

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, SEPTEMBER 6, 2016

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

The Alliance City Council met in a Regular Meeting, September 6, 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 August 30, 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 September 6, 2016 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Yeager and Council Members Feldges, Korber-Gonzalez, Seiler and Jones. Also present were Interim City Manager Kuckkahn Assistant City Manager/Finance Director Waggener, City Attorney Olsen and City Clerk Jines.

- Mayor Yeager read the Open Meetings Act Announcement.
• The first agenda item was the introduction of Interim City Manager Rick Kuckkahn and Public Safety Dispatcher Serena Manke as new employees of the City.
• The Consent Calendar was the next matter for Council’s consideration.

Councilman Korber-Gonzalez made a motion, which was seconded by Councilman Jones to approve the Consent Calendar with the removal of Item 5 - the request of Box Butte General Hospital Grime Time event for additional discussion.

CONSENT CALENDAR – SEPTEMBER 6, 2016

1. Approval: Minutes of the Regular Meeting, August 16, 2016.
2. Approval: Payroll and Employer Taxes for the period July 30, 2016 through August 12, 2016 inclusive: \$203,100.99 and \$14,420.43 respectively.

3. Approval: Claims against the following funds for the period August 11, 2016 through September 1, 2016: 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; \$538,559.65.
4. Approval: Update the roster of the Alliance Volunteer Fire Department by removing Samuel Rodriguez.
5. ~~Approval: Resolution No. 16-110 authorizing the Box Butte General Hospital Grime Time Adventure Race which will be held on Saturday, September 17, 2016. The event primarily is held within the City's park system along the trail with obstacle type challenges for the participants. A map showing the location of the obstacles along with the obstacle descriptions have been included for your review. City staff does not participate in setting up the obstacles. BBGH has provided a Certificate of Liability Insurance which names the City as an additional insured.~~
6. Approval: Resolution No. 16-111 authorizing the *Special Events Request/Use of Public Facilities, Parks, Streets* of the Alliance Chamber of Commerce to conduct Autumn on the Bricks. The event will be held on October 8, 2016. They are requesting the closure of the 300, 400 and 500 blocks of Box Butte Avenue, 4<sup>th</sup> and 5<sup>th</sup> Streets between Laramie and Niobrara and the use of the City owned parking lot at 4<sup>th</sup> and Niobrara between 7:00 a.m. and 6:00 p.m. The request also includes the use and placement of trash receptacles and picnic tables in the vendor area and parking lot, and the installation of the electrical panel on the southeast corner of 4<sup>th</sup> Street and Box Butte Avenue. A Certificate of Insurance has been received naming the City as an additional insured.
7. Acceptance: The P.A.W.S. group would like to donate a bullet proof vest for Capone (police dog) which has a value of approximately \$700.00.

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.

Any item listed on the Consent Calendar may, by the request of any single Council Member, be considered as a separate item in the Regular Agenda.

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- Council discussed the request of Box Butte General Hospital Grime Time Adventure Race which will be held on Saturday, September 17, 2016. The event primarily is held within

the City's park system along the trail with obstacle type challenges for the participants. A map showing the location of the obstacles along with the obstacle descriptions have been included for your review. City staff does not participate in setting up the obstacles. BBGH has provided a Certificate of Liability Insurance which names the City as an additional insured.

Staff is recommending approval of the request with the removal of Obstacle No. 13 – Pyro-Technique. Staff has spoken with Box Butte General Hospital representative Dan Hewhoff regarding the removal of Obstacle No. 13 and he was in agreement.

A motion was made by Councilman Feldges to approve the request of Box Butte General Hospital for the Grime Time event with the removal of Obstacle No. 13 – Pyro-Technique. The motion was seconded by Councilman Seiler.

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- The next item before Council was a presentation of the semi-annual report of the City's Local Option Sales Tax Municipal Economic Development (aka "LB840") program activities.

Lori Mazanec, 3012 Big Horn Avenue, a member of the Economic Development Advisory Board was in attendance to provide the presentation and answer questions of Council.

Highlights of the status report for the program are as follows:

- Outstanding loan balances of \$675,774.15
- Final Nebraska Transport Co. (NTC) payment was received in December 2015
- All loans are current on payments
- Steph's Studio expansion loan totaling \$10,000 was approved and advanced in early July
- Cash reserves were \$577,804.71
- No sales tax funding from local option sales taxes was planned in 2015-16 due to the accumulated reserve balances

Employment status reports for calendar year-end 2015

- Note: Future year excesses may be carried back and change the reported credits
- Crossman Trailer had 4.66 eligible FTEs equating to a \$4,600 credit against their forgivable loan. They now have \$8,700 in credit with three years remaining.
- Prairie Sky Seed had 2.92 eligible FTEs during their first year equating to a credit of \$5,800.

**Crossman Trailer**

Year	Reported Hours	Change	Adjusted Hours	FTE	Credit	Comments
2014	8,719.23	(60.88)	8,658.35	4.16	\$ 4,100.00	Removed Reina hours over 2080
2015	9,685.72	-	9,685.72	4.66	\$ 4,600.00	
2016						
2017						
2018						

**Prairie Sky Seeds**

Year	Reported Hours	Change	Adjusted Hours	FTE	Credit	Comments
2015	12,198.00	(6,132.00)	6,066.00	2.92	\$ 5,800.00	Removed part-time employees/owners
2016			-	-		
2017						
2018						
2019						

Other committee actions taken

- Recommended inclusion of the housing component to the plan
- Refined the definition of eligible FTEs

A motion was made by Councilman Feldges, seconded by Council Seiler to accept the Economic Development Report as presented.

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- A Public Hearing on the Rezoning Request of Derik and Shannon Underwood was the next agenda item. Following the public hearing, Council considered the first reading of Ordinance No. 2817 which will approve the rezone. The following background information was provided:

[Derik Underwood is requesting a rezone for two, ten-acre tracts of land from R-1a, Single Family Residential to R-R, Rural Residential. He is requesting the rezone so that his current use of the property is no longer non-conforming. The property has historically been used as agriculture, but was zoned for single-family residential.

The land is located north of 25<sup>th</sup> Street at its intersection with Sweetwater Avenue. The legal description is PT SW1/4 of Section 24, Township 25 North, Range 48 West of the 6<sup>th</sup> Principal Meridian, Lands in Corporate City Limits, Parcel Numbers 167 and 164. Tax parcel numbers 070205671 and 070157421 addressed 222 East 25<sup>th</sup> Street.

The proposed rezone will change the front setback from 25 feet to 50 feet, side setbacks from 5 feet to 15 feet, and rear setbacks from 25 feet to 50 feet. With the rezone, the existing house would become a nonconforming structure and require a variance from the Board of Adjustment if ever it were to be expanded.

The rezone is requested as staff and the owner believes that his two, ten-acre tracts of land between the farmland to east and the single family residences to the west, would be better suited for Rural Residential zoning and that Single Family Residential is too restrictive for such large parcels.

Notification Petitions were sent to property owners within a 300' radius of the subject property. The City mailed eight petitions and as of August 11th, the City had received three of them back, all in favor of the rezone.

At the August 9, 2016, Planning Commission meeting, the Commissioners voted to recommend the approval of the rezone of a portion of land described as PT SW1/4 of Section 24, Township 25 North, Range 48 West of the 6<sup>th</sup> Principal Meridian, Lands in Corporate City Limits, Parcel Numbers 167 and 164. Tax parcel numbers 070205671 and 070157421 addressed 222 East 25<sup>th</sup> Street.]

Mayor Yeager stated “now is the date, time, and place to conduct a Public Hearing to hear support, opposition, criticism, suggestions, or observations of the taxpayers relating to the Rezoning Application of Derik and Shannon Underwood to rezone their property at 222 East 25<sup>th</sup> Street from R-1a (Single Family Residential) to R-R (Rural Residential)” and opened the public hearing at 7:09 p.m.

Derik Underwood and Shannon Underwood, 222 E. 25<sup>th</sup> Street, were in attendance to discuss their desire to rezone their property and answered questions of Council. The Underwood's stated they were requesting the change as they have horses on the property now and did not realize their property was not zoned correctly for this use.

Community Development Director Kusek informed Council that the current home on the property would be non-conforming as a result of the rezoning due to set-back requirements. In the future should it become necessary, the Underwood family could combine the adjoining property which is also owned by them and be able to make modifications to their home meeting the set-back requirements.

No additional testimony was offered, the Public Hearing closed at 7:17 p.m.

A motion was made by Mayor Yeager, seconded by Councilman Korber-Gonzalez to approve the first reading of Ordinance No. 2817 which Clerk Jines read by title and follows in its entirety.

