

MINUTE RECORD FOR CITY OF ALMA  
REGULAR CITY COUNCIL MEETING  
August 19, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 19th of August, 2019, at 5:30 p.m.

Present were Council Members: Jon Davis, Tom Moulton, Randy Stahlecker and Mayor Hal Haeker. Administrator Doug Wilson, Utility Supervisor Russ Pfeil, Treasurer Lorri Bantam, Attorney Doug Walker, 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. Public hearings were also published in the local newspaper on August 1, 2019. 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 August 19, 2019, at 5:30 p.m. and the following business was transacted:

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

Mayor opened the floor to approve the minutes of the August 5, 2019, regular meeting. Motion made by Moulton, second by Davis to approve the August 5, 2019, regular meeting minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis, and Stahlecker. Voting No: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period August 6, 2019, through August 19, 2019 for a total of \$136,094.48. Motion by Moulton, second by Stahlecker to approve the August 6, 2019, through August 19, 2019, claims for a total of \$136,094.48. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, and Davis. Voting No: None. Motion carried.

Mayor opened the floor to discuss the treasurer's report. Treasurer purchased two Certificate of Deposits at Banner Capital Bank for 23 months at 2.82%. \$150,000 from the Gas Fund and \$50,000 from the General Fund. Motion by Stahlecker, second by Moulton, 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: Stahlecker, Moulton, and Davis. Voting no: None. Motion carried.

Mayor opened the first public hearing at 5:33 p.m. to consider and possibly approve the recommendation from Alma City Planning Commission to approve a conditional use permit requested by Bill and Jayne Hogeland for an additional mini commercial storage unit at 604 9<sup>th</sup> Street. Zoning Administrator Russ Pfeil said it was already built. There is plenty of room for it and Bill said at the planning commission meeting that he might build one more. Motion by Davis, second by Moulton to close the public hearing at 5:36 p.m. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Public hearing was closed. Motion by Davis, second by Moulton to approve the conditional use permit as recommended by the Planning Commission. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the second public hearing at 5:37 p.m. to consider and possibly approve a recommendation from Alma City Planning Commission – Ordinance 2019-32 – to Amend Zoning Regulations 412.03 – C-1 Zoning District – Permitted Accessory Uses and Structures – to add “residential dwelling on floors other than ground floor”. Attorney Walker said some how residential dwellings on any floor other than the main floor was removed during the review of the new zoning regulations. The prior zoning regulations did allow it and we still want property owners to have apartments on the 2<sup>nd</sup> floor and higher. Motion by Stahlecker, second by Moulton, to close the public hearing at 5:38 p.m. There being no discussion upon the motion made, the

following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Public hearing was closed.

Moulton introduced Ordinance Number 2019-32 as follows: AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA, TO AMEND CITY OF ALMA ZONING REGULATIONS FOR THE C-1 CENTRAL BUSINESS DISTRICT BY REVISING SECTION 412.03, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD RESIDENTIAL DWELLING UNITS ON THE SECOND FLOOR OR HIGHER FLOORS FOR THE REPEAL OF ANY ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDE FOR AN EFFECTIVE DATE and moved that the statutory rule requiring reading on three different dates be suspended. Second by Davis. There being no discussion upon the motion made, the following voted yes: Moulton, Davis and Stahlecker. Voting no: None. Motion to suspend the statutory rule was declared suspended. Ordinance was then read by title and Stahlecker moved for final passage, second by Moulton. Upon roll call vote the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Ordinance 2019-32 was passed and adopted.

Mayor opened the floor to consider and possibly approve Ordinance 2019-34 – Establish the Salaries of Municipal Employees for Fiscal Year 2019-20. Stahlecker introduced Ordinance Number 2019-34 as follows: AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA, TO ESTABLISH THE SALARIES OF MUNICIPAL EMPLOYEES TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES TO THE CONTRARY; AND TO PROVIDE FOR AN EFFECTIVE DATE and moved that the statutory rule requiring reading on 3 different dates be suspended. Second by Moulton. There being no discussion upon the motion made, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion to suspend the statutory rule was declared suspended.

