

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
November 7, 2016

A meeting of the City Council of the City of Alma, Nebraska was held at the Office of the City Clerk in said city on Monday, the 7th day of November, 2016 at 5:30 p.m.

Present were Council Members Tom Moulton, Mike Clements, Jon Davis, and Mayor Haeker. Also present were: Administrator Doug Wilson, Attorney Doug Walker, Superintendent Russ Pfeil, Treasurer Lorri Bantam, and Clerk Lori Tripe. Notification of this meeting was given in advance by posting, a designated method for giving notice. Advance notice of the meeting was given to the Mayor and all members of the City Council. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and 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 November 7, 2016, at 5:31 p.m. and the following business was transacted:

Roll Call: Mayor Haeker-present, Randy Stahlecker-absent, Mike Clements—present, Jon Davis-present, and Tom Moulton-present. Motion made by Clements seconded 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: Clements, Moulton, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to the October 19, 2016, regular meeting minutes. Motion made by Moulton seconded by Clements to approve the October 19, 2016 regular meeting minutes as presented. There being no discussion and upon roll call vote, the following voted yes: Moulton, Clements, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for the period of October 20, 2016 through November 7, 2016 for a total of \$134,735.05. Treasurer Bantam noted payments for the annual donation to the Senior Center of \$3000, a corrected amount of \$15.94 for the Current claim, payment to NPPD for light repairs that was caused by an accident which should be reimbursed by their insurance company and a payment to Carrothers Construction for the balance owed less the retained liquidated damages. Motion by Clements, seconded by Davis to approve the October 20, 2016 through November 7, 2016 claims as presented for a total amount of \$134,735.05. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Davis, and Moulton. Voting No: None. Motion carried.

Mayor opened the floor to discuss the treasurer's report. Treasurer Bantam informed the Council the water bonds will be paid off July of 2018. Motion made by Davis, seconded by Moulton to approve the treasurer's report as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Moulton, and Clements. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve the City eliminating transaction fees for all on-line payments. Motion made by Moulton, seconded by Davis to approve eliminating transaction fee for all on-line payments. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis, and Clements. Voting no: None. Motion carried.

Mayor opened the floor to review and possibly approve revising the facility rental agreement form, rates, rules, cleaning checklist and change to the facility rental website page. Clerk Tripe advised the Council that she was tasked with improving the forms, to review rates, increase usage of rentals, investigate specials and overall improvement of the website. She recommends changing the rental forms from each facility having its own form to one universal rental form with a separate rules and regulations page, and renter's cleaning checklist. For the website page, it will be changed with links to each document, on-line calendar and pictures. The webpage will also include pictures of the facilities in use. Tripe recommended changing the security deposit for all types of uses to \$100 and the fees as follows:

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|------------|----------------------|-----------------|
| Non-Profit | Johnson Center \$75 | Auditorium \$35 |
| For-Profit | Johnson Center \$100 | Auditorium \$60 |

Clerk Tripe said the current policy for cancellation has been 60 days written notification but asked if the Council would consider changing it to 30 days. There was a brief discussion about why it was previously set at 60 days and felt it was okay to change to 30 days. Tripe asked if the Council was receptive to offering specials to encourage the usage of the

facilities, such as: 1. rent 2 days at Full Price and receive 3rd day FREE and 2. an event held on Tuesday or Wednesday at half price. They thought that would be fine. Also, the City has allowed the tables and chairs to be rented out in the past and Tripe suggested that this be changed to “not” allow except between City property and at the discretion of the City office personnel who would be responsible for making sure the tables and or chairs were returned and undamaged. The Renter’s Cleaning Checklist was changed a little to make it work for both facilities.

Motion made by Clements, seconded by Moulton to change the facility rental agreement form, rates, rules, cleaning checklist and website as discussed. There being no further discussion upon the motion made, the following voted yes: Clements, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve the low bidder on the RV Park shop building. The City received 3 bids with varying amounts. Steve Dornhoff was the low bidder at \$9,412.00. The two other bids received were Steve’s Countryside Carpentry LLC for \$20,900.00 and Olson Construction at \$31,655.39. There was a brief discussion about why there could be such a wide swing in bids. Wilson assured the Council the bidders were all given the same drawings and specifications. Motion made by Davis, seconded by Clements to approve Steve Dornhoff as the low bidder at \$9,412.00 for the replacement of the RV Park shop building. There being no further discussion upon the motion made the following voted yes: Davis, Clements and Moulton. Voting no: None. Motion carried. Attorney Walker requested the motion be amended to include approving Resolution 2-2017 as follows:

WHEREAS; the City of Alma needs to build a new shop building for the City’s RV Park; and

WHEREAS; the City of Alma advertised for bids from contractors to construct the shop building; and

WHEREAS; the City of Alma has received three bids for this project and the bid of Steve Dornhoff for \$9,412.00 is the lowest bid.

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

1. That the bid of Steve Dornhoff for constructing the new shop building at the City RV Park in the amount of \$9,412.00 is hereby accepted and approved.
2. That the Mayor of the City of Alma is hereby authorized to sign any contracts or other documents necessary to obtain the contractor’s services for this project.

Councilman Davis agreed to amend his motion to include approval of Resolution 2-2017 and Clements seconded. There being no further discussion and upon the motion made the following voted yes: Davis, Clements and Moulton. Voting no: None. Motion was approved to amend to include Resolution 2-2017.

Mayor opened the floor to consider and possibly approve Resolution 3-2017 – US Army Corp of Engineers Supplement SA #5 - Lease #DACW41-1-92-244 for removal and replacement of shop at the Alma RV Park. Administrator Wilson said he received the document from the Corp to approve the demolition of the old shop and replace it with a new building. Resolution 3-2017 is as follows:

WHEREAS; the City of Alma is leasing land from the United States of America Corp of Engineers for recreational purposes; and

WHEREAS; the City of Alma is leasing the above referenced land from the United States of America Army Corp of Engineers pursuant to Lease No. DACW41-1-92-244; and

WHEREAS; it is necessary to amend the above referenced lease with the United States of America Corp of Engineers to permit the City of Alma to remove a dilapidated shop building and replace it with a new shop building.

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

1. That the Supplemental Agreement No. 5 to Lease No. DACW41-1-92-244 prepared by the United States of America Corp of Engineers, which would permit the City of Alma to remove a dilapidated shop building and replace it with a new shop building on land leased by the City pursuant to the above referenced Lease, is hereby approved.
2. That the Mayor of the City of Alma is hereby authorized to sign Supplemental Agreement No. 5 to Lease No. DACW41-1-92-244 with the United States of America Corp of Engineers.

Motion made by Davis, seconded by Moulton to approve Resolution 3-2017 to approve the Supplemental Agreement #5 to Lease DACW41-1-92-244 with the Corp of Engineers to approve the demolition and replacement of the RV Park shop building. There being no further discussion and upon roll call vote the following voted yes: Davis, Moulton, and Clements.

Voting no: None. Resolution 3-2017 was approved.

The Mayor opened the floor for administrator comments. Wilson reminded the Council that the Gruwell property was given a deadline of December 1st to fix up the outside of the property and put on a new roof. It appears there has been some activity at the property. The brush and junk have been piled up and some outside work has been done but no roof replacement.

The City is still waiting on the Corps to give final approval for the exposed sewer main project.

A walk through with the airport terminal contractors (Hackel Construction) is scheduled for the 10th of November at 3:00 PM, and another walk through is set for November 17th with the contractor, FAA, Nebraska Dept of Aeronautics, and Olsson Associates. Wilson encouraged the Council to attend.

The RV Park shop building will begin soon.

Wilson informed the Council that at the next meeting, he should be ready to present some employee handbook updates for review.

During the test run of the CodeRED system, it was discovered that the City was not reaching as many people as thought. The City found out that the CodeRED system was overloading the telephone system. In the first 6 minutes, it reached 268 people but 371 calls were dropped. The decision was made to slow down the call rate so it may take 15 minutes to call everyone, but there shouldn't be any calls dropped and people will receive the message. The CodeRED test run also cleaned out several unused numbers. The test run showed that 1 TDD/TTY call, 39 emails, 109 texts were sent and 639 phone were made. Additional people have contacted the City office to get signed up.

Wilson received guidelines for a flashing speed limit sign from NDOR. There are also National Highway Standards that must be met, and right of way requirements. He also found out the Cambridge's flashing speed limit sign that the City would like to duplicate, cost Cambridge \$11,000 for two but they said it has really slowed down the traffic coming into town. He has received information regarding sign prices and they range from \$3500 - \$5000. He will keep the Council updated on this project.

Anyone working on the highway Right of Way (ROW) is required to wear reflective clothing which does work to slow drivers down and/or help to avoid workers. Wilson asked the Council if it would be okay to order 5 reflective coats for the city employees to wear while working on the ROW. The coats are \$50 each so it would be a total of \$250. The Council said yes and that maybe the guys should wear them all the time during cold weather.

Administrator Wilson has visited with the County Roads department about smoothing out North Division Street again and it has been completed. He also visited with the Sheriff's department about watching for speeders in that area and Sheriff Becker has had deputies in the area on several occasions.

Mayor opened the floor for open comments.

Councilman Moulton said he was asked about the curb at South Street and Highway 183. He had an individual who took the turn and damaged his tires. Is there something the City can do to encourage drivers to NOT take the turn so tight? The Council discussed getting a bendable marker. Pfeil will investigate.

Councilman Davis said he will not be able to attend next week's Council meeting. He also inquired if things had settled down about the annexation.

Attorney Walker said he believes Anna Lannin with the Nebraska Department of Aeronautics will be at the walk through of the terminal building. It wasn't on the drawings/specifications of the building, but he believes there needs to be a light above the door on the east side.

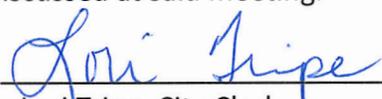
Clerk Tripe said the "donor board" for the pool is on its way.

Motion made by Moulton, seconded by Clements to adjourn the meeting at 6:13 PM. There being no further discussion upon the motion made, the following voted yes: Moulton, Clements and Davis. Voting no: None. Meeting was adjourned at 6:13 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

