

March 4, 2014

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, MARCH 4, 2014

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

The Alliance City Council met in a Regular Meeting, March 4, 2014 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 February 25, 2014. 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 March 4, 2014 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Feldges, Council Members Seiler, Benzel, Lewis, and Yeager. Also present were City Manager Cox, Assistant City Manager Waggener, City Attorney Hoelsing and City Clerk Jines.

- Mayor Feldges read the Open Meetings Act Announcement.
- The first item before Council was the Consent Calendar. Councilman Benzel made a motion, which was seconded by Councilman Seiler to approve the Consent Calendar as follows:

CONSENT CALENDAR – MARCH 4, 2014

1. Approval: Minutes of the Regular Meeting, February 18, 2014 and the Joint Meeting, February 27, 2014.
2. Approval: Payroll and Employer Taxes for the period January 31, 2014 through February 14, 2014 inclusive: \$164,518.14 and \$11,590.75 respectively.
3. Approval: Claims against the following funds for the period February 14, 2014 through February 25, 2014: 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; \$965,618.22.

March 4, 2014

4. Approval: As a result of pending merger of First National Bank of North Platte with First National Bank of Omaha, the City is designating First National Bank of Omaha as a depository. The anticipated change also requires that a collateral account be established for the City with the Federal Reserve Bank. Once approved by Council, First National Bank of Omaha will send a request to the Federal Reserve Bank to open the account. This will allow book-entry securities to be pledged from First National Bank of Omaha to the City.

5. Approval: The issuance of Cemetery Certificates to:

Harlan Tyndall and Betty Tyndall for Lot Twenty-two (22), Section Seven (7), Block Twenty (20), Third Addition to the Alliance Cemetery.

Edward "Ted" Hempel and Alyce "Kaye" Hempel for Lots Twenty-eight (28), Twenty-nine (29) and Thirty (30), of Section Nine (9), Block Twenty (20), Third Addition to the Alliance Cemetery.

6. Approval: The issuance of the following Contractor licenses:

General Contractor	Ray Hashman/Jay Dubs dba R & J Industries Plus, Inc. Doug Cullan dba Cullan Supply Contractors Mark Chrisman dba Mark Chrisman Trucking Doug Fritzler dba Fritzler Construction Dale Wood dba Dale Wood Construction Shaun Houchin dba Clau-Chin Construction Inc.
Repair & Maintenance	Robert A. Ruess Jr. dba Straight Line Carpentry & Painting Nick Hubbell dba Hubbell Masonary
Master HVAC	Bruce Rasmussen dba Rasmussen Mechanical Services Greg Sanders dba Jack's Refrigeration Bill Schlaepfer dba Gering Valley Plumbing & Heating Inc. Scott Diehl dba Metal Products Company
Master Plumber	Bill Schlaepfer dba Gering Valley Plumbing & Heating Inc. Jock H. Faris dba Faris Plumbing & Heating Inc. Stanley J. Ruowski dba Faris Plumbing & Heating Inc.
Gas Fitter	Bruce Rasmussen dba Rasmussen Mechanical Services Greg Sanders dba Jack's Refrigeration Scott Diehl dba Metal Products Company Jock H. Faris dba Faris Plumbing & Heating Inc.
Roofer	Doyle Spradlin dba Home Town Roofing Weathercraft Company of Scottsbluff-Gering

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.

March 4, 2014

Roll call vote with the following results:

Voting Aye: Benzel, Lewis, Seiler, Yeager, Feldges.

Voting Nay: None.

Motion carried.

- City Manager J.D. Cox gave his City Manager's Report which is shown in outline form:

1. March PCA (Electric Production Cost Adjustment)
 - A. Calculated \$0.01386; signed off on \$0.01 for March.
2. Golf Clubhouse
 - A. The middle room is done, the pro shop is close to being done, and hopefully the bar will be completed next week. We need to order the remaining flooring for the bar.
 - B. Men's Club donated \$500 toward the project
3. Personnel –
 - A. Advertising: Public Works Director
 - ICMA, LNM, various other publications
 - B. Seasonal positions on website
 - C. Seasonal Labor – Pool (must be 15, usually 16)
 - Pool Manager
 - Asst Pool Manager
 - Head Lifeguard
 - Lifeguard
 - Admission/Concession Clerk (must be 14)
 - D. Seasonal Laborer – Parks/Cemetery Department (must be 16)
 - E. Seasonal Laborer – Golf Course (must be 18)
 - F. Seasonal Laborer – Carhenge (must be 18)
 - G. Seasonal Laborer – Public Works and Electric Dept (must be 18)
 - Electric
 - Streets
 - Water/Sewer

