

August 16, 2022

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, AUGUST 16, 2022

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

The Alliance City Council met in a Regular Meeting, August 16, 2022, 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 August 10, 2022. 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 August 16, 2022 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Dafney, Council members Mischnick, Bentley and McGhehey. Also present were City Attorney Hoelsing, City Manager Sorensen, Finance Director Waggener and City Clerk Johnson.

- Mayor Dafney read the Open Meetings Act Announcement.
- Councilman Jones was excused from the meeting.
- The Consent Calendar was the first item on the agenda. A motion was made by Councilman Bentley and seconded by Mayor Dafney to pull Resolution No. 22-47 from the consent calendar to be discussed separately.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

A motion was made by Councilman Mischnick, seconded by Councilman Bentley to approve the Consent Calendar as amended.

CONSENT CALENDAR – August 16, 2022

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1. Approval: Minutes of the Regular Meeting, August 2, 2022.
2. Approval: Payroll Costs for August 12, 2022: \$366,642.43.
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; \$1,319,960.46.
4. Approval: Issuance of a Cemetery Certificate to Perla Garza, Karen S. Brown, James and Laurie Jelinek, Zachary and Megan Jelinek and Christopher and Chelsey Long.
5. Approval: Resolution No. 22-44 authorizes the City to enter into a Lease Agreement with Keep Alliance Beautiful for the leasing of office space at City Hall.
6. Approval: Resolution No. 22-45 authorizes the City to apply for the NDEQ Tire Amnesty Grant.
7. Approval: Resolution No. 22-46 authorizes the City to enter into an Interlocal Agreement with the Alliance School District to share in the costs of reconstructing the tennis courts located at 16th and Box Butte.

NOTE: City Manager Sorensen and Finance Director Waggener have reviewed these expenditures and to the best of their knowledge confirm 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, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

Mayor Dafney opened the discussion for Resolution No. 22-47. Council Bentley asked Parks Foundation members who were in attendance to answer questions of Council. Kristen Kestersen, 1116 Mississippi Avenue, came forward to answer questions.

Councilman Bentley asked if a price estimate was known for the lighted fountain display. Mrs. Kestersen informed council they are working with Creative Displays and they have been given an estimate of \$11,900, which does not include shipping. Councilman Bentley asked if the City provided a match in funds, if it would launch the project sooner. Mrs. Ketersen said funding

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from the City would be greatly appreciated, however the Foundation would have to vote on accepting the funds from the City.

Councilman Bentley then commended the Alliance Parks Foundation on their idea as the Central Park Fountain is a historic icon in Alliance and is loved by so many in the community. Councilman Bentley continued by saying she would like the City to 50% match the donation from the Parks Foundation, not to exceed \$7,000. In addition, stated she believes ACE funds would be a perfect fit for this project.

Attorney Hoelsing advised approving Resolution No. 22-47 which accepts the donation and then motion for a separate resolution to be brought to Council for approval to use ACE funds and a donation match.

A motion was made by Councilman Bentley, seconded by Councilman Mischnick to approve Resolution No. 22-47 which follows in its entirety:

RESOLUTION NO. 22-47

WHEREAS, The City of Alliance owns and operates the Alliance City Park Fountain; and

WHEREAS, The Alliance Park Foundation Association has requested to donate a lighted fountain fixture to place on the pedestal of the iconic city fountain for display during the winter months;

WHEREAS, The City Council believes it is in the best interest of the City of Alliance to accept the donation from the Alliance Park Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the donation of a lighted fountain fixture to be placed on the pedestal of the Alliance City Park fountain is hereby accepted by the City of Alliance.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

Councilman Bentley motioned, a resolution stating the City would contribute a 50% match of funds, not to exceed \$7,000, with funding be provided from ACE funds, be placed on an upcoming agenda for the Alliance Park Foundation lighted fountain display donation. Councilman Mischnick seconded the motion.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

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Voting Nay: None.

Motion carried.

