

July 2, 2024

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, JULY 2, 2024

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, July 2, 2024 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 June 26, 2024. 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 McGhehey opened the July 2, 2024 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor McGhehey, Vice Mayor Mashburn and Council Members Mischnick and Weisgerber. Also present were City Manager Sorensen, City Treasurer Baker, City Attorney Swanson and City Clerk Pitt.

- First action for Council was to excuse Councilman Liptack.
- Mayor McGhehey read the Open Meetings Act Announcement.
- The Consent Calendar was the first item on the agenda. Mayor McGhehey requested Resolution No. 24-60 be considered as a separate item.

Roll call vote with the following results:

Voting Aye: Mischnick, Weisgerber, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The Consent Calendar was next on the agenda. A motion was made by Councilman Weisgerber, seconded by Councilman Mischnick to approve the Consent Calendar as follows:

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CONSENT CALENDAR – July 2, 2024

1. Approval: Minutes of the Regular Meeting, June 18, 2024 and Budget Workshop, June 20, 2024.
2. Approval: Payroll from June 14, 2024 in the total amount of \$415,656.11.
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; \$826,243.49.
4. Approval: Resolution No. 24-57 which will authorize a budget transfer in the amount of \$8,100.00 from Council Contingency # 01-10-10-47-791 to CNTSV - Other # 01-79-79-44-479 to cover the costs of Band on the Bricks Events.
5. Approval: Resolution No. 24-58 which will authorize a budget transfer in the amount of \$10,300.00 from Council Contingency # 01-10-10-47-791 to NRCNTSVC Building Public Works # 01-71-72-44-483 to cover the costs for the HVAC unit replacement.
6. Approval: Resolution No. 24-59 which will approve the closure of 3rd Street, which is a designated State Highway, from Black Hills Avenue east to Mississippi Avenue. The event will take place on July 20, 2024 beginning at 9:45 a.m. until completion of the parade for Heritage Days.

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: Weisgerber, Mischnick, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The Council now had before them Item 7 – Approval of Resolution No. 24-60. This Resolution will approve the purchase of two 20-foot Containers from ABC Containers for usage at the Landfill in an amount not to exceed \$42,000.00. The following information was provided:

[RESOLUTION – PURCHASE OF CONTAINERS FOR LANDFILL

Employees at the landfill have been using a portable outhouse for the past year. Prior to that time, employees often had to leave the landfill to find suitable restroom

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facilities. Employees also do not have a designated lunch/break room, with flies being a major threat to their health while eating. City Council identified these needs an appropriated \$240,000 in the FY2023-2024 budget for providing these facilities.

Due to challenges with obtaining the services of local builders, for their durability, and for the ability to move these facilities in the future if needed, staff is recommending the purchase of metal shipping containers. Staff sought quotes for two twenty-foot (20') metal containers; one outfitted as a break room and one as a restroom, from ABC containers, Bob's Containers, and Falcon Containers. Quotes were received from ABC and Bob's, however after more than two weeks, Falcon still has not provided any budgetary numbers.

Staff recommends accepting the quote from ABC Containers in an amount not to exceed \$42,000 from funds set aside for this purpose in line item 06-51-55-59-915, being the low bid. Remaining funds will be used for concrete, plumbing and electrical work.

RECOMMENDATION: APPROVE RESOLUTION APPROVING THE PURCHASE OF TWO 20 FOOT CONTAINERS FROM ABC CONTAINERS FOR USE AT THE LANDFILL IN AN AMOUNT NOT TO EXCEED \$42,000.]

A motion was made by Mayor McGhehey, seconded by Councilman Mischnick to approve Resolution No. 24-60. Which follows in its entirety:

RESOLUTION NO. 24-60

WHEREAS, The City of Alliance has identified the need to provide sanitary facilities for use at the City Landfill; and

WHEREAS, Current restroom and break room facilities are either temporary, unworkable, or non-existent; and

WHEREAS, The City Council approved funding to provide restrooms as part of the FY2023-2024 budget; and

WHEREAS, The City Council finds it beneficial to employees to provide these facilities.

NOW, THEREFORE, BE IT RESOLVED, By the Mayor and Council of the City of Alliance, Nebraska, that the purchase of two twenty-foot (20') metal containers; one outfitted as a break room and one as a restroom, from ABC containers in an amount not to exceed \$42,000 from funds set aside for this purpose in line item #06-51-55-59-915.

Mayor McGhehey at this time spoke up asking if this Container would withstand or hold up being at such a less value compared to the others. City Manager Sorensen replied with a container is a container but, as the durability of the inside is what is in question. The other

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companies quoted more but with better quality. Mayor McGhehey suggested that Resolution No. 24-60 be tabled until the next Council Meeting for further discussion and more review through the quotes given.

