

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on Wednesday, September 4, 2019 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - September 4, 2019

1. **MINUTES-** Council to approve Minutes of August 19, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 8/20/19 through 9/4/19.
3. **TREASURER'S REPORT - Council to review and discuss City's finances**
4. **SWEARING IN OF COUNCIL MEMBER CHRISTOPHER TRIPE - WEST WARD**
5. **NOTICE OF BUDGET HEARING - FOR THE CITY OF ALMA FOR 2019-2020 - FOR PURPOSE OF HEARING SUPPORT, OPPOSITION, CRITICISM, SUGGESTIONS OR OBSERVATIONS OF TAXPAYERS RELATING TO THE PROPOSED BUDGET.**
6. **NOTICE OF SPECIAL HEARING - TO SET PROPERTY TAX REQUEST FOR THE CITY OF ALMA FOR 2019-2020 - FOR PURPOSE OF HEARING SUPPORT, OPPOSITION, CRITICISM, SUGGESTIONS OR OBSERVATIONS OF TAXPAYERS RELATING TO SETTING THE FINAL TAX REQUEST AT A DIFFERENT AMOUNT.**
7. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 42-2019 - SETTING THE PROPERTY TAX REQUEST §77-1601.02**
8. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 40-2019 - CHANGE EMPLOYEE RETIREMENT FROM UNION BANK & TRUST TO GALLOWAY FINANCIAL.**
9. **REVIEW AND POSSIBLY APPROVE RESOLUTION 41-2019 - RENEW CLEANING CONTRACT 10-01-19 THRU 09-30-2021 FOR ANNETTE GLINES - NO CHANGE IN RATES**
10. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 43-2019 - FRANCHISE AUTHORITY TO ACCEPT THE APPLICATION FROM EAGLE BROADBAND INVESTMENTS LLC TO ACQUIRE THE ASSETS OF EAGLE COMMUNICATIONS INC.**
11. **CONSIDER AND POSSIBLY APPROVE A SIX-MONTH EXTENSION OF THE CONTRACT BETWEEN THE CITY OF ALMA AND THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT.**
 - The City's contract with the Nebraska Department of Economic Development expires November 8, 2019.
 - Discussion is being held between the DED program representative and SCEDD staff about the possibility of requesting an extension.
 - This agenda item is to update the council on those conversations and request a decision/action (as needed) by the council.

- 12. REVIEW AND POSSIBLY APPROVE INVOICE FROM SCEDD FOR GENERAL ADMINISTRATION SERVICES PROVIDED TO DATE ON THE ALMA OOR GRANT PROJECT.** - Invoice #937 for \$630.00 for work completed to date on OOR project. Time period covers April 1, 2019-July 31, 2019.
- 13. APPROVAL OF REQUEST FOR CDBG FUNDS DRAWDOWN #11.** The draw request reflects the invoice from SCEDD. No program income (on hand funds from previous grant) is being applied to this draw request.
 - The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED).
 - This drawdown will pay the invoice for general administrative services as submitted and noted above.
 - Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City's bank account. Once deposited, these funds must be immediately disbursed. Regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska. (The five-day rule is only if the City does not elect to pay first and be reimbursed by the CDBG funds for disbursements approved/made prior to receipt of funds.)
- 14. REVIEW AND POSSIBLY APPROVE CLAIM FROM CDS INSPECTIONS & BEYOND FOR HOUSING ADMINISTRATION SERVICES - CDS Inspections & Beyond Invoice #Alma Admin-12 for \$953.17. Invoice covers work on application #07 and #09.**
- 15. REVIEW AND POSSIBLY APPROVE CLAIM FROM ALPHA HEATING, AIR & PLUMBING FOR REHABILITATION WORK COMPLETED TO DATE ON PROJECT #ALMA-HR-04 IN THE AMOUNT OF \$8,298.51.**
- 16. REVIEW AND POSSIBLY APPROVE CLAIM FROM RQC, Inc. FOR REHABILITATION WORK COMPLETED TO DATE ON PROJECT #ALMA-HR-07 IN THE AMOUNT OF \$1,541.51.**
- 17. APPROVAL OF REQUEST FOR CDBG FUNDS DRAWDOWN #12. The draw request reflects the invoices outlined above.**
 - The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED).
 - This drawdown will pay the invoices for housing admin and owner-occupied rehabilitation work as submitted and noted above.
 - Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City's bank account. Once deposited, these funds must be immediately disbursed. Regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska. (The five-day rule is only if the City does not elect to pay first and be reimbursed by the CDBG funds for disbursements approved/made prior to receipt of funds.)
- 18. ADMINISTRATOR'S REPORT**
- 19. OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
- 20. ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of August 29, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Jessica Miller, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, August 19, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - August 19, 2019

1. **MINUTES-** Council to approve Minutes of August 5, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 8/6/19 through 8/19/19.
3. **TREASURER'S REPORT – Council to review and discuss City's finances**
4. **PUBLIC HEARING - CONSIDER AND POSSIBLY APPROVE RECOMMENDATION FROM ALMA CITY PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT – BILL & JAYNE HOGELAND – ADDITIONAL MINI COMMERCIAL STORAGE UNIT AT 604 NINTH STREET**
5. **PUBLIC HEARING - CONSIDER AND POSSIBLY APPROVE RECOMMENDATION FROM ALMA CITY PLANNING COMMISSION – ORDINANCE 2019-32 – AMEND ZONING REGULATIONS 412.03 – C-1 ZONING DISTRICT – PERMITTED ACCESSORY USES AND STRUCTURES – TO ADD “RESIDENTIAL DWELLING ON FLOORS OTHER THAN GROUND FLOOR”**
6. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-34 – ESTABLISH THE SALARIES OF MUNICIPAL EMPLOYEES FOR FISCAL YEAR 2019-20**
7. **CONSIDER AND POSSIBLY APPROVE APPOINTMENT OF CITY COUNCILMAN VACANCY – Council to consider Mayor's recommended appointee to fill the vacancy in Ward II (West Ward) effective August 19, 2019 with the unexpired term of office to end December 2, 2020.**
8. **CONSIDER AND POSSIBLY APPROVE HIRING OF CITY CLERK TO REPLACE LORI TRIPE**
9. **CONSIDER AND POSSIBLY APPROVE ANN SCHRODER'S RESIGNATION OFF THE TREE BOARD**
10. **CONSIDER AND POSSIBLY APPROVE APPOINTMENT OF JOHN NELSEN ON TREE BOARD**
11. **CONSIDER AND POSSIBLY APPROVE TWO SEPARATE RESOLUTIONS FOR FILING A SPECIAL LIEN ASSESSMENT FOR PROPERTIES AT: 211 KENNEDY 503 SECOND**
12. **REVIEW/APPROVE CLAIM FROM CDS INSPECTIONS & BEYOND FOR HOUSING ADMINISTRATION SERVICES – CDS Inspections & Beyond Invoice #Alma Admin-11 for \$772.07. Invoice covers work on application #04 and #09.**
13. **REVIEW/APPROVE CLAIM FROM HAYES CONSTRUCTION FOR REHABILITATION WORK COMPLETED TO DATE ON PROJECT #ALMA-HR-09 IN THE AMOUNT OF \$7225.00.**
14. **REVIEW/APPROVE CLAIM FROM WINDOW WORLD FOR REHABILITATION WORK COMPLETED TO DATE ON PROJECT #ALMA-HR-04 IN THE AMOUNT OF \$2847.50.**
15. **APPROVE REQUEST FOR CDBG FUNDS DRAWDOWN #10 - \$10,844.57.**
16. **ACCEPT/APPROVE WESTERN SKY WASTEWATER WORKS CONSTRUCTION COMPLETION CARD TO MOVE FORWARD WITH THE WASTERWATER BOND.**
17. **DISCUSS AND APPROVE CHANGE TO EMPLOYEE RETIREMENT FROM UBT TO GALLOWAY FINANCIAL.**
18. **ADMINISTRATOR'S REPORT**
19. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
20. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of August 12, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING

CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, August 5, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - August 5, 2019

1. **MINUTES-** Council to approve Minutes of July 15, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 7/16/19 through 8/5/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE FOUR SEPARATE RESOLUTIONS FOR FILING A SPECIAL LIEN ASSESSMENT FOR PROPERTIES AT:**

211 KENNEDY	503 SECOND	505 FIRST	311 BROWN
--------------------	-------------------	------------------	------------------
5. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 37-2019 - CALLING FOR THE REDEMPTION AND PAYMENT OF ALL OR A PORTION OF THE OUTSTANDING PRINCIPAL AMOUNT OF THE SWIMMING POOL BONDS (GENERAL OBLIGATION) OF 2014, OF THE CITY OF ALMA, NEBRASKA**
6. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-33 - AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA (THE “CITY”) AUTHORIZING THE ISSUANCE AND SALE BY THE CITY OF ITS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019 IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,550,000 FOR THE PURPOSE OF REFUNDING AND REDEEMING CERTAIN OUTSTANDING DEBT OF THE CITY**
7. **CONSIDER AND POSSIBLY APPROVE DARLENE HARPER’S RESIGNATION AS COUNTRY CLUB MANAGER**
8. **CONSIDER AND POSSIBLY APPROVE GOLF BOARD’S RECOMMENDATION TO HIRE KAYLIN GEORGE AS COUNTRY CLUB MANAGER – TO REPLACE DARLENE HARPER**
9. **CONSIDER AND POSSIBLY APPROVE CLAIM FROM CDS INSPECTIONS & BEYOND FOR HOUSING ADMINISTRATION SERVICES – CDS Inspections & Beyond Invoice #Alma-Admin-10 for \$394.42. Invoice covers work on application #04**
10. **CONSIDER AND POSSIBLY APPROVE CLAIM FROM HAYES CONSTRUCTION FOR REHABILITATION WORK COMPLETED TO DATE ON PROJECT #ALMA-HR-09 IN THE AMOUNT OF \$3,494.16 (\$240.00 of program income is being applied to this invoice.)**
11. **CONSIDER AND POSSIBLY APPROVE OF REQUEST FOR CDBG FUNDS DRAWDOWN #9 – The draw request reflects the invoices outlined above.**
 - The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED).

- This drawdown will pay the invoices for housing admin and owner-occupied rehabilitation work as submitted and noted above.
- Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City's bank account. Once deposited, these funds must be immediately disbursed. Regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska. (The five-day rule is only if the City does not elect to pay first and be reimbursed by the CDBG funds for disbursement approved/made prior to receipt of funds.)

12. ADMINISTRATOR'S REPORT

13. OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.

14. ADJOURNMENT

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of August 1, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, July 15, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - July 15, 2019

1. **MINUTES-** Council to approve Minutes of June 17, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 6/18/19 through 7/1/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **COMMUNITY PROSPERITY REPORT – BEN DUTTON, EXTENSION EDUCATOR**
5. **CONSIDER AND POSSIBLY APPROVE REFUNDING GENERAL OBLIGATION BONDS SERIES 2014 – SWIMMING POOL & BATHHOUSE PROJECT**
6. **APPROVE NOTICE OF VACANCY ON CITY COUNCIL AND AUTHORIZE ADVERTISING OF THE SAME- Council to review Notice of Vacancy to fill Mike Clements’ position and authorize Clerk to publish the Notice.**
7. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-31 – TO AMEND ALMA MUNICIPAL CODE CHAPTER 150.03 BUILDING PERMITS – REFLECT UPDATE TO ZONING REGULATIONS**
8. **REQUEST FOR 1% INCREASE IN RESTRICTED FUNDS FOR 2019/20 FISCAL YEAR**
9. **CONSIDER AND POSSIBLY APPROVE - WRITE OFF OF UTILITY BALANCES FOR 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 PROPERTIES ARE SOLD.**
10. **CONSIDER AND POSSIBLY APPROVE A REQUEST FROM EAST AVENUE PUB – HOLDREGE NE FOR A SPECIAL DESIGNATED LICENSE FOR A WEDDING RECEPTION AT THE ALMA CITY AUDITORIUM ON AUGUST 3, 2019 FROM 5 PM TO 1 AM**
11. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 32-2019 FOR SPECIAL LIEN ASSESSMENT ON PROPERTY LOCATED AT 503 SECOND – BRADLEY WHITSON - \$90 FOR NUISANCE ABATEMENT AND \$287. 22 FOR UTILITY NON-PAYMENT**
12. **REVIEW/APPROVE RECOMMENDATIONS OF THE HOUSING REHAB COMMITTEE**
 - o The committee meets as needed to work with the housing administrator to consider applications to the program. The committee then recommends approval/denial of applications to the Council. The one application being submitted is: Alma-HR-10
13. **ACCEPT LORI TRIPE’S RESIGNATION AS THE CITY CLERK; AUTHORIZE ADVERTISING FOR REPLACEMENT**
14. **ADMINISTRATOR’S REPORT**
15. **OPEN COMMENT PERIOD -** An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.
16. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of July 12, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street) – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING

CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on Monday, July 1, 2019 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - July 1, 2019