#### ORDINANCE NO. 2817

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, DEALING WITH ZONING, SETTING FORTH CONDITIONS FOR PASSAGE, AND AMENDING THE DISTRICT ZONING MAP TO SHOW THAT A PART OF THE SOUTHWEST QUARTER, SECTION 4, TOWNSHIP 25 NORTH, RANGE 48, WEST OF THE 6<sup>TH</sup> P.M., LANDS IN CORPORATE CITY LIMITS, PARCEL NUMBERS 167 AND 164, BOX BUTTE COUNTY, NEBRASKA, IS NOW INCLUDED AS A RR (RURAL RESIDENTIAL) DISTRICT FROM R-1A (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 \_\_\_\_ day of \_\_\_\_\_, 2016, 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 first reading of Ordinance No. 2817 with the following results:

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

Voting Nay: None.

Motion carried.

- The first reading of Ordinance No. 2818 which will amend the Alliance Municipal Code regarding sign regulations within residential districts. The following information was provided to Council:

[Non-illuminated and illuminated signs up to 50 square feet are currently allowed for churches and schools in residential zoning districts. There are other non-residential uses allowed in the residential zoning districts; however, they are not allowed the same flexibility with respect to the size and type of sign. Many city-owned facilities fall in this category and currently have non-conforming signs.

Staff believes that the addition of museums, parks, libraries, public utility facilities and funeral homes will remedy this and make the Code more consistent in that it will allow all uses, other than residential, to have the same provisions for signs.

The Planning Commission was also presented with language that would require illuminated signs in these districts to be dimmed or turned off during certain hours of the night. The Commission concluded that between the hours of 10:00 pm and 7:00 am, illuminated signs should be operated at 50% or less of their operating intensity and that non-scrolling messages had to be kept on the screen for a minimum of 10 seconds before moving to a new message. These requirements are meant to keep illuminated signs in residential districts from becoming a nuisance to the people that live around them.

The City of Alliance Planning Commission met at their regular meeting on August 9, 2016 and held a public hearing for the amendment of Section 111-14 of the Alliance Municipal Code. They voted to recommend that the Alliance City Council amend Section 111-14, titled *Sign regulations, zoning district regulations*, adding language that would allow more flexible sign requirements for other non-residential uses in residential zoning districts, as well as dimming requirements for illuminated signs in the Residential Zoning Districts.]

A motion was made by Councilman Jones, seconded by Councilman Korber-Gonzalez to approve the first reading of Ordinance No. 2818 which Clerk Jines read by title and follows in its entirety.

ORDINANCE NO. 2818

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE MUNICIPAL CODE BY MODIFYING SECTION 111-14 OF THE ZONING REGULATIONS, RELATING TO SIGN REGULATIONS IN RESIDENTIAL DISTRICTS, REPEALING PRIOR PROVISIONS OF THE MUNICIPAL CODE WHICH ARE INCONSISTENT WITH THIS ORDINANCE, PROVIDING FOR PUBLICATION IN PAMPHLET FORM AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Alliance Municipal Code at Section 111-14 shall be amended as follows:

Sec. 111-14. - Sign regulations, zoning district regulations.

In addition to the general provisions of these regulation signs in the following zoning districts shall be regulated as provided in this section:

- (1) *A, Agricultural District.*
  - a. Signs as provided in subsection (3) of this section.
  - b. One nonilluminated sign listing products, activities or services offered on the premises shall be permitted providing that such sign shall not be more than 50 square feet in area of each side.
  - c. Maximum height, 30 feet.
  
- (2) *RR, Rural Residential District.*
  - a. Signs as provided in subsection (3) of this section.
  - b. One nonilluminated sign listing products for sale which are produced on the site provided that any such sign be limited to 20 square feet in area of each side.
  - c. Maximum height, 20 feet.
  
- (3) *R-1, R-1A, R-2 and R-5, Residential Districts.*
  - a. One nonilluminated sign per building, not more than five square feet in area, mounted flat against the wall of the building housing a permitted home occupation.
  - b. Not more than two real estate for sale or rent signs, each not containing more than eight square feet of sign area per side.
  - c. One illuminated, or nonilluminated sign per church, school, museum, library, park, public utility facility, or funeral home not more than 50 square feet in area, on the premises, indicating the name, services or activities therein provided. Illuminated signs in these districts must be dimmed to 50% or less of the daytime intensity and must hold a message for 10 seconds before changing from the hours of 10:00 p.m. and 7:00 a.m.
  - d. One nonilluminated sign per building, not more than 32 square feet in area, showing the names of architects, engineers, builders, or contractors involved in

the construction of the premises being constructed, provided such sign shall be removed within ten days after completion of the structure.

- e. Maximum height for signs in these districts for other than face mounted signs shall be ten feet.
- (4) *R-3, Multifamily Residential District.*
- a. Signs shall be permitted as allowed in subsection (3) of this section.
  - b. One nonilluminated sign, not more than eight square feet in area shall be permitted at each major building entrance, provided such sign shall be mounted flat against the wall of said building and projecting not more than 12 inches therefrom, and shall be for premises identification only.
  - c. For each complex or cluster of multifamily dwellings, there shall be permitted one major identification sign not more than 50 square feet in area. Such sign may be detached from the building but must conform to the setback requirement of this residential district.
  - d. Maximum height for signs in this district except for face mounted signs shall be ten feet.
- (5) *R-4, Mobile Home Park District.*
- a. Signs shall be permitted as allowed in subsection (3) of this section.
  - b. Mobile home park identification sign shall be permitted as allowed in the R-3 zone in subsection (4) of this section, with the same setback requirement as the complex or cluster sign.
  - c. The mobile home park office must be identified with a sign limited to a total area of each side of not more than 32 square feet.
  - d. Maximum height in this district shall be ten feet.
- (6) *C-O, Nonretail District.*
- a. Signs shall be permitted as allowed in subsection (4) of this section.
  - b. Not more than two illuminated signs, not more than 32 square feet in area each, shall be permitted on each office building, provided such sign shall be attached flat against the wall of said building, projecting not more than 12 inches therefrom, and shall indicate only the name of the building or the establishments housed within and shall bear no commercial message.
  - c. Maximum height in this district is controlled by building height as all signs must be face mounted on the building.
- (7) *C-1, Neighborhood Commercial District.*
- a. Signs limited to those listing names of products, activities or services offered on the premises only.
  - b. Signs shall comply with the zoning setback requirements for buildings or structures and are limited to the 30-foot height restrictions of the zoning district.
  - c. Signs may be illuminated and are limited in size to 50 square feet in area of each display side.
  - d. The placement of A-frame or sandwich sign, as may be otherwise allowed pursuant to this subsection or elsewhere, is not prohibited by this section.

- (8) *C-2, Central Business and C-3, Highway Commercial District.*
- a. In these district signs of all types are permitted, subject to a maximum height of 35 feet.
  - b. Signs in the C-3 district shall be subject to the street intersection vision triangle setback, as defined in section 111-1, for all signs not located a minimum of eight feet above the sidewalk or grade level. Sign supports in this triangle area shall be reviewed by the city manager or designee and may be approved or disapproved on the basis of traffic safety. In the C-2 district it is highly desirable to retain clear vision in the intersection vision triangle for the safety of pedestrians and motorists.
  - c. Signs in the central business district may extend over the property line as long as the sign is a minimum of eight feet above sidewalk level and meets the limitations for sign overhang contained in the general provisions section of these regulations. Placement of A-frame or sandwich signs as may be otherwise allowed pursuant to subsection (7) of this section or elsewhere, is not prohibited by this section.
  - d. Signs in these districts shall be limited to a total surface area of 300 square feet of each sign face.
- (9) *M-1, M-2 and M-3, Industrial Districts.*
- a. In these districts signs of all types are permitted subject to compliance with the height regulations for the district.
  - b. Signs in these districts shall provide a corner vision setback or clearance as prescribed in the general commercial zone.
  - c. Signs in these districts shall be limited to 300 square feet in total surface area of each sign face.
- (10) *Regulatory signs.* Regulatory signs of a public safety nature, such as traffic and directional signs installed and maintained by a governmental agency, shall be permitted in any district.

SECTION 2. All ordinances or parts of ordinances passed and approved prior to passage, approval and publication of this ordinance in conflict herewith are now repealed.

SECTION 3. This Ordinance shall be published in pamphlet form, and shall be effective upon its passage and approval.

Roll call vote on the first reading of Ordinance No. 2818 with the following results:

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

Voting Nay: None.

Motion carried.

