

July 7, 2011

ALLIANCE CITY COUNCIL

REGULAR MEETING, THURSDAY, JULY 7, 2011

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

The Alliance City Council met in a Regular Meeting, July 7, 2011 at 7:00 p.m., in the Board of Education Meeting Room, 1604 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on June 30, 2011. 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 Feldges opened the July 7, 2011 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Feldges, Council Members Yeager, Benzel, and Gonzalez. Also present were City Manager Cox, City Attorney Miller and City Clerk Jines.

- Mayor Feldges read the Open Meetings Act Announcement.
- The first action to be taken by Council was to excuse Councilman Kusek from the meeting.

Motion by Councilman Benzel, seconded by Councilman Gonzalez to excuse Councilman Kusek from the meeting as he was out of town.

Roll call vote with the following results:

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

July 7, 2011

- The first item on Council's agenda was the Consent Calendar.

Motion by Councilman Benzel, seconded by Councilman Gonzalez to approve the Consent Calendar which follows in its entirety:

CONSENT CALENDAR – JULY 7, 2011

1. Approval: Minutes of the Regular Meeting, June 21, 2011. There was not a quorum at the June 28, 2011 Joint Meeting of all entities.
2. Approval: Payroll and Employer Taxes for the period June 11, 2011 through June 24, 2011 inclusive: \$179,436.71 and \$12,818.90 respectively.
3. Approval: Claims against the following funds for the period June 17, 2011 through July 5, 2011: 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; \$1,080,585.55.
4. Approval: The issuance of the following Cemetery Certificates:

The South Half of the Southeast Quarter (S1/2 SE1/4) of Lot Eighteen (18), Section Two (2), Block Seventeen (17), Second Addition to the Alliance Cemetery to Yolanda Youman.

The North Half of the Northeast Quarter (N1/2 NE1/4) of Lot Sixteen (16), Section Two (2), Block Seventeen (17), Second Addition to the Alliance Cemetery to Stephanie Konopnicki.

5. Approval: The issuance of the following Contractor Licenses:

Repair & Maintenance

Doug Fritzler dba Fritzler Construction
Steve Fehlhafer dba Fehlhafer Construction
Jared Wilson dba Z & S Sheetmetal

Master HVAC

NOTE: City Manager Cox has reviewed these expenditures and to the best of his knowledge confirms that they are within budgeted appropriations to this point in the fiscal year.

Councilman Gonzalez questioned the number of reimbursements to the Nebraska Department of Revenue for sales tax payments and a claim to 4th Street Fencing. Finance Director Waggener informed Council the payments to the Department of Revenue were to bring up current following the review of the account. Cultural & Leisure Services Director Brown reported the claim to 4th Street Fencing was for the replacement of the recirculation pump at the swimming pool.

Roll call vote with the following results:

July 7, 2011

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

- A presentation by Box Butte Development was the next item to be heard by Council. Chelsie Herian the Executive Director and John McGhehey, President of Box Butte Development Corporation appeared before Council and provided the following report of their recent activities and goals for the future.

[Who we are:

Economic Development

- Primary contact for individuals and businesses seeking information on starting or expanding businesses in Box Butte County
 - Fiscal Year to Date Contacts: 16 and from 2006-2010: 110
- Provide a Business Assistance Center for new and existing businesses
- Maintain a database of economic development grants and loans
- Maintain a database of available space for rent or for sale
- Maintain a database of other agencies to assist new business prospects: Nebraska Business Development Center, PADD, NeDED, REAP, LB840
- Accept and make recommendations on the PREMA REDLG Loan Fund
- Regularly contact employers in the County to assess growth prospects and identify needs
- Primary contact point for Nebraska Department for Economic Development
- Respond to “Requests for Proposals” for new prospects from NeDED
- Had a mentoring program in the past, currently seeking new mentor volunteers to help with new business start-ups
- Assist member business/organizations with needs related to economic development (advocacy, labor, infrastructure)
- Assist with housing issues
 - Maintain a rental unit database, updated monthly
 - Assist in recruiting with new single or multi-family housing construction

Downtown Revitalization

- Manage the Historic Main Street Alliance Program under the auspices of the Heritage Nebraska Main Street Program.
 - Organization
 - Maintain volunteer base and generate funding
 - Economic Restructuring
 - Work to create and sustain an environment for business growth in downtown.
 - Façade Grant Program started in 1996 with a Grant from Lied Nebraska Main Street Program of \$10,000.

