

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
June 15, 2020

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 15th of June, 2020, at 5:30 p.m.

PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER NO. 20-03. THIS MEETING WILL BE HELD BY VIDEO/TELEPHONE CONFERENCE. Present were Council Members: Jon Davis, Tom Moulton, Randy Stahlecker and Mayor Hal Haeker. Chris Tripe was absent. Administrator Doug Wilson, Treasurer Lorri Bantam, Superintendent Russ Pfeil, Clerk Jessica Miller, Tom Shoemaker and Adam Miller from Pinpoint Communications were also in attendance. 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 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 briefly explained how the Zoom meeting would work and 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 June 15, 2020, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-present, Tom Moulton-present, Randy Stahlecker-present, Christopher Tripe-absent and Mayor Haeker-present. Motion made by Davis, second 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: Davis, Stahlecker and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to approve the minutes of the June 1, 2020, regular council meeting. Motion made by Moulton, second by Stahlecker to approve the June 1, 2020, regular council meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period June 2, 2020 through June 15, 2020 for a total of \$144,629.78. We are transferring funds to the golf course account to cover expenses as their income is down from being closed due to COVID-19. These funds will be repaid at a later date. Motion by Stahlecker, second by Moulton to approve the claims and invoices for period June 2, 2020 through June 15, 2020 for a total of \$144,629.78. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss the treasurer's report. Lorri is going to schedule a budget workshop on either July 24th or 25th. Motion by Moulton, second by Davis to accept 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, and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 29-2020 memorandum of understanding with Pinpoint Communications for application to the DED Cares Act broadband funding for building fiber to homes in Alma. Tom Shoemaker, president of Pinpoint Communications and Adam Miller special projects manager at Pinpoint attended the meeting to address and answer questions for the council. With the impact of COVID-19 several members of the community were without reliable internet. The DED opened up a \$40 million grant to expand broadband services to communities in need. The City of Alma will be partnering with Pinpoint Communications to apply for the grant, with Pinpoint being the applicant. With the Cares Act, all grant money will have to be spent by the end of the 2020 calendar year so it will be a quick turn-around. Tom has confidence in his team that they will be able to complete an entire upgrade of fiber to Alma residents by the end of the year. They are requesting letters of support and forms to be filled out from members of the community who felt impacted with unreliable internet during the COVID-19 pandemic. The application process with DED opens up June 22nd. Telephone service will be offered as well as low income packages to qualifying citizens. Motion by Moulton, second by Davis to approve Resolution 29-2020 Memorandum of Understanding with Pinpoint Communications for application to the DED Cares Act broadband funding for building fiber to the home in

Alma. There being no discussion upon the motion made, the following voted yes: Moulton, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the public hearing at 6:02pm to discuss/approve application for class D-123674 liquor license to Bow Casper @ Short Stop Enterprises LLC, 1008 Seventh St. This is an upgrade to the Class B license Short Stop already has. Class D license allows liquor and beer to be sold off-sale only. Motion by Davis, second by Stahlecker to close the public hearing at 6:02pm.

Mayor opened the floor to discuss/approve application for class D-123674 liquor license to Bow Casper at Short Stop Enterprises LLC, 1008 Seventh St. Motion by Davis, second by Moulton to approve application for class D-123674 liquor license to Bow Casper @ Short Stop Enterprises LLC, 1008 Seventh St. There being no discussion on the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the public hearing at 6:04pm to discuss/approve variance request for Steve & Karen Lyne at 406 First St. The Board of Zoning Adjustment recommends to the City Council they grant the variance request that will allow Lyne's home to line up with the other homes on the block and not follow the 25 foot set back restrictions. Motion by Stahlecker, second by Moulton to close the public hearing at 6:09 pm.

Mayor opened the floor to discuss/approve variance request for Steve & Karen Lyne at 406 First St. Motion by Stahlecker, second by Moulton to approve variance request for Steve & Karen Lyne at 406 First St. There being no discussion on the motion made, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve swimming pool moving forward. What needs to be done to use the boards and slide. Social distancing and 50% capacity rules will still need to be followed. The chlorine in the pool should kill the virus on the handrails and ladders. Motion by Davis, second by Moulton to drop all prior guidelines regarding the pool and COVID-19. The pool will operate as normal while following social distancing and the 50% capacity rule from the state directed health measures. There being no discussion on the motion made, the following voted yes: Davis, Moulton, and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 27-2020 filing a special lien assessment for the property at 505 1st. The lien is for mowing. Motion by Davis, second by Moulton to approve filing a special lien assessment for the property at 505 1st, Resolution 27-2020. There being no discussion on the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 28-2020 filing a special lien assessment for the property at 503 2nd St. The lien is for mowing. Motion by Stahlecker, second by Moulton to approve filing a special lien assessment for the property at 503 2nd, Resolution 28-2020. There being no discussion on the motion made, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve a gate being installed on 8th, a vacated street, at the property of Jamie Dean. The city will still need to have access to the utility lines crossing her property. City attorney Doug Walker is going to draw up an easement for the homeowner to sign. Once signed she can proceed with her gate. Motion by Davis, second by Stahlecker to approve a gate being installed on abandoned 8th street at the property of Jamie Dean. There being no discussion upon the motion made, the following voted yes: Davis, Stahlecker and Mayor Haeker. Voting no: Moulton. Motion carried.

