

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
December 19, 2018

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 19th of December, 2018, at 5:30 p.m.

Present were Council Members: Mike Clements, Tom Moulton, Randy Stahlecker, Jon Davis, and Mayor Hal Haeker. Administrator Doug Wilson, Treasurer Lorri Bantam, and Clerk Lori Tripe were also present. 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 December 19, 2018, at 5:30 p.m. and the following business was transacted:

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

Mayor Haeker opened the floor to approve the minutes of the December 5, 2018, regular council and reorganizational meetings. Motion made by Moulton second by Clements to approve the December 5, 2018, regular council and reorganizational meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, Davis, and Stahlecker. Voting No: None. Motion carried.

Superintendent Russ Pfeil joined the meeting at 5:35 pm.

Mayor Haeker opened the floor to discuss the claims and invoices for period December 6, 2018, through December 19, 2018 for a total of \$104,565.46. Motion by Stahlecker, second by Moulton to approve the December 6, 2018, through December 19, 2018 for a total of \$104,565.46. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton, Davis, and Clements. Voting No: None. Motion carried.

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

Mayor opened the floor to Alma Development Corporation (ADC) to discuss possible use of funds. Chris Tripe, President of the ADC was present to address the Council. Chris had met with Doug Walker and Doug thought a good use of ADC's funds might be to help the City with their infrastructure costs for the new housing subdivision. Doug said that the costs might end up running more than the City had budgeted. Chris then spoke with the other members of ADC, and they are in favor of pledging their current funds or future funds to help the City should the bids for the infrastructure be more than the City has budgeted or until such time the City was able to make the payment itself. The Council thanked Chris for coming.

Mayor opened the floor to review final design drawings of Western Sky Properties' housing subdivision. Jacob Reiter was present from Olsson. He said the drawings were designed with 30' wide gravel roads and ditches with an alternate option of 24' wide concrete paved streets along with ditches. They have advertised in the Harlan County Journal for bids beginning tomorrow, the next week and two weeks from tomorrow with a bid opening date of January 8 at 2 pm. They have also put invitations on the "Quest" website. Local contractors are also welcome to go to the "Quest" website. They will also notify contractors who they have worked with on other projects.

Jacob wanted the Council's opinion on how to submit the bid drawings. Would the City rather have the sanitary sewer run across the subdivision to the north side of the Super 8 and then south to the lift station or south to Dick Brown Drive. After much discussion and explanations on size of the main, dirt and elevations etc, the City choose to have the option to north of Super 8 as the first option and add an alternate option to flow to Dick Brown Drive. Water lines will tie into the north and to the south with 6-inch pipe. There really shouldn't be a lot of dirt work other than for the crown on the streets and the cutting in of the ditches.

Attorney Walker joined the meeting at 6:05 pm.

The completion date is set for August 2, 2019. Doug Wilson requested Jacob to send the design drawings to NPPD so NPPD can give us a bid or forward them to Doug Wilson and he will forward to NPPD. Hopefully they will have their estimate completed by the time bids are opened so the City can have a picture of the total costs.

Motion by Davis, second by Stahlecker to approve the final design drawings of Western Sky Properties Housing Subdivision with the sanitary sewer running north of the Super 8 Motel and then south to the Lift Station with a bid alternate of Dick Brown Drive. There being no discussion upon the motion made, the following voted yes: Davis, Stahlecker, Clements and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to review and possibly approve revision to Resolution 7-2019 – Employee Handbook Revision regarding Medicare eligible employees and their Medicare eligible spouses. Doug Wilson said the treasurer and himself determined it would be better for the City if the City paid the supplemental health and prescription insurance premiums directly. Then the City would not have to pay employee taxes on the premiums. Clerk Tripe asked the attorney about revising a resolution, is that the proper procedure? Attorney Walker said it will work.

Wording as follows under the Medicare heading in the Employee's Handbook: "The City of Alma recognized that active, full-time employees reaching 65 years of age may benefit from Medicare insurance (Health) over insurance benefits offered by the City of Alma. It also recognized that when an employee is eligible for Medicare insurance (Health) benefits, the City of Alma may also realize a monetary savings by paying lower insurance premiums.