July 7, 2011

- To date, HMSA has awarded \$7,652.75 back into the downtown district.
 - Design
 - Work to restore the “landscape” and historic character of downtown. Enhance downtown’s pedestrian environment while addressing impacts of automobiles.
 - Promotion
 - Develop messages that communicate downtown’s value to various “target markets.”
- HMSA has contributed \$15,000 towards the general Streetscape Project fund and \$1,100 for a bench. This is over half of their reserves they have saved for the last 15 years.

What we have done recently:

- BBDC was actively involved in the Legislative Redistricting and getting Alliance listed as a video site for the public hearing.
- BBDC along with other sponsoring organizations assisted in the promotion of the LB840 Economic Development Plan last November.
- BBDC was instrumental in retaining LINPEPCO in Alliance.
- BBDC was involved in the development of Rosewood Estates Phase I and Phase II through a contact made between BBDC and EXCEL Development at a NEDA Conference.
- Became a Nebraska Economic Development Certified Community in November 2009. Requirements: demonstrate we were prepared to work with the NeDED prospects. This was a collaborative effort between BBDC, the City of Alliance, Nebraska Workforce Development.
- E-Newsletter bi-monthly to keep the members and community leaders informed as to what is going on within the county and within our organization.

Primary Goals:

- Identify next Industrial Park/Incubator
- Continue Certified Community Program
- Address Specific Needs of our Members
- Maintain Relationships- Alliance Chamber of Commerce, Hemingford Chamber of Commerce, Workforce Development, City of Alliance, Box Butte County Commissioners and Village of Hemingford Board of Trustees
- Maintain contact with other Economic Developers across the state on their best practices.

July 7, 2011

- Youth Entrepreneurship
- Succession planning for businesses in Box Butte County

Opportunities:

- Value Added Ag
- Manufacturing
- Transportation

After reviewing the Community Goals recently approved by the City of Alliance, BBDC sees many which are consistent with the mission of BBDC.

COMMUNITY GOALS

1. To build excellence throughout the organization and community;
2. To create a fun and entertaining place to live and to visit;
3. To improve the community's aesthetic appeal;
4. To foster a community-wide sense of pride and confidence;
5. To provide outstanding service to our residents;
6. To revitalize the downtown and other business corridors;
7. To explore opportunities of community improvements;
8. To ensure reliable utilities for all customers;
9. To connect citizens and visitors to one another and to places of interest by developing all modes of transportation;
10. To develop the community as a desirable place to live through safety and protection where people can enjoy the freedom of rural life;
11. To develop opportunities for the community's young people;
12. To expand tourism;
13. To develop sustainability;
14. To aggressively seek economic opportunities;
15. To communicate/educate the public with website and social networking;
16. To restore and maintain city facilities to be a source of community pride;
17. To develop Alliance as a regional hub by exploring and developing inter-modal transportation opportunities

How can we enhance our value to the City of Alliance?

