

June 15, 2021

## ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, JUNE 15, 2021

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

The Alliance City Council met in a Regular Meeting, June 15, 2021, at 7:00 p.m. in the Alliance Learning Center Community Meeting Room, 1750 Sweetwater Avenue, Alliance, Nebraska. A notice of meeting was published in the Alliance Times Herald on June 9, 2021. 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 June 15, 2021 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Dafney, Council Members Mischnick, Jones, Bentley and McGhehey. Also present were City Manager Seth Sorenson, Finance Director Waggener, City Attorney Hoelsing and City Clerk Johnson.

- Mayor Dafney read the Open Meetings Act Announcement.
- The Consent Calendar was the next matter before Council. A motion was made by Councilman McGhehey and seconded by Councilman Bentley to approve the Consent Calendar as follows:

### **CONSENT CALENDAR – June 15, 2021**

1. **Approval:** Minutes of the Regular Meeting, June 1, 2021; Minutes.
2. **Approval:** Payroll Costs for the period May 15, 2021 through May 28, 2021: \$343,655.23.
3. **Approval:** Claims against the following funds: 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; \$467,907.00.

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4. Approval: Issuance of a Cemetery Certificate to James A. Irvin and Jacqueline J. Irvin for the Southeast Quarter of Lot Eighteen, Section Two, Block One, Original Plat to the Alliance Cemetery.
5. Approval: Resolution No. 21-58 authorizing the Extension Agreement with Box Butte Development Corporation for the repayment of their Economic Development Assistance Agreement.
6. Approval: Resolution No. 21-59 approving the Economic Development Assistance Agreement with Alliance Eating Ventures, LLC dba Runza® Restaurant.
7. Approval: Resolution No. 21-60 approving the Airport Sponsor Payment Agreement for SkyView Golf Course.

NOTE: City Manager Sorensen and Finance Director Waggener have reviewed these expenditures and to the best of their 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 vote with the following results:

Voting Aye: Dafney, Mischnick, Jones, Bentley, McGhehey.

Voting Nay: None.

Motion carried.

- The second reading of Ordinance No. 2919 was next for Council and will approve the Final Plat application of Dan Dickinson for Lots 1 and 2, Block 1, Syndicate Addition, a Replat of Block 1, Syndicate Addition to the City of Alliance, Box Butte County, Nebraska. The following information was provided:

[The City of Alliance is in receipt of an application for a Final Plat from Dan Dickinson on behalf of Syndicate Block Company LLC. The Final Plat shows the splitting of Block 1, Syndicate Addition to the City of Alliance, into two lots and the dedication of an access easement for public access through the parking lot to both proposed lots.

The subject property is located at the southwest corner of West 3<sup>rd</sup> Street and Cody Avenue. The land is currently zoned C-3, Heavy Commercial. It is surrounded by C-3, Heavy Commercial. A rezone is not necessary or proposed with the replat. There are no minimum lot sizes or dimensions required by the C-3 zoning district and the plat will not create any new nonconforming yards or structures. The portion proposed to be split off is currently used for equipment

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sales and rental and is located at the northeast corner of Block 1. The rest of the lot is used for a shopping center and parking lot.

The City of Alliance Planning Commission met at its regular meeting May 11, 2021 and found that the Final Plat met the requirements of the Alliance Municipal Code and Comprehensive Plan. They voted yes on a recommendation to the Alliance City Council for the approval of the Final Plat of Lots 1 and 2, Block 1, Syndicate Addition, A Replat of Block 1 Syndicate Addition to the City of Alliance, Nebraska, after making the following findings of fact:

- The land use and zoning are consistent with the characteristics of the West Gateway Neighborhood as identified by the Comprehensive Plan as they are adjacent to an arterial and commercial in nature.
- The easement will allow the proposed two lots to share access to the driveways.
- The plat will not create any nonconforming yards or structures.
- The plat meets the minimum requirements of Code.
- The final plat is unchanged from the preliminary plat as approved by the City Council May 4, 2021.]

