

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, NOVEMBER 7, 2017

STATE OF NEBRASKA)
)
 COUNTY OF BOX BUTTE) §
)
 CITY OF ALLIANCE)

The Alliance City Council met in a Regular Meeting, November 7, 2017 at 7:00 p.m. in the Board of Education Meeting Room, 1604 Sweetwater Avenue, Alliance, Nebraska. A notice of meeting was published in the Alliance Times Herald on November 1, 2017. The notice stated the date, hour and place of the meeting, that the meeting was open to the public, and that an agenda of the meeting, kept continuously current, was available for public inspection at the Office of the City Clerk in City Hall; provided the Council could modify the agenda at the meeting if it determined an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each of the City Council Members. An agenda, kept continuously current, was available for public inspection at the office of the City Clerk during regular business hours from the publication of the notice to the time of the meeting.

Mayor Yeager opened the November 7, 2017 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Council Members Yeager, Mischnick, Jones, Korber-Gonzalez and Reynolds. Also present were City Manager Kuckkahn, Assistant City Manager/Finance Director Waggener, City Attorney Shaver and City Clerk Jines.

- Mayor Yeager announced the Open Meetings Act was available for the public and posted on the north wall of the audience area.
- The first agenda item was the introduction of new City of Alliance Library Pages: Bailey Johnson and Ben Nollette.
- The Consent Calendar was the next matter for Council’s consideration. A motion was made by Councilman Jones, seconded by Councilman Korber-Gonzalez to approve the Consent Calendar as follows:

CONSENT CALENDAR – NOVEMBER 7, 2017

1. Approval: Minutes of the Regular Meeting, October 17, 2017.
2. Approval: Payroll Costs for the period October 7, 2017 through October 20, 2017: \$210,171.05.

3. Approval: Claims against the following funds for the period October 11, 2017 through November 1, 2017: General, General Debt Service, Trust and Agency, Street, Electric, Refuse Collection and Disposal, Sanitary Sewer, Water, Golf Course, Downtown Improvement Districts, R.S.V.P., Keno, and Capital Improvement; \$542,793.01.
4. Approval: Submittal of Unclaimed Property to the Nebraska State Treasurer's office in the amount of \$55.64.
5. Approval: Resolution No. 17-109 - 2017 Reports to the Board of Public Roads Classifications and Standards for Alliance for the time period October 1, 2016 through September 30, 2017.
6. Approval: Certificate of Completion and Release for Project No. 3-31-0003-018 at the Alliance Municipal Airport with Maxwell Asphalt, Inc. of Salt Lake City, UT.
7. Approval: The issuance of the following Contractor licenses:

General Contractor	Freddie Serda dba L/S Construction
General Contractor	Pat Jones dba Copeland Development & Construction Co., Inc.
Sign	Whiting Signs

NOTE: City Manager Kuckkahn has reviewed these expenditures and to the best of his knowledge confirms that they are within budgeted appropriations to this point in the fiscal year.

Any item listed on the Consent Calendar may, by the request of any single Council Member, be considered as a separate item in the Regular Agenda.

Roll call with the following results:

Voting Aye: Yeager, Mischnick, Reynolds, Jones, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The next agenda item was the Conflict Claim in the amount of \$466.56 reimbursing Councilman Korber-Gonzalez for parking and mileage while attending the Nebraska Municipal League Annual Conference in Lincoln, NE.

A motion was made by Councilman Reynolds to approve the conflict claim in the amount of \$466.56. The motion was seconded by Councilman Mischnick.

Roll call with the following results:

Voting Aye: Yeager, Mischnick, Reynolds, Jones.

Abstaining: Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The next discussion item was the street closure request of Melanie Mann with Newberry's Common Ground. Council was provided with the following information:

[The City of Alliance has received a request from Newberry's Common Ground/JCMG Holdings, LLC for a street closure. They are requesting the closure of 4th Street between Box Butte Avenue to the alley west and the sidewalk on the south side of 4th Street. This is for a wedding/reception to be held on Saturday, August 11, 2018. The closure would be between 12:00 noon and 1:00 a.m. If the closure is approved, they will be requesting a Special Designated License to serve alcohol.

