

City of Omaha
Council Meeting

January 3, 2010

The regular monthly Council meeting was called to order by Mayor Jake Arnold. Council members present: Orville Lippe, Emmett Fickes, Robin Tilton, Lorene Roberts. 1 absent Lisa Heston. Also present: Roy Huston/Water Supervisor, Robb Hulsey/Police Officer, Rick Gross/certified water employee.

Agenda: Ken Rensink/Grace Covenant Church/Mural
John Roberts/Omaha Rural Fire Association/Boat Dock Property

*The minutes for the previous meeting were distributed and discussed. A motion was made by Robin, seconded by Orville to accept the minutes. All in favor. Motion carried. 4 Ayes, 1 Absent (Lisa Heston)

*The financial reports were distributed and discussed. Lorene mentioned the revenue for the city. Lorene also mentioned the length of the loan for street fund and the amount. Gina mentioned that the loan was for \$40,000 based on eight years. Robin mentioned the matching funds for NWAEDD. Jake mentioned that it was the North West Arkansas Economic Development District. Gina mentioned that they help with getting grants and finding out where the money is available. Lorene mentioned the insurance for the city and the water department. Gina mentioned that the insurance for the city was just for the buildings and that the insurance for the water department covered the tanks the pumps and wells. A motion was made by Orville, seconded by Robin to accept the financial reports for both the city and the water department. All in favor. Motion carried. 4 Ayes/1 Absent

*The proposed budget for 2011 was distributed and discussed. A motion was made by Orville, seconded by Robin to accept the budget for 2011. All in favor. Motion carried. 4 Ayes/1 Absent

Jake mentioned the audit report for the city. Jake also mentioned that there were several things that needed to be corrected. Jake mentioned that the first thing that needed to be corrected with that the audit needed to be read to the Council at the first council meeting of the new year. Jake also mentioned that the fire department had several things that were wrong. Jake mentioned the fuel purchases and the receipts for the fuel purchases were not in order or they were missing. Jake also mentioned that the check for the truck could not be found, the auditor mentioned to Jake that the city could scrap the truck for cash. Jake mentioned that the auditor had visited a home and some of the materials that were used on the home were thought to have been purchased through the fire department.

Lorene mentioned the little storage building that had been built above the big room. Jake mentioned that it is back this side of the beam. Robin mentioned that it would be okay there.

Jake mentioned the old business. There was no old business.

New Business:

Jake mentioned that the city was denied the grants for the snowplow, the truck and the repairs to the new well, which was a 75/25 grant. Jake mentioned that it would cost \$60,000 to paint and sandblast the water tank.

Jake mentioned the lien on the Bueford Gregory property. Jake also mentioned that he had talked to Danny Hickman at the Sheriff's Department and he told Jake that there were no liens against the property.

Jake mentioned first on the agenda was Ken Rensink/Grace Covenant Church.

Mr. Ken Rensink from Grace Covenant Church mentioned that they were still interested in doing the mural, but that the lady that is going to do the mural is out of town right now. Mr. Rensink also mentioned that he had no sketches done, so nothing could be done at this time. Jake mentioned that the city would not be getting the storm shelter so the mural could take the whole outside wall of the old city building. Mr. Rensink mentioned that he would come by the office or call to let me know when she returned.

