

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
July 15, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 15th of July, 2019, at 5:30 p.m.

Present were Council Members: Tom Moulton, Randy Stahlecker, Jon Davis, and Mayor Hal Haeker. Administrator Doug Wilson, Attorney Doug Walker, Treasurer Lorri Bantam, and Clerk Lori Tripe were also in attendance. 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 July 15, 2019, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-present, Tom Moulton-present, Randy Stahlecker-present, Mike Clements-absent and Mayor Haeker-present. Motion made by Moulton, second by Stahlecker to determine this meeting as previously publicized, duly convened and in open session. There being no 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 approve the minutes of the July 1, 2019, regular meeting. Motion made by Davis, second by Moulton to approve the July 1, 2019, regular meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Moulton, and Stahlecker. Voting No: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period July 2, 2019, through July 15, 2019 for a total of \$71,030.18. Motion by Stahlecker, second by Moulton to approve the July 2, 2019, through July 15, 2019, claims for a total of \$71,030.18. 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. Motion by Moulton, 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: Moulton, Stahlecker, and Davis. Voting no: None. Motion carried.

Mayor opened the floor for a Community Prosperity Report presented by Ben Dutton, Extension Educator. Ben has been working with a steering committee from Alma. They are working on helping local entrepreneurs, matching up resources and asked the Council to maybe think about offering incentives for new local businesses or homebuilders. He will try to update the council semi-annually.

Mayor opened the floor to consider and possibly approve refunding General Obligation Bonds Series 2014 – swimming pool and bathhouse project. Tobin Buchanon with First National Capital Markets presented 3 different scenarios for the Council to choose. 1) Uniform – annual savings on interest 2) Accelerated – their software takes the interest savings and basically applies it up the debt service schedule, pays down yearly principal as much as possible to try and reduce the last bond payment (which has the highest interest rate) as much as possible. 3) Matures in 2033 rather than 2034. Applies the interest savings to eliminate the last bond payment. (this has the most savings).

Ameritas had also submitted offers which were basically the same as the Uniform and the option to eliminate the last bond payment.

Motion by Davis, second by Moulton to choose the accelerated plan with First National Capital Markets. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried. Tobin will have the paperwork ready for the first council meeting in August.

Mayor opened the floor to approve Notice of Vacancy on City Council and Authorize advertising of the same. Mayor Haeker said he had received a letter of resignation from Mike Clements last week. Mike has been appointed as a County Supervisor. The Mayor is to appoint the next Councilman to complete the term but the

Council votes to approve or disapproves. He has had a couple individuals stop by and ask to be considered. Motion by Moulton, second by Stahlecker to approve Mike Clements resignation and to authorize advertising. 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 consider and possibly approve Ordinance 2019-31 – to Amend Alma Municipal Code Chapter 150.03 Building Permits – to reflect the update to Zoning Regulations. Attorney Walker said 150.03 is Building Permits and due to the change to zoning regulations, has updated this chapter in the Municipal Code Book. He has replaced the word building with “zoning”, included a separate line for sidewalk permit fees and meter fees at cost, and removed the word “altered” from the chapter. Council member Stahlecker introduced Ordinance Number 2019-31, entitled as follows: ORDINANCE NO. 2019-31 – AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA, TO AMEND THE MUNICIPAL CODE CHAPTER 150.03 – BUILDING PERMITS, PROVIDING FOR THE REPEAL OF ANY ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDE FOR AN EFFECTIVE DATE. And moved that the statutory rule requiring reading on three different dates be suspended. Council member Moulton seconded the motion to suspend the rules and upon the motion, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion to suspend the rules was adopted by 3/4ths of the Council and the rule was declared suspended.

Ordinance 2019-31 was then read by title and Council member Davis moved for final passage of this ordinance and said motion was seconded by Council member Stahlecker. Mayor then stated the question, Shall Ordinance Number 2019-31 be passed and adopted upon roll call vote, the following Council members voted yes: Tom Moulton-yes, Jon Davis-yes, and Randy Stahlecker yes. Voting no: None. Mike Clements-absent. Mayor declared Ordinance 2019-31 adopted.

Mayor opened the floor to a Request for 1% increase in Restricted Funds for 2019/20 Fiscal Year. Motion made by Davis, second by Moulton to approve the request for a 1% increase in restricted funds for the 2019/20 Fiscal Year. 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 consider and possibly approve – Write Off of Utility Balances of 707 Second – Priscila Garrett in the amount of \$153.77; and 206 East – Clyde Wright in the amount of \$26.35. Customers are deceased and the properties have been sold. Motion by Stahlecker, second by Davis to approve writing off \$153.77 on Priscila Garrett’s account and \$26.35 on Clyde Wright’s account due to the customers being deceased and properties are sold. 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 consider and possibly approve a request from East Avenue Pub in Holdrege for a Special Designated License for a wedding reception at the Alma City Auditorium on August 3, 2019 from 5 PM to 1 AM. No one had any reservations for the SDL. Motion by Moulton, second by Stahlecker, to approve the request for an SDL requested by East Avenue Pub for August 3, 2019. 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 consider and possibly approve Resolution 32-2019 for Special Lien Assessment on Property located at 503 Second – Bradley Whitson-owner - \$90 for nuisance abatement and \$287.22 for Utility Non-Pay. The owner of this property has left town. The owners have called a couple times saying they would drop a payment off at the office and have not followed through. There is no extra charge for administrative fee on this lien but for future ones, Mr. Wilson is planning on it. Motion made by Moulton, second by Davis to approve Resolution 32-2019. There being no discussion upon the motion made, the following voted yes: Moulton, Davis and Stahlecker. Voting no: None. Resolution 32-2019 was approved.