A motion was made by Councilman Bentley, seconded by Councilman Mischnick to approve the second reading of Ordinance No. 2919. City Clerk Johnson read the ordinance by title which follows in its entirety:

#### ORDINANCE NO. 2919

AN ORDINANCE APPROVING THE FINAL PLAT OF LOTS 1 AND 2, BLOCK 1, SYNDICATE ADDITION, A REPLAT OF BLOCK 1 SYNDICATE ADDITION TO THE CITY OF ALLIANCE, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6<sup>TH</sup> 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 And 2, Block 1, a replat of Block 1, Syndicate Addition to The City of Alliance, Nebraska, situated in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6<sup>th</sup> P.M., Box Butte County, Nebraska.

SECTION 2. The Planning Commission held a public hearing May 11, 2021, and has recommended the approval of the Final Plat Lots 1 And 2, Block 1, A replat of Block 1, Syndicate Addition to The City of Alliance, Nebraska, situated in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6<sup>th</sup> P.M., Box Butte County, Nebraska.

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SECTION 3. The Final Plat of Lots 1 And 2, Block 1, A replat of Block 1, Syndicate Addition to The City of Alliance, Nebraska, situated in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6<sup>th</sup> 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. 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.

A motion was made by Councilman Jones, seconded by Councilman Bentley to suspend the statutory rule requiring three separate readings of Ordinance No. 2919.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Jones, Bentley, McGhehey.

Voting Nay: None.

Motion carried.

Roll call vote to approve Ordinance No. 2919 on final reading with the following results:

Voting Aye: Dafney, Mischnick, Jones, Bentley, McGhehey.

Voting Nay: None.

Motion carried.

Mayor Dafney stated, "the passage and adoption of Ordinance No. 2919 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- Resolution No. 21-61 which will award the bid for the Alliance Airport Storm Damage Repairs to Twin City Roofing & Sheet Metal, Inc. was next for Council. The following information was provided:

[M.C. Schaff and Associates, on behalf of the City of Alliance, prepared an Invitation to Bid for the Airport Hail Damage Repair. The project was advertised for three weeks with three contractors requesting plans and specifications.

One bid was received and opened at the scheduled time on May 13, 2021 at the City of Alliance Municipal Building. The Engineer has reviewed the bids with no pricing errors identified and compliance noted with bid bond requirements. The lowest, responsive and responsible bidder was Twin City Roofing & Sheet Metal,

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Inc. of Scottsbluff, Nebraska with a bid of \$1,383,950.90. The engineer's estimate for the project was \$1,133,934.88, which was based upon the insurance adjuster's estimate.

M.C. Schaff and Associates is recommending that the Council approve the bid proposal from Twin City Roofing & Sheet Metal, Inc. of Scottsbluff, NE in the amount of \$1,383,950.90 for the Alliance Airport Hail Damage Repair Project. The bid costs have been submitted to the City of Alliance insurance carrier for review and have been approved for acceptance.]

A motion was made by Councilman Mischnick, seconded by Councilman Bentley to approve Resolution No. 21-61 which follows in its entirety:

RESOLUTION NO. 21-61

*WHEREAS*, The City of Alliance owns and operates the Alliance Municipal Airport; and

*WHEREAS*, The City experienced significant storm damages on July 9, 2020 at the Alliance Municipal Airport; and

*WHEREAS*, An Invitation to Bid for the Alliance Airport Hail Damage Repair was published and bids were opened; and

*WHEREAS*, The City received one bid from Twin City Roofing & Sheet Metal, Inc. of Scottsbluff, NE in the amount of One Million Three Hundred Eighty-three Thousand Nine Hundred Fifty and 90/100ths (\$1,383,950.90); and

*WHEREAS*, The Engineer completed an Independent Cost Analysis and found the bid to be fair and reasonable.

*NOW, THEREFORE, BE IT RESOLVED* by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is authorized to sign the contract and documents associated with the Alliance Airport Hail Damage Repair for the Alliance Municipal Airport from Twin City Roofing & Sheet Metal, Inc. of Scottsbluff, NE in the amount of One Million Three Hundred Eighty-three Thousand Nine Hundred Fifty and 90/100ths (\$1,383,950.90).

*BE IT FURTHER RESOLVED* the bid was reviewed by the City's insurance carrier and is approved for full payment.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Jones, Bentley, McGhehey.

Voting Nay: None.

Motion carried.

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- Council next considered Resolution No. 21-62 which authorizes the police department to submit a Community Oriented Policing Services Grant application to the Department of Justice in order to fund additional full-time officers. The following information was provided

[The police department is finding success with neighborhood programs and partnerships with hotels and businesses, but additional time that can be dedicated to proactive efforts is needed. These efforts will improve the community's overall safety, economic development and quality of life. The Police Department has a unique opportunity to apply for a Department of Justice (DOJ) Community Oriented Policing Services (COPS) grant to help fill this need.

The grant allows police departments to replace positions in staffing that have been reduced, which is directly applicable to Alliance. According to the 2001 Police Department annual report, there were 21 sworn personnel and over the next 20 years, the agency was reduced to the current 17 sworn personnel without a corresponding reduction in crime. The 2021 Strategic Plan (attached) determined that the department was five positions short of those needed to provide adequate patrol coverage, reduce overtime (possibly up to \$50,000 per year) and retain staff (by allowing vacation/downtime).

The primary grant provisions are as follows:

- Hire and/or rehire full-time officers to increase community policing capacity and crime prevention efforts.
- Awards 75% of entry-level salary and fringe benefits for each approved position for three years based on current entry-level salary levels for full-time officers (currently estimated at \$59,546) with a minimum 25% local cash match requirement, unless a waiver is approved. (Any additional costs for higher than entry-level salaries and fringe benefits will be the responsibility of the recipient agency.)
- Funding under this program will support three years of officer salaries for positions filled within five years of performance start date to accommodate the time needed for recruitment and hiring.
- Agencies must retain each CHP-funded position for twelve months following the three years of funding for that position.
- The additional officer positions must be added to the agency's law enforcement budget with state and/or local funds over and above the number of locally funded officer positions that would have existed in the absence of the award. Absorbing the CHP-funded positions through attrition (rather than adding the extra positions to the agency budget with additional funding) does not meet the retention requirement.
- Period of Performance Start Date is 10/01/21.

The City of Alliance Police Department will request a waiver to fund 100% of the four officers (for three years) due to the budget constraints placed on the department and city; however, the planned budget includes the City's 25% match contribution.

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Each position is initially budgeted at \$59,546 with 2% COLA and step increases projected. Based on this scenario, the grant would fund \$565,318 at 75% (or \$753,758 with the waiver) and the City being responsible for \$467,108 (or \$278,668 with the waiver).

Should the City obtain this grant, additional vehicles and equipment will be needed which would be requested of the Council at a future point in time.]

A motion was made by Councilman Jones, seconded by Councilman Mischnick to approve Resolution No. 21-62 which follows in its entirety:

RESOLUTION NO. 21-62

*WHEREAS*, The City of Alliance has an opportunity to apply for grant funding from the U.S. Department of Justice Office of Community Oriented Policing Services to assist with the funding for four additional full-time officers at the police department; and

*WHEREAS*, The grant awards 75% of entry-level salary and fringe benefits for each approved position for three years; and

*WHEREAS*, A 25% local match is required, unless a waiver for 100% funding is approved, and

*WHEREAS*, The City is responsible for 100% funding of the additional positions for the fourth year of employment of the additional officers.

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and Council of the City of Alliance, Nebraska, authorizes the submittal of the Community Oriented Policing Services Grant to the Department of Justice.

*BE IT FURTHER RESOLVED*, The Mayor is authorized to accept and execute all documents associated with this grant if approved.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Jones, Bentley, McGhehey.

Voting Nay: None.

Motion carried.

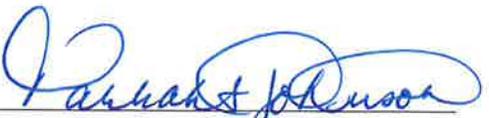
There being no further business before Council, Mayor Dafney adjourned the meeting at 7:15 p.m.



Mike Dafney, Mayor

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(SEAL)



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Tarrah S. Johnson, City Clerk

Complete minutes of the Alliance City Council may be viewed by the public during regular work hours at the City Clerk's Office, 324 Laramie Avenue, Alliance, Nebraska.