BBDC is interested in discussing with the City of Alliance taking on an expanded role for long-range planning in the three following areas:

- Business & Industry Development
 - Intermodal – Meeting scheduled in Alliance July 13th
 - Identify property for development

July 7, 2011

- Acquire property for rehabilitation or future development
- Possibility of an Incubator
- Assist with Expansion
- Downtown Development
 - Housing- 2nd story loft apartments
 - Retail
 - Park/Recreation/Event Area
 - Façade Improvements
- Housing Development
 - Identify next sub-division
 - Apartment complex
 - Rental property rehabilitation
- Quarterly Report to City Council]

• A presentation by West Plains Engineering regarding the Electric Reliability Study was the next item to be heard by Council. Kevin Groves of West Plains Engineering of Rapid City, SD, presented the electric reliability study his firm conducted on the City of Alliance electrical system. The reliability study is not yet complete as it is still waiting final information from the Cody Substation and rebuild project. The following is the report as presented:

[City of Alliance Electric System Review

The following document is a summary of the results obtained by West Plains Engineering (WPE) on the City of Alliance 12.47kV distribution system. It is the intention of WPE to complete the analysis of all three distribution substations provided that certain information becomes available in the near future. When this additional information becomes available and the analysis process complete, a more detailed report will be submitted with the remainder of our findings.

Introduction to the Study

WPE began the evaluation process by creating an electrical model of the three distribution substations and their respective feeders. This model was based entirely on the City's existing CADD drawings. The CADD drawings were imported to our engineering analysis software (WindMil) and then traced over to produce the current engineering model. The existing model reflects normal switching schemes when the Cody Substation is on line. We also used the 2010 summer peak load data in order to populate the feeder loads. At the time of this writing, the substation feeder open points reflected in the model have not been reviewed and confirmed by City personnel. Therefore minor modifications to the individual feeder layouts and subsequent changes to the coordination studies may result. With that information known, WPE is still confident in the results gained so far and believe that many valuable recommendations for the system can be made at this time. We must also comment on the lack of information available about the existing electro-mechanical relays and their current settings in the Cody Substation.

July 7, 2011

Without this information we have been unable to complete a thorough coordination assessment of that substation and its feeders. Once the new relay settings become available for the upgraded Cody Substation we intend to incorporate these results into the final report.

Throughout this document the term coordination will be used frequently. It simply refers to the ability of protective devices, whether breakers, fuses, or reclosers, to function properly on the system. Coordination is something that occurs *between* multiple protective devices. Proper coordination is how a utility ensures that only one device locks open (breaker or recloser), or blows (fuse) during a permanent fault. Certain coordination schemes are intended to blow fuses prior to the up line device operating. Other schemes prefer the up line device to operate (without blowing the fuse) in an attempt to clear temporary faults. These are known as “fuse blow” or “fuse save” schemes. Both of which are viable depending on the intentions of the utility and the type of customers served by the system. For instance, on the City of Alliance system a “fuse blow” scheme may be desirable in town, while at the same time a “fuse save” scheme could be implemented for rural customers.

System Wide Recommendations

As a result of all information obtained by WPE throughout the course of this study the following recommendations are being proposed to the City of Alliance. These recommendations are based not only on the results of the engineering model, but also on correspondence and conversations with City personnel.

- Try to avoid the use of fuses up line of reclosers under normal switching situations.
- Reduce the protective zone of certain substation feeder relays. Reprogram these relays to sense faults out to the first protective device on the feeder and not beyond. This technique should eliminate many nuisance breaker operations on a feeder for temporary faults beyond a down line protective device. It is worth noting that this technique is not 100% successful in preventing all “blinks” due to the configuration of different feeders and the number of down line protective devices installed on these feeders. Some protective device overlap is inevitable due to varying fault current magnitudes.
- Establish a “fuse blow” scheme for areas within the City of Alliance subject to nuisance feeder operations. This protective scheme may solve two problems at the same time by reducing the total number of “blinks” experienced by customers, as well as identify line sections that are in need of maintenance or tree trimming operations.
- Document the location and size of all system fuses. A unique number for each fuse should be recorded for future outage management. This unique number should be linked to a specific location on the system as well as the correct fuse size for that location.
- Distribution automation should include the replacement of certain hydraulic reclosers with electronically controlled devices. These electronically controlled devices are capable of better coordination with the substation breakers resulting in a reduced number

July 7, 2011

of nuisance operations. They could also be programmed with alternate settings in the event of non-standard feeder configurations.

