

City of Omaha  
Council Meeting

September 4, 2012

The regular monthly council meeting was postponed due to the Labor Day (September 3, 2012) holiday. The meeting was moved to Tuesday, September 4, 2012.

The council meeting was called to order by Mayor Jake Arnold. Council members present: Lisa Heston, Emmett Fickes, Orville Lippe, Lorene Roberts and Robin Tilton. Also present: Roy Huston/Water Supervisor.

Guest present: Dalton Arnold  
Brenda Rogers-Renter of the old daycare bldg.

\*The minutes from the previous meeting were distributed and discussed. A motion was made by Lisa, seconded by Robin to accept the minutes from the previous council meeting. All in favor. Motion carried. 5/Ayes

\*The financial reports for both the city and the water dept. were distributed and discussed. Lorene mentioned Rick's mowing and did he mow the grass every two weeks. Gina mentioned that yes he did. Orville mentioned that it did need mowed. Lorene mentioned that Mike did not mow for 6 weeks. Lorene also mentioned that maybe he needed to mow every three weeks instead. Lisa mentioned that the council had already been over this and that it had been left up to his discretion. Robin mentioned that come September it should not have to be mowed more than 2-3 times. Lorene mentioned leaving it until next year. Robin mentioned mowing every three weeks. Orville mentioned that it would only need to be mowed 2-3 more times before frost.

Jake mentioned to Roy about hauling gravel with the dump truck. Roy mentioned that their trucks hold 18 ton and that would be 9 loads in our dump truck, plus the fuel and the hour for each load. Jake mentioned where the gravel was coming from. Roy mentioned that he thought it was in Branson, Cedar Valley. Roy also mentioned doing it once in awhile.

\*A motion was made by Robin, seconded by Emmett to accept the financial reports for both the city and the water dept. All in favor. Motion carried. 5/Ayes

Old Business:

Jake mentioned that Rick would not need to mow the daycare anymore, because Brenda's son-in-law was going to mow the daycare.

Lorene mentioned the daycare having a waiting list and if she was interested in renting the whole building or just another room. Lorene also mentioned that she had talked to Kathy Woods and that she wanted to rent one or two rooms for a workshop. Jake mentioned selling the building. Emmett mentioned how the building was acquired by the city. Lorene mentioned that it was through a grant. Lisa mentioned what would the city have to do to sell it; would it have to be listed, appraised or what would have to be done. Orville mentioned that renting it was a good idea. Robin mentioned that he thought it was a very good idea. Emmett mentioned getting more than \$200.00 a month if the rest was rented. Emmett also mentioned that the rent that could be received every month could be up to \$600.00

a month. Emmett mentioned that Brenda should get hers cheaper, because of convenience and that if Kathy rented it she should have to pay more. Roy mentioned the building was build about 20 years ago. Lorene mentioned that it was the first one built in Stonegate. Jake mentioned getting an appraisal. Lisa mentioned that in Branson a commercial appraisal is \$1,200.00. Orville mentioned that he thought Rocky charged about \$500.00 for an appraisal. Emmett mentioned that Brenda probably would not want to buy it after she sees the price. Robin mentioned that the City could not sell it below appraisal value. Emmett mentioned that it could be rented for \$1,000.00 a month.

Lorene mentioned calling Robert Hathaway about the brush hogging. Jake mentioned that he did not call him.

Lorene mentioned the generator for the storm shelter. Jake mentioned that it was ordered and that it would be here in two weeks. Lorene mentioned the cost. Jake mentioned that it was around \$6,500.00 and that it would run on propane and not diesel. Jake also mentioned that two meters can not be in at the storm shelter, because it would need a fire wall and that would cost extra, because the construction was done. Robin mentioned that it should have been put in before, it can not be put in now because it would cost quite bit. Lorene mentioned what would be done about the electric bill. Robin mentioned that we could get an average from previous bills. Gina mentioned that would not work because he had to leave the heater on so the pipes wouldn't freeze. Robin mentioned that the generator running on propane would cut down on theft. Lorene mentioned that natural gas was to be coming up this was. Jake mentioned that he spoke to someone and they told him that he would know something in two weeks and that had came and went. Jake also mentioned what to do with William. Gina mentioned that he had paid \$600.00 so far. Jake mentioned tabling the subject until the next meeting. Lisa mentioned using the building for more than just a storm shelter. Jake mentioned that it could be used for other things after all the papers were signed. Lisa mentioned that if it was to be used as only a storm shelter then the power would not go up and it would not be a issue. Robin mentioned using the building for gun shows. Jake mentioned that Kenneth had mentioned to him about having a gun show over a weekend and they pay \$500.00. The issue with William was tabled until next meeting.

