

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
April 3, 2019

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, the 3rd of April, 2019, at 5:30 p.m.

Present were Council Members: Mike Clements, Jon Davis, Tom Moulton, Randy Stahlecker, and Mayor Hal Haeker. Administrator Doug Wilson, Attorney Doug Walker, Treasurer Lorri Bantam, Superintendent Russ Pfeil, and Clerk Lori Tripe were also in attendance. Notification of this meeting and the agenda were given in advance by posting, a designated method for giving notice along with a notice in the Harlan County Journal regarding the Public Hearings. 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 April 3, 2019, at 5:30 p.m. and the following business was transacted:

Roll call: Tom Moulton-present, Randy Stahlecker-present, Jon Davis-present, Mike Clements-present and Mayor Haeker-present. Motion made by Clements, second 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.

Mayor Haeker opened the floor to approve the minutes of the March 20, 2019, regular council meeting. Motion made by Moulton, second by Clements to approve the March 20, 2019, regular council meeting minutes as presented. 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. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for period March 21, 2019, through April 3, 2019 for a total of \$251,799.49. Motion by Stahlecker, second by Moulton to approve the March 21, 2019, through April 3, 2019, claims for a total of \$251,799.49. 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 Haeker opened the floor to discuss the treasurer's report. Motion by Stahlecker, second by Moulton, 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, Moulton, Clements, and Davis. Voting no: None. Motion carried.

Mayor opened the public hearing at 5:35 p.m. to consider a Recommendation from the Alma City Planning Commission to amend the Alma, Nebraska Comprehensive Plan with an updated City Limit and 1-Mile Jurisdictional Land Use Maps, Future Annexation Map and add an Energy Sustainability Plan. Orval Stahr, consultant, was present. He presented the 3 changes to the Comprehensive Plan. He updated the City-Limit Future Land Use map to make consistent with the new zoning regulations. He also updated the 1-Mile Future Land Use map. The previous map used an arc system where boundary lines were not defined which makes it impossible to administer. He changed it to a ¼ ¼ Method which has definite boundaries. He created a Future Annexation map with some options to grow Alma. The only directions Alma can grow are North and East.

An Energy Sustainability Plan was created. There is actually very little a city our size can do. What can be done is an energy audit of the City buildings, possibly insulate, and change public and street lighting to LED's. There are different programs available on-line to check into. He named some examples of other cities who have solar farms to power their sewer plant. Question was asked if corps ground could be

annexed – yes. Question – if the future land-use map for the 1-mile jurisdiction is residential, can additional livestock be introduced-no. A person could pasture cattle though. Confinement – no. Public hearing was closed at 5:52 p.m.

Attorney Walker will prepare an Ordinance for the next city council meeting. Council can continue to review the changes.

The Mayor opened the second public hearing at 5:53 p.m. to consider a recommendation from the Alma City Planning Commission to adopt new Zoning Regulations, new Subdivision Regulations and new Zoning Maps. Mr. Stahr said the term conditional use is the term used vs. special use in the current zoning regulations. He continued by saying Alma is unique in that we have the lake and hunting, therefore people like their accessory buildings for their toys but the size needs to be reasonable. The Planning Commission worked hard to try and make them work for Alma. If someone wants to put up an accessory building on an empty residential lot, they are now allowed to do that, but they must meet the setbacks and maximum size is 900 square feet. Granting of variances will be very difficult.

Building permits will now become Zoning Permits. The City will not necessarily be enforcing a building code and a zoning checklist has been created for the Zoning Administrator to complete. Sign regulations will be virtually eliminated except for setbacks and lighting cannot beam directly onto a neighbor's property. By-Laws & Rules of Procedure have been reviewed with both the Planning Commission and the Board of Zoning Adjustment. The Subdivision Regulations have changed the review process so the entire property is reviewed for streets, drainage, making sure property is not land locked, etc. When a subdivision is reviewed, copies of the proposed plat should be provided to anyone who provides services to the property and a meeting held to review the plat with those utilities.

