

MINUTE RECORD FOR CITY OF ALMA  
REGULAR CITY COUNCIL MEETING  
February 6, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 6th of February, 2019, at 5:30 p.m.

Present were Council Members: Randy Stahlecker, Jon Davis, Mike Clements, 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 February 6, 2019, at 5:30 p.m. and the following business was transacted:

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

Mayor Haeker opened the floor to approve the minutes of the January 16, 2019, regular council meeting. Motion made by Stahlecker, second by Clements to approve the January 16, 2019, regular council meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for period January 17, 2019, through February 6, 2019 for a total of \$141,183.07. Motion by Davis, second by Stahlecker to approve the January 17, 2019, through February 6, 2019, claims for a total of \$141,183.07. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Stahlecker, and Clements. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Councilman Moulton arrived at 5:35 pm. 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 a presentation by bond underwriters for financing Western Sky Properties Subdivision's public improvements. Brad Slaughter with Ameritas and Tobin Buchanon of First National Capital Markets were present. Brad Slaughter said Ameritas is the #1 underwriter in the State of Nebraska and is in the top 10 bond underwriters in the nation. Ameritas' fees would be \$6400 for cost of issuance and \$1600 for bond counsel fees. He understands the City would like to keep the annual payment around \$50,000 and by issuing general obligation bonds for 20 years he can get close to that amount.

Tobin is with First National Capital Markets and has a tie with First State Bank of Loomis. First State Bank's president of the Alma branch, Joel Wheeler was present. Joel would be interested in financing the interim loan at 5% or better since it is a short term. He would like to work with the other two local banks to see if between the 3 of them, they could finance the bonds and keep it local. First National Capital Markets would have a cost of issuance of \$5800 and bond counsel fees of \$1200. Tobin said there are different options available to the City and he will work with the City to determine the best one. Councilman Davis would like to keep the bond local as much as possible.

Motion by Davis, second by Moulton to select First National Capital Markets as bond underwriters for financing Western Sky Properties Subdivision's public improvements. There being no discussion upon the motion made, the following voted yes: Davis, Moulton, Clements and Stahlecker. Voting no: None. Motion

carried.

Mayor opened the public hearing at 6:28 PM to make a recommendation to the state liquor control commission to approve or deny Bow Casper dba Short Stop Enterprises LLC's request for a Class B liquor license. Clerk Tripe said the notice of the public hearing was published in the Harlan County Journal on January 24, 2019 and no comments from the public were received. Bow Casper was present and gave a brief description of his plan for the Short Stop. He has already replaced the fuel pumps with 24-hour pumps and is busy remodeling the interior. He plans on serving lunch and plans to add additional choices. The Council had no reservations.

Motion to close the public hearing was made by Clements, second by Moulton at 6:30 pm. There being no further discussion upon the motion made and upon roll call vote the following voted yes: Moulton, Stahlecker, Davis, and Clements. Voting no: None. Motion was carried.

Motion by Moulton, seconded by Stahlecker to recommend approving Bow Casper dba Short Stop Enterprises LLC for a Class B liquor license. There being no further discussion upon the motion made and upon roll call vote the following voted yes: Moulton, Stahlecker, Davis and Clements. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve Resolution 18-2019 - Letter of Intent with Tall Grass Energy. Administrator Wilson said Tall Grass would like to move the high-pressure gas line out of the City limits. This would remove the gas building that is north of the football field. They would like to sell the pipe that is in town to the City. Signing the Letter of Intent will allow Tall Grass and the City to begin the discussion of the terms of the sale. Motion by Clements, second by Stahlecker to approve Resolution 18-2019 – approve signing a Letter of Intent with Tall Grass Energy. There being no discussion upon the motion made, the following voted yes: Clements, Stahlecker, Davis and Moulton. Voting no: None. Resolution 18-2019 was approved.

Mayor opened the floor to discuss and possibly approve Resolution 19-2019 – Waive City Building Permit Fees for Fiscal Year 2019 for any New Housing in City Limits. The building permit fee for new home can range from \$170 to \$300. The City would like to encourage the building of new homes in Alma. It would include fees for fences, sidewalks, garages or sheds if in conjunction with building a new house. This suggestion came was made a long time ago from Joey Stenger when there was a Town Hall meeting to review the Community Needs Assessment survey. It would only be for 2019. No, it's not a lot of money, but is a good promotional deal and can answer the question "what can the City do for me if I build in Alma?". Building permit applications will still be required, just waiving the permit fee.

Motion by Davis, second by Clements to approve Resolution 19-2019 to Waive City Building Permit Fees for Fiscal Year 2019 for any new housing in city limits. There being no discussion upon the motion made, the following voted yes: Davis, Clements, Stahlecker and Moulton. Voting no: None. Resolution 19-2019 was approved.

