

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

A meeting of the City Council of the City of Alma, Nebraska was held at the Office of the City Clerk in said city on Wednesday, the 1st day of February, 2017, at 5:30 p.m.

Present were Council Members Mayor Haeker, Randy Stahlecker, Mike Clements, Jon Davis and Tom Moulton. Also present were: Administrator Doug Wilson, Superintendent Russ Pfeil, Treasurer Lorri Bantam, Library Director Keri Anderson and Clerk Lori Tripe. 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 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 February 1, 2017, at 5:30 p.m. and the following business was transacted:

Roll Call: Mayor Haeker-present, Randy Stahlecker-present, Mike Clements-present, Jon Davis-present, and Tom Moulton-present. Motion made by Clements seconded by Moulton to determine this meeting as previously publicized, duly convened and in open session. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, Stahlecker, and Davis. Voting No: None. Motion carried.

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

Mayor Haeker opened the floor to discuss the claims and invoices for the period of January 19, 2017, through February 1, 2017 for a total of \$84,690.49. Treasurer Bantam said she had added more claims since the council packet had been sent out. She noted payments to Rural Living, SCEDD for the prior year and this year, also a capital outlay to Landmark for a new mower and to VanDiest for the mosquito sprayer. Motion by Stahlecker, seconded by Clements to approve the January 19, 2017, through February 1, 2017 claims as presented for a total amount of \$84,690.49. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, Davis, and Moulton. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Treasurer Bantam discussed the different reports and noted that water sales were down slightly from the past couple of years and gas sales were a little higher. Motion made by Moulton, seconded by Davis to approve 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, Davis, Clements and Stahlecker. Voting no: None. Motion carried.

The Mayor opened the floor to discuss and take action/approve city's submission of a preliminary and (subsequent) final application for Nebraska Affordable Housing Trust Funds for owner occupied rehabilitation dollars from the Department of Economic Development. These funds, if received, will be made available to qualified income eligible homeowner/applicants. The trust is funded through the DOC stamps collected in Nebraska. Lori Ferguson with South Central Economic Development District and Kristi McClung, the South Central Housing Representative with the Department of Economic Development were present to discuss the program. Lori said the pre-application for the Trust Funds was a very simple one page form and that SCEDD would be happy to complete it and have it ready for the Council's approval at the next Council meeting in February should the Council decide to proceed. The due date for the pre-application is March 3<sup>rd</sup>. The formal application would be due by the end of April. The City's Housing Rehab board's responsibilities for this program would be to rewrite the guidelines and handle any grievances. The Community Needs Assessment survey indicated that there were 23 households that were income eligible to apply for these funds.

Motion made by Clements, seconded by Stahlecker to move forward with a preliminary and subsequent final application for Nebraska Affordable Housing Trust Funds for owner occupied rehabilitation dollars from the Council Minutes 2.1.17

Department of Economic Development. There being no discussion, the following voted yes: Clements, Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to the annual library report. Library Director, Keri Anderson, addressed the council and gave an accounting of the library and its many activities. She ended with saying the Library Board and herself want to provide the services the community wants.

Mayor opened the floor for discussion of approving the certificate of compliance for the 2016 Maintenance Agreement between the Nebraska Department of Roads (DOR) and the City of Alma. Wilson said he believes the City receives good coverage and we are fortunate to have the Department of Roads right here in Alma. Motion made by Davis, seconded by Moulton to approve the certificate of compliance for the 2016 Maintenance Agreement between the Nebraska DOR and the City of Alma. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Moulton, Stahlecker and Clements. Voting no: None. Motion passed.

Mayor opened the floor for discussion and possible approval of the Agreement Renewal with the NE Department of Roads (DOR) for 2017. The maintenance agreement lane miles has increased from 2.8 miles to 3.5 due to the annexation in 2016 but the rate remains \$500 per mile. Motion made by Clements seconded by Stahlecker to approve the Agreement Renewal of Maintenance Agreement No 64 with the Nebraska DOR for 2017. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Stahlecker, Moulton and Davis. There were no votes against the motion. Motion carried.

Mayor opened the floor to review and discuss a rate increase for swimming pool admission and private parties. Administrator Wilson provided a spreadsheet with the surrounding areas pool rates in comparison to Alma. Based upon that information and that Alma's swimming pool is new and offers a slide, Wilson recommends the daily admission increase from \$2.50 to \$3.00, the Single Season Pass increase from \$45 to \$50, Family Pass from \$75 to \$80 and a private party rate from \$100 per hour to a 2 hour party for \$150. Motion made by Davis, seconded by Clements to increase daily admission to \$3, Single Season Pass to \$50 and Family Season Pass to \$80 and Party Rate from \$100 per hour to a 2 hour party for \$150. There being no further discussion upon the motion made, the following voted yes: Davis, Clements, Moulton and Stahlecker. Voting no: None. Motion carried.

The Mayor opened the floor to consider and possibly approve a request for a Special Designated License from Kent A. Shaffer for Harlan County Health System's Chili Cook Off scheduled for February 25, 2017 to be held at the Johnson Center. It is open to the public and Kent will use id bands and attendants to prevent underage persons from obtaining alcoholic beverages. Motion made by Stahlecker, seconded by Moulton to approve the request for a Special Designated License from Kent A. Shaffer for Harlan County Health System's chili cook off event to be held at the Johnson Center on February 25, 2017. There being no further discussion upon the motion made, the following voted yes: Stahlecker, Moulton, Davis and Clements. Voting no: None. Motion carried.

