

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
May 17, 2021

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 17th of May, 2021, at 5:31 p.m.

Present were Council Members: Larry Casper, Dyann Collins, Tom Moulton, Chris Tripe and Mayor Hal Haeker. Administrator Lorri Bantam, Deputy City Attorney Jaclyn Daake, Treasurer Susie Janssen, and City Utility Superintendent Russ 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 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 17, 2021, at 5:31 p.m. and the following business was transacted:

Roll call: Larry Casper-present, Dyann Collins-present, Tom Moulton-present, Christopher Tripe-present and Mayor Haeker-present. Motion made by Casper, 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: Moulton, Casper, Collins and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to approve the minutes of the May 3, 2021, regular council meeting. Motion made by Tripe, second by Collins to approve the minutes of the May 3, 2021, regular council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Collins, Casper and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss the claims and invoices. Motion by Moulton, second by Casper to approve the claims and invoices for period May 4, 2021 through May 17, 2021 for a total of \$78,584.97. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Moulton, Casper, and Tripe. Voting no: None. Motion carried.

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

Mayor opened the Public Hearing at 5:34 pm to comments and discussion for a TIF request by Bosselman's Pump and Pantry. Rick Calkins addressed the Council stating that the CRA Board had looked over the project and made recommendation to the Planning Commission to be approved. The TIF request is only for a portion of the total project. Matt Krieser, Director of Construction for Bosselman's, addressed the Council stating that they hope to begin the paving project the first of June. They are planning for three pours that each need four days to cure before truck traffic is allowed on them. The business will remain open and traffic will be directed around the construction with each pour. The process is expected to be completed in about three weeks. Motion by Tripe, second by Moulton to close the Public Hearing at 5:38 pm. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Moulton, Casper, and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 14-2021 Tax Increment Financing for Bosselman's. Motion by Tripe, second by Casper to approve Resolution 14-2021 Tax Increment Financing for Bosselman's for 100% of the amount of the additional taxes caused by \$102,000.00 of the total cost of such development and redevelopment of their real estate for 15 years. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, Collins and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 13-2021 Amending Plat map for storage units in Western Sky development. Rick Calkins addressed the Council explaining that Lot 9 and outlet E onto Cottonwood lane were added to the original Plat Map. The extra Lot will be sold immediately and this provides

a drive thru road for the storage units. Surveying was done by Olsson and a new plat map needs to be approved and filed with the County Clerk's office. Motion by Collins, second by Tripe to approve Resolution 13-2021 to Amend the Plat Map for the storage buildings in the Western Sky development. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, Moulton and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 16-2021 Authorizing the Call of the GO Various Purpose Bonds. Austin Partridge, First National Capital Markets, explained the process and savings of refunding our current bond for South Street. Council Member Tripe introduced Resolution 16-2021 and moved its adoption. Council Member Casper seconded the foregoing motion and upon roll call on the passage and adoption of Resolution 16-2021, the following Council Members voted yes: Moulton, Collins, Casper, and Tripe. Voting no: None. The passage and adoption of said resolution having been concurred in by a majority of all members elected to the Council, the Mayor declared said resolution passed and adopted.

Mayor opened the floor to discuss/approve Ordinance 2021-3. Council Member Tripe introduced Ordinance 2021-3 entitled: AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION VARIOUS PURPOSE REFUNDING BONDS, SERIES 2021, IN THE AMOUNT OF NOT TO EXCEED TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$275,000) FOR THE PURPOSE OF REFUNDING CERTAIN OUTSTANDING BONDS OF THE CITY; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR A SINKING FUND AND FOR THE LEVY AND COLLECTION OF TAXES TO PAY SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS AND AUTHORIZING THE CITY TO ENTER INTO A BOND PURCHASE AGREEMENT; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASERS; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM and moved that the statutory rule requiring reading on three different days be suspended. Council Member Casper seconded the motion to suspend the rule and upon roll call vote on the motion the following Council Members voted Yes: Tripe, Casper, Collins, Moulton. Voting no: None. The motion to suspend the rule was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The ordinance was then read by title and thereafter Council Member Moulton moved for final passage of the ordinance, which motion was seconded by Council Member Collins. The Mayor then stated the question "Shall Ordinance 2021-3 be passed and adopted?". Upon roll call vote, the following Council Members voted Yes: Moulton, Collins, Casper, Tripe. Voted no: None. The passage and adoption of said ordinance 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 Council signed and approved the ordinance and the Clerk attested the passage and approval of the same and affixed the Clerk's signature thereto and ordered the amending ordinance to be published in pamphlet form as provided therein.

