

November 3, 2015

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, NOVEMBER 3, 2015

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

The Alliance City Council met in a Regular Meeting, November 3, 2015 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 October 27, 2015. 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 Yeager opened the November 3, 2015 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Yeager, Council Members Feldges, Jones and Korber-Gonzalez. Also present were City Manager Cox, City Attorney Olsen and City Clerk Jines.

- Mayor Yeager read the Open Meetings Act Announcement.
- A motion was made by Councilman Feldges, which was seconded by Councilman Korber-Gonzalez to excuse the absence of Councilman Seiler.

Roll call with the following results:

Voting Aye: Jones, Korber-Gonzalez, Yeager, Feldges.

Voting Nay: None.

Motion carried.

- Council's first order of business was the Consent Calendar.

Councilman Feldges made a motion, which was seconded by Councilman Korber-Gonzalez to approve the Consent Calendar as follows:

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- Defcon 5: Snow Emergency – Tickets issued
- 4. 10<sup>th</sup> Street bids came in high ... \$2.3 M vs \$1.7
  - Our share now \$705K
  - \$450K budgeted
  - State may find additional \$100K
- 5. “Angora Billboard” – must be moved for 385 project
  - Nonconforming sign (on scenic byway)
  - Checking options & including possible new location
- 6. Leadership Box Butte
  - Partnership WNCC and Chamber
  - Eight Classes Starting in December
  - Contact Chamber to apply
  - \$250

#### Upcoming

- SRO Agreement – After School District approves
- Vitalix Lease Agreement
- November 10th Planning Commission – Public Hearings for:
  - Chapter 24 of the municipal code - sidewalks and paving in the right of way.
  - Section 115-173 of the municipal code - parking lots/areas on private property.
  - Section 26-137 - parking of campers, trailers, RV’s, etc on City Streets.
- The next discussion item was the first reading of Ordinance No. 2790, which will develop a Community Redevelopment Agency. Council was provided with the following information:

[On June 6, 2015, Council held a discussion concerning the possible formation of a Community Redevelopment Agency (CRA). Since that time, City, BBDC, and legal staff have had several meetings and discussions to vet out the process and proposal.

The documents included in your packet contain a detailed explanation and discussion of the proposed 5-member CRA that will include the three following as ex-officio members of the CRA: the City Finance Director (as treasurer), the City Manager (as secretary) and the BBDC Director (as administrator). The packet includes the following:

- CRA Implementation Plan
- Nebraska Planning Handbook – Creating a CRA
- CRA Attorney Comments Power Point
- CRA Q&A’s
- Nebraska State Community Development Law §18-2101 through §18-2154.
- Implementation by Other Cities

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interest directly or indirectly in any contract for property, materials, or services to be required by the Authority.

Sec. 2-344. DIRECTOR.

The City Manager, or his designated representative shall serve as the Director, and Ex Officio Secretary of the Authority. The Director shall perform such duties as may be assigned by the Authority, including the necessary administrative functions described in the statutes under which the Authority has been created.

Sec. 2-345. FUNDS.

If budgeted by the City Council, the Authority may levy a tax in an amount not to exceed the levy permitted by state law. All income, revenue, profits and other funds received by the Authority shall be deposited with the City Treasurer as Ex Officio Treasurer of the Authority without commingling such money with any other money under his or her control and disbursed by him or her by check or draft only upon warrants, orders or requisitions by the Chairperson of the Authority or other person authorized by the Authority, which shall state distinctly the purpose for which the same are drawn. A permanent record shall be kept by the Authority of all warrants, orders or requisitions so drawn, showing the date, amount, consideration and to whom payable.

Sec. 2-346. COMMUNITY DEVELOPMENT LAW.

The Authority shall be vested with all the powers, duties and responsibilities provided for in the Community Development Law, Neb. Rev. Stat. §§ 18-2101, et seq.

