

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
October 19, 2022

A regular meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, October 19, 2022, at 5:31 p.m.

Present were Council Members: Dyann Collins, Tom Moulton, Larry Casper, and Mayor Hal Haeker. Absent: Chris Tripe. Administrator Lorri Bantam, City Treasurer CeeAnn Affolter, City Clerk Dawn McNulty, City Utility Superintendent Russ Pfeil, and City Attorney Doug Walker 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 October 19, 2022, at 5:31 p.m. and the following business was transacted:

Roll call: Tom Moulton-present, Dyann Collins-present, Larry Casper-present, Chris Tripe-absent, and Mayor Haeker-present. Motion made by Casper, 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: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of the October 5, 2022, regular council meeting. Motion made by Moulton, second by Casper to approve the minutes of the October 5, 2022, regular council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, and Collins. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for October 6, 2022, through October 19, 2022, for a total of \$135,217.95. Motion made by Moulton, 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: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss 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: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the Annual Corporate Resolution. City Administrator Lorri Bantam spoke about the Resolution which designates the financial institutions that we are doing business with and who can sign checks. (City Code 35.17) Motion by Moulton, second by Collins to approve the Annual Corporate Resolution. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the ARPA Workforce Land Development. Sharon Hueftle was in attendance from SCEDD and gave an overview of the program and addressed questions. Sharon felt this program goes hand in hand with your nuisance abatement program in that you can acquire those properties, clean them up or demolish the structures to get it ready for new workforce housing. SCEDD is getting a jump on the application process as the final requirements are not know yet but will have a short window to apply in late October or early November. The program is not for rehab or construction but more for purchasing property and demolishing properties. She isn't sure yet if a property can be demolished without the city purchasing it first. If there is land available, the City can purchase and put water lines in, but the grant will not cover the sewer lines. With these funds being ARPA only water was determined to be impacted by COVID.

SCEDD has asked cities to put together a list of potential properties to get their hands on to do infill housing development. It must be acquired with the intent for workforce housing – new single housing development or apartments. There is a zero match for the grant with the minimum possibly being lowered to \$250,000.

Sharon stated they don't have a clear answer after the City acquires the properties and then sells. They don't have the guidelines for program income and how that will be handled. She did state a housing authority could build apartments utilizing Trust Funds rather than the next Workforce Housing grant. You could also

offer contractors enticement to build housing. Other questions were asked by councilmembers that Sharon didn't have the answer to as the guidelines are not out yet. She stated the next step for the City to do is to have a list of properties and the amount it would take to secure the property by purchasing, paying off liens & back taxes, securing buildings, demolishing buildings, etc. Then add in some "what if" situations and build a best plan with a backup plan. It was suggested to look at the assessed value and possibly have a local realtor help with market values for each property. Sharon stated that you may need to do some campaigning for vacant houses – to let the vacant owner realize they are holding your community hostage and doing a disservice to our town by not allowing these properties to be filled or utilized. Sharon stated to ponder the list and application questions they have given us. Let her office know of any questions and they can forward them to DED to try and find answers.

Mayor Haeker then opened the floor for Ordinance 2022-53. Council Member Moulton, introduced Ordinance numbered 2022-53 entitled as follows:

ORDINANCE NO. 2022-53

AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA TO ESTABLISH THE SALARIES OF MUNICIPAL EMPLOYEES; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES TO THE CONTRARY; AND TO PROVIDE FOR AN EFFECTIVE DATE.

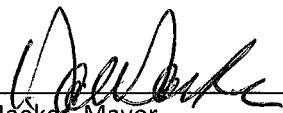
And moved that the statutory rule requiring reading on three different dates be suspended. Council Member Casper seconded the motion to suspend the rules and upon the motion; the following Council Members voted Yes: Collins, Casper, Moulton. The following voted No: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of the Ordinance.

The Ordinance was then read by title and thereafter Council Member Casper moved for final passage of the Ordinance and said motion was seconded by Council Member Collins. The Mayor then stated the questions, "Shall Ordinance number 2022-53 be passed and adopted?" Upon roll call vote, the following Council members voted Yes: Moulton, Casper, Collins. The following voted No: None.

The passage and adoption of the Ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the Ordinance adopted; and the Mayor in the presence of the City Council signed and approved the Ordinance and the Clerk attested the passage and approval and affixed her signature thereto and ordered to be published as provided by law. A true and complete copy of the ordinance are attached hereto and incorporated by reference.

Mayor Haeker opened the floor for the Administrator's Report. City Administrator Lorri Bantam presented an updated listing of holidays for our Flag schedule for review. City attorney Walker will create a Resolution to be approved at an upcoming meeting. Administrator Bantam notified the Board that there were two resignations on the Library Board. Doris Brandon and Betty Atkins have both resigned. She asked to please keep in mind anyone who might be a good fit for those positions. Administrator Bantam then updated the Council on the pending litigation stating there will be a Pre-Trial Conference on the October 28, 2022, to go over exhibits and documents.

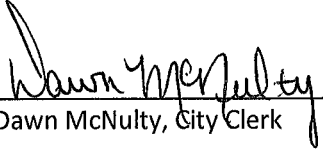
Motion to adjourn the meeting made by Moulton, second by Collins. There being no further discussion on the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Meeting was adjourned at 6:44 p.m.



 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 Council Meeting Minutes 10-19-22 X.docx

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.


Dawn McNulty, City Clerk