

April 25, 2019

**ALLIANCE CITY COUNCIL**

**SPECIAL MEETING, THURSDAY, APRIL 25, 2019**

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

The Alliance City Council met in a Special Meeting, April 25, 2019 at 9:00 a.m. in the Library/Learning Center Community Rooms, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on April 20, 2019. 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 Dafney opened the April 25, 2019 Special Meeting of the Alliance, Nebraska City Council at 9:02 a.m. Present were Council Members Dafney, Mischnick, Jones, Reynolds, and Bentley. Also present were City Manager Sprock, Culture and Leisure Services Director Brown and City Clerk Jines.

- The first matter addressed by Council was establishing a Special Meeting to review the proposed Capital Improvement Plan for insertion into the proposed 2019-20 budget. By consensus Council selected Wednesday, May 8, 2019 at 3:00 p.m.
- Council's next item for discussion was reviewing improvements to be made at the 1200 Flack Avenue property owned by the City. This property was purchased to house the Park Maintenance Shop and Public Transit Bus Barn. Council was provided the following background information:

[Staff has requested this opportunity to meet with Council and discuss how best to move forward with the construction of both a Public Transit Facility and a Parks Department Shop. As you can see in the timeline, the City was in need of two facilities. An opportunity arose to join the two needed facilities into one facility since there were common needs and space could be shared for special purposes such as wash bays, office space, restrooms etc. The City had budgeted funds for a Park Shop and the Nebraska Department of Roads had funding available in the amount of \$640,000 or 80% of eligible capital costs. Staff proceeded in the

April 25, 2019

direction of a joint facility with the initial thought of locating in the City's warehouse area in the 100 block of Big Horn Avenue. The abandoned warehouse at 105 Big Horn Avenue was demolished in preparation. A Request for Qualifications was issued for an Engineer to design the facility and the State of Nebraska was awaiting the City's approval of the engineer to move forward. There were difficulties in the negotiation of engineering services and the City did not move forward with securing funding through the Nebraska Department of Roads.

In June of 2018 the City purchased the former Bomgaars building at 1200 Flack Avenue with the intent of refurbishing the building so it could be used as a transit barn and parks maintenance facility. Council asked staff to work with the City Engineer to make renovation recommendations to meet the City's code requirements in order for the building to be functional for both public transit and a park shop. The attached spreadsheet is a list of recommended modifications based on that request. Staff reviewed the recommendations and agree that most of the suggestions are needed to make the building functional (minimally \$572,405). Knowing that a significant investment is required to refurbish and modify the building, City staff thought it was important for Council to tour the building and seek input on how to proceed with this project.

Staff feels there are a couple key expenses that should be discussed with Council prior to taking any further steps with this project. First the City engineer has assessed the cement flooring and the sub-base and found that cement floor is only four inches thick and the sub-base was not significantly compacted. Their assessment is that left unchanged there is a large possibility that the floor will crack in the future given the expected equipment and vehicles that will be driven on the floor. If this happens the water that comes off the equipment from snow, cleaning and rain will seep through the cement and compromise the sub-base. The compromised sub-base could cause the interior support pillars to settle, making the structure unstable and could eventually cause the building to become uninhabitable. With that in mind, the engineer is recommending that most of the concrete floor be replaced and that the sub-base be compacted.

Moving forward, we want Council to feel good about the direction we are taking and to ensure the City continues to be good stewards of our citizen's funds. Knowing the renovation of the 1200 Flack Avenue property is not as simple and will be more costly than anticipated, would Council like to seek alternative options for providing the necessary facilities?]

City Manager Sprock began the discussion by giving an overview of the City's needs, the purchase of the property, and the proposed improvements to the property following an inspection by the City's engineer. Staff is seeking direction from Council prior to moving forward to ensure the expectations are being met with the renovation expenses. Following a short discussion the Council left at 9:20 a.m. to tour the 1200 Flack Avenue property. At 9:47 a.m. the group then left to tour the City's Street Garage at 2<sup>nd</sup> Street and Big Horn Avenue.

April 25, 2019

By consensus the Council instructed staff to research and provide alternate options on how to move forward and meet the City's needs. Some option suggestions were (in no particular order):

- Expansion of the current Public Works Facility located at 2<sup>nd</sup> Street and Cody Avenue
  - Moving Parks into the Street Garage and relocating Streets to the expanded Public Works Facility
  - Build a stand alone Public Transit Bus Barn – potentially securing funding from the Nebraska Department of Transportation
  - Seeking a second opinion on the costs associated with rehabilitating the 1200 Flack Avenue property
  - Marketing options for the 1200 Flack Avenue property which will best benefit the community.
- Mayor Dafney stated, “there being no further business to come before the Alliance City Council, the meeting is adjourned at 10:21 a.m.”

(SEAL)

  
Mike Dafney, Mayor

  
Linda S. Jines, City Clerk

