

Mayor Leslie King swore in the alderman at 7:02 P.M. January 5, 2015.

City of Omaha
Council Meeting

January 5, 2015

The regular monthly council meeting was called to order by Mayor Leslie King. Council members present: Lisa Heston, Orville Lippe, Emmett Fickes and Lorene Roberts.

Guests: Laura King, Gabby King
Boyd Smith/ORFA(lease agreement)

*The minutes from the previous meeting were distributed and discussed. Lorene mentioned corrections that needed to be made to the minutes; concerning the propane tank in the first paragraph/line 8 and 9, Lisa mentioned the propane tank not Lorene and Lorene agreed not Lisa/ correction page 2/line 2; the \$100.00 was suppose to be \$50.00; page 2/line 7/where Lisa mentioned the lease agreement it was to be a two year agreement not two lease agreements. Gina noted the corrections and new minutes will be printed and given to the council upon their approval. A motion was made Lorene, seconded by Lisa to accept the minutes with the corrections. All in favor. Motion carried. 4/Ayes

*The financial reports for the city and the water dept. were distributed and discussed. Lorene mentioned William being caught up on his rent. Gina mentioned that he was but that his checked had been returned from the bank. Emmett mentioned the \$3,000.00 bill for the architect. Gina mentioned that she talked to him and explained that we could owe him that much and that he did take off a percentage of the bill. Orville mentioned that his services were not used and neither were his plans for the park. Gina mentioned that she knew this but Jake signed the contract and there was nothing that could be done. Lorene mentioned letting him know how unhappy the city was over this matter. Gina mentioned that she was sure that he knew that after their phone conversation. Lorene mentioned that Rick was not a the meeting and that it is mandatory for him to be a the council meetings. Lorene also mentioned that there should be consequences for him not being at the meetings. Lisa mentioned giving him a written warning. Lorene mentioned how many was he to get and what type of consequences. Lorene also mentioned having someone who could do it all for the water dept. and that included reading meters. Leslie mentioned that Bill was not able to read the meters so Rick was doing. Lorene mentioned the meter readings and how were they going. Gina mentioned they weren't because she did not have them as of yet. Orville mentioned that the well north of town had tripped out again and that Rick had to open the valve for more to come from the south well to the north well and that this had caused people on Mary Doty to have low water pressure. Orville also mentioned that the wells have to be checked twice a day, because the power is getting pulled down and that is why the well is tripping out. Lorene mentioned how many warnings were to be given before action was taken. A motion was made by Lorene, seconded by Lisa to give Rick Gross three written warnings in regard to his presence being at the council meetings and if three warnings were given then he was to be terminated. All in favor. Motion carried. 4/Ayes

*Leslie mentioned the fuel bill. Lisa mentioned wanting to support our local businesses. The other council members agreed. Lorene mentioned that the price was just to high. Orville mentioned going back to Wild Bill's for the fuel until the amount for the gas here goes down. A motion was made by Orville, seconded by Lorene to go back to Wild Bill's until the fuel here was within \$.50 of Wild Bill's

fuel prices. All in favor. Motion carried. 4/Ayes

*A motion was made by Lisa, seconded by Emmett to accept the financial reports for both the city and the water dept. All in favor. Motion carried. 4/Ayes

Leslie mentioned the lease agreement with the ORFA and turned the floor over to Boyd Smith. Boyd mentioned that he had a copy all the changes to be included in the lease agreement. A copy of said changes is attached to the minutes. Boyd mentioned a 3 year lease agreement and paying \$50.00 more for the electric. Boyd also mentioned that the ORFA would pay \$300.00 for rent or \$100.00 for electric. Boyd mentioned that it would only be a \$50.00 increase total.

#10 Boyd mentioned the notification to the lessor instead of prior written consent. Boyd also mentioned it taken six weeks for the doors to get repaired and thirty days for the lights to be installed. Lorene mentioned that Roger was over the amount he could spend so nothing could have been done anyway. Boyd mentioned that major repairs or walls being moved would have to be authorized by the council. Boyd also mentioned that the notification would be for emergencies only. Boyd mentioned a certain amount of money for the written consent. Lisa mentioned that maybe it should be for emergency situations and not having free range. Lorene mentioned it would leave a broad spectrum for other things to be done.

Boyd mentioned #20 and that it had an exclusion in it and that one could be added to #10 if need be. Boyd also mentioned a certain amount or for the major repairs or moving of walls.

#11 Boyd mentioned the bathrooms and that it would be in red or underlined. Boyd also mentioned that the OFRA would have a sign out sheet for the bathrooms and it would be filled out by the last person in the fire station.

#20 Boyd mentioned that if all the water in both tankers is used then they would notify the water dept. about filling the tanks up again. Boyd also mentioned that the lessor would need to notify the fire dept. about leaks and main breaks and if no notification was given then the City would pay \$100.00 fine. Boyd mentioned that if they had to pay \$100.00 for not notifying the City then then City should be ask to do the same.

