCE RESPONSIBILITIES:** Contractor's maintenance responsibilities will be as follows:

- a) Keep RV Park in neat and presentable condition at all times.
- b) Mowing, Spraying, Trimming of Landscape
- c) Responsible for all electrical and plumbing maintenance
- d) Sanding and Painting of 30 picnic tables
- e) Contractor will be responsible for mowing/weed eating (mowing area will consist of area inside of light pole line along the walking trail from Jewell Street east to East Street and south of the Cherry tree line south of South Street), minor maintenance issues and checking and cleaning bathrooms daily. Contractor will have full use of all buildings at the Alma RV Park and will comply with lease agreement DACW41-1-92-244 and supplements (see Attachment "A").

- 5) **CITY RESPONSIBILITIES:** The City of Alma will be responsible for major maintenance issues (water lines, sewer lines, electrical lines, roads, plumbing, trees, and buildings). The City of Alma will be responsible for collecting payments from Seasonal Campers, which are to be paid before the 2026 season starts. The City of Alma will be responsible for payment of utility bills for the Alma RV Park. The City of Alma will be responsible for getting the Alma RV Park ready for the 2026 camping season (which consists of getting water turned on, bathrooms cleaned and ready, and other normal start up duties). The City of Alma will be responsible for winterization of Alma RV Park and closing Alma RV Park for the winter of 2026.
- 6) **ADDITIONAL SERVICES:** If the City of Alma should request any additional services it will be charged on a per occurrence instance, after the City of Alma requests such services and a price is agreed upon.
- 7) **CLEANING SUPPLIES:** All cleaning supplies will be provided by the City of Alma. Contractor will purchase the supplies and provide the City with receipts for reimbursement, or direct pay.
- 8) **ASSIGNMENT:** Contractor will not assign any interest in this Agreement or any of the duties set forth herein without the consent of the Alma City Council.
- 9) **TERMINATION:** This Agreement will automatically terminate at the end of September 2026 unless it is renewed by the mutual agreement of the parties hereto. This Agreement may be terminated by the City at any time in the event of failure, refusal, or neglect of Contractor to perform any of the duties requested herein. This Agreement may be terminated without cause upon 30 days written notice from either party to the other.
- 10) **GENERAL AGREEMENT:** This Agreement shall be binding upon the parties hereto, their heirs, successors, and assigns.

CITY OF ALMA, NEBRASKA

By:

Hal Haeker, Mayor

Attest:

(Seal)

Janet Dietz, City Clerk

ATTACHMENT "A"
Kansas City District
Seasonal Camping Acceptable Use Criteria

1. Twenty-five percent (25%) of the total campsites within a leased recreation area must be available for first come, first serve campers for stays which fall under the existing 30/60 day camping regulations. Designation of the seasonal camping sites will be coordinated with the area Operations Manager/realty specialist. It is the responsibility of the lessee/concessionaire to maintain records which verify that at least twenty-five percent (25%) of the campsites are available for short-term camping. Seventy-five percent (75%) of total campsites may be made available for seasonal camping. A map is required to be submitted showing seasonal and transient campsites. If a park host/maintenance worker is residing on the leased area those campsites should be identified on the map.
2. Sites designated as seasonal campsites must be used for recreational purposes only. No residential occupancy is permitted.
3. Seasonal campsites may only be occupied from March 1st through November 30th each year. These sites must be vacated during the months of December, January and February each year and may not be used for short term or winter camping during the vacated months.
4. Short term and seasonal campsites must be equal in quality and services with the exception of sewer hookups to ensure that short term campers are afforded campsites which are just as good as the seasonal campers.
5. Seasonal campsites must not be utilized as camper/RV storage areas.
6. Only one camper/RV will be allowed per seasonal camp site. No tent camping is allowed. Guest RV's, tents and vehicles will be required to utilize the campground's transient sites or other facilities.
7. Recreation vehicles (campers/motor homes) must have wheels with serviceable tires attached at all times. Temporary blocking for stability is permissible. Permanent foundations, tie-downs, skirting and ground disturbance to level the RV are prohibited.
8. All sanitary wastes must be deposited at approved RV dump stations or connected to an existing permanent sewage disposal system. The lessee/concessionaire may upgrade or expand their sanitary system to accommodate seasonal camping based upon professional engineered and stamped plans submitted in advance through the local Lake Operations Manager with written approval from the Kansas City District Real Estate Division in accordance with the lease terms. One portable sanitary tank designed for that purpose no larger than 15 gallons may be used while the seasonal campsite is occupied. The portable tank must not be connected to the RV when the seasonal campsite is unoccupied and must be stored completely under the RV.

