

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
July 18, 2022

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 18th of July 2022, at 5:47 p.m.

Present were Council Members: Larry Casper, Tom Moulton, Chris Tripe, and Mayor Hal Haeker. Absent: Dyann Collins. Administrator Lorri Bantam, City Treasurer CeeAnn Affolter, City Utility Superintendent Russ Pfeil, and City Attorney Doug Walker 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 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 Haeker advised the public of the Open Meetings Act posted on the east wall of the meeting room, and then proceeded to call the regular meeting of July 18, 2022, at 5:47 p.m. and the following business was transacted:

Roll call: Tom Moulton-present, Dyann Collins-absent, Larry Casper-present, Chris Tripe-absent, and Mayor Haeker-present. Motion made by Casper, second 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: Casper, Moulton, and Haeker. Voting no: None. Motion carried.

Mayor opened the floor to approve the minutes of the July 5, 2022, regular council meeting. Motion made by Moulton, second by Haeker to approve the minutes of the July 5, 2022, regular council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, and Haeker. Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices. Motion by Moulton, second by Casper to approve the claims and invoices from July 6, 2022, through July 18, 2022, for a total of \$164,166.10. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Haeker. Voting no: None. Motion carried.

Mayor opened the floor to discuss the Treasurer's report. Treasurer Affolter stated that two of the CD's were renewed in July with an increased interest rate of .90% and 1.10%. Motion by Moulton, second by Casper 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: Casper, Moulton, and Haeker. Voting no: None. Motion carried.

Attorney Doug Walker entered the meeting at 5:54 p.m.

Mayor opened the floor to a request from the Golf Board to extend liquor sales until 2:00 a.m. for their Glow Ball Tournament on July 23rd. Motion by Moulton, second by Casper to approve extended liquor sales for the Glow Ball Tournament on July 23rd until 2:00 a.m. on July 24th. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Haeker. Voting no: None. Motion carried.

Councilman Chris Tripe entered the meeting at 5:55 p.m.

Mayor opened the floor to discuss a Special Designated License for the Bait Box to serve alcohol at a Wedding Reception on October 8, 2022. Motion by Casper second by Moulton to approve the Special Designated License to the Bait Box. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss Resolution 19-2022 for Title VI Non-Discrimination Assurances for the Pipeline and Hazardous Materials Safety Administration Grant Assistance. Administrator Bantam commented the need for a written policy for Title VI non-discrimination was required to apply for this grant. Motion by Moulton second by Casper to approve Resolution 19-2022 a Title VI Non-Discrimination Assurances policy for the Pipeline and Hazardous Materials Safety Administration Grant. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to award the bid for repairing shingled roofs damaged in the April 29th hailstorm.

The buildings include the Park Shelter House/Tool Shed, Well House #4, Ballfield Old Restroom, Library, and Pool Bath House. The approved insurance replacement value is \$35,385. Bids were received from Kerm's Roofing, Complete Roofing, and R. Glur Roofing. Administrator Bantam commented that Rudy Glur had noticed a few things were not included in the bid and reached out to the adjuster to question them. The adjuster agreed that he accidentally omitted them and would allow them to be covered. R. Glur Roofing also stated they will donate the \$1000 deductible back to the city, so the project does not cost the city anything. Kerm's Roofing bid the exact amount of the insurance quote. Complete Roofing and R Glur Roofing were under the insurance quote and were \$64.93 different. Administrator Bantam recommended to award the bid to R. Glur Roofing as they are tax-paying citizens of Alma. Councilman Tripe questioned if the bids were separate by buildings or all one bid and if there was any type of discount for different shingles. Bantam stated the five roofs were advertised as one bid for all five. Upon speaking with EMC, she was informed they do not give commercial businesses a discount for high impact shingles. Councilman Tripe also questioned if all the bidders were made aware of the additional items left off the original insurance quote. Administrator Bantam said that she did not reach out to them as she was not aware of this either. Rudy Glur discovered this when he measured and informed the Administrator when he submitted his bid. The amount of the increase was noted in his quote so that all three bids were compared equally. Motion by Moulton, second by Casper to award the bid to R. Glur Roofing. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Haeker. Tripe Abstained. Voting no: None. Motion carried.

