

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
February 19, 2025

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 19th of February 2025, at 5:30 p.m.

Present were Council Members: Joel Wheeler, Larry Casper, Dyann Collins, Tom Moulton, and Mayor Hal Haeker. Administrator Steve Ardiana, City Attorney Doug Walker, Deputy City Attorney Jacyn Daake, and Clerk Janet Dietz, Treasurer Toshia Butterfield, City Utilities Superintendent Russ 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 were given to the Mayor and all members of the City Council. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Mayor Haeker advised the public of the Open Meetings Act which is posted on the east wall of the meeting room, and then proceeded to call the regular meeting of February 19, 2025, at 5:30 p.m. and the following business was transacted:

Roll call: Tom Moulton-present, Larry Casper-present, Joel Wheeler-present, Dyann Collins and Mayor Haeker-present. Motion made by Moulton, second by Collins 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: Moulton, Collins, Wheeler, and Casper. Voting no: None. Motion carried.

Mayor opened the floor to discuss procedures pertaining to items placed on Agenda. Public is referred to (request for future agenda item available in the City office) where the topic is reviewed, possibly handled administratively or scheduled for a future meeting, open council discussions during the meeting, only what is on the current agenda, public input only on current agenda items, city staff setting agenda through the staff meeting.

Mayor opened the floor to approve the minutes of February 5th, 2025, regular council meeting. Council Member Casper requested clarification on the backup generator being tabled. (Councilman Moulton did make the motion to table at the last meeting, motion carried) Motion made by Moulton, second by Wheeler to approve the minutes of February 5, 2025, regular council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Wheeler Collins abstain-Casper. (Casper was absent at the last meeting) Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for February 6, 2025, through February 19, 2025, for a total of \$102,845.30. Motion made by Collins to accept as presented, second by Casper to approve. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, Wheeler, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss the Treasurer's report. Treasurer discussed the (2) utility account past due, currently only one is 115 days delinquent for \$1, 020.73. City Attorney Doug Walker requested to table, adding it to the next agenda. Motion by Wheeler, second by Moulton to table for further information, adding it to the next meeting agenda. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Wheeler, Casper, Collins, and Moulton. Motion carried.

Mayor opened the floor to discuss/approve new hire for the Hoesch Library. Library Director Jennifer brought forth the name of Adriana Jones for approval. Library board has approved the new hire for 9-12 hours a week. Motion by Collins, second by Moulton to approve the new hire. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Moulton, Casper, and Wheeler. Voting no: None. Motion carried.

Mayor moved to the zoom call meeting with Miller & Associates to discuss the condition of lift station on South street, engineers were unable to attend. Lewis Hyatt met with Travis a few years ago regarding updates. (lift station last updated in 1983). The conditional assessment is the failure of dry well can, and submersible pumps. Lewis brought forth new design options, rebuild well can and pumps to above ground

features, not requiring staff to go twenty-six feet down below into the well can. Discussion led to funding, design features, modes of possible failure/collapse of well can, impact to the residents, costs associated with failure, adding bypass pumping, construction associated with disruption. Discussion to approve design phase for \$28,950.00. Approving bids in stages, funding/grants available. Timeline of getting components here. The need to move forward as soon as possible, installing bypass pumping first. (Clerk will add Proposed Modification of Alma Sanitation Disposal Agreement and funding to the 03.05.2025 to council meeting for discussion/approval)