SECTION 2. All ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with the revisions set forth in this Ordinance are repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote on the first reading of Ordinance No. 2790 with the following results:

Voting Aye: Feldges, Yeager, Jones, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The third reading of Ordinance No. 2786, which will approve the Final Plat for Lot 6A, a Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, NE and also part of the unplatted lands in the SW ¼ of Section 24, Township 25 North, Range 48, West of the 6<sup>th</sup> P.M., Box Butte County, NE was the next discussion item. Council was provided with the following information:

[The City of Alliance is in receipt of an application for a Final Plat from Michael and Sandra McCarthy as well as Jason and Carey Tritle. The Final Plat

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

SECTION 1. The City of Alliance has received the application for approval of the Final Plat of Lot 6A, A Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, Nebraska and also a part of unplatted lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska, from R. Michael McCarthy, Sandra D. McCarthy, Jason L. Tritle and Carey L. Tritle.

SECTION 2. The Planning Commission held a public hearing September 8, 2015, to consider the Final Plat, and after such hearing has recommended approval of the Final Plat.

SECTION 3. The City Council finds that all public improvements that are to be required at this time have been completed. No additional infrastructure or improvements are required at this time. No improvement guarantees are required.

SECTION 4. The City Council finds that the Final Plat contains the information required by Section 113-114 of the Alliance Municipal Code, which is relevant to this request.

SECTION 5. The Final Plat of Lot 6A, A Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, Nebraska and also a part of unplatted lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska, is hereby approved by the City of Alliance and shall be filed with the County Clerk as provided by city code and state law within 30 days of this approval. The plat map which has been prepared is a part of these proceedings and is attached hereto and is incorporated herein and made a part hereof by reference.

SECTION 6. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote on the final reading of Ordinance No. 2786 with the following results:

Voting Aye: Feldges, Yeager, Jones, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

Mayor Yeager stated, "the passage and adoption of Ordinance No. 2786 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- The third reading of Ordinance No. 2787 which will approve the Rezoning Request of Michael and Sandra McCarthy and Jason and Carey Tritle to rezone a portion of land located east of 2741 Laramie Avenue, from R-1a, Single Family Residential to R-1, Single Family Residential was the next agenda item. Council was provided with the following background information:

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ORDINANCE NO. 2787

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, DEALING WITH ZONING, AMENDING THE DISTRICT ZONING MAP TO SHOW THAT LOT 6A, A REPLAT OF LOTS 5 AND 6, BLOCK 12, LAKEFIELD ADDITION TO THE CITY OF ALLIANCE, NEBRASKA AND ALSO A PART OF UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA, IS NOW INCLUDED AS A R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FROM A R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AND REPEALING PRIOR SECTIONS.

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

SECTION 1. Section 115-76 of the Alliance Municipal Code is amended to provide as follows:

115-76. DISTRICT MAP ADOPTED

(a) Boundaries of the districts, as enumerated in section 115-75 are hereby established as shown on a map prepared for that purpose, which map is hereby designated as the zoning district map; and said map, and all the notations, references and information shown thereon is hereby made as much a part of these regulations as if the same were set forth in full herein. The city planning commission shall keep on file in their offices an authentic copy of said map, and all changes, amendments, or additions thereto.

(b) When definite distances in feet are not shown on the zoning district map, the district boundaries are intended to be along existing street, alley or platted lot lines, or extensions of the same, and if the exact location of such lines is not clear, it shall be determined by the building inspector, due consideration being given to location as indicated by the scale of the zoning district map.

This is to certify that the Zoning District Map described in the Alliance Municipal Code, passed this 3<sup>rd</sup> day of November, 2015, is now the official Zoning District Map.

SECTION 2. Previously existing Section 115-76, and all ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with the revisions set forth herein are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote on the final reading of Ordinance No. 2787 with the following results:

Voting Aye: Feldges, Yeager, Jones, Korber-Gonzalez.

Voting Nay: None.

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Ms. Nina Escamilla representing Community Action Partnership of Western Nebraska read a letter of support from Sarah Ochoa. Ms. Ochoa is the Migrant and Seasonal Head Start Director and was unable to attend the meeting to a scheduling conflict. Ms. Marge Thompson, representing the First Christian Church was also in attendance for support of the continuation of the Conditional Use Permit.