1. **MINUTES-** Council to approve Minutes of June 17, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 6/18/19 through 7/1/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE REFUNDING OF 2014 SERIES GENERAL OBLIGATION BONDS – SWIMMING POOL & BATHHOUSE PROJECT**
5. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 29-2019 – NEW LEASE AGREEMENT OR POSSIBLE SALE OF 32 JOHN STREET**
6. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 30-2019 – SPECIAL LIEN ASSESSMENT FOR PROPERTY LOCATED AT 309 LINCOLN STREET FOR NON-PAYMENT OF NUISANCE ABATEMENT**
7. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 31-2019 – SPECIAL LIEN ASSESSMENT FOR PROPERTY LOCATED AT 505 FIRST STREET FOR NON-PAYMENT OF NUISANCE ABATEMENT**
8. **REVIEW/APPROVE CLAIM FROM CDS INSPECTIONS & BEYOND FOR HOUSING ADMINISTRATION SERVICES – Invoice \$779.90 for work on applications #04, #09 and #10.**
9. **REVIEW/APPROVE CLAIM FROM HAYES CONSTRUCTION FOR REHABILITATION WORK TO DATE ON PROJECT #ALMA-HR-09 IN THE AMOUNT OF \$8,485.00.**
10. **REVIEW/APPROVE CLAIM FROM NPPD FOR REHABILITATION WORK COMPLETED TO DATE ON PROJECT #ALMA-HR-04 IN THE AMOUNT OF \$1,330.00.**
11. **APPROVAL OF REQUEST FOR CDBG FUNDS DRAWDOWN #8 IN THE AMOUNT OF \$10,047.88.**
12. **ADMINISTRATOR’S REPORT**
13. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
14. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of June 25, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING

CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, June 17, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - June 17, 2019

1. **MINUTES-** Council to approve Minutes of June 3, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 6/4/19 through 6/17/19.
3. **TREASURER'S REPORT – Council to review and discuss City's finances**
4. **CONSIDER AND POSSIBLY APPROVE CITY OF ALMA EMPLOYEE WAGES AND BENEFITS FOR 2019-20 FISCAL YEAR**
5. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-30 – APPROVE GENERAL OBLIGATION SEWER BOND**
6. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 28-2019 – APPROVE GRANT AGREEMENT WITH PART 1 – PARALLEL TAXIWAY ENGINEERING FEES**
7. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 29-2019 - NEW LEASE AGREEMENT – 32 JOHN STREET – JOEL WHEELER MIGHT HAVE BUSINESS SOLD**
8. **ADMINISTRATOR'S REPORT**
9. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
10. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of June 13, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 6:00 p.m. on Thursday, June 6, 2019 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion items.

AGENDA - June 6, 2019

- 1. DISCUSSION ON CHANGE FROM BUILDING PERMITS TO ZONING PERMITS**
- 2. DISCUSSION REGARDING CHANGES TO CITY – BUILDING CODES – REMOVAL OF MECHANICAL, ELECTRICAL AND PLUMBING CODE SECTIONS**
- 3. DISCUSSION ON BUILDING INSPECTIONS – OCCUPANCY PERMITS**
- 4. DISCUSSION ON SIDEWALKS FOR NEW CONSTRUCTION**
- 5. ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of May 31, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, June 3, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - June 3, 2019

1. **MINUTES-** Council to approve Minutes of May 20, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 5/21/19 through 6/3/19.
3. **TREASURER'S REPORT – Council to review and discuss City's finances**
4. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 26-2019 - WATER TOWER MAINTENANCE CONTRACT**
5. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 27-2019 – TO APPROVE AMENDMENT TO DEPARTMENT OF TRANSPORTATION – DIVISION OF AERONAUTICS AGENCY AGREEMENT (RE: PARALLEL TAXIWAY)**
6. **CONSIDER AND POSSIBLY APPROVE CHANGE OF LIBRARY EMPLOYEE STATUS FOR SANDRA HOARD FROM FILL-IN TO PART-TIME**
7. **CONSIDER AND POSSIBLY APPROVE KATHLEEN TAMS RESIGNATION FROM THE LIBRARY**
8. **CONSIDER AND POSSIBLY APPROVE INVOICE FROM SCEDD FOR GENERAL ADMINISTRATION SERVICES PROVIDED TO DATE ON THE ALMA OOR GRANT PROJECT – SCEDD Invoice #910 for \$2,047.50 for work completed to date on OOR project. Time period covers October 1, 2018 – March 31, 2019)**
9. **CONSIDER AND POSSIBLY APPROVE REQUEST FOR CDBG FUNDS DRAWDOWN #7 – The draw request reflects the invoice from SCEDD. No program income (on hand funds from previous grant) is being applied to this draw request.**
 - The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED).
 - This drawdown will pay the invoice for general administrative services as submitted and noted above.
 - Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City's bank account. Once deposited, these funds must be immediately disbursed. Regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska. (The five-day rule is only if the City does not elect to pay first and be reimbursed by the CDBG funds for disbursements approved/made prior to receipt of funds.)
10. **CONSIDER AND POSSIBLY APPROVE CLAIM FROM CDS INSPECTIONS & BEYOND FOR HOUSING ADMINISTRATION SERVICES**
 - CDS Inspections & Beyond #Alma-08 for \$175. Invoice includes work on application #10

11. **CONSIDER AND POSSIBLY APPROVE ADDITIONAL GUARD FOR THE 2019 POOL SEASON – KIRSTEN PRICKETT**
12. **CONSIDER AND POSSIBLY APPROVE SPECIAL DESIGNATED LICENSES FOR THE HARLAN COUNTY HEALTH SYSTEMS FOUNDATION – BINGO FUNDRAISING EVENTS (DATES: 7-18-19, 8-15-19, 9-19-19)**
13. **ADMINISTRATOR’S REPORT**
14. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
15. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of May 31, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, May 20, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - May 20, 2019

1. **MINUTES-** Council to approve Minutes of May 6, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 5/7/19 through 5/20/19.
3. **TREASURER'S REPORT – Council to review and discuss City's finances**
4. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-28 – AMENDMENT TO MUNICIPAL CODE CHAPTER 150.07 – BUILDING REGULATIONS – remove electrical code 150.07 from Municipal Code**
5. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 2019-26 - NEW WATER TOWER MAINTENANCE CONTRACT - VIKING INDUSTRIAL PAINTING**
6. **CONSIDER AND POSSIBLY APPROVE A GUARD FOR THE 2019 POOL SEASON**
7. **CONSIDER AND POSSIBLY APPROVE A CHANGE ORDER TO THE STREETS – WESTERN SKY PROPERTIES – JACOB REITER WITH OLSSON TO PRESENT**
8. **ADMINISTRATOR'S REPORT**
9. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
10. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of May 17, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Monday, May 6, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - May 6, 2019