Mayor opened the floor to discuss/approve reimbursing Jamie Dean for Sewer repairs. Superintendent Russ Pfeil explained to the council that the homeowner is responsible for their sewer line from their home to the main sewer line. City code 53.10 also verifies that the homeowner is responsible for repairs on the sewer line from their property to the main. Motion by Moulton, second by Stahlecker to deny payment for plumbing service to Jamie Dean for sewer repairs. There being no discussion on the motion made, the following voted yes: Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Todd Christensen to replace Ryan Rogers on the golf board. Motion by Davis, second by Moulton to approve Todd Christensen replacing Ryan Rogers on the golf board. There being no discussion on the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve adding Kristi Heft on the golf board. Motion by Mouton,

second by Stahlecker to approve adding Kristi Heft on the golf board. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve the summary of Project Costs statement #2 for the Alma Municipal Airport project #3-31-0004-008. Motion by Stahlecker, second by Moulton to approve Summary of Project costs statement #2 for the Alma Municipal Airport project #3-31-0004-008. There being no discussion upon the motion made, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Progress Estimate No. 6 in the amount of \$3,800 to Olsson for work done at the Alma Municipal Airport on project #3-31-0004-008. Motion by Davis, second by Moulton to approve Progress Estimate No. 6 in the amount of \$3,800 to Olsson for work done at the Alma Municipal Airport on project #3-31-0004-008. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve CDS Inspections & Beyond invoice #ALMA-ADMIN-23 for \$173.90 which reflects work done on project #ALMA-HR-06. Motion by Stahlecker, second by Davis to approve CDS Inspections & Beyond invoice #ALMA-ADMIN-23 for \$173.90 which reflects work done on project #ALMA-HR-06. There being no discussion upon the motion made, the following voted yes: Stahlecker, Davis and Moulton. Voting No: None. Motion carried.

Mayor opened the floor to discuss/approve claim to pay Joe Camera for work done on project #ALMA-HR-06 in the amount of \$1,730.90. Motion by Moulton, second by Stahlecker to approve claim to pay Joe Camera for work done on project #ALMA-HR-06 in the amount of \$1,730.90. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker and Davis. Voting No: None. Motion carried.

Mayor opened the floor to Administrator Wilson for his administrator's report. The library is looking for a part time clerk since one had quit during the pandemic. The city should have a recommendation from the library board by the next council meeting on July 6, 2020. We received a dividend check from EMC and Waggoner Insurance in the amount of \$11,048.68. Doug looked into the Zoning permit fees to see what other cities were doing. We are at \$.08 per sq foot for the first 10,000 sq feet and then \$.06 after that. Holdrege is \$.10 for the first 10,000 then \$.07 after that, and Elm Creek is \$.15 per sq foot. Some Cities use a calculation based on total valuation of the building. An example is a garage has a \$40.00 per sq foot evaluation according to their chart. Then a base rate for the first \$100,000.00 valuation and so much for each additional 1,000 sq foot. In the case that brought our fees into question the cost using this second method would have been \$1,622.19. At present Oxford charges \$25.00 for a permit and Cambridge does not charge, however it sounded like both were looking into changing and start charging as other Cities do. Russ and Jessica spend a lot of time on permits doing research, checking legal descriptions, checking zoning ordinances, working with the owner and/or builder, in some case having to have Board meetings to make changes and/or adjustments, along with meeting deadlines for newspaper and filing deadlines. While some permits are straight forward the majority are very time consuming. There is not a one size fits all so our present system basically levels out our expenses and costs across the permits. Administrator Wilson informed the council that Miller & Associates and Wilkins Architecture Design Planning will be meeting down at the Alma City Auditorium this month for a site visit. This meeting is part of the CCCFF planning grant feasibility study that we are doing for future improvements to the Auditorium.

Motion by Moulton, second by Davis to adjourn the meeting at 6:52 p.m. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis and Stahlecker. Voting no: None. Meeting was adjourned at 6:52 p.m.

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.

Jessica Miller, City Clerk