- Resolution No. 14-23 authorizing the City of Alliance to enter into an Agency Agreement with the Nebraska Department of Aeronautics for the seal coating of asphalt taxiways and aprons was the next agenda item. The following background information was provided to Council:

[The Alliance Municipal Airport has included on its capital improvement program through the Federal Aviation Administration (FAA) a project to seal coat asphalt taxiways and aprons. This project has been approved for Federal funding and scheduled to move forward with an anticipated completion date of 2016. State law requires that the City have an agency agreement completed to allow the Nebraska Department of Aeronautics to act as the Airport's agent for the project.

March 4, 2014

The proposed project will consist of sealing any cracks, placing a rejuvenation sealer on the existing bituminous surface and applying new pavement markings on the taxiway and aprons. The estimate for this project is \$400,000 with the FAA participating at the current funding levels of 90% and the City of Alliance providing the 10% match.

This is the first step in proceeding with the project with an engineering agreement and application for grant to follow at a later date.]

A motion was made by Councilman Benzel, seconded by Councilman Seiler to approve Resolution No. 14- 23 which follows in its entirety:

RESOLUTION NO. 14-23

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

WHEREAS, The City of Alliance will be seal costing asphalt taxiways and aprons, identified as Project No. C04; and

WHEREAS, The City finds it is in the City's best interest to have the Nebraska Department of Aeronautics to act as the City of Alliance Municipal Airport's agent for the seal costing asphalt taxiways and aprons, identified as Project No. C04; and

WHEREAS, The Nebraska Department of Aeronautics has provided the City with an Agency Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the City of Alliance shall enter into an Agency Agreement with the Nebraska Department of Aeronautics for Project Number C04 for the purpose of obtaining Federal assistance in the development of the Alliance Municipal Airport and that such an Agreement is attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that the Mayor of the City of Alliance is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Alliance and the City Clerk is hereby authorized to attest said execution.

BE IT FURTHER RESOLVED that said Agreement, referred to herein, is inserted in full and attached herewith and made a part hereof as Exhibit "O".

Roll call vote with the following results:

Voting Aye: Lewis, Benzel, Seiler, Yeager, Feldges.

Voting Nay: None.

Motion carried.

March 4, 2014

- Resolution No. 14-24 was the next matter before Council, which will amend the fees charged at the golf course. The following background information was provided to Council:

[The current fees for Skyview Golf Course were established with the passing of Resolution No. 07-138 by the Alliance City Council on December 6, 2007. Rates have not changed since February 18, 2008, a period of over six years.

At the request of Staff, the Golf Course Advisory Board discussed fees at the February 24, 2014 meeting.

The Board concluded that increased fees were necessary in order to cover continuing increases in staffing and maintenance costs. The Board voted to recommend a 5% increase in annual fees across the board. The current and proposed fees are shown in the tables below.

Annual Pass	Current	Proposed
Single	\$435.00	\$457.00
Student	\$140.00	\$147.00
Couple	\$625.00	\$657.00
Family	\$745.00	\$783.00
Rent	Current	Proposed
Cart Storage	\$250.00	\$263.00
Large Locker	\$30.00	\$32.00
Small Locker	\$15.00	\$16.00

Green Fees		Current	Proposed
March - October	9 Holes	\$16.00	\$17.00
	18 Holes	\$22.00	\$23.00
November - February	Per Day	\$13.00	\$14.00
	Student	Per Day	\$13.00
Tournaments	9 Holes	\$10.00	\$11.00
	18 Holes	\$16.00	\$17.00

The revised fees would be effective April 1, 2014. Any annual passes and cart storage fees paid for the upcoming year prior to March 31, 2014 will be at the current rates.]

A motion was made by Councilman Lewis, seconded by Councilman Benzel to approve the Resolution No. 14- 24 and to include Punch Cards within the proposed fee schedule. The resolution with the additional language follows in its entirety:

RESOLUTION NO. 14-24

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

March 4, 2014

WHEREAS, Fees are required for the upkeep, maintenance and improvement of the golf course; and

WHEREAS, An increase in fees is being recommended by the Golf Course Advisory Board in order to continue to maintain the course in its current form.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that Golf course fees beginning April 1, 2014 shall be as follows:

Annual Pass			
	Single		\$457.00
	Student		147.00
	Couple		657.00
	Family		783.00
Cart Storage			263.00
Large Locker			32.00
Small Locker			16.00
Green Fees			
	March – October	9 Holes	17.00
		18 Holes	23.00
	November – February	Per Day	14.00
	Student	Per Day	14.00
	Tournaments	9 Holes	11.00
		18 Holes	17.00
Punch Card		10 Rounds/9 Holes	153.00
		10 Rounds/18 Holes	207.00

Roll call vote with the following results:

Voting Aye: Benzel, Seiler, Yeager, Lewis, Feldges.

