

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, APRIL 4, 2017

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

The Alliance City Council met in a Regular Meeting, April 4, 2017 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 March 29, 2017. 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 April 4, 2017 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Council members Yeager, Jones, Mischnick, Korber-Gonzalez and Reynolds. 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.
- Council's first item on the agenda was the introduction of new City of Alliance Electric Journey Lineman Apprentice, Chris Gasseling.
- The Consent Calendar was the next matter for Council's consideration. A motion was made by Korber-Gonzalez, seconded by Mischnick to approve the Consent Calendar as follows:

CONSENT CALENDAR – APRIL 4, 2017

1. Approval: Minutes of the Regular Meeting, March 21, 2017.
2. Approval: Payroll Costs for the period March 11, 2017 through March 24, 2017: \$186,894.79.
3. Approval: Claims against the following funds for the period March 16, 2017 through March 30, 2017: 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; \$810,760.72.

4. Approval: The release of LB840 funds to Alliance Lodging, LLC which was previously authorized with the approval of Resolution No. 17-22 in the amount of \$200,000 (\$150,000 forgivable and \$50,000 non-forgivable)
5. Approval: Update the roster of the Alliance Volunteer Fire Department by adding David LaDuke.
6. Approval: Resolution No. 17-32 designating the 200 block of Box Butte Avenue as an Entertainment District.
7. Approval: The issuance of the following Cemetery Certificates:

The East One-Half of Lot Sixteen (16), Section Nine (9), Block Twenty (20), Third Addition to the Alliance Cemetery to Darrel Vogel and Sara Zaro.

The North Half of the Southeast Quarter of Lot Nine (9), Section Two (2), Block Seventeen (17), Second Addition to the Alliance Cemetery to Diana Mundt.

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

General Contractor	Paul Reed Construction Herbert S. Hall dba Midwest Partitions, Inc. Roger E. Osland dba Construction Plus, Inc. K.L. Wood & Co. LLC Peltz Construction, Inc. KONE Inc. Ray Hashman/Jay Dubs dba R & J Industries Plus, Inc. Beckenhauer Construction, Inc. Tiffany Rietzke dba CenCon of Kansas, LLC Cleary Building Corp. Brent Stirek dba Stirek Construction Services, Inc.
Master Plumber	K.L. Wood & Co. LLC Mark V. Sitzman dba Independent P & H Inc. Brett Kaltvedt dba Midwestern Mechanical Rapid, Inc. Lon Asselin dba Snell Services, Inc. Ralph Burbach dba Snell Services, Inc. Roger Rojas Sr. dba Oregon Trail Plumbing, Heating & Cooling, Inc.
Journeyman Plumber	Randy Burbach dba Snell Services, Inc. Dominic Murillo dba Snell Services, Inc. Lucan Palomo dba Snell Services, Inc. Jay Wilson dba Snell Services, Inc. Jeffrey Wattenberg dba Snell Services, Inc.

Gas Fitter	Roger Rojas Sr. dba Oregon Trail Plumbing, Heating & Cooling, Inc. K.L. Wood & Co. LLC Mark V. Sitzman dba Independent P & H Inc. Greg Sanders dba Jack's Refrigeration Roger Rojas Sr. dba Oregon Trail Plumbing, Heating & Cooling, Inc.
Master HVAC	Rashid Kadir dba Tessier's Inc. Mark V. Sitzman dba Independent P & H Inc. Roger Keim dba Cozad Services, Inc. Greg Sanders dba Jack's Refrigeration Jess Cross dba Northwestern Heating & Cooling Charlie Marsh dba Northwestern Heating & Cooling Roger Rojas Sr. dba Oregon Trail Plumbing, Heating & Cooling, Inc.
Journeyman HVAC	Roger Rojas Sr. dba Oregon Trail Plumbing, Heating & Cooling, Inc.
Repair & Maintenance	Urbano Moreno dba Moreno Construction Bobby Delgado dba BDH Services Larry Lybarger dba Expedient Claim Services, Inc. Heath Lawrence dba Lawrence Drywall LLC Stephen D. Steggs dba Steve
Sign	Michael Ferguson dba Ferguson Signs Inc. Eric Farrar dba Rosenbaum's Signs & Outdoor Advertising, Inc.
Roofer	Twin City Roofing & Sheet Metal Inc.

9. For Your Information: The City has received notice of the following residential channel lineup changes from Charter Communications:

CHANNEL	CHANGE	CHANNEL NUMBER
QVC	Moving to new channel location	113
HSN	Moving to new channel location	129
EVINE LIVE	Moving to new channel location	139
Jewelry TV	Moving to new channel location	115

Voting Aye: Mischnick, Reynolds, Korber-Gonzalez, Yeager, Jones.

Voting Nay: None.

Motion carried.

- Council next proclaimed April 9 – 15<sup>th</sup>, 2017 at National Public Safety Telecommunications Week.

Councilman Korber-Gonzalez presented the following proclamation to Police Chief John Kiss:

#### PROCLAMATION

WHEREAS; each day, public safety telecommunicators in Alliance and throughout the nation, answer desperate calls for help, responding with services that save the lives and property of American citizens; and

WHEREAS; Americans dial 9-1-1 approximately 240 million times annually seeking help during emergencies, ranging from house fires and automobile accidents to heart attacks and child birth; and

WHEREAS; the men and women who answer these calls for help, gather essential information and dispatch the appropriate assistance, which often make the difference between life and death; and

WHEREAS; the work of these “unseen first responders” is invaluable in emergency situations and each of these dedicated men and women deserve our heartfelt appreciation; and

WHEREAS; National Telecommunications Week provides an opportunity to honor telecommunicators who serve in the Alliance Police Department.

NOW, THEREFORE, the City Council of Alliance, Nebraska, does announce and proclaim to all citizens the week of April 9 – 15, 2017, as

#### National Public Safety Telecommunications Week

and encourages all citizens to recognize the accomplishments and contributions of the Public Safety Telecommunicators whose diligence and professionalism keep our City and community safe.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 4<sup>th</sup> day of April in the year of the Lord Two Thousand Seventeen.