- The next action for Council was to recognize the Box Butte Bad Boys as the 2022 11U State Baseball Champions. Council presented the team and their coaches with certificates which proclaimed August 20, 2022 as Box Butte Bad Boys Day.
- Ordinance No. 2945 was next before Council on first reading and presents to Council the 2022-2023 proposed Budget.

A motion was made by Councilman McGhehey and seconded by Councilman Bentley to approve the first reading of Ordinance No. 2945. City Clerk Johnson read the ordinance by title which follows in its entirety:

ORDINANCE NO. 2945

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

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

Section 1: The City Manager, in accordance with the requirements of Nebraska Revised Statute § 19-646, has submitted a proposed budget statement to the City Council, which statement is attached hereto as Exhibit A and incorporated herein by reference (the "Budget Statement").

Section 2. A public hearing will be held on the Budget Statement in accordance with the requirements of Nebraska Revised Statute § 13-506. Before the final passage and approval of this Ordinance, the Budget Statement may be amended in accordance with comments received at the public hearing, the property valuations provided by Box Butte County, any action to exceed the allowable growth for restricted funds as determined by law, and as necessary to adjust for any other information gathered by the City before October 1, 2022.

Section 3. In accordance with the requirements of the Nebraska Budget Act and Nebraska Revised Statute § 16-704, the amounts set forth in the attached and incorporated Budget Statement shall be and are hereby recognized as the budget appropriations for the City of Alliance, Nebraska for the fiscal year 2022-2023. The fund descriptions and amounts are as follows:

Fund Description	Amount
General	\$15,679,000
Electric	19,876,600
Refuse	2,361,400
Sewer	855,100
Water	3,008,300

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Golf Course	895,100
Airport Operations	6,373,200
Public Transit	537,900
Streets	3,532,900
RSVP	98,200
Museum Exhibit	14,700
BID #1 and #2	15,000
HUD/Housing	170,000
Community Betterment (KENO)	30,200
Economic Development	813,300
LB 840 Fund	510,000
Redevelopment (TIF)	1,750,000
Sales Tax Fund	2,400,000
Lodging Occupation Tax	301,000
Capital Projects Fund	2,200,000
Public Safety Tax	150,000
State 911 Funds	80,000
General Internal Service	1,843,700
Enterprise Internal Service	620,900
Health Support Internal Service	1,898,000
Airport Capital Reserve	62,000
American Recovery Plan Act Fund	1,450,000
Total Appropriations	\$67,526,500

Section 4. Upon final passage and approval of this Ordinance, the Budget Statement is adopted by the City of Alliance Nebraska as the adopted budget statement. A copy of the Budget Statement shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and to the County Clerk of Box Butte County, Nebraska, for use by the levying authority.

Section 5. This Ordinance shall become effective October 1, 2022.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- Next item on the agenda was Ordinance No. 2946 which will allow the City of Alliance with a 75% affirmative vote by Council to exceed the Allowable Growth and Basic Allowable Growth for the 2022-2023 Fiscal Year Budget by 1%. The following information was provided:

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[The attached ordinance will allow the City of Alliance (with a 75% affirmative vote by Council) to exceed the base allowable growth limitation of the restricted funds authority for the 2022-23 fiscal year budget by 1% (or \$77,975.92) with total restricted funds authority at \$8,070,507.67.

This does not increase the new fiscal budget, but rather allows the City to increase the unused budget authority for use in future years.]

A motion was made by Councilman Mischnick and seconded by Councilman McGhehey to approve the first reading of Ordinance No. 2946. City Clerk Johnson read the ordinance by title which follows in its entirety:

ORDINANCE NO. 2946

AN ORDINANCE ALLOWING FOR EXCEEDING THE ALLOWABLE GROWTH AND BASIC ALLOWABLE GROWTH LIMITS FOR THE 2022-2023 FISCAL YEAR BY ONE PERCENT OF BUDGETED RESTRICTED FUNDS, AND CORRECTING THE ADOPTED BUDGET STATEMENT AND ACCOMPANYING FORMS.