Mayor opened the floor to review/approve a recommendation from the Housing Rehab Committee regarding application HR-10. The Housing Rehab Board reviewed the work write up and the Minimum Rehab Standard items alone were estimated at \$43,000. Based on that the Housing Rehab Board made a recommendation to deny the application. Motion by Davis to accept the recommendation of the Housing Rehab Board to deny the application. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion was approved.

Mayor opened the floor to Accept Lori Tripe’s Resignation as the City Clerk and to Authorize Advertising for

Replacement. Clerk Tripe had submitted a letter to resign to Doug Wilson. She also stated her plans were to go work at Tripe Motor. Motion by Davis, second by Moulton to accept Lori Tripe’s resignation and to authorize advertising for a replacement. 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 for the Wilson Report. Mr. Wilson said he continues to post properties for weeds and a few parking issues.

The North Alma project is near completion. Just finishing up the concrete tomorrow.

At Western Sky ‘s Subdivision, the first basement is starting today. The electrical crew is also on site and began work.

4th of July activities went well on the city’s part.

Guys kept pretty busy for a couple days with the lake rising so fast. Boat dock had a few issues and has been reworked and pulled in several times. If water comes up much farther, it will shut off access to the area.

The walking trail from south of the “Y” on South Street to Methodist Cove is closed. Water is encroaching the trail just west of the boat dock. We may have to close that section as well if it rises more. When the lake does go down, there will be a lot of debris to clean up.

NDOT is not concerned about Highway 183 or the bridge. They said the lake would have to rise 4 to 4 1/2 feet to impact the highway.

Spoke with Emergency Manager, Sheriff Becker, about potential flooding concerns. Only two properties could have issues if the lake rose another 16-18 feet (which is a low probability). Highway 183 and Cornhusker Road at Cook Creek would be closed. The sewer lift station should be high enough but might need to build a dam around it.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff.

Moulton asked why the library is not buying locally since it is local tax dollars helping to fund the library. Mr. Wilson said he would talk with the library director. Davis said the ballfields are looking good. He said the ball association does pay to have weeds and crabgrass sprayed early in the season and that has helped. A T-ball field scoreboard is in the works.

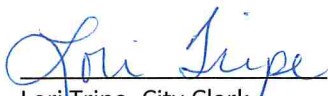
Mayor Haeker wanted to inform the council that the contract with VanKirk is for the drainage ditches at the housing subdivision is to be maintained until a stand of grass is established.

Motion by Stahlecker, second by Moulton, to adjourn the meeting at 6:23 PM. 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. Meeting was adjourned at 6:23 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



A Kermmoade down-spout \$157.50; Aramark mops uniforms towels \$155.65; B. H. Heseman Shop truck bolts \$6.14; Bender's Motorcycle Service repair 4-wheeler \$85; Black Hills Energy gas service \$31.91; Blue Otter Solutions gas survey \$281.97; Bosselman fuel \$61.69 Cash Wa Dist straws \$27.25; Chesterman Co pop \$282.50; CHS Agri Service Center fuel repairs maint small tools \$2,311.96; City of Holdrege landfill fees \$991.14; Dept of Aeronautics In pymt \$810; Diamond Exterminating pest control \$140; Directions EAP Contract \$450; Duncan, Walker, Schenker & Daake legal services \$1,750; Eagle Dist beer \$1,201.75; Elliott Equip repairs \$1,085.11; Frito Lay chips peanuts \$176.92; Frontier alarms phones sirens fax dish internet \$1,040.67; Harlan Cty Journal notices postage ads \$462.05; Harlan County Reg of Deeds lien re-lease \$10; Harlan County Sheriff's Office citation service \$18.50; Hawkins Azone 15 \$412.45; Hoesch Memorial Library supplies \$78.95; Hogeland's Market supplies concessions \$507.69; Holdrege Electric scoreboard repairs \$425; Immense Impact website subscription \$439.45; Johnson Bros liquor \$90; Kearney Towing & Repair Center tow sanitation truck \$1,007.50; LINWELD gas \$34.35; NE Dept of Ag pump reg \$14.20; NE Dept of Rev sales tax \$4,537.49; NE Lock & Key service \$87; Neland Dist beer \$147.20; NEXTECH Net-work service \$730.50; NPPD Elec \$7,384.76; Office Solutions supplies \$147.45; One Call Concepts locates \$25.22; Payroll \$38,914.74; QT Petroleum On Demand fuel card and cleaner \$22.11; Reliable Pest Control Services pest control \$90; Republic Nat'l Dist liquor beer \$1,550.05; Rep Valley Animal Clinic boarding stray cats \$83.44; S & W Auto Parts fuel repairs supplies \$355.98; Schwans ice cream \$45.67; Screen Machine guard shirts \$48; Short Stop fuel \$71.86; Southern Glazers liquor \$609; Trustworthy Hardware supplies repairs \$83.20; Twin Valleys PPD Elec \$770.98; USTI estate-ments agency fees postage \$495.96; Verizon cell phones \$282.27; TOTAL \$71,030.18;