- Council was next presented a Membership Distribution check from ACE (Public Alliance for Community Energy) for \$18,736 and Mayor Yeager read a proclamation encouraging residents to select ACE as their provider of natural gas.

#### PROCLAMATION

WHEREAS, ACE, the Public Alliance for Community Energy is a community-owned and not-for-profit natural gas supplier made up of 72 Nebraska member communities including the City of Alliance; and

WHEREAS, ACE was formed in 1998 to provide competition in the Choice Gas program in helping natural gas customers get the lowest price possible and keeping money in Nebraska; and

WHEREAS, The mission of ACE is to offer competitive rates and work to keep the cost of natural gas as low as possible for all consumers; and

WHEREAS, The City of Alliance received \$18,736 in revenue return from ACE during March of 2017 with total revenue returns to the City of \$136,051 since the inception of ACE.

NOW, THEREFORE, the City Council of Alliance, Nebraska, encourages the Citizens of Alliance to consider selecting ACE as their natural gas supplier during the Choice Gas selection period which begins April 13<sup>th</sup> and runs through April 27<sup>th</sup>, 2017.

*IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 4<sup>th</sup> day of April in the year of the Lord Two Thousand Seventeen.

- The next agenda item, was the request of Melanie Mann on behalf of Newberry's for a street closure request. Council was provided with the following information:

[Newberry's has requested closing West 4th Street to add capacity for their restaurant and hire a band to start playing after 9:00 p.m. to follow Entertainment District activities. Their preferred option is to close the full width of the street from Box Butte Avenue to the west alley.

Staff has reviewed the proposal and has concerns with traffic flows. Since the solar eclipse will draw unusual numbers of tourists, traffic volumes will be abnormally high. Blocking street(s) may hinder the smoothest possible flow of traffic particularly where we expect added activity in and around the downtown. Other establishments or individuals may approach the City in the future requesting similar consideration magnifying the potential problems. On the other hand with the added numbers of tourists providing additional food outlets will better serve that need.

While we are evaluating the vaults under the sidewalks for structural integrity we suspect that barricading them may be required. Assuming the sidewalks will have shoulder to shoulder spectators (with a band) the active weight could lead to a structural failure. How we treat this problem will be determined at a later date and has no direct impact on the decision to close the street. Access to Newberry's will be maintained even if sidewalks must be barricaded.

In our conversations with the owner the City suggested they have options available such as use of a portion of the street width, use of the alley or a parking area. For example, while the alley must maintain emergency vehicle access (tables and chairs are easily moved) using it as a serving area is a reasonable alternative to the street.

Staff recommends denial of closure of the entire street width; however, supports the activity in an alternate configuration. We support the need for expanded food and entertainment services as well. One caution is how we will treat others requesting the same consideration although none have approached us at this point in time.]

A motion was made by Councilman Korber-Gonzalez, seconded by Councilman Reynolds to approve the street closure request as presented in Plan B, which includes the partial closure of the alley.

Roll call vote with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- Council was next presented the completed Airport Growth Study by Michael Mooney and Melissa Galvan-Peterson.

[The City of Alliance engaged Sixel Consulting Group, an air service and marketing firm to aid in the implementation of a non-aeronautical growth study. The study seeks to identify opportunities for growth and the likelihood for success in those prospects given the current and imminent aviation climate. Note that this study looked at aeronautical growth, but was not considering commercial airline service.

Sixel Consulting Group entered into an agreement with the Alliance Municipal Airport for these studies in November of 2015. In January of 2016 representatives from Sixel, Michael Mooney, Jack Penning and Melissa Galvan-Peterson visited Alliance to meet current tenants, fixed based operator, airport advisory groups, chamber of commerce, economic development and airport staff to understand their company needs, anticipated business growth, as well as space requirements. Sixel Consulting Group then began work on both parts of the current study and included the water study completed by M.C. Schaff & Associates.

Michael Mooney and Melissa Galvan-Peterson will be sharing a power point presentation with Council as outside expert consultants per Sixel Consulting Group's request.]

Copies of the studies are available for viewing at the City Clerk's Office and the Alliance Municipal Airport. The following points summarize the findings within the studies:

- The Airport is a good facility with ample land and buildings.
- The Airport is a significant economic engine for Alliance.
- The FBO and the current EAS airline are top tier companies.

- Airport operating budget deficient can be narrowed but perhaps not closed.
- Water issues restrain many Airport expansion options.
- Isolation factors and housing issues restrain expansion options.
- Expanding the Airport's economic impact footprint will likely require hitting a lot of singles as opposed to one home run.
- An entrepreneurial energy, (willingness to take risk) will aid efforts to grow the Airport's economic impact.

A motion was made by Councilman Jones to accept the report. The motion was seconded by Councilman Korber-Gonzalez.

Roll call vote with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The first reading of Ordinance No. 2832 which will amend the Alliance Municipal Code regarding the parking limitations for recreational vehicles, was the next item for Council's consideration. The following background information was provided to Council:

[The present Alliance Municipal Code Section 26-137 states that trailers, campers and other recreational vehicles may park for a limited time of 24 hours on city streets except for trailers used by contractors with current permits. This ordinance change will amend the provisions relating to the parking and/or storage of vehicles on the street to include any trailer, utility trailer, recreational vehicle, camper, travel trailer, boat, personal watercraft, trailered barbecues or any other similar appurtenances intended to be attached to a vehicle.

This change is being brought forward by Staff at the recommendation of Councilman Korber-Gonzalez. The recommendation to Council is that the parking limits be increased to 72 hours for loading and unloading purposes of recreational vehicles, campers, travel trailers, boats and watercraft. This ordinance change will also specify that the parking of these vehicles cannot be closer than five feet from an alley entrance, public or private driveway, curb cut, or the edges of the vision triangle created by an intersection of two streets or avenues.]

Police Chief John Kiss discussed with Council the difficulties with enforcing the 24-hour limit.

