

August 01, 2023

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, AUGUST 01, 2023

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 Regular Meeting, August 01, 2023 at 7:00 p.m. in the Alliance Learning Center Community Meeting Room, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on July 26, 2023. 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 provided 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 Jones opened the August 01, 2023 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Jones, Vice Mayor McGhehey and Council Members Mischnick, Andersen, and Mashburn. Also present were City Manager Sorensen, City Attorney Swanson and City Clerk Pitt.

- Mayor Jones read the Open Meetings Act Announcement.
- The Consent Calendar was the first item on the agenda. A motion was made by Vice-Mayor McGhehey, which was seconded by Councilman Mischnick to approve the Consent Calendar as follows:

CONSENT CALENDAR – AUGUST 01, 2023

1. Approval: Minutes of the Regular Meeting, July 18, 2023.
2. Approval: Payroll from July 14, 2023 in the total amount of \$389,743.70.
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; \$1,264,640.87.
4. Approval: Cemetery Certificate for Barbara Arnold and Terry S. Weisgerber.

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5. Approval: Resolution 23-55 which will approve the capital budget transfer in the amount of \$11,700 from Capital Outlay – Mach Equipment # 01-37-35-59-950 to NRCNTSVC – Communication Equipment # 01-37-35-44-484 is for the emergency replacement of the repeater.

NOTE: City Manager Sorensen and City Treasurer Baker 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: Jones, Mischnick, McGhehey, Andersen and Mashburn.

Voting Nay: None.

Motion carried.

- The next item on Council's agenda was the public hearing for the Blighted & Substandard Study for Ramblin Road. The following information was provide:

[The Alliance Community Redevelopment Authority at its meeting of June 1, 2023 approved to recommend to the City Council the adoption of a Blighted and Substandard Study (the "Study") for an area designated as 'Ramblin Road'. It was determined that this 60.8 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their July 11, 2023 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Ramblin Road area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

This area represents approximately 1.9% of the total acreage of the City corporate limits, and if adopted would bring the total area of the City of Alliance designated as Blighted and Substandard to 500.1 acres or 15.9%, well below the allowable 35% provided by state statute.

RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE RAMBLIN ROAD BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]

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Mayor Jones stated now is the date, time and place to conduct for the Blighted & Substandard Study for Ramblin Road. The “Ramblin Road” area consists of 60.8 acre area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing was opened at 7:02 p.m.

With no testimony offered, Mayor Jones closed the public hearing at 7:03 p.m.

A motion was made by Mayor Jones, seconded by Councilmen Mischnick to approve the Resolution 23-57 which accepts and approves the Blighted & Substandard Study for Ramblin Road, which follows in its entirety:

RESOLUTION 23-59

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

RECITALS:

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Ramblin Road, City of Alliance, Nebraska, dated May 3, 2023 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by West 3rd Redevelopment District on the west and south, 10th Street to the north, and Anthony and Buffalo Avenues on the east.
- c. At the City Council meeting on July 18, 2023, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

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2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on the 1st day of August, 2023

Roll call vote with the following results:

Voting Aye: Jones, Mischnick, McGhehey, Andersen and Mashburn.

Voting Nay: None.

Motion carried.

- The next item on the agenda was Resolution No. 23-58 will accept and award Twin City Roofing & Sheet Metal, Inc., the Alliance Golf Facilities 2021 Hail Storm Repair Project, in the total amount of \$92,547.55. The following information was provided:

[The City of Alliance suffered from a damaging hail storm in July of 2021 causing damages to facilities owned by the City. The Golf Facilities went out for bid with only one bidder, Twin City Roofing and Sheet Metal, Inc. After review of the bids, it was determined that some of the facilities listed in the bid had to have emergency repairs done and no longer need fixed. Section C of the bid is the remaining facilities needing repairs. City Staff, along with the City Attorney and City Engineer determined it is in the City's best interest to accept and award Section C of the Golf Facilities Bid to Twin City Roofing and Sheet Metal, Inc., in order to get repairs underway.

RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE BID (SECTION C) FROM TWIN CITY ROOFING FOR THE GOLF FACILITIES 2021 HAIL STORM REPAIR PROJECT, IN THE TOTAL AMOUNT OF \$92,547.55.]

A motion was made by Councilmen Andersen, which was seconded by Councilmen Mischnick to approve Resolution 23-58 which will award Twin City Roofing & Sheet Metal, Inc., the Alliance Golf Facilities 2021 Hail Storm Repair Project, in the amount of \$92,547.55. Which follows in its entirety:

RESOLUTION NO. 23-58

WHEREAS, The City has determined that damages from the 2021 hail storm on the Golf Facilities are in need of repair; and

WHEREAS, M.C. Schaff and Associates, an engineering firm for the City, has let bids for the Alliance Golf Facilities 2021 Hail Damage Repair with one bid being received; and

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WHEREAS, M.C. Schaff and Associates recommends that the City award Schedule C of the bid to Twin City Roofing & Sheet Metal, Inc., of Scottsbluff, Nebraska, in the amount of Ninety-Two Thousand, Five Hundred Forty-Seven Dollars and 55/100ths (\$92,547.55) as the lowest, responsive, and responsible bidder for the Golf Facilities 2021 Hail Damage Repair.