- The next agenda item was the first reading of Ordinance No. 2819, which will amend the Alliance Municipal Code to allow one of the five members of the Senior Center Advisory Board to be non-resident of the City residing within Box Butte County. Council was provided with the following background information:

[Members of the Senior Center Advisory Board formally made a request for the City Council to consider altering the membership requirements for the Board.

The Senior Center is a City owned facility, which up until 2014 was leased to another agency to maintain and manage the use of the facility. In 2014 the City discontinued leasing the facility and assumed the management of the Center. To assist in this endeavor, Council created the Senior Center Advisory Board. Since it is a City facility funded with taxpayer dollars, membership has been restricted to City residents.

The current Board members have requested that at least one seat on the Board be open to residents within Box Butte County inasmuch as the different services being offered within the facility benefit residents within Hemingford and the County at-large. These residents outside of the City limits support the facility and would be a benefit for representation.]

A motion was made by Mayor Yeager, seconded by Councilman Feldges to approve the first reading of Ordinance No. 2819 which Clerk Jines read by title and follows in its entirety.

#### ORDINANCE NO. 2819

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE MUNICIPAL CODE BY MODIFYING SECTION 2-330, RELATING TO THE MEMBERSHIP OF THE SENIOR FACILITY ADVISORY BOARD, REPEALING PRIOR PROVISIONS OF THE MUNICIPAL CODE WHICH ARE INCONSISTENT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Alliance Municipal Code at Section 2-330 shall be amended as follows:

Sec. 2-330. - Senior facility advisory board.

The senior facility advisory board is hereby created. The board shall consist of five members: one member may be a resident of Box Butte County, Nebraska, but all other members shall be residents of the City.

SECTION 2. All ordinances or parts of ordinances passed and approved prior to passage, approval and publication of this ordinance in conflict herewith are now repealed.

SECTION 3. This Ordinance shall be effective upon its passage and approval.

Roll call vote on the first reading of Ordinance No. 2819 with the following results:

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

Voting Nay: None.

Motion carried.

- A proposed amendment to the Economic Development Plan was the next matter before Council. Ordinance No. 2815 is before Council on second reading which will approve the amendment. Council was provided with the following background information:

[Council is required to conduct a public hearing in order to amend the Economic Development Plan. Our current Economic Development Plan which was approved by the voters is in effect until March 31, 2022. The amendment being recommended is to add a Workforce Housing Plan component which will allow housing as an allowable use for funding within the Economic Development Plan. Traditionally, this was limited to low to mid income housing programs. With the recent passage of LB1059 this has been opened up to include market rate housing.

The Economic Development Plan Citizen Advisory Board recently met and has recommended to Council the passage of an ordinance adding a Workforce Housing Plan to the Economic Development Plan. Should Council concur and adopt the ordinance, it will then be sent to the Economic Development Plan Application Review Board to establish guidelines for the use of funding for housing projects, which in turn will come back to Council for approval.]

A motion was made by Councilman Seiler, seconded by Councilman Korber-Gonzalez to approve the second reading of Ordinance No. 2815 which Clerk Jines read by title and follows in its entirety.

#### ORDINANCE NO. 2815

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE ALLIANCE ECONOMIC DEVELOPMENT PLAN TO PROVIDE FOR A WORKFORCE HOUSING PLAN, PROVIDING FOR PUBLICATION IN PAMPHLET FORM AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The City Council, has by Ordinance, adopted an Economic Development Plan (the "Plan"), which was effective as of April 1, 2012.

SECTION 2. The Citizen Advisory Committee has recommended an amendment to the Plan as provided for in this Ordinance, and the City Council has held a public hearing on the recommended amendment.

SECTION 3. Section III.B. of the Plan is amended to add the following eligible economic activity:

11) Grants or loans for the construction or rehabilitation for sale or lease of housing as part of a Workforce Housing Plan, as provided for below.

SECTION 4. Section IV.A.9) of the Plan describing qualifying businesses is amended by deleting the existing language and substituting the following:

9) Construction and/or rehabilitation of housing.

SECTION 5. The following new Section V. is added to the Plan:

5. Workforce Housing Plan:

“Workforce Housing Plan” means a program to construct or rehabilitate single-family housing or market rate multi-family housing which is designed to address a housing shortage that impairs the ability of the City to attract new businesses or impairs the ability of existing businesses to recruit new employees. In connection with the Workforce Housing Plan:

In November 2014, Hanna:Keelan Associates, P.C. completed for the City a Community Housing Study with Strategies for Affordable Housing (the “Housing Study”). The Housing Study found that the current housing stock in the City, including both single-family and market rate multi-family housing, was deficient with a need for larger, more affordable housing units to meet the demand of families, as well as a need for housing rehabilitation for homes that are cost effective for such activity.

The Workforce Housing Plan is intended to include all single-family housing and market rate multi-family housing. No special provisions for housing for persons of low or moderate income are provided for.

Due to the lack of available housing within the City, existing businesses have difficulty in recruiting new employees. The Plan encouraged the creation of a Housing Partnership in order to take the lead role to design and implement a Workforce Housing Assistance Program for local major employers to become directly involved with assisting their employees in securing appropriate and affordable housing, with the eventual goal of becoming homeowners in Alliance.

The Plan provided that there is a need for expanded housing options that include safe, decent and affordable housing and rehabilitation or demolition of distressed housing structures. Future housing activities should be directed towards providing the local workforce and first-time homebuyers with a variety of housing options through both new construction and the moderate- or substantial rehabilitation of current housing stock.

SECTION 6. The existing Sections V through XI of the Plan shall be renumbered as Sections VI through XII. Except as modified by the above Amendment, all other portions of the Plan shall remain in effect.

SECTION 7. This Ordinance was approved by a two-thirds vote of the members of the City Council. This Ordinance shall be published in pamphlet form, and shall be effective upon its passage and approval.

Roll call vote on the second reading of Ordinance No. 2815 with the following results:

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

Voting Nay: None.

Motion carried.

- The second reading of Ordinance No. 2816 which would allow for the vacation of a portion of Agate Street was the next discussion item. Council was provided with the following information:

[It has come to the attention of City staff that during the underground electric line rebuild in Lakefield, the utility was not placed entirely within any easement or right-of-way owned by the City. Two of the tracts of land where the utilities were installed outside the easement and right-of-way were recently sold. The new owner of the property suspected that the electric utility was installed on private property. This was confirmed by a survey which showed all of the utilities in relationship to existing property lines, easements, and right-of-ways. Terry Peltz, being the new property owner, has discussed the problem with City staff and desires to work with the City to correct the matter.

The south tract of land, which Peltz also owns, dead ends an undeveloped portion of Agate Street as platted on Turman Addition to the City of Alliance. The extension of Agate Street was intended to provide access for future subdivision of the property east of Turman Addition. Peltz is planning on developing the tract of land with a new house. Peltz is also in the process of rezoning the tract from R-1A, Single Family Residential to RR, Rural Residential which requires at least 2.5 acre parcels of land. This development and possible rezone of the tract will effectively cut off future development to the east making the paving of Agate Street east of its current extent unnecessary. Staff is proposing the vacation of the portion of Agate Street dedicated on Turman Addition, which is the part east of where it is currently paved. The City will then retain the property, and trade it with Peltz for the easement the City needs for the electric utility.

The agreement provides a storm sewer easement for the ditch already present in the Agate Street ROW; a new easement that will take care of the portion of the

electric utility installed on Lands of Peltz; the vacation of the portion of Agate Street east of its existing paving; and the trade of said portion of ROW for the easement. This agreement was approved by resolution at the August 16 Council meeting and the ordinance was approved on first reading.]

A motion was made by Mayor Yeager to approve the second reading of Ordinance No. 2816. The motion was seconded by Councilman Seiler. City Clerk Jines read the ordinance by title which follows in its entirety.

#### ORDINANCE NO. 2816

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, VACATING THAT PORTION OF AGATE STREET RIGHT-OF-WAY LOCATED IN BLOCK 1, TURMAN ADDITION TO THE CITY OF ALLIANCE, BOX BUTTE COUNTY, NEBRASKA, COMPRISING A STRIP OF LAND APPROXIMATELY 50' BY 60' BY 100' BY 66', AND RESERVING TO THE CITY OF ALLIANCE, NEBRASKA TITLE TO THE REAL ESTATE AFTER THE RIGHT-OF-WAY IS VACATED.

