

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
May 21, 2018

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, on the 21st of May, 2018, at 5:30 p.m.

Present were Council Members: Mike Clements, Tom Moulton, Randy Stahlecker, and Mayor Hal Haeker. Also present were: Attorney Doug Walker, Administrator Doug Wilson, Treasurer Lorri Bantam, and Clerk Lori Tripe. Absent: Council Member Jon Davis and Superintendent Russ Pfeil. 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.

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 May 21, 2018, at 5:30 p.m. and the following business was transacted:

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

Mayor Haeker opened the floor to approve the minutes of the May 7, 2018, regular council meeting. Motion made by Moulton seconded by Clements to approve the May 7, 2018, regular council minutes as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Clements, and Stahlecker. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for period May 8, 2018, through May 21, 2018 for a total of \$132,094.57. Treasurer Bantam noted the following payments: 9th payment of 28 to NPPD, TIF for Harlan Lodging (Super 8), purchase of white rock and a NDEQ loan for force main project. Davis entered the meeting at 5:33 pm. Motion by Clements, seconded by Stahlecker to approve the May 8, 2018, through May 21, 2018 claims as presented for a total of \$132,094.57. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Clements, Stahlecker, Moulton, and Davis. Voting No: None. Motion carried.

Mayor Haeker opened the floor to discuss the treasurer's report. Treasurer Bantam said she has been working on the budget with plans for a 25% match for a possible Downtown Revitalization planning grant, water bond payment for the annexed area and an airport taxiway project. Motion by Stahlecker, 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: Stahlecker, Moulton, Davis, and Clements. Voting no: None. Motion carried.

Mayor opened the floor to Ben Dutton, Extension Educator from UNL to discuss economic development opportunities. Ben introduced himself and said Alma is in his accountability region. His job is to help smaller communities stay vital and strong. He is part of a 12-member team. This project he is here to discuss, is in the 2nd year with an indefinite term. He forms a partnership with a community. There is no cost to the city. He works with the community to hone into what is important. What he has experienced in the past year, is it is important to pull in younger families and has seen that people age 33-45 want to come back to the community they grew up in. This is extremely important to keep a community alive and vibrant. He will also help with entrepreneur opportunities.

Alma is in a good situation. The City, working with SCEDD, in March 2016, had just completed a community needs assessment survey. Ben could work with that information, along with Clerk Tripe, and get a steering committee together of about 8-11 people; approximately 2 councilmen, 2 chamber members, 2 teachers, 2 students and a few business owners to discuss the survey and determine what

goals they want to achieve. A townhall meeting would be scheduled to bring interested residents together to discuss goals. Next, break into groups to work on different goals. One thing important to note, is the members of this group won't be working on goals for years but will more likely for a short time frame and he believes it helps recruit citizens to be part of a team when they know it's only going to be for a short term. They might start off meeting every 3 weeks but would eventually be longer between meetings. He will work with each team to keep them on track and be a resource and guide. So, next step would be to compile a steering committee. He will work with Clerk Tripe to get this team together. The Council was definitely in favor of moving forward.

Mayor opened the floor to discuss/approve Resolution 15-2018 – authorizing the mayor to sign a contract with Eagle Communications to provide fiberoptic internet service to the city office. Mr. Wilson said Eagle was willing to remove the option to change the rate with a 60-day notice. This is the item the council wanted removed. Motion by Clements, seconded by Stahlecker to approve Resolution 15-2018 as follows:

A RESOLUTION OF THE CITY OF ALMA, NEBRASKA AUTHORIZING THE MAYOR AND THE CLERK OF THE CITY OF ALMA, NEBRASKA TO EXECUTE A CONTRACT FOR COMMUNICATION SERVICES TO PROVIDE INTERNET SERVICE TO THE CITY OF ALMA.

WHEREAS; the City of Alma needs to upgrade its internet service to meet the City's current and future needs; and

WHEREAS; the City of Alma has contacted Eagle Communications regarding the internet services that it provides in the City of Alma; and

WHEREAS; Eagle Communications has prepared a Contract for Communication Services setting forth the internet services to be provided and the cost of these services.