A motion was made by Councilman Mischnick, seconded by Councilman Weisgerber to table Resolution No. 24-60 until the next Council Meeting.

Roll call vote to table action on Resolution No. 24-60 until the next Council Meeting with the following results:

Voting Aye: Mashburn, Weisgerber, Mischnick and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 24-61 which will accept and approve the Operation and Maintenance Manual for the MALSAR system at the Alliance Municipal Airport. The following information was provided:

[RESOLUTION – OPERATION AND MAINTENANCE MANUAL – BYE MALSAR]

Background: The Alliance Municipal Airport installed a MALSAR (Medium Intensity Approach Lighting with Runway Alignment Indicator Lights) for Runway 30 that was commissioned in 2005. The City of Alliance and Airport Authority were under the impression that the FAA would take over the maintenance and ownership of this (NAVAID) Navigational Aid once commissioned like other systems on the airfield. The request was made to FAA and declined because the MALSAR did not support an ILS (Instrument Landing System). The ILS was commissioned at the airport in 2010 and a request was made to the FAA to take over the ownership of the MALSAR. The request was denied because the system did not meet current specifications. Staff has been notified that an FAA annual inspection is required of the MALSAR because it currently supports an ILS. FAA does not conduct the inspection but observes the inspection conducted by a certified technician. Staff looked into getting City personnel certified as an option for future years, however hiring a company certified to do MALSAR inspections remains the best route.

Staff made the recommendation to contract with NEO Electrical Solutions and council approved the agreement on January 16, 2024. NEO Electrical Solutions was recently in Alliance to meet staff, start necessary repairs, and do preliminary inspection with FAA. This Operation and Maintenance Manual is required by the FAA to keep the MALSAR in operation. NEO Electrical Solutions, airport staff, and FAA will work together on all compliance requirements.

This is the final administrative step in getting the MALSAR inspected and certified. The final step will be completing necessary repairs when all parts are received.

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RECOMMENDATION: APPROVE THE RESOLUTION TO AUTHORIZE THE AIRPORT DIRECTOR TO SIGN ALL DOCUMENTS FOR THE OPERATION AND MAINTENANCE MANUAL.]

A motion was made by Vice Mayor Mashburn, seconded by Councilman Mischnick to approve Resolution No. 24-61. Which follows in its entirety:

RESOLUTION NO. 24-60

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

WHEREAS, The City of Alliance installed a MALSAR (Medium Intensity Approach Lighting with Runway Alignment Indicator Lights) for Runway 30; and

WHEREAS, The MALSAR is now associated with an ILS (Instrument Landing System) which requires inspection; and

WHEREAS, The City Council entered a contract with NEO Electrical Solutions to keep the MALSAR system operational and inspected; and

WHEREAS, The Operation and Maintenance Manual is required by the FAA to keep the MALSAR in compliance for operation and inspection.

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the City of Alliance shall approve the Operation and Maintenance Manual.

BE IT FURTHER RESOLVED, The Airport Director is authorized to sign all documents for the Operation and Maintenance Manual.

Airport Director Placek spoke with Council on this Resolution stating this was a manual that was required of the FAA for the operation of our MALSAR system.

Mayor McGhehey asked if there was any discussion on Resolution No. 24-61.

Denise Yocum, 519 West 11th Street, approached to ask questions of this resolution. Denise questioned why the FAA did take over this operation. Director Placek replied that we would like the FAA to take over this operation of the Airport however, the FAA will not take this operation over. Denise then questioned the purpose of the manual. Airport Director replied it is just a Manual that is required to operate the MALSAR system, which requires Council's approval. Denise asked if there were any safety concerns since the MALSAR System is not under the operation of the FAA. Airport Director stated that there are no safety concerns.

Roll call vote with the following results:

Voting Aye: Mischnick, Weisgerber, Mashburn and McGhehey.

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Voting Nay: None.

Motion carried.

- The last item on the agenda was the “Public Comment” Session.

Mayor McGhehey stated this was the time for citizens to speak before Council, with a 3-minute time limit per speaker. With only one citizen requesting to speak, Mayor McGhehey called Denise Yocom to the podium.

Denise Yocum, 519 West 11th Street, stated she had lots to say about the community. Starting with “wolves in sheep clothing” running the show. Ms. Yocum expressed her concerns about officers within the organization. Ms. Yocum conveyed her opinion to the City Council with her 3-minutes running out.

Mayor McGhehey stated “with no further comments or items on the agenda, the Meeting is now closed.”

The Alliance City Council adjourned the July 2, 2024 City Council Meeting at 7:30 p.m.

(SEAL)


Tearza Mashburn, Vice-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