I appreciate our desire to grow local business; however, City staff is recommending this request be denied unless all City costs are compensated. The closure of the street has previously been approved for community wide events (Solar Eclipse and Heritage Days) which are events for the entire community to enjoy. The closure at this time is being requested by Newberry's to host a private party (rental) to provide an outdoor venue as part of their business.

When streets are closed for this type of activity, City services are utilized. The City provides barricades for the street closure to ensure the safety of those attending and to warn the traveling public. Our new practice of using the water barricades provides enhanced safety but also requires increased staff time and resources for their placement and removal. Police services are required to ensure compliance with alcohol regulations and the general safety of those attending an outdoor event. Fire and emergency response routes are altered to avoid the use of the street which is closed. Pedestrian traffic will also be closed off during this time as the area must be completely double gated for the serving of alcohol. Staff also has concerns that this may become a frequent request during the nice weather months for additional weddings and private social gatherings.

Should Council desire to approve these types of street closures now and into the future, Staff strongly urges that all City services provided be billed and pre-paid prior to the event occurring.]

A motion was made by Councilman Mischnick, seconded by Councilman Reynolds to approve the street closure request of Newberry's Common Ground.

Roll call with the following results:

Voting Aye: Reynolds, Mischnick.

Voting Nay: Korber-Gonzalez, Yeager, Jones.

Motion failed.

- The next agenda item was the third reading of Ordinance No. 2842 which will approve the Final Plat for Lots 1,2 and 3 Holsten Addition, A Replat of Block 10, Syndicate Addition. Council was provided with the following background information:

[The City of Alliance is in receipt of an application for a Final Plat from Daniel F. Dickinson as the landowner and Alliance 385, LLC (formerly referred to as Alliance Lodging, LLC) as the developer. The Final Plat application for Holsten Addition to the City of Alliance, is to split a 5.55 acre lot into 3 lots of land for the development of a hotel, and other commercial businesses. There would also be dedication of a 30' wide easement for the installation of sanitary sewer.

The Council has previously approved the first and second reading of the ordinance. An amendment to the ordinance is needed prior to the third reading. The amendment will change the name of Alliance Lodging, LLC to Alliance 385, LLC and add a contingency requiring receipt and approval of an administrative replat for a lot subdivision. This is required as the developer wants to now develop a little bit differently than originally thought. The new layout has been made part of the packet for Council's review.

The location of the proposed subdivision is currently called Block 10, Syndicate Addition to the City of Alliance, Nebraska. It is located north of Holsten Drive, south of Terry's Corner, and east of US Hwy 385.

The proposed subdivision is zoned C-3, Highway Commercial. A rezone will not be required to develop the property. The proposed extended stay hotel suites will require a Conditional Use Permit, which will accompany the Final Plat. The property is bordered to the north, east, and south by C-3, Highway Commercial, and to the west by A, Agriculture.

The proposed subdivision is currently vacant as is the property to the east and west. The property to the south is a distribution warehouse and the property to the north is a convenience store. There are not any preexisting structures on the proposed lot and there aren't any minimum lot sizes for C-3 zoned lots.

The City of Alliance Planning Commission met at its regular meeting July 11, 2017 and found that the Developer should provide the City with a copy of the deed granting an access easement from Westco to the development. They voted affirmative on a recommendation to the Alliance City Council for the approval of the Final Plat of Holsten Addition, A Replat of Block 10, Syndicate Addition to the City of Alliance, Nebraska, conditional on the developer providing the City with a

copy of the deed granting an access easement from Westco to the development, after making the following findings:

- a. The plat would allow for full development of the property.
- b. The projects that would occur as a result of the platting would support the Comprehensive Plan in that it promotes the development and redevelopment in the West Gateway Neighborhood and make it more inviting.
- c. The applicant has already applied for and received TIF and LB840 incentives to build a hotel on the lot.]

A motion was made by Councilman Mischnick, seconded by Councilman Korber-Gonzalez to approve the third reading of Ordinance No. 2842. Clerk Jines read the ordinance by title.