- A substation record book should be implemented to document each of the four system substations. At a minimum the following items should be recorded for each substation: main and feeder relay settings; breaker sizes; transformer nameplate data; LTC nameplate data; and specific substation TCC (time current curves) sheets.
- The single most cost effective item that the City of Alliance should implement is personnel training for the substation equipment. This training should include the various relays used throughout the system.
- We would also recommend that the City maintain a closer working relationship with engineering support personnel. The engineering support should maintain and improve upon the existing system model utilizing it for load growth studies, arc flash analysis and future coordination studies as the system continues to grow.

A final note about engineering analysis based on a software model. The analysis and subsequent results are only as accurate as the information used to create the model. Therefore, as changes take place to the City's system it is imperative that these changes be reflected in the system model.

Substation Specific Results

Cody Substation

To date WPE has been unable to obtain the current relay settings for the substation. Without this feeder relay information an accurate coordination study is not possible. We have, however, been able to make the following assessments of this substation and its feeders.

Approximately 7,200 amps of fault current is available at this substation on all feeders.

Circuit 1209 (Northwest Rural):

Circuit 1205 (West Loop):

Circuit 1207 (Southwest Rural): It appears that the *Hwy 385-Rock Rd* recloser is a 100A device protecting another 100A device known as *Terry's Corner*. Coordination between these two reclosers will not occur. This is also true of the recloser called *South BN Yard 385*. It is quite possible that all three of these devices could lock open for the same fault condition. The *Hwy 385-Kansas* recloser with a 200A trip coil is down line of the *Hwy 385-Rock Rd* recloser with a 100A coil. Coordination is not possible between these two devices.

Circuit 1203 (Plant Tie):

Circuit 1215 (West Residential):

July 7, 2011

Emerson Substation

Approximately 6300A of fault current exists near the substation on all feeders.

Circuit 1125 (Northwest Rural): The recloser known as *385 & Benzel* has a 200A coil and is down line of the *Schnells & 25th* recloser with a 100A coil. Coordination is not possible between these two devices. Better coordination on this feeder could occur by relocating or eliminating one of these reclosers. The feeder relay in the substation is currently programmed to sense a fault beyond the 50A relays at *Berea & Keith* and *Powell & Keith*. This may not be a desirable situation since all customers on the feeder will experience a momentary loss of power for a temporary fault beyond the recloser at *Schnells and 25th*. We also found one undefined recloser shown near the voltage regulators north of 385 & Benzel. We also recommend modeling the voltage regulators on this feeder.

Circuit 1122 (Northeast): The *Emerson & Lincoln* recloser has a delayed curve setting that intersects the instantaneous time overcurrent curve of the feeder relay at 887A. This will undoubtedly cause coordination issues based on the available fault current on this feeder. Other trip curves should also be considered for his recloser.

Circuit 1123 (Sweetwater): Consider a smaller recloser coil in the device at *11th & Flack*. Based on the present loading information in this model only 32A of load is likely beyond this device. The recloser coil is sized for 200 amps.

Circuit 1124 (West Loop): We need to confirm the recloser connection at *18th & Cheyenne* as well as *18th & Sweetwater*. We may also want to consider smaller trip coils for these two devices.

Broadwater Substation

Approximately 5800A of fault current exists near the substation on all feeders.

Circuit 1103 (East Loop-Flack):

Circuit 1109 (East Rural): The *Airport Rd South* and *Airport Rd East* reclosers have 2A-1B settings. Better protective coordination could be obtained with other settings. Based on load we could also consider smaller trip coils in these devices.

Circuit 1105 (South Rural): The *Watts & South Broadwater* recloser has a 140A coil with 2A-1B settings. Better coordination could be possible with a smaller trip coil and alternate curve settings. The *Bignell – Jesse* recloser curve settings should be changed from 2A-1B. Fuses are currently installed up line of reclosers on this feeder.