After the eligible employee enrolls and provides proof of their Medicare (Health) enrollment, the City of Alma will add to the employee's wages 100% of the premium plus an amount equal to Federal and Social Security taxes on premium amount. This increase to their wages is taxable. The City of Alma will pay 100% of the Prescription Drug and Supplemental coverage directly to the provider.

The Employee will still be eligible for the HRA benefit provided by the City of Alma if applicable.

If the employee's spouse is eligible for Medicare (Health) benefits and is enrolled, the City of Alma will reimburse the employee in wage compensation for up to 100% of the premium, with proof of enrollment. The City of Alma will pay 100% of the Prescription Drug and Supplemental coverage directly to the provider. Additional compensation for taxes will not be given."

Motion by Stahlecker, second by Clements to approve a revision to Resolution 7-2019 – to change the employee handbook regarding Medicare eligible employees and their spouses to pay the premiums for Medicare Supplemental and Prescription Insurance Premiums directly to the insurance companies. There being no 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 the appointment of Anthony Gulizia to the Alma Municipal Golf Board. He would replace Nick Simonson who resigned because of conflict in meeting nights with the Alma school board. The golf board is still one member short. Motion by Clements, second by Davis, to approve the appointment of Anthony Gulizia to the Alma Municipal Golf Board. There being no discussion upon the motion made, the following voted yes: Clements, Davis, Stahlecker and Moulton. Voting no: None. Motion carried.

The Mayor opened the floor to review/approve a claim from CDS Inspections and Beyond for Housing Administration services for HR-02- Alma Admin-06 in the amount of \$131.14. Motion by Davis, second by

Stahlecker to approve the claim from CDS Inspections and Beyond for housing administration services Hr-02 – Alma Admin-06 in the amount of \$131.14. There being no discussion upon the motion made, the following voted yes: Davis, Stahlecker, Moulton and Clements. Voting no: None. Motion carried.

Mayor opened the floor to review/approve a claim from PM Renovations for \$1,320.40 for work completed to date on homeowner project #Alma-HR-02. Project is now complete. Motion by Moulton, second by Clements to approve claim from PM Renovations for \$1,320.40 for work completed to date on homeowner project #Alma-HR-02. There being no discussion upon the motion made, the following voted yes: Moulton, Clements, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss and approve canceling auditorium rental agreement with Terrell Dieter. The renter has been an on-going problem. She has a hard time paying on time. Doug told her in November, this was the last time he was giving her an extension in time to pay. Agreement states rent is due on the 1st, late on the 3rd. He emailed her on the 13th and she said she would pay that night. No payment. Doug recommends the City cancel the contract effective January 1, 2019. Motion by Clements, second by Moulton to cancel the auditorium rental agreement with Terrell Dieter effective January 1st, 2019. There being no discussion upon the motion made, the following voted yes: Clements, Moulton, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to consider status and possible resolution of the swimming pool litigation with Carrothers Construction Co LLC. Attorney Walker recommended the Council go into executive session to discuss the litigation.

Motion by Moulton, second by Clements to go into executive session at 6:35 pm to discuss pool litigation. There being no discussion upon the motion made the following voted yes: Moulton, Clements, Stahlecker and Davis. Voting no: None. Motion carried.

Motion by Clements, second by Stahlecker to reconvene the regular meeting at 7:06 pm. There being no discussion upon the motion made, the following voted yes: Clements, Stahlecker, Davis and Moulton. Voting no: None. Motion carried.

Attorney Walker said that Carrothers Construction has agreed to accept an offer of the total liquidated damages minus \$24,000. The City would retain \$24,000 and the balance of the liquidated damages would go to Carrothers Construction and this would end the litigation. Motion by Clements, second by Stahlecker to accept the offer to retain \$24,000 of the liquidated damages and remit the balance to Carrothers Construction. There being no discussion on the motion, the following voted yes: Clements and Stahlecker. Voting no: Davis and Moulton. Mayor Haeker voted yes to break the tie. Motion carried. Treasurer Bantam asked Attorney Walker to give her the exact figures.