Councilman Mischnick made a motion to amend Ordinance No. 2842 to reflect the change of name from "Alliance Lodging" to "Alliance 385" and adding "and contingent upon the receipt and approval of an administrative replat for a lot subdivision of the same real estate under Section 113-10(c) of the City of Alliance Code of Ordinances." The motion was seconded by Councilman Korber-Gonzalez.

Roll call on the proposed amendment with the following results:

Voting Aye: Yeager, Jones, Mischnick, Korber-Gonzalez, Reynolds.

Voting Nay: None.

Motion carried.

ORDINANCE NO. 2842 (as amended)

AN ORDINANCE APPROVING THE FINAL PLAT OF LOTS 1, 2, AND 3, HOLSTEN ADDITION, A REPLAT OF BLOCK 10, SYNDICATE ADDITION, TO THE CITY OF ALLIANCE, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

SECTION 1. The City of Alliance has received the application for approval of the Final Plat of Lots 1, 2, and 3, Holsten Addition, a Replat of Block 10, Syndicate Addition, to the City of Alliance, in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska from Daniel F. Dickinson, Partner, Syndicate Block Company LLC.

SECTION 2. The Planning Commission held a public hearing July 11, 2017, and has recommended the approval of the Final Plat of Lots 1, 2, and 3, Holsten Addition, a Replat of Block 10, Syndicate Addition, to the City of Alliance, in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska, contingent upon receiving a copy of the deed granting an access easement from Westco to the development from Alliance 385, LLC, and contingent upon the receipt and approval of an administrative replat for a lot subdivision of the same real estate under Section 113-10(c) of the City of Alliance Code of Ordinances.

SECTION 3. The Final Plat of Lots 1, 2, and 3, Holsten Addition, a Replat of Block 10, Syndicate Addition, to the City of Alliance, in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska is hereby approved by the City of Alliance and shall be filed with the County Clerk as provided by City Code and State law within 30 days of this approval, contingent upon receiving a copy of the deed granting an access easement from Westco to the development from Alliance 385, LLC, and contingent upon the receipt and approval of an administrative replat for a lot subdivision of the same real estate under Section 113-10(c) of the City of Alliance Code of Ordinances. The plat map which has been prepared is a part of these proceedings and is attached hereto and is incorporated herein and made a part hereof by reference.

SECTION 4. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote on the final reading of Ordinance No. 2842 with the following results:

Voting Aye: Jones, Mischnick, Yeager, Reynolds, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

Mayor Yeager stated, "the passage and adoption of Ordinance No. 2842 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- Resolution No. 17-110 authorizing the Mayor to sign the Contract for Public Improvements, including all documents relating to the platted property in Holsten Addition, was the next discussion item.

A motion was made by Councilman Mischnick, seconded by Councilman Korber-Gonzalez to approve Resolution No. 17-110. The resolution follows in its entirety:

RESOLUTION NO. 17-110

WHEREAS, The Alliance City Council is considering the Final Plat of Lots 1, 2, and 3, Holsten Addition, a Replat of Block 10, Syndicate Addition, to the City of Alliance; and

WHEREAS, As part of the platting process a Contract for Public Improvements has been negotiated to ensure the development complies with the requirements of the Alliance Municipal Code; and

WHEREAS, The public improvements included within the Agreement are sidewalk, sanitary sewer main, electric supply, storm sewer/water drainage improvements (including the expansion of a retention pond on the Syndicate Property), water main and supply; and

WHEREAS, The City of Alliance believes that entering into the Contract for Public Improvements for the Holsten Addition is in the best interest of the citizens of Alliance.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is hereby authorized to sign on behalf of the City the Contract for Public Improvements between the City and Alliance 385, LLC, a Nebraska limited liability company and Syndicate Block Company, LLC, a Nebraska limited liability company, and all accompanying documents, agreements, and easements.

Roll call with the following results:

Voting Aye: Korber-Gonzalez, Jones, Mischnick, Yeager, Reynolds.

Voting Nay: None.

Motion carried.

- The next agenda item was Resolution No. 17-108 considering the Preliminary Plat of a portion of Lakefield Addition. The following background information was provided to Council:

[The City of Alliance is in receipt of an application for a Preliminary Plat from Terry and Yvette Peltz as the land owners from which the land is being subdivided from, and Eric and Sarah Arneson, Ed and Sharon Rhoads, Martin and Rose George, and Scott and Sandy Dietrich who own lots the Peltz land will be combined with.