Circuit 1111 (West Loop): The *RR Yard* recloser does not coordinate with the feeder relay based on available fault current. We should also consider a smaller trip coil for this recloser.

July 7, 2011

The model indicates approximately 15A of load current should exist in this area while a 140A coil is capable of serving 3MW of load.]

- The next agenda item was the City Manager’s report by J.D. Cox which follows in outline form:
 - **Property & Casualty Insurance Bids**
 - City’s Risk Manager, Larry Miller, will be heading up bid process
 - Current insurance expires August 1
 - Bids due: 7/8
 - Council meeting: 7/21
 - Interested parties: Wells Fargo (Current), Gregory’s, Bank of the West, LARM
 - **Vision/Mission/Goals – “Building the best hometown in America”**
 - Council Consideration – 6/21/11
 - Others Consideration –
 - Alliance Chamber of Commerce – Endorsed 6/9/11
 - Box Butte Development Corporation – Endorsed 6/20/11
 - Box Butte County Commission – Endorsed 6/20/11
 - Box Butte General Hospital –Endorsed 6/27/11
 - Alliance Public Schools Board–Warmly received 6/20; Expected Endorsement 7/7/11
 - **Box Butte Avenue Revitalization Project**
 - Stop Light – Complete
 - Island Removal – Removal to be commenced
 - Completed in June - Center Island - 200 Block Box Butte Avenue:
 - July 11-14: Center Island 300 Block
 - August: Center Island 400 Block
 - Street Furniture
 - Scheduled to arrive on July 15th – assembly party
 - Street Lights – Damaged lights on Box Butte are being replaced
 - **West Plains Grain**
 - Planning Commission – Approved 6/14
 - Sending measure back to City Council –Postponed until August
 - Sent email (6/7/11)-
 - Asking status of LB840 Application
 - Asking if TIF or LB840 funds go toward public road improvements
 - Clarification of use of TIF funding request
 - Updated financial statements
 - Meeting scheduled with County for July 19th at noon
 - **Lin Pepco**
 - Met with Howard Jensen today concerning on-going drainage issues

July 7, 2011

- **Airport**
 - Interest in forming Airport Advisory Group:
 - Note: Former Airport Authority disbanded approx 5 years ago
 - Initially form an ad hoc group to begin dialogue
 - Volunteers?
- **Sale of Lot – 12th & Flack**
 - Larry Miller/Eric Lenz to head-up
- **Sale of Jerry’s Barbershop (220 Box Butte) – Bids due July 12th**
 - Larry Miller/Eric Lenz to head-up
- **Sale of Lot Behind Espresso Lane**
 - Contacted by Realtor
- **City Hall/Building Improvements**
 - Folks from Upper Deck on site July 11
 - Previous tour: Council members attending: Fred Feldges & Dan Kusek
 - Developing Plan for structure – exterior and interior;
 - Hoping for when Council tours municipal building that we can have them here to visit with you at the same time.
- **Hazard Mitigation Plan Update**
 - JEO Conducting Update
 - Planning Public Hearing on Aug 3 @ 7:00 pm.
- **Police Dept –**
 - Drug Officer out
 - Drug Dog – Luna out; Mingo will be on board in August
- **Question/Direction**
 - Expectations - Community Garden
 - Who is paying for the water?
 - Inappropriate for the City to solicit funding
 - Anticipated to occur on July 3rd
- **STAFFING**
 - Complete-
 1. Police Officer- Complete! - Cody Buskirk (Starting 7/18)
 2. Tourism Director – Complete! Kevin Howard (Starting 7/18)
 - Recommendation in Process-
 3. Library Page – Recommendation in process
 4. RSVP Clerk – Recommendation in process