Alma 2025 Gas Rates

	<u>Current rates</u>		<u>Higher Base</u>	
	Residential	Commercial	Residential	Commercial
Base	\$12.25	\$28.70	\$23.50	\$40.00
Our Rate	\$1.150	\$1.234	\$1.040	\$1.040
PGA	\$0.32	\$0.32	\$0.32	\$0.32
Total per CCF	\$1.47	\$1.55	\$1.36	\$1.36

Examples

	<u>October 2025</u>		<u>Higher Base</u>	
<u>Usage</u>	Residential	Commercial	Residential	Commercial
005 CCF =	\$20.15	\$37.05	\$30.81	\$47.31
007 CCF =	\$23.31	\$40.39	\$33.73	\$50.23
100 CCF =	\$170.28	\$195.76	\$169.70	\$186.20
140 CCF =	\$233.49	\$262.58	\$228.18	\$244.68
215 CCF =	\$352.00	\$387.87	\$337.83	\$354.33

(includes tax)

		Alma 2025			
		\$12.25	\$28.70	\$23.50	\$40.00
		Current Rates		Higher base	
	CCF Usage	Competitor	Residential	Commercial	Residential Commercial
Orleans Comm	7	\$67.48		\$42.58	\$50.83
Orleans Res	1	\$34.89	\$14.75		\$26.38
Naponee Comm(tax ex)	0	\$49.76		\$28.70	\$40.00
Naponee Comm	9	\$69.77		\$45.93	\$53.06
Naponee Res (tax ex)	26	\$60.76	\$50.59		\$50.54
Alma Comm	0	\$49.76		\$30.85	\$43.00

		2024		Alma 2025	
		Competitor		Current Rates	
	CCF Usage				
Orleans Comm	7	\$53.28		\$42.58	
Orleans Res	0	\$20.61	\$14.75		
Naponee Comm(tax ex)	0	\$40.09		\$28.70	
Naponee Comm	8	\$54.14		\$45.93	
Naponee Res (tax ex)	23	\$50.76	\$50.59		
Alma Comm	0	\$40.09		\$30.85	

Wage Split Scenario

		General	Gas	Water	Sewer	Sanitation	Street	other departments working in but not contributing
Treasurer	20% each department	15,111	15,111	15,111	15,111	15,111		pool, golf, hospital, electric, airport, housing rehab
Clerk	20% each department	12,763	12,763	12,763	12,763	12,763		community bldgs, airport, housing rehab
Utility Floater 1	20% each department		14,834	14,834	14,834	14,834	14,834	park, recreation, trail, airport, pool, shop
Utility Floater 2	50% gas, 12.5% others		31,979	7,995	7,995	7,995	7,995	park, recreation, trail, airport, pool, shop
Current Budget		31,929	295,281	31,929				
Proposed		27,874	183,164	50,703	50,703	50,703	22,829	
Current Budget Excess (deficit) at year end		(637,681)	2,000	63,074	5,831	(28,339)	(112,427)	
w Proposed Excess (deficit) at year end		(633,626)	1,549	44,300	(44,872)	(79,042)	(135,256)	

Alma 2025 Gas Rates

	Current rates		Current Base w Expense Changes		Higher Base		Higher Base w Expense Changes	
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial
Base	\$12.25	\$28.70	\$12.25	\$28.70	\$23.50	\$40.00	\$12.25	\$28.70
Our Rate	\$1.150	\$1.234	\$0.916	\$1.000	\$1.040	\$1.040	\$0.810	\$0.810
PGA	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32
Total per CCF	\$1.47	\$1.55	\$1.24	\$1.32	\$1.36	\$1.36	\$1.13	\$1.13

Examples

October 2025

<u>Usage</u>	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial
005 CCF =	\$20.15	\$37.05	\$18.89	\$35.80	\$30.81	\$47.31	\$18.32	\$34.77
007 CCF =	\$23.31	\$40.39	\$21.55	\$38.63	\$33.73	\$50.23	\$20.75	\$37.20
100 CCF =	\$170.28	\$195.76	\$145.12	\$170.60	\$169.70	\$186.20	\$133.73	\$150.18
140 CCF =	\$233.49	\$262.58	\$198.27	\$227.36	\$228.18	\$244.68	\$182.32	\$198.77
215 CCF =	\$352.00	\$387.87	\$297.92	\$333.79	\$337.83	\$354.33	\$273.42	\$289.87

(includes tax)

Steve –

Here is the proposal for the donation to the City of Alma which entails additional renovation to the gazebo located at the west end of the trail. The plan is to have the improvement area go approximately 100' south commencing at the northeast corner of the property by the entrance to the trail. It would then go west for approximately 150' and then north 100' to South Street. The area would encompass approximately 15,000 square feet.

