

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

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

Present were Council Members: Randy Stahlecker, Mike Clements, Jon Davis, Tom Moulton, and Mayor Hal Haeker. Also present were: Attorney Doug Walker, Administrator Doug Wilson, Superintendent Russ Pfeil, Treasurer Lorri Bantam, and Clerk Lori Tripe. 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 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 May 7, 2018, 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 further 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 April 18, 2018, regular council meeting. Motion made by Moulton seconded by Davis to approve the April 18, 2018, regular council minutes 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.

Mayor Haeker opened the floor to discuss the claims and invoices for period April 19, 2018, through May 7, 2018 for a total of \$105,487.35. Treasurer Bantam noted an annual payment for the airport fuel software, payment for the annual audit and for the city-wide cleanup. Motion by Moulton, seconded by Clements to approve the April 19, 2018, through May 7, 2018 claims as presented for a total of \$105,487.35. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, and Davis. Stahlecker abstained. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Treasurer Bantam briefly discussed the utility past due balance report. Motion 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, Stahlecker, and Clements. Voting no: None. Motion carried.

Mayor opened the floor to discuss and possibly approve Resolution 15-2018 – Authorizing Mayor to sign contract with Eagle Communications to provide fiberoptic internet service to the City Office.

Eagle agreed to remove Section 11 from the contract but would not agree to change the length of term. They didn't feel it would be fair to other customers who are in a similar situation. The indemnity clause was left in as well. It basically says that Eagle will not be at fault for something the City did. The Council is still very much concerned about the Cancellation Policy. There is also a clause that Eagle can increase the rate with a 60-day notice. If the City wanted to opt out due to the increase, the City could be stuck with paying 75% of the remaining term. Council asked attorney Walker to try and modify the cancellation policy. Motion by Clements, second by Stahlecker to table. There being no further discussion upon the motion made, the following voted yes: Clements, Stahlecker, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss and possibly approve armor coating the RV Park Drive. Administrator Wilson stated the original plan for this year was to purchase a new shower house for the RV Park but there are not enough funds in the RV Park account. Instead, Wilson would like to make an improvement to the RV Park by using some of the funds to armor coat the RV Park drive. Council agreed. They recommended the date be nailed down as to when it will be done, and make sure to notify the RV

Park campers prior to that date. Motion by Stahlecker, second by Clements to approve armor coating the RV Park drive. There being no further discussion upon the motion made, the following voted yes: Stahlecker, Clements, and Moulton. Voting no: Davis. Motion carried.

Mayor opened the floor to discuss and possibly approve a request from Chamber of Commerce for City assistance with BRAN event in Alma on June 5th & 6th. Chris Tripe, with the Alma Chamber, contacted Administrator Wilson and asked if the City would be willing to help the Chamber out during the BRAN event that is scheduled for June 5th and 6th. Mr. Wilson asked him to put together a list and Chris forwarded the following: 1) access to Auditorium in case of bad weather; 2) borrow city's two-holer porta potty; 3) free pool day to allow riders to cool off and take showers; 4) allow possible hayrack rides around town for transportation of riders; and 5) extra trash toters at the football field (where riders are planning on camping). Council said the City should go out of their way to accommodate BRAN and nothing requested was unreasonable. Motion by Stahlecker, second by Moulton to approve the request from Alma Chamber for the BRAN event on June 5th & 6th. There being no further discussion upon the motion made, the following voted yes: Stahlecker, Moulton, Davis and Clements. Voting no: None. Motion was carried.

Mayor opened the floor to consider and approve hiring a replacement lifeguard for the 2018 Season. Pool Manager reported she had a guard quit already and had another applicant to replace her. Councilman Moulton would like to see an updated list of lifeguards presented before approval. Motion by Moulton to table the approval until updated list is received. Motion died for lack of second. No action was taken. Clerk will obtain updated lifeguard list for next meeting.

