

MINUTE RECORD FOR CITY OF ALMA  
REGULAR CITY COUNCIL MEETING  
January 3, 2018

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, on the 3rd of January, 2018, at 5:30 p.m.

Present were Council Members: Mike Clements, Jon Davis, Tom Moulton and Randy Stahlecker. Absent: Mayor Haeker. Also present were: Attorney Doug Walker, Administrator Doug Wilson, Clerk Lori Tripe, and Superintendent Russ Pfeil. Treasurer Lorri Bantam was absent. Notification of this meeting and the agenda were given in advance by posting, a designated method for giving notice. Advance notice of the meeting and the agenda were given to the Mayor and all members of the City Council. All proceedings hereinafter were taken while the convened meeting was open to the attendance of the public.

Council President Jon Davis 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 January 3rd, 2018, at 5:30 p.m. and the following business was transacted:

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

Council President Davis opened the floor to approve the minutes of the December 20, 2017, regular council meeting. Motion made by Stahlecker seconded by Clements to approve the December 20, 2017, regular council minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, and Davis. Voting No: None. Moulton abstained. Motion carried.

Council President Davis opened the floor to discuss the claims and invoices for period December 21, 2017, through January 3, 2018 for a total of \$46,996,66. Administrator Wilson noted a final payment to Banner Capital Bank for the sanitation truck. Motion by Moulton, seconded by Stahlecker to approve December 21, 2017, through January 3, 2018 claims as presented for a total of \$46,996,66. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, Davis, and Clements. Voting No: None. Motion carried.

Council President Davis opened the floor to discuss the treasurer's report. Attorney Walker said the City has received a letter from the owners of trailer house located at 918 Kauk stating they will not be paying their utility bill. Following City Code, the City must receive approval from Council in order to file a lien. Councilman Moulton motioned, Stahlecker seconded, to approve filing a lien against the trailer house located at 918 Kauk for their delinquent utility bills. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, Clements, and Davis. Voting no: None. Motion carried.

Council President Davis opened the floor to discuss and possibly approve Resolution 7-2018 – Assignment and Assumption of Airport Lease Agreement from Hammond Aviation LLC to Tim & Lynette Hammond and Brett & Shawna Hammond. Attorney Walker said the City was requested by Hammonds to switch the lease agreement from Hammond's LLC to them as individuals. Attorney Walker assured the Council that the Assignment includes everything that was in the original lease agreement with Hammond Aviation LLC. Motion by Moulton, seconded by Clements to approve Resolution 7-2018 as follows:

WHEREAS; Hammond Aviation, L.L.C. has reached an agreement to assign its long-term lease with the City of Alma for a tract of land at the Alma Municipal Airport west of the runway on which it has constructed a hangar building; and

WHEREAS; Hammond Aviation, L.L.C. will be assigning this lease to Tim B. Hammond and N. Lynette Hammond, husband and wife, and Brett A. Hammond and Shawna Hammond, husband and wife, who will

be responsible tenants and who will be responsible for complying with all of the terms and conditions in the original lease; and

WHEREAS; Tim B. Hammond, N. Lynette Hammond, Brett A. Hammond, and Shawna Hammond (hereinafter "tenants") currently have a loan for the construction of the hangar with First State Bank of Alma which needs to secure its loan with an assignment and assumption from the tenants; and

WHEREAS; it is necessary for the Alma City Council to approve the above referenced Assignment and Assumption Agreements.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALMA, NEBRASKA AS FOLLOWS:

1. That the Assignment and Assumption of Airport Lease Agreement between Hammond Aviation, L.L.C. and Tim B. Hammond, N. Lynette Hammond, Brett A. Hammond, and Shawna Hammond is hereby approved.
2. That the Assignment and Assumption of Airport Lease Agreement between First State Bank and Tim B. Hammond, N. Lynette Hammond, Brett A. Hammond, and Shawna Hammond is hereby approved.
3. That the Mayor of the City of Alma is hereby authorized to sign each of the above referenced agreements on behalf of the City of Alma.

There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, Davis, and Stahlecker. Voting no: None. Resolution 7-2018 was approved.