The overall plan would include scraping the existing property and leveling the ground in preparation for sod. The existing trees would be protected by Curb It installation to avoid damage by mowers and to provide an area for mulch. The gazebo itself would have Curb It install approximately four feet from the edge of the concrete with landscaping within the curbed area. A sprinkler system would be installed. Upon completion of the sprinkler system the area would have sod installed. We are also going to work with ACAP on the project. ACAP will install the sod and ACAP would also put a split rail fence across the south side of the project and along the west side of the project. ACAP will pay for the cost of the split rail fence and install it. ACAP is also investigating the possibility of installing a water fountain and dog watering system. Projected costs are as follows:

Graczyk Lawn: \$13,351.75 (sprinkler system, Curb It and landscaping)

Kent Shaffer: \$500.00 (site preparation)

Gangwish Turf: \$4,480.00 (sod)

Total Cost: \$18,331.75

Gracyks are indicating the project can be completed in the fall of 2025.

We are asking the City of Alma to continue mowing the property, provide general law care comparable to the city park and to provide the water and electricity for the irrigation system. There should be minimal maintenance other than those set forth above.

Rick



ALMA COMMUNITY ACTION PROJECT
25 SOUTH JOHN STREET
ALMA, NEBRASKA 68920

Sales: Curtis W Laird
25 South John Street-Irrigation
25 South John Street Alma, Nebraska 68920

Est ID: EST5581164
Date: Jul-21-2025

Irrigation Install

\$8,085.44

40 Hours	Irrigation Crew	
32 EA	ROTOR KIT	RAINBIRD 5004 PC ROTOR (4")1/2" X 3/4" RISER1" X 1" X 3/4" COMBO TEE1" X 3/4" ENDEL 90
18 EA	SPRAY KIT	RAINBIRD 1800 POP-UP SPRAY (4")1/2" X 6" RISER1" X 1/2" ENDEL 901" X 1" X 1/2" COMBO TEERAINBIRD VAN SPRAY NOZZLE (15')
7 EA	VALVE KIT	RAINBIRD DV100 VALVE (1")1" PVC MANIFOLD TEE(2) 1" PINCH CLAMP(2) WIRE NUT
1 EA	BACKFLOW KIT	1" BACKFLOW BALL VALVE W/ FREEZE SENSOR1" PVC INSERTXM ADAPTER1" SXM PVC 90 ELBOW1" SXS PVC COUPLER1" PVC SCH40 PIPE
1 EA	RAINBIRD CONTROLLER ESP4ME	RB 4 STA BASE WIFI CONTROLLER IN/OUT
1 EA	RAINBIRD 3 STATION MOD	RB 3 STA MODULE
1800 EA	1" POLY PIPE (80 PSI)	1X300 CENFLO 80PSI POLY BLK
200 EA	18-8 WIRE	WIRE 18-GAUGE UL 8-CONDUCTOR 250' RL CUT
2 EA	NDS STANDARD VALVE BOX (14" X 19")	NDS STD VALVE BOX W/ COVER BLK/GRN - 14" X 19"
1 EA	RAINBIRD PRESSURE REG (3/4")	RB 30PSI REG. MED FLOW - 3/4"

Graczyk Landscape
1170 30th Avenue
Kearney, Nebraska
68845

P.(308) 440-9854

www.graczyklawn.com
info@graczyklawn.com

Landscape Install

\$2,821.31

22 Hours	Landscape Crew
3 YARD	Sand & Gravel -River Rock- 3/4"-1.5"
320 SQ. FT.	Landscape Fabric
6 EACH	Perennial-Karl F.Calamagrostis Grass - 1G
16 BAG	Mulch - Bagged - Cedar
	3 Cubit Ft Cedar Mulch

Curbing

\$2,445.00

255 PER FT	Curb-it - Color + Stamp + Sealer	Angle Curb dyed, stamped, sealed.
1	Mileage-Curbit (45 mile radius)	

Subtotal	\$13,351.75
Taxes	\$0.00
Estimate Total	\$13,351.75

Contractor:

Curtis W Laird

Client:

Signature Date:

08/05/2025

Signature Date:

Email: curtis@graczyklawn.com

Graczyk Landscape
1170 30th Avenue
Kearney, Nebraska
68845

P.(308) 440-9854

www.graczyklawn.com
info@graczyklawn.com

page 2 of 2