The Preliminary Plat shows the removal of approximately .29 acres of land from the Peltz tract and combines it with Lots 1 thru 4, Block 8, and Lots 7 thru 10, Block 12, Lakefield Addition to the City of Alliance.

The lots adjacent to West Lakefield Drive are zoned R-1, Single Family Residential. The Peltz land is zoned R-R, Rural Residential. The strips of land being platted into the west lots will need to be rezoned from RR to R-1 with the Final Plat. The property is generally bound along the northwest, west, and southwest by R-1, Single Family Residential and to the north, south, and east by RR, Rural Residential.

The lots along West Lakefield Drive are developed single-family dwellings. The Peltz tract is a single-family dwelling. Similar to the Thompson-Kelly plat, there is a large amount of drainage easement deeded to the City on the east side of the Peltz Tract. The Planning Commission made the recommendation that said easement be shown on the final plat. Staff and the property owner recommends adding an additional 5 feet of easement along the east side of the existing 10 foot easement that is adjacent to the rear property lines

of the lots platted in Lakefield Addition since there are multiple utilities there and they are stacking on top of each other.

The City of Alliance Planning Commission met at its regular meeting October 10, 2017 and found that the material presented to them was satisfactory. They voted affirmative on a recommendation to the Alliance City Council for the approval of the Preliminary Plat of Lots 1A and 3A, Block 8, and Lots 9A and 11A, Block 12, A Replat of Lots 1 thru 4, Block 8, and Lots 7 thru 10, Block 12, Lakefield Addition to the City of Alliance, Nebraska, and also a Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska, with the amendment to change the Final Plat to show the Storm Water Drainage Easement deeded to the City in 1977.]

A motion was made by Mayor Yeager, seconded by Councilman Korber-Gonzalez to approve Resolution No. 17-108. The resolution follows in its entirety:

RESOLUTION NO. 17-108

WHEREAS, The City of Alliance has received an application from Terry and Yvette Peltz for approval of the Preliminary Plat of Lots 1A and 3A, Block 8, and Lots 9A, 10A and 11A, Block 12, a Replat of Lots 1 thru 4, Block 8, and Lots 7 thru 10, Block 12, Lakefield Addition to the City of Alliance, Nebraska and also a part of Unplatted Lands in the Southwest Quarter of Section 24 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska; and

WHEREAS, The Planning Commission held a public hearing October 10, 2017, and has recommended the approval of the Preliminary Plat; and

WHEREAS, The Preliminary Plat contains information required by the City Code at Section 113-70, which is relevant to this request.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Preliminary Plat of Terry and Yvette Peltz for approval of the Preliminary Plat of Lots 1A and 3A, Block 8, and Lots 9A, 10A and 11A, Block 12, a Replat of Lots 1 thru 4, Block 8, and Lots 7 thru 10, Block 12, Lakefield Addition to the City of Alliance, Nebraska and also a part of Unplatted Lands in the Southwest Quarter of Section 24 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska is hereby approved and the subdividers are authorized to proceed with any required public works elements and preparation of a Final Plat.

BE IT FURTHER RESOLVED that this approval shall expire one year from this date unless the Final Plat has been submitted. This approval does not constitute Final Plat approval or guarantee the approval of the subdivision by the City Council or the City Council's authorization to proceed with construction of improvements within the subdivision.

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- Resolution No. 17-102 which approves the renewal the contracts with the City's health insurance and other health services vendors was the next agenda item. Council was provided with the following background information:

[Hays Corporation, our health benefit broker, assisted with the renewal of health benefits. Hays Corp. provided the City with a favorable renewal. Factoring in a projected market trend increase of 19.5% the City will still see a savings of nearly 20%. Administration for the health insurance program will continue through Regional Care Inc. (RCI) and our new underwriter is Sirius America Insurance Company the reinsurance carrier. Employees will not see an increase in premiums or deductibles for the next plan year despite the market trend increases.

