

MINUTE RECORD FOR CITY OF ALMA  
REGULAR CITY COUNCIL MEETING  
October 3, 2018

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 3rd of October, 2018, at 5:30 p.m.

Present were Council Members: Jon Davis, Mike Clements, Tom Moulton, and Mayor Hal Haeker. Absent: Randy Stahlecker. Also present were: Administrator Doug Wilson, Utility Superintendent Russ Pfeil, Treasurer Lorri Bantam, Attorney Doug Walker 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 October 3, 2018, at 5:30 p.m. and the following business was transacted:

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

Mayor Haeker opened the floor to approve the minutes of the September 19, 2018, regular council meeting. Motion made by Davis seconded by Moulton to approve the September 19, 2018, regular council minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Moulton, and Clements. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for period September 20, 2018, through October 3, 2018 for a total of \$86,855.52. Motion by Clements, seconded by Davis to approve the September 20, 2018, through October 3, 2018 claims as presented for a total of \$86,855.52. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Davis and Moulton. Voting No: None. Motion carried.

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

Mayor opened the floor to review and consider a Special Designated License for Hogeland's Market for Lady's Night Out October 26, 2018. Clerk Tripe said that she was informed it is not "Ladies Night Out" out. It was changed at the last Chamber meeting to "Fall Festival". Motion by Davis, second by Clements to approve the Special Designated License for the Fall Festival October 26, 2018. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Clements and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve request from Alma Development Corporation for the 2018-19 Contribution. Chris Tripe, president of the Alma Development Corporation was present. He said that the focus is on industrial development and housing. He is requesting it early in the year in order to get going sooner. He will plan on reporting back to the Council at third quarter or visit with the Administrator, whichever they prefer. He was asked if the dental clinic rent makes the loan payment that was taken out to renovate it. He said there is \$18,000 remaining on the note for the clinic – so basically two payments. The rent makes most of the loan payment but they have had to use the contribution from the City to help pay the insurance and real estate taxes on the building. Motion by Clements, second by Moulton to approve the request from Alma Development Corporation for the 2018-19 Contribution. There being no further discussion upon the motion made, the following voted yes:

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

Mayor Haeker opened the floor to consider and possibly approve Resolution 1-2019 to Authorize an Amendment to the Gas Supply Agreement for Total Requirements Supply with NPGA and to Execute said Amendment. Attorney Walker said the proposed amendment to the City's NPGA Gas Agreement is supposed to be to the City's advantage. The way he understands it, is the City will take ownership at the interstate pipeline rather than at the town border station. Motion made by Moulton, seconded by Davis to approve Resolution 1-2019 as follows:

**WHEREAS;** the City of Alma has entered into a Gas Supply Agreement for Total Requirements Supply with the National Public Gas Agency (formerly Nebraska Public Gas Agency), hereafter NPGA, to procure all of the City's gas supply for its retail gas distribution system on October 17, 2012; and

**WHEREAS;** the Federal Energy Regulatory Commission, hereafter FERC, has issued rulings since the Gas Supply Contract was signed which makes it beneficial for participants (City of Alma), in the Gas Supply Contract to take ownership of gas supply upstream from the participant's town border station; and

**WHEREAS;** the NPGA has prepared an Amendment to the October 17, 2012 contract to permit participants to receive gas supplies upstream from their town border stations which needs to be approved by each participant to the Gas Supply Contract:

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

- 1) Amendment No-1 to the Gas Supply Agreement for Total Requirements Supply between the National Public Gas Agency and the City of Alma, Nebraska is hereby approved.
- 2) That the Mayor of the City of Alma is hereby authorized to sign the Amendment No. 1 to the Gas Supply Agreement for Total Requirements Supply on behalf of the City.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis, and Clements. Voting no: None. Resolution 1-2019 was approved.

Mayor Haeker opened the floor to consider and possibly approve Resolution 2-2019 to Amend Hoesch Memorial Library Cleaning Contract with Sandi Davis to reduce the monthly payment from \$195 per month to \$185 per month effective 9-1-2018. The City was contacted by Sandi. She wished to reduce her monthly wage because it would adversely affect her social security. Motion made by Clements, seconded by Moulton to approve Resolution 2-2019 as follows:

**WHEREAS;** the City of is in need of contracting for cleaning services for the Hoesch Memorial Library; and  
**WHEREAS;** Sandi Davis who is currently providing cleaning services has requested a new contract for the period of September 1, 2018 through August 31, 2019; and

**WHEREAS;** Sandi Davis submitted a proposal to provide cleaning services to the Hoesch Memorial Library for \$185.00 per month, which has been approved by the Library Board and now needs approval by the City Council.