July 7, 2011

Reviewing Resumes-

5. Human Resources Officer - Reviewing Resumes

New/In Process-

6. Public Safety Dispatcher- Advertising (Closed 7/5)

7. Line Technician 2nd Class – Advertising (Closes 7/29)

8. Customer Service Clerk I (Utility Office) – Advertising (Closes 7/19)

9. Animal Control Officer – Advertising (Closes 7/19)

On Hold-

10. Community Development Director - HOLD

11. Assistant (to) City Manager - HOLD

12. Customer Service Clerk I (Anna's previous position) – HOLD

13. Cemetery Mtce Worker – HOLD

- **CALENDAR RECAP**

- July 7-8 Rodeo
- July 8-9 Civil War Symposium @ Knight Museum
- July 19 Airport Inspection
- July 19 @ Noon City/County Joint Meeting @ Courthouse
- July 19-24 Heritage Days
- July 26 @ 8:30-11:30 Council Budget Worksession @ Library
- July 26 noon Joint Jurisdictional Meeting @ Museum
- Aug 3 @ 7pm Haz Mitigation Planning Public Hearing – Location TBA

- **UPCOMING COUNCIL MEETINGS**

- 7/21 @ 7:00 pm -
 - Uptown Parking Time Limit – 300 Block Box Butte

- The next item for Council's review was Resolution No. 11-82 amending the Agreement with the Nebraska Department of Roads for the Emerson Avenue Street, 18th to 25th Streets Project. City Manager Cox provided the following background information:

[We have been contacted by NDOR explaining that they mistakenly inserted an incorrect section in both the Emerson and Potash agreements that would have made the Preliminary Engineering and the NEPA services non-eligible for Federal Aid funding. The revision corrects this error.]

Motion by Councilman Benzel, seconded by Councilman Yeager to approve Resolution No. 11-82 which follows in its entirety:

RESOLUTION NO. 11-82

WHEREAS, The City of Alliance has proposed a transportation project for which the City would like to obtain federal funds; and

July 7, 2011

WHEREAS, The City of Alliance and the Nebraska Department of Roads (NDOR) have previously executed a Project Program Agreement for a transportation project which set out the various duties and funding responsibilities for the Federal-Aid Project; and

WHEREAS, The City of Alliance understands that it must strictly follow all federal, state and local laws, rules, regulations, policies and guidelines applicable to the funding of the Federal-Aid Project; and

WHEREAS, The City of Alliance and the Nebraska Department of Roads desire to enter into a Supplemental Project Program Agreement which sets out modifications to, or implements additional duties or additional funding responsibilities; and

WHEREAS, The City Council believes it is in the best interest of the City to enter into the Supplemental Project Program Agreement with the Nebraska Department of Roads.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is hereby authorized to sign the URB-6255(3) Supplemental Project Program Agreement between the City of Alliance and the Nebraska Department of Roads.

BE IT FURTHER RESOLVED that the City of Alliance is committed to providing local funds for the project as required by the Project Program Agreement and the Supplemental Project Program Agreements.

BE IT FRUTHER RESOLVED that this Supplemental Project Agreement is adopted to supplement the Nebraska Department of Roads

Project No.	URB-6255(3)
Control No.	51450
Name	Emerson Avenue, 18 th to 25 th Street, Project Agreement

Roll call vote with the following results:

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

- The next item for Council's consideration was Resolution No. 11-83 amending the Agreement with the Nebraska Department of Roads for the South Potash Avenue, Kansas Avenue to 2nd Street Project.