1. **MINUTES-** Council to approve Minutes of April 17, 2019 Regular Council Meeting and Minutes of April 24, 2019 Special Meeting.
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 4/18/19 through 5/6/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-25 – Zoning Regulations, Official Zoning Maps (City Limits & 1-Mile Jurisdictional), and Airport Zoning Map**
5. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-26 - Subdivision Regulations for City Limits & 1-Mile Jurisdiction Area**
6. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-27 – VACATING ALL OF THE EAST-WEST ALLEY IN BLOCK TWELVE OF FIRST ADDITION TO THE ORIGINAL TOWN OF ALMA, NEBRASKA**
7. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-29 - CITY TREE ORDINANCES**
8. **CONSIDER AND POSSIBLY APPROVE A SPECIAL DESIGNATED LICENSE REQUEST FROM KENT SHAFFER DBA FISHERMAN’S CORNER FOR A POKER RUN FISH FRY ON JUNE 8, 2019, AT 703 HIGHWAY 183, ALMA, NEBRASKA**
9. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 25-2019 - SPECIAL LIEN ASSESSMENT ON PROPERTY AT 505 FIRST STREET, ALMA NEBRASKA FOR NON-PAYMENT OF UTILITIES**
10. **CONSIDER AND POSSIBLY APPROVE ADDITIONAL LIFEGUARD FOR 2019**
11. **CONSIDER AND POSSIBLY APPROVE ELECTRICAL CONTRACTOR FOR WESTERN SKY PROPERTIES SUBDIVISION – CONDUIT AND TRENCHING**
12. **ADMINISTRATOR’S REPORT**
13. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
14. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of May 3, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

PUBLIC NOTICE of SPECIAL MEETING
ALMA CITY COUNCIL

NOTICE IS HEREBY GIVEN, that a **SPECIAL MEETING** of the City Council of the City of Alma, Nebraska, will be held at **5:30 o'clock P.M., on Wednesday, April 24, 2019 at ALMA CITY HALL, 614 MAIN STREET, ALMA NEBRASKA**, which meeting will be open to the attendance of the public. Purpose of said meeting is to consider and possibly approve a **LINE OF CREDIT LOAN WITH BANNER CAPITAL BANK** for 3-6 months. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

This is an open meeting of the Alma City Council. The City of Alma abides by the Open Meetings Act when conducting business. A copy of the Open Meetings Act is displayed on the east wall of the meeting room as required by state law.

The Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes.

AGENDA
April 24, 2019

- 1. CONSIDER AND POSSIBLY APPROVE RESOLUTION 23-2019 WHICH WOULD AUTHORIZE THE CITY TO BORROW MONEY ON A TEMPORARY BASIS THROUGH USE OF A LINE OF CREDIT LOAN FOR UP TO \$250,000 WITH BANNER CAPITAL BANK FOR INTERIM FINANCING OF THE CITY'S SEWER PROJECT.**

This is a public meeting and open to the public. As of April 19, 2019, any additions or deletions may be obtained at the City Office.

Lori Tripe, Alma City Clerk

RESOLUTION NO. 23-2019

WHEREAS; the City of Alma is currently making infrastructure improvements in the Western Sky Subdivision which will be financed by Long Term Municipal Bonds; and

WHEREAS; the Long Term Municipal Bonds will not be issued for several weeks; and

WHEREAS; construction on the infrastructure improvements has progressed to the stage where interim financing is needed to make payments of approximately \$250,000.000 to the contractors for construction work that has taken place or is currently being done; and

WHEREAS; direct borrowing from a local financial institution would be less expensive for the City than trying to use short term bonding and time constraints would not make short term bonds feasible; and

WHEREAS; short term borrowing through the use of a line of credit would be the least expensive and quickest way to obtain the necessary funding to pay current construction costs until the permanent financing is complete; and

WHEREAS; municipal officials have contacted the three local banks with offices in the City of Alma, chartered by the State of Nebraska who are First State Bank of Loomis, Alma Branch Location, Banner Capital Bank and Community Bank, seeking proposals for terms for a line of credit for interim construction financing for sewers system improvements and the terms of Banner Capital Bank's proposal was the lowest cost:

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, Nebraska is hereby authorized to obtain interim financing for up to \$250,000.00, or 10% of the municipal budget, whichever is less, to pay the contractors currently working on sewer improvements in the Western Sky Subdivision.
2. That the City of Alma is authorized to obtain this financing from Banner Capital Bank, through a line of credit for up to \$250,000.00, or 10% of the municipal budget, whichever is less, to pay current sewer construction expenses.
3. That the Mayor of the City of Alma is hereby authorized to sign any documents necessary to obtain interim financing from Banner Capital Bank for sewer system construction costs until long term financing is complete.

PASSED AND APPROVED this _____ day of April, 2019.

CITY OF ALMA, NEBRASKA

By: _____
Hal Haeker, Mayor

(Seal)

ATTEST:

Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, April 17, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - April 17, 2019

1. **MINUTES- Council to approve Minutes of April 3, 2019 Regular Council Meeting**
2. **PAYMENT OF CLAIMS- Council to approve Payment of Claims for the period of 4/4/19 through 4/17/19.**
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-24 - Authorizing the issuance by the City of its Various Purpose Bonds, Series 2019, in an aggregate principal amount not to exceed \$900,000, to provide funds to pay the costs of constructing and improving certain streets and other related improvements of the City and constructing improvements to the water system of the City.**
5. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-25 – Amendment to the City of Alma, Nebraska Comprehensive Plan - Land Use Map (City Limits & 1-Mile Jurisdiction), Annexation Map & Energy Sustainability Plan**
6. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-27 – VACATING ALL OF THE EAST-WEST ALLEY IN BLOCK TWELVE OF FIRST ADDITION TO THE ORIGINAL TOWN OF ALMA, NEBRASKA**
7. **CONSIDER AND POSSIBLY APPROVE REVISED RV PARK CAMPING RATES**
8. **ADMINISTRATOR’S REPORT**
9. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
10. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of April 12, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

AMENDED
NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, April 17, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - April 17, 2019

