

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
June 3, 2024

A regular meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, June 3, 2024, at 5:30 p.m.

Present were Council Members: Tom Moulton, Dyann Collins, Chris Tripe, Larry Casper, and Mayor and Acting Administrator Hal Haeker. Absent: None. City Clerk Dawn McNulty, Treasurer Tashia Butterfield, City Attorney Doug Walker, Airport Superintendent Ron Hawley, Utility Floater Kent Fleischmann, and City Superintendent Russell Pfeil were also in attendance. Curt Christianson from Olsson was 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 June 3, 2024, at 5:31 p.m. and the following business was transacted:

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

Mayor Haeker opened the floor to approve the minutes of the May 20, 2024, council meeting. Motion by Collins second by Moulton, to approve the regular minutes of the May 20, 2024, council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, Tripe, and Moulton. Voting no: None. Motion carried.

Mayor Haeker opened the floor to approve the minutes of the May 30, 2024, special council meeting. Motion by Moulton second by Collins, to approve the meeting minutes of the May 30, 2024, special council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Casper, and Moulton. Voting no: None. Abstained: Tripe. Motion carried.

Mayor Haeker opened the floor to discuss the claims and invoices for May 21, 2024, through June 3, for \$245,884.36. Motion made by Tripe, 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: Collins, Tripe, Moulton, and Casper. Voting no: None. Motion carried.

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

Mayor Haeker opened the floor to discuss and or approve Appointing Olsson as Engineer for the Airport Development Project. Ron Hawley stated that the Airport Advisory Board, which is also the Airport Selection Committee for the new engineers, met and Olsson was the only one that applied for the project. We mailed out five applications to engineering firms. Olsson has done the last 5 or 6 projects out there so we do not have to bring other engineers up to speed. Olsson gets our recommendation, and we hope that you approve them. Ron stated that the next phases are closing out the ditch and building a new hanger. Curt Christianson from Olsson & Associates said that he was familiar with the project and that he appreciated being brought in on the job. Motion made by Moulton second by Collins to approve Appointing Olsson as Engineers for the Airport Development Project. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Tripe, Moulton, and

Casper. Voting no: None. Motion carried.


Mayor Haeker opened the floor to discuss and or approve the Resolution 03-2024 for the Sale of 32 N John. Doug Walker stated that Nebraska law requires that once we have a bid, we have to publish a notice to the public three times and give the public time to respond. That way if there is an objection for what it is being sold for, they have that opportunity to be heard. It may be July before we may be able to actually convey title to the buyer. Motion made by Casper, second by Tripe to approve the Resolution 03-2024 for the Sale of 32 N John. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Tripe, Moulton, and Casper. Voting no: None. Motion carried.