The Mayor opened the floor to Administrator comments. Administrator Wilson said the nuisance situation has been pretty quiet except for a few parking issues.

He has been working with Nebraska State Patrol to schedule another CRAKE (active shooter training) for this January or February. It will be at the Johnson Center and in the evening.

Mr. Wilson was contacted about our website and concerns about following "Open Records" law. He was involved on a conference call to discuss this issue and the City is okay at this point in time. Our website consists mostly of information that is already saved on our server. They are mostly concerned with social media such as Facebook and Twitter. Sounds like when things get posted that shouldn't be and are removed, that information needs to be saved because it is public information. Things may change in the future. Mr. Wilson will continue to monitor.

Mapping and grading of sidewalks in Alma has been occupying quite a bit of Administrator Wilson's time these past couple years. He hopes to have some recommendations on what the City should do to make sure we have sidewalks for children and citizens in the future. Sidewalks are needed to walk to school, library, pool, ballfields, courthouse, park etc. He plans to put together a secondary plan for other parts of Alma where there are no sidewalks but "should be" so people can walk about town safely.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff. Councilman Moulton is concerned about the condition of a garage at Third and James. Mr. Wilson said he has spoken

with the owner, and the owner plans to demo it this spring. Mr. Moulton said he heard that CPI is going to try and open the Railroad back up to Franklin.

Clerk Tripe said the city employees have been enrolled for vision and dental insurance with Principal Insurance this past week. Prior insurance company has been notified to cancel. This is effective January 1, 2019.

Motion made by Moulton, second by Davis to adjourn the meeting at 7:16 PM. 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. Meeting was adjourned at 7:16 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

Amazon supplies \$389.11;
 Aramark uniforms shop
 towels \$56.15; AUL HRA
 Contributions \$562.31;
 BCBS health ins prem
 \$7,635.22; Carpenter &
 Skalka Court Reporting
 Court Reporting Services
 \$219.30; Christensen
 Electric RV Park Recep-
 tacles \$3,571.87; CHS
 Water Utility Easement tool
 fuel maint \$4,854.87;
 City of Alma sales tax
 \$479.77; City of Holdrege
 landfill fees \$738.18; Dept
 of Aeronautics In pymt
 \$810; Dept of Rev sales tax
 \$5,755.99; Dollar General
 Supplies \$17.75; Eagle Dist
 Beer \$530.35; Eakes annual
 copier fee \$375; Elliott
 Equip repairs \$2,883.10;
 Frontier alarm fax phone
 dish internet \$799.08;

Harlan Cty Journal legal
 notices ads \$392.44; Harlan
 Cty Treasurer 32 John r.e.
 taxes \$537.80; Hogeland's
 Market supplies \$13.50;
 Johnson Service Co sewer
 cleanout \$1,575; Kearney
 Hub RV Park ad \$133.44;
 Keri Anderson workshop
 \$59.08 MedicareBlue RX
 Medicare health ins prems
 \$75.80; NPGA Gas pur-
 chased \$29,771.38; NE
 Licensed Bev Assoc annual
 dues \$200; NE Aviation
 Council registration \$100;
 NPPD electricity \$4,752.81;
 Office Solutions supplies
 \$81.14; Payroll \$23,596.38;
 Principal supplemental ins
 prems \$503.01; Roger P.
 Cox, PC LLO atty fees-pool
 litigation \$8,929.70 S & W
 Auto fuel \$32.97; Sapp Bros
 Fuel for Sanitation Truck

\$153.02; Short Stop fuel
 \$52.63; Twin Valleys PPD
 Electricity \$695.89; USTI
 Fees \$63.07; Utility Service
 water tower qtrly maint fee
 \$2,885.83; Verizon cell
 phones \$282.52;
 TOTAL \$104,565.46;