Mayor opened the floor to award the bid for repairing flat roofs damaged in the April 29th hailstorm. The buildings include the rental property at 32 N John and City Hall. The insurance quote for these two roofs is \$21,394. Bids were received from Complete Roofing, and Mid-West Roofing. Administrator Bantam commented that since both bids were over the insurance quote, she reached out to EMC to see if the extra would be reimbursed. After submitting the bids to EMC, they responded the additional is an upgrade to the scope of work and would not be covered by EMC. The city would have to cover the excess. Complete Roofing was \$2505.64 over the insurance quote and Mid-West Roofing was \$1733.14 over. Mike Wamsley of Mid-West Roofing was in attendance and explained the Dura-Last membrane would reflect 87% and will make a tremendous difference on our heating and cooling load. He also mentioned the membrane has been improved for the hail belt which takes it up from a Class 3 to Class 4 Severe which is more hail resistant. He also explained a second bid that he submitted. It would add a 2.5" layer of insulation under the roofing material. It would help with utility costs and comfort level and would be cheaper to install now if we felt there would be a need. The council did not think this was needed for these two buildings at this time and there was not money in the budget to cover the additional expense. Motion by Casper, second by Moulton to award the bid to Mid-West Roofing in the amount of \$23,127.50. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to approve Ordinance 2022-51 to amend the Municipal Code Book for bicycle operation in the downtown district. Council Member Moulton introduced Ordinance Number 2022-51 entitled as follows: **ORDINANCE NO. 2022-51- AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA REVISING SECTION 72.01 OF THE MUNICIPAL CODE TO REMOVE SUBSECTIONS (G) AND (H) REGARDING PARKING AND THE OPERATION OF BICYCLES ON SIDEWALKS IN THE BUSINESS DISTRICT; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND TO PROVIDE FOR AN EFFECTIVE DATE;** and moved that the statutory rule requiring reading on three different dates be suspended. Council Member Tripe seconded the motion that the statutory rule requiring three different dates be suspended. A roll call vote was then taken on the motion; the following Council Members voted yes: Casper, Moulton, and Tripe. 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 these ordinances. These ordinances were then read by title and thereafter Council Member Tripe moved for final passage of these ordinances and said motion was seconded by Council Member Casper. The mayor then stated the questions, "Shall Ordinance Number 2022-51 be passed and adopted?" Upon roll call vote, the following Council members voted yes: Casper, Moulton, and Tripe. Voting no: None.

Mayor opened the floor to discuss Wages and Benefits for Fiscal Year 2022-2023. Administrator Bantam informed the Council of a wage comparison she conducted for comparable size communities. Alma's wages were lower than the average in all positions except Library Director and Pool Managers. Those two are above the average. She then explained the CPI averages in June were 9.1 and 9.5 for the Midwest region and were above 8% for the three months prior. With the switch to the LIGHT Group Health Benefits plan we will show a 38% reduction in the budget and a 16% reduction in the Vision, Dental and Life budget. Wages have been proposed with an 8% COLA for all full-time employees and additional merit pay for the Treasurer and Utility Floater. The Treasurer picked up her duties quickly with little training and has been covering a share of the Clerk duties with the absence of a Clerk. The Utility Floater has been a very dedicated worker and has taken on the task of researching and completing the necessary documentation in applying for the gas grant. He has completed some of this work in the evenings on his own time. The additional merit would also bring him closer to the average of wage comparisons. Councilman Tripe agreed with the merit raises proposed. He commented that we need to start thinking, if inflation stays the same, what we will be increasing price wise or collection for revenue to come up with a \$55,000 difference every year. Motion by Tripe second by Casper to approve the Wage and Benefits as provided by the Administrator. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Tripe. Voting no: None. Motion carried.

Mayor Haeker opened the floor for the administrator's report. Administrator Bantam informed the council she had received a letter from the Legion Club requesting approval to upgrade the Scout House listing items they would like to do. It was discussed to be sure the building is covered on our insurance and to allow the improvements. The Council requested they seek a licensed electrician to be sure anything electrical, heating and plumbing was inspected for safety. Bantam then told the Council that she, the Utility Superintendent Pfeil, and Hal met with Jacob Reiter from Olsson to look at the drainage issues on 7th Street. Jacob Reiter then sent his opinion of the best measure to correct the problem. Russ Pfeil explained the culvert size issues and how Jacob recommended we replace and add culverts to allow for better flow of water to the creek. Bantam then updated the Council on the Wellhead Protection Plan. Doug Walker will draft an Ordinance to adopt the plan. In the meantime, we are required to have a description of the boundaries and a text of the proposed controls available to the public for 30 days before a public meeting is held to adopt the plan. She then informed the Council on the PHMSA's Natural Gas Distribution Infrastructure Safety and Modernization Grant. We are collaborating with Miller and Associates to apply for this grant. The submission deadline is July 25th and the grant would run from June 2023 to May 2026. The amount we are requesting is \$3,479,285. This would replace the cast iron lines, leak detection equipment and update our meters. Alma and Omaha are the only two communities in Nebraska with cast iron pipe so Miller & Assoc thought we may be a viable candidate for the grant. The swimming pool manager, Rhonda Hogeland, as expressed interest in holding a few late evenings events where they would be open until 10:00 p.m. A couple will be for adult swimmers only and one will be for everyone to swim "Under the Lights." Administrator Bantam received a concern about the speed on South Street. The citizen was wanting to see if there was something we would do to slow the traffic. He recommended temporary speed bumps, or another stop sign. The council discussed these options but felt moving the speed buggy and looking into a camera for the speed buggy was a better option at this time. Administrator Bantam stated the electrical work for the cameras at the auditorium and recycling center has been completed and the camera company will start scheduling installation as they receive the cameras. She also reminded the council of the budget workshop on Wednesday, July 20th at 1:00 p.m.


Motion to adjourn the meeting made by Tripe, second by Moulton. There being no further discussion on the motion made and upon roll call vote, the following voted yes: Casper, Moulton, and Mayor Haeker. Voting no: None. Meeting was adjourned at 6:55 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
 Council Meeting Minutes 7.18.2022.docx

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.



Lorri Bantam, Acting City Clerk