Mr. Stahr proposed a technical follow-up service which would provide subdivision reviews, variance issues, additional training for the zoning regulations for \$110 per month, and can be canceled at any time. Any amendments will be done at no charge.

Public hearing was closed at 6:31 p.m. Attorney Walker will prepare an Ordinance for a future city council meeting. Council can continue to review the new zoning and subdivision regulations and maps.

Mayor opened the floor to consider and possibly approve the new Zoning Permit (was Building Permit). Motion by Davis, second by Moulton to approve the new Zoning Permit as presented. There being no discussion upon the motion made the following voted yes: Davis, Moulton, Clements and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve the NPPD Contribution-In-Aid-Of-Construction (CIAOC) for Electrical Residential Service for Western Sky Properties Subdivision – Phase I - \$37,913. The City's share of the cost for electrical is the \$37,913 plus the City will pay for the trenching and conduit. Motion by Clements, second by Stahlecker, to approve the NPPD CIAOC for electrical residential service for Western Sky Properties Subdivision – Phase I for \$37,913. There being no discussion upon the motion made, the following voted yes: Clements, Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve and adopt a proposed Resolution of Necessity Establishing Sanitary Sewer District No. 2019-1 within the City. Clerk Tripe said on February 20, 2019, the Council approved the Resolution of Necessity. On March 20, 2019 the Council had a public hearing to receive input from the public regarding the Resolution of Necessity and today, the Council just needs to ratify their approval. Councilmen Moulton, then offered the following resolution and moved that it be adopted and that all prior actions of the City Council with respect to such resolution be ratified and confirmed in all respects

"RESOLUTION OF NECESSITY"

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALMA, NEBRASKA:

Section 1. The Mayor and Council (the "City Council") deem and declare it advisable and necessary to construct improvements to the existing sewage treatment facilities of
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the City, which improvements shall consist of lift station improvements, 2,100 lineal feet of 8" PVC Sanitary Main, 10 Manholes, 20 services and the associated appurtenances of construction, and such plans have been filed by the engineer. The City Council further finds that said improvements will constitute a general public improvement within said City which may properly be financed by the issuance of general obligation bonds of said City.

Section 2. The sanitary sewer improvements described herein shall be constructed in accordance with the plans and specifications prepared by the engineers for the City. Reference is hereby made to said plans and specifications, which plans, specifications and estimate of cost have been filed with the City Clerk and are hereby approved and adopted.

Section 3. For the purpose of constructing the proposed improvements there is hereby created in the City a sewer district to be known and designated as Sanitary Sewer District No. 2019-1, the outer boundaries of which coincide with and are the same as the outer boundaries of the City.

Section 4. To pay the cost of the improvements herein provided for, the City Council shall have the power, after such improvements have been completed and accepted by the City, to cause to be issued the negotiable bonds of the City to be called 'Sewer Bonds'. All of the said improvements are declared to be general public improvements and not local improvements and for the benefit of all the property in the City alike; and all of said improvements are found and declared to be necessary and proper to furnish a sanitary sewer system for said City.

Section 5. The special engineers' estimate of the cost, is \$275,000.

Councilmen Stahlecker seconded the motion. Roll was called: Moulton-yes, Stahlecker-yes, Davis-yes and Clements-yes. The passage of said Resolution having been consented to by a majority of the Council Members, the Mayor declared the Resolution of Necessity passed and adopted and signed and approved the same.

Mayor opened the floor to consider and possibly approve a contractual interest statement to do business with R & S K-Lawn Service Inc for 2019. Randy Stahlecker, councilman for the City of Alma had filed form NACD Form C-3 as required for 2019. Motion by Moulton, second by Davis, to approve the contractual interest statement to do business with R & S K-Lawn Service Inc. for 2019. There being no discussion upon the motion made, the following voted yes: Moulton Davis and Clements. Voting no: None. Stahlecker abstained. Motion carried.