The total monthly premium has decreased by 15% for single and 11% for family. Employee's premiums and deductibles will remain the same which is 5.4% of the total monthly premiums. The City continues to bundle premiums for medical, dental and vision into one premium. Comparability of array communities confirms the City monthly premiums exceed other communities; however, employee premiums remain well below comparison.]

A motion was made by Councilman Korber-Gonzalez, seconded by Councilman Mischnick to approve Resolution No. 17-102. The resolution follows in its entirety:

RESOLUTION NO. 17-102

WHEREAS, The City of Alliance has engaged in a process with Hays Corporation, our benefit broker, evaluating its current health care benefit plans offered to employees; and

WHEREAS, Various options and proposals have been considered by staff and Hays Corporation, and staff has recommended the options contained herein; and

WHEREAS, The City of Alliance has received a proposal to renew its contract with the Third-Party Administrator, Regional Care Incorporated; and

WHEREAS, The City of Alliance recommends a proposal to change our contract for reinsurance carrier to Sirius American Insurance Company as set forth herein; and

WHEREAS, The proposal provides for one plan option for our benefit eligible employees.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, that the contract proposal with Regional Care Incorporated for Third-Party Administrator is hereby approved.

BE IT FURTHER RESOLVED, Monthly premium payments per employee to Sutton Special Risk as the reinsurance carrier effective January 1, 2018, shall be as follows:

Specific Single Premium	\$ 166.57
Specific Employee/Spouse	\$ 342.82
Specific Employee/Children	\$ 310.77
Specific Family Premium	\$ 511.06
Aggregate Premium	\$ 46.24
Transplant Coverage	
Single	\$ 11.32
Family	\$ 26.04
Vision Coverage	
Single	\$ 8.41
Employee/Spouse	\$ 13.45
Employee/Children	\$ 13.73
Family	\$ 22.14
Life Insurance	
Single	\$ 9.30
Family	\$ 11.05

BE IT FURTHER RESOLVED, administrative service fees to Regional Care, Incorporated, shall be \$28.05 monthly per covered employee, effective January 1, 2018.

BE IT FURTHER RESOLVED, the City of Alliance shall make monthly payments into its Health Support Fund, effective January 1, 2018 for a dental program as follows:

Per Single Employee	\$ 30.75
Per Employee/Spouse	\$ 61.50
Per Employee/Children	\$ 85.80
Per Family Employee	\$121.78

BE IT FURTHER RESOLVED, the City of Alliance shall make monthly contributions to our Health Support Fund, effective January 1, 2018 for the payment of medical claims up to the following amounts:

Per Single Employee	\$ 763.56
Per Employee/Spouse	\$1,542.38
Per Employee/Children	\$1,400.77
Per Family Employee	\$2,285.79

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- The next agenda was Resolution No. 17-103 which will authorize the election of Charlena Hjersman to serve as the representative on the Police Retirement Committee. Council was provided with the following information:

[Recently, one of our long-standing police officers informed staff that he desires to retire. Sgt. Joseph Digmann will be retiring in December. This police officer is part of a grandfathered retirement plan known as "Pre-84," which is a defined benefit plan and has specific rules about how it is setup and structured. Sgt. Digmann is a current member of the Police Retirement Committee and a new appointment needs to be appointed to the Police Retirement Committee which has been selected by our active, paid police officers.

State Statute, and as reflected by City Ordinance, calls for a Retirement Committee of six individuals (four members selected by active, paid police force and two members appointed by Council). The rules further stipulate that the four police officers are selected by the police officers themselves via election by secret ballot. Once that is completed, the City Clerk certifies those to Council for formal appointment.

City Clerk Jines conducted a secret ballot for the replacement of Joseph Digmann for a term which will expire in February, 2020.

Charlena Hjersman has been selected by our active, paid police officers to serve on the Police Retirement Committee.]