The Mayor opened the floor to consider and possibly approve Resolution 10-2017 to Adopt Airport Zoning Map Dwg No. ZN-AMA-15 dated May 12, 2015 (Nebraska Department of Aeronautics). Wilson said this is the first step required by NDA to approve the airport zoning regulations. Walker is in the process of preparing an Ordinance to adopt Airport Zoning Regulations. Motion made by Davis, seconded by Moulton to approve Resolution 10-2017 as follows:

WHEREAS; the City of Alma has completed construction of a new instrument approach runway; and

WHEREAS; the City of Alma is required to approve an Airport zoning map showing the operation, approach, turning, and transition zones for the Alma Municipal Airport; and

WHEREAS; the Nebraska Department of Aeronautics has prepared an Airport zoning map for the Alma Municipal Airport.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALMA, NEBRASKA AS FOLLOWS:

1. That the Airport zoning map which is number ZN-AMA-15 dated May 12, 2015 as prepared by the Nebraska Department of Aeronautics for the Alma Municipal Airport is hereby adopted and approved.
2. That the Mayor of the City of Alma is hereby authorized to sign any documents required to complete the process of adopting map number ZN-AMA-15 dated May 12, 2015 as the zoning map for the Alma

Municipal Airport.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Moulton, Clements and Stahlecker. Voting no: None. Resolution 10-2017 was approved.

The Mayor opened the floor to consider and possibly approve Resolution 11-2017 in Support of Alma Livestock Auction LLC. Attorney Walker drew up the document in response to a request from the City Council at the last council meeting.

Motion made by Clements, seconded by Stahlecker to approve Resolution 11-2017 as follows:

WHEREAS; a group of local farmers, ranchers, and investors has recently organized the Alma Livestock Auction, L.L.C. to continue the Alma Sale Barn as a market for selling livestock by farmers and ranchers in the Alma area; and

WHEREAS; the Alma Livestock Auction, L.L.C. is a business of vital importance to the economic development of the City of Alma and enhances the economic vitality of Alma businesses; and

WHEREAS; the Alma City Council wishes to support the Alma Livestock Auction, L.L.C. in its efforts to maintain and operate the Alma Sale Barn.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALMA, NEBRASKA AS FOLLOWS:

3. That the City of Alma hereby states that it supports the Alma Livestock Auction, L.L.C. and supports its efforts to operate the Alma Sale Barn as a market for livestock raised in Nebraska and Kansas.
4. That the City of Alma hereby encourages businesses and residents of the City of Alma to support the Alma Livestock Auction, L.L.C. as an important business in the City of Alma which contributes to the economic vitality of the City of Alma.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Stahlecker, Moulton and Davis. Voting no: None. Resolution 11-2017 was approved.

The Mayor opened the floor to consider and possibly approve changes to Ordinance 132.01 and 132.02 to update term "sexual predator" to "sexual offender". Administrator Wilson said no action was needed to change the ordinances. This ordinance has to do with a sexual predator living within 500 feet of a school or daycare. There was a change in the state statute regarding "sexual predator" but the city attorneys verified that it did not change the municipal enforcement. A letter has been written by the City Attorney to the offender and he must move by February 15, 2017.

The Mayor opened the floor for administrator comments.

Wilson said he has been gathering information from other towns concerning the swimming pool and plans on going over the pool manager, swim team coach, assistant coach, and lifeguards wages and other things at the next city council meeting.

Mr. Walker is writing a letter to the owner of a garage that the Board of Health had condemned last year. The City was told he would have it removed by January 1<sup>st</sup> and he has not done any work to it. The windstorm of Christmas Day has made it more unstable and the owner has actually put a strap around the building to keep it from falling over. If it is not removed within the timeframe set by the city attorney, the City will file with the Court.

The State of Nebraska Weights and Measures was out to check the fuel system at the airport. That part checked out good, however a small leak was found inside the cabinet. Wilson has contacted someone to repair it.

Eagle Communication is open to doing something with the franchise fees and the city owned facilities in exchange for cable and internet. He is working on how it can be done.

In regards to the basement flooding at city hall, the water and humidity have been removed. The wall has been repaired where the water came in. The thought is that rain and snow formed an ice jam in the parking area and the rain came off the roof and was trapped and couldn't run off away from the building. There has been this same issue in the past. The City still needs to remove a piece of concrete and reform it so that it slopes away from the building. This will be completed when the weather warms up. The cost for these repairs will not be covered by insurance.

The nuisance on the north part of town was supposed to have a new roof on by now but according to the contractor, the inside of the house has been updated and they are planning on doing the roof before they move

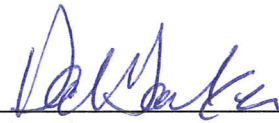
on to any more updates. They have done a lot of work outside and it does look better. The owners were to have written a letter to Wilson stating what their plans are, but to date, he has not received it.

Mayor Haeker opened the floor for open comments.

Davis inquired about how much was budgeted for the baseball field capital outlay this year. Bantam confirmed it was \$3000. He said there are other repairs needed besides the dugouts that were damaged by the Christmas wind. He will get Wilson the list. Wilson said the deductible for the wind damage was \$500, not \$1000 as he previously thought.


Bryan Lubeck said that he has spoken with Scott DeWald with the forestry service and Scott is planning on coming in June or July to conduct an inventory of the street and park trees, what type they are, the condition they are in etc. This is in preparation for the Emerald Ash Borer that has entered Nebraska and will eventually reach Alma. Scott will need a few individuals to help. Bryan said he and Lori Tripe (if she can) would be willing to help Scott and they may need one more individual.

Motion made by Davis, seconded by Clements to adjourn the meeting at 6:51 PM. There being no further discussion upon the motion made, the following voted yes: Davis, Clements, Moulton, and Davis. Voting no: None. Meeting was adjourned at 6:51 pm.

  
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 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.



  
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 Lori Tripe, City Clerk