Motion by Councilman Gonzalez, seconded by Councilman Benzel to approve Resolution No. 11-83 which follows in its entirety:

RESOLUTION NO. 11-83

July 7, 2011

WHEREAS, The City of Alliance has proposed a transportation project for which the City would like to obtain federal funds; and

WHEREAS, The City of Alliance and the Nebraska Department of Roads (NDOR) have previously executed a Project Program Agreement for a transportation project which set out the various duties and funding responsibilities for the Federal-Aid Project; and

WHEREAS, The City of Alliance understands that it must strictly follow all federal, state and local laws, rules, regulations, policies and guidelines applicable to the funding of the Federal-Aid Project; and

WHEREAS, The City of Alliance and the Nebraska Department of Roads desire to enter into a Supplemental Project Program Agreement which sets out modifications to, or implements additional duties or additional funding responsibilities; and

WHEREAS, The City Council believes it is in the best interest of the City to enter into the Supplemental Project Program Agreement with the Nebraska Department of Roads.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is hereby authorized to sign the URB-6263 (1) Supplemental Project Program Agreement between the City of Alliance and the Nebraska Department of Roads.

BE IT FURTHER RESOLVED that the City of Alliance is committed to providing local funds for the project as required by the Project Program Agreement and the Supplemental Project Program Agreements.

BE IT FRUTHER RESOLVED that this Supplemental Project Agreement is adopted to supplement the Nebraska Department of Roads

Project No.	URB-6263(1)
Control No.	51347
Name	South Potash Avenue, Project Agreement

Roll call vote with the following results:

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

- Resolution No. 11-84 authorizing the sale of city property was the next matter for Council's review. City Manager Cox provided the following background information:

[Staff has been contacted by a local realtor indicating that there is an interested party wishing to purchase the City lot immediately South of Kees Computer Service and just

July 7, 2011

North of 2nd Street. The City actually owns three lots (Lots 9, 10, and 11) to the south of Kees, and only Lot 11 is being proposed to be sold.

City staff has expressed no concerns with the sale of Lot 11 only, but would have concerns with the other lots. If Council is agreeable, Resolution 11-84 would declare the property surplus and would authorize staff to move forward with public notification of the sale. The City can place parameters and/or stipulations on the sale. For example, I would recommend that we require a minimum bid.]

Motion by Mayor Feldges, seconded by Councilman Benzel to approve Resolution No. 11-84 which follows in its entirety:

RESOLUTION NO. 11-84

WHEREAS, The City of Alliance owns land in the City of Alliance including the following described real estate; to wit,

Lot 11, Block 2, Drake's Addition, to the City of Alliance, Box Butte County, Nebraska, according to the recorded plat thereof, together with all tenements, hereditaments and appurtenances thereto belonging.

WHEREAS, Staff is recommending that the City Council declare the above described 50' x 140' lot to be surplus property and commence the process of selling the property; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, that the following described real estate; to wit

Lot 11, Block 2, Drake's Addition, to the City of Alliance, Box Butte County, Nebraska, according to the recorded plat thereof, is hereby declared to be surplus property.

BE IT FURTHER RESOLVED that the City Manager is authorized and directed to commence the process to sell the property in a reasonably commercial manner.

BE IT FURTHER RESOLVED that the City of Alliance has determined that the sale of the real estate would be beneficial to the City of Alliance as the real property is surplus property and the City has no further need of the property.

Roll call vote with the following results:

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

July 7, 2011

- The next item to be discussed by Council was Resolution No. 11-85 regarding street closure request of the BNSF. City Manager Cox provided the following background information:

[Staff is in receipt of a request from BNSF for the closure of 1st Street from Laramie to Box Butte Avenues during Heritage Days. BNSF has proposed the street be closed from 7:00 am on July 22nd through 10:00 pm on July 23rd. BNSF will conduct a number of activities during the period and expects approximately 4000 people at the site. The City's existing policy for any event that has either alcohol or has a crowd size of over 1000 requires for a level of liability insurance coverage of \$1 million. At press time, we have letters from BNSF Risk Management that indicates they are self-insured and have the resources to cover the risk to its own employees. The only item missing is representation from BNSF that it will name the City as insured and will assume risk to any citizen/participant in the area of the closure. Our City Attorney is in the process of following up with BNSF Risk Management.]