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

SECTION 1. Governmental units are authorized pursuant to State law at Chapter 13, Section 519, to exceed the Allowable Growth (§13-518(1)) and the Basic Allowable Growth (§77-3446) for budgeted restricted funds authority up to an additional one percent, by affirmative vote of the City Council of at least 75%.

SECTION 2. The City Council finds that such limit as provided by Section 13-519 (a) and (b) should be exceeded by one percent.

SECTION 3. An affirmative vote of at least 75% in favor of this increase is hereby cast.

SECTION 4. Section 13-511 allows correction of an adopted budget statement for clerical, mathematical, and accounting errors, which correction does not affect the total amount budgeted by more than one percent or increase the amount required from property taxes. The one percent limit increase is calculated into the current budget statement; however the unused budget authority amount is in need of modification.

SECTION 5. The allowable increase in “restricted funds authority” with the additional 1% of \$77,975.92 and included in the resulting “total restricted funds authority” in the adopted budget ordinance is hereby amended to the amount of \$8,070,507.67.

SECTION 6. Those portions of the existing budget ordinance for 2022-2023 are amended accordingly.

SECTION 7. The City Treasurer is authorized to make appropriate changes in the submitted forms for computation of the limit for fiscal year 2022-2023, and transmit those changes to the State Auditor’s office.

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SECTION 8. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- A Public Hearing on the Redevelopment Plan for the Alliance Heartland Flats Mall and Apartments Project submitted by 385 Apartments was the next discussion for Council. Following the Public Hearing, Resolution No. 22-48 was introduced and will approve the plan.

Mayor Dafney stated, “now is the date, time, and place to conduct a Public Hearing to hear support, opposition, criticism, suggestions, or observations of the taxpayers relating to the Redevelopment Plan for the Alliance Heartland Flats Mall and Apartments Project” and opened the hearing at 7:19 p.m.

Mike Bacon, Attorney for 385 Apartments, LLC, was first to speak in favor of the project and provided a general overview of the Plan.

Mike Works, design and builder for the project, spoke in favor and discussed the project in its entirety.

Councilman McGhehey asked Mr. Works if the project was contingent upon TIF approval and Mr. Works stated the TIF would need to be approved in order for the project to move forward.

Attorney Hoelsing shared with Council that this project does meet all conditions of a TIF project.

Chelsie Herian, Box Butte Development Director, was in attendance and spoke in favor of the project as Alliance has very limited rental options and believes this project to be a great benefit to the community.

Patricia Klemcke, Executive Director of the Alliance Housing Authority, spoke in favor of this project as rentals are a need in Alliance and it would be a great opportunity to partner for Section 8 units if that was an available option.

Councilman McGhehey asked Ms. Klemcke if there is a rent dollar limit for Section 8 and Ms. Klemcke said limits are set by fair market value and reviewed annually.

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Hearing no further testimony, the Public Hearing closed at 7:37 p.m.

A motion was made by Councilman Mischnick, seconded by Councilman Bentley to approve Resolution No. 22-48 which follows in its entirety:

RESOLUTION NO. 22-48

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

Recitals:

a. A Redevelopment Plan for the *Alliance Heartland Flats Mall and Apartments Project* by 385 Apartments, LLC (the "Redevelopment Plan") has been submitted to the Alliance Community Redevelopment Authority ("CRA") according to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the "Act"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment.

b. The area to be redeveloped under the Redevelopment Plan is described as Lot 4A, a Replat of Lots 1, 2, and 3 Holsten Addition, a Replat of Block 10 Syndicate Addition, to the City of Alliance, in the SW $\frac{1}{4}$ of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska (the "Redevelopment Area"). This Redevelopment Plan includes a request for tax increment financing from the division of taxes on the Redevelopment Area. This Redevelopment Plan also provides for the designation of an Enhanced Employment Area for purposes of establishing an occupation tax on taxable sales in the following area: Lots 1A, 2A, 3A, and 4A, a Replat of Lots 1, 2, and 3 Holsten Addition, a Replat of Block 10 Syndicate Addition, to the City of Alliance, in the SW $\frac{1}{4}$ of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska (the "EEA Area").

c. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2009 Alliance Comprehensive & Long Range Transportation Plan (the "Comprehensive Plan"). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

d. The Redevelopment Plan has been reviewed by the CRA, which found that the Redevelopment Plan conforms to the Comprehensive Plan, that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing, and 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 CRA, are in the long term best interests of the community.

e. The CRA recommended approval of the Redevelopment Plan to the City Council.

f. On August 16, 2022, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

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g. The City Council has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as documented in writing in this Resolution.