Hearing no further testimony, the Public Hearing closed at 7:35 p.m.

A motion was made by Councilman Jones, seconded by Councilman Feldges to approve Resolution No. 15-111 which follows in its entirety:

RESOLUTION NO. 15-111

*WHEREAS*, The City of Alliance, through its Community Development Department regulates building and zoning within the City of Alliance and the two mile jurisdiction; and

*WHEREAS*, The First Christian Church has been granted a Conditional Use Permit property located at Lot 7, Block 3, Second County Addition, Alliance, Box Butte County, Nebraska; commonly addressed as 912 Box Butte Avenue, to allow for the operation of a daycare facility; and

*WHEREAS*, The Community Development office has examined the request and finds that the request for a daycare facility in a R-1 – Single Family Residential District is appropriate for the granting of a conditional use; and

*WHEREAS*, The Planning Commission voted to continue the Conditional Use Permit for the First Christian Church's extension request for the Conditional Use Permit on a permanent basis to the City Council for their review and consideration.

*WHEREAS*, The City Council has reviewed the continuation request and determined that it is consistent with the zoning rules and regulations and that over the past two years there have not been any problems or complaints regarding the Conditional Use Permit for the First Christian Church.

*NOW, THEREFORE, BE IT RESOLVED* that the Conditional Use Permit of the First Christian Church to allow for a daycare facility at Lot 7, Block 3, Second County Addition, Alliance, Box Butte County, Nebraska, commonly addressed as 912 Box Butte Avenue is hereby authorized and approved with the following additional conditions:

1. Approval from the State Agencies be on record with the City of Alliance;
2. Staff will park at the Church;
3. Hours of operation shall be limited to 5:00 a.m. to 7:00 p.m., Monday through Friday;
4. The facility shall be seasonal running from May through November.

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minimum of \$50 monthly will receive a matching \$50 contribution from the City. Employees will be able to contribute the maximum pre-tax dollars allowed by the IRS to their HSA (\$3,350 for Single - \$6,750 for Family). Pre-tax dollars from an employee's HSA can be utilized for medical, dental and/or vision expenses.

- All employee life insurance increases from \$25,000 to \$30,000 at no cost to the employee.
- The City will add all allowed wellness and preventive care coverage as directed by the Affordable Care Act at no or little cost to the employee. For example, the plan will pay for care such as immunizations, physicals and a yearly mammogram even if the employee hasn't met their deductible.
- Employees will be required to participate in pre-certification procedures for inpatient hospital stays as set out in the plan documents or be subject to a penalty, as required by the underwriter.
- The City will require employees to use generic prescriptions, when available, and allow mail-in options to help employees maintain and manage use of prescriptions.
- A monthly surcharge of \$50 will be added to employee's premium if they elect to cover their spouse in the City health plan and their spouse is eligible for coverage through their employer, but elects not to enroll.

The City will have open enrollment late in each calendar year with any changes, additions and new tier plan modifications effective on January 1 of each year. The total monthly premium has increased by 32.5% for single and 47.11% for family. Employees will be paying 4.3% to 4.4% of the actual premiums (fixed expenses). Comparability of array communities confirm that City monthly premiums exceed other communities; however, employee percentage of premiums remain below comparison.

Total Monthly Premium Costs			
	2015	2016	% of Increase
Single	\$1,026	\$1,360	32.50%
Family	\$2,473	\$3,638	47.11%

	Single	Emp. + Child	Emp. + Sp	Family
Total Monthly Premium	\$1,360	\$2,256	\$2,513	\$3,638
Employee Premium	\$55	\$95	\$105	\$155
Emp. Percentage of Premium	4.04%	4.21%	4.18%	4.26%

City Average*	
Single	Family
\$648	\$1,580
\$33	\$185
5.09%	11.71%

<b>Medical Only</b>				
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<b>Monthly Premium</b>	<b>Annual Deductible</b>	<b>Co-Pay (90/10)</b>	<b>Medical Max. OOP (in-network)</b>	
\$55	\$2,600	\$750	\$3,410	
A	\$600	\$1,000	\$2,620	
B	\$1,350	\$750	\$2,460	
C	\$2,600	\$0	\$2,000	

