

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
October 7, 2020

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 7th of October, 2020, at 5:30 p.m.

Present were Council Members: Jon Davis, Randy Stahlecker, Chris Tripe and Mayor Hal Haeker. Tom Moulton and Administrator Doug Wilson were absent. Treasurer Lorri Bantam, Superintendent Russ Pfeil, Clerk Jessica Miller, City Attorney Doug Walker, Lori Ferguson, Roger Muckel & wife, Ross Poyser, Ron Hawley, Tye Marquardt and Richard Calkins 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 October 7, 2020, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-present, 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, Tripe and Davis. Voting no: None. Motion carried.

Mayor opened the floor to approve the minutes of the September 16, 2020, regular council meeting. Motion made by Davis, second by Tripe to approve the September 16, 2020 minutes, as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Tripe, and Stahlecker. Moulton abstained. Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period September 17, 2020 through October 7, 2020 for a total of \$213,872.25. Motion by Tripe, second by Moulton to approve the claims and invoices for period September 17, 2020 through October 7, 2020 for a total of \$213,872.25. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Moulton, Stahlecker, and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss the Treasurer's report. Motion by Stahlecker, 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: Stahlecker, Tripe, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor for the discussion with Lori Ferguson with SCEDD for an update on the Housing Rehabilitation Program. Lori gave a brief overview of the current projects in the Housing Rehabilitation Program stating that there are 3 homes that are still working on getting complete by the November 8th deadline. Two of those houses are waiting for materials. We received a couple new applications after the last requested extension in May 2020. One of those applications will be presented to the Housing Rehabilitation board on October 14th for discussion and possible approval. The City Council would like to request an additional 6-month extension to allow the current projects enough time to finish and to allow the new applicant time to get their items completed. Motion by Moulton, second by Stahlecker to request a 6-month extension for the Housing Rehabilitation Program. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss Allen & Teri Brugh's building site proposal. Attorney Richard Calkins was in attendance to update on the progress at the Western Sky Subdivision and Building site. Seven spaces at Western Sky have been sold or will be closing yet this year. The 2-year time period for TIF will start January 1st 2021 on those properties or upon the completion date of each individual home, whichever is sooner. Earlier this year a section by the Western Sky subdivision was platted to allow Residential storage buildings. Initially the plat showed there was 8 lots. The Brugh's would like to designate another lot on the north end of that area for an additional storage lot along with an access road to the units. The addition of another lot would

have to be approved by the Alma City Planning Commission and the plat map would need to be updated. Attorney Calkins stated that he would like to be placed on the agenda at a future date to discuss utilities out at the storage area. Clerk Miller will set up a meeting with the Alma City Planning Commission for their approval and then will bring back the topic to the Council.

Mayor opened the floor to discuss/ approve Resolution 3-2021 and cleaning contract with Samantha Kresser for the City Office, Alma Municipal Airport, Johnson Center and Alma City Auditorium. Motion by Stahlecker, second by Moulton to approve Resolution 3-2021 and cleaning contract with Samantha Kresser for the City Office, Alma Municipal Airport, Johnson Center and Alma City Auditorium. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Moulton, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 4-2021 and cleaning contract for the Hoesch Memorial Library for Sandi Davis. Sandi was recommended by the library board and has cleaned the library in the past. Motion by Moulton, second by Tripe to approve Resolution 4-2021 and cleaning contract for the Hoesch Memorial Library for Sandi Davis. There being no 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 floor to discuss/approve Resolution 5-2021 Muckel Crop Dusting lease transfer to Westerlin-Harrington Flying service. This would be a lease transfer where the new owners would take over the current lease as is. Motion by Stahlecker, second by Davis to approve Resolution 5-2021 Muckel Crop Dusting lease transfer to Westerlin-Harrington Flying service as is with no changes. There being no discussion on the motion made and upon roll call vote, the following voted yes: Stahlecker, Davis, Tripe and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve City employee cell phones. Administrator Wilson asked what our policy should be with new employees. The work phone would be the property of the city and could be searched if needed. The superintendents of each department all currently have city cell phones. Motion by Davis, second by Tripe to offer the new sanitation superintendent a City cell phone without a monthly stipend if he declined. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Tripe, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve the RV Park Lottery drawing without public attendance. With the rise of COVID-19 in Harlan County Administrator Wilson would like the council to decide how the lottery drawing will take place. Normally anyone can attend and it is held at the City office. An open to the public lottery drawing seems to work the best so campers can switch spots. One member per campsite will be allowed to attend the drawing and masks are recommended but not required.

Mayor opened the floor to discuss/approve CDS Inspections & Beyond invoice #ALMA-ADMIN-27 in the amount of \$450.84 for housing administration services on projects HR-06 and HR-12. Motion by Davis, second by Moulton to approve for CDS Inspections & Beyond invoice #ALMA-ADMIN-27 in the amount of \$450.84 for housing administration services on projects HR-06 and HR-12. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Stahlecker, Moulton and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve CDS Inspections & Beyond invoice #ALMA-LEAD-05 in the amount of \$1,100.00 for work done on projects HR-06 and HR-12. Motion by Moulton, second by Stahlecker to approve for CDS Inspections & Beyond invoice #ALMA-LEAD-05 in the amount of \$1,100.00 for work done on projects HR-06 and HR-12. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Stahlecker, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/ approve claims for project #ALMA-HR-06 to homeowner in the amount of \$56.32 and to Joe Camera for \$1,202.10. Motion by Stahlecker, second by Tripe to approve claims for project #ALMA-HR-06 to homeowner in the amount of \$56.32 and to Joe Camera for \$1,202.10. There being no discussion on the motion made and upon roll call vote, the following voted yes: Stahlecker, Tripe, Moulton and Davis. Voting No: None. Motion carried.

Mayor opened the floor to discuss/approve CDBG funds drawdown #24 in the amount of \$2,809.26. Motion by Moulton, second by Tripe to approve CDBG funds drawdown #24 in the amount of \$2,809.26. There

being no discussion on the motion made and upon roll call vote, the following voted yes: Moulton, Tripe, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to Administrator Wilson for his Administrator's report. There has been some concern about holding the RV Park lottery because of the rise in COVID-19 cases in Harlan County. We will allow 1 person from each campsite to attend the drawing which will be held at the Alma City Auditorium on October 29, 2020 at 2PM. Masks are encouraged but not mandatory. The new mile markers have been installed along the Pheasant Ridge walking trail. The new markers indicate mileage by the ½ mile going in both directions. The swimming pool has been cleaned and painted. Mr. Wilson has been working with Federal Signal on getting the new siren installed at the pool location that will replace the one that is there. We will check to see if any parts off of the old siren need to be kept to use as parts. By theory, the new siren should cover the whole town so we should not have to repair the old sirens once they are no longer operational. The City received a \$10,000 grant from the Nebraska Department of Health and Human Services to help pay for the generator at our water well. We hope to have the new generator installed and ready to go before this coming winter.

Motion by Tripe, second by Stahlecker to adjourn the meeting at 6:38 p.m. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Stahlecker, Davis and Moulton. Voting no: None. Meeting was adjourned at 6:38 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