Gina mentioned Kathy Woods renting part of the daycare building. Jake mentioned what to do with that. Lorene mentioned getting \$200.00. Emmett mentioned the daycare was an accommodation; Brenda should be charged less and the city should charge more for the rest of the building. Jake mentioned that Brenda wanted all the building. Gina called Brenda and she was on her way.

Jake mentioned getting a flag for the storm shelter. Jake also mentioned that he talked to Terry Garrett and that a 4x8 would cost \$16.00, she was going to see what she could do about getting one free and having it flown over the Capitol Building before it was sent up here and since the money for the storm shelter came from Ike, then they would want to come and take pictures of it. Robin mentioned that there would need to be a pole and light put in unless Gina was going to put it up and take it down every day. Gina mentioned that she could do it three days a week only.

Brenda Rogers-Renter mentioned the rent price for the whole building. Lorene mentioned that there was another renter interested in two of the rooms, but if she could only have one then she wanted the one. Lorene also mentioned Brenda having enough children for another room. Brenda mentioned that she would have enough for two rooms. Lorene mentioned renting two rooms or just one. Brenda mentioned that she would have to talk to the people that doing the licenses. Brenda also mentioned that she needed more room. Lorene mentioned that Kathy needs two rooms but could just use one. Brenda mentioned that she will have to check on it. Robin mentioned the price for a room and what size the

rooms were. Lorene mentioned that the room in the front is a large room and the one in back is smaller. Robin mentioned it doubling the space. Lorene mentioned that it would not. Lorene also mentioned that she would know pretty soon and that if she could not have the rooms then it should just stay the same. Lorene mentioned the price for all three rooms.

\*Lorene mentioned Brenda buying the building. Lorene also mentioned the appraisal and the market value. Lisa mentioned she did not know about the size of the building. Lorene mentioned \$200.00 for each room. Emmett mentioned Kathy renting or did Brenda want to rent it all or just another room. Lorene mentioned how soon Brenda would need the other room and when Kathy could get in there. Lorene also mentioned the want list. Brenda mentioned that she had two-17-18 month olds, one-6 month old, one-4 month old, and one 3 month old. Robin mentioned \$200.00 for one room and \$300.00 for two and the whole building would be \$500.00. Robin also mentioned giving Brenda a break on the renting the whole building. A motion was made by Robin, seconded Emmett to charge \$500.00 for the whole building or \$200.00 for one room and \$300.00 for two rooms. All in favor. Motion carried. 5/Ayes

#### New Business:

\*Robb mentioned needing new radios for the police car and a new walkie, because they are being switched over to digital. Robb also mentioned that the car radio would be \$628.00 and the walkie would be \$726.00 if purchased before the 15th of September he would also give a \$100.00 trade in for each. Robb mentioned that they really needed both because if they were out of the car then they would only have cell phone. Robin mentioned that he thought it was important for them to have both. A motion was made by Robin, seconded by Lorene to purchase the car radio and the walkie. All in favor. Motion carried. 5/Ayes

Lorene mentioned Sid getting paid. Gina mentioned that he had come in September 4, 2012 and received his pay check.

\*Roy mentioned that where the water line had been cut in front of Home Town Market needs some gravel put back in there , because it has sunk. Roy also mentioned that he figured it would take two or three bucket loads of gravel to fix it. Emmett mentioned that there was a hole in front of his place. Orville mentioned having some gravel on hand. Roy mentioned that he had some at the well. A motion was made by Lorene, seconded by Emmett to take gravel and fix in front of Home Town Market and to fix the hole in front of Emmett's place. All in favor. Motion carried. 5/Ayes

No further business before the council. A motion was made by Lorene, seconded by Robin to adjourn the meeting. All in favor. Meeting adjourned. 5/Ayes

Jake Arnold/Mayor

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Gina Dunn/Sec./Treas.

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