Mayor opened the floor to 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. Mayor said that Chris Tripe has shown interest in the past and now that Lori Tripe is resigning, there would be no conflict of interest. He would like to nominate Chris to fill the councilman vacancy. Motion by Davis, second by Moulton to approve the Mayor's appointment of Chris Tripe as City Councilman to fill the vacancy in Ward II. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve hiring of city clerk to replace Lori Tripe. The Mayor would like to hire Jessica Miller. Doug Wilson asked that she be hired effective today and with a salary of \$32,000. Motion by Moulton, second by Stahlecker to hire Jessica Miller as city clerk with a salary at \$32,000 and make it retroactive to August 19, 2019. There being no discussion upon the motion made the following voted yes: Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve Ann Schroder's resignation from the Tree Board. She emailed Lori Tripe and requested to be removed. Motion by Davis, second by Stahlecker to approve Ann Schroder's resignation off of the Tree Board. There being no discussion upon the motion made, the following voted yes: Davis, Stahlecker and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve appointment of John Nelsen to the Tree Board. The Mayor agreed to the appointment and John agreed to be on the board. Motion by Stahlecker, second by Moulton to approve the appointment of John Nelsen to the Tree Board. There being no discussion upon the motion made, the following voted yes: Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve two separate resolutions for filing a special lien assessment for properties at 211 Kennedy and 503 Second. Administrator Wilson and Doug Walker are looking into a solution to the habitual nuisance offenders.

Motion by Moulton, second by Stahlecker to consider and possibly approve a Resolution 38-2019 for filing a special lien assessment for property at 211 Kennedy in the amount of \$396.00. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Motion by Moulton, second by Davis to consider and possibly approve a Resolution 37-2019 for filing a special lien assessment for property at 503 Second in the amount of \$126.00. There being no discussion upon the motion made, the following voted yes: Moulton, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to 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. Motion by Davis, second by Moulton to 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. There being no discussion upon the motion made, the following voted yes: Davis, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to review/approve claim from Hayes Construction for rehabilitation work completed on project #Alma-HR-09 in the amount of \$7225.00. Motion by Stahlecker, second by Davis to approve claim from Hayes Construction for rehabilitation work completed on project #Alma-HR-09 in the amount of \$7225.00. There being no discussion upon the motion made, the following voted yes: Stahlecker, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to review/approve claim from Window World for rehabilitation work completed to date on project #Alma-HR-04 in the amount of \$2847.50. Motion made by Moulton, second by Stahlecker to approve claim from Window World for rehabilitation work completed to date on project #Alma-HR-04 in the amount of \$2847.50. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker, and Davis. Voting no: None Motion carried.

Mayor opened the floor to approve request for CDBG funds drawdown #10 in the amount of \$10,844.57. Motion by Mouton, second by Stahlecker to approve request for CDBG funds drawdown #10-\$10,844.57. There being no discussion upon the motion made, the following voted yes: Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to accept/approve resolution 39-2019-Western Sky Wastewater Works Construction Completion card to move forward with the wastewater bond. Motion by Moulton, second by Davis to approve resolution 39-2019-Western Sky Wastewater Works Construction Completion Card to move forward with the wastewater bond. There being no discussion upon the motion made, the following voted yes: Moulton, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve change to employee retirement from UBT to Galloway Financial. Terry Galloway presented his retirement plan to the city employees and their wish is to switch from UBT to Galloway Financial. Treasurer Bantam said the City currently has 2 plans and going with Galloway Financial it would be just one plan. Terry would also take on the sponsor role which is currently the city. Council requested to be added to next council's agenda. Attorney will prepare a resolution by the next meeting.

Mayor opened the floor to Administrator comments. Mr. Wilson continues to post properties concerning weeds and parking issues. As stated before, he is going to work on an easier process for habitual offenders.

The new house at Western Sky subdivision has walls and a roof! The city will work on installing the gas line starting tomorrow.

