

ALLIANCE CITY COUNCIL

SPECIAL MEETING, TUESDAY, MAY 10, 2016

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 Meeting, May 3, 2016 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 May 6, 2016. 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 May 10, 2016 Special Meeting of the Alliance, Nebraska City Council at 9:00 a.m. Present were Mayor Yeager and Council Members Feldges, Jones, Korber-Gonzalez and Seiler. Also present were City Manager Cox, Assistant City Manager/Finance Director Waggener, City Attorney Olsen and City Clerk Jines.

- Mayor Yeager read the Open Meetings Act Announcement.
- The first item of business before the City Council was to discuss possible ideas to suggest to the Nebraska Legislature for changes or implementation. City Manager Cox provided Council with the following six suggestions:
 1. The Authority for First Class Cities to establish a “Shop Local” preference by allowing for a certain number of points/credits when reviewing/tabulating bids.
 2. Creating “Land Bank” statutes which are not currently available to First Class Cities.
 3. Tax Increment Financing (TIF) reform to allow for a change in wording from “blighted and substandard” to “redevelopment zones” and to allow for local oversight similar to the LB 840 Program.
 4. Overhaul of the Court of Industrial Relations (CIR) to remove this system and to use the court system.
 5. Authority for First Class Cities to establish utilities as necessary such as a Storm Water Utility.
 6. Provide for a Constitutional Home Rule Amendment for First Class Cities.

Of the six ideas, Council expressed interest in requesting the Legislature to (1) set up a program similar to Tax Increment Financing (TIF) that would be a tool for new development vs. redevelopment; (2) establish a mechanism to provide a component for local preference in bidding and (3) review the Court of Industrial Relations (CIR) for possible removal and to allow the use of the court system for employment issues. No formal action was taken.

- The next matter was a discussion regarding Council strategies/operations. Several topics were discussed such as the reading of ordinances on three different days requirement, the use of a Consent Calendar and introductions on Council items. No formal action was taken.

- How to use the monies received from ACE was the next discussion item for Council. City Manager Cox provided a partial list of ideas to get the discussion started.

1. Creation of a Downtown water attraction – shoot streams of water
2. The purchase of transit buses
3. Mini Park at 3rd and Box Butte Avenue electronic signage
4. The replacement of the pillars for the Central Park sunken garden
5. Creation of a band shell

Councilman Feldges also suggested the installation of a cement pad at the Golf Course for handicap (elderly) parking as the current gravel situation is difficult to travel.

Councilman Jones expressed concern regarding the expense of maintaining an electronic sign which can be very expensive. He also did not believe a band shell in one location would be used very often and would potentially receive neighbor complaints. Councilman Jones suggested a portable stage could be more beneficial to the community as a whole. Several Councilmembers were not in favor of locating a water feature in the downtown area.

Following discussion on these items, Council liked the idea of splitting the funds between the City's funding requirement for additional transit buses and a portable stage for use at community events.

- City Manager Cox and Finance Director Waggener discussed with Council financing concerns and limits with regard to the Water Department, Airport, and Street improvements funding.

Currently our Water Department is very close to not receiving adequate revenue to cover expenses. Staff is currently looking into several options to assist with this situation:

1. Water debt refinancing,
2. The potential use of a ½ cent sales tax to provide for water upgrades and debt relief,
3. Entering into a Water Tower Maintenance Plan for our three towers to spread our expenses over multiple years,
4. Incorporating an automated Water Meter Reading Program in conjunction with the Electric Meter Reading Program, and
5. Incorporating a Water Main Replacement Fee within our current rates, approximately \$150,000 per year.

The Water Department has a heavy burden with expenses as a result of the arsenic treatment which was mandated by the Environmental Protection Agency. Our current bonds are due in 2030 and there is the possibility of refinancing; however those savings will not be a significant amount to assist in the overall rate issue. Staff believes are rates are currently at the higher end. Also if LB357 becomes a consideration, it will require a partner. The City of Scottsbluff is currently using their Community Redevelopment Authority (CRA) to serve this role.

The Airport Fund was also discussed with Council. Several major projects have recently been undertaken at the Airport which the City must contribute to financially along with the Federal Aviation Administration and the Nebraska Department of Aeronautics. Staff is currently looking at bond options and Council may also want to consider a mill levy adjustment.

The City has four major street projects that involve the Nebraska Department of Roads: (1) the East 10th Street and Meadowood Trail, (2) Heartland Expressway which includes both a percentage component for the construction and the utility relocations, (3) Streetscape and Historic Lighting Downtown, and (4) the overlay of 3rd Street from four lanes to three lanes. In addition, to these projects the City is trying to fast track necessary repairs throughout the community.

- Cultural & Leisure Services Director Brown discussed with Council the process that is currently being pursued to combine the Parks Garage with the new Bus Barn. By combining this facility there will be cost savings to the City. The new facility is being planned at the former Warehouse site at 1st Street and Big Horn Avenue.
- City Council then heard from each Department Head regarding their proposed capital purchases for the next fiscal year. Below is a listing of the larger items:

Department	Description	Cost
Streets	Locally Funded Streets Projects	1,905,000
Streets	Heartland Expressway	1,100,000
Streets	East Tenth Street and Meadowood Trail	1,010,000
Airport	Sealcoat Taxiways and Apron	700,000
Capital Projects	Central Parks/Transit Garage	700,000
Electric	Heartland Express Transmission Line	600,000
Streets	Streetscape and Historic Lighting	600,000
Airport	Hangar Construction	450,000
Sewer	Lift Stations B and C	400,000
Electric	Automatic Meter Reader System	350,000
Capital Projects	Laing Lake Restoration	250,000
Electric	Contract Urban Rebuilds	250,000
Electric	Contract Rural Rebuilds	250,000
Airport	Front End Loader	200,000
Water	Water Main Replacements	200,000
Landfill	Scale House w/Bathroom/Break Room	150,000

Streets	Dump Truck Replacement	145,000
Capital Projects	Municipal Hall North Façade	125,000
Electric	Urban Rebuilds	100,000
Electric	Rural Rebuilds	100,000
Ambulance	Defibulator Replacement	80,000
Landfill	Concrete Pads and Asphalt	80,000
Warehouse	Warehouse Yard Expansion/Concrete Pads	80,000
Capital Projects	Tennis Court Wall Repairs	<u>75,000</u>

Council thanked staff for their presentations and took no action.

- Mayor Yeager stated, “there being no further business to come before the Alliance City Council, the meeting is adjourned at 12:17 p.m.”

Ralph Yeager, Mayor

(SEAL)

Linda S. Jines, City Clerk