

City of Omaha
Council Meeting
August 6, 2012

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

Guests: Dalton Arnold
William Atchison(renter old city bldg.)

*The minutes were distributed and discussed. A motion was made by Robin Tilton, seconded by Emmett Fickes to accept the minutes. All in favor. Motion carried. 5/Ayes

*The financial reports for both the city and the water were distributed and discussed. A motion was made by Emmett Fickes, seconded by Robin Tilton to accept the minutes. All in favor. Motion carried. 5/Ayes

Old Business:

Robin mentioned the fuel line in the fire dept. Gina mentioned that she had not received the price and that it had not been put in yet. Jake mentioned the fuel leak in the city building. Gina mentioned that has far as she knew it was hooked back up and there are no leaks. Lorene mentioned who put it back. Gina mentioned she thought it was Tony.

Jake mentioned insurance for the daycare. Gina mentioned that she had gotten insurance for the daycare building and that she had increased the amount of insurance for the old city building and the shelter.

Robin mentioned that he had spoke to Brenda Rogers about the rental agreement and that it mentioned that no repairs could be made without talking to the council, she mentioned that she wanted to do some painting in daycare. Robin mentioned that he did not see a problem with it. Robin also mentioned that he spoke to her about the landscaping timbers that were rotted and had rebar sticking up and that was a safety hazard. Jake mentioned it being hammered down. Robin mentioned that they probably needed to be replaced.

Lorene mentioned the mowing at the daycare building and the rent only being \$200.00, that the renters should mow it themselves. Lorene also mentioned that she had spoke to Robert Hathaway about brush hogging the streets and if he could get the part of the daycare that needs to be cut, he mentioned to Lorene that he could get it before school. Lorene mentioned that she was not sure how far the apartments mowed, but she thought it was to the fence.

Robin mentioned that there was a Q-Alarm that was going off at the daycare building. Robin also mentioned that it was underneath the electrical box and did anyone know what it was. Lorene mentioned there was some kind of pump under the sink. Robin mentioned that there was a pump attached to the drain and that there was a discharge, maybe that was what it was. Roy mentioned that it could be the alarm for a high water level on that pump. Robin mentioned that he had checked the heating and cooling system because some of them have one for condensation but it was not there.

Jake mentioned that he had gotten a call from Brenda about another noise at the daycare building. Robin mentioned that he got a call about seven o'clock in the morning, so he got ready and went to the daycare building. Robin also mentioned that when he got there he could hear this electrical buzz; it sounded like it was coming from a vent in the ceiling. Robin mentioned that he shut off the main and he could still hear the sound. Robin also mentioned that when he could not find it he came and got Kenneth and they went back out there. Robin mentioned that he climbed back to where the vent was and he did not find anything. Robin also mentioned that when he got underneath the vent, he removed the vent cover; he could still hear the sound but it no longer was coming from the vent area. Robin mentioned that he saw a pile of toys on the floor. Robin also mentioned that three hours later, that one of the toys was making the sound, but this lead him to problems with two vent covers that were not put on right, the problem was corrected.

*Robin mentioned getting the county to do the mowing for the streets and Brenda mowing the daycare. A motion was made by Lorene Roberts, seconded by Emmett Fickes to have Brenda Rogers do the mowing for the daycare building and get the county to do the brush hogging. All in favor. Motion carried. 5/Ayes

New Business:

Jake mentioned the Semi-Annual Reports and that they had been distributed.

*Jake mentioned the two special meetings, one in June and the other being July. A motion was made by Robin Tilton, seconded by Emmett Fickes to accept the minutes for both the meetings(one in June-one in July). All in favor. Motion carried. 5/Ayes

Jake mentioned Labor Day falls on the 3rd of September, the regular monthly council meeting will be held on September 4, 2012 and the public hearings for the generator grant and the shelter grant will be held at 6:00 P.M. the same night.

Jake mentioned that he had spoke to Neal, he mentioned that Jake needed to call Tim about the sandblasting and the painting of the south water tank. Jake also mentioned that there should be 20% being put back in operation management account, instead of 10%. Jake mentioned that we did not know about the 20%. Jake also mentioned that this would increase the water bill from the \$1.20 to \$3.55 for everyone. Jake mentioned that the loan amount and this amount would be added to the 2018 loan payment and it would be \$16,000.00 instead of the \$9,000.00. Jake also mentioned that the water tank needed to be sand blasted every twenty years. Roy mentioned that he thought this well was build in 1989. Emmett mentioned that he thought it was in 1984. Jake mentioned that was the second year of Clinton being governor.

Gina mentioned needing a street sign for Oak St.