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

SECTION 1. The City of Alliance, Nebraska (the "City"), has entered into an Easement Transfer Agreement (the "Agreement") with Terry J. Peltz and Yvette M. Peltz ("Peltz"). In the Agreement, the City promises to convey to Peltz, for valuable consideration, the following described real property currently owned by the City as a portion of the right-of-way for Agate Street (the "Real Estate"):

Beginning at the southeast corner of Lot 1, Block 12, Lakefield Addition to the City of Alliance, Box Butte County, Nebraska, as platted, thence on the south line of said Lot 1, along a 190.00 feet radius curve to the right, supporting a central angle of 15°27'00", Chord being South 48°23'05" West for 51.08 feet, and Arc Distance of 51.23 feet to a point on the northerly extension of the east line of Lot 2, Block 13, said Lakefield Addition; thence South 34°00'14" East on said northerly extension to the Northeast Corner of said Lot 2, being a distance of 60.00 feet; thence on the north line of Block 1, Turman Addition to the City of Alliance, Box Butte County, Nebraska, along a 250.00 feet radius curve to the left, supporting a central angle of 23°07'01", an arc distance of 100.87 feet, to the north corner of said Block 1; thence North 79°20'33" West a distance of 66.70 feet to the southeast corner of said Lot 1 and the Point of Beginning.

SECTION 2. To convey the Real Estate, the right-of-way owned by the City must first be vacated.

SECTION 3. Wherefore the City finds it in the best interest of the City that the right-of-way be vacated, and the right-of-way described as the Real Estate in Section 1 above is now

vacated. Title, however, to the Real Estate is reserved by the City pursuant to Neb. Rev. Stat. § 16-611(1), so that it may be conveyed upon the terms and conditions of the Agreement.

SECTION 4. This Ordinance shall take effect and be in force following its passage, approval, publication as required by law, and filing with the register of deeds of Box Butte County, Nebraska.

Roll call vote on the second reading of Ordinance No. 2816 with the following results:

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

Voting Nay: None.

Motion carried.

- The next matter for Council's consideration was the third reading of Ordinance No. 2814 which will allow the City of Alliance to exceed the Allowable Growth and Basic Allowable Growth for the 2016-17 Fiscal Year by 1%. Council was provided with the following information:

[The attached ordinance will allow the City of Alliance (with a 75% affirmative vote by Council) to exceed the base allowable growth limitation of the restricted funds authority for the 2016-17 fiscal year budget by 1% (or \$63,433) with total restricted funds authority at \$6,565,363.

This does not increase the new fiscal budget, but rather allows the City to increase the unused budget authority for use in future years.]

A motion was made by Councilman Korber-Gonzalez, seconded by Councilman Seiler to approve the third reading of Ordinance No. 2814 which Clerk Jines read by title and follows in its entirety:

#### **ORDINANCE NO. 2814**

AN ORDINANCE ALLOWING FOR EXCEEDING THE ALLOWABLE GROWTH AND BASIC ALLOWABLE GROWTH LIMITS FOR THE 2016-2017 FISCAL YEAR BY ONE PERCENT OF BUDGETED RESTRICTED FUNDS, AND CORRECTING THE ADOPTED BUDGET STATEMENT AND ACCOMPANYING FORMS.

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

SECTION 1. Governmental units are authorized pursuant to State law at Chapter 13, Section 519, to exceed the Allowable Growth (§13-518(1)) and the Basic Allowable Growth

(§77-3446) for budgeted restricted funds authority up to an additional one percent, by affirmative vote of the City Council of at least 75%.

SECTION 2. The City Council finds that such limit as provided by Section 13-519 (a) and (b) should be exceeded by one percent.

SECTION 3. An affirmative vote of at least 75% in favor of this increase is hereby cast.

SECTION 4. Section 13-511 allows correction of an adopted budget statement for clerical, mathematical, and accounting errors, which correction does not affect the total amount budgeted by more than one percent or increase the amount required from property taxes. The one percent limit increase is calculated into the current budget statement; however the unused budget authority amount is in need of modification.

SECTION 5. The “total restricted funds authority” with the additional 1% is \$63,433 and the resulting “unused budget authority” in the adopted budget ordinance is hereby amended to the amount of \$6,565,363.

SECTION 6. Those portions of the existing budget ordinance for 2016-2017 are amended accordingly.

SECTION 7. The City Treasurer is authorized to make appropriate changes in the submitted forms for computation of the limit for fiscal year 2016-2017, and transmit those changes to the State Auditor’s office.

SECTION 8. 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. 2814 with the following results:

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

Voting Nay: None.

Motion carried.

Mayor Yeager stated, “the passage and adoption of Ordinance No. 2814 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published.”

- Ordinance No. 2813 which will approve the 2016-17 Fiscal Year Budget was the next agenda item.

The following Budget Highlights were provided to Council:

## Overall Assumptions and Comments

- Overall Budget. The submitted overall budget ordinance totaled \$48.1 million which is down \$1.9 million from the prior approved budget. The primary difference is related to capital projects and primarily the completion of the large airport runway project.
- Property Taxes. Property valuations increased by an estimated 3% to \$431,237,004 and the property tax levy was maintained at \$0.37777 for the 2016-17 fiscal year budget. The resulting projected increase of \$45,000 results in total property taxes of \$1,536,900 which will partially fund general, fire and airport operating and sinking fund budgets. Public safety levies were eliminated in the current budget in order to bolster revenues for the airport operating fund. (See Tab 21.)
- Local Option Taxes. Local option (city sales) taxes are projected at \$2,000,000. This represents an increase of 1.26% from last year's budget and a 2.30% increase from this fiscal year's anticipated revenues. Estimated reserves at the end of the current fiscal year should be approximately \$70,000. Of the total transfer, \$1,470,000 will become general funds, \$270,000 for street improvements, \$150,000 for capital projects and \$110,000 for economic development (including \$25,000 for Community Redevelopment Authority projects). With over \$575,000 in reserves, the regular LB 840 fund allotment will be redirected to the general fund to avoid property tax increases.
- Enterprise Fees. Enterprise fees transferred to the general fund are maintained at a 12% rate of budgeted enterprise fee revenue. This source will provide approximately \$2,165,000 toward the general fund operations which is a \$23,500 (or 1.1%) increase over the prior year. Amounts will be evaluated and possibly adjusted down toward the end of the fiscal year based on actual general and enterprise fund results. (See Tab 16.)
- Salaries and Benefits. Salaries are budgeted with no cost-of-living adjustment (COLA) compared to the 1.6% included in the prior budget year. This adjustment is consistent with the Social Security COLA (0%) as well as the CPI (.1%) for the calendar year ending December 31, 2015. With anticipated turnover and step increases, this represents a \$16,500 (.3%) increase in salaries. (See Tab 12.) Budgeted Health Care Fund transfers from City operating funds are increased by 12.8% (or \$210,000) with transfers in the current budget at a flat \$18,000 per full-time employee. (See Tab 13.) This number is flexible and may easily be adjusted near the end of the fiscal year based on actual claims experience.
- Authorized strength is decreased by 1.53 FTE from the prior year with an adjustment of the public transit program (-1.04 FTE) and the return of utility customer service staff to pre-transition levels. The public works and community services directors are requested position changes. A part-time parks position is replaced by a full-time position (+.33 FTE) while library page hours are reduced to a .75 FTE. Temporary summer staff funding was increased \$8,000 primarily as the result of an added administrative summer intern as well as increased Carhenge hours. (See Tab 11.)

- Capital Projects. Capital projects of over \$12.4 million are included in the submitted plan representing a decrease from the prior year capital projects of \$13.25 million. The majority of the total consists of major streets projects at over \$4.6 million. Other large projects include the revised parks/transit garage (\$1 million with up to \$640,000 grants); carry forward of the airport taxiway and apron sealcoat (\$820,000) as well as the Laing Lake project (\$431,000 with approximately \$350,000 in grants). Swimming pool reconditioning (\$200,000); municipal hall façade repair (\$125,000); and tennis court walls (\$75,000) are also included in the Capital Projects Fund. Up to \$4 million of new borrowings (bonds and leases) are included in the plan to partially fund street improvements (\$2.5 million); airport runway projects, hangar and loader (\$1 million); and parks/transit garage (\$500,000).

Enterprise capital projects of just over \$3.65 million are included in the plan.