A motion was made by Councilman Reynolds, seconded by Councilman Mischnick to approve Resolution No. 17-103. The resolution follows in its entirety:

RESOLUTION NO. 17-103

WHEREAS, The City of Alliance has established a pension system for the police officers of our City pursuant to R.R.S. 1943, §16-1002 through 16-1019; and

WHEREAS, The City of Alliance needs to make an appointment to the Police Department Retirement Committee due to an upcoming vacancy; and

WHEREAS, The Committee consists of six members, of which, four members shall be selected by active, paid police officers; and

WHEREAS, Alliance City Clerk Linda S. Jines conducted an election by secret ballot to fill a vacancy and has certified that the following officer has been selected to serve on the Police Department Retirement Committee: Charlena Hjersman.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that Charlena Hjersman has been elected by the active, paid police officers of the City of Alliance and is hereby appointed to serve the remainder of a four year term which expires in February, 2020 on the Alliance Police Department Retirement Committee.

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- Resolution No. 17-104 which will award the Janitorial Contract for the Police Department to Betsy Krebs Cleaning. Council was provided with the following background information:

[The Police Department mailed ten bid requests to janitorial companies for cleaning services for the Police Department Annex and offices within the Regional Law Enforcement Center facilities. The City received two bids.

The low bid was received from Betsy Krebs Cleaning in the amount of \$11,500 per year for both facilities. This bid does not include cleaning supplies. The annual cost of cleaning supplies, which includes trash bags, is \$750 and is included within the Police budget.

All individuals who clean within the City's Police facilities must pass a security clearance through the Federal Bureau of Investigation and Nebraska State Patrol due to possible exposure to classified information. The individuals must be fingerprinted and pass a written test administered by the Nebraska State Patrol. Since Mrs. Krebs was the lowest bidder, she has begun her security clearance. A copy of her certificate of liability insurance and of the surety bonds for both buildings have been obtained.]

A motion was made by Councilman Jones, seconded by Councilman Mischnick to approve Resolution No. 17-104. The resolution follows in its entirety:

RESOLUTION NO. 17-104

WHEREAS, The City of Alliance operates the Alliance Police Department with two separate locations: the Police Annex and space within the Regional Law Enforcement Center; and

WHEREAS, As a result of normal use, the buildings require cleaning on a regular basis; and

WHEREAS, The City issued an Invitation to Bid for the Janitorial Services for the Police Department facilities pursuant to Bid Number 8001-08-2017; and

WHEREAS, The successful bidder was Betsy Krebs Cleaning of Alliance, Nebraska in the amount of \$11,500 annually; and

WHEREAS, City staff believes it is in the best interest of the citizens of Alliance to award the janitorial contract.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, that the Mayor is authorized to sign the Agreement with Betsy Krebs Cleaning of Alliance, Nebraska in the amount of \$11,500 annually, subject to receiving a security clearance through the Federal Bureau of Investigation and the Nebraska State Patrol as required.

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- The next item on the agenda was Resolution No. 17-105 which authorizes the purchase of a 2018 Ford Explorer AWD from Cover Jones Motor Company to replace an investigator vehicle within the Police Department. Council was provided with the following background information:

[The Police Department is currently in need of a replacement investigator vehicle. The present investigator vehicle is a 2009 Jeep Grand Cherokee with 95,000 miles. The Police Chief has investigated alternative vehicle replacement models for this year and is recommending a new Ford Explorer. This type of vehicle is attractive to the officers because of the roomier passenger area and the extra space to store the necessary equipment for crime scene investigations. It also has the ability to travel through difficult road conditions and the four-wheel drive has proven itself very useful in the past couple of years.

The State of Nebraska bid and Cover-Jones Motor Co. prices are displayed below for the 2018 Ford Explorer. Cover-Jones as part of their bid will also take the Jeep with a \$6,000 trade-in allowance. The Cover-Jones gross bid is \$41 below the State bid when considering the drop ship charge. Delivery time is estimated at 90-120 days.

Vehicle Description	State of Nebraska	Cover-Jones Motor Co.
2018 Ford Explorer AWD*	\$29,129.00	\$29,088.00
	Includes drop ship charge	\$23,088.00 w/trade

*There were no other comparable vehicles to the Explorer on the State bid listing

This vehicle will require minimal new extra equipment - a small console for the radio and light switch box and unmarked lights for the rear and front of the vehicle. The purchase of the upgraded radio is included in the budget for all vehicles and the light box and siren will transfer from the marked unit that went out of service. The cost of required equipment will be \$4,955.37 through Action Communication, our vendor from Scottsbluff.

