

**MINUTE RECORD FOR CITY OF ALMA**  
**REGULAR CITY COUNCIL MEETING**  
**March 15, 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 15th day of March, 2017, at 5:30 p.m.

Present were Council Members Randy Stahlecker, Mike Clements, Jon Davis, Tom Moulton and Mayor Haeker. Also present were: Administrator Doug Wilson, City Attorney Doug Walker, Superintendent Russ Pfeil, Treasurer Lorri Bantam, 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 March 15, 2017, at 5:30 p.m. and the following business was transacted:

Roll Call: Randy Stahlecker-present, Mike Clements-present, Jon Davis-present, Tom Moulton-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 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 March 1, 2017, Regular Council Meeting. Motion made by Davis seconded by Clements to approve the March 1, 2017 regular council minutes as presented. There being no discussion and upon roll call vote, the following voted yes: Davis, Clements, Stahlecker and Moulton. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for the period of March 2, 2017, through March 15, 2017 for a total of \$116,119.95. Treasurer Bantam noted a few payments such as a quarterly payment to NPPD for the purchase of the electrical distribution system in the north fringe area, the contingency balance to Carrothers Construction (pool contractors), Roger Cox – special legal counsel for pool litigation and the Nebraska Department of Roads for snow removal service on the highways inside the City limits. Motion by Moulton, seconded by Stahlecker to approve the March 2, 2017, through March 15, 2017 claims as presented for a total amount of \$116,119.95. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, Davis and Clements. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Motion made by Clements, seconded by Stahlecker 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: Clements, Stahlecker, Moulton, and Davis. Voting no: None. Motion carried.

Mayor said the annual report from fire chief Brian Seyler will be tabled until the next city council meeting.

The Mayor opened the floor to discuss and determine whether to move ahead with the Nebraska Affordable Housing Program which requires a minimum of 10% financial match from the City at the time of application. Lori Ferguson, with South Central Economic Development District, was present. She said the Nebraska Department of Economic Development had an audit recently and the audit discovered that the department was not collecting the program requirement of a minimum 10%. From now on, any applications will require a 10% financial assistance to be in compliance. The City did not budget \$25,000. The program the City was applying for is a state funded program and allows for demolition of property and allows the applicant to be at a maximum of 120% of (median household income) MHI to qualify.

There is another program also available. It does not allow demolition and is at 80% of MHI to qualify. It requires \$5,000 with an in-kind option and is a federal program with a maximum request of \$250,000. In order to apply for the State funded program, the City would need to budget for it. Motion made by Davis, seconded Council Minutes 3.15.17

by Stahlecker to wait on the Nebraska Affordable Housing Program until next year. There being no further discussion upon the motion made, the following voted yes: Moulton, Davis, Stahlecker, and Clements. Voting no: None. Motion carried.

Mayor opened the floor to consider granting an extension for the Gruwell / McAtee nuisance property at 814 East Street. The property was given an extension back in November 2016 and at that time the property owners set a December 1<sup>st</sup> deadline for the exterior and March 1<sup>st</sup> to make it habitable. The exterior of the property has been improved but the roof has not been completed and the interior has a subfloor but no flooring. The contractor for the property is planning on completing the roof after his current job. The mayor asked the city attorney the next step in the process if the extension is not granted. Walker said they would proceed with a letter informing the owner that the deadline to abate the nuisance has past and the City is proceeding with the next step. If the property is abated before it goes to court, then the court proceedings will be dropped. Motion made by Davis seconded by Clements to deny the extension requested by Gruwell/McAtee and to proceed with the next step in the nuisance abatement procedure. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Clements, Stahlecker, and Moulton. There were no votes against the motion. Motion carried.

The Mayor opened the floor to consider and possibly approve Resolution 13-2017 – Authorize Mayor to execute documents required to receive United States Department of Agriculture Rural Development Financial Assistance for the library HVAC project application. Clerk Tripe said that USDA representatives came to Alma to discuss the program and are helping complete the application for a grant that could provide 15% of the cost for the two HVAC replacements for the Library. The City is in the process of obtaining quotes for the HVAC units. USDA requested the resolution prior to the grant being filed. Motion made by Moulton, seconded by Stahlecker to approve Resolution 13-2017 as follows:

A RESOLUTION OF THE CITY OF ALMA, NEBRASKA AUTHORIZING THE MAYOR AND THE CLERK OF THE CITY OF ALMA, NEBRASKA TO EXECUTE DOCUMENTS REQUIRED TO RECEIVE UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT FINANCIAL ASSISTANCE

WHEREAS; the Hoesch Memorial Library a/k/a/ the Alma Public Library is in need of new furnaces and upgrades to the HVAC system; and

WHEREAS; the City of Alma has been unable to afford the improvements to the HVAC system at the Alma Public Library and it has applied for a USDA Rural Development Grant; and

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

1. The Council of the City of Alma, Nebraska resolves that the Mayor and Clerk are authorized and directed to execute any all documents and security instruments or other memoranda between the Council of the City of Alma, Nebraska and the USDA Rural Development so as to effect the Library HVAC Project application(s) for assistance.
2. If the Mayor or the Clerk should change because of an election or other reasons during the processing of the USDA Rural Development application(s), the Council of the City of Alma, Nebraska will not need to amend this Resolution so the Mayor and the Clerk can sign any form(s) and security instrument(s) to finalize the USDA Rural Development financial assistance.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, Davis and Clements. Voting no: None. Resolution 13-2017 was approved.

