

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
August 17, 2020

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 17th of August, 2020, at 5:30 p.m.

Present were Council Members: Tom Moulton, Randy Stahlecker, Chris Tripe and Mayor Hal Haeker. Administrator Doug Wilson, Treasurer Lorri Bantam, Superintendent Russ Pfeil, Clerk Jessica Miller, City Attorney Doug Walker, Mr. & Mrs. David Lewis and Chrisella Lewis were also in attendance. Notification of this meeting and the agenda was given in advance by posting, a designated method for giving notice. Advance notice of the meeting and the agenda were given to the Mayor and all members of the City Council. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Mayor Haeker advised the public of the Open Meetings Act which is posted on the east wall of the meeting room, and then proceeded to call the regular meeting of August 17, 2020, at 5:34 p.m. and the following business was transacted:

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

Mayor opened the floor to approve the minutes of the August 3, 2020, regular council meeting. Clerk Miller noted that CDBG # from the August 3, 2020 meeting needed to be numbered #21 instead on #22. Motion made by Moulton, second by Tripe to approve the August 3, 2020 minutes with the corrections, as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Tripe and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period August 4, 2020 through August 17, 2020 for a total of \$131,549.72. Cost share sidewalk payment was made for Chris Tripe's sidewalk. He will also be using the 0% interest loan to pay for the other half. Payment to Cline Williams was for TIF related documents and clarification. Motion by Stahlecker, second by Moulton to approve the claims and invoices for period August 4, 2020 through August 17, 2020 for a total of \$131,549.72. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton and Mayor Haeker. Voting no: None. Tripe abstained. Motion carried.

Jon Davis entered at this time.

Mayor opened the floor to discuss the Treasurer's report. Treasurer Bantam mentioned she moved \$200,000 into CD's. Of the \$200,000, \$100,000 was transferred from the general account and the other \$100,000 was transferred from the Gas Department. Treasurer Bantam mentioned that September 2, 2020 will be the budget hearing to approve the 2020-2021 budget. Motion by Moulton, second by Tripe to accept the Treasurer's report as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Tripe, Davis and Stahlecker. Voting no: None. Motion carried.

Mayor opened the public hearing at 5:39 p.m. to discuss the variance request from Bow Casper on his property at 905 Kauk St. Clerk Miller stated that the Board of Zoning Adjustment met earlier that day and are recommending the following. Bow will be allowed to put up an 8-foot chain link fence, the east side of the fence has to line up with the fence on the property to the north of his lot and needs to leave a 15-foot access/clearance on all sides of the fire hydrant. He will also have to sign a permanent easement agreement allowing him to place the fence on the utility lines. Motion by Stahlecker, second by Tripe to close the public hearing at 5:42 p.m. Motion by Davis, second by Stahlecker to approve the variance request with the recommendations set by the Board of Zoning Adjustment. There being no discussion upon the motion made and upon roll call vote the following voted yes: Davis, Stahlecker, Tripe and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 31-2020 & 32-2020 filling a special lien on properties

in Alma. Both items will be tabled until September 2, 2020 due to miscommunication on the resolution totals.

Mayor opened the floor to discuss/approve David Lewis starting a yard waste disposal pick up service. Mr. Lewis was in attendance and explained his plans. He is proposing to bring a yard waste pick up service to Alma residence. Interested residents would have a different colored toter to place grass in to be picked up for a fee. The season would run from April through October. The council welcomed The Lewis's to Alma and expressed their excitement for the possibility of a new business coming to town.

Agenda item #7 to discuss/ approve new staff member at the library was tabled until the September 2, 2020 meeting due to a lack of applicants for the position. Melanie Spady submitted her 2-week notice with the last day of employment being August 18, 2020.

Mayor opened the floor to discuss/approve a raise to the seasonal rates at the Alma RV Park for the 2021 camping season. City Administrator Wilson explained that other area campgrounds charge at least \$500 more than we do. We have done some work on the RV Park road twice and have also done work on the clean-outs since raising the rates the last time. Mr. Wilson recommended that we raise the seasonal rates from \$1650.00 to \$1800.00. He also suggests that we change the monthly rate that is currently \$495.00 to \$660.00 which would breakdown to \$165.00 per week. All of the other rates will stay the same. Motion by Tripe, second by Moulton to accept raising the seasonal rates at the Alma RV Park for the 2021 camping season. There being no discussion on the motion made, the following voted yes: Tripe, Moulton, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve invoice #ALMA-Admin-24 from CDS Inspections in the amount of \$332.16. Motion by Stahlecker, second by Tripe to approve invoice #ALMA-Admin-24 from CDS Inspections in the amount of \$332.16. There being no discussion on the motion made, the following voted yes: Stahlecker, Tripe, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claim from Joe Camera in the amount of \$1,185.60 for work done on Housing Rehabilitation project #ALMA-HR-06. Motion by Moulton, second by Davis to approve claim from Joe Camera in the amount of \$1,185.60 for work done on Housing Rehabilitation project #ALMA-HR-06. There being no discussion on the motion made, the following voted yes: Moulton, Davis, Stahlecker and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claim from Holdrege Electric in the amount of \$2,136.00 for work done on Housing Rehabilitation project #ALMA-HR-06. Motion by Davis, second by Moulton to approve claim from Holdrege Electric in the amount of \$2,136.00 for work done on Housing Rehabilitation project #ALMA-HR-06. There being no discussion on the motion made, the following voted yes: Davis, Moulton, Stahlecker and Tripe. Voting no: None. Motion carried

Mayor opened the floor to discuss/approve request for CDBG funds drawdown #22 in the amount of \$4,327.56. Motion by Stahlecker, second by Tripe to approve request for CDBG funds drawdown #22 in the amount of \$4,327.56. There being no discussion on the motion made, the following voted yes: Stahlecker, Tripe, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to Administrator Wilson for his Administrator's report. Council meetings will move to the first and third Wednesday starting in September. Several applicants were interviewed for the Sanitation Superintendent position. The interview team's recommendation will be presented at the September 2,2020 regular scheduled council meeting. Doug Wilson and Doug Walker had a court hearing on the nuisance property at 505 First St and the judge awarded the city default judgment. The homeowner was awarded 30 days to clean up the property. If he does not the City can go in after September 7, 2020 and clean up the property. There is someone that has expressed interest in buying the home and renovating it. If that happens the purchaser would have to pay the liens to get a clear title. Mr. Wilson is working on compiling info on properties that we currently have liens on. At present we have roughly \$5,000 that is owed to the City from 6 different properties. With the RV Park lottery coming up data is being put together for camping sites for the 2021 season. We have a lot of interest this year. There are 27 spots available for seasonal campers and we currently have 42 names on the list.

Motion by Tripe, second by Stahlecker to adjourn the meeting at 6:16 p.m. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Stahlecker, Moulton and Davis. Voting no: None. Meeting was adjourned at 6:16 p.m.

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.

Jessica Miller, City Clerk