Walter Halle, 824 Laramie Avenue, expressed his appreciation for the increase and requested Council to consider amending it to the original 7 day limit.

A motion was made by Councilman Reynolds, seconded by Councilman Korber-Gonzalez to approve the first reading of Ordinance No. 2832. City Clerk Jines reading the ordinance by title which follows in its entirety.

ORDINANCE NO. 2832

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE MUNICIPAL CODE TO AMEND PROVISIONS RELATED TO THE PARKING OF TRAILERS, RECREATIONAL VEHICLES, CAMPERS, ETC.; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Section 26-137 of the City of Alliance, Nebraska Municipal Code is hereby amended in its entirety the following:

“Sec. 26-137 – Parking and/or Storing of Vehicles Prohibited

(a) The parking or storing of any trailer, utility trailer, recreational vehicle, camper, travel trailer, boat, personal water craft, trailered barbecues or all other similar appurtenances intended to be attached to a vehicle shall be prohibited on any city street. Except for the parking or leaving of any of the above-mentioned vehicles and appurtenances on any street so that any part of the vehicle or appurtenance is within five (5) feet of any alley entrance, public or private driveway, curb cut, or the edges of the Parking Vision Triangle created at the intersection of two streets or avenues, the following exceptions to this section shall be allowed:

- (1) Parking or leaving such vehicle or appurtenance for a period not to exceed 72-hours for the loading and unloading of recreational vehicles, campers, travel trailers, boats, and watercraft.
- (2) Parking or leaving any roll off or construction trailers used by contractors or property owners with the issuance of a building permit for construction on the adjacent property, so long as the permit remains valid and the location does not interfere with required driveway and vision requirements.

(b) Trailers, vehicles, and appurtenances found to be in violation of this section will be subject to citation, fines, and impoundment as detailed in section 26-126 through 26-129 of the City of Alliance Municipal Code.

(c) Provisions for applying for a trailer parking Permit for construction may be found on the City of Alliance, Nebraska website or in the community development offices, and is adopted as if included herein.

(d) The Parking Vision Triangle, for purposes of this section, means the triangle on a corner lot created at the intersection of two streets or avenues. It is a triangle with an hypotenuse

connecting two points, each 25 feet from the intersection of the street or avenue along each perpendicular side of the property line (inside the public right-of-way), drawing the hypotenuse between these two points and extending said hypotenuse to the street-side edge of the curb and gutter for the corner lot, and for the sides of the triangle returning to the intersection of the streets or avenues from said extension points of the hypotenuse along the same street-side edge of the curb and gutter.”

SECTION 2. This Ordinance shall become effective upon its passage, approval and publication according to law.

Roll call vote on the first reading of Ordinance No. 2832 with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- Council next introduced the first reading of Ordinance No. 2833 which will amend the Alliance Municipal Code, by regulating the parking of trucks, buses and medium or heavy duty vehicles. Council was provided with the following information:

[Section 26-133 of the Alliance Municipal Code relating to the parking of trucks, buses and medium or heavy duty vehicles on city streets has a non-specific description of motor vehicles that states they cannot exceed 19 feet in length. This creates an enforcement issue due to the fact that trucks are not identified as either a pickup truck or semi-truck, etc. There are also several types of standard vehicles that are longer than 19 feet that should not be included in the exclusions.

Staff has referenced United States Department of Transportation Regulation 49 CFR 565.15 (b) which classifies vehicles into eight categories with Class 1 being the lightest through Class 8 being the heaviest. Staff recommends that Council approve only those vehicles outside Classes 6, 7 and 8 for extended periods within the vehicle parking allowed by ordinance. There are exceptions detailed within the new ordinance for specialty trucks, such as delivery and moving vans.]

A motion was made by Councilman Korber-Gonzalez, seconded by Councilman Reynolds to approve the first reading of Ordinance No. 2833. City Clerk Jines reading the ordinance by title which follows in its entirety.

#### ORDINANCE NO. 2833

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE MUNICIPAL CODE TO AMEND PROVISIONS RELATED TO THE PARKING TRUCKS, BUSES, AND MEDIUM OR HEAVY DUTY VEHICLES, ETC.; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Section 26-133 of the City of Alliance, Nebraska Municipal Code is hereby amended in its entirety the following:

“Sec. 26-133. Truck and Bus Parking

- (a) No person shall park a truck, bus, or other motor vehicle which is classified as a Class 6, Class 7, or Class 8 vehicle under 49 CFR § 565.15(b) –Table II, as recodified or amended from time to time for gross vehicle weight rating purposes, or a truck or trailer containing livestock upon any street within the “business district” as defined in this Chapter. No person shall park any such truck, bus or other motor vehicle for a period of time longer than two hours on any public street or public right-of-way in any other portion of the city. The following exceptions to this section shall apply:
- (1) Parking in an area bounded on the east by the east line of Cheyenne Avenue, on the north by the alley between Second and Third Streets; or a line drawn equidistant between the north line of Second Street and the south line of Third Street, and on the west and south by the city limits.
  - (2) Parking in an area bounded on the east by the centerline of Mississippi Avenue, on the north by the north line of Second Street, on the west by the east line of the Niobrara Avenue, and on the south by the city limits.
  - (3) Alliance Public Transit shall have the right to park at any designated bus stop.
  - (4) Moving companies making deliveries or loading.”

SECTION 2: This Ordinance shall become effective upon its passage, approval and publication according to law.

Roll call vote on the first reading of Ordinance No. 2833 with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The next item before Council was the first reading of Ordinance No. 2836 which will amend the City of Alliance's Classification Plan. The following background information was provided to Council:

[The attached ordinance will adopt the amended Classification Plan to accomplish two modifications:

1. In July, 2016 Council authorized the addition of a Public Works Director to our Classification Plan in anticipation of some reorganization taking place in our utility divisions. Since that was approved, our direction has been modified and we are now requesting to have the position of Water and Sewer Superintendent and Street Superintendent combined into one position of Water, Sewer and Street Superintendent. The combining of these positions does not change our current Authorized Strength.
2. Changing the RSVP/Handyman Clerk to Community Services Clerk. This request is being made as a result of a recent staff resignation. In June, 2015 the City added the Public Transit Program to our Community Services division and as a result the job description has been modified to include those associated duties to the clerk's position. This is not a new position and our Authorized Strength will remain the same.]

