

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
February 7, 2018

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, on the 7th of February, 2018, at 5:30 p.m.

Present were Council Members: Jon Davis, Mayor Haeker, Randy Stahlecker, and Mike Clements. Absent: Council member Tom Moulton. Also present were: Attorney Doug Walker, Administrator Doug Wilson, Treasurer Lorri Bantam, and Clerk Lori Tripe. Absent: Russ Pfeil. Also present were John Nelsen, Justin Clark and Airport Manager, Ron Hawley. Notification of the public hearing was published in the Harlan County Journal on January 25, 2018. 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 February 7th, 2018, at 5:30 p.m. and the following business was transacted:

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

Mayor Haeker opened the floor to approve the minutes of the January 17, 2018, regular council meeting. Motion made by Stahlecker seconded by Clements to approve the January 17, 2018, regular council minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for period January 18, 2018, through February 7, 2018 for a total of \$99,863.61. Motion by Stahlecker, seconded by Clements to approve January 18, 2018, through February 7, 2018 claims as presented for a total of \$99,863.61. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Bantam noted the sanitation truck loan as paid in full and payments to OmniTRAX for boring under the railroad tracks. She pointed out 3 disconnects and a few accounts that were finalized but are still not paid. Motion by Stahlecker, seconded by Clements, 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: Stahlecker, Clements, and Davis. Voting no: None. Motion carried.

Mayor Haeker moved the Public Hearing agenda item #4 and Agenda Item #5 back and moved forward with Agenda Item #6.

Mayor opened the floor to discuss options of how to operate the RV Park. John Nelsen and Justin Clark were present. Patterson Harbor is operated by their company so they know the operation. They have enough labor and equipment to operate the City's RV Park as well. They have been in contact with the Corps of Engineers to discuss making an application to lease the RV Park in Alma. This is a slow process and would most likely not be approved in time for the 2018 RV Park season.

John said tonight is mainly about deciding whether the City Council would like for them to take over the management of the RV Park this season. They would offer their services for \$2,000 each month for the 6 months the RV Park is open. Maintenance would include mowing, checking and cleaning bathrooms daily, handling the check-ins and any complaints (depending on the nature of the complaint).

If the Council would want them to do this on an indefinite basis, then they would have to sharpen their pencils and take a harder look. The \$2,000 per month would be for this year only.

They would submit an application to the Corps of Engineers to lease the Alma RV Park with the City's approval for the 2019 Season.

What would happen to the RV Park lease should they decide they no longer want to do it? Conversation between John Nelsen and Larry Janicek was that the City would be the preferred party.

Mayor Haeker opened a public hearing at 5:53 PM to consider making a Recommendation to the State Liquor Control Commission to approve or deny Kent A. Shaffer dba Fisherman's Corner's application for a Class C Liquor License. Clerk Tripe said she had the full application but because of personal information had not made copies but said anyone was welcome to review it at the meeting. She did read the business plan out loud because she thought it was pretty informative. The notice of the public hearing was published in the Harlan County Journal on January 25, 2018 which is not less than 7 days and no more than 14 days prior to the date of the hearing.

No one was in attendance to protest nor had the Clerk received any protests by mail.

Motion made by Davis, seconded by Clements to close the public hearing at 5:56 PM. There being no further discussion upon the motion made, the following voted yes: Davis, Clements and Stahlecker. Voting no: None. Absent: Moulton. Public Hearing was closed at 5:56 PM.

Motion made by Clements, seconded by Stahlecker to make a recommendation to the Nebraska Liquor Control Commission to approve the application of Kent A. Shaffer dba Fisherman's Corner for a Class C liquor license. There being no further discussion upon the motion made, the following voted yes: Clements, Stahlecker, and Davis. Voting no: None. Absent: Moulton. Motion carried.

Mayor Haeker opened the floor to discuss and possibly approve Ordinance 2018-2 – to Revise City Code Section 32.04(B)(1) regarding the City Planning Commission to Reduce the Number of Members from 7 to 5. The City has been having a difficult time trying to fill the vacant planning commission positions for quite some time and in reading the State Statute, it was noted that the number of members could be 5 or 7.