Resolved:

1. The Redevelopment Plan is determined to be feasible and in conformity with the Comprehensive Plan and with the legislative declarations and determinations set forth in the Act.

2.

3. The project as proposed in the Redevelopment Plan would not be economically feasible or occur in the Redevelopment Area without tax increment financing and 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 impacted by the project.

4. The project contemplated by the Redevelopment Plan will result in at least two new employees in the EEA Area and a new investment in the EEA Area of at least \$125,000.00.

4. The City Council approves the Redevelopment Plan.

5. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Redevelopment Area as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract and Redevelopment Contract Amendment to be entered into between the Redeveloper, the CRA, and the City Council. Said tax shall be divided as follows:

(a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies;

(b) That proportion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the CRA to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the CRA for financing or refinancing, in whole or in part, the project set forth in the Redevelopment Plan. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due have been paid, the CRA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in the

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redevelopment project shall be paid into the funds of the respective public bodies;
and

(c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

6. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

7. This Resolution shall become effective immediately upon its adoption

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- Resolution No. 22-49 which approves a contract with Straight Stripe Painting for Runway 8/26 and Runway 12/30 from Taxiway B was next for council. The following information was provided:

[Alliance Municipal Airport went through their annual Federal Aviation Administration (FAA) inspection on June 21st. During that inspection, the airport received a letter of correction for lead off lines for Runway 8/26 and Runway 12/30 from Taxiway B. The two lines need to be removed and all four lead off lines need to be repainted. Removal of these markings is something that airport staff cannot do themselves due to the porous friction course of the Runways.

Airport staff have been working on the other required markings that need to be repainted. The painting left to do is the edge markings for Runway 8/26, edge markings for Runway 12/30, and Runway 26 threshold stripes.

Jeff Wolfe with M.C. Schaff and Associates was contacted to help staff find a contractor for this work, as it is late in the year. Jeff Wolfe contacted Contractor Services Inc. (CSI) out of North Platte, but he said they did not think he could get that much paint this year. Jeff also tried contacting Proline West out of Loveland CO and Maxwell Asphalt out of Salt Lake UT but neither of them returned his calls. This led him to believe they were too busy to quote the project. The company that we did receive a quote from was Straight Stripe Painting who is currently working on a project in Wyoming. The amount to complete all of the work above is \$67,218.00.

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Staff is recommending that Straight Strip Painting complete all painting left to be done to clear the FAA correction letter for several reasons. One, paint is very hard to come by this year and staff struggled to find the paint we needed earlier in the year. The amount required now is close to 800 gallons and is almost triple the amount acquired earlier this summer. Currently, four emails requesting quotes for the needed paint have been unanswered. The second reason is it would take airport staff a minimum of two weeks to complete the required painting and that is only if they do nothing else and have perfect weather with little wind. This is only the second year that painting has been needed on the airfield because of the rehabilitation of most of the surfaces. Straight Line can do the work needed and accomplish it in one or two days. The plan right now is to have the painting done by the end of August and meet the FAA deadline.

The airport budget and cash flow are both very tight for the Airport and Airport Contingency (\$25,000) will not cover the amount needed. It is recommended that a capital request to transfer funds from GL#22-41-43-56-911 (Runway Rejuvenation) to GL# 22-41-43-44-495 (NRCNTSVC- Lawn and Grounds) will be necessary for \$67,300.]