Mayor opened the floor to consider and possibly approve Adam Zarek as new member of the Alma City Planning Commission. Mayor Haeker recommends appointing Adam to the Alma City Planning Commission and Adam has consented. Motion by Stahlecker, seconded by Clements to approve the Mayor's appointment of Adam Zarek to the Alma City Planning Commission. There being no further discussion upon the motion made the following voted yes: Stahlecker, Clements, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve Resolution 16-2018 to approve Olsson Associate's contract to provide a Preliminary Plat of a new housing subdivision and a Final Plat of Phase I of the Housing Subdivision. The contract amount is \$12,000 which would be \$2000 more than the City had budgeted as was previously estimated by Olsson Associates. The extra \$2000 may come into play if there is an issue with the golf course boundaries. The additional \$2000 may or may not be billed depending on what is discovered.

Mayor Haeker talked about how the Community Redevelopment Authority will be asked to consider TIF for the infrastructure of this subdivision. Bonds would be issued to pay for the infrastructure. The estimated bond payment would not be outside the City's levy limit. The City needs a place to expand housing and by working towards a final plat, there is at least some control over how it develops.

Administrator Wilson said NPPD would not commit until they have a final plat. Water, sewer, gravel streets along with ditches for runoff was estimated at approximately \$1,500,000 for the entire subdivision. The final plat for Phase will be around 20 good sized lots or about half the area so the City is estimating the cost of infrastructure at \$750,000.

Councilman Davis excused himself from any voting due to a possible conflict of interest. His son, Austin Davis, is invested in the housing subdivision.

Motion by Moulton, seconded by Clements, to approve Resolution 16-2018 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 APPROVING A LETTER AGREEMENT FOR PROFESSIONAL SERVICES FOR SURVEYING AND PLATTING.

WHEREAS; the City of Alma needs professional services to survey and plat some areas of the City of Alma so that they can be developed in accordance with the City's current Comprehensive Plan and Future Land Use Map; and

WHEREAS; the City of Alma has contacted Olsson Associates, Inc. to provide these surveying and platting services; and

WHEREAS; Olsson Associates, Inc. has prepared a "Letter Agreement for Professional Services" setting forth the surveying and platting services to be provided and the cost of these services.

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

1. That the Agreement prepared by Olsson Associates, Inc. which is entitled "Letter Agreement for Professional Services" to contract for the necessary surveying and platting services needed to develop land within the City of Alma in accordance with the City of Alma's Comprehensive Plan and Future Land Use Map is hereby approved.
2. The Mayor and the City Clerk are hereby authorized and directed to sign the Letter Agreement for Professional Services.

There being no further discussion upon the motion made, the following voted yes: Moulton, Clements, and Stahlecker. Davis abstained. Voting no: None. Resolution 16-2018 was approved.

Mayor Haeker opened the floor for administrator comments.

Earlier in the week the pool had a couple waterline breaks on the women's side. Travis Dunse, made it possible to fill the pool so there is water in the pool. The waterlines still need to be repaired. There was also training over the weekend at the pool. The planned opening is May 19th. Councilman Clements asked when the outside restrooms of the pool are open for use. Mr. Wilson responded that Gary Dieter, the park groundskeeper, usually has them open when he is working but since he is currently unable to work, the restrooms will only be open during pool hours.

There have been no major issues regarding the change in RV Park management. Some cable TV connections are in need of repair and an electrical connection was replaced at the RV Park.

Window trim on the airport terminal building was replaced (under warranty). Some of the sidewalk had settled and was slopped back to the building. This was also removed and replaced under warranty. Appears we had a very good contractor on this project.

B-Fit Family Fitness is looking at retiring. There is a willing party to keep the business going if the City will agree to the same terms as with the current renter. He would also like first right of refusal should the City decide to sell the building. He has plans to replace/upgrade much of the equipment and possibly help the school by taking some of their workout people. If the Council is receptive to this proposal, a new lease can be ready for their approval at the May 21st meeting.

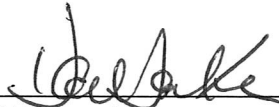
This year's city-wide cleanup produced one more ton than last year. There was a lot of construction material this year. Next year, the City would appreciate a school sponsor at the dumpster location.

City Park groundskeeper is having a knee problem. He will be off the next couple of weeks at which time his knee will be re-evaluated. This was not a work-related problem.

