

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
September 16, 2020

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 16th of September, 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, Dan & Annie Glines 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 September 16, 2020, at 5:30 p.m. and the following business was transacted:

Roll call: Jon Davis-present, Tom Moulton-absent, Randy Stahlecker-present, Christopher Tripe-present and Mayor Haeker-present. Motion made by Stahlecker, second by Tripe 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: Stahlecker, Tripe and Davis. Voting no: None. Motion carried.

Mayor opened the floor to approve the minutes of the September 2, 2020, regular council meeting. Motion made by Tripe, second by Stahlecker to approve the September 2, 2020 minutes, as presented. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices for period September 3, 2020 through September 16, 2020 for a total of \$114,359.54. Motion by Stahlecker, second by Davis to approve the claims and invoices for period September 3, 2020 through September 16, 2020 for a total of \$114,359.54. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Davis and Tripe. Voting no: None. Motion carried.

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

Mayor opened the floor for the discussion with Lori Ferguson with SCEDD. Clerk Miller informed the council that Lori Ferguson was going to wait until October to attend the council meeting. The agenda item is tabled until a later date.

Mayor opened the Budget Hearing at 5:37 p.m. for the City of Alma, for purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the proposed budget. Treasurer Bantam presented the budget to the council. There being no more discussion on the budget Mayor Haeker closed the hearing at 5:47 pm. Motion by Tripe, second by Davis to close the budget hearing at 5:47 p.m. There being no discussion upon the motion made, the following voted yes: Tripe, Davis and Stahlecker. Voting no: None. Motion carried. Motion by Stahlecker, second by Tripe to adopt the 2020-21 budget. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Tripe and Davis. Voting no: None. Motion carried.

Mayor opened the special hearing at 5:48 p.m. Resolution 33-2020 to set property tax request for the City of Alma for 2020-2021 for purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request at a different amount. There being no more discussion on the property tax request Mayor Haeker closed the hearing at 5:50 pm. Motion by Tripe, second by Stahlecker to close the budget hearing at 5:50 p.m. There being no discussion upon the motion made, the following voted yes: Tripe, Stahlecker and Davis. Voting no: None. Motion carried. Motion by Stahlecker, second by Davis to approve Resolution 33-2020 to set property tax request for the City of Alma for 2020-2021. There being no

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

Council Member Davis, introduced Ordinance numbered 2020-2 entitled as follows:

ORDINANCE NO. 2020-2

AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA TO ESTABLISH THE SALARIES OF MUNICIPAL EMPLOYEES; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES TO THE CONTRARY; AND TO PROVIDE FOR AN EFFECTIVE DATE.

And moved that the statutory rule requiring reading on three different dates be suspended. Council Member Tripe seconded the motion to suspend the rules and upon the motion; the following Council Members voted Yes: Davis, Tripe and Stahlecker. The following voted No: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of these ordinances.

The ordinances were then read by title and thereafter Council Member Stahlecker moved for final passage of the ordinances and said motion was seconded by Council Member Tripe. The Mayor then stated the questions, "Shall Ordinance number 2020-2 be passed and adopted?" Upon roll call vote, the following Council members voted Yes: Stahlecker, Tripe & Davis. The following voted No: None.

The passage and adoption of these ordinances having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted; and the Mayor in the presence of the City Council signed and approved the ordinances and the Clerk attested the passage and approval and affixed her signature thereto and ordered to be published as provided by law. A true and complete copy of the ordinances are attached hereto and incorporated by reference.

Council Member Stahlecker, introduced Ordinance numbered 2020-3 entitled as follows:

ORDINANCE NO. 2020-3

AN ORDINANCE OF THE CITY OF ALMA, NEBRASKA PROVIDING FOR THE SALE OF CERTAIN REAL PROPERTY AND TO PROVIDE FOR AN EFFECTIVE DATE.

And moved that the statutory rule requiring reading on three different dates be suspended. Council Member Davis seconded the motion to suspend the rules and upon the motion; the following Council Members voted Yes: Stahlecker, Davis and Tripe. The following voted No: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of these ordinances.

The ordinances were then read by title and thereafter Council Member Davis moved for final passage of the ordinances and said motion was seconded by Council Member Stahlecker. The Mayor then stated the questions, "Shall Ordinance number 2020-3 be passed and adopted?" Upon roll call vote, the following Council members voted Yes: Davis, Stahlecker and Tripe. The following voted No: None.

The passage and adoption of these ordinances having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted; and the Mayor in the presence of the City Council signed and approved the ordinances and the Clerk attested the passage and approval and affixed her signature thereto and ordered to be published as provided by law. A true and complete copy of the ordinances are attached hereto and incorporated by reference.