NOW, THEREFORE, BE IT RESOLVED, By the Mayor and City Council of Alliance, Nebraska, that the Mayor is authorized to sign a contract with Twin City Roofing & Sheet Metal, Inc., as the lowest, responsive and responsible bidder obtained by M.C. Schaff and Associates.

BE IT FURTHER RESOLVED, that the contract for the hail storm repairs as specifically set forth in the bidding documents, is hereby awarded to Twin City Roofing & Sheet Metal, Inc., of Scottsbluff, Nebraska, in the amount Ninety-Two Thousand, Five Hundred Forty-Seven Dollars and 55/100ths (\$92,547.55).

BE IT FURTHER RESOLVED, Staff shall contact the successful bidder so that contractual arrangements can be finalized, and work can commence according to the terms of the bid.

PASSED AND APPROVED this 1st day of August, 2023.

Roll call vote with the following results:

Voting Aye: Jones, Mischnick, McGhehey, Andersen and Mashburn.

Voting Nay: None.

Motion carried.

- The next item on the agenda was Resolution No. 23-59 will accept the followed process outline in the Nebraska Business Improvement District Act to reestablish the District as “BID A-3” for further review and possible adoption. The following information was provided:

[Having received a petition from a majority of property owners in the downtown requesting the formation of a business improvement district, or BID, attached you will find a map of the initial area to be considered and recommendations for the appointment of a business improvement board. The purpose of this board will be to create the bylaws for the BID, and to make recommendations to the City Council regarding the activities of the BID, assessments to fund those activities leading to the proposed establishment of the Business Improvement District.

The District would be officially formed if the Council voted to create it following public hearings and adoption of an ordinance to that effect, with subsequent adoption of the annual assessment requests.

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STAFF RECOMMENDATION: APPROVE RESOLUTION(S) SETTING THE INITIAL BOUNDARIES OF THE BUSINESS IMPROVEMENT DISTRICT AND APPOINTING MEMBERS OF THE BUSINESS IMPROVEMENT DISTRICT BOARD.]

A motion was made by Councilmen Mischnick, which was seconded by Councilmen Andersen to approve Resolution 23-59 which will accept the followed process outline in the Nebraska Business Improvement District Act to reestablish the District as “BID A-3” for further review and possible adoption. Which follows in its entirety:

RESOLUTION NO. 23-59

WHEREAS, The City of Alliance has received a petition to form a downtown Business Improvement District from more than 30% of property owners within the proposed BID boundary; and

WHEREAS, The City of Alliance desires to follow the process outlined in the Nebraska Business Improvement District Act (the “Act”); and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, that a business improvement district with the following boundaries:

Beginning at the corner of W. 1st and Laramie Avenue to the east along W. 1st, south to include Parcel 070143862, then north along Niobrara Avenue to the corner of Niobrara and the alleyway between E. 2nd and E. 3rd Streets thence to the east along the alley till the intersection of the alley and Sweetwater Ave, thence north along Sweetwater Ave to the intersection of Sweetwater Ave and the east-west alley between 3rd and 4th Streets, thence west along the alley to the intersection of the alley and Niobrara, thence north along Niobrara to its intersection with E. 6th Street thence west along 6th Street to the intersection of W. 6th and Laramie Ave; thence south along Laramie Avenue to the east-west alley located between W. 4th and W. 3rd; thence west along the alley to its intersection with Cheyenne Avenue; thence south along Cheyenne to the intersection of Cheyenne and the east-west alley between W. 3rd and W. 2nd ; thence east along the alley to its intersection with Laramie Avenue; thence south along Laramie Avenue to the point of beginning.

To be known as “Business Improvement District 3 or BID-A3”, Be considered for further review and possible adoption;

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Mayor and City Council of Alliance, that the following individuals be appointed as board members for BID-A3:

1. Rich Otto
2. Steph Mantooth
3. Crystal Wittman
4. Mikayla Smith
5. Ashley Dudden

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Alternate: Creston Myers

To serve terms and to carry out duties as outlined in the Act as part of considering the creation of such a district.

PASSED AND APPROVED this 1st day of August, 2023.

Roll call vote with the following results:

Voting Aye: Jones, Mischnick, McGhehey, Andersen and Mashburn.

Voting Nay: None.

Motion carried.

- The final item on the agenda was the presentation from City Treasurer Cindy Baker on CLASS.

The Alliance City Council adjourned the August 01, 2023 City Council Meeting at 7:11 p.m.

(SEAL)



Earl Jones, Mayor

Shelbi C. Pitt, 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.