*Robin mentioned the water being used for chicken houses and it not being paid for. Robin also mentioned that a meter was needed so the Water Dept. could keep up with the water being used. Robin mentioned that no water needs to be taken from the SW Boone or from any hydrant that can not take the pull. Robin also mentioned leaving the meter with Gina so it could be checked out with the persons name and address for the water purchase, so payment could be collected. Lorene mentioned Fire Dept. by law say that a person getting water must pay for the water, the person driving the truck and the fuel for the truck used. Robin mentioned that no payment was a made. Robin also mentioned that it could

become a health dept. issue. Robin mentioned designating hydrants for non-emergency use. Robin also mentioned that theft of water will be prosecuted, if the person who got the water for the chicken house has not paid by Friday then action will need to be taken. A motion was made by Robin Tilton, seconded by Lorene Roberts to prosecute for theft of the water if not paid for by Friday and to get a meter for future water purchases. All in favor. Motion carried. 5/Ayes

*Jake mentioned Mike Dixon paying for his water purchase. Gina mentioned that he did come in and pay. Lorene mentioned putting a lock on SW Boone. Roy mentioned that it had been done before and that the fire dept. broke them because they turn them on to hard and fast and they shut them off to hard. Robin mentioned figuring the water usage through the SW Boone bill. Roy mentioned that we could but that there had been a fire and that's where the water was taken, so that water would be on the bill as well. Roy mentioned that we do receive complaints about low water pressure when the fire dept. use allot of water. Roy also mentioned them filling their trucks slower so it would not affect anyone. Roy mentioned that the meter being put on would also slow the flow. Roy mentioned having a paper signed so they can be held responsible if they damage something. Roy also mentioned that we would get their name, truck number, address, and reading before the meter is checked out and get a reading when its returned. Roy also mentioned training so they would know how to open slow and close slow. Roy mentioned that the fire dept. could fill their trucks slowly and it would only take another couple of minutes. Lorene mentioned that the fire dept. were not responsible for any damages if they are fighting a fire. Robin mentioned that this would be good to protect the public. A motion was made by Robin Tilton, seconded by Lorene Roberts to get a meter and get papers signed before meter is released to anyone, so if they abuse or misuse the meter then they can be held accountable. All in favor. Motion carried. 5/Ayes

Lorene mentioned the tree trimming by the shelter and where were the trees that were trimmed and topped. Gina mentioned that the one tree said Elm, but it was in the park area and that she did not know where the other one was, but it said Walnut. Emmett mentioned that there where two trees that needed to be taken down because they are dead. Emmett also mentioned that there are limbs that are falling off. Lorene mentioned getting bids from other tree trimmers. Emmett mentioned that some of them needed to be stumped down. Lorene mentioned that she knew someone that had gotten trees removed for \$400.00 by A1 Tree Removal and that maybe we should get prices. Lorene mentioned calling A-1 about the trees. Gina mentioned that she would call them.

*Jake mentioned that William Atchison the renter of the old city bldg. would like to address the council. William mentioned that he not had any water or a/c in about three months. William also mentioned that the builders for the shelter had used the electricity more than him, because it had even been left on over night. William mentioned that the electrical needed to be divided. William also mentioned that the ceiling panels had been left down and that no one wanted to take photos in 90 degree heat. William mentioned that they started March 8, 2012 and three days later the bathroom was removed. Orville mentioned that this should have been addressed four months ago. William mentioned that the shelter was suppose to take three months and it has been four months now. William also mentioned that there has been no water or a/c for 3 months. William mentioned that he put a lock on the door and they busted the door, to get in. William also mentioned that he should have told the council about the problem before now. Orville mentioned something should have been done long before now. Orville also mentioned that now it is a problem. William mentioned that the electrical cable had been pulled to the front of the building. William also mentioned that something needed to be done with the landscaping because if was letting water run into the front door of the shelter. Lisa

mentioned the meter and could there be a second one put in. Robin mentioned that he thought there could be if they put in a new panel box. Lorene mentioned the water running into the front of the building. Robin mentioned the panel can be separated with a meter base as long as the electric panel is separated. Jake mentioned moving the pole by the side of the old building. Robin mentioned the water. Lorene mentioned how long it would be. Jake mentioned that he had ordered the locks and the windows be here by Monday. Lorene mentioned the flooring tile for the bathroom and the other rooms. Jake mentioned that he had no idea when it would be here or put in. Jake mentioned that Kenneth would be there Tuesday. Robin mentioned separate panels for the a/c temporary hook up. Roy mentioned that it should be able to be done. William mentioned guttering for the building. Jake mentioned that the issue of guttering had not been addressed. William also mentioned that water is running underneath the front door of the shelter. Jake mentioned that a side walk will be put in and that the master gardeners will be planting some plants along that side of the building. Robin mentioned some guttering for some of the building. Lorene mentioned the certified letter being sent. Lisa mentioned that she had not seen that in the minutes. Orville mentioned that William should have come and talked to the council first thing and not waited to do it now. Lorene mentioned what was fair. William mentioned that it was up to the council. William also mentioned that he could not do any photo shoots because it was hot in there. William mentioned splitting them fifty/fifty. Robin mentioned that he thought fifty/fifty was fair. William mentioned that when he had that big electric bill, he went and bought some special light bulbs that were cheaper to use and that he had not been using the electric. Robin mentioned dividing up the rent and electric; paying half of the rent until the construction is finished. A motion was made Robin, seconded by Lisa to have William pay half the electrical bill and the rent until the construction is finished. All in favor. Motion carried. 5/Ayes

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

Jake Arnold/Mayor

Gina Dunn/Sec./Treas.