Jake mentioned that next on the agenda was Mr. John Roberts/Omaha Rural Fire Association. Mr. Roberts mentioned the status of the property on Boat Dock Rd. Robin mentioned that Bueford Gregory signed a correction warranty deed. Lorene mentioned that Laverda White Buffalo's name is on the original deed. Robin mentioned that she could sue Bueford. Lorene also mentioned that she had gotten a copy of the original deed; the deed was given to John Roberts so he could look at it. John mentioned that he did not see a recorder's seal or stamp. John also mentioned deeding the land and the building to the fire department. Robin mentioned that the bill of sale that the fire department needed to sign. John mentioned that he just wanted to know if the land could be deeded to the fire department. Lorene mentioned the Bueford Gregory property and was there a mortgage on the property. Emmett mentioned that if Bueford had one it would be owed to Sam Keys. Robin mentioned that the deed was cleared but that he would not be splitting the land. Robin also mentioned that the water department might want to put another well there. Jake mentioned leasing the land for a certain amount of money and for the upkeep on the land. Robin mentioned more land being needed for a well. Rick mentioned that there cannot be anything on the land that is not directly connected to the water distribution system. Emmett mentioned that the deed and that it looked legal to him. John mentioned that if there is a lien on the property then it could not be deeded away. Lorene mentioned that she did not think that there was a lien on the property at the time the warranty deed was signed. Orville mentioned that more land would need to be procured for a new well. Jake mentioned that Gina would need to e-mail Gail the deed that Lorene has. Emmett mentioned if Laverda did not sign the deed that is not valid. Robin mentioned the fire department agreeing to hire an attorney. Emmett mentioned that he is neutral and signing over the land. Orville mentioned that he agrees that more property would have to be acquired for a well. Orville also mentioned that maybe more land can be purchased for a well. Orville mentioned that he would not be opposed to signing over the land. Rick mentioned that 100 feet all the way around the property would be needed for a new well. Orville mentioned trying to get more land if we did not sign the land over. Rick mentioned that the fire department was in good standing with Bueford and that maybe they could get more land. Orville mentioned that by the time the land is used the water rules may change. Robin mentioned that he would hate to ask for more land. Orville mentioned that maybe they could sign over the land where the building is so the water department would have to acquire less property. Orville also mentioned running the line below the building for the well. Lorene mentioned the fire department covering the expenses. John mentioned that a title search could be done and that it would cost a lot. Emmett mentioned going to the circuit clerk office. John mentioned that he would need the book number and page number. Robin mentioned that he would be for signing the building over to the fire department but would like to be able to put a well there. Orville mentioned keeping the option open to be able to use the land. John mentioned seeing who really owns the property. John also mentioned abstract/title insurance. Lorene mentioned that if the deed is ours, what does the Council want to do. Orville mentioned leaving it open so the water can use it. Lorene mentioned it would need to be in writing and to have it recorded. Robin mentioned that he thought that

common ground could be met.

Robin mentioned the bill sale and that it was voted on and that Jake would sign it. Robin also mentioned that he wants to know what the objection is. John mentioned that the trucks needed to be titled separately. Robin mentioned that he is worried that someone could file lawsuit against the city. Lorene mentioned that Mr. Parrett is making out the separate bills of sale for the trucks. Lorene mentioned that the city would be covered. John mentioned that Omaha is the center of the district. Robin mentioned a 5 mile radius of Omaha. Orville mentioned the fire department staying in the city. Robin mentioned that he would like this taken care of soon.

Jake mentioned anything to report in the water department. Rick mentioned that he had not gotten the limbs picked up yet.

*Roy mentioned getting a CD for the money market account funds, which would be for the loan payment in 2018. Roy mentioned the bond fund money is the same account so monies could be used for the CD. A motion was made by Emmett, seconded by Orville to get a CD for the loan in 2018. All in favor. Motion carried. 4 Ayes/1 Absent

*Roy mentioned putting Cranenest on the new well. Roy also mentioned that it would cost \$500 -\$600 and would save \$300-\$200 a month on the Southwest Boone bill. A motion was made by Emmett, seconded by Robin, to put Cranenest on the new well. All in favor. Motion carried. 4 Ayes/ 1 Absent

*Gina mentioned a software upgrade for the water department. Gina handed out a sheet with the cost of the upgrade to the Council. A motion was made by Lorene, seconded by Emmett to get the software upgrade. All in favor. Motion carried. 4 Ayes/ 1 Absent

*No further business before the Council. A motion was made by Robin, seconded by Orville to adjourn the meeting. All in favor. Meeting adjourned. 4 Ayes/ 1 Absent

Mayor, Jake Arnold

Gina Dunn/Recorder/Treas.