The guys have moved the boat dock back out a little as the lake has gone down even farther. The dock is getting a lot of use and the boaters are being good stewards.

The walking trail is open from the boat dock west but remains closed south of the Y and out at Methodist. Mr. Wilson will meet with an engineer Wednesday to determine if anything needs to be done regarding erosion or any possible damage that can't be seen at this time. Nebraska Recreation Trails may provide grant assistance and FEMA has extended their help to September 30, 2019.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff. Councilman Moulton inquired about mosquitos and if the city has sprayed since 4<sup>th</sup> of July. The city has not. Davis would like to see a regular schedule of spraying going forward. Davis requested the city look into repairing pot holes at two locations: James & 3<sup>rd</sup> and Everett and 2<sup>nd</sup>. It was also discussed about keeping the pool open until Labor Day weekend. The council would like to see that as the goal. Mayor Haeker said he would like the weeds at the old Pizza Hut and Auditorium sprayed.

Motion by Moulton, second by Davis, to adjourn the meeting at 6:13 pm. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis, and Stahlecker. Voting no: None. Meeting was adjourned at 6:13 pm.

  
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 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

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| Alpha Repair HVAC \$10,640.11; Amazon Books \$115.96; Anderson Bros Heat Pump Repairs \$341.96; Annette Glines Cleaning \$553.52; Aramark Uniforms towels \$123.72; AUL health HRA \$481.98; Aurora Coop Chemicals \$109.25; Barco repair \$127.27; Black Hills Energy Gas Service \$31.91; BCBS Health Ins \$7,966.01; Bosselmans Fuel \$65.35; Carroll Const Brick Red Mats \$960; Cash Wa concessions \$91.45; CDS Insp CDBG admin \$772.07; Chesterman pop \$30; CHS repairs fuel \$1,279.61; City of Alma W-2's and 1099's sales tax \$2,220.39; City of Holdrege Landfill Fees \$1,261.78; Dept of Aero Loan Payment \$810; Dept of Rev July Sales Tax \$6,117.20; Diamond Ext Pest Control – Campg \$140; Duncan, Walker, Schenker & | Daake Legal Services – July \$1,750; Eagle Dist Beer \$942.65; FSB wire fees shed pric \$21,952.76; Frontier phone internet dish siren \$1,093.72; Harlan County Journal Notices ads \$183.29; Harlan County Roads Road grading \$300; Sheriffs Office road grading papers served \$37; Hawkins chemicals \$1,183.20; Hayes Construction CDBG \$7,225; Hebron Sport Shack Staff Shirts \$197; Library supplies \$31.47; Hogeland's supplies \$217.65; Holdrege Electric Subdivison electrical \$9,683; Intuit W-2's and 1099's \$138.98; J.E.K. LLC CDBG \$2,847.50; Johnson Brothers \$136; Kearney Hub AD \$263.11; MedicareBlue RX INS Prem \$75.80; Mid-Ne Individual Services Mgmt fee \$450; NPGA Gas \$11,264.14; NE Public Health Environment Lab | Water testing \$362; Dept of Rev Tax \$52.59; Library Com Renewal \$660; NE State Patrol Fingerprint fee \$45.25; NEland Beer \$410.04; NPPD Utilities \$8,558.73; OCLC Inc subscription \$538.20; Office Solutions office supplies \$212.17; Payroll \$34,271.05; Principal Insurance \$495.38; R & R Prod blade \$92.62; Republic National Liquor \$485.62; S & W Auto Parts repairs oil \$179.62; Short Stop Fuel \$75.62; Sod's Lawn Service Nuisance \$345; Southern Glazer's Liquor \$198; Tracy Weak Nuisance mowing \$125; Transparency cleaning \$10; Twin Valleys Utilities \$965.93; Union Bank & Trust mgmt fee \$960.70; USTI agency stmt fees \$512.62; Utility Service water tower \$2,885.83; Verizon cells \$285.27; Total \$146,939.05 |
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