A motion was made by Mayor Yeager, seconded by Councilman Jones to approve the first reading of Ordinance No. 2836. City Clerk Jines reading the ordinance by title which follows in its entirety.

#### ORDINANCE NO. 2836

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 2016-2017 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 8, 2016 is hereby amended and the following stated position is classified as follows:

Job Title	Grade
Delete – Street Superintendent	103
Delete – Water and Sewer Superintendent	106
Add - Water, Sewer and Streets Superintendent	108
Delete – RSVP/Handyman Clerk	206
Add – Community Services Clerk	206

SECTION 2. 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. 2836 with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The next agenda item was the second reading of Ordinance No. 2834, which will approve the Preliminary and Final Plat request of LinPepCo. Council was provided with the following background information:

[City staff and LinPepCo have applied for Preliminary and Final Plats that will dedicate the north 100' of Outlot A as right-of-way for the extension of Holsten Drive eliminating the dead end of Holsten Drive and a city alley. City proposed the dedication to LinPepCo and they agreed to plat the north portion of their outlot as right-of-way.

Outlot A was originally planned as a street along the east side of Block 11, Syndicate Addition to connect Holsten Drive and Kansas Street. The idea was abandoned when the developer was told they would have to pave the street. The plats were changed to dedicate an outlot where the street was and this functions as a place saver until the need arises to plat the outlot as a street and have it paved.

The change from street right-of-way to an outlot cut off the future extension of Holsten Drive to the east as the outlot was platted in its way, creating a dead end. This also created a dead end for an alley that is dedicated to the City along the east property line of Block 10, Syndicate Addition, and made a problem for the City as the sanitary sewer that services the area was now located in the outlot without easement.

The City of Alliance Planning Commission met at its regular meeting February 14, 2017 and held a public hearing at which time City Staff recommended the approval of the Preliminary and Final Plats. Following the recommendation of the approval of the Preliminary Plat, the Planning Commission motioned to approve the Final Plat as presented, making the following findings:

1. That this is consistent with City of Alliance Comprehensive Plan in that it aids in connectivity and helps create a more defined street system in the West Gateway Neighborhood.
2. The existing dead end is not conducive to development in the City.
3. The dedication of a portion of Outlot A would eliminate the issue of sanitary sewer being located on private property without easement.
4. Its dedication would eliminate the dead end of the alley platted along the east property line of Block 10, Syndicate Addition to the City of Alliance.

Staff also recommends waiving the requirements for Public Works Elements for the Final Plat, as the dedication is for only 60' of right-of-way and the City is the applicant. The paving of the street will occur at such time the property to the east of this dedication is subdivided for sale or development occurs.]

A motion was made by Councilman Mischnick, seconded by Councilman Korber-Gonzalez to approve the second reading of Ordinance No. 2834. City Clerk Jines reading the ordinance by title which follows in its entirety.

#### ORDINANCE NO. 2834

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLATS OF HOLSTEN DRIVE, A REPLAT OF HOLSTEN DRIVE AND THE NORTH 100 FEET OF OUTLOT A, AND OUTLOT 1A, A REPLAT OF OUTLOT A, TO THE CITY OF ALLIANCE, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6<sup>TH</sup> P.M., BOX BUTTE COUNTY, NEBRASKA.

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

SECTION 1. The City of Alliance has received the application for approval of the Preliminary Plat and Final Plat of Holsten Drive, a Replat of Holsten Drive and the North 100 feet of Outlot A, and Outlot 1A, a Replat of Outlot A, to the City of Alliance, in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6<sup>th</sup> P.M., Box Butte County, Nebraska from LinPepCo.

SECTION 2. The Planning Commission held a public hearing February 14, 2017, and has recommended the approval of the Preliminary Plat.

SECTION 3. The Planning Commission on February 14, 2017 also conducted a Public Hearing on the Final Plat of Holsten Drive, a Replat of Holsten Drive and the North 100 feet of Outlot A, and Outlot 1A, a Replat of Outlot A, to the City of Alliance, in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6<sup>th</sup> P.M., Box Butte County, Nebraska.

SECTION 4. The Preliminary Plat and the Final Plat of Holsten Drive, a Replat of Holsten Drive and the North 100 feet of Outlot A, and Outlot 1A, a Replat of Outlot A, to the

City of Alliance, in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6<sup>th</sup> P.M., Box Butte County, Nebraska are hereby approved by the City of Alliance and shall be filed with the County Clerk as provided by City Code and State law within 30 days of this approval. The plat map which has been prepared is a part of these proceedings and is attached hereto and is incorporated herein and made a part hereof by reference.

SECTION 5. 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 second reading of Ordinance No. 2834 with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The next discussion item was the second reading of Ordinance No. 2835, which will approve an amendment to the Alliance Municipal Code in order to accommodate breweries, wineries and distilleries. Council was provided with the following background information:

[Community Development staff was presented with a proposal to add language to the Municipal Code that would allow different types of alcohol production facilities in Alliance. The original proposal was to add provisions for microbreweries and brewpubs; however, City staff and legal counsel thought it would be best to expand the Code to include wine and spirits.

The City does not presently have language within the Code to accommodate breweries, microbreweries, distilleries, microdistilleries, wineries and microwineries. The proposed ordinance will add language to the Code to allow these types of uses in Alliance. The allowance of these uses will require the addition of several definitions so that any development is consistent with the intentions of the Code. Many of the definitions are from Nebraska State Statute, but some will be unique to the City of Alliance.

Staff has identified each use as a different intensity and as such, not all uses will be allowed in every zoning district. For example, full scale breweries will not be allowed in the C-2, Central Business zoning as the use is aligned more towards industrial zoning in its intensity. Likewise, pubs will not be allowed in industrial zoning as restaurants are not an intense enough use for industrial.

