

**MINUTE RECORD FOR CITY OF ALMA**  
**REGULAR CITY COUNCIL MEETING**  
**October 16, 2024**

A regular meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Wednesday, October 16, 2024, at 5:30 p.m.

Present were Council Members: Dyann Collins, Larry Casper, Tom Moulton and Mayor and Acting Administrator Hal Haeker. Absent: Chris Tripe. City Clerk Dawn McNulty, City Attorney Doug Walker, and City Superintendent Russell Pfeil 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 was 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 posted on the east wall of the meeting room, and then proceeded to call the regular meeting of October 16, 2024, at 5:30 p.m. and the following business was transacted:

Roll call: Tom Moulton-Present , Dyann Collins-Present, Chris Tripe-absent, Larry Casper-present, and Mayor Haeker-present. Motion by Casper, second by Collins, 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, Casper, and Collins. Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of the October 2, council meeting. Motion by Collins, second by Moulton, to approve the regular minutes of the October 2, 2024, council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for October 3, 2024, through October 16, 2024, for \$ 240,467.51. Motion made by Moulton, second by Collins, to approve the claims. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, and Casper. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve the Treasurer's report. Motion by Collins, second by Casper, 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: Casper, Collins, Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss Two Rivers Health Department Presentation. Two Rivers was unable to attend and will be rescheduled for a December meeting.

Mayor Haeker opened the floor to discuss Auditorium Roof Bid – Spartan Roofing. Adam and Jesse from Spartan stated they did the inspection of the roof. Their proposal was an overlay with ½ inch fiberboard and fully adhere 60 ml TPO roof. This would have a 20-year NDL warranty and 3-year workmanship warranty. The flashing, pitch bands, and termination bar along the roof edge, is included. This is a roll-on product that is heat welded. Options included hail board at additional cost as well as tearing off the old membrane materials at an additional cost. A possible start date would be spring.

Mayor Haeker opened the floor to discuss Auditorium Roof Bid – Midwest Roofing. Mike Walmsley stated that they have been in business for 40 years and proposed a Duralast roofing system 50 ml membrane installed over ½ inch insulated recovery board. This includes drip edge and metal cap on the wall. Hail resistance rating of Class 4 – Severe, it is reflective and energy efficient. This would also be an overlay of the existing roof. The membrane would be manufactured and shipped here. 15 Year warranty covers parts and labor repair or replacement for the full 15 years. The 20-year warranty is parts and labor, repair or replacement for 10 years and the second 10 years are material only. There are very few exclusions in their warranty. They do stand by their product. Boots are custom prefabricated to fit around

the roof vents.

Mayor Haeker opened the floor to discuss Auditorium Roof Bid – Tillotson Roofing. Ricky from Tillotson stated that their system is an overlay system of the existing roof. They will apply a layer of foam around the roof edges to reinforce and to encapsulate it. We begin by washing the roof and then applying a coat of primer on the surface so that any contaminants do not leach through the surface. They will apply a base coat, roll a coat of fabric across the entire roof and another coat of base coat. Then a topcoat will be put on. The advantage to this is that it fully accommodates and encapsulates the structure. This system comes with a 12-year warranty with a 20-year life expectancy. Weight will be minimal compared to the membrane. It is possible to change to a urethane base to accommodate the weather for a possible fall or winter start date. This would be a price increase. This will be put on the next agenda to further discuss options with the possible selection of bidder.

Mayor Haeker opened the floor to discuss and or approve Resolution 1-2025 Cleaning contract with Jeff Lynch for Municipal Buildings. Motion made by Collins, second by Casper to approve Resolution 1-2025 Cleaning contract with Jeff Lynch for Municipal Buildings There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, and Casper, Moulton voting yes with protest. Voting no: none. Motion carried.

Mayor Haeker opened the floor to discuss and or approve Library Board Member Meghan Stoelting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, and Casper, and Moulton. Voting no: none Motion carried.

Mayor Haeker opened the floor to discuss and or approve the appointment of the new City Administrator. Mayor Haeker gave a brief background on Mr. Ardiana then turned the floor over to Mr. Ardiana to present his background and qualifications for the positions. The Mayor Haeker then presented Mr. Steven Ardiana as his appointment to the position of City Administrator. After some discussion, a motion was made by Moulton second by Casper to approve Steven Ardiana as the City Administrator. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, and Casper Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve the appointment of the new City Clerk. Mayor Haeker gave a brief background of Mrs. Janet Dietz, being the Harlan County Clerk and a lifelong resident of Alma, then proceeded to open the floor for discussion and questions. The Mayor Haeker then presented Mrs. Janet Dietz as his appointment to the position of City Clerk. Motion made by Casper second by Moulton to approve the City Clerk, Janet Dietz. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, and Casper Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve Airport Project Funding approval. Chris Christensen from Olssen Engineering, and Ron Hawley were present. Christensen stated that the FAA is planning on writing a grant for the design of the engineering services for 2025. We will just be working on the design services this year. Then in the spring of 2026, that is when we would put the project out to bid. Non primary entitlement funds that other airports are not using, can be used in 2027, or we can apply for a hanger loan through DOT for 20 years at zero percent with the full intent of using future FAA funds to pay that back. Motion made by Moulton second by Casper to approve the Airport Project Funding. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, and Casper. Voting no: None. Motion carried.

Motion to adjourn the meeting by Moulton second by Collins. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Casper, Collins, and Moulton. Voting no: None. The meeting was adjourned at 6:35p.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.

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Janet Dietz , City Clerk