- The Electric Fund is focused on infrastructure improvements with \$1.1 million for the Heartland electric line move; \$700,000 dedicated to urban and rural system rebuilds and improvements and \$350,000 included for phase one of the transition to automated metering.
  - The Refuse Fund budget includes \$45,000 toward the ongoing replacement of aging trash receptacles. A total of \$200,000 is included for the landfill for improvements required for permitting along with \$250,000 for a replacement loader.
  - The Sewer Fund includes \$400,000 for the replacement of two lift stations with payment from retained earnings.
  - The Water Fund includes \$260,000 for water main replacements and moves. An \$80,000 allotment is included in the warehouse budget to expand the yard at the public works facility. (See Tab 7.)
- Contingency “Reserves”. Total contingency reserves were decreased to \$350,000 compared to the 2015-16 fiscal year budget of \$630,000. The plan moves \$300,000 of water fund contingencies to budgeted capital expenditures and operating expenses. (See Tab 8.)
  - Debt Levels. External debt continues to trend downward with levels expected near \$4.4 million at year end. This allows consideration of an increase by up to \$2.8 million in the upcoming budget depending on the timely completion of projects and the actual new bond issues approved by Council. Possible new funding include \$2.5 million for streets projects; \$1 million for airport projects and \$500,000 for the parks/transit garage. The anticipated debt level at the end of the budget year will be around \$7.3 million with the largest debt of just over \$3 million in the Water Fund and \$2.5 million planned in the Street Fund. As a side note, the highest recent external debt level was just over \$12 million at fiscal year-end 2008. Payments on the internal swimming pool loan between the General and Electric Funds were accelerated in the 2014-15 year with full payment expected in 2017 as well as the final Electric Bond payment in December 2016. (See Tab 8.)

- Utility Rates. Electric rates will increase in April 2017 and refuse rates will increase in October 2016 by the automatic 1% increase implemented by Council in 2012. Water and sewer rates are presently being reviewed by the Nebraska Rural Water Association with a goal of increasing revenues in each fund by approximately \$100,000. These changes most likely will affect both base and usage rates.
- Grants. The City could receive almost \$6.2 million in Federal and State funding and grants within the upcoming fiscal year. The majority (around \$4 million) will be the result of the various roads projects including East Tenth Street and Meadowood Trail projects, the Heartland Expressway-South and the Historic Lighting as a portion of the Phase 2 of Streetscape. A total of \$736,000 is anticipated from FAA toward the taxiway and apron sealcoat project. Up to \$640,000 is allocated by NDOR for the public transit bus barn. Other carryover grant funding of up to \$355,000 will be provided by the Nebraska Department of Environmental Quality, Nebraska Environmental Trust and Upper Niobrara White Natural Resources District for the Laing Lake renovation project. A total of \$346,000 of federal and state funding is expected in relation to the public transit program, including \$87,000 for van/bus replacements. Additionally, \$63,000 in federal and state revenues will assist in funding the school resource officer. Funding for the Handyman Program with RSVP will total \$65,000. (See Tab 19.)
- Special Funding Requests. Staff has recommended special funding in the amount of \$128,100 which is unchanged from the 2015-16 budget. A portion of the local option taxes (\$25,000) has been set aside in the economic development plan as reserve for a potential Community Redevelopment Authority project. Requests by Panhandle Area Development District (\$13,200) and Panhandle Resource Conservation and Development (\$300) are not recommended for funding as well as increases for the Alliance Chamber of Commerce and Box Butte Development Corporation. Payment for the Chamber of Commerce support in the new budget will be funded by transfer from the hotel occupation reserves. (See Tab 24.)

#### Miscellaneous Highlights

- Airport Fund. The taxiway and apron sealcoat project is carried forward from the prior year and is now estimated at \$820,000 (funded 90% by the FAA and 10% from the airport sinking fund and borrowings). The \$450,000 for an additional hangar is included again with actual funding contingent on acceptable cash flow and borrowing options. A replacement loader (funded by lease) is included at \$200,000. Funds are included for the resurfacing of a portion of the airport road in cooperation with the County and State (reduced to \$50,000 based on a recent \$43,000 estimate); additional building repairs on the airport property. A stock well has been added also to provide for water on leased land.
- Street Fund. The 20% City share of three Federal street projects (East Tenth, Meadowood Trail and Heartland Expressway - South) are now included at a current estimated total of \$635,500. In addition, the second phase of the Box Butte Avenue Streetscape (downtown revitalization) project is forwarded at a cost of \$850,000

including the historic street lighting which is 80% grant-funded. Funding for Streetscape is anticipated through vehicle sales tax and electric funds (a transfer of \$158,800 for lighting). Asphalt and concrete maintenance budgets have been increased to a combined total of \$1,900,000 in anticipation of an aggressive street repair plan suggested by Council. A highway tax revenue bond is included at \$2,500,000 to fund a portion of the projects which exceed the current reserves.

- Golf Course. General operating results of the golf course are relatively unchanged again in the 2016-17 budget. The funding for the golf pro was increased by 2% in accordance with the contract. Capital authority is included for additional parking lot concrete (\$25,000) and irrigation upgrades (\$24,000). The annual transfer from General Fund is \$180,000.
- Retired and Senior Volunteer Program (RSVP) and Handyman. Federal basic funding for the RSVP and handyman programs will remain unchanged for the next fiscal year. With the anticipated change in personnel and the reallocation of health insurance costs, the budgets will remain tight for the upcoming year with the Friends of Box Butte RSVP (a 501(c)(3) corporation) assisting with increased fundraising efforts for both programs. An additional \$5,000 transfer has been planned from the Community Betterment (Keno) Fund.
- Public Transit. The public transit program has been approved by Nebraska Department of Roads for a second year of operation by the City. The base operating budget will be funded by up to \$202,000 in Federal funds; \$57,000 in state funds; \$57,000 in local matches; and \$24,000 in rider fares. A capital expenses are included for the bus barn and van/bus replacements discussed elsewhere.
- Economic Development. Authority is included to pursue community development and housing funding up to \$150,000 in the CDBG Fund. Sales tax revenue of \$110,000 will be transferred to the economic development fund including \$25,000 for Community Redevelopment Authority projects. No additions are included for the LB840 fund other than loan repayments; however, \$300,000 is allowed for potential projects. Three TIF projects will generate around \$200,000 in tax increment payments passed through the redevelopment fund in 2016-17. Only \$25,000 in general funds is dedicated to building demolition; however, the parks/transit garage includes the demolition of another old building owned by the City.
- Capital Projects Fund. The capital projects fund will be funded by sales tax revenue in 2016-17 in the amount of \$150,000. These funds (along with reserves) will provide funding of \$200,000 for pool lining; \$125,000 for municipal hall façade repair; \$75,000 for tennis court wall construction; \$45,000 for the final pool debt payment; and the City's matching portion of the Laing Lake renovation project. Funding for the parks/transit garage will be by lease.]

A motion was made by Councilman Jones, seconded by Councilman Korber-Gonzalez to approve the third reading of Ordinance No. 2813 which Clerk Jines read by title and follows in its entirety:

### ORDINANCE NO. 2813

AN ORDINANCE TERMED "THE ANNUAL APPROPRIATION BILL" TO PROVIDE REVENUE FOR MUNICIPAL PURPOSES OF THE CITY OF ALLIANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017, BY IMPOSING A TAX ON ALL PROPERTY WITHIN THE CITY, ADOPTING A BUDGET, AND ADOPTING APPROPRIATIONS.

WHEREAS, The City Manager, in accordance with the requirements of the Nebraska R.R.S. 1943, §19-646, has submitted to the City Council a preliminary budget. This preliminary budget being submitted to the City Council at a workshop which was held on July 26, 2016 and a proposed budget was produced. A public hearing will be held on said proposed budget on August 16, 2016, as required by law; and

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

SECTION 1. The budget for the fiscal year beginning October 1, 2016, submitted to and amended by the City Council, is hereby adopted.

SECTION 2. In order to provide revenue for municipal purposes, the following property tax revenues have been established for the City of Alliance:

	City	MFO	Public Safety	Airport	Airport Reserves	Total
Approved Budget Amount	1,101,458	140,493	0	244,096	50,853	1,536,900
County Treasurer's Fee (1%)	11,015	1,405	0	2,441	508	15,369
Delinquent Allowance (5%)	55,073	7,023	0	12,205	2,544	76,845
Total Property Tax Request	1,167,546	148,921	0	258,742	53,905	1,629,114

Using the following levies	.266168	.033950	0.00000	.058986	.012289	0.371392
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Approved Mill Levy for 2016	0.371392
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Based on Assessed Valuation	438,650,352
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SECTION 3. In accordance with Reissue Revised Statutes Nebraska Chapter 16, Section 704, the following amounts shall be and hereby are recognized as the budget for the City of Alliance, Nebraska for the fiscal year 2016-17.