A motion was made by Councilman Bentley, seconded by Councilman Mischnick to approve Resolution No. 22-49 which follows in its entirety:

RESOLUTION NO. 22-49

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

WHEREAS, As a result of a Federal Aviation Administration inspection, the airport received a letter of correction for lead off lines for Runway 8/26 and Runway 12/30 from Taxiway B; and

WHEREAS, M.C. Schaff & Associates contacted three contractors requesting quotes, with only one contractor providing a quote;

WHEREAS, Straight Stripe Painting submitted a quote in the amount of the Sixty-seven Thousand Two Hundred Eighteen and no/100 Dollars (\$67,218).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, the contract with Straight Stripe Painting for the painting of lead off lines for Runways 8/26 and 12/30 at the Alliance Municipal Airport in the amount of Sixty-seven Thousand Two Hundred Eighteen and no/100 Dollars (\$67,218), hereby be approved.

BE IT FURTHER RESOLVED, A capital budget transfer from GL#22-41-43-56-911 (Runway Rejuvenation) to GL# 22-41-43-44-495 (NRCNTSVC- Lawn and Grounds) will be necessary in the amount \$67,300 to complete the project.

Roll call vote with the following results:

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Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- Next on the agenda for Council was Resolution No. 22-50 which approves the purchase of a Jacobsen Greens King IV Plus greens mower for SkyView Golf Course. The following information was provided:

[As with previous mower purchases, the Jacobsen Greens King IV Plus greens mower is being recommended for award without competition due to the investment we have made not only in machines, but in attachments for Jacobsen Greens King mowers. Purchasing a compatible Jacobsen Greens King mower will allow us to use existing Cutting & Brush Reels as well as Verticut Units and vibratory reels which would be incompatible with other mower brands. I am recommending the City of Alliance purchase this machine from TurfWerks, the licensed Jacobsen dealer for our region.

Funds for the purchase of this mower are included in the 2022/23 Golf budget. TurfWerks is anticipating this shipment will arrive in December of 2022 or January of 2023 and future deliveries do not have solid arrival dates. For that reason, I am recommending that we approve this purchase for the 2022/23 budget to allow us to reserve one unit from this scheduled Jacobsen shipment. Payment will be made out of the 2022/23 Budget when the unit arrives.

The purchase of this machine will replace an existing greens mower that was purchased in 2014. This older model will be traded for \$6,500.00 as part of this purchase. I recommend we purchase the following mower and attachment from TurfWerks for a total price with delivery of \$29,750.00.

- Greens King IV Plus Gas 18 hp gas engine w/power steering
- 2 - 15" blade reels RH
- 1"- 15" blade reel LH
- 3 Segmented front rollers
- 1 LED Front Light

Jacobsen no longer has a Sourcewell contract, but the price quoted is equivalent to the State of Iowa DOT contract at 25% off list discount.]

A motion was made by Councilman McGhehey, seconded by Councilman Bentley to approve Resolution No. 22-50 which follows in its entirety:

RESOLUTION NO. 22-50

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WHEREAS, The City of Alliance Parks Division has on their capital improvements plan for fiscal year 22-23, the purchase of a greens mower for SkyView Golf Course; and

WHEREAS, The City of Alliance is pursuing the purchase of a new mower without competition due to the investment which has already been made in machines and attachments; and

WHEREAS, The City's Procurement Policy provides an exemption from bidding when staff determines that "a particular material or service is required to maintain interchangeability or compatibility as a part of an existing integrated system"; and

WHEREAS, The purchase is being recommended from TurfWerks of Omaha, NE in the amount of Twenty-nine Thousand Seven Hundred Fifty Dollars and No/100ths (\$29,750.00).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, that the Mayor be and hereby is authorized to enter into a contract for the purchase of a Jacobsen Greens King IV Plus Greens Mower in the amount of Twenty-nine Thousand Seven Hundred Fifty Dollars and No/100ths (\$29,750.00) from TurfWerks of Omaha, NE.

BE IT FURTHER RESOLVED, that the purchase will be funded from Golf Course Account No. 21-71-75-59-950.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda was Resolution No. 22-51 which awards the HVAC Bid for the Alliance Learning Center to Peltz Companies of Alliance, NE. The following information was provided:

[On July 15, 2022 the City of Alliance issued a Request for Bid for HVAC System Replacement at the Alliance Learning Center. One response was received and the proposal was opened at The Alliance Municipal Building Conference Room on August 5, 2022 at 2:00pm.