1. **MINUTES- Council to approve Minutes of April 3, 2019 Regular Council Meeting**
2. **PAYMENT OF CLAIMS- Council to approve Payment of Claims for the period of 4/4/19 through 4/17/19.**
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-24 - Authorizing the issuance by the City of its Various Purpose Bonds, Series 2019, in an aggregate principal amount not to exceed \$900,000, to provide funds to pay the costs of constructing and improving certain streets and other related improvements of the City and constructing improvements to the water system of the City.**
5. **CONSIDER AND POSSIBLY APPROVE **RESOLUTION 22-2019** – Amendment to the City of Alma, Nebraska Comprehensive Plan - Land Use Map (City Limits & 1-Mile Jurisdiction), Annexation Map & Energy Sustainability Plan**
6. **CONSIDER AND POSSIBLY APPROVE **RESOLUTION 23-2019** – Authorizing the City to obtain Interim Financing for Infrastructure Improvements with First State Bank of Loomis – Alma branch – a Line of Credit up to \$250,000**
7. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-27 – VACATING ALL OF THE EAST-WEST ALLEY IN BLOCK TWELVE OF FIRST ADDITION TO THE ORIGINAL TOWN OF ALMA, NEBRASKA**
8. **CONSIDER AND POSSIBLY APPROVE REVISED RV PARK CAMPING RATES**
9. **ADMINISTRATOR’S REPORT**
10. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
11. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of April 16, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, April 3, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - April 3, 2019

1. **MINUTES-** Council to approve Minutes of March 20, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 3/21/19 through 4/3/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **OPEN PUBLIC HEARING - CONSIDER RECOMMENDATION FROM THE ALMA CITY PLANNING COMMISSION TO AMEND THE ALMA, NEBRASKA COMPREHENSIVE PLAN – UPDATE CITY LIMIT ZONING REGULATION MAP, 1-MILE JURISDICTIONAL ZONING MAP, CITY LIMIT – USE MAP, 1-MILE JURISDICTIONAL USE MAP -CLOSE PUBLIC HEARING**
5. **OPEN PUBLIC HEARING -CONSIDER RECOMMENDATION FROM THE ALMA CITY PLANNING COMMISSION TO ADOPT NEW ZONING REGULATIONS, NEW SUBDIVISION REGULATIONS, NEW ZONING MAP - CLOSE PUBLIC HEARING**
6. **CONSIDER AND POSSIBLY APPROVE THE NPPD CONTRIBUTION-IN-AID-OF-CONSTRUCTION (CIAOC) FOR ELECTRICAL RESIDENTIAL SERVICE FOR WESTERN SKY PROPERTIES SUBDIVISION - PHASE I - \$37,913**
7. **CONSIDER AND POSSIBLY APPROVE AND ADOPT A PROPOSED RESOLUTION OF NECESSITY ESTABLISHING SANITARY SEWER DISTRICT NO. 2019-1 WITHIN THE CITY**
8. **CONSIDER AND POSSIBLY APPROVE A CONTRACTUAL INTEREST STATEMENT TO DO BUSINESS WITH R & S K-LAWN SERVICE INC FOR 2019**
9. **CONSIDER AND POSSIBLY APPROVE NEW SIDEWALK PROGRAM OFFERING 50% COST SHARE AND ZERO PERCENT INTEREST LOAN**
10. **CONSIDER AND POSSIBLY APPROVE 2019 SEASONAL CITY MOWERS**
11. **CONSIDER AND POSSIBLY APPROVE ADDITIONAL 2019 LIFE GUARDS**
12. **ADMINISTRATOR’S REPORT**
13. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
14. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of March 26, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, March 20, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - March 20, 2019

1. **MINUTES-** Council to approve Minutes of March 6, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 3/7/19 through 3/20/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **OPEN PUBLIC HEARING**

HOLDING A HEARING REGARDING A PROPOSED RESOLUTION OF NECESSITY – 20-2019 – ESTABLISHING SANITARY SEWER DISTRICT NO. 2019-1 WITHIN THE CITY, AND APPROVING AND ADOPTING SAID RESOLUTION OF NECESSITY

CLOSE PUBLIC HEARING
5. **APPROVING AND ADOPTING ORDINANCE 2019-23 – AUTHORIZING THE ISSUANCE BY THE CITY OF ITS SANITARY SEWER BOND ANTICIPATION NOTES, SERIES 2019, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$450,000, TO PROVIDE INTERIM FINANCING FOR THE COSTS OF CONSTRUCTING IMPROVEMENTS WITHIN SANITARY SEWER DISTRICT NO. 2019-1**
6. **DISCUSS AND POSSIBLY APPROVE ANNUAL LIBRARY REPORT**
7. **CONSIDER AND POSSIBLY APPROVE NEXT FUTURE AIRPORT PROJECT - LIGHTING OF PARALLEL TAXIWAY AND TURNAROUNDS**
8. **CONSIDER AND POSSIBLY APPROVE LIFEGUARDS FOR 2019 SWIM SEASON**
9. **ADMINISTRATOR’S REPORT**
10. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
11. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of March 15, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, March 6, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - March 6, 2019

1. **MINUTES-** Council to approve Minutes of February 20, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 2/21/19 through 3/6/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY ACCEPT BID PROPOSAL FROM VAN KIRK BROTHERS CONSTRUCTION FOR NORTH ALMA WATER AND GAS LINE INSTALLATION**
5. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 21-2019 – AUTHORIZE MAYOR TO SIGN PARALLEL TAXIWAY PROJECT APPLICATION AND SPONSOR CERTIFICATION FOR DRUG-FREE WORKPLACE**
6. **CONSIDER AND POSSIBLY APPROVE POOL MANAGER, ASSISTANT MANAGER, LIFEGUARDS, SWIM TEAM COACH AND ASSISTANT SWIM TEAM COACH.**
7. **ADMINISTRATOR’S REPORT**
8. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
9. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of March 1, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, February 20, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk. All agenda items are discussion and/or action items.