Mayor Haeker opened the floor to discuss and or approve the Resolution 04-2024 Current Disconnect / Reconnect Policy. Walker stated that there was discussion last meeting rather we wanted to charge the same rates for people who were disconnecting on a short-term basis, less than one month, versus a long-term basis, over one month. Collins stated that we discussed at the last meeting charging two separate prices for the long and short term shut offs. Casper stated that regardless of what the time of the shut off is, the city worker has to be pulled off of his job to do the shut off. Pfeil stated that each time we turn a water valve we run the risk of it not working or breaking, and then we have to dig it up and that is more man hours. Treasurer Butterfield went over some of the reconnect and disconnect fees from other cities as a comparison to our rates. Casper stated that he did not see a reason for different prices and that we seem to be reasonable compared to other cities. Fleischmann added that there is no overtime, or after-hours charges that are currently charged to the customers. Haeker stated that the longer shut off should be a higher fee to help recoup some of the base charges. Moulton said that we are becoming selective about the snowbirds and charging them more. If we start charging someone a different price than others in town then we are being selective. Tripe said that we are not being selective, we are charging someone that is shutting it off for a long time. Moulton said that we cannot charge someone more for shutting the service on and off. Butterfield said that this originally started because we are not getting the base fees when people shut their services off and we have them budgeted in for a full year of service. Moulton stated then we should do a meter fee rather than a service fee then. Collins asked then we have to do a meter fee for everyone instead of a base fee. Butterfield asked about the two utilities that do not have meters, sewer, and trash. Walker stated that we could just not pass the resolution and stay with what we have. But we had talked about different rates for long term shut offs. Moulton stated that he feels like they should still be charged a base fee if they have a meter. We provide a service to the house and if they want it off, it is their choice, they still pay a base fee. Collins asked if most of the snowbirds ask for the disconnect or do they shut it off on their own and how many snowbirds we are shutting off. Butterfield stated possibly twenty-five. Tripe said that we do not need to differentiate and leave it at \$30. Pfeil stated that what we have not been charging for is the sewer and the trash, so it should be \$30 for every utility, water, gas, sewer, and trash. Casper stated, so you want \$120 to shut off and turn on? Pfeil stated it would be \$30 for whichever individual one you want turned off. Casper asked if we are charging \$30 for sewer when we shut off the water? Walker said that we need to do something to clarify this a little more. It should read per utility service disconnect where now it reads one price for one or more utility services. Collins said that we need to change it to read each utility service. Fleischmann said that we need to be clear on what we are talking about. If we shut off all the utilities off, we should be charging them \$120, \$30 per service, to turn them off and \$120 to turn them back on. Walker stated that he was not thinking that was the intention of the resolution when he re-wrote this, and we need to clarify this before we move forward. We need to clarify that last sentence, and we need to postpone this so that I can make those changes and get it back out to everyone in advance for review. You need to decide now if you want to charge \$30 per utility shut off or per disconnection. Collins stated that no matter who it is, or for how long, we charge \$30 for each utility. Haeker said that if they just want the water shut off, it would just be \$30 then? Collins said that it would be \$60 because you would have water and sewer. Pfeil stated if they have any type of city utility they are required to have trash, even if they do not want it, they are charged.

Moulton said so what about electric only houses, when you shut off the water, the sewer gets shut off and then the trash is pulled. So that would be \$90. Haeker said that we keep talking about four utilities and I only want one off, water, but then that takes the sewer off. Tripe said then I do not think that you can charge for the sewer period to get shut off and on. Haeker said that you really cannot shut off the sewer. Collins said then let us just combine the water and the sewer. Walker said the way around this may be to just put a higher figure on this to recoup some of the base rate and stay away from the per utility charges. Say \$100 to shut the utilities off for longer than a month, and \$100 to reconnect all the services. It just reads per customer request, so it is not per utility. Casper said that we came up with this because we were losing base charges, so if you are going to be gone a month or longer, it is \$100 off and \$100 back on. That makes sense to me. Collins said then if it is less than a month, it is a \$30 fee. Casper said that the resolution is going to have to be revised. Walker said not the way that it is written now, not the way that we are talking now. You all just need to agree with prices. Haeker said that we just need to postpone this and think about what you all want. Motion made by Tripe, second by Casper to postpone the discussion on Resolution 04-2024 Current Disconnect / Reconnect Policy until next council meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Tripe, Moulton, and Collins. Voting no: None. Motion carried. There being no further discussion upon the motion, the item was postponed until the next meeting.

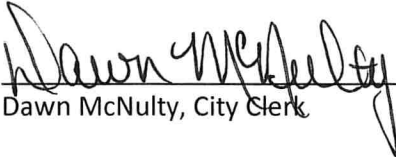
Mayor Haeker opened the floor to discuss and or approve Lifeguard Laurel Stalder for the Swimming Pool. Motion made by Tripe, second by Collins to approve Lifeguard Laurel Stalder for the Swimming Pool. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Collins, Moulton, and Casper. Voting no: None. Motion carried.

Motion to adjourn the meeting by Tripe, second by Moulton. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Tripe, Casper, Collins, and Moulton. Voting no: None. The meeting was adjourned at 6:25 p.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.



Dawn McNulty, City Clerk