Mayor opened the floor to discuss/approve the Lien release for 309 ½ Lincoln Street. Rick Calkins addressed the Council stating that the Lien had been paid and the property has been sold. The Lien release is needed for a clear title to the property. Motion by Moulton, seconded by Casper to approve the Lien Release for 309 ½ Lincoln Street. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Tripe, Casper and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve the hiring of Patricia Batt as a part time Library Clerk. Motion by Casper, second by Moulton to approve the hiring of Patricia Batt at \$9.00 per hour. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Tripe, Casper and Moulton. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve Resolution 15-2021 Contract with gWorks. Administrator Bantam reported that the Deputy Secretary of State, Wayne Bena, hosted a webinar for municipalities and county offices. He informed us of the statutory dates to complete the required Ward redistricting and the process is required to be done by an approved GIS vendor. The City already utilizes gWorks for mapping our water, sewer and gas lines and is an approved GIS vendor. Motion by Casper, second by Collins to approve the Contract with gWorks for Ward Redistricting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Moulton, Casper and Collins. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve the Airport Project 3-31-0004-008 Progress Report Estimate #10 and Summary of Project Costs Statement #5. Motion by Moulton, second by Casper to approve Airport Project 3-31-0004-008 Progress Report Estimate #10 for \$8,057.90 payable to Olsson and Summary of Project Costs, Statement #5, in the amount of \$7,242.76 for federal funds due to the City. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Moulton, Casper and Collins. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claim to CDS Inspections & Beyond for housing administration services on project ALMA-HR-07 and HR-12. Motion by Tripe, second by Moulton to approve claim to CDS Inspections & Beyond for housing administration services on project ALMA-HR-07 and HR-12 in the amount of \$499.06. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, Casper and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claim to CDS Inspections & Beyond for lead-based paint specialized services on project ALMA-HR-07. Motion by Moulton, second by Collins to approve claim to CDS Inspections & Beyond for lead-based specialized services on project ALMA-HR-07 in the amount of \$500.00. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Collins, Casper and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claim to RQC, Inc for work done on project ALMA-HR-12 of the Housing Rehabilitation Program. Motion by Tripe, second by Casper to approve claim for RQC, Inc in the amount of \$1,298.15 for work done on project ALMA-HR-12 of the Housing Rehabilitation Program. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Tripe, Casper and Collins. Voting no: None. Motion carried.

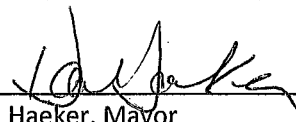
Mayor opened the floor to discuss/approve claim to Alpha Heating and Air for work done on project ALMA-HR-12 of the Housing Rehabilitation Program. Motion by Moulton, second by Collins to approve claim for Alpha Heating and Air in the amount of \$1,298.15 for work done on project ALMA-HR-12 of the Housing Rehabilitation Program. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Tripe, Casper and Collins. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve claim from homeowner of ALMA-HR-07 for materials and supplies purchased. Motion by Collins, second by Casper to approve claim from homeowner of ALMA-HR-07 for materials and supplies purchased in the amount of \$2,628.76. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Moulton, Collins and Casper. Voting no: None. Motion carried.

Mayor opened the floor to discuss/approve CDBG Drawdown #30. Motion by Moulton, second by Tripe to approve CDBG Drawdown #30. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, Collins and Tripe. Voting no: None. Motion carried.

Mayor opened the floor for the Administrator's report. Lorri Bantam asked the Council their opinion of adding street lights to illuminate alley intersections if requested by a citizen. It was discussed that we should stay with our normal placement at the street corner intersections. The Chamber of Commerce has approached the City requesting permission to place a Bouncy House type of feature in the park for the 3rd of July festivities. The Inflatable Company will carry the insurance for the event. They will add the Chamber of Commerce and the City of Alma as additional insureds. Council felt this was an acceptable activity as long as they were aware of the requirement to repair any underground sprinkler lines if they are accidentally punctured.

Motion by Moulton, second by Casper to adjourn the meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Tripe, Collins and Casper. Voting no: None. Meeting was adjourned at 6:26 p.m.


Hal Haeker, Mayor

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.

Lorri Bantam
Lorri Bantam, City Administrator