AGENDA - February 20, 2019

1. **MINUTES-** Council to approve Minutes of February 6, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 2/7/19 through 2/20/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE CITY AUDIT FOR YEAR 2017-18 – CITY AUDITOR TO PRESENT**
5. **AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF ITS GENERAL OBLIGATION HIGHWAY ALLOCATION FUND PLEDGE BONDS, SERIES 2019, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$450,000, TO PROVIDE FUNDS TO PAY THE COSTS OF CONSTRUCTING AND IMPROVING CERTAIN STREETS AND OTHER RELATED IMPROVEMENTS OF THE CITY.**
6. **AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF ITS GENERAL OBLIGATION WATER BONDS, SERIES 2019, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$170,000, TO PROVIDE FUNDS TO PAY THE COSTS OF CONSTRUCTING IMPROVEMENTS TO THE WATER SYSTEM OF THE CITY.**
7. **A RESOLUTION CALLING A PUBLIC HEARING TO CREATE SANITARY SEWER DISTRICT NO. 2019-1 FOR THE PURPOSE OF CONSTRUCTING IMPROVEMENTS TO THE CITY'S EXISTING SEWAGE TREATMENT FACILITIES.**
8. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-20 - A REVISION TO ORDINANCE 50.05 CONCERNING UTILITY PAYMENTS AND REMOVING PAYMENT ARRANGEMENT OPTION – effective April 1, 2019**
9. **CONSIDER AND POSSIBLY APPROVE A LETTER OF SUPPORT FOR LEGISLATIVE BILL 242**
10. **CONSIDER AND POSSIBLY APPROVE A SPECIAL DESIGNATED LICENSE REQUEST FROM ALMA ROTARY FOR HARLAN COUNTY HEALTH SYSTEMS APPRECIATION DINNER TO BE HELD AT THE JOHNSON CENTER ON SATURDAY, MARCH 23, 2019**
11. **ADMINISTRATOR’S REPORT**
12. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
13. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of February 18, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on Wednesday, February 6, 2019 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - February 6, 2019

1. **MINUTES-** Council to approve Minutes of January 16, 2019 Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 1/17/19 through 2/6/19.
3. **TREASURER’S REPORT –** Council to review and discuss City’s finances
4. **PRESENTATION BY BOND UNDERWRITERS FOR FINANCING WESTERN SKY PROPERTIES SUBDIVISION PUBLIC IMPROVEMENTS**

OPEN PUBLIC HEARING
5. **MAKE A RECOMMENDATION TO THE STATE LIQUOR CONTROL COMMISSION TO APPROVE OR DENY BOW CASPER dba SHORT STOP ENTERPRISES LLC APPLICATION FOR CLASS B LIQUOR LICENSE**

CLOSE PUBLIC HEARING
6. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 18-2019 - LETTER OF INTENT WITH TALL GRASS ENERGY**
7. **DISCUSS AND POSSIBLY APPROVE RESOLUTION 19-2019 – WAIVE CITY BUILDING PERMIT FEES FOR FISCAL YEAR 2019 FOR ANY NEW HOUSING IN CITY LIMITS**
8. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-18 – SPECIFICALLY DEFINING THE SPECIFIC ACTS, OMISSIONS, PLACES, CONDITIONS AND THINGS THAT ARE DECLARED TO BE NUISANCES**
9. **ADMINISTRATOR’S REPORT**
10. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
11. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of February 1, 2019, any additions or 30deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

AMENDED NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, January 16, 2019** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - January 16, 2019

1. **MINUTES-** Council to approve Minutes of January 2, 2019, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 1/3/19 through 1/16/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **CONSIDER AND POSSIBLY APPROVE AWARD FOR IMPROVEMENTS TO WESTERN SKY PROPERTIES SUBDIVISION**
5. **CONSIDER AND POSSIBLY APPROVE POSSIBLE FUNDING OF WESTERN SKY PROPERTIES SUBDIVISION IMPROVEMENTS**
6. **REVIEW AND POSSIBLE APPROVAL OF THE WESTERN SKY PROPERTIES HOUSING SUBDIVISION – PHASE I FINAL PLAT**
7. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 16-2019 – SET ANNUAL DOG LICENSING FEE TO \$6 FOR MALE AND SPAYED FEMALE DOGS AND \$11 FOR UNSPAYED FEMALE DOGS**
8. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 17-2019 – SWIMMING POOL LITIGATION SETTLEMENT**
9. **CONSIDER AND POSSIBLY APPROVE ORDINANCE 2019-18 – PROHIBITING PROPANE TANKS OF MORE THAN 100 LBS. WITHIN THE CITY LIMITS OF THE CITY OF ALMA IN AREAS OF THE CITY WITH GAS SERVICE FROM THE CITY’S NATURAL GAS SYSTEM**
10. **CONSIDER AND POSSIBLY APPROVE APPOINTMENT OF CRAIG HAMMOND TO THE ALMA MUNICIPAL GOLF BOARD AND REMOVE ANTHONY GULIZIA**
11. **CONSIDER AND POSSIBLY APPROVE 2019 RENEWAL OF MAINTENANCE AGREEMENT BETWEEN CITY OF ALMA AND THE STATE OF NEBRASKA DEPT OF TRANSPORTATION – INCREASE FROM \$500 TO \$665 PER LANE MILE-(ANNUAL ITEM)**
12. **ADMINISTRATOR’S REPORT**
13. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
14. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of January 14, 2019, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on Wednesday, January 2, 2019 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - January 2, 2019

1. **MINUTES-** Council to approve Minutes of December 19, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 12/20/18 through 1/2/19.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **ADMINISTRATOR’S REPORT**
5. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
6. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of December 27, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

Revised - NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, December 19, 2018** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - December 19, 2018

1. **MINUTES-** Council to approve Minutes of December 5, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 12/5/18 through 12/19/18.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **ALMA DEVELOPMENT CORPORATION – DISCUSS POSSIBLE USE OF FUNDS**
5. **REVIEW FINAL DESIGN DRAWINGS OF WESTERN SKY PROPERTIES HOUSING SUBDIVISION**
6. **REVIEW AND POSSIBLY APPROVE REVISION TO RESOLUTION 7-2019 – EMPLOYEE HANDBOOK REVISION REGARDING MEDICARE ELIGIBLE EMPLOYEE’S AND THEIR SPOUSES**
7. **CONSIDER AND POSSIBLY APPROVE APPOINTMENT OF ANTHONY GULIZIA TO THE ALMA MUNICIPAL GOLF BOARD**
8. **REVIEW/APPROVE CLAIM FROM CDS INSPECTIONS AND BEYOND FOR HOUSING ADMINISTRATION SERVICES – CDS Inspections & Beyond Invoice #Alma Admin-06 for \$131.14. Invoice covers work on application #02**
9. **REVIEW/APPROVE CLAIM FROM PM RENOVATIONS FOR \$1,320.40 FOR WORK COMPLETED TO DATE ON HOMEOWNER PROJECT #ALMA-HR-02. The project has been completed.**

The City has a balance of \$115 on hand in the previous OOR account which will be applied to the PM Renovations invoice.