General	7,418,300
Electric	17,375,800
Refuse	1,595,800
Sewer	927,300
Water	2,277,600
Golf Course	409,600
Airport Operations	2,336,000
Public Transit	409,200
Streets	5,648,600
Handyman Services	55,300
RSVP	88,800
Museum Exhibit	20,000
BID #1 and #2	13,600
HUD/CDBG	150,000
Community Betterment (KENO)	23,200
Economic Development	135,000
LB 840 Fund	303,500
Redevelopment (TIF)	250,000
Sales Tax Fund	2,000,000
Lodging Occupation Tax	216,000
Capital Projects	1,876,000
Public Safety Tax	80,000
State 911 Funds	55,000
General Internal Service	1,361,800
Enterprise Internal Service	607,900
Health Support Internal Service	2,427,000
General Debt Service	43,200
Airport Capital Reserve	30,000
<i>Gross Expenditures</i>	<u>48,134,500</u>

There is hereby included \$125,000 within the General Fund Budget [City Council Activity], \$10,000 within the General Fund Budget [Police Grant] \$60,000 within the Electric Fund, \$60,000 within the Water Fund, \$25,000 within the Sewer Fund, \$15,000 within the Refuse Fund, \$5,000 within the Airport Fund, \$50,000 and within the Streets Fund; to be known as "Contingency." Expenditures from any Contingency will not be authorized without an affirmative vote of the City Council for each amount to be expended.

SECTION 4. The City has a total Unused Restricted Funds Authority of \$87,549.20 for Fiscal Year 2017.

SECTION 5. The tax levied under this Ordinance shall become due and payable, shall become delinquent and shall be subject to penalties, the execution of distress warrants and sale of property levied upon as provided by law.

SECTION 6. The City Clerk is hereby authorized and directed forthwith upon the passage, approval and publication of this Ordinance to forward a certified copy thereof to the County Clerk of Box Butte County, Nebraska.

SECTION 7. This Ordinance shall become effective October 1, 2016

Roll call vote on the final reading of Ordinance No. 2813 with the following results:

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

Voting Nay: None.

Motion carried.

Mayor Yeager stated, "the passage and adoption of Ordinance No. 2813 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- The first reading of Ordinance No. 2820 which will adopt the Classification and Compensation Plans to be incorporated in the 2016-17 Fiscal Year Budget was the next item before Council. The following background information was provided:

[The attached ordinance will adopt the Classification and Compensation Plans that will be incorporated as a part of the 2016-17 FY budget. The Compensation Plan includes three categories: Exempt, Non-Exempt and Fire Employees.

The Classification Plan has the following changes from the most recent version approved by Council:

- The position of Utilities Administrative Service Director is removed.
- The position of Public Works Director is being added as an additional department and management supervision option.
- The pay grade for Animal Control/Community Services Officer increases from 211 to 213 based on wage survey.

- The pay grade of Administrative Secretary – Community Development is moved from 212 to 214 consistent with modification of the job description that increases responsibilities, knowledge and certification necessary to perform the position.
- The position and pay grade of Administrative Secretary – Administration is removed and reclassified as Deputy City Clerk at pay grade 216. This change is consistent with a new job description with increased responsibilities, knowledge and certification necessary to perform the position.
- The position of Community Services Director is added at pay grade 217 to allow for the reclassification of the RSVP/Handyman Director position (pay grade 214) to include public transit oversight.
- The pay grade for Firefighter EMT increases from 517 to 519 and Assistant Fire Chief from 521 to 523 based on wage survey.]

A motion was made by Councilman Yeager, seconded by Councilman Feldges to approve the first reading of Ordinance No. 2820 which Clerk Jines read by title and follows in its entirety.

#### ORDINANCE NO. 2820

#### AN ORDINANCE ADOPTING REVISED CLASSIFICATION AND COMPENSATION PLANS FOR THE CITY OF ALLIANCE, NEBRASKA.

WHEREAS, Section 16-310 of R.R.S. 1943 authorizes the Mayor and Council to establish the compensation for employees and officers by stating that "The officers and employees in cities of the first class shall receive such compensation as the mayor and council shall fix by ordinance;" and,

WHEREAS, The Alliance City Council adopted the Fiscal Year 2016-2017 Budget which included funds for revised Classification/Compensation Plans.

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

SECTION 1. That the attached Classification Schedule for the City of Alliance dated to be effective October 8, 2016 and the attached Compensation Schedules for Exempt, Non-Exempt, Police Bargaining Unit, Communications Bargaining Unit, and Fire employees dated to be effective October 8, 2016 are hereby adopted by this reference.

SECTION 2. This Ordinance shall become effective October 8, 2016.

Roll call vote on the first reading of Ordinance No. 2820 with the following results:

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

Voting Nay: None.

Motion carried.

- Council next reviewed the second reading of Ordinance No. 2810 which will amend the City's current Classification Plan to include a Community Services Director. Council was provided with the following background information:

[Staff is proposing the position of Community Services Director be approved on the 2015-16 Classification Plan. At the August 16 Council meeting, Ordinance No. 2810 was amended to include the position and passed on the first reading.

Community Services Director

In June of 2015, as part of the addition of the Public Transit program, the position of "Community Services Director" was crafted and a job description approved. The new position, according to the plan, would be for the person to oversee the City's existing RSVP, Handyman and new Public Transit Programs. However, at the time, the person filling the role of RSVP and Handyman Director did not wish to take on the responsibility of Public Transit as she was contemplating retirement. As a result we hired the position of Community Services Administrative Secretary.

We have now received the official notification of the impending retirement of our RSVP/Handyman Director on September 30, and staff would like to advertise as originally planned for, a Community Services Director with a pay grade of 217.

Staff expects some reallocation of hours amongst some departments to occur. Although there may a short overlap of personnel, the overall authorized strength will remain unchanged at 110.77 FTE.

Staff is requesting the waiving of three readings to expedite the advertising and appointment of personnel prior to the pending retirement.]

A motion was made by Councilman Seiler, seconded by Councilman Feldges to approve the second reading of Ordinance No. 2810 which Clerk Jines read by title and follows in its entirety.

ORDINANCE NO. 2810

AN ORDINANCE ADOPTING A REVISED CLASSIFICATION PLAN FOR THE CITY OF ALLIANCE, NEBRASKA.

WHEREAS, Section 16-310 of R.R.S. 1943 authorizes the Mayor and Council to establish the compensation for employees and officers by stating that "The officers and employees in cities of the first class shall receive such compensation as the mayor and council shall fix by ordinance;" and,

WHEREAS, The Alliance City Council adopted the Fiscal Year 2015-2016 Budget which included funds for a revised Classification Plan.

WHEREAS, The City Manager is requesting that certain positions be added to the Classification Plan of the City of Alliance.

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

SECTION 1. That the Classification Schedule for the City of Alliance dated effective October 10, 2015 is hereby amended and the following stated position is classified as follows:

Job Title	Grade
Community Services Director	217

SECTION 2. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Motion by Councilman Seiler, seconded by Councilwoman Korber-Gonzalez to suspend the statutory rule requiring three separate readings of Ordinance No. 2810.

Roll call vote to waive the statutory reading with the following results:

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

Voting Nay: None.

Motion carried.

Roll call vote to approve Ordinance No. 2810 on final reading with the following results:

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

Voting Nay: None.

Motion carried.

Mayor Yeager stated, "the passage and adoption of Ordinance No. 2810 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- A Public Hearing on the 2016 Property Tax request was the next agenda item. Following the Public Hearing Council reviewed Resolution No. 16-105 which will approve the mill levy amount of .371392. The following background information was provided to Council:

[A formal public hearing is required any time the tax request amount changes from one year to another. Following the hearing for public input on the proposed property tax levy, the resolution in the Council packet is scheduled for consideration. Based on the original amount of property taxes included in the appropriations ordinance as set by Council at their budget workshop and affirmed during the first two readings of the ordinance, the City of Alliance has resolved to lower the mill levy from \$0.377716 to \$0.371392 (3.5% decrease). The corresponding tax request in the amount of \$1,629,114 will generate an estimated \$1,536,900 in property tax revenue for the City. This represents a 3% increase (or \$45,100) over the prior year.

Also, enclosed for Council's information is a copy of the Box Butte County Assessor's certification of taxable value which has been set at \$438,650,352 representing an increase of 4.77% over last year's valuation of \$418,676,703.]

Mayor Yeager stated "now is the date, time, and place to conduct a Public Hearing to hear support, opposition, criticism, suggestions, or observations of the taxpayers relating to the 2016 Property Tax request and opened the public hearing at 7:41 p.m.

Hearing no testimony, the Public Hearing closed at 7:42 p.m.