<b>Full Family</b>				
		<b>Medical Only</b>		
<b>Monthly Premium</b>	<b>Annual Deductible</b>	<b>Co-Pay (90/10)</b>	<b>Medical Max. OOP (in-network)</b>	
\$155	\$5,200	\$1,500	\$7,960	
A	\$1,200	\$2,000	\$6,200	
B	\$2,700	\$1,500	\$5,160	
C	\$5,200	\$0	\$4,600	

<b>Employee + Spouse</b>				
		<b>Medical Only</b>		
<b>Monthly Premium</b>	<b>Annual Deductible</b>	<b>Co-Pay (90/10)</b>	<b>Medical Max. OOP (in-network)</b>	
\$105	\$5,200	\$1,500	\$7,360	
A	\$1,200	\$2,000	\$6,200	
B	\$2,700	\$1,500	\$5,160	
C	\$5,200	\$0	\$4,600	

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RESOLUTION NO. 15-108

*WHEREAS*, The City of Alliance has evaluated its current health care benefit plans offered to employees; and

*WHEREAS*, Various options and proposals had been considered by staff and the City's Third-Party Administrator, and Council has previously approved recommendations; and

*WHEREAS*, The proposal provides for one plan with four tier options from which benefit eligible employees may choose: Tier 1 – employee, Tier 2 – employee/child, Tier 3 – employee/spouse, and Tier 4 - family, which have varying deductibles and out-of-pocket expenses.

*NOW THEREFORE BE IT RESOLVED*, by the Mayor and Council that the City of Alliance Medical and Dental Plan Document and Summary Plan Description is hereby adopted and the following monthly employee contribution levels are hereby established effective January 1, 2016:

	Tier 1	Tier 2	Tier 3	Tier 4
	<u>Employee</u>	<u>Employee/Child</u>	<u>Employee/Spouse</u>	<u>Family</u>
Monthly Health Premium	\$55.00	\$95.00	\$105.00	\$155.00
Health Deductible (Annual) in network	\$2,600.00	\$5,200.00	\$5,200.00	\$5,200.00
Health Out of Pocket (10%) in network	\$750.00	\$1,500.00	\$1,500.00	\$1,500.00
HSA Contribution from City to employee's account	\$50.00	\$50.00	\$50.00	\$50.00

Roll call vote with the following results:

Voting Aye: Korber-Gonzalez, Yeager, Jones, Feldges.

Voting Nay: None.

Motion carried.

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*BE IT FURTHER RESOLVED* that the actual leases with the successful bidders of the eight Airport tracts will be presented to Council for final approval.

Roll call vote with the following results:

Voting Aye: Korber-Gonzalez, Yeager, Jones, Feldges.

Voting Nay: None.

Motion carried.

- The next agenda item was the Fourth Quarter Financial Report.

Assistant City Manager/Finance Director Randy Waggener provided an overview of the City's Fourth Quarter Financial Report ending September 30, 2015.

A motion was made by Councilman Feldges, seconded by Councilman Korber-Gonzalez to accept the Fourth Quarter Financial Report as presented.

Roll call with the following results:

Voting Aye: Feldges, Jones, Korber-Gonzalez, Yeager.

Voting Nay: None.

Motion carried.

- The final agenda item was the announcement of the current Board vacancies.

The City of Alliance has the following openings at this time: two vacancies on the Board of Adjustment; three vacancies on the A-1 Downtown Improvement Board; three vacancies on the A-2 Downtown Improvement Board; one vacancy on the Alliance Housing Authority, two youth ex-officio positions on the Library Board, and a Hispanic representative on the Police Advisory 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](http://www.cityofalliance.net).

- Prior to adjourning, Councilman Feldges asked staff to review the policy for the non-residential library card fees. He expressed a concern that in some cases individuals may not reside within the community but own property within the community and pay taxes.

- Mayor Yeager stated, "there being no further business to come before the Alliance City Council, the meeting is adjourned at 8:03 p.m."

  
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Ralph Yeager, Mayor