Mayor opened the floor to discuss the Alma Airport project #3-31-004-014. City Administrator discussed the fees of \$19,016.75 are for design and drilling and geotechnical services. Collins asked if the new building placement is set in stone, Moulton advised there are high pressure gas lines making another placement difficult. Motion made by Moulton, second by Casper to approve Project no: 3-31-004-014, for \$19,016.75, first pay estimate. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, Wheeler, and Collins. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Golf course vacancy. City Attorney Doug Walker advised Ordinance 2025-2 will only amend Section (1) 32.06 increasing Municipal Golf Course members to eight. Discussion led to the need of additional members, even number of members for voting purposes, need for fundraising. Councilwoman Collins introduces Ordinance NO. 2025-2, an Ordinance of the City of Alma, Nebraska to modify section 32.06 of the Alma Municipal code to have eight members on the Municipal Golf Board: all ordinances or parts of ordinances to the contrary; and to provide for an effective date and moves that the statutory rule requiring reading on three different day be suspended and moved that the statutory rule requiring reading on three different days be suspended, second by Wheeler. There being no further discussion, upon the motion made and upon roll call vote, the following voted yes, Collins, Wheeler, Moulton, and Casper. Voting no none: Motion carried. Council Member Wheeler introduced an Ordinance of the City of Alma, Nebraska to modify section 32.06 of the Alma Municipal code to have eight members on the Municipal Golf Board; to repeal all Ordinances or parts of Ordinances to the contrary; and to provide for an effective date. Said Ordinance is then ready by title and council member moves for final passage of the Ordinance 2025-2, second by Collins. Mayor Haeker read, "shall the Ordinance NO. 2025-2 be passed and adopted? Mayor requested a rollcall vote, Wheeler, Casper Collins-yes, Moulton-no. Mayor states Ordinance passed by majority vote. Mayor Haeker discussed with Cody Simmons being on the Community Redevelopment Authority Board and Golf Board. Cody Simmons offered his resignation from the Community Redevelopment Authority Board, Mayor Haeker requested council for a motion to approve new golf board members Cody Simmons and Katie Seyler. Motion made by Wheeler, second by Collins to approve Cody Simmons and Katie Seyler. There being no further discussion upon the motion made and upon rollcall vote the following voted yes, Wheeler, Collins, Moulton, and Casper. Motion carried.

Mayor opened the floor to discuss/approve the Proposed Modification of City of Alma Sanitation Disposal. Deputy City Attorney Jaclyn Daake discussed changing codes and making it clearer for public to understand. Lengthy discussion followed, placement of toters, C-2 zoning issues, signing of waivers, larger toters are not movable, picking up in/on private drives, waste sanitation driver the ability to choose pickup on private roads as to not damage the roads. Motion by Collins to table, Deputy City Attorney Jacalyn Daake offered to do a proposed draft for these updates. The City Administrator stated current guidelines do require placement of toters and should be in the City Ordinance. Casper second the motion to table. There being no further discussion upon the motion made to table for a future meeting, and upon roll call vote, the following voted yes: Collins, Casper, Wheeler and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Community Cleanup proposal with South Central Sanitation. South Central has offered (4) 30-yard roll offs@ \$700 each. Mileage and driver are included. Discussion was to get public information out as to exclude items, (hazard materials, construction, and mattresses) Motion made by Casper, to approve the agreement with South Central Sanitation, with the exception of hazard material, construction materials and mattresses, second by Moulton. There being no further discussion upon the motion

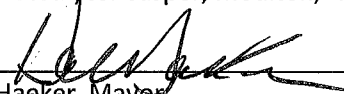
made and upon roll call vote, the following voted yes: Casper, Moulton, Wheeler, and Collins. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve pool manager position. Council Member Casper offered as long as the current manager wants to do the job and hire the lifeguards he approves. Discussion was having co-managers last year. Motion by Moulton, second by Casper, to maintain pool manager position as a yearly hired employee.(with possible yearly reviews) There being no discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, Collins, and Wheeler. Voting no: None. Motion carried.

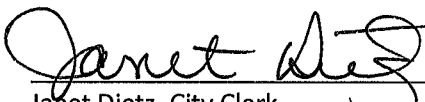
Mayor opened the floor to discuss Western Sky Phase I and Phase II. Mayor Haeker suggested to table so the city staff could provide additional information. City Treasurer provided current city bond payments of \$308,000, and TIF revenue of \$85,453.00. Costs/revenue would be covered by 2036. Council member Wheeler would like to see the conversation of moving forward. Deputy City Jaclyn Daake discussed issues with Phase I, assignments of TIF notes, sidewalks, lot line disputes, (3) lots of possible non-development issues. Seeing if general public is interested in moving forward. Rick Calkins advised there are (2) lots left, and would like to move forward to Phase II, possibly redoing the lot lines in Phase II, as they have been requested to be larger. Current Phase I City property owners have lot line issues, (2) residential and (4) commercial have variance issues. City Attorney will look into options before moving into Phase II. City Administrator requested a timeline of when the proposed assignments and redevelopment assumption obligations passing from developer to landowner will be available. City Deputy Attorney Jaclyn Daake will move forward to correct the deficiencies.

Mayor Haeker moved the meeting forward to the City Administrator report. Hoesch Library skylight, contractor has been onsite and is looking into replacement options. County Road Agreement/resolution for next council meeting, employee personnel manual/resolution next council meeting, waiting on parts for EV station, funding, options using current light pole adding camera.

Motion by Casper, second by Moulton to adjourn the meeting at 7:41 p.m. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, Wheeler and Collins. Voting no: None. Meeting was adjourned at 7:41 p.m.


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

