

MINUTE RECORD FOR CITY OF ALMA
REGULAR CITY COUNCIL MEETING
July 6, 2021

A meeting of the City Council of the City of Alma, Nebraska was held at City Hall on Monday, the 6th of July 2021, at 5:30 p.m.

Present were Council Members: Dyann Collins, Larry Casper, Tom Moulton, Chris Tripe and Mayor Hal Haeker. Administrator Lorri Bantam, Treasurer Susie Janssen, City Attorney Doug Walker, 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 July 6, 2021, at 5:30 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 Moulton, second by Casper 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: Collins, Moulton, Casper, and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to approve the minutes of the June 21, 2021, regular council meeting. Motion made by Tripe, second by Casper to approve the minutes of the June 21, 2021, regular council meeting. 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 the claims and invoices. Motion by Moulton, second by Collins to approve the claims and invoices for period June 22, 2021, through July 6, 2021, for a total of \$103,568.20. 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 Moulton, second by Collins 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: Collins, Moulton, Casper, and Tripe. Voting no: None. Motion carried.

Mayor opened the floor to approve the City Administrator's six months evaluation and salary increase. Mayor Haeker stated the Administrator has been doing a stellar job with not only learning the Administrator position but also training the City Treasurer and covering the empty City Clerk position. Motion made by Tripe to approve the Administrator's evaluation and increase salary to \$60,000, second by Moulton to approve. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Moulton, Casper, Tripe. Voting no: None, Motion carried.

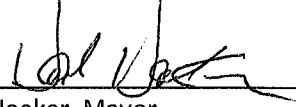
Mayor opened the floor for Resolution 18-2021 a Municipal Airport Lease Agreement with Roger Tischner. Attorney Walker explained the hangar configuration at the airport. This rent is for a space that is about a half hangar and could not fit a full-sized airplane. Only a plane that is capable to fold up the wings would be able to fit in the space. Storage items allowed in the hangar and storage rent rates were discussed. Motion made by Moulton to approve Resolution 18-2021, second by Collins to approve. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Moulton, Casper, Tripe. Voting no: None, Motion carried.

Mayor opened the floor to The Station's request to close the street for a CASA fundraiser. Councilman Tripe had been contacted by Kent Shaffer. Kent questioned why the council denied the request to close the street as it has been approved in the past and the Council allowed the Chamber to close a street downtown. He felt that preference was being given to the downtown businesses. Councilman Tripe replied the Chamber was required to acquire additional insurance with the City being named as an insured on the policy. Mayor Haeker stated that his concern is always the liability for the City. He visited with the City's insurance carrier

who recommended that the Event Organizer requesting the street closure would have and Events Coverage and name the City as an additional insured. The Insurance Companies attorney was also contacted and was told there is not an exclusion on the City's policy so the City would cover the city streets. He also recommended that he would not allow anything other than vehicles on a city street without formal approval by the Council to control streets being closed by residents without the City knowing about it. Discussion included creating a policy for street closures by businesses and being required to show proof of insurance. They would like to see this policy on the August council agenda to review it. Motion by Tripe to approve the street closure for The Station's CASA fundraiser event if adequate insurance coverage is purchased, second by Moulton. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Tripe, Moulton, Casper. Voting no: None. Motion carried.

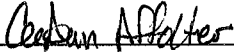
Mayor opened the floor for the Administrator's report. Lorri Bantam informed the Council of the Budget workshop meeting on July 20th at 1:30 and requested Council to be present if possible. Administrator Bantam has also applied for the Municipal Natural Gas System Emergency Assistance Fund. If approved, the city would receive approximately \$3250.00 for the extraordinary costs due to last February's cold weather. She also notified the Council of the CRA Board vacancies. The City Clerk has two people willing to serve and will be approved at an upcoming council meeting. Administrator Bantam also showed pictures of Garage/Shed/House structures becoming popular and is not addressed in our Zoning Regulations. We currently have two permits to build in the city limits. Council discussed this extensively and would like to address the percentage of the living quarters at a council meeting in August. Liens for 505 First Street will be released as the property has been sold. She also informed the council a request to attend an information meeting in McCook to create a Southwest Nebraska Land Bank. The meeting is being held by the McCook City Attorney and a law firm from Cambridge. Mayor Haeker explained how a Land Bank handles the nuisance properties in communities. Administrator Bantam completed the application to accept the ARPA funds for the City. The first tranche of funds will be received in July in the amount of \$100,972 and the second tranche a year later. She explained the Treasury has stipulations on projects the funds can be used for. The key areas for the City of Alma include water, sewer, and storm drain projects that qualify for the Clean Water State Revolving Fund and/or Drinking Water State Revolving Fund. We are currently working on two of our Water Wells to get them back up and running and would qualify for the funds. Another project that we have been looking at for several years but have not have the funds to do is the Storm Drain on main street. Treasury strongly recommends that any lead pipes in municipalities be replaced. We have until December 2024 to obligate these funds and will be putting them in the budget for next year. She also asked the council's opinion of a local resident donating Catalpa trees to the baseball field. This type of tree does have the long beans that drop from the tree. Council felt this type of tree was not a good fit for the ball field area due to the beans and the cleanup/mess they would require.

Motion by Collins, second by Tripe to adjourn the meeting. There being no further discussion upon the motion made and upon roll call vote, the following voted yes: Collins, Moulton, Tripe, Casper. Voting no: None. Meeting was adjourned at 6:43 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.



CeeAnn Affolter, City Clerk