Councilman Stahlecker introduced Ordinance No. 2018-2 entitled as follows:

AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA, REVISING CITY CODE SECTION 32.04 REGARDING THE CITY PLANNING COMMISSION; REPEALING ALL PRIOR ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE and moved that the statutory rule requiring reading on three different dates be suspended. Councilman Clements seconded the motion to suspend the rules and upon the motion the following Council Members voted yes: Stahlecker, Clements, and Davis. 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 this ordinance.

This ordinance was then read by title and thereafter Councilman Davis moved for final passage of this ordinance and said motion was seconded by Councilman Clements. The Mayor then stated the question, "Shall Ordinance Number 2018-2 be passed and adopted?" Upon roll call vote, the following Council Members voted: Davis-yes, Clements-yes, Stahlecker-yes, and Moulton-absent. Voting no: None. The passage and adoption of this 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. The Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the ordinance to be published in pamphlet form as provided herein. True and complete copies of this ordinance is attached hereto and incorporated by reference.

Mayor Haeker opened the floor to consider and possibly approve a "set" monthly rate for renting the City Auditorium one night a week to Terrell Nordhausen for Dance and Tumbling Classes for students ages 2 to Adult. Terrell Nordhausen is interested in offering dance and tumbling classes at the City Auditorium one night a week from after school until around 8 pm. She would like to have a set monthly rate and would work with the City should there be a conflict with someone else who wanted to rent the Auditorium.

The Council discussed how it would be a benefit to the community to have her provide dance and tumbling instructions and wanted it to be a fair rental amount. The City doesn't want to really police the

hours of use. The daily rate now is \$35 and half price on Tuesdays and Wednesdays. She would need to provide proof of liability insurance. She was actually hosting an open house tonight to see if there was any interest.

Motion by Stahlecker, seconded by Clements to set a monthly rate of \$60 per month for Terrell Nordhausen to rent the City Auditorium one night a week. There being no further discussion upon the motion made, the following voted yes: Stahlecker, Clements and Davis. Voting no: None. Motion carried.

Mayor Haeker opened the floor for administrator comments. Administrator Wilson said the progress on removing the trailer house at the RV Park has been slow. The man removing it had a heart attack along with surgery last Friday and plans to be back to finish the job this week.

Cold weather has put a halt to the street light project so no progress will be made until the ground thaws.

The railroad is sticking to it's present rules about crossing them, even though they are in the process of abandoning the tracks. The City is required to pay \$5,500 per line at the crossing on Highway 183 for us to install natural gas and water lines. The City could appeal to the surface application board or could wait but costs would probably go up and it could take 2-3 years for the tracks to be abandoned. The Council really does not want to hold up on providing water and gas lines to North Alma. We will move forward with the costs as they were already budgeted.

The outside City guys have done a very good job on snow removal lately. Mike Clements also commended the city staff on the snow removal. Ron Hawley said he checked the airport runway and the guys have done a great job there as well!

Proceeds from the sales of excess equipment using "Big Iron Auction" totaled \$4,187. We are still waiting for 3 of the items to be picked up.

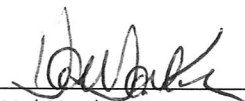
Mr. Wilson is thinking about selling a 1985 GMC dump truck with snow blade. The City would set the sales money received back and hold it until next budget year and put it towards the purchase of a 1-ton pickup with a snow blade. We do not need the large truck and a pickup would be utilized more. City also has an old Dixon mower that was going to be traded but trade value is not very good. We could probably get more on the auction.

Mayor Haeker opened the floor for open comments.

Attorney Walker said he received a couple change requests on Bow Casper's airport lease agreement. One is to change the word "sewer" to "septic" – he didn't see any issues with that and also to allow 180 days to re-locate if the City puts in a cross wind run way. The agreement previously said 60 days. He felt both of these changes were minor. Council was fine with the changes requested. He has been working with Roger Cox on the pool litigation and we should know more within the next 2-3 weeks.