Peltz Companies Inc.	\$1,490,000.00
Engineers Estimate	\$1,431,000.00

Completion of this project will rehabilitate and modernize the entire HVAC mechanical system at the Alliance Learning Center. The only thing that will not be completed is replacement of the boilers, that are in good working order and are of the type (vertical firetube boiler) that is known for its reliability and longevity.

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Michael Hromanik, Engineer with Prochaska & Associates, recommends approval of this bid. His recommendation is attached for Councils review.

Staff recommends awarding the bid for HVAC Evaluation to Peltz Companies Inc. in the amount of \$1,490,000.00. Staff is recommending this be awarded for the precise amount submitted, with no additional contingency, because the total bid is extremely close to the \$1,500,000 included in the 2022 capital budget. The budget will be watched closely and staff anticipates completing this project within budget. If something significant was missed by the engineer and comes to light during project completion, staff will have to request Council contingency funds for any additional work.]

Randy Hitchcock with Peltz Companies was in attendance to answer questions of Council and review the project pricing and equipment costs.

Bruce Faber with Triangle Electric, subcontractor for the project discussed his only concern was the timeframe he could receive switchgears.

A representative of Rasmussen Mechanical, the mechanical subcontractor for the project, was in attendance to answer any questions or concerns.

A motion was made by Councilman Mischnick, seconded by Councilman McGhehey to approve Resolution No. 22-51 which follows in its entirety:

RESOLUTION NO. 22-51

WHEREAS, The City of Alliance owns and operates the Alliance Public Library/Learning Center; and

WHEREAS, The Alliance Library and Learning Center has been experiencing HVAC problems for the last several years and requested quotes for HVAC System Replacement; and

WHEREAS, An Invitation to Bid for the Alliance Learning Center HVAC System Replacement was published and bids were opened; and

WHEREAS, The City received one bid from Peltz Companies, Inc. of Alliance, NE in the amount of One Million Four Hundred Ninety Thousand and No/100ths (\$1,490,000); 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 Public Library and Learning Center HVAC System Replacement from Peltz Companies, Inc. of Alliance, NE in the amount of One Million Four Hundred Ninety Thousand and No/100ths (\$1,490,000).

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Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- Council was next introduced to Resolution No. 22-52 which approves the donation of City lots to High Plains Community Development Corporation. The following information was provided:

[In 2021, the High Plains Community Development Corporation applied for a grant to bring housing to Alliance vis-à-vis two manufactured homes on cinder block foundations. In the summer of 2022, High Plains received notice of funding for their proposal to build two new homes in the Homestead Subdivision.

It is requested that the City donate two lots, known as Parcel 70028710 (1636 Sandhills Street) and Parcel 70028729 (1642 Sandhills Street) to the High Plains Community Development Corporation, as well as providing for additional city services as an in-kind match to their grant.

It is recommended that these donations be made with a reversionary clause wherein if the HPCDC fails to develop the lots within a certain amount of time, ownership will revert back to the City at no cost. It is recommended by the City Manager to the City Council to approve the following as part of this resolution:

<u>Item:</u>	<u>Est. Value</u>
Donation of Parcel 70028710 (1636 Sandhills Street)	\$6,500
Donation of Parcel 70028729 (1642 Sandhills Street)	\$6,500
Eight 3-CY Waste Containers at actual costs	\$753.52
Utility Deposits at actual costs	\$300
Moving Permits at actual costs	\$50
Building Permits at actual costs	<u>\$2,169</u>
	Approx. Total \$16,300

All costs will be offset from the General Fund. It is estimated that these two homes will bring a minimum of \$300,000 value to the property tax rolls. If we consider the two parcels to be a sunk cost (which are actually costing the city to mow and maintain each year), we are left with a cost of approximately \$3,300, which is a three-year payback period from property taxes generated, with the benefit of adding two new homes, decreasing the vacant lots the city owns, and adding to the Homestead Subdivision.]

