

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
November 1, 2017

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 1st day of November, 2017, at 5:30 p.m.

Present were Council Members: Mike Clements, Jon Davis, Tom Moulton, and Mayor Haeker. Absent: Randy Stahlecker. Also present were: Administrator Doug Wilson, Attorney Doug Walker, Treasurer Lorri Bantam, Clerk Lori Tripe, and Superintendent Russ Pfeil. Notification of this meeting and the agenda were given in advance by posting, a designated method for giving notice. Advance notice of the meeting and the agenda were given to the Mayor and all members of the City Council. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Mayor Hal 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 November 1st, 2017, at 5:33 p.m. and the following business was transacted:

Roll call: Jon Davis-present, Tom Moulton-present, Randy Stahlecker-absent, Mike Clements-present and Mayor Haeker-present. Motion made by Clements seconded 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: Clements, Moulton, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of the October 18, 2017, regular council meeting. Motion made by Moulton seconded by Clements to approve the October 18, 2017, regular council minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for period October 19, 2017, through November 1, 2017 for a total of \$62,723.75. Motion by Clements, seconded by Davis to approve October 19, 2017, through November 1, 2017 claims as presented for a total of \$62,723.75. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Motion by Davis, seconded by Moulton to accept the treasurer's report as submitted. There being no further discussion, the following voted yes: Davis, Moulton, and Clements. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and possibly approve hiring Stahr & Associates, Inc. to consult with the Planning Commission to revise the Comprehensive Plan, Zoning and Subdivision Regulations. Orval Stahr was present. He has worked in 7 states but is now only in Nebraska and working exclusively with smaller communities. He lives in York and is the current Mayor. He said several smaller communities have come to him to simplify their zoning regulations because they were too complex. He talked about reducing the number of residential zoning district types to one and possibly doing away with minimum lot sizes. If the City had any questions along the way or even after the zoning regulations are changed, Mr. Stahr would be available to field any questions.

He realizes the city did not budget for the expense of any updates or changes to the comprehensive plan, zoning or subdivision regulations and offered to bill the City for his services during the next fiscal year.

Mr. Stahr said the comprehensive plan completed in 2011 would not need updating other than to update the Land Use Map to match the zoning changes. He also highly recommended updating the subdivision regulations. Our current regulations make it discouraging to build in Alma because of the cost of infrastructure. He believes the City could step in and create an assessment district which would be a liability of the city, but the City could set up reasonable parameters with the planning commission and the developer to minimize the City's risk. The City could also use TIF – using the Workforce Housing legislation that was recently passed.

He estimates the cost to update the Zoning Regulations and the Comprehensive Plan's Land Use Map to be around \$6000-\$6500. Subdivision Regulations would be another \$2500. He would throw in By-Laws for the Planning Commission and Zoning Adjustment Board to help protect them against any litigation at no cost. This would also include the airport hazard area.

Orval would not need to do any wellhead protection regulations because the city already has them. In 2015 the feds said the comprehensive plan must identify an energy component. This would cost an additional \$3000.

Doug Walker said he has worked with Orval Stahr before on zoning regulations for 2 villages and he has been very happy with the regulations and doesn't run into as many zoning issues as Alma.

There was a brief discussion about putting up buildings on empty lots, using railcars as storage units and splitting lots. These topics could be addressed as well. He would work with the planning commission and the whole process could take around 6 months from start to finish.

The Council requested Mr. Stahr draw up a service agreement or proposal before the next City Council meeting.

Mayor opened the floor to discuss and possibly approve Resolution 2-2018 – Mutual Agreement with the Harlan County Health System (HCHS) for the use of the Johnson Center / City Auditorium during a disaster. HCHS management is requesting the City to sign an agreement with them for the use of the City's rental facilities in the case of a disaster. Attorney Walker reviewed their document and went ahead and prepared an agreement to add some "hold harmless" language and Resolution 2-2018 to authorize the Mayor to sign if the Council approves. The Mayor and Council would like to see some "not mutually exclusive" verbiage added to the agreement in case other organizations would need the use of the facilities. Attorney Walker will have the changes made and ready for the next city council meeting.