Voting Nay: None.

Motion carried.

Council questioned if there were any arrears from last year on golf course accounts. City Manager Cox stated he would research and then get back to Council with an answer.

- The next agenda item was Resolution No. 14-25 authorizing the use of \$10,000.00 from the City Council Contingency Fund to cover expenses of the Senior Center for the remainder of the 2013-2014 fiscal year. The following background information was provided to Council:

[Senior Services, Inc. held a ten-year lease of the facility with the City which expired on February 18, 2014. Upon the recommendation of Staff, the Council

March 4, 2014

passed Resolution No. 14-06 which called for the nonrenewal of the lease until such time as building usage issues could be resolved. Senior Services, Inc. did not accept the City's offer to continue managing the facility on a month-to-month basis. The Council proceeded to adopt Ordinance No. 2751 on February 4, 2014 that established a five-member Senior Facility Advisory Board which was appointed at the February 18, 2014 Council meeting. The new Board subsequently met on February 19 and February 25.

The changes in the management of the Senior Center will require the City to cover the expenses of the facility through its General Fund. These changes were not anticipated and inasmuch no appropriations were included in the 2013-14 approved budget. The base facility expenses, excluding capital improvements are estimated at \$15,000. Most of these funds will be recaptured from monthly rentals of the approved tenants and special use fees.

Budget authority of \$10,000 is requested from Council Contingency to fund the estimated routine maintenance expenses of the Senior Center through the remainder of the current fiscal year. The budgeted amount would be distributed as follows:

Account Title	Account Number	Amount
Contract Custodial Services	01-71-72-43-373	\$600.00
Electricity	01-71-72-44-441	\$5,300.00
Water/Sewer	01-71-72-44-442	\$600.00
Refuse	01-71-72-44-443	\$200.00
Natural Gas	01-71-72-44-444	\$1,300.00
NRCNTSVC – Building Public Works	01-71-72-44-483	\$1,000.00
Building Maintenance Material	01-71-72-45-561	\$600.00
Cleaning Supplies	01-71-72-45-563	\$400.00
Total Budgeted Expenses		\$10,000.00

A motion was made by Councilman Yeager, seconded by Councilman Lewis to approve Resolution No. 14- 25 which follows in its entirety:

RESOLUTION NO. 14-25

WHEREAS, The City of Alliance owns the Senior Center located at 212 Yellowstone Avenue; and

WHEREAS, The management of the Senior Center has recently changed from a longtime arrangement with an outside organization to City staff; and

WHEREAS, As a result of this unanticipated change the City did not include appropriations within the 2013-14 approved budget to cover the current expenses; and

March 4, 2014

WHEREAS, Staff is recommending the use of \$10,000.00 from the City Council's Contingency Fund to cover the expenses for the remainder of this fiscal year. Most of these funds will be recaptured from monthly rentals of the approved tenants and special use fees.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Alliance, Nebraska, to authorize the transfer of \$10,000.00 from the City Council's Contingency Fund to be allocated as follows to cover the expenses of the Senior Center for the remainder of this fiscal year:

Account Title	Account Number	Amount
Contract Custodial Services	01-71-72-43-373	\$600.00
Electricity	01-71-72-44-441	\$5,300.00
Water/Sewer	01-71-72-44-442	\$600.00
Refuse	01-71-72-44-443	\$200.00
Natural Gas	01-71-72-44-444	\$1,300.00
NRCNTSVC – Building Public Works	01-71-72-44-483	\$1,000.00
Building Maintenance Material	01-71-72-45-561	\$600.00
Cleaning Supplies	01-71-72-45-563	\$400.00
Total Budgeted Expenses		\$10,000.00

Roll call vote with the following results:

Voting Aye: Benzel, Seiler, Yeager, Feldges, Lewis.

Voting Nay: None.

Motion carried.

- The next item for discussion was Resolution No. 14-26 which will authorize the City of Alliance to enter into a Lease Agreement with the Aging Office of Western Nebraska to lease space at the Senior Center. The following background information was provided to Council.