The City of Alliance Planning Commission met at their regular meeting on February 14, 2017 and held a public hearing for the amendment of Sections 115-2, 115-106, 115-107, 115-108, 115-109 of the Alliance Municipal Code. They voted to recommend that the Alliance City Council amend these sections adding language that would allow distilleries, micro-distilleries, breweries, microbreweries,

wineries, and micro-wineries, as well as adding definitions to maintain the intent of the Code.]

A motion was made by Councilman Jones, seconded by Councilman Mischnick to approve the second reading of Ordinance No. 2835. City Clerk Jines reading the ordinance by title which follows in its entirety.

#### ORDINANCE NO. 2835

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING THE MUNICIPAL CODE BY MODIFYING SECTIONS 115-2 AND 115-106 THROUGH 115-109 OF THE ZONING REGULATIONS, RELATING TO BREWERIES, MICROBREWERIES, DISTILLERIES, MICRO-DISTILLERIES, WINERIES AND MICRO-WINERIES; PROVIDING FOR AN EFFECTIVE DATE, REPEALING EXISTING PROVISIONS OF THE ALLIANCE CODE NOT CONSISTENT WITH THIS ORDINANCE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

SECTION 1. The Alliance Municipal Code at Section 115-02 shall be amended as follows:

Sec. 115-2. - Definitions.

(a) For the purpose of this chapter, the following words and terms as used herein are defined to mean the following:

*Accessory building* means a subordinate building having a use customarily incident to and located on the lot occupied by the main building, or having a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building or is under an extension of the main roof, and designed as an integral part of the main building.

*Accessory use* means a use of a building or land which is customarily incidental to, and located on the same lot or premises as the main use of the property.

*Activity* means the performance of a function or operation which constitutes a use of the land.

*Agriculture* means the employment of the land for the purpose of obtaining a profit in money by the raising, harvesting, and selling of crops and by the grazing, feeding, breeding, management, and sale of livestock, poultry, fur-bearing animals, or honey bees, and by dairying and the sale of dairy products.

*Alley* means a minor way which is used primarily for utility services and vehicular service access to the back or side of properties otherwise abutting on or adjacent to a street; affording only a secondary means of access to abutting property.

*Alteration* means any addition, removal, extension or change in the location of any exterior wall of a main building or accessory building.

*Animal unit* means for purposes of this chapter, an animal unit is the term used to describe the relationship of various animals that are being held or fed. Slaughter steers and heifers are assigned the base unit of 1.0. The following multipliers are used in determining animal units:

Category	Animal Units
Slaughter steers and heifers	1.0
Cow-calf	1.3
Dairy cattle	1.4
Horse	0.75
Swine	0.4
Sheep	0.4
All fowl	0.05

*Apartment* means a room or a suite of rooms within an apartment house arranged, intended or designed for a place of residence of a single-family or group of individuals living together as a single housekeeping unit.

*Apartment hotel* means an apartment house which furnishes for the use of its tenants services ordinarily furnished by hotels, but the privileges of which are not primarily available to the public.

*Apartment house* means a building arranged, intended, or designed for residence of more than two families.

*Barbershop* means a structure, area, or shop where a barber, as licensed by the Nebraska Board of Barber Examiners, for compensation cuts and dresses hair, shaves and trims beards, and performs related services allowed to be performed by persons licensed under the Nebraska Board of Barber Examiners.

*Barrel* means a unit of liquid measurement as that term is contemplated and used for licensing purposes under the Nebraska Liquor Control Act, Neb. Rev. Stat. § 53-101 et seq., as amended from time to time.

*Basement* means a story below the first story as defined under "Story," counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

*Beer* means a beverage obtained by alcoholic fermentation of an infusion or concoction of barley or other grain, malt, and hops in water and includes, but is not limited to beer, ale, stout, lager beer, porter, near beer, flavored malt beverage, and hard cider.

*Block* means a piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the building inspector shall determine the outline of the block.

*Boardinghouse* or *lodginghouse* means a building other than a hotel, occupied as a single-housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

*Brewery* means any industrial facility that manufactures beer in quantities greater than twenty thousand (20,000) barrels annually for sale off premises or in an accessory retail space, bar, or restaurant located on premises and licensed for sale on premises.

*Building* means an enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building except that two buildings connected by a breezeway shall be deemed one building.

*Club, private,* means a building or premises used for social, recreational, dining or philanthropic purposes, the normal use of which is limited to specific members, patrons or otherwise listed and enumerated persons.

*Condominium* means the individual fee ownership of a defined space or dwelling unit within a multiunit structure.

*Contributing floor area* means the total floor area designed for tenant occupancy and exclusive use; including basements, mezzanines, and upper floors, if any, but excluding stairways, restrooms and mechanical equipment rooms, expressed in square feet measured from the centerline of joint partitions, and from the exterior surface of outside walls.

*Court* means an open, unoccupied space, other than a yard, bounded on three or more sides by exterior walls of a building and lot lines on which walls are allowable.

*Craft Production Facility* means a Microbrewery, Microdistillery, or Microwinery.

*Curb level* means the mean level of the curb in front of the lot, or in case of a corner lot, along that abutting street where the mean curb level is the highest.

*Deck* means an open area, without a permanent roof, usually attached to or part of and with direct access to or from a building.

*Distillery* means any industrial facility that manufactures spirits in quantities greater than ten thousand (10,000) gallons annually for sale off premises or in an accessory retail space, bar, or restaurant located on premises and licensed for sale on premises.

*Drive-in establishment* means any restaurant, financial institution or product vending enterprise where the patron does not enter and remain within a building during the transaction of his business. Food vending establishments where the food is not normally consumed within a building, or where facilities are provided for eating outside a building, shall be included in this definition.

*Dwelling* means a building or portion thereof, designed exclusively for permanent residential occupancy, including one-family, two-family and multiple dwellings, boarding and

lodginghouses, apartment houses and apartment hotels, and manufactured houses but not hotels, motels, mobile homes, house trailers or recreational vehicles.