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

1. That the Contract for Communication Services prepared by Eagle Communications to contract for internet service is hereby approved.
2. The Mayor and the City Clerk are hereby authorized and directed to sign the Contract for Communication Services.

There being no further discussion upon the motion made, the following voted yes: Clements, Stahlecker, Davis and Moulton. Voting no: None. Resolution 15-2018 was approved.

Mayor opened the floor to discuss/approve Resolution 17-2018 – Mayor to enter into a contract with SCEDD to provide general administrative services for the Community Development Block Grant (CDBG) Owner Occupied Rehabilitation (OOR) Program. Lori Ferguson with South Central Economic Development District (SCEDD) was present. She said the contract amount would be paid out of the grant funds. Currently the program has a 2-year term but can be extended if more time is needed. Lori said funds haven't been released yet but she expects them to within the next week or two. There has been new staff hired at DED and projects are starting to be released. Motion by Davis, second by Moulton to approve Resolution 17-2018 as follows:

A RESOLUTION OF THE CITY OF ALMA, NEBRASKA AUTHORIZING THE MAYOR AND THE CLERK OF THE CITY OF ALMA, NEBRASKA TO EXECUTE A CONTRACT FOR ADMINISTRATION SERVICES TO ADMINISTER THE CITY OF ALMA'S COMMUNITY DEVELOPMENT BLOCK GRANT #17-HO-34079.

WHEREAS; the City of Alma was awarded a Community Development Block Grant (hereafter CDBG); and

WHEREAS; the City of Alma is in need of services to administer this CDBG Grant; and

WHEREAS; South Central Economic Development District, Inc. provides grant administration services and has prepared a Professional Services Agreement to contract with the City of Alma for grant administration services.

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

1. That the Professional Services Agreement prepared by South Central Economic Development District, Inc. to contract for grant administration services is hereby approved.
2. The Mayor and the City Clerk are hereby authorized and directed to sign the Professional Services Agreement for grant administration services.

There being no further discussion upon the motion made, the following voted yes: Davis, Moulton, Clements and Stahlecker. Voting no: None. Resolution 17-2018 was approved.

Mayor opened the floor to discuss/approve Resolution 18-2018 – Mayor to enter into a contract with CDS Inspections & Beyond, Inc. to provide lead-based paint services for the City's CDBG OOR Program. Any said approval would be subject to a Release of Funds for the project. The contract would need to wait to be signed until release of funds. This particular contract with CDS is to assess the home for lead-based paint and to abate if necessary. The cost could be up to \$1500 per home. These funds are also paid out of the grant funds.

Motion by Stahlecker, seconded by Clements to approve Resolution 18-2018 as follows:
A RESOLUTION OF THE CITY OF ALMA, NEBRASKA AUTHORIZING THE MAYOR AND THE CLERK OF THE CITY OF ALMA, NEBRASKA TO EXECUTE A CONTRACT FOR LEAD-BASED PAINT SPECIALIZED SERVICES TO THE CITY OF ALMA.

WHEREAS; the City of Alma is in need of lead-based paint inspection services to comply with requirements of the Community Development Block Grant (hereafter CDBG) #17-HO-34079; and

WHEREAS; the City of Alma has been contacted by CDS Inspections & Beyond, Inc. regarding lead-based paint specialized services needed by the City of Alma; and

WHEREAS; CDS Inspections & Beyond, Inc. has prepared a Service/Consultant Agreement setting forth the lead-based paint specialized services to be provided and the cost of these services.

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

1. That the Service/Consultant Agreement prepared by CDS Inspections & Beyond, Inc. to contract for lead-based paint specialized services is hereby approved.
2. The Mayor and the City Clerk are hereby authorized and directed to sign the Service/Consultant Agreement for Lead-Based Paint Specialized Services.

There being no further discussion upon the motion made, the following voted yes: Stahlecker, Clements, Moulton, and Stahlecker. Voting no: None. Resolution 18-2018 was approved.

Mayor opened the floor to discuss/approve Resolution 19-2018 – Mayor to enter into a contract with CDS Inspections & Beyond, Inc. to provide housing management services for the City's CDBG OOR Program. Any said approval would be subject to a release of funds for the project.

Ms. Ferguson said, once funds have been released, CDS would begin having homeowner town hall meetings and assessing homes. The policy is "first ready – first served". Meaning if I brought my forms in a week ago but was missing required information, and George had delivered all required information yesterday, he would have first shot at being approved. These funds are also paid out of the grant funds.

Motion by Clements, seconded by Stahlecker to approve Resolution 19-2018 as follows:
A RESOLUTION OF THE CITY OF ALMA, NEBRASKA AUTHORIZING THE MAYOR AND THE CLERK OF THE CITY OF ALMA, NEBRASKA TO EXECUTE A CONTRACT FOR HOUSING PROJECT MANAGEMENT SERVICES TO THE CITY OF ALMA.

WHEREAS; the City of Alma needs housing project management services to enable the City to meet the requirements of the Community Development Block Grant (hereafter CDBG) #17-HO-34079; and

WHEREAS; the City of Alma has been contacted by CDS Inspections & Beyond, Inc. regarding housing project management services needed by the City of Alma; and

WHEREAS; CDS Inspections & Beyond, Inc. has prepared a Service/Consultant Agreement

setting forth the housing project management services to be provided and the cost of these services.

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

1. That the Service/Consultant Agreement prepared by CDS Inspections & Beyond, Inc. to contract for housing project management services is hereby approved.
2. The Mayor and the City Clerk are hereby authorized and directed to sign the Service/Consultant Agreement for Housing Project Management Services.

There being no further discussion upon the motion made, the following voted yes: Clements, Stahlecker, Moulton, and Stahlecker. Voting no: None. Resolution 19-2018 was approved.

Mayor opened the floor to discuss downtown revitalization (DTR) grant – Lori Ferguson with SCEDD was present to answer any questions. Ms. Ferguson began by saying the DTR grant is a competitive grant and the application is due August 30. \$40,000 is the largest amount an applicant can receive. It requires a 25% match from the City. The city would be allowed \$3,000 for administration of the grant. Just this week, SCEDD staff are attending workshops to review the changes to the guidelines. Clements asked if part of the 25% match could be “in-kind”. Ms. Ferguson said “in-kind” match would be difficult for a planning grant. This year the grant is geared toward helping low-to-medium income residents (not blight and substandard). She said the City could start procuring a designer if they wanted or some wait until later. There is no obligation for funds until approximately January 2019. Motion by Davis, seconded by Clements to proceed with a Downtown Revitalization Grant application. There being no further discussion upon the motion made, the following voted yes: Davis, Clements, Moulton and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to discuss the Disadvantaged Business Enterprise (DBE) program for construction of the airport parallel taxiway. In order to receive Federal aviation funds, the city is required to participate in the DBE and the City of Alma has in the past, as well. Motion by Clements, seconded by Stahlecker, to approve the Disadvantaged Business Enterprise (BDE) program for construction of the airport parallel taxiway. There being no further discussion upon the motion made, the following voted yes: Clements, Stahlecker, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve an updated list of lifeguards for the 2018 Swimming Season. The City’s pool manager, submitted an updated list of guards she would like to have the council approve. She already had a couple people quit and she would like to add a few more. Motion by Moulton, seconded by Davis, to approve the list as presented. There being no further discussion upon the motion made, the following voted yes: Moulton, Davis, Stahlecker and Clements. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 20-2018 – new lease for 32 N John St to Joel Wheeler and Eric Kittoe - fitness center. Joel Wheeler and Eric Kittoe are interested in upgrading some of the equipment and to continue the operation of the local fitness center. They also wanted to have first right of refusal should the city decide to sell the building. Eric Kittoe lives out of town but will be available this weekend to sign the lease. Motion by Moulton, second by Clements to approve Resolution 20-2018 as follows:

A RESOLUTION OF THE CITY OF ALMA, NEBRASKA AUTHORIZING THE MAYOR AND THE CLERK OF THE CITY OF ALMA, NEBRASKA TO EXECUTE A LEASE AGREEMENT AND RIGHT OF FIRST REFUSAL FOR THE CITY’S REAL ESTATE AT 32 NORTH JOHN STREET.

WHEREAS; the City of Alma owns a commercial building located at 32 North John Street with the following legal description:

The North Thirty-One Feet (N31') of Lots Ten (10), Eleven (11), and Twelve (12) and the North Thirty-One Feet (N31') of the West Eight Feet (W8') of Lot Nine (9), Block Eleven (11), Original Town, now City of Alma, Harlan County, Nebraska.

WHEREAS; the City of Alma has been contacted by Michael Hartzog d/b/a B-Fit Family Fitness Center stating that he will no longer wished to rent this real estate; and

WHEREAS; Joel J. Wheeler and Eric M. Kittoe have notified the City of Alma that they are

interested in leasing this real estate on the same terms and conditions as the Lessees and that they would like a Right of First Refusal to buy the above referenced real estate.

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

1. That the Lease Agreement with Joel J. Wheeler and Eric M. Kittoe is hereby approved.
2. That the Right of First Refusal to purchase this real estate is hereby approved.
3. The Mayor and the City Clerk are hereby authorized and directed to sign the Lease Agreement for the City's real estate at 32 North John Street and the Right of First Refusal.

There being no further discussion upon the motion made, the following voted yes: Moulton, Clements, Stahlecker and Davis. Voting no: None. Resolution 20-2018 was approved.

Mayor opened the floor to approve Certificate of Resolution (2018) – for City of Alma's Amended Section 125 Premium Only Plan. Each year, Ceridian updates the City's Section 125 Cafeteria Plan. The plan allows the City's employees to pay their portion of insurance premiums with pre-tax dollars (before federal income or social security taxes are taken out). It also saves the City from that portion of employee taxes. Each year, each employee signs a form that says they are either participating in the plan or not. Each employee received a copy of the plan summary and everyone has completed the participation form for 2018-2019. Motion by Stahlecker, second by Moulton to approve Certificate of Resolution for the City's Amended Section 125 Premium Only Plan. There being no further discussion upon the motion made, the following voted yes: Stahlecker, Moulton, Clements and Davis. Voting no: None. Motion carried.

Mayor Haeker opened the floor for administrator comments.

The Alma Aquatic Center opened with low attendance because of cold weather. Today there are already 70+ in attendance. There was a small electrical issue at start-up. One leg of electricity dropped because of Friday's storm. NPPD repaired it quickly. It was thought there might be an issue with the splashy pump or motor, however the guys got it working. It was probably just from non-use during the winter season.

Nuisances: starting to see tall weeds, so posted 7 properties today and had one owner call to say he will mow by Wednesday (he wasn't even contacted yet).

The RV Park has been armor-coated. Looks good and is nice and smooth. The annual inspection of the RV Park by the Corps of Engineers is scheduled for May 30th.

The Chamber has requested additional items for the BRAN riders on June 4th & 5th. Requested to drain shower trailer into sewer or street, have "welcome to Alma" flags up, barricade part of John Street and use picnic tables from the park.

Mayor Haeker opened the floor to comment from the Mayor, Councilmen, and city staff.

Councilman Moulton asked if there was any update on the pole that needs replaced at First and James Streets. Mr. Wilson said he has been in contact with NPPD. They do not own the pole and are trying to work with Frontier to get it replaced.

Councilman Davis asked about Superintendent Pfeil's health situation.