The proposed resolution will authorize the purchase of a 2018 Ford Explorer from Cover-Jones Motor Co. in the amount of \$23,088 which reflects the \$6,000 trade-in allowance. The approved budget authority is \$30,000 in the Police operations budget in Capital Outlay- Vehicles (G/L 01-31-32-59-960).]

A motion was made by Councilman Mischnick, seconded by Councilman Korber-Gonzalez to approve Resolution No. 17-105. The resolution follows in its entirety:

RESOLUTION NO. 17-105

WHEREAS, The City of Alliance Police Department has a need to replace the investigator's vehicle which is a 2009 Jeep Grand Cherokee with 95,000; and

WHEREAS, Police Chief Kiss is recommending the purchase of one 2018 Ford Explorer in the amount of \$23,088 from Cover-Jones Motor Co. of Alliance, NE which includes a \$6,000 trade-in allowance for the 2009 Jeep Grand Cherokee; and

WHEREAS, The 2018 Ford Explorer will require the purchase and installation of the required safety and emergency equipment with an approximate value of \$5,000 and installed through Action Communications of Scottsbluff; and

WHEREAS, Staff is recommending that Cover-Jones Motor Co. is the lowest responsive, responsible bidder for this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that City Manager Rick Kuckkahn be and hereby is authorized to enter into a contract with Cover-Jones Motor Co. for the purchase of one 2018 Ford Explorer in the amount of Twenty-three Thousand Eighty-eight Dollars and no/100ths (\$23,088).

BE IT FURTHER RESOLVED, that the City Council is authorizing the purchase from the Police Department's Capital Outlay – Vehicle Account No. 01-31-32-59-960 to allow for the purchase of one police vehicle.

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- The next matter before Council was Resolution No. 17-106 which approves Supplement No. 1 to the Construction Services Agreement for the 10th Street Project. Council was provided with the following background information:

[The 10th Street, Box Butte to Flack Avenue Project experienced delays with completion. As a result of the contractor going beyond their allowed construction

days, construction inspection services needed to be extended. The State of Nebraska has authorized these additional services for an amount not to exceed \$22,203.72. It is anticipated that funding for this additional service will be recouped from the penalty clause in the contract with Paul Reed Construction. Therefore, the State of Nebraska has forwarded Supplement No. 1 to Construction Engineering Services Agreement for the Council's approval.]

A motion was made by Mayor Yeager, seconded by Councilman Mischnick to approve Resolution No. 17-106. The resolution follows in its entirety:

RESOLUTION NO. 17-106

WHEREAS, The City of Alliance and M.C. Schaff & Associates have previously executed a Construction Engineering Services Agreement (BK1623) for a transportation project for which the Local Public Agency (LPA) would like to obtain Federal funds; and

WHEREAS, The City of Alliance understand that it must continue to strictly follow all Federal, State and local laws, rules, regulations, policies and guidelines applicable to the funding of this Federal-aid project; and

WHEREAS, The City of Alliance and M.C. Schaff & Associates wish to enter into a construction engineering services supplemental agreement setting out modifications and/or additional duties and/or funding responsibilities for the Federal-aid project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is hereby authorized to sign the attached Construction Engineering Services Supplemental Agreement No. 1 between the City of Alliance, Nebraska and M.C. Schaff & Associates, Inc. for NDOR Project Number URB-6254(7), NDOR Control Number 51490, NDOR Project Description: 10th Street, Box Butte to Flack.

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- Resolution No. 17-107 which will approve the request of Alliance 385, LLC to amend their Cost Benefit Analysis for their Redevelopment Plan was the next matter for Council's consideration. Council was provided with the following background information:

[Due to the increase in commercial property valuations over the last year, Alliance Lodging now thinks that their project will produce \$846K in tax increment financing "TIF" (as opposed their previous estimate of \$800K). They want to increase the maximum amount of the note from \$800K to \$846K. (Still, they will have to show the eligible expenses are incurred before any principal amount is advanced on the note, and their eligible expenses should far exceed the TIF

available.) Technically, this amendment can all be done at the CRA level. The Redevelopment Plan never specifically set forth the \$800K number so the Plan itself does not need to be revised. However, the Cost-Benefit Analysis which the Council reviewed did mention the \$800K number. I think it is important that the Council determine that the Cost-Benefit Analysis still weighs in favor of the benefits even with the increase in the estimated TIF amounts. This will also provide a clear record of the change uniformly throughout all City records. If approved by Council, this will need to also be approved by the CRA at the December meeting. I have attached:

- o The Cost-Benefit Analysis that has already been approved; and
- o The Amendment to the Redevelopment Agreement (this does not need to be approved by Council, but want you to have some context).]