10. **DISCUSS AND APPROVE CANCELING AUDITORIUM RENTAL AGREEMENT WITH TERRELL DIETER**
11. **CONSIDER STATUS AND POSSIBLE RESOLUTION OF SWIMMING POOL LITIGATION WITH CARROTHERS CONSTRUCTION CO LLC**
12. **ADMINISTRATOR’S REPORT**
13. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
14. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of December 15, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on **Wednesday, December 5, 2018** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - December 5, 2018

1. **MINUTES-** Council to approve Minutes of November 19, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 11/20/18 through 12/5/18.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **DISCUSS AND POSSIBLY APPROVE ORDINANCES 2019-2 THRU 2019-17 – 2013 AND 2015 RECOMMENDED LEGISLATIVE UPDATES TO ALMA CITY CODE**
5. **REVIEW/APPROVE CLAIM FROM CDS INSPECTIONS AND BEYOND FOR HOUSING ADMINISTRATION SERVICES - CDS Inspections & Beyond Invoice #Alma Admin-05 for \$863.57. Invoice to cover work on application #02.**
6. **REVIEW/APPROVE CLAIM FROM PM RENOVATIONS FOR \$11,125.00 FOR WORK COMPLETED TO DATE ON HOMEOWNER PROJECT #ALMA-HR-02.**
7. **APPROVAL OF REQUEST FOR CDBG FUNDS DRAWDOWN #5** The draw request reflects the invoices outlined above.
 - a. The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED).
 - b. This drawdown will pay the invoices for housing admin, and owner-occupied rehabilitation work as submitted and noted above.
 - c. Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City’s bank account. Once deposited, these funds must be immediately disbursed. Regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska. (The five-day rule is only if the City does not elect to pay first and be reimbursed by the CDBG funds for disbursements approved/made prior to receipt of funds.)
8. **ADMINISTRATOR’S REPORT**
9. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
10. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of November 27, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, at 5:30 p.m. on [Wednesday, December 5, 2018](#) at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - December 5, 2018

**ANNUAL REORGANIZATION MEETING
IMMEDIATELY FOLLOWING REGULAR MEETING**

- 1. ELECTION OF CITY COUNCIL PRESIDENT**
- 2. APPROVE APPOINTMENTS OF CITY OFFICIALS, BOARDS AND COMMISSIONS AS RECOMMENDED BY THE MAYOR**
- 3. APPROVE RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS (per City Code 35.17)**
- 4. APPOINT 2019 CITY STREET SUPERINTENDENT - Consider selecting Reed A. Miller of Miller & Associates as the 2019 City Street Superintendent (per City Code 31.36)**
- 5. ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of November 28, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 1:00 p.m. on Monday, November 19, 2018 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - November 19, 2018

1. **MINUTES-** Council to approve Minutes of November 7, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 11/8/18 through 11/19/18.
3. **TREASURER’S REPORT – Council to review and discuss City’s finances**
4. **DISCUSS AND POSSIBLY APPROVE RESOLUTION – 15-2019 – TO APPROVE NEGOTIATED AIRPORT ENGINEERING AGREEMENT**
5. **ADMINISTRATOR’S REPORT**
6. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
7. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of November 13, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR CITY COUNCIL MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, will meet at 5:30 p.m. on Wednesday, November 7, 2018 at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - November 7, 2018

1. **MINUTES-** Council to approve Minutes of October 17, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 10/18/18 through 11/7/18.
3. **TREASURER'S REPORT – Council to review and discuss City's finances**
4. **PUBLIC HEARING - DISCUSS AND POSSIBLY APPROVE THE ONE & SIX YEAR STREET IMPROVEMENT PLAN - GARY STEEL WITH MILLER & ASSOCIATES TO PRESENT**
5. **DISCUSS AND POSSIBLY APPROVE INSURANCE CARRIER FOR VISION AND DENTAL FOR CITY EMPLOYEES AND TO CHANGE BENEFITS**
6. **DISCUSS AND POSSIBLY APPROVE WAGE RATE FOR ANNETTE GLINES TO CLEAN AIRPORT TERMINAL BUILDING ONCE A MONTH**
7. **REVIEW/APPROVE CLAIM FROM SOUTH CENTRAL ECONOMIC DEVELOPMENT DISTRICT (SCEDD) FOR GENERAL ADMINISTRATION SERVICES PROVIDED TO DATE ON THE ALMA OOR GRANT PROJECT - SCEDD #794 for \$6,090.00 (November 2017 thru September 30, 2018)**
8. **APPROVAL OF REQUEST FOR CDBG FUNDS DRAWDOWN #3**
 - This drawdown will pay the invoice for General Administration as submitted & noted above.
9. **REVIEW/APPROVE RECOMMENDATIONS OF THE HOUSING REHAB COMMITTEE**
 - The committee meets as needed to work with the housing administrator to consider applications to the program. The committee then recommends approval/denial of applications to the Council. The two applications being submitted are:
 - o Alma-HR-07
 - o Alma-HR-09
10. **REVIEW/APPROVE CLAIM FROM CDS INSPECTIONS AND BEYOND FOR HOUSING ADMINISTRATION SERVICES - CDS Inspections & Beyond Invoice #Alma Admin-04 for \$1829.29. Invoices cover work on applications #02, #07 and #09.**

- 11. REVIEW/APPROVE CLAIM FROM CDS INSPECTIONS AND BEYOND FOR LEAD BASED PAINT SERVICES - CDS Inspections & Beyond: Invoice #Alma Lead-03 for \$1,400.00. Invoice covers work on applications #07 and #09.**
- 12. REVIEW/APPROVE CLAIM FROM PM RENOVATIONS FOR \$12,553.60 FOR WORK COMPLETED TO DATE ON HOMEOWNER PROJECT #ALMA-HR-02.**
- 13. APPROVAL OF REQUEST FOR CDBG FUNDS DRAWDOWN #4**

The draw request reflects the invoices outlined above.

 - The City of Alma is the CDBG recipient. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED).
 - This drawdown will pay the invoices for housing admin, lead based paint services and owner-occupied rehabilitation work as submitted and noted above.
 - Upon submission and approval of this draw by NEDED, CDBG funds are electronically deposited into the City's bank account. Once deposited, these funds must be immediately disbursed. Regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska. (The five-day rule is only if the City does not elect to pay first and be reimbursed by the CDBG funds for disbursements approved/made prior to receipt of funds.)
- 14. ALMA CHAMBER OF COMMERCE – CHRISTMAS TREE AT JOHNSON CENTER CORNER**
- 15. ADMINISTRATOR'S REPORT**
- 16. OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
- 17. ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of November 5, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR MEETING
CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, at 5:30 p.m. on **Wednesday, October 17, 2018** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - October 17, 2018

1. **MINUTES-** Council to approve Minutes of October 3, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 10/4/18 through 10/17/18.
3. **TREASURER'S REPORT – Council to review and discuss City's finances**
4. **OPEN PUBLIC HEARING –**