Mayor opened the floor to consider and possibly approve a new sidewalk program offering 50% cost-share and a zero-percent interest loan. Administrator Wilson had discussed the program at the last City Council meeting in the administrator's comments. Forms were provided for all councilmen to review at the last meeting. Motion by Stahlecker, second by Clements to approve a new sidewalk program offering 50% cost-share and a zero-percent interest loan. There being no discussion upon the motion made, the following voted yes: Stahlecker, Clements, Davis and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve 2019 Seasonal City Mowers. Administrator Wilson had several applicants. The City would like to recommend hiring Vernon Blickenstaff for the park at \$12/hour and Roger King for all-around mowing at \$12/hour. Motion by Stahlecker, second by Davis to approve the 2019 Seasonal City Mowers as presented. There being no discussion upon the motion made, the following voted yes: Stahlecker, Davis, Clements, and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve additional 2019 lifeguards. Pool Manager Jessi Howsden updated the lifeguard list to include three additional part-time lifeguards. Motion by Moulton, second by Clements to approve additional 2019 lifeguards as presented. There being no discussion upon the motion made, the following voted yes: Moulton, Clements, Stahlecker, and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve claim from CDS Inspections & Beyond for Housing Administration Services – CDS Inspections & Beyond Invoice #Alma-Admin-HR-07 for \$238.23. Invoice covers work on Application #4. Motion by Clements, second by Stahlecker to approve the claim

discussion upon the motion made, the following voted yes: Clements, Stahlecker, Moulton and Davis. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve claim from Window World of Grand Island from \$2,847.50 for work completed to date on homeowner project #ALMA-HR-04. Motion by Davis, second by Moulton to approve Window World of Grand Island claim for \$2,847.50 for work completed to date on homeowner project #ALMA-HR-04. There being no discussion upon the motion made, the following voted yes: Davis, Moulton, Clements and Stahlecker. Voting no: None. Motion carried.

Mayor opened the floor to consider and possibly approve claim from Kermmoade's Siding & Seamless Gutters for \$1,917 for work completed to date on homeowner project #ALMA-HR-04. The City has a balance of \$681.41 on hand in the previous OOR account which will be applied toward payment of these invoices. Motion by Clements, second by Stahlecker, to approve a claim from Kermmoade's Siding & Seamless Gutters for \$1,917 for work completed to date on homeowner project #ALMA-HR-04. There being no discussion upon the motion made, the following voted yes: Clements, Stahlecker, Davis & Moulton. Voting no: None. Motion carried.

Mayor opened the floor to approve Request for CDBG Funds Drawdown #6 – the draw request reflects the invoices outlined above and invoices that were approved in December that did not meet the minimum threshold amount for a draw request. (CDS Inspections \$131.14 (Admin #06) and PM Renovations \$1320.40). Motion by Clements, second by Stahlecker to approve the Request for CDBG Funds Drawdown #6 – the draw request reflects the invoices outlined above and invoices that were approved in December that did not meet the minimum threshold amount for a draw request. (CDS Inspections \$131.14 (Admin #06) and PM Renovations \$1320.40). There being no discussion upon the motion made the following voted yes: Clements, Stahlecker, Moulton, and Davis. Voting no: None. Motion carried.

The Mayor opened the floor to Administrator comments. Administrator Wilson updated the Council regarding the RV Park. All seasonal sites have been spoken for and paid. Boat parking has 21 spots and 19 are spoken for and paid. The 2 additional we will try to rent by the week. Still need a little more rock to finish off. There were three trees in the RV Park that were split so posed a hazard. They have been removed.

The North Alma water and gas line project is having a preconstruction meeting tomorrow. Getting ready to start very soon.

The new subdivision update: Met with NPPD and electrical contractor today to discuss the trenching and conduit that is in addition to the \$37,913. Should receive that cost estimate in the new few days. They will do this work when the final grade is made for the street. Hope to have the date regarding the grading tomorrow. The City will receive a bid for the trenching of the gas lines at the same time. City employees will be installing the gas line.