Mayor opened the floor to Administrator comments: Administrator Wilson said Treasurer Bantam, Attorney Walker and himself have reviewed documents regarding the RV Park Manager and the City and determined that the City is responsible for up to \$5000 for the RV Park Manager's trailer house. Mr. Wilson has informed the RV Park Manager that the utilities to the trailer house will be turned off November 15, 2017. The RV Park Manager will be required to have the trailer house removed by January 1, 2018, and will be paid through March 31, 2018. Administrator Wilson will lay out next season's plan of operation for the Council at the next meeting.

Mr. Wilson visited with NPPD about the street lights along Highway 183. They hope to have something for the City to look at very soon. NPPD will get pricing for street lights along North Division in order for the City to budget.

Miller & Associates have a preliminary plan for the water and gas project for the City to review. The cost estimate is still at \$400,000. Mr. Wilson and Russ Pfeil also had the engineer look at 7th Street west of Highway 183 where the City has had flooding and drainage problems. The engineer will put together some recommendations.

Recently there have been some parking issues at the recycling center. Vehicles are parking wherever they want and staying as long as they want. There was one trailer left there for a couple weeks before it finally disappeared. It made it difficult to park the Goodwill trailer and for citizens to have access to the recycling trailers. Monday, 3 hay hauling trucks and trailers along with their drivers were parked there blocking access and would NOT move when asked. Should we limit parking? Council recommended getting a sign "No Overnight Parking Allowed – Without Permit". Wilson will work with Attorney Walker to come up with a plan.

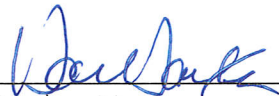
Mr. Wilson visited with the owner of the building with a collapsing roof on 7th Street. The owner has secured the door and is in the process of removing the roof and plans to finish the roof this fall.

Mayor opened the floor for open comments.

Councilman Moulton said when the concession stand was winterized this year the bathroom doors were found to be open, concession stand windows unlocked and the refrigerator was left on.

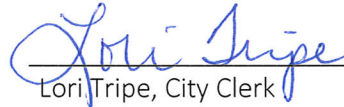
Motion made by Moulton, seconded by Clements to adjourn the meeting at 6:29 PM. There being no

further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, and Davis. Voting no: None. Meeting was adjourned at 6:29 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.




Lori Tripe, City Clerk

Alma Public School	electricity \$1,542.26;
Liquor Licenses	Office Solutions sup-
\$1,500; Amazon books	plies \$98.68; Payroll
\$500.29; Aramark uni-	\$24,798.05; Reams
forms mops towels	Sprinkler parts \$920.75;
\$217.05; CCR 24/7	Republic Natl Dist
furnaces \$13,623.86;	liquor \$1,656.72; Rose
Central Fire & Safety	Plumbing winterize
inspect fire extin-	bathhouse \$490.32; S
guishers \$479; CHS	& W Auto parts sup-
Agri Service Center	plies \$159.66; Sandra
fuel parts supplies	K Davis October
\$502.83; City Alma	cleaning \$195; Short
gas water sewer trash	Stop fuel \$66.98;
\$2,967.99; City of	Travis Dunse mileage
Holdrege landfill fees	\$171.20; Trustworthy
\$936.74; City of Sutton	Hardware supplies
training \$10;	\$51.85; Union Bank &
Community Bank Park	Trust fees \$640.64;
Mower In pymt	USPS postage \$479.75;
\$220.27; Dollar	USTI agency fees
General supplies con-	\$27.76;
cessions \$56.65; Eagle	TOTAL \$62,723.75
Comm internet cable	
\$171.25; Eagle Dist	
beer \$987.66; First	
State Bank - Banner	
Sanitation In pymt	
\$6,568.33; Frito Lay	
concessions \$67.40;	
Harlan County Journal	
ads notices \$238.84;	
Hoesch Memorial	
Library supplies books	
\$104.89; Hogeland's	
Market supplies \$81.35;	
Holmes Plumbing pipe	
fittings \$570.86; Home-	
town Leasing copier	
\$194.62; Kauk Konst	
winterize conc std	
\$210; LaQuinta Inns	
Motel \$191; Linweld	
specialty gas \$29.65;	
Main Street Variety	
supplies \$108.45;	
Midwest Turf solenoid	
\$156.75; NE Lock &	
Key rekey aud keys	
\$138; NE Pub Health	
Lab chemical \$48; NE-	
land Dist beer \$407.40;	
Nex-Tech network	
labor \$135; NPPD	