The purpose of the hearing is to obtain public comment prior to consideration of an amendment to the redevelopment plan of the City of Alma, including a specific redevelopment project. The property which is the subject of the public hearing is described as follows:

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NE1/4 OF SECTION 32, T2N, R18W, OF THE 6TH P.M., HARLAN COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE N1/2 OF THE NE1/4 OF SECTION 32, T2N, R18W, OF THE 6TH P.M. HARLAN COUNTY, NEBRASKA; COMMENCING AT THE N1/4 CORNER OF SAID SECTION 32; THENCE EAST ON THE NORTH LINE OF THE NE1/4 OF SAID SECTION 32, 880.15 FEET; THENCE SOUTH 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY R.O.W. LINE OF COUNTY ROAD 709 AND THE NW CORNER OF A TRACT OF LAND SURVEYED BY WAYNE W. DIETZ, LS 441, DATED JUNE 27, 2011; THENCE S02°27'35"W ON THE WEST LINE OF SAID SURVEYED TRACT, 280.70 FEET; THENCE S01°14'07"W ON SAID SURVEY TRACT 419.10 FEET; THENCE S06°22'47"W ON SAID SURVEYED, 445.60 FEET; THENCE N89°53'06"E ON SAID SURVEYED TRACT, 149.92 FEET; THENCE S06°18'45"W ON SAID SURVEYED TRACT, 149.59 FEET; THENCE N89°48'58"E ON SAID SURVEYED TRACT, 461.35 FEET; THENCE N00°15'28"W, 285.49 FEET; THENCE S89°39'25"E, 42.95 FEET; THENCE N00°15'28"W, 80.00 FEET; THENCE N89°39'25"W, 215.99 FEET; THENCE N02°41'10"E, 714.84 FEET; THENCE N90°00'00"W, 44.33 FEET; THENCE N00°08'15"W, 153.42 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF SAID NE1/4; THENCE S89°51'45"W, 40.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, 341.50 FEET TO THE POINT OF BEGINNING CONTAINING 12.62 ACRES MORE OR LESS.

A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the office of the City Clerk of the City of Alma.

CLOSE PUBLIC HEARING

5. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 5-2019 APPROVING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE WESTERN SKY REDEVELOPMENT PROJECT**
6. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 6-2019 APPROVING THE REDEVELOPMENT AGREEMENT FOR THE WESTERN SKY REDEVELOPMENT PROJECT**

7. **DISCUSS AND POSSIBLY APPROVE ORDINANCE 2019-1 TO INCREASE WATER RATES**
8. **SPECIAL DESIGNATED LICENSE – Request from Kent Shaffer – Fisherman’s Corner -Tail Gate / Open House on November 3rd, 2018 from Noon until 1 AM**
9. **DISCUSS AND POSSIBLY APPROVE RESOLUTION 7-2019 - CHANGE TO EMPLOYEE HANDBOOK – INSURANCE SECTION**
10. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 8-2019 FOR FILING A SPECIAL LIEN ASSESSMENT FOR PROPERTY LOCATED AT 404 MAIN STREET**
11. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 9-2019 FOR FILING A SPECIAL LIEN ASSESSMENT FOR PROPERTY LOCATED AT 707 SECOND STREET**
12. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 10-2019 FOR FILING A SPECIAL LIEN ASSESSMENT FOR PROPERTY LOCATED AT 206 EAST STREET**
13. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 11-2019 – RENEW TALL GRASS TRANSPORTATION CONTRACT AND CHANGE POINT OF OWNERSHIP**
14. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 12-2019 – A CONTRACT WITH OLSSON ASSOCIATES CONTRACT – REGARDING WESTERN SKY PROPERTIES**
15. **ADMINISTRATOR’S REPORT**
16. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
17. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a “Request for Future Agenda Items” form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of October 11, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). – Lori Tripe, City Clerk

NOTICE OF A REGULAR MEETING

CITY OF ALMA, NEBRASKA

NOTICE IS HEREBY GIVEN a meeting of the City Council of the City of Alma, Nebraska, at 5:30 p.m. on **Wednesday, October 3, 2018** at the Office of the Alma City Clerk, which meeting will be open to the attendance of the public. An agenda for such meeting is kept continuously current and is available for public inspection at the Office of the City Clerk.

AGENDA - October 3, 2018

1. **MINUTES-** Council to approve Minutes of September 19, 2018, Regular Council Meeting
2. **PAYMENT OF CLAIMS-** Council to approve Payment of Claims for the period of 9/20/18 through 10/3/18.
3. **TREASURER'S REPORT - Council to review and discuss City's finances**
4. **SPECIAL DESIGNATED LICENSE - Request from Hogeland's Market for Lady's Night Out October 26, 2018**
5. **CONSIDER AND POSSIBLY APPROVE REQUEST FROM ALMA DEVELOPMENT CORPORATION FOR 2018-19 CONTRIBUTION**
6. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 2019-1 - Authorize an Amendment to the Gas Supply Agreement for Total Requirements Supply with National Public Gas Agency; and to execute said amendment**
7. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 2019-2 - AMEND HOESCH MEMORIAL LIBRARY CLEANING CONTRACT WITH SANDY DAVIS - REDUCE MONTHLY PAYMENT TO \$185 PER MONTH - EFFECTIVE 9-1-18**
8. **CONSIDER AND POSSIBLY APPROVE THE RESIGNATION OF JOHN FALGIONE AND ADAM ZAREK FROM THE ALMA CITY PLANNING COMMISSION**
9. **CONSIDER AND POSSIBLY APPROVE TWO NEW APPOINTMENTS TO THE PLANNING COMMISSION**
10. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 2019-3 - JOIN PRAIRIE HILL VENTURES FOR BETTER PRICING ON NEW COPIER LEASE AGREEMENT AND SUPPLIES**
11. **CONSIDER AND POSSIBLY APPROVE RESOLUTION 2019-4 - LEASE AGREEMENT FOR COPIER WITH EAKES - TERM 60 MONTHS**
12. **ADMINISTRATOR'S REPORT**
13. **OPEN COMMENT PERIOD - An opportunity for the Mayor, Council, and City Staff to comment on current events, activities, and issues of interest to the community.**
14. **ADJOURNMENT**

Mayor and City Council reserve the right to adjourn into executive session on any Agenda item pursuant Section 84-1410 of the Nebraska Revised Statutes. Individuals who have appropriate items for City Council consideration should contact the City Office for a "Request for Future Agenda Items" form. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. This is a public meeting, open to the attendance by the public. This Agenda is kept continuously current. As of September 28, 2018, any additions or deletions to this Agenda may be obtained at the City Office (614 Main Street). - Lori Tripe, City Clerk