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

- 1) That the City of Alma Hoesch Memorial Library Cleaning Services Agreement prepared by the City of Alma Staff, and as recommended by the Alma Library Board, is hereby approved.
- 2) That the Mayor of the City of Alma is hereby authorized to sign the City of Alma Hoesch Memorial Library Cleaning Services Agreement on behalf of the City of Alma.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, and Davis. Voting no: None. Resolution 2-2019 was approved.

Mayor opened the floor to consider and possibly approve the resignation of John Falgione and Adam Zarek from the Alma City Planning Commission. John submitted his resignation from the Planning Commission because he is moving out of town to be closer to family and Adam has purchased a home in Republican City and is no longer eligible to be on the board. Motion by Moulton, second by Davis to approve the resignations of John Falgione and Adam Zarek from the Alma City Planning Commission. There being no discussion upon the motion made the following voted yes: Moulton, Davis and Clements. Voting no: None. Motion carried.

Mayor opened the floor to discuss and possibly approve two new appointments to the Planning Commission. Nick Simonson has agreed to accept a position on the Planning Commission. He will complete John Falgione's term which is up in December of 2019. Nick is also on the City's Golf Board. Motion by Moulton, second by Clements to approve the appointment of Nick Simonson to the Planning Commission. Even with just appointing one member at this time, the Planning Commission will still have a quorum. There being no discussion upon the motion made, the following voted yes: Moulton, Clements and Davis. Voting no: None. Motion carried.

Mayor Haeker opened the floor to consider and possibly approve Resolution 3-2019 to join Prairie Hill Ventures for Better Pricing on a new copier lease agreement and supplies. Clerk Tripe said Steve Zikmund with Eakes said by the City becoming a member of Prairie Hill Ventures, the City can receive reduced pricing on the copier lease agreement and office supplies. The City is not required to purchase anything. There is an option for either party to terminate by giving 30-days' notice. Motion made by Davis, seconded by Clements to approve Resolution 3-2019 as follows:

**WHEREAS;** the City of Alma has an opportunity to enter into membership in Prairie Health Ventures, hereafter PHV, to use Premier Healthcare Alliance, (Premier) to act as its purchasing agent for certain types of supplies; and

**WHEREAS;** membership in PHV may save the City of Alma money in the procurement of some supplies; and

**WHEREAS;** PHV has submitted a Membership Application to the City of Alma for its approval to become a member;

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

- 1) City of Alma membership in Prairie Health Ventures for the City to receive procurement services is hereby approved and the Premier REACH Membership Application is approved.
- 2) That the Mayor of the City of Alma is hereby authorized to sign the Premier REACH Membership Application on behalf of the City of Alma.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Clements, and Moulton. Voting no: None. Resolution 3-2019 was approved.

Mayor opened the floor to discuss and possibly approve Resolution 4-2019 - A Lease Agreement for copier from Eakes for a term of 60 months. Steve Zikmund with Eakes offered the City a savings from the previous agreement of approximately \$85 per month. The City can purchase the current copier for \$1 at the end of the current lease agreement. Eakes will then offer the library an annual lease agreement of \$375 which includes toner, parts and labor. The library's copier will go to the Golf Course with the same annual lease agreement of \$375 including toner, parts and labor. Motion by Clements, second by Davis to approve Resolution 4-2019 as follows:

**WHEREAS;** the City of Alma is in need of a new copier that also scans and sends facsimiles; and

**WHEREAS;** Eakes Office Solutions has proposed to lease a Sharp MX3570V Copier and attachments to the City of Alma for \$188.80 per month pursuant to the Lease Agreement attached hereto and incorporated herein by reference; and

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**WHEREAS;** the City Council will need to approve the lease agreement before the city can obtain the new Sharp Copy Machine and attachments:

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

- 1) The Lease Agreement with Eakes Office Solutions to lease a new Sharp MX3570V Copier and attachments for \$188.80 per month is hereby approved.
- 2) That the Mayor of the City of Alma is hereby authorized to sign the Lease Agreement with Eakes Office Solutions on behalf of the City of Alma.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Davis, and Moulton. Voting no: None. Resolution 4-2019 was approved.

Mayor opened the floor to administrator comments. Administrator Wilson said the cold weather has slowed down the growth of weeds. He has posted only one property for "not mowing".

Mr. Wilson has mailed letters to the RV Park campers informing them of the next lottery drawing, increased camping rates and the new boat parking policy and fees. He has already had nearly half of the campers respond and had 5 requests for boat parking spots.

Mr. Wilson plans to have the insurance portion of the employee handbook updated to include the employee Medicare option as discussed at the last council meeting. He said the City could save an additional \$500 to \$600 monthly if they offered the same choice to city employee's spouses who are Medicare eligible. He said paying the employee spouse's Medicare premium along with the supplemental insurance, exactly the same as what was proposed for an employee, would definitely be an incentive for them to switch to Medicare. The Council will consider it.

The survey crew has finished their work on the water and gas line project in North Alma. Our engineer is completing the finishing touches on the plans which should be done by the end of this week. The City will review the plans and finalize. Next step, they will be out for bids. Have already heard there is one contractor interested in the job.

Administrator Wilson has been working with MegaVision and in the process of moving to a new registrar to handle the new website. The website company will then make a couple of changes and the website should be up and running. Hopefully by the end of the week.

The trees in the lake bed were supposed to be sprayed to kill them last week but the weather shut them down. They are going to try and spray today.

Mr. Wilson has visited with the neighbor that had issues with the loud idling semi-truck disturbing the peace. He will work on contacting the other two neighbors to notify them what they can do about the situation.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff. Councilman Moulton would like for the city staff to continue to pursue moving the 50 mph speed limit to outside the city limits and move the 35 mph speed limit to the edge of the city limits. Councilman Clements likes where the speed buggy is set up now. Cars are always zooming down Division and around the Courthouse.

Motion made by Moulton, second by Clements to adjourn the meeting at 6:00 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, and Davis. Voting no: None. Meeting was adjourned at 6:00 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 Council Minutes 10.3.18



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*  
Lori Tripe, City Clerk

Amazon books DVD Videos \$341.30; Aramark uniforms mops shop towels \$143.30; Arlen Brandt Utility Refund \$236.59; Banner Capital Bank – Alma mower In pymt \$338.44; CHS Agri Service fuel paint repairs \$902.23 City of Alma gas water sewer trash \$3,951.44; City of Alma Sept sales tax \$1,267.99; City of Holdrege Landfill Fees \$1,047.16; D & D White dep refund \$69.46; Diamond Exterminating pest control \$140; Display Sales Flags \$545; Dollar General concessions \$10; Duncan Walker, Schenker & Daake legal services \$1,750; Eagle Comm internet cable \$390.85; Eagle Dist beer \$633.01; Eakes copy machine \$789.85; E Edwards Dep Refund \$122.12; First State Bank – Alma ACH Wire Fee \$4,096.25; Frito Lay Concessions \$117.84; Harlan Cty

law enforcement \$3,468; Harlan County Court Court Costs - P Garrett \$17; Harlan Cty Health Systems drug screening \$105; Harlan Cty Journal renew subscription \$34.50; Harlan Cty Register of Deeds filing fees \$30; H Dieter Dep Refund \$278.32; Hogeland's Market supplies concessions \$61.34; Hometown Leasing Sharp Copy Machine \$194.62; Hunan's Meal – League Conf- \$8.59; Huntley Service repair street sweeper \$1,618.20; Intuit 1099 & W-2 \$116.88; Jeff's Electric Photo Eye \$26; J Becker Utility Balance Refunded \$456.91; Lincoln Winwater Works Meters USG AL NL/CI w/Itron \$1,290; LINWELD Specialty Gas \$31.80; Main St Variety supplies \$87.88; M Hardesty Dep Refund \$38.01; Mid-NE Individual Services mgmt fee \$450; Nebr Dept of Rev Sales Tax \$4,076.97; NE Library

Comm CAT Express 2018 Renewal \$508; NE Rural Water Donation \$500; NERWA Membership 2018 \$175; Neland Dist beer \$198.70; Nex-Tech tech fees \$694.50; NMC Exchange re-pairs \$2,830.37; NPPD Electricity \$1,625.61; Office Solutions supplies \$181.12; Olsson Assoc Final Plat fees \$800; One Call Concepts 13 Locates \$12.87; OnSolve LLC CodeRED 10-1-18 to 9-30-19 \$1,500; Payroll \$25,289.33; Republic National Dist Liquor \$975.80; Runza Meal \$8.31; Ryan Soderholm Mowing - 404 Main \$177.50; S & W Auto Parts supplies repairs \$108.95; Sandra Davis Sept cleaning \$185; Sattler & Bogen LLP NE KS Co Railway/OmniTRAX \$399; Short Stop fuel \$241.98; Southern Glazers Liquor \$1,597.66; State Treas Dog License Tax for 2018 \$284.26; Tripe

Motor Co repairs freight \$784.43; Trustworthy Hardware supplies \$95.58; Ty's Outdoor Power trimmer head \$54.53; USTI agency & ebilling fees \$18.83; Utility Sales & Service indexes \$297.68; Van Wall Turf & Irrig repairs \$91.16; Waggoner Ins Agency Business Protection Policy \$17,936.50; TOTAL \$86,855.52;