

July 19, 2011

ALLIANCE CITY COUNCIL

SPECIAL JOINT MEETING, TUESDAY, JULY 19, 2011

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 Special Joint Meeting, July 19, 2011 at 12:00 p.m., in the District Court Room on the 3rd Floor of the Box Butte County Courthouse, 501 Box Butte Avenue. A notice of meeting was published in the Alliance Times Herald on July 11, 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 19, 2011 Special Joint Meeting of the Alliance, Nebraska City Council at 12:00 p.m. Present were Mayor Feldges, Council Members Kusek, Benzel, Gonzalez and Yeager. Also present was City Manager Cox, City Attorney Miller, and City Clerk Jines. Box Butte County Commissioners Lore and McCarthy were present, with Commissioner Brixius being absent. Also in attendance for Box Butte County were County Attorney Hutchinson and County Clerk Messersmith.

- The Boards met to discuss the West Plains Grain Project and potential areas where we can work together for a common goal. Commissioner McCarthy stated she would like to know how West Plains Grain would be using the tax increment financing (TIF) funds and how much support, if any, they would be able to provide towards road improvements. City Attorney Miller stated this TIF project is different than other TIF projects as it is not within the City limits. Mr. Miller went on to explain that TIF funds could only be used for road improvements abutting the property of the project and not roads leading to the project. Following some discussion the group was in consensus that one of the best means to encourage truck traffic on specific county roads and away from populated areas was to provide good road conditions.

County Road Superintendent Barb Keegan and Alliance Public Facilities Director Eric Lenz addressed the Boards with their understanding and concerns regarding necessary road improvements. Mr. Lenz voiced his concerns that the current roads will not be able to handle

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even half of the estimated truck traffic. Ms. Keegan stated both the County and the City will need to revise their One & Six Year Street Improvement Plans.

County Attorney Hutchinson asked if the Redevelopment Agreement has been signed. City Attorney Miller responded it has not been signed as of yet and that the funds can be used in a variety of ways.

Four representatives of West Plains Grain were in attendance at the meeting: Morey Cade, Buzz Tourangeau, Terry Hohl, and Robert Garland. The project is estimated to cost \$12,000,000 and will have capacity for 1.2 million bushels of grain storage as well as two additional covered ground storage areas. More than 50% of the grain will be brought in by train. When asked what West Plains Grain was willing to contribute to assist with road improvements they responded they would donate 100,000 yards of dirt which has a value of \$200,000. Box Butte County Commissioner McCarthy asked West Plains Grain representatives if they had the equipment to move the dirt. They responded West Plains Grain would incur an estimated \$30,000 to remove the top soil from the donation site and the County could then dig out the dirt they would like for road improvements.

It was determined by consensus that both Box Butte County Road Superintendent Keegan and Alliance Public Facilities Director Lenz will work together to prepare an estimate on road improvements to get both entities through the first year. The City will prepare an Interlocal Agreement for future consideration by both entities which will outline the contributions of each and will be broad enough to include County Road 61 (between Madison and Nance) and 25th Street (Nance). It was stated that Box Butte County would like to have the responsibility of bidding and awarding the necessary improvements.

City Manager Cox thanked and complimented everyone for their participation and cooperation on this joint venture.

- Mayor Feldges stated, “there being no further business to come before the Alliance City Council, the meeting is adjourned at 1:41 p.m.”

Fred Feldges, Mayor

(SEAL)

Linda S. Jines, City Clerk