[Senior Services, Inc. (SSI) held a ten-year lease of the Senior Center facility with the City of Alliance that expired on February 18, 2014. As facility manager, SSI had several sublease agreements with tenants located in the building including the Office of Aging of Western Nebraska (Nutrition Program); Senior Services, Inc. (Handyman Program); Box Butte County Public Transit; and RSVP. Upon the recommendation of Staff, the Council passed Resolution No. 14-06 which called for the non-renewal of the lease with SSI until such time as building usage issues could be resolved. Senior Services, Inc. did not accept the City's offer to continue managing the facility on a month-to-month basis.

With the exit of Senior Services, Inc. as facility manager, it is necessary for the City to enter into leases directly with each of the remaining tenants. Staff has proposed that agreements be continued at the existing rates for a period of four months beginning March 1, 2014. This will allow time for the Staff to evaluate costs and revised square footage allocation to determine the appropriate

March 4, 2014

reimbursement and in-kind values for the various programs operating in the facility. Current rates for each of the programs which were set in August 2012 are detailed below.

Agency	Program	Reimbursement	In-Kind
Aging Office of Western Nebraska	Nutrition Program	\$600.00	\$2,700.00
Senior Services, Inc.	Handyman Program	\$100.00	\$200.00
City of Alliance	RSVP	\$195.00	\$250.00
Total Current Amounts		\$895.00	\$3,150.00

The revised leases will be presented to Council prior to July 1 to allow appropriate City budgeting for the facility for the 2014-15 fiscal year as well as for the Aging Office of Western Nebraska and Senior Services, Inc. whose fiscal years begin on July 1. The Aging Office has also requested a new lease agreement on an annual basis. There will be no formal agreement with the RSVP program; however, the agreed amount will be transferred from the RSVP Fund to the General Fund to assist with the coverage of facility maintenance expenses.

A motion was made by Councilman Benzel, seconded by Councilman Lewis to approve Resolution No. 14- 26 which follows in its entirety:

RESOLUTION NO. 14-26

WHEREAS, The City of Alliance is the owner of the property located at 212 Yellowstone Avenue, more particularly described as Lots Sixteen (16), Seventeen (17), and Eighteen (18), Block Twenty-four (24), Original Town of Alliance, Box Butte County, Nebraska; and

WHEREAS, Staff is recommending that the City of Alliance enter into a Lease Agreement with the Aging Office of Western Nebraska for a four month period ending June 30, 2014. After the initial term, the Agreement shall continue on a month to month basis, unless thirty days' written notice of termination is given by either party; and

WHEREAS, The Aging Office of Western Nebraska will be using the property for its Nutrition Program serving meals to persons 60 years of age and older.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, to approve the Lease Agreement between the City of Alliance and the Aging Office of Western Nebraska for the property located at 212 Yellowstone Avenue, more particularly described as Lots Sixteen (16), Seventeen (17), and Eighteen (18), Block Twenty-four (24), Original Town of Alliance, Box Butte County, Nebraska.

Roll call vote with the following results:

Voting Aye: Benzel, Seiler, Yeager, Feldges, Lewis.

Voting Nay: None.

March 4, 2014

Motion carried.

- Board vacancies were the final agenda item.

The Council received a letter of resignation from Dixie Nelson from the Downtown Improvement District Board due to her retirement as Executive Director from the Chamber of Commerce.

A motion was made by Councilman Seiler, seconded by Councilman Lewis to accept the resignation of Dixie Nelson and to extend her best wishes on her retirement.

Roll call vote with the following results:

Voting Aye: Feldges, Lewis, Benzel, Seiler, Yeager.

Voting Nay: None.

Motion carried.

Motion by Councilman Seiler, seconded by Councilman Lewis to appoint Connie Laing to the Park and Tree Board with a term to expire February 28, 2017.

Roll call vote with the following results:

Voting Aye: Lewis, Benzel, Seiler, Yeager, Feldges.

Voting Nay: None.

Motion carried.

Councilman Seiler announced that the City of Alliance continues to have vacancies on the A-1 Downtown Improvement Board, Economic Development Plan Citizens Advisory Board, Planning Commission, homemaker representative on the Police Advisory Board and the Park and Tree Board. Anyone interested in serving on these Boards should contact the City Clerk's Office. Information on all of the City Boards is also available on our web site, www.cityofalliance.net.

- Mayor Feldges stated, "there being no further business to come before the Alliance City Council, the meeting is adjourned at 7:41 p.m."

(SEAL)

Fred Feldges, Mayor

Linda Jines, City Clerk