Mayor Haeker opened the floor to comment from the Mayor, Councilmen, and city staff.

Councilman Moulton said there is a pole at First and James Streets that needs replaced.

Motion made by Stahlecker, seconded by Clements to adjourn the meeting at 6:35 PM. 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. Meeting was adjourned at 6:35 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 & maint \$197.30; Alma Public School liquor licenses \$725; Almquist Maltzahn Galloway & Luth 2017 Audit \$8,950; Amazon cleaning supplies \$103.96; Angie Kitzelman golf mem refund \$37.63; Aramark mops uniforms towels \$358.50; Arrow Seed grass seed weed control \$912.50; Banner Capital Bank - Alma park mower ln pymt \$338.44; Black Hills Energy Gas \$42.11; CHS Agri Service grass seed fuel supplies repairs \$2,117.71; City Alma Utilities gas water sewer trash \$2,013.53; City of Alma sales tax golf stmts \$1,342.28; City of Holdrege landfill fees \$1,549.76; David Scofield utility refund \$29.44; Dept of Rev sales tax \$5,866.74; Diamond Exterminating pest control \$140; Directions EAP renew contract \$450; Dollar General pop supplies \$27.40; Eagle Comm internet cable static ip# \$206.23; Eagle Dist beer \$1,862.47; Electrical Engineering & Equip light kit \$231.60; Elliott Equipment sweeper broom repairs \$2,065.17; FastSigns green fees sign \$127; Frito Lay concessions \$70.90; Frontier sirens phones internet \$346.71; Harlan County law enforcement \$3,468; Harlan County Health Systems drug screening \$35.60; Harlan County

Journal ads \$60; Harlan County Register of Deeds lean release \$10; Harlan County Sheriff's Office papers served \$18.50; Hawkins chemical \$832.50; Hoesch Memorial Library supplies \$32.12; Hogeland's Market cleaning supplies concessions supplies \$212.13; Holdrege Irrigation tubing \$41.15; Hometown Leasing copier \$194.62; Jeff's Electric wiring \$584.80; Johnson Bros liquor \$188; LeRoy Bose refund of camper damage \$66.78; LINWELD specialty gas \$29; L Tripe mileage reimbursement \$134.07; Main Street Variety supplies \$71.16; Menards - Kearney coupling \$46.45; Metzger Plumbing sewer service \$217.50; Michael Todd & Co marking paint \$75.09; Mid-NE Individual Services mgmt fee \$450; Midwest Turf small tools \$197.01; Municipal Supply line maint \$682; National Public Gas Agency gas purchased \$21,140.25; NE Public Health Environmental Lab fluoride coliform \$63; NE Dept of Rev lodging tax \$12.43; NEland Aviation filter \$34.97; NEland Dist beer \$120.60; Nex-Tech Comm computer services \$1,115.75; NPPD electricity \$1,041.48; Office Solutions laser printer

office binder cases towel hardware \$883.24; One Call Concepts 30 locates \$25.62; Patrick Hoxmeier sec dep refund \$171.86; Payroll \$25,238.06; Phillipsburg Homestore Picnic Table replacement parts \$78.72; Pro Building Supply sign repairs \$56.20; QT Petroleum On Demand Annual Fee Gold Level \$1,095; R & S K-Lawn fertilizer weed control \$292.60; Ray Schluntz trash truck repairs \$398.90; Recreation Supply Co. Permaseal Tube \$45.75; Republic Nat'l Dist liquor \$876.90; Roger P Cox PC LLO litigation - Carrothers Const Co \$3,614; S & W Auto Parts oil repairs maint \$220.83; Sandra K Davis cleaning \$195; Short Stop fuel \$202.69; SiteOne Landscape chemicals \$2,451.29; Southern Glazers liquor \$500.08; Swim-Outlet swim suits \$166.24; Trustworthy Hardware supplies repairs maint \$79.01; Ty's Outdoor Power Trimmer Parts \$49.36; Union Bank & Trust Market Value Fees \$754.14; USTI agency fees \$8.95; Woodward's community wide cleanup fee \$6,795.57; TOTAL \$105,487.35;