*Dwelling, multiple*, means a building or portion thereof, arranged, intended or designed for occupancy by three or more families, including apartments, houses, row houses, townhouses and apartment hotels.

*Dwelling, one-family*, means a detached building, arranged, intended or designed for occupancy by one family.

*Dwelling, two-family*, means a building arranged, intended or designed for occupancy by two families.

*Facility* means a facility is a structure, open area, or other physical contrivance or object.

*Family*, when applied to the following:

- (1) Any R-1 zoned area, means as follows: One or more persons related by blood, adoption, or marriage, except persons placed with persons in a home licensed by the state department of health and human services, living together and occupying a single housekeeping unit with single kitchen facilities, or a number of persons but not exceeding two who are not related by blood, adoption or marriage, except persons placed with persons in a home licensed by the state department of health and human services, living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities.
- (2) All zoned areas except R-1, means as follows: One or more persons who are related by blood, adoption, or marriage, except persons placed with persons in a home licensed by the state department of health and human services, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a nonprofit cost-sharing basis.

*Farm/ranch* means an area of land containing at least ten contiguous acres which are used for agriculture.

*Feed lot*.

- (1) The term "feed lot" means a lot, yard, corral, building or other area in which livestock are confined, primarily for the purposes of feeding and growth prior to slaughter or the sale of products derived from such animals.
- (2) The term "feed lot" does not include areas which are used for the raising of crops or other vegetation, and upon which livestock are allowed to graze.

*Floor area* means the total of the horizontal area of all floors including basements and cellars, below the roof and within the surfaces of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or the centerlines of party walls separating such buildings or portions thereof, or within lines drawn parallel to and two feet within the roofline of any building or portion thereof without walls.

*Garage, commercial*, means a building or portion thereof, designed or used for storage, sale, or hiring of motor vehicles for commercial purposes.

*Garage, community*, means a building or portion thereof, used in lieu of private garages within a block or portion of a block.

*Garage, private*, means an accessory building which is used primarily for the storage of motor vehicles by the tenants of the building or buildings on the premises.

*Garage, repair*, means a building or portion thereof, designed or used for the care or repair of motor vehicles, which is operated for commercial purposes.

*Garage, storage*, means a building or portion thereof, except those defined as a private, a repair, or a community garage providing storage for more than four motor vehicles.

*Grade* means the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

*Greenhouse* means a building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for other personal enjoyment. See *Nursery*.

*Group home* means:

- (1) A facility licensed by the state in which at least four but not more than eight persons not including resident managers or house parents, who are unrelated by blood, marriage, or adoption reside while receiving therapy, training or counseling for the purposes of adaptation to living with, or rehabilitation from cerebral palsy, autism, or mental retardation. (LB 525, 1980)
- (2) A residence, including an office space for shelter employees, providing food, shelter, medical care, legal assistance, personal guidance and other services to persons who have been victims of domestic violence, including any children of such victims, who temporarily require shelter and assistance in order to protect their physical or psychological welfare.

*Hair Salon* means a structure, area, or shop where people have their hair cut or styled for compensation by a person licensed by the Nebraska Board of Cosmetology.

*Height of building or structure* means the vertical distance measured from the highest of the following three levels:

- (1) From the street curb level if the structure sets on the street line to the highest ridge row.
- (2) From the established or mean street grade in case the curb has not been constructed to the highest ridge row if the structure sets on the street line.
- (3) From the average finished ground level adjoining the building if it sets back from the street line; to the level of the highest point of the roof beams of flat roofs or roofs inclining not more than one-inch to the foot, or to the highest ridge row for other roofs.

*Height of yard or court* means the vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

*Home occupation* means any occupation, activity, or accessory use of a nonresidential nature conducted in a dwelling unit by a member or members of the immediate family residing therein

and not employing more than one person not a resident of the dwelling. Such use must be clearly incidental and secondary to the use of the dwelling purposes.

*Hotel* means a building occupied or used as a more or less temporary abiding place of individuals or groups of individuals who are lodged, with or without meals, and in which there are more than 12 sleeping rooms and no provisions for cooking in individual rooms.

*Junk, waste or scrap materials* means old, used, secondhand, worn, or discarded manufactured materials including but not limited, to scrap iron and other metals, paper and related products, rags, rubber tires and other automotive parts, and glass bottles.

*Junkyard* means any area where waste, discarded or salvaged, is bought, sold, exchanged, baled, or packed, disassembled, or handled, including the dismantling or wrecking of automobiles or other vehicles or machinery, house wrecking yards, used lumber yards and places or yards of storage of structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building.

*Landing* means an area at the top or bottom of a one or more steps, or placed intermittently within a series of steps in such size and dimension as may be required by a building code.

*Landscaping* includes, but is not limited to, trees, shrubs, ground covers, perennials, annuals, and other materials such as mulch, rocks, waterfalls, sculpture, art walls, fences underground irrigation system and street furniture.

*Loading space, off-street*, means space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

*Lot* means a parcel of land occupied or to be occupied by one main building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and having its principal frontage upon a public street or approved place. A lot as used herein may consist of one or more platted lots, or tract or tracts, as conveyed, or parts thereof.

*Lot, corner*, means a lot abutting upon two or more streets, at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building inspector.

*Lot coverage* means the portion of a lot that is occupied by buildings or structures, including accessory buildings and structures but not including driveways and uncovered patios at ground level.

*Lot depth* means the mean horizontal distance from the front street line to the rear line.

*Lot in separate ownership at the time of the passage of the ordinance from which this chapter is derived* means a lot the boundary lines of which along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the register of deeds of the county on or before the date of the adoption of the ordinance from which this chapter is derived.

*Lot, interior*, means a lot whose side lines do not abut upon any street.

*Lot line* means the lines bounding a lot as defined herein.

*Lot line, front*, means the boundary between a lot and the street on which it fronts.

*Lot line, rear*, means the boundary line which is opposite and most distance from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

*Lot line, side*, means any lot boundary not a front or rear line thereof. A side line may be party line, a line bordering on an alley or place or a side street line.