A motion was made by Councilman Bentley, seconded by Councilman McGhehey to approve Resolution No. 22-52 which follows in its entirety:

August 16, 2022

RESOLUTION NO. 22-52

WHEREAS, The City of Alliance has been requested to participate in a housing program sponsored with High Plains Community Development Corporation, for the purposes of creating housing in the City of Alliance; and

WHEREAS, The High Plains Community Development Corporation has received grant funds to facilitate the process of providing two manufactured homes in the City of Alliance; and

WHEREAS, The Alliance City Council finds a need in the City of Alliance for additional housing and finds that it would be beneficial to the citizens of Alliance for the City to participate in such a housing program; and

WHEREAS, The City of Alliance has numerous residential zoned lots in City ownership that would be appropriate sites; and

WHEREAS, High Plains Community Development Corporation requests the City donate two lots, known as Parcel 70028710 (1636 Sandhills Street) and Parcel 70028729 (1642 Sandhills Street) as an in-kind match to their grant; and

WHEREAS, The City of Alliance and area taxing utilities will benefit from the return to the tax rolls of real estate improved by housing construction.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, that the City of Alliance hereby intends, subject to statutory conditions to transfer being satisfied, to provide a matching commitment in the form of residentially zoned lots to represent the City's participation in the housing program proposed to the City Council by High Plains Community Development Corporation.

BE IT FURTHER RESOLVED, that the City shall begin the statutorily required process to transfer the following described City-owned lots for the purpose of building housing pursuant to the proposed program: Parcel 70028710 (1636 Sandhills Street) and Parcel 70028729 (1642 Sandhills Street), subject to a purchase agreement with High Plains Community Development Corporation and accompanying resolutions and ordinances.

Roll call vote with the following results:

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- Resolution No. 22-53 which awards the Senior Center roof replacement bid to Twin City Roofing & Sheet Metal, Inc. The following information was provided:

August 16, 2022

[The Alliance Senior Center roof sustained significant damage during the storm event in July of 2021. In compliance with insurance requirement, the City of Alliance requested sealed bids for the complete replacement of the Senior Center roof. One bid was received and opened at 2:00 p.m. on August 11, 2022 at City Hall. Below is a bid tab detailing the engineer's estimate and the bid that were received.

Twin City Roofing & Sheet Metal, Inc.	\$45,170.55
Engineers Estimate	\$36,124.49

Staff agrees with the attached engineer's recommendation that the bid be awarded to Twin City Roofing & Sheet Metal, Inc. in the amount of \$45,170.55. Due to extensive damage to the existing roof, the City of Alliance received \$36,124.49 from Traveler's following the initial insurance claim and will submit final invoices for reimbursement once the project is complete.]

A motion was made by Councilman McGhehey, seconded by Councilman Bentley to approve Resolution No. 22-53 which follows in its entirety:

RESOLUTION NO. 22-53

WHEREAS, The City of Alliance owns and operates the Alliance Senior Center; and

WHEREAS, The City experienced significant storm damages on July 9, 2021; and

WHEREAS, An Invitation to Bid for the Alliance Senior Center roof 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 Forty-five Thousand One Hundred Seventy and 55/100ths (\$45,170.55); 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 Senior Center roof repair from Twin City Roofing & Sheet Metal, Inc. from Scottsbluff, NE in the amount of Forty-five Thousand One Hundred Seventy and 55/100ths (\$45,170.55).

Roll call vote with the following results:

August 16, 2022

Voting Aye: Dafney, Mischnick, Bentley and McGhehey.

Voting Nay: None.

Motion carried.

- The last item on the agenda was to schedule a public hearing for the 2022-2023 Budget. By consensus, it was decided that the hearing would be held at 6:30 p.m. on September 6, prior to the regular scheduled City Council meeting.

There being no further business before Council, Mayor Dafney adjourned the meeting at 7:54 p.m.


Mike Dafney, Mayor

(SEAL)


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.