Mayor opened the floor to consider and possibly approve Dr. James Long's resignation from the Alma Housing Agency Board. Administrator Wilson said Denise Wickham had informed him that Dr. Long had resigned from the Board. The City will work with Denise in recognizing Dr. Long's years of service to the Board. Motion by Moulton, seconded by Clements to accept Dr. James Long's resignation from the Alma Housing Agency Board. There being no discussion upon the motion made, the following voted yes: Moulton, Clements, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve appointing Norm Noren to the Alma Housing Agency Board. Motion made by Clements, seconded by Stahlecker to approve the appointment of Norm Noren to the Alma Housing Agency Board. There being no discussion upon the motion made, the following Council Minutes 3.15.17

voted yes: Clements, Stahlecker, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve a contractual interest statement to do business with R & S K-Lawn Service, Inc. for 2017. Randy Stahlecker, councilman, submitted Form NADC C-3. Form NADC C-3 discloses a councilman's interest in an entity that is doing business with the City. Randy is aware that he will not be allowed to approve his own claims. Davis suggested that when there is a claim to be paid to R & S K-Lawn Service that it be noted in the minutes that Councilman Stahlecker approved all the claims but abstained from the claim for R & S K-Lawn Service, Inc.

The Treasurer could also list all the other claims and list R & S K-Lawn's separate and then Randy could approve all but his own. Motion made by Davis, seconded by Moulton to approve a Contractual Interest Statement to do business with R & S K-Lawn Service, Inc. for 2017. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Clements. Voting no: None. Stahlecker abstained. Motion carried.

The Mayor opened the floor for administrator comments.

Wilson said he plans to have recommendations for the City Council at their next meeting for pool manager, assistant manager and swim team coach.

Construction should begin again on the force main project on March 28, 2017. Wilson will have a new sewer rate recommendation for the April 5<sup>th</sup> Council meeting. At the last council meeting, the City's auditor requested the City consider increasing sewer rates. The partial payment the City made last year to the contractors for this project is what put the sewer department in the red. By raising rates to cover the force main project costs, it should get the sewer department back in the black. The City still qualifies for a loan from NDEQ for this project at 1.5%.

Wilson stated at the next council meeting he will have a few sections of the employee handbook for the council to review.

The City should receive their new street sweeper tomorrow, March 16<sup>th</sup>.

Wilson said the present loan for the sanitation truck, box, building and supplies expires on January 28, 2018. The truck and box will be 5 years old. He is obtaining estimates to possibly purchase a new truck and box. Preliminary information is showing the City could trade the old truck and box and get a new one and cut our payments in half. This will add approximately \$36,000 per year to the Sanitation Department which will improve the sanitation department's numbers and assure the auditor the City does not need to raise trash rates at this time.

Wilson is working with NDOR to obtain "right of way" privileges along Highway 183 for possible new water and gas lines to run north to the newly annexed area. He is also waiting to hear back from the Railroad concerning going under the tracks.

Mayor Haeker opened the floor for open comments.

Councilman Davis said he wanted to notify the City that Alma Public Schools is making plans to put up a new Ag/Shop building on the west side of the school. He is aware the building will not meet the setback requirements of an R-2 zoning district. He just wanted to let the council know the school will file a building permit and proceed with a variance application to the Board of Zoning Adjustment.

Attorney Walker said the Board of Health will need to meet next month to discuss a residence that may require an inspection warrant. He also said a letter has been mailed to Carrother's attorney and that they have agreed with the calculation of the contingency payment.

Treasurer Bantam wanted the Council to know there is a customer who insists that he will not be paying for the water consumption that was reported on his last billing statement. His bill indicated he had consumed 30,000 gallons of water. He and his wife have been out of state for several months so there is no way that it is right. The City has double checked the reading and the council said they cannot treat him any differently than anyone else who says their consumption is not accurate. It has gone thru the meter and must be paid. The City will agree to change the meter out for a new one. The meter in question was replaced in 2014 and the City does not believe it is at fault but will replace it to ease the mind of the customer.

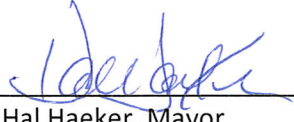
Councilman Stahlecker inquired about Tenth (10<sup>th</sup>) Street and wondered when the road was going to be repaired. Wilson said that the City has just received a cost estimate and are shuffling projects around in order

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to get Tenth Street armor coated this year along with the parking on the east side of the pool.

Councilman Clements inquired about the status of the flashing speed limit sign for the north part of town. Wilson said it was not budgeted for this year but the plan is to get it in the budget for next year.

Motion made by Moulton, seconded by Davis to adjourn the meeting at 6:37 PM. There being no further discussion upon the motion made, the following voted yes: Moulton, Davis, Clements and Stahlecker. Voting no: None. Meeting was adjourned at 6:37 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