Mayor opened the floor to consider and possibly approve Ordinance 2019-18 – Specifically defining the Specific Acts, Omissions, Places, Conditions and things that are declared to be nuisances. Attorney Walker said the language "depreciates the value of neighboring properties" is impossible to prove, so he recommends removing the wording from 95.02 of the Alma City Code. Ordinance 2019-18 was introduced by Stahlecker and moved that the statutory rule requiring a reading on three different days be suspended. Second by Davis to suspend the rules. There being no discussion upon the motion made and upon roll call vote, the following voted: Stahlecker-yes, Davis-yes, Clements-yes and Moulton-yes. Motion carried. Councilman Clements read the ordinance by title and moved for final passage. Second by Moulton. Mayor posed the question "Shall Ordinance 2019-18 be passed and adopted?" There being

no further discussion upon the motion made and upon roll call vote, the following voted: Moulton-yes, Davis-yes, Stahlecker-yes and Clements-yes. Ordinance 2019-18 was approved.

The Mayor opened the floor to Administrator comments. Administrator Wilson’s nuisance report - he and the Sheriff are continuing to work on some expired license plate issues.

The Board of Health has concerns with several properties. He and Attorney Walker will be contacting owners giving two owners a deadline to clean up, file an inspection warrant on one, and asking a timeline for clean-up and repair on another.

Bids have been let for the water and natural gas project in North Alma. The bid opening is scheduled for Thursday, February 28<sup>th</sup>. He should have numbers for the Council at the March 6<sup>th</sup> Council meeting.

A pre-construction meeting is scheduled for this Friday the 8<sup>th</sup> for the Western Sky Subdivision project.

Administration Wilson has received applications for pool manager, assistant managers, swim team coach and swim team assistant coach. He has not received very many lifeguard applications.

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

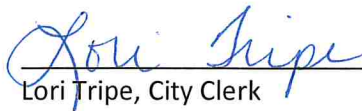
Councilman Moulton asked how the possible Ordinance regarding propane tanks in the city limits was coming. Administrator Wilson is continuing to work with Attorney Walker to get it completed.

Motion made by Clements, second by Moulton to adjourn the meeting at 6:53 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Moulton, Davis, and Stahlecker. Voting no: None. Meeting was adjourned at 6:53 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

Alpha Heating, Air & Plumbing hvac service call \$146.50; Amazon Supplies \$148.51; Aramark uniforms mops shop towels \$199.45; Banner Capital Bank park mower In pymt \$338.44; BARCO barricade flashers \$186.53; Blake Conant inactive acct bal Refund\$331.18; Braden Sikes sec dep refund \$143.64; Carol Wynne % Jennifer Luther inactive acct bal refund \$95; Cash Wa Dist concessions \$117.92; Chesterman Co pop \$462.50; CHS Agri Service fuel supplies repairs \$875.84;City of Alma gas water sewer trash mail statements \$3,571.22; City of Holdrege landfill fees \$1,322.37; Dept of Aeronautics In pymt \$810; Diamond Exterminating pest control\$120; Diane Jackson inactive acct bal refund \$100; Dollar General supplies \$14.95; Duncan, Walker, Schenker & Daake legal services \$1,750; Eagle Comm internet \$229.95; Eagle Dist beer\$860.10; FleetScreen drug testing \$40; Frito Lay concessions \$36.54; Frontier sirens phone \$206.23; Harlan County law enforcement \$3,468; Harlan County Journal legal notices \$448.23;Hawkins chemical \$1,739.25; Hoesch Memorial Library books dvds supplies \$68.79; Hogeland's Market concessions pop water coke \$166.56; Hometown Leasing copier \$188.80; Jane Harmon inactive acct bal refund \$63.59; Jeremy Van Boening utility easement fee \$8,910; Justin Coffman replace toilet JC \$385.99; League of NE Municipalities safety training workshop \$50; Lesa Tafoya inactive acct bal refund \$100; Linweld specialty gas \$32.51; Lynn's Refrigeration ice machine maint agrmt \$350; Main Street Variety supplies \$25.41; Manuela Wolf inactive acct bal refund \$10.10; Matt Friend Truck Equip BOSS Plow Box & Plow Blade \$13,955.21; Municipal Sup couplings, pipe, etc \$993.48; Nancy Fitzgerald inactive acct bal refund \$36; NPGA Gas purchased \$38,898.27; NE Health & Human Services energy assist returned \$740;NEland Dist beer \$213.22; NEland Tire Truck Stop sanitation trk tires \$1,678.48; NEX-TECH network labor backup security \$805.50; NPPD electricity \$6,553.82; Office Solutions supplies \$230.78; Olsson design services \$15,750; One Call Concepts locates \$9.68; OtterBox shipping \$6.44; Payroll \$23,119.42; QT Petroleum Private Fuel Card \$7.40; Republic National Dist liquor \$1,300.90; S & W Auto Parts oil supplies \$407.11; Sandra K Davis cleaning services \$185; Sherri Holmes inactive acct bal refund \$100; Short Stop fuel \$86.78; Southern Glazers liquor \$1,131; T & F Sand & Gravel gravel \$1,193.37;Tanner Hays utility easement fee \$2,175; Estate of Margaret Reed Inactive Acct Bal Refund \$25.99; Estate of Marjorie Hardesty Inactive Acct Bal Refund \$130; Trevor Lambson Inactive Acct Bal Refund \$4.11; Trustworthy Hardware supplies maint \$1,061.64; Union Bank & Trust Market Value Fees \$819.81; USPS Postage \$815.40; USTI ebilling fee postage \$505.05; Warren J Lingg mileage reimbursement \$109; Wayne Kinsman Inactive Acct Bal Refund \$21.11; TOTAL \$141,183.07;