Council President Davis opened the floor for administrator comments. Administrator Wilson stated the original agreement with Angela Bellware was to have her trailer out by January 1<sup>st</sup>. There were plans to tear down the trailer right after Christmas. Lori had ordered a roll off, however was instructed by Angela to cancel it as she had it handled. As of today, there is a small trailer moved to the site. Wilson would like to know if the Council will allow her a little more time to get the trailer removed. The Council agreed to extend her a little more time.

The City received the go ahead from NDOT on the streetlight project right before Christmas. He has been working with both NPPD and the contractor. They have the installation equipment and parts ordered. The street light poles may take up to six months to get due to recent hurricanes. The City will receive LED's which is great news. The extremely cold weather has held up construction and may be delayed as late as spring depending on the ground conditions and weather.

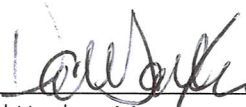
Administrator Wilson has "Help Wanted" ads ready for the RV Park mowing, seasonal grounds maintenance, swimming pool manager and swim team coach positions for the 2018 season. Should he advertise for all of these? Response from Council was it won't hurt to advertise and to let Gary Dieter know that the City is not replacing him.

Wilson also informed the Council that the Goodwill trailer is parked at the recycling area until January 16<sup>th</sup> (unless it fills up sooner than that).

Council President Davis opened the floor for open comments. Councilman Moulton asked if there have been any issues with parking at the recycling area. Wilson reported there has not.

Councilman Davis said the housing development on the west side of town has been talked about and a lot of interest has been shown. He has had several people ask him why the City would want to get involved with the housing development and his response has been that Alma is short on housing and there is a concern that unless the City is able to help, it may not materialize. He also attended a meeting where they discussed the use of TIF and he definitely thinks that a TIF specialist needs to be consulted in order to make sure it is handled correctly.

Motion made by Stahlecker, seconded by Clements to adjourn the meeting at 6:02 PM. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Clements, Moulton, and Davis. Voting no: None. Meeting was adjourned at 6:02 pm.

  
Hal Haeker, Mayor

I the undersigned Clerk hereby certify that the forgoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advanced notification of the time place and of said meeting and the subjects to be discussed at said meeting.



  
Lori Tripe, City Clerk

<p>Alma Public School Year-book Ad tobacco licenses \$130; Alma Rotary Rotary Dues 2017 – Doug \$120; Amazon Minute Books \$727.73; Aramark uniforms mops towels \$107.43; CCR 24/7 BTU Heater @ Shop \$1,881.16; CHS Agri Service Center fuel gloves ice melt \$605.70; City of Alma Utilities gas water sewer trash \$2,483.98; City of Holdrege Landfill Fees \$1,099.90; DHHS Water Operator license Renewal – Warren \$115; Dollar General supplies \$49.90; Eagle Comm Internet static IP \$59.90; Eagle Dist beer \$234.15; Eakes copy machine \$533.91; First State Bank – Alma Water Bond Int \$191.25; First State Bank – Banner Last Sanitruck LN pymt \$6,121.51; FleetScreen Annual Mgmt Fee \$325; Frito Lay Chips &amp; Peanuts \$47.78; Harlan County Law Enforcement – Dec \$3,468; Hogeland's Market supplies concessions \$57; Holdrege Auto Parts Chain \$36.30; Hometown Leasing copy machine \$194.62; Johnson Hardware Compost Keys \$376; League of NE Muni Snowball Conference - Warren \$85; Linweld Specialty Gas \$29.65; Lynn's Refrig Ice Machine Repair \$350.50; M A R C Hand Cleaner \$91.42; Main Street Variety supplies concessions \$136.33; Mid-NE Individ Services Nov Mgmt fee \$450; NEland Tire Truck Stop Tires - 2014 Silverado \$319.64; NPPD electricity \$1,339.32; NWOD 3 memberships \$45; Office Solutions supplies \$59.07; One Call Concepts 18 Locates \$17.01; Payroll payroll \$22,418.61; R &amp; S Harrison sec dep refund \$352.16; Republic National Dist Liquor \$1,535.25; S &amp; W Auto Parts maintenance</p>	<p>\$84.12; S K Davis Cleaning – December \$195; Short Stop fuel gloves ice melt \$59.42; Southern Glazers Liquor \$318.09; Trustworthy Hardware trash cans \$47.97; USTI Agency Fees \$17.63; Zellar Zulauf Range Handle – JC \$79.25; TOTAL \$46,996.66;</p>
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