A motion was made by Councilman Korber-Gonzalez, seconded by Councilman Mischnick to approve Resolution No. 17-107. The resolution follows in its entirety:

RESOLUTION NO. 17-107

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

Recitals:

- a. On February 21, 2017, the City Council approved a redevelopment plan titled *Block 10 Hotel Redevelopment Project*, submitted by Alliance Lodging, LLC (the "Redevelopment Plan").
- b. Prior to approving the Redevelopment Plan, the City Council determined, among other things, that the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the City Council, are in the long term best interests of the community.
- c. The cost-benefit analysis reviewed by the City Council presupposed that up to \$800,000.00 of tax increment financing indebtedness would be available for the project. However, due to updated valuation information that was not available at the time of the City Council's initial cost-benefit analysis, it is now anticipated that up to \$846,000.00 of tax increment financing indebtedness will be available for the project.

Resolved:

1. After considering the increase of anticipated of tax increment financing indebtedness from \$800,000.00 to \$846,000.00, the City Council ratifies its previous determination that the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and

the demand for public and private services are in the long term best interests of the community.

2. Except as otherwise specifically set forth herein, the City Council's resolutions regarding the Redevelopment Plan shall remain unchanged.
3. This Resolution shall become effective immediately upon its adoption.

Roll call with the following results:

Voting Aye: Reynolds, Korber-Gonzalez, Yeager, Jones, Mischnick.

Voting Nay: None.

Motion carried.

- The next agenda item was the Fourth Quarter Financial Report.

Assistant City Manager/Finance Director Randy Waggener provided an overview of the City's Fourth Quarter Financial Report ending September 30, 2017 and reviewed the statistical dashboards.

A motion was made by Councilman Jones, seconded by Councilman Reynolds to accept the Fourth Quarter Financial Report as presented.

Roll call with the following results:

Voting Aye: Jones, Korber-Gonzalez, Yeager, Reynolds, Mischnick.

Voting Nay: None.

Motion carried.

- The final item before Council were Board appointments and vacancy announcements.

A motion was made by Councilman Reynolds to reappoint Serena Bremer to the Economic Development Plan Application Review Committee with a new term expiring June 30, 2021. Councilman Mischnick seconded the motion.

Roll call with the following results:

Voting Aye: Jones, Korber-Gonzalez, Yeager, Reynolds, Mischnick.

Voting Nay: None.

Motion carried.

A motion was made by Councilman Reynolds to appoint Maxine Anderson to the Library Board with a term expiring June 30, 2020. The motion was seconded by Councilman Korber-Gonzalez.

Roll call with the following results:

Voting Aye: Jones, Korber-Gonzalez, Yeager, Reynolds, Mischnick.

Voting Nay: None.

Motion carried.

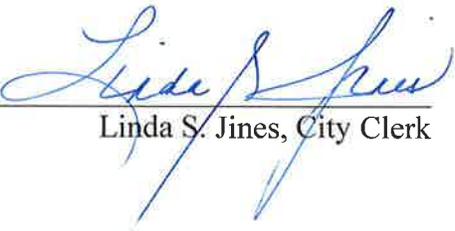
It was announced the City currently is seeking members for the Board of Adjustment, Economic Development Plan Citizen Advisory Board, two junior ex-officio members of the Library Board and the Planning Commission. Anyone interest in serving on these Boards should contact the City Clerk's Office. Information on all of the City Boards is available on the web site, www.cityofalliance.net.

- Mayor Yeager stated, "there being no further business to come before the Alliance City Council, the meeting is adjourned at 7:44 p.m."

(SEAL)



Ralph Yeager, Mayor



Linda S. Jines, City Clerk