Clerk Tripe notified Council that the Planning Commission met for the first time with Orval Stahr to begin reviewing proposed new zoning ordinances. Next meeting is May 29. Should the council wish to attend, she asked they notify her so she can post a notice in case there would be a quorum. Tripe also said the Tree Board is meeting on Wednesday this week and are going to discuss the tree inventory for public land that is planned for June 11-13 with the Nebraska Forestry Service. They will map each tree location, type condition etc. so the Tree Board can create a master plan. One thing to think about during the budget process, is if the City wants to keep their Tree City USA designation, they need to budget at least \$2 per capita or \$2,306. That shouldn't be hard to do. Gary Dieter's time picking up branches after storms and general trimming can be counted toward that amount.

Clerk Tripe said the City will start looking at the possibility of a splash pad. Nebraska Game and Parks offers a grant with a 50% match. Beaver City just received a grant and they estimated their splash pad at \$200,000. The application deadline is in August. She asked if the City was interested in pursuing this project. General consensus was yes.

Councilman Stahlecker was contacted about the compost site again. The concerned individual believed the pile needed pushed up. Mr. Wilson will check on this.

Motion made by Moulton, seconded by Clements to adjourn the meeting at 6:50 PM. 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. Meeting was adjourned at 6:50 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

Alma Auto Parts Hex
Key set Gloves \$36.80;
Amazon DVD/Videos
books \$924.78;
Amazon pens paper
post its \$30.05;
Anderson Bros Electric
backflow test and
inspection \$440.70;
Aramark uniforms
towels mops \$287.36;
AUL HRA Contribu-
tions \$442.75; Aurora
Cooperative chemicals
\$1,001.39; BCBS
health ins prem
\$8,759.38; Cardinal
Snacks Jerky \$322.02;
Cash Wa Dist conces-
sions \$185.80;
Chesterman Co pop
\$1,014 ;CHS Agri
Service repairs maint
supplies fuel \$2,759.38;
City of Grand Island
pioneer member fee
\$575; City of Holdrege
landfill fees \$1,080.75;
Dept of Aeronautics
Ln pymt \$810; Dollar
General supplies
\$28.90; Duncan Walker
Schenker & Daake
legal fees \$1,750;Eagle
Dist beer \$551.77;
Electrical Eng lights
covers \$441.49;
FleetScreen drug
screening \$40; Frontier
internet phone dish
\$670.57; Harlan Cty
Journal notice and ads
\$83.98;Harlan County
Sheriff papers served
\$18.50; Harlan Lodging
TIF Money \$37,748.88;
Hebron Sport Shack
shirts \$50.30;
Hogeland's Market
concessions supplies
\$425.27;Jim's OK Tire
tire repair \$641.50;
Johnson Bros wine
\$157; League of NE
Muni conference
\$445;Long Island Redi-
Mix road gravel &

white rock \$850.50;
Mid-NE Individ
Services mgmt fee
\$450; Miller & Assoc
water line-final design
\$3,054; Municipal
Supply couplings
curb boxes fire
hydrant iron 5' wire
\$3,088.40; NPGA
natural gas
\$17,883.55; NDEQ
force main ln pymt
\$3,833.61; NE DOL
boiler inspection \$24;
NE Public Health
Environ Lab fluoride
\$18; NE Water
Environ Assoc waste-
water training & test
\$60; NE State
Historical renew
membership \$70; NE-
land Dist beer
\$469.29; NPPD
electricity \$8,047.50;
Payroll \$26,711.51;
Principal Ins life ins
prem \$106.40;
Republic Dist liquor
\$1,729.90 S & W Auto
Parts belt \$21.68;
Schwans ice cream
\$169.75; Short Stop
Fuel \$71.03; Southern
Glazer's of NE liquor
\$1,187.16; Steve Bohr
new golfmembership-
refund difference
\$209.62; Twin Valleys
PPD lectricity\$631.58;
United Healthcare
dental ins prem
\$394.20; USTI Agency
fees \$58.65; Valley
Concrete concrete
\$825;Van Wall
replacement sleeves
\$52.55; Verizon cell
\$281.97; VSP vision
ins prem \$71.40;
TOTAL \$132,094.57