Trevor Hammond with Long Island Sand & Gravel gave a cost estimate of \$3500 for the rock for the north drive into the subdivision. He suggested larger rock to make the base and smaller rock/gravel if more is needed in the future.

Mr. Wilson met with Russ Pfeil, Travis Dunse, Lonny Hanna and the County Supervisor of the Road Department, Tim Burgeson, to discuss the plans for the north drive since it will enter Seventh Street which is a county road. The County granted a driveway permit and they are donating the culvert for the driveway. The area has been staked and is clearly identified.

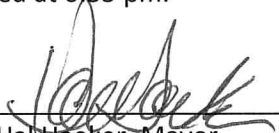
Mr. Wilson continues to work with Tall Grass to move the Town Border Station as previously discussed. They are working on the location and right-of-way concerns.

The City just got through their first year with the new dog license software. This year the City licensed over 200 dogs.

Mayor Haeker opened the floor to comments from the Mayor, Councilmen, and City Staff. Councilman Davis said the baseball teams are starting to practice and the grass already needs mowed.

Motion by Moulton, second by Davis, to adjourn the meeting at 6:55 PM. There being no further

discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Davis, Clements and Stahlecker. Voting no: None. Meeting was adjourned at 6:55 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



Amazon Mobil Rack with Pivot Hangers supplies \$474.34; Aramark uniforms shop towels \$116.30; AWE Acquisition Computer & Stand \$3,047; BannerCapital Bank – Alma mower In pymt \$338.44; Black Hills Energy Gas Service \$52.86; Bosselman fuel \$59.85; CHS Agri Service Center fuel repairs sup \$434.60; City Alma Utilities gas water sewer trash \$2,810.67; City of Holdrege Landfill Fees \$693.86; Demco books \$325.57; Diamond Exterminating pest control \$140; Duncan, Walker, Schenker & Daake legal services \$1,750; Eagle Comm internet \$229.95; Eagle Dist Beer \$356.30; First State Bank - Alma South Street bond pymt \$34,096.25; Frito Lay Concessions \$64.25; Frontier Comm phone \$111.95; Gale Goup Books \$332.22; Harlan County law enforcement \$3,468; Harlan County Court court costs \$17; Hoesch Memorial Library supplies name plates \$67.99; Hogeland's Market Supplies \$64.80; Home-town Leasing copier \$188.80; John Weaver tree removal \$900; Keri Anderson member dues mileage meals \$141.11; Lamar Schmidt pd golf fees twice \$576.50; League of NE Muni water work-shop \$45; LINWELD Specialty Gas \$32.51; Main Street Variety supplies \$18.61; Michael Todd & Co Signs \$171.38; Mid-Iowa Solid Waste Equip repair street sweeper \$612.62; NE Public Health Environmental Lab water testing \$49; NEland Dist beer \$280.75; NEX-TECH network services \$730.50; NPPD electricity \$1,350.16; Office Solutions Paper\$24.55; Olsson Western Sky Design Services \$25,500; Payroll \$23,152.19; Prestige Flag Checkered Flags \$197.86; S & H Septic Services Airport Septic Services \$350; S & W Auto Parts repairs supplies \$67.86; Sandra K Davis Cleaning \$185; Servi-Tech Lab Lab Analysis - East Lagoon \$142.95; Short Stop fuel repairs supplies \$26; SiteOne Landscape Sup chemicals supplies \$4,909.29; The Library Store Book Tape, Covers \$126.71; Toby Alber RV Park-sec dep refund \$100; Transparency Window cleaning \$90; Trustworthy Hardware sup-plies \$18.26; USTI billing stmts \$499.38; Van Kirk Bros Cont Housing Subdivision Infrastructure \$142,260.30; TOTAL \$251,799.49; Add'l Approved Claims: CDS Inspections & Beyond Inc CDBG Admin \$238.23; Anthony Kermmoade CDBG Housing Rehab \$1,917; J.E.K. LLC CDBG Housing Rehab \$2,847.50; NPPD \$37,913; GRAND TOTAL \$294,715.22;