



Building the Best Hometown in America®

ALLIANCE, NEBRASKA
CITY COUNCIL MEETING
School Board Meeting Room
1604 Sweetwater Avenue
March 6, 2018 - 7:00 p.m.
AGENDA

- **Call to Order**
 - **Roll Call**
 - **Open Meetings Act Announcement**
For the public's reference a copy of the Open Meetings Law has been posted on the north wall of this room in the audience area. This posting complies with the requirements of the Nebraska Legislature.
 - **Invocation and Pledge of Allegiance**
- A. Introduction of New Employees**
Phillip Harris – Water and Sewer Maintenance Worker I
- B. Proclamation**
Girl Scout Week – March 11-17, 2018
- C. Consent Calendar**
Approval of Minutes, Payroll and Claims
Proposal Submittal to NDOT for Public Transit Program Continuance
Renewal Application to Dept. of Revenue for KENO Operation
Issuance of Contractor Licenses
MEAN Revised Rate Schedule Bulk Power Participants, Service Schedule M
Charter Channel Line-up Changes
- D. Conflict Claim – Councilman Reynolds**
Councilman Reynolds attended the Nebraska League of Municipalities Midwinter Conference in Lincoln, Nebraska on February 26th and 27th. Travel expenses related to this conference for reimbursement to Councilman Reynolds total \$81.36.
- E. Audit Presentation**
Terry Galloway of Almquist, Maltzahn, Galloway & Luth, P.C. will present the review the City of Alliance's Audit of the Financial Statements for the period October 1, 2016 through September 30, 2017.
- F. Ordinance No. 2854 – Second Reading**
Classification Plan Amendments
This ordinance has been prepared for Council's consideration to amend our current Classification Plan. Staff is requesting several modifications to match the organizational changes being recommended by the City Manager.

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**G. Public Hearing – Rezoning Request of Brian Jelinek
Ordinance No. 2855 – First Reading**

Now is the date, time and place to conduct a public hearing on the request of Brian K. Jelinek to rezone two tracts of land totaling 29.66 acres in the S½ and the SW¼ of Section 32, Township 25 North, Range 47 West of the 6th P.M., Box Butte County, Nebraska. The property is located north of and adjacent to the BNSF Railroad tracks, approximately 1400 feet east of County Road 58. The purpose of the rezone is to allow the processing and storing of beans on the property and to utilize the existing rail siding. The rezoning will be from A – Agriculture to M-2 – Heavy Industrial. The Alliance Planning Commission recommended approval of the rezoning request at their February 27th meeting. Ordinance No. 2855 is before Council on first reading which will approve the rezoning request. Mr. Jelinek has requested the waiving of the statutorily required three readings of the ordinance.

**H. Public Hearing – Rezoning Request of John and Debra Hoffman
Ordinance No. 2856 - First Reading**

Now is the date, time and place to conduct a public hearing on the request of John and Debra Hoffman to rezone at tract of land totaling 3.18 acres in part of the E½ of the SW¼ of the NE¼ of Section 3, Township 24 North, Range 48, West of the 6th P.M., Box Butte County, Nebraska (to be platted – Block 1, Hoffman Acres). The property is located approximately 1300 feet south of the intersection of South Mississippi Avenue and Kansas Street. The purpose of the rezone is to create a subdivision. The rezoning will be from A – Agriculture to R-R – Rural Residential. The Alliance Planning Commission recommended approval of the rezoning request at their February 13th meeting. Ordinance No. 2856 is before Council on first reading which will approve the rezoning request. John and Debra Hoffman have requested the waiving of the statutorily required three readings of the ordinance.

**I. Public Hearing – Final Plat for Block 1, Hoffman Acres
Ordinance No. 2857 – First Reading**

Now is the date, time, and place to conduct a Public Hearing on the Final Plat for Block 1, Hoffman Acres, A Subdivision of a Part of the East Half of the Southwest Quarter of the Northeast Quarter of Section 3, Township 24 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska. John and Debra Hoffman as the landowners have made this application in order to separate the land that the house is on and the farm ground surrounding it so that they may sell the house and keep the ag land. The Planning Commission conducted a public hearing at their regular meeting on February 13, 2018 and has made the recommendation to Council for approval. Ordinance No. 2857 is before Council for first reading. Mr. and Mrs. Hoffman have requested the waiving of the statutorily required three readings of the ordinance.

**J. Public Hearing – Conditional Use Request of Blaine Rasmussen for an Vehicle Repair Shop
Resolution No. 18-24**

Now is the date, time and place to conduct a Public Hearing on the application of Blaine Rasmussen for a Conditional Use Permit to operate a diesel repair and maintenance shop, and vehicle tow yard on Tract 4, A Part of the Northwest Quarter of Section 4, Township 24 North, Range 48 West of the 6th P.M., Lands in Corporate City Limits, Parcel No 85, Box Butte County, Nebraska which is commonly addressed 300 South Mississippi Avenue. The Alliance Planning Commission at their regular meeting on February 13th recommended approval of the Conditional Use Permit. Resolution No. 18-24 has been prepared for Council's consideration.