*Lot, through*, means an interior lot having frontage on two streets.

*Lot width* means the horizontal distance between side lines, measured at the front building line.

*Microbrewery* means any industrial facility that manufactures beer in quantities up to twenty thousand (20,000) barrels annually for sale off premises or in an accessory retail space, bar, or restaurant located on premises and licensed for sale on premises. Provided, however, at no time shall the accessory use of a microbrewery include growing or harvesting barley or other grain on premises.

*Microdistillery* means any industrial facility that manufactures spirits in quantities up to ten thousand (10,000) gallons annually for sale off premises or in an accessory retail space, bar, or restaurant located on premises and licensed for sale on premises. Provided, however, at no time shall the use or accessory use of a microdistillery include growing or harvesting grains, vegetables, or other mash product on premises.

*Microwinery* means any industrial facility that manufactures wine in quantities up to thirty thousand (30,000) gallons annually for sale off premises or in an accessory retail space, bar, or restaurant located on premises and licensed for sale on premises. Provided, however, at no time shall the use or accessory use in a microwinery include growing or harvesting grapes, fruits, or vegetables.

*Mobile home* means a movable or portable structure constructed to be towed on its own chassis, connected to utilities, and designed with or without a permanent foundation for yearround living. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable but designed to be joined into one integral unit. (LB 91-1976)

*Mobile home park* means any single, planned contiguous development, lot, area, piece, parcel or plot of ground, park or site of at least five acres in area wherein ten or more lots have been designated and improved, the purpose of which shall be residential mobile home. A house trailer space or mobile home space means a plot of ground within a mobile home park designed for the accommodation of one mobile home, complete with a pad, all utility hookups and sufficient off-street parking.

*Modular/manufactured housing unit*.

(1) The term "modular housing unit" means:

- a. A factory-built structure which is to be used as a place for human habitation which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it

was built in compliance with National Manufactured Home Construction and Safety Standards, 24 CFR 3280 et seq., promulgated by the United States Department of Housing and Urban Development; or

b. As defined in section 71-1557 bearing the seal of the department of health.

(2) The term "manufactured home" does not include a mobile home.

*Motel* means a building containing one or more sleeping rooms to be rented on a daily basis, primarily to the motoring public, together with parking area, recreation space, vending machines, but not including restaurants, clubs or other retail sales.

*Motor hotel* means a building containing 25 or more sleeping rooms for the traveling public, and including restaurant facilities, and other accessory uses.

*Nonconforming use, building or yard* means a use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established prior to the passage of the ordinance from which this chapter is derived.

*Nursery* means land or greenhouses used to raise flowers, shrubs, and plants for sale. See *Greenhouse*.

*Nursing home* means any structure used or occupied by persons recovering from illness of suffering from infirmities of old age.

*Office building* means a building designed for or used as the offices of professional, commercial, industrial, religious, institutional, public or semi-public persons or organizations, provided no goods, wares or merchandise shall be prepared or sold on any premises except that a portion of an office building may be occupied and used as a drug store, barbershop, cosmetologist shop, cigar stand or newsstand, when such uses are located entirely within the building with no entrance from the street.

*Parking lot* means an area consisting of three or more vehicle parking spaces together and access to a street or alley and permitting ingress and egress for a vehicle, provided that there shall be no storage of vehicles for the purpose of sale or resale in any residential district.

*Parking lot improvements* includes any upgrades, alterations, additions, or reconstruction made to an off-street parking lot including drainage, curbing, digging, compacting, installation of additional parking spaces, lighting or landscaping.

*Parking lot maintenance* means the upkeep and maintenance of any off-street parking lot including scraping, repacking, bringing in more gravel or rock, chip sealing and landscaping. The term "parking lot maintenance" may also include overlaying, sealing, painting or sweeping of hard surfaced lots.

*Parking space, off-street*, means a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room.

*Patio* means a facility or structure which is typically constructed out of concrete and located at ground level.

*Place* means an open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

*Porch* means a roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building. A porch becomes a room when the enclosed space is heated or air conditioned and when the percentage of window to wall area is less than 50 percent.

*Principal activity* means an activity which fulfills a primary function of an establishment, institution, household, or other entity.

*Principal building* means a main building or other facility which is designed for or occupied by a principal activity.

*Private storage unit* means leased or rented facilities for the storage of personal property, such as cars, boats, campers, other recreational equipment, furniture, or other personal property, by individuals. Storage of commercial or industrial raw materials, commodities, or products is not permitted nor is storage of salvage items or junk, or any type of hazardous material.

*Pub* means any restaurant or hotel which manufactures a maximum of twenty thousand (20,000) barrels of beer annually, thirty thousand (30,000) gallons of wine annually, or ten thousand (10,000) gallons of spirits annually, as an accessory use on the same premises which accessory use may not occupy more than 50% of the commercial floor area. Provided, however, at no time shall the accessory use of a pub include growing or harvesting grapes, fruits, vegetables, barley or other grain on premises.

*Recreational vehicle* means a vehicular type structure, primarily designed as temporary living quarters for travel, recreational, camping, or vacation use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-propelled. The term "recreational vehicle" includes travel trailer, camping trailer, truck camper, and motor home.

*Sanitary landfill* means a type of operation in which garbage and refuse or garbage or refuse is deposited by a plan on a specific portion of land, in accordance with regulations of the state department of environmental quality.

*Signs* means any words, numerals, figures, devices, designs or trademarks by which information is made known to the public outside a building.

*Special use* means a special use is a use that would not be appropriate generally or without restriction throughout the zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

*Spirits* means any beverage which contains alcohol obtained by distillation, mixed with water or other substances in solution. Spirits includes brandy, rum, whiskey, gin, or other spirituous liquors when rectified, blended, or otherwise mixed with alcohol or other substances. Spirits does not include flavored malt beverages.

*Square footage* shall be determined from the measurements on a plot plan or site plan which shall provide the dimensions of the structure or property. Such dimensions for purposes of determining square footage of structures shall be from the exterior surface of outside walls.