Councilman Seiler made a motion to approve Resolution No. 16-105, which was seconded by Councilman Feldges. The resolution follows in its entirety:

#### RESOLUTION NO. 16-105

*WHEREAS*, Nebraska Revised Statute 77-1601.02 provides that the property tax request for the prior year shall be the property tax request for the current year for purposes of the levy set by the County Board of Equalization unless the City of Alliance passes by a majority vote a resolution or ordinance setting the tax request at a different amount; and

*WHEREAS*, A special public hearing was held as required by law to hear and consider comments concerning the property tax request; and

*WHEREAS*, It is in the best interests of the City of Alliance that the property tax request for the current year be a different amount than the property tax request for the prior year.

*NOW, THEREFORE BE IT RESOLVED*, By the Mayor and Council of the City of Alliance, Nebraska, that the Council, by a majority vote, set the 2016 tax year request at \$1,629,114 and the City Clerk is hereby authorized and directed forthwith to forward a certified copy of this resolution to the County Clerk of Box Butte County, to allow Box Butte County Board of Equalization to levy the necessary taxes on or before October 15, 2016 and set the appropriate levy.

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- The next agenda item was Resolution No. 16-106 which adopts the Total Authorized Strength Document for the City of Alliance. Council was provided with the following background information:

[The attached resolution provides direction to the City Manager for the hiring of City employees by adopting the Total Authorized Strength document. The document lists the number of employees by department for the 2016-17 fiscal year. The authorized strength will decrease 1.29 FTEs from the current authorized strength of 107.77 to 106.48 for the upcoming year. The total authorized seasonal budget is \$200,000 which is increased by \$8,000 from the prior budget.]

Councilman Korber-Gonzalez made a motion to approve Resolution No. 16-106, which was seconded by Councilman Seiler. The resolution follows in its entirety:

#### RESOLUTION NO. 16-106

*WHEREAS*, The City of Alliance utilizes the Council-Manager form of government, in which the City Manager acts as the Chief Executive Officer for the City; and

*WHEREAS*, The City Manager, appointed by the City Council and serving at their pleasure, is responsible for planning, organizing, staffing, directing, coordinating, researching, and budgeting the operations of the City in order to implement Council policies in an efficient and effective manner; and

*WHEREAS*, To implement the policies of the City Council the City Manager has to be able to hire the necessary employees to fulfill the obligations of the City of Alliance to the citizens of Alliance; and

*WHEREAS*, The City of Alliance needs to account for, track and budget the expenditures for employees; and

*WHEREAS*, The budget is directly related to the number of employees that are authorized to be hired by the City of Alliance.

*NOW, THEREFORE, BE IT RESOLVED* by the Mayor and City Council of the City of Alliance, Nebraska, that the City approve and adopt the "Total Authorized Strength" as follows:

<b>Fund</b>	<b>Department</b>	<b>FTE</b>	<b>Temporary Wages</b>
01	ADMINISTRATION	3.50	
01	POLICE ADMINISTRATION	3.00	

01	POLICE OPERATIONS	15.00	
01	POLICE SUPPORT SERVICES	6.00	
01	ANIMAL CONTROL	0.75	
01	FIRE DEPARTMENT	2.00	\$1,000
01	AMBULANCE	2.00	
01	FACILITY MAINTENANCE	1.00	
01	COMMUNITY DEVELOPMENT	1.00	
01	CODE ENFORCEMENT	1.50	
01	NUISANCE ABATEMENT	0.25	
01	PARKS	5.55	\$36,000
01	CEMETERY	1.17	\$18,000
01	SWIMMING POOL	0.30	\$70,000
01	KNIGHT MUSEUM	3.98	\$5,000
01	LIBRARY	5.58	
01	SALLOWS MUSEUM	0.00	
01	TOURISM	1.00	
01	CARHENGES	0.00	\$18,000
05	ELECTRIC ADMINISTRATION	1.18	
05	ELECTRIC TRANSMISSION	1.00	\$5,000
05	ELECTRIC URBAN DISTRIBUTION	3.85	
05	ELECTRIC RURAL DISTRIBUTION	3.15	
06	REFUSE COLLECTION	2.10	
06	REFUSE DISPOSAL	4.15	\$5,000
07	SEWER	1.77	\$5,000
08	WATER TREATMENT	1.30	
08	WATER DISTRIBUTION	3.87	\$5,000
21	GOLF	2.13	\$15,000
22	AIRPORT	3.00	
23	PUBLIC TRANSIT	7.14	
24	STREETS	5.63	\$12,000
25	HANDYMAN	0.50	
26	RSVP	1.00	
51	PERSONNEL	1.25	\$5,000
51	GIS/MIS	0.50	
51	FINANCE	3.25	
51	LEGAL/RISK	0.50	
55	UTILITY CUSTOMER SERVICE	3.63	
55	METER READERS	1.00	

55	WAREHOUSE	1.00	
	Total Authorized Strength	106.48	
	Total Temporary Wages		\$200,000

*BE IT FURTHER RESOLVED* that the City Manager is authorized to hire employees for the City of Alliance as set forth in the “Total Authorized Strength.”

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- The third reading of Ordinance No. 2811 which will approve the proposed amendment to the Zoning Regulations of the Alliance Municipal Code was the next matter for consideration. The amendment will allow for storage units within a C-1 (Neighborhood Commercial) District with the approval of a Conditional Use Permit. Council was provided with the following background information:

[The Alliance City Council at their June 7, 2016 meeting requested that the Planning Commission discuss a Code change that would allow storage units in the C-1 zoning district. A property owner has requested a rezone from C-1, Neighborhood Commercial, to C-3, Highway Commercial to allow for the construction and use of private storage units on Lot 1A, Block 9, Lakefield Addition to the City of Alliance.

The Alliance Planning Commission originally recommended the change of zoning at their May 10, 2016 meeting. The City Council agenda of June 7, 2016 included the item at which time the Council asked the Planning Commission to consider adding private storage units as a use in the C-1, Neighborhood Commercial Zoning District rather than rezoning the property. The Council’s request was placed on the Planning Commission agenda as a discussion item at their June 14, 2016 meeting.

The Planning Commission discussed the setback requirements between Commercial districts and felt that C-1 setbacks were a better fit for keeping neighborhoods more aesthetically congruent than a rezone to C-3. They also agreed that it would be in the City’s best interest to add it as a Conditional Use as opposed to a Permitted Use so there would be a review done on any newly proposed storage units to be certain that they would not negatively affect residential neighborhoods.

The Planning Commission met at their regular meeting on July 12, 2016 and held a public hearing for the amendment of Section 115-105 of the Alliance Municipal

Code. The Commission voted to recommend that the Alliance City Council amend Section 115-105, titled C-1, Neighborhood Commercial District, adding private storage units as a Conditional Use Permit in said zoning district.]

A motion was made by Councilman Jones, seconded by Councilman Korber-Gonzalez to approve the third reading of Ordinance No. 2811 which Clerk Jines read by title and follows in its entirety.

#### ORDINANCE NO. 2811

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE MUNICIPAL CODE BY MODIFYING SECTION 115-105 OF THE ZONING REGULATIONS, RELATING TO THE INCLUSION OF STORAGE UNITS AS A CONDITIONAL USE IN A C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT, REPEALING PRIOR PROVISIONS OF THE MUNICIPAL CODE WHICH ARE INCONSISTENT WITH THIS ORDINANCE, PROVIDING FOR PUBLICATION IN PAMPHLET FORM AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Alliance Municipal Code at Section 115-105 shall be amended as follows:

Sec. 115-105. - C-1, Neighborhood Commercial District.

- (a) Scope and intent. This section applies to district C-1. The C-1, Neighborhood Commercial District is intended to provide a zone for the conduct of low impact commercial uses that are solely intended to support the convenience of residents, and activity carried on within, a residential neighborhood.
- (b) Permitted uses.
  - (1) Barbershop.
  - (2) Beauty shop.
  - (3) Convenience food stores.
  - (4) Day care or nursery schools.
  - (5) Library.
  - (6) Pharmacy.
  - (7) Schools and colleges.
  - (8) Health, dental and eye care offices/clinics.
  - (9) Churches, places of worship and religious.
- (c) Conditional uses.

- (1) Towers, telecommunications facilities, and antennas as permitted in chapter 109.
  - (2) Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
  - (3) Other uses clearly associated with the intent of the C-1 district.
  - (4) Irrigation wells and associated buildings and equipment, customarily incidental to the principal use of the property, only if approval is granted by the water superintendent.
  - (5) Private storage units.
- (d) Performance standards.
- (1) Area and bulk regulations.

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Setbacks (feet)				Maximum Height (feet)	Maximum Building Separation (feet)
			Front	Rear	Side	Side Street		
Principal structure	None	None	25	25	A	A	30*	6
Accessory building	—	—	25	5	5	20		6

- A. No side yard is required except that where a side line of a lot in this district abuts upon the side line of a lot in a district R-1 to C-O inclusive, a side yard of not less than seven feet shall be provided, and a side yard of 15 feet shall be provided on the street side of a corner lot.