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**K. Public Hearing – Conditional Use Request of Libsack Farms Inc. for a Diesel Repair Shop and Vehicle Tow Yard
Resolution No. 18-25**

Now is the date, time and place to conduct a Public Hearing on the application of Libsack Farms Inc. for a Conditional Use Permit to operate a diesel repair and maintenance shop, and vehicle tow yard on Tract 4, A Part of the Northwest Quarter of Section 4, Township 24 North, Range 48 West of the 6th P.M., Lands in Corporate City Limits, Parcel No 85, which is commonly addressed 1319 West Kansas Street. The Alliance Planning Commission at their regular meeting on February 13th recommended approval of the Conditional Use Permit. Resolution No. 18-25 has been prepared for Council's consideration.

**L. Public Hearing – Conditional Use Request of Aaron and Julie Hamburger for a Daycare Facility
Resolution No. 18-26**

Now is the date, time and place to conduct a Public Hearing on the application of Aaron and Julie Hamburger for a Conditional Use Permit to operate a Home II daycare on Lot 9, Block 1, Second Addition to Emerson Addition to the City of Alliance, Box Butte County, Nebraska which is commonly addressed 1453 Black Hills Avenue. The Alliance Planning Commission at their regular meeting on February 13th recommended approval of the Conditional Use Permit. Resolution No. 18-26 has been prepared for Council's consideration.

M. Resolution No. 18-27 – Preliminary Plat for Block 3, Syndicate Addition

Resolution No. 18-27 will approve the Preliminary Plat of Lot 1 and 2, Block 3, a Subdivision of Block 3, Syndicate Addition to the City of Alliance. The Alliance Planning Commission conducted a Public Hearing and has recommended approval.

N. Resolution No. 18-28 – Golf Professional Agreement

Resolution No. 18-28 will authorize the City of Alliance to enter into an Independent Contractor Agreement for a Golf Course Golf Professional with Jackie Stevens.

O. Resolution No. 18-29 – Request of WNCC to Construct New Facility

In 2016 WNCC and the City entered into a 50 year lease for the property which currently houses the powerline construction and maintenance program. WNCC is desiring to expand their education program and is seeking permission to construct an indoor training facility at this location.

P. Resolution No. 18-30 – Request of Ladies Golf Association

This resolution will authorize a 50% share of the women's locker rental revenue at the Alliance Municipal Golf Course with the Ladies Golf Association. This will be in effect with the 2018 golf season and into future years, for a maximum of \$5,000. The request is being made in order for the Ladies Golf Association to pay the loan they received from the Men's Club for the purchase of the new lockers.

Q. Resolution No. 18-31 – Building Demolition Bid Award and Council Contingency Fund Authorization

Resolution No. 18-31 will award the demolition of 100 Big Horn Avenue (Warehouse 3) and 1603 Cheyenne Avenue (old Pool Bath House) to Peltz Companies Inc. of Alliance, Nebraska in the amount of \$111,602. The resolution will also authorize the use of City Council Contingency Funds for the payment of this contract and the associated landfill fees which was set aside for this purpose.

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R. Board Resignations and Announcements

The City of Alliance is in receipt of the resignation of Kristi Ellstrom from the Museum Board as she and her husband are relocating outside of the community. Ms. Ellstrom's term was to expire in May, 2020.

Currently we have vacancies on the Board of Adjustment, Downtown Improvement Districts A-1 and A-2, Economic Development Plan Citizen Advisory Board, two junior ex-officio members of the Library Board, Museum Board, Park and Tree Board, Planning Commission and Senior Facility Advisory Board.

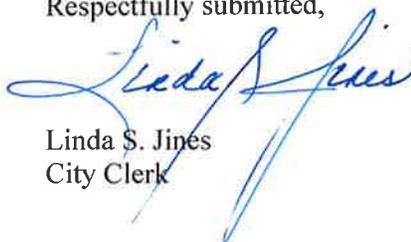
Anyone interested in serving on these Boards should contact the City Clerk's Office. Information on all of the City Boards is also available on our web site, www.cityofalliance.net.

S. Closed Session – Strategy Session

Pursuant to Section 84-1410 Reissue Revised Statutes of Nebraska 1943, that Council finds it necessary to enter into a closed session to conduct a strategy session regarding a potential real estate purchase.

▪ **Adjournment**

Respectfully submitted,



Linda S. Jines
City Clerk

† Added by addendum to agenda 24 hours prior to the meeting.

The City Council reserves the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

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