*Stable, private*, means an accessory building for the keeping of horses, ponies, mules or cows, owned by occupants of the premises, and not kept for remuneration, hire or sale.

*Stable, public*, means a stable other than a private or riding stable as defined herein.

*Stable, riding*, means a structure in which horses or ponies, used exclusively for pleasure riding or driving, or housed, boarded, or kept for remuneration, hire or sale.

*Story* means a portion of a building between the surface of any floor and the surface of the floor next above it, provided that the following shall not be deemed a story:

- (1) A basement or cellar if the finished floor level directly above is not more than six feet above the average adjoining elevation of finished grade.
- (2) An attic or similar space under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such space.

*Street* means a thoroughfare which affords principal means of access to property abutting thereon.

*Street line* means the dividing line between the dedicated street right-of-way and the abutting property line.

*Structural alterations* means any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

*Structure* means any facility which is constructed or erected, and which is located on the ground or is attached to something having location on the ground.

*Surface material.*

- (1) The term "hard surface" means an all-weather surface consisting of asphalt, concrete, paving rock or brick.
- (2) The term "gravel" means loose fragments of rock or pebbles.
- (3) The term "dirt" means unsurfaced area free of vegetation.

*Terrace or patio* means a level, landscaped and/or surfaced area directly adjacent to a principal building at or within three feet of the finished grade and not covered by a permanent roof.

*Townhouse* means a single-family dwelling unit of two and sometimes three stories that is usually connected to a similar house by a common sidewall.

*Variance* means relief from a variation of the provisions of these regulations, other than use regulations, as applied to a specific piece of property, as distinct from rezoning, as further set out hereinafter in powers and duties of the board of adjustment.

*Vehicle* means a machine propelled by power other than human power designed to travel along the ground by use of wheels, treads, runners, or slides to transport persons or property, or pull machinery and shall include, without limitation, automobile, truck, trailer, motorcycle, tractor, buggy, or wagon.

*Wine* shall mean any alcoholic beverage obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits.

*Winery* means any industrial facility that manufactures wine in quantities greater than thirty thousand (30,000) gallons annually for sale off premises or in an accessory retail space, bar, or restaurant located on premises if licensed for sale on premises.

*Yard* means open space that is unobstructed except as specifically permitted in this chapter and that is located on the same lot as the principal building.

*Yard, front*, means a yard the full width of the lot extending from the front line of the main building to the front line of the lot.

*Yard, rear*, means a yard between the rear lot line and the rear line of the main building and the side lot lines.

*Yard, side*, means a yard between the main building and the adjacent side line of the lot, and extending entirely from a front yard to the rear yard.

- (b) Words used in the present tense include the future; words in the singular number include the plural; and words in the plural include the singular; the term "building" includes the term "structure"; the term "shall" or the term "must" is mandatory and not directory; the term "used for" includes the meaning of the term "designed for" or "intended for."

SECTION 2. The Alliance Municipal Code at Section 115-106 shall be amended as follows:

Sec. 115-106. - C-2, Central Business District.

- (a) *Scope and intent*. This section applies to district C-2. The C-2, Central Business District is intended to provide a zone that will accommodate low impact retail and service businesses in those areas of the community that were traditionally developed with no building setback requirements.
- (b) *Permitted uses*.
- (1) Retail and wholesale sales establishments, not including adult bookstores.
  - (2) Medical, professional and governmental offices.
  - (3) Public libraries, utility facilities and parks.
  - (4) Eating and drinking establishments.
  - (5) Hotels, motels and other lodging facilities.
  - (6) Single and multifamily dwellings above and below the first floor of commercial establishments.
  - (7) Service establishments such as banks, credit unions, salons, dry cleaners and laundries.
  - (8) Theaters, not including adult theaters.
  - (9) Health facilities such as spas.
  - (10) Printers and newspapers.
  - (11) Repair shops; indoor only and not including repair facilities which could be considered noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.

(12) Building supply stores (indoor display and storage only).

(13) Lodges and fraternal orders.

(14) Parking lots and facilities.

(15) Churches, places of worship and religious.

(16) Pubs.

(c) *Conditional uses.*

(1) Towers, telecommunications facilities, and antennas as permitted in chapter 109.

(2) Automobile dealer lots and repair services.

(3) Commercial storage units.

(4) Light manufacturing or fabrication establishments which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.

(5) Other uses clearly associated with the intent of the C-2, Central Business District.

(6) 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.

(7) Craft Production Facilities.

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Setbacks (feet)				Maximum Height (feet)
			Front	Rear	Side	Side Street	
Principal structure	None	None	0	A	B	0	45
Accessory building	—	—	0	A	B	0	45

A. No rear yard required if adjacent to an alley

B. 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 districts R-1 to C-O inclusive

(2) *Permitted accessory uses.*

- a. Food service and vending machines for tenants only, private garages for motor vehicles, apartments 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).

SECTION 3. The Alliance Municipal Code at Section 115-107 shall be amended as follows:

Sec. 115-107. - C-3, Highway Commercial District.

- (a) *Scope and intent.* This section applies to district C-3. The C-3, Highway Commercial District is intended to accommodate commercial businesses that:
  - (1) Require direct access to highways and primary transportation thoroughfares due to the volume of traffic they generate.
  - (2) Cater primarily to the traveling public.
- (b) *Permitted uses.*
  - (1) Retail and wholesale sales establishments, not including adult bookstores.

- (2) Medical, professional and governmental offices.
  - (3) Public libraries, utility facilities and parks.
  - (4) Eating and drinking establishments.
  - (5) Hotels, motels and other lodging facilities.
  - (6) Single and multifamily dwellings above and below the first floor of commercial establishments.
  - (7) Service establishments such as banks, credit unions, salons, dry cleaners and laundries.
  - (8) Theaters, not including adult theaters.
  - (9) Health facilities such as spas.
  - (10) Printers and newspapers.
  - (11) Repair shops, indoor only, and not including repair facilities which could be considered noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.
  - (12) Building supply stores (