Mayor opened the public hearing at 5:56 p.m. to review and possibly approve application for variance from Todd & Stacey Balfour at 502 Main St. Clerk Miller attended the Board of Zoning Adjustment meeting that was held Monday, September 14, 2020. The Zoning Adjustment Board denied the request for variance on the grounds that the property owners do not have enough space for that size of building. According to Zoning Code 411.03, section I, number 1 no accessory building shall exceed 120 square feet for each 1000 square feet of lot area or 900 square feet whichever is lesser. The Board of Zoning Adjustment approved a building with a total square footage of 756. The Zoning Adjustment Board is recommending to the Council that they also deny the application for variance to the Balfour's at 502 Main St. Motion by Davis, second by Tripe to close the public hearing at 5:59 p.m. There being no discussion upon the motion made, the following voted yes: Davis, Tripe and Stahlecker. Voting no: None. Public hearing was closed. Motion by Stahlecker, second by Davis to follow the Board of Zoning Adjustments recommendation and deny the application of variance from Todd & Stacey Balfour at 502 Main St. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve cleaning contract bids for the City Office, City Auditorium, Johnson Center and Alma Municipal Airport. Clerk Miller stated that the City office had received 4 bids. The bids ranged from \$600 per month to \$850. Thank you to those who submitted bids. Motion by Stahlecker, second by Davis to approve hiring Samantha Kresser for the 2020-2021 cleaning contract for \$600 per month. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Davis and Mayor Haeker. Voting no: Tripe. Motion carried.

Mayor opened the floor to discuss/ approve special designated liquor license for the Island to serve alcohol at a wedding reception October 10, 2020 at the Alma City Auditorium. Motion by Davis, second by Stahlecker to approve special designated liquor license for the Island to serve alcohol at a wedding reception October 10, 2020 at the Alma City Auditorium. There being no discussion upon the motion made and upon roll call vote, the following voted yes: Davis, Stahlecker and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Allen & Teri Brugh's building site proposal discussion. The agenda item is tabled until further notice.

Mayor opened the floor to discuss/approve cost share for HVAC replacement for the caring cupboard. Clerk Miller stated that Administrator Wilson recommends to the council that they should allow the caring cupboard to choose who they pick to replace the HVAC since they will be the ones working with them on the replacement. Motion by Tripe, second by Stahlecker to approve cost share with the caring cupboard and allow them to choose which bid to go with. There being no discussion on the motion made and upon roll call vote, the following voted yes: Tripe, Stahlecker and Davis. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claims from CDS Inspections & Beyond for housing administration services on projects HR-06, HR-09 and HR-12 in the amount of \$818.78. Motion by Stahlecker, second by Davis to approve claims from CDS Inspections & Beyond for housing administration services on projects HR-06, HR-09 and HR-12 in the amount of \$818.78. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Stahlecker, Davis and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/ approve claim from Hayes Construction for work completed on #ALMA-HR-09 in the amount of \$1,446.00. Motion by Davis, second by Tripe to approve claim from Hayes Construction for work completed on #ALMA-HR-09 in the amount of \$1,446.00. There being no discussion on the motion made and upon roll call vote, the following voted yes: Davis, Tripe and Stahlecker. Voting No: None. Motion carried.

Mayor opened the floor to discuss/ approve invoice from RQC, INC for work done on #ALMA-HR-06 in the amount of \$4,550.00 and claim from homeowner of project #ALMA-HR-06 for materials purchased in the amount of \$441.98. Motion by Stahlecker, second by Tripe to approve invoice from RQC, INC for work done on #ALMA-HR-06 in the amount of \$4,550.00 and claim from homeowner of project #ALMA-HR-06 for materials purchased in the amount of \$441.98. There being no discussion on the motion made and upon roll call vote, the following voted yes: Stahlecker, Tripe and Davis. Voting No: None. Motion carried.

Mayor opened the floor to discuss/ approve Drawdown request #23 in the amount of \$7,016.76. Motion

by Davis, second by Stahlecker to approve Drawdown #23 in the amount of \$7,016.76. There being no discussion on the motion made and upon roll call vote, the following voted yes: Davis, Stahlecker and Tripe. Voting No: None. Motion carried.

Mayor opened the floor to Administrator Wilson for his Administrator's report. Eagle Communications/Vyve does not plan to continue with cable TV at the Alma RV Park after the roll out of their new upgrade which should be done by October 1, 2020. We will look at upgrading our WiFi system so people can use that as a way to watch TV.


Mr. Wilson met with Olsson's and VanKirk at the Western Sky sub-division to go over the final details that need to be resolved. Mainly, removing the dams in the ditches and smoothing them out where they had eroded from the heavy rains in 2019.

Administrator Wilson has started getting an instruction packet put together for his replacement. Some of the things on the list will include the Code Red, website information and a basic time frame of what needs done when.

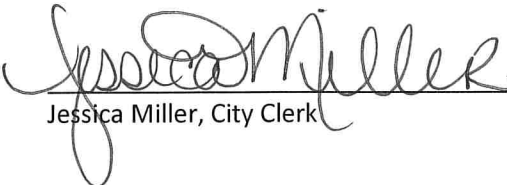
City Staff has been approached by several individuals that are interested in bidding for manager at the Alma RV Park and Mr. Wilson thinks all of them would do a great job. Current manager John Nelson was in discussing if they could take over the lease of the RV Park. When we started the council at the time felt that they did not want to lose control of the lease. We will have follow-ups on this topic in future agendas.

Mr. Wilson met with the architect for the CCCFF project and the State Fire Marshall concerning what the Fire Marshall's office feels will need to be done to make sure the auditorium will be within fire code if we do the remodel/upgrades that will be done. Depending on what we do in the kitchen, it may need some major upgrades and we may need a sprinkler system for the entire building.

Motion by Tripe, second by Davis to adjourn the meeting at 6:18 p.m. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Davis and Stahlecker. Voting no: None. Meeting was adjourned at 6:18 p.m.


Hal Haeker, Mayor

I the undersigned Clerk hereby certify that the foregoing 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