Motion by Mayor Feldges, seconded by Councilman Benzel to approve Resolution No. 11-85 which follows in its entirety:

RESOLUTION NO. 11-85

WHEREAS, The City of Alliance has received a request to close the 100 block of 1st Street between Box Butte Avenue and Laramie Avenue on July 22nd, 2011, commencing at 7:00 a.m. and continuing the closure until 10:00 p.m. on July 23rd, 2011; and

WHEREAS, Annually Heritage Days is celebrated in the City of Alliance and this closure is being requested to provide safety to people who will attend the Burlington Northern Santa Fe Railway Company Heritage Days/United Way Cookout; and

WHEREAS, The City of Alliance finds that the request is a medium hazard request as defined by Appendix A Level Of Risk and Recommended Insurance Requirement because the activity is similar to a picnic and expected attendance at any time is expected to be 1,000 or less; and

WHEREAS, The City of Alliance finds that the request for the closure of the road is an appropriate request and is in the best interest of the citizens of Alliance.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that upon the Burlington Northern Santa Fe Railway Company providing proof of insurance in the minimum amount of 1,000,000.00 per occurrence and/or aggregate, combined single limit for Bodily Injury and Property Damage; and the policy includes the City of Alliance as a named additional insured during the time of the street closure, and demonstrating that there is Vehicle Liability Coverage on all participating vehicles, owned, non-owned and hired the 100 block of 1st Street between Box Butte Avenue and Laramie Avenue will be closed to traffic on July 22nd, 2011, commencing at 7:00 a.m. and continuing until 10:00 p.m. on July 23rd, 2011.

July 7, 2011

BE IT FURTHER RESOLVED that staff may accept appropriate documents from Burlington Northern Santa Fe Railway Company that assumes all of the risk and liability for the time the street is closed and agrees to indemnify the City of Alliance for any and all claims that may arise from the street closure instead of the specific requirements as listed in Appendix A Level of Risk and Recommended Insurance Requirement.

BE IT FURTHER RESOLVED the closure of the 100 block of 1st Street between Box Butte Avenue and Laramie Avenue on July 22nd, and July 23rd, 2011 is to accommodate the Burlington Northern Santa Fe Railway Company Heritage Days/United Way Cookout.

Roll call vote with the following results:

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

- Resolution No. 11-86 accepting a donation of a shade structure for motorcycle parking at Sky View Golf Course was the next item to be presented to Council. City Manager Cox provided the following background information:

[A group of golfers at Skyview Golf Course have offered to pour a concrete pad and place a shade structure for motorcycle parking. Your packets contain a letter from Shana Brown that includes photos of both the proposed location and what the structure would look like. The concrete pad will be 25'x25' and the carport will be 21'x12'

The Golf Advisory Board has considered the request and is recommending approval.]

Motion by Councilman Benzel, seconded by Councilman Gonzalez to approve Resolution No. 11-86 which follows in its entirety:

RESOLUTION NO. 11-86

WHEREAS, The City of Alliance owns and operates Skyview Golf Course; and

WHEREAS, A group of men have requested to donate a concrete pad and a metal car port type structure to be used for motorcycle parking; and

WHEREAS, The group along with the Golf Superintendent Richard Halstead are requesting that the structure be place behind the cart barn; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the donation of the concrete pad and a metal car port type structure are accepted by the City of Alliance.

July 7, 2011

BE IT FURTHER RESOLVED that structure may be placed behind the cart barn as shown in the photo which is included in the Council packets.

Mr. Gary Leever, 1233 Grand Avenue addressed Council and described the project.

Roll call vote with the following results:

Voting Aye: Feldges, Yeager, Benzel, Gonzalez.

Voting Nay: None.

Motion carried.

- Mayor Feldges stated, “there being no further business to come before the Alliance City Council, the meeting is adjourned at 9:20 p.m.”

Fred Feldges, Mayor

(SEAL)

Linda S. Jines, City Clerk