Lorene mentioned Lisa mentioning the card to get in the fire dept. side of the building. Boyd mentioned that it is still in the contract that the elected officials can go into that side of the building without an escort. Lisa mentioned that Gina could not. Lorene mentioned that Gina was an employee and that the agreement needed to list employees of the City as well.

#15 Boyd mentioned that the lessor shall be responsible for damages caused by city officials and employees.

Item 15 Boyd mentioned adding employees of the City to the list of people that were aloud in the fire station with out an escort.

Leslie mentioned the badges and that he had checked on places to have them made in Harrison, but there were no places there that did that. Boyd mentioned that the badges had to be OSHA approved because there were certain requirements that they had to have. Boyd also mentioned that John knew where to have them done.

Boyd mentioned the \$100.00 for electric and keeping the rent at \$250.00. boyd mentioned that the

exclusion will be notification only if it prohibits the answering of an emergency call and if the matter does not interfere with the answering of a an emergency call then the OFRA would have to have written consent from the council in repairing the matter. Lorene mentioned is the \$100.00 total or \$50.00 total. Lisa mentioned that at 7:30 A.M. this morning January 5, 2015 she found the door open to the fire station and she stopped and found no one inside so she closed the door and called Gina to report it. Gina mentioned that in the last month and half that the door to the fire station had been found and reported open four times. Boyd mentioned that the reason for the door being left open between the fire dept. and the city was to keep the kitchen from freezing. Lorene mentioned that the kitchen has never froze. Gina mentioned that the heat had never been left on for the reason. Lorene mentioned going with the \$250.00 for the rent and \$100.00 for the electric. Lisa mentioned making sure that the response time to answer an emergency call was timely and that the written consent would not have to be given in that circumstance.

#6 Boyd mentioned that item 6 had been removed even though it is past the date due.

Leslie mentioned the lights in the fire station. Lisa mentioned the city paying for their half. Gina mentioned that she had not gotten a bill. Leslie mentioned that the fire dept. had already paid the whole bill. Gina mentioned to Boyd about getting a copy of the bill so she could reimburse the fire dept. for the lights and keep the auditors happy as well.

Boyd thanked the council. Leslie thanked Boyd for coming. Lorene mentioned if the fire dept. had a chief yet. Boyd mentioned that they did not but that they had six applicants that had put in for chief. Boyd also mentioned that some that applied were in need of more schooling and that he would like to see the fire dept. pay for the training. Boyd left the meeting.

Lorene mentioned that Gina could notify the fire dept. about the water leaks or main breaks.

Leslie mentioned that he had gotten the railing in the fire dept. put up.

Leslie mentioned that he had talked to Robert Hathaway and the easement for 65 hwy was from light pole to light pole as far as he knew but that he would do some checking to make sure it was correct. Lorene mentioned that the porch on Dixie and Harold's house was in the easement.

*Leslie mentioned that he had gotten bid from Harold young on the guttering for the storm shelter building and that he could do the whole building for \$470.00. Leslie also mentioned that there needed to be ice breaks put in above the guttering to keep the ice from bending if or tearing it down. Leslie also mentioned that he could put the ice break in. Lorene mentioned having Harold do it all including the ice break. Leslie mentioned that he was \$20.00 cheaper than Judy's and he was local. A motion was made by Lorene, seconded by Emmett to have Harold Young put up the guttering and the ice break on the storm shelter building. All in favor. Motion carried. 4/Ayes

*Lorene mentioned appointing Laura King to the #4 alderman seat. A motion was made by Lorene, seconded by Lisa to appoint Laura King to the #4 alderman seat. All in favor. Motion carried. 4/Ayes

Emmett mentioned that Delbert Chapel was interested in being the police officer for Omaha and that he used to be a police officer. Lorene mentioned that he was 75 years and had been in the hospital and now lived with his daughter.

Mayor Leslie King swore Laura King in at 8:42 P.M. January 5, 2015.

Lorene mentioned the street grant. Gina mentioned that the grant had not been sent in yet due to the measurements and that paved roads were the only ones that had been measured. Leslie mentioned that the other streets were to be done in miles and that none of the streets were long enough to be miles so they would have to be done in tenths. Lisa mentioned that there are 528 feet in a tenth. Laura mentioned that there is 5280 feet in a mile. Lorene mentioned that Roy's road Jefferson Street would need to be done but only with gravel. Orville mentioned that it would need to have the center and the sides done. Lorene mentioned that Mike from the county would be willing to fix that street. Emmett mentioned that the street by Schaeffers would not need to be paved because of all the big trucks going down through there. Lorene mentioned if there was anyone with the State Road Dept. that could help. Gina mentioned that she did not think so but that she would make it work.

Lorene mentioned that the fire dept. should be reminded that they have to stay in the City of Omaha but it would not have to be in this building, just in the city limits. Leslie mentioned that for now he was going to keep his seat on the fire board.

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

Leslie King/Mayor

Gina Dunn/Sec./Treas.