Councilman Stahlecker was going to ask about burning the trees etc at the compost site but saw the City has already started it.

Motion made by Clements, seconded by Davis to adjourn the meeting at 6:24 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Davis, and Stahlecker. Voting no: None. Meeting was adjourned at 6:24 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 Auto Parts repairs supplies \$115.27; Amazon dvd's supplies clock \$273.74; Aramark uniforms mops towels \$372.89; Black Hills Energy Gas Service \$61.97; Chesterman Co pop \$713.30; CHS Agri Service fuel supplies repairs \$1,236.58; City Alma Utilities gas water sewer trash \$3,338.93; City of Alma Golf Stmts \$90.88; City of Holdrege Landfill Fees \$1,525.49; Diamond Exterminating pest control \$120; Dollar General concessions \$34.45; Doug Wilson Airport Symposium \$73.50; Eagle comm internet static IP# \$59.90; Eagle Dist Beer \$631.55; Fast-Signs Recycling Sign \$253.50; Frontier phone sirens \$117.24; Harlan Cty Sheriff Enforce Law \$3,468; Harlan Cty Register of Deeds recording fees \$20;	Hogeland's Market concessions supplies \$78.46; Hometown Leasing copy machine \$194.62; Johnson Bros Wine \$49; Keri Anderson registration fee \$10; League of NE Muni Midwinter Conference Hal \$165; Lincoln Cornhusker Hotel Conference-Hal \$128.41; LINWELD Specialty Gas \$29.65; Main St Variety supplies \$11.72; Mid-NE Individ Services mgmt fee \$450; NPGA Natrl gas \$36,232.32; NE Public Health Environ Lab chemicals \$96; NE Dept of Ag Pesticide applicator license \$90; NE Peterbilt repairs \$632.99; NEland Dist Beer \$793.85; Nex- Tech Comm tech fees \$694.50; NPPD Electri- city \$1,436.83; Office Solutions supplies fire proof cabinet \$2,940.52; One Call Concepts 2 Locates \$1.50; Payroll \$22,447.95; R & R	Products tools \$10; Republic Nat'l Dist Liquor \$674; S & W Auto Parts repairs maint \$160.71; Sandra Davis Cleaning \$195; Short Stop fuel \$178.11; Southern Glazer's Liquor \$751.83; Stamp Fullfilment Services stamped envelopes postage \$1,009.25; Tami Dieter sec dep refund \$38.20; Tielke's Sand- wiches Pizzas \$129.80; Transparency Window Cleaning \$90; Trust- worthy Hardware supplies repairs \$122.90; Univ of NE-Omaha Clerk's Institute; \$443; USTI Agency Fees \$33.48; Vaughn Wright refund \$476.74; Verizon cells \$282.42; Frontier phone alarms \$520.88; NPPD electricity \$4,756.78; OmniTRAX boring of gas and water lines \$11,000; TOTAL \$99,863.61
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ORDINANCE NO. 2018-2

AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA REVISING CITY CODE SECTION 32.04 REGARDING THE CITY PLANNING COMMISSION; REPEALING ALL PRIOR ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALMA, NEBRASKA:

SECTION 1. SECTION 32.04(B)(1) of the City of Alma Municipal Code shall be amended by changing the number of members on the Planning Commission from seven to five. Section 32.04(B)(1) shall now read as follows:

(B) Members, term, removal, and vacancies.

(1) The Commission shall consist of five members who shall represent insofar as is possible different professions or occupations in the City and who shall be appointed by the Mayor, by and with the approval of a three-fourths vote of the Council.

SECTION 3. REPEAL OF CONFLICTING ORDINANCES. That all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.


SECTION 4. EFFECTIVE DATE. That this Ordinance shall become effective and be in full force from and after its passage, approval, and publication as required by law.

PASSED and APPROVED this 7th day of February, 2018.



CITY OF ALMA, NEBRASKA

By:


Hal D. Haeker, Mayor

ATTEST:


Lori Tripe, City Clerk