\* Or a 3.5 feet addition to required northern or eastern side yard requirements for each vertical foot above 30 feet

- (2) Permitted accessory uses.
  - a. Food service and vending machines for tenants only, private garages for motor vehicles, apartment for maintenance personnel, low-level exterior lighting, flagpoles, cooling towers, and other similar uses.
  - b. Storage of goods sold by a principal commercial activity, or used in or produced by a principal manufacturing activity engaged in by the same firm on the same lot.
  - c. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.
  - d. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use. See section 115-173.

- e. Signs as permitted in chapter 111.
  - f. Fences as permitted in section 115-172.
  - g. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.
  - h. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
  - i. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
  - j. Storage and service areas and buildings serving a principal use on the same lot, provided that storage buildings do not exceed 150 square feet in size, or unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
  - k. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).
- (3) Additional development standards. The following standards shall not be exceeded by any use in this district.
- a. No wholesale shall be conducted.
  - b. No merchandise or equipment shall be stored or displayed outside a building except as follows:
    - 1. Christmas trees and shrubs for sale may be displayed outside a building,
    - 2. At convenience food stores, gasoline or other motor vehicle fuels may be dispensed at retail to consumers outside a building.
- (4) Automatic credit card and other fuel dispensers. All products shall be sold and all services rendered inside a building, except that motor vehicle fuels may be sold at the dispensing pump if automatic credit card or other automatic type fuel dispensers are in use that do not require the purchaser to enter the store building.
- (5) No harmful noise, smoke, radiation, etc. No noise, smoke, radiation, vibration, or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash, or gas that is toxic, caustic, or obviously injurious to humans or property shall be produced.
- (6) Alcoholic beverage sale for consumption on premises prohibited. Alcoholic beverages shall not be sold for consumption on the premises.

SECTION 2. All ordinances or parts of ordinances passed and approved prior to passage, approval and publication of this ordinance in conflict herewith are now repealed.

SECTION 3. This Ordinance shall be published in pamphlet form, and shall be effective upon its passage and approval.

Roll call vote on the final reading of Ordinance No. 2811 with the following results:

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

Voting Nay: None.

Motion carried.

Mayor Yeager stated, “the passage and adoption of Ordinance No. 2811 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published.”

- The next item was Resolution No. 16-107 which will add new procedures to the Police Policies for the processing of calls received via text message. Council was provided with the following information:

[The attached policy describes the procedures that public safety dispatchers will use to process calls received via Short Message Services (SMS), otherwise known as text messaging. The Alliance Police Department, as a course of regular operations, has a policy for all operational duties conducted by staff. For the most part, the dispatchers are guided by the information in Chapter 55 of the Alliance Police Policy Manual. The policies ensure the protection of citizens, employees and city.

The revised chapter includes the following topics: policy, procedures, general information, non-response from texter, tracing anonymous text, multiple text handling, misdirected text, text for non-emergency, tracking moving text to 911 callers, shift change procedures and policy for retention of short message services (SMS). Most importantly, the policy details enforcement expected by employees and disciplinary action for noncompliance.]

Mayor Yeager made a motion which was seconded by Councilman Feldges to approve Resolution No. 16-107 which follows in its entirety:

#### RESOLUTION NO. 16-107

*WHEREAS*, The City of Alliance Police Department maintains a Policy and Procedure Manual which has been adopted by the Alliance City Council; and

*WHEREAS*, As a result of technology advancements, communications habits have expanded whereby citizens can request emergency assistance using Short Message Service text messaging; and

*WHEREAS*, In order to best serve our citizens and visitors in emergency situations a uniform policy and procedure has been prepared for text messaging; and

*WHEREAS*, The following policy has been added:

Policy 59.6 – Text to 911

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and City Council of Alliance, Nebraska, that the City of Alliance Police Department Policy set forth herein, is hereby added effective October 15, 2016.

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- Resolution No. 16-108 which will approve the renewal contracts with Regional Care, Inc. was the next discussion item. Council was provided with the following background information:

[Staff has negotiated a renewal of the City's health insurance programs administered through Regional Care Inc. (RCI). The current reinsurance carrier, East Coast Underwriters was one of three carriers (out of fifteen solicited) that bid on the City's plan. Changes made to the plan last year and improved claim history allowed for a more positive renewal experience than last year.

In the proposal, the premiums (fixed expenses) increase 16%. The costs to cover the claim fund for actual medical claims (anticipated expenses) decreased by 8%. The City of Alliance self-insures, therefore paying a certain level of the cost of claims prior to the reinsurance company covering expenses. RCI's administrative fees will slightly increase based on administration and compliance costs (50 cents) and an increase in our Midlands Premier PPO fee (35 cents).

The resolution authorizes funding for the maximum level of claim exposure. The proposed resolution adopts the new contract with RCI, as well as the new premium and rates, which become effective October 1, 2016. Staff will review employee rates and any recommended changes will be brought to Council for approval and would become effective January 1, 2017.]

Councilman Seiler made a motion which was seconded by Councilman Feldges to approve Resolution No. 16-108 which follows in its entirety:

#### RESOLUTION NO. 16-108

*WHEREAS*, The City of Alliance has engaged in a process of evaluating its current health care benefit plans offered to employees; and

*WHEREAS*, Various options and proposals have been considered by staff and the City's Third-Party Administrator, and staff has recommended the options contained herein; and

*WHEREAS*, The City of Alliance has received a proposal to renew its contract with the Third-Party Administrator, Regional Care Incorporated; and

*WHEREAS*, The City of Alliance has received a proposal to renew our contract with Gerber Life Insurance and with reinsurance carrier, East Coast Underwriters, LLC, as set forth herein; and

*WHEREAS*, The proposal provides for one plan option for our benefit eligible employees.

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and City Council of Alliance, Nebraska, that the contract proposal with Regional Care Incorporated for Third-Party Administrator is hereby approved.

*BE IT FURTHER RESOLVED*, Monthly premium payments per employee to Gerber Life Insurance with East Coast Underwriters, LLC as the reinsurance carrier effective October 1, 2016, shall be as follows:

Specific Single Premium	\$ 178.17
Specific Employee/Spouse	\$ 349.07
Specific Employee/Children	\$ 309.61
Specific Family Premium	\$ 521.36
Aggregate Premium	\$ 50.09
Transplant Coverage	
Single	\$ 11.32
Family	\$ 26.04
Vision Coverage	
Single	\$ 8.41
Employee/Spouse	\$ 13.73
Employee/Children	\$ 13.45
Family	\$ 22.14
Life Insurance	
Single	\$ 9.30
Family	\$ 11.05

*BE IT FURTHER RESOLVED*, administrative service fees to Regional Care, Incorporated, shall be \$32.85 monthly per covered employee, effective October 1, 2016.

*BE IT FURTHER RESOLVED*, the City of Alliance shall make monthly payments into its Health Support Fund, effective October 1, 2016 for a wellness program as follows:

Per Single Employee	\$ 21.00
Per Family Employee	\$ 42.00

*BE IT FURTHER RESOLVED*, the City of Alliance shall make monthly payments into its Health Support Fund, effective October 1, 2016 for a dental program as follows:

Per Single Employee	\$ 6.10
Per Employee/Spouse	\$10.00
Per Employee/Children	\$10.00
Per Family Employee	\$13.90

*BE IT FURTHER RESOLVED*, the City of Alliance shall make monthly contributions to our Health Support Fund, effective October 1, 2016 for the payment of medical claims up to the following amounts:

Per Single Employee	\$ 951.79
Per Employee/Spouse	\$1,840.84
Per Employee/Children	\$1,635.61
Per Family Employee	\$2,737.07

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- Council next reviewed and discussed the extension of the Lease Agreement with Western Nebraska Community College for the Powerline Program facility. Council expressed no additional concerns and instructed staff to move forward with the fifty year extension offer of the lease for consideration by WNCC. Once completed, the matter will come back before Council for final approval.
- The next agenda item was the discussion of the establishment of revised Water/Sewer rates. Assistant City Manager/Finance Director reviewed the following proposal with Council:

[Water and sewer rate studies were recently completed by Randy Hellbusch of the Nebraska Rural Water Association at no charge to the City. His recommendations were used as a basis for several suggestions that are before Council for consideration.

Water. Despite water rate adjustments made in 2013-14 and again in 2014-15 (base rate modification of an additional \$1.97 and \$1.50 per month, respectively, plus the annual automatic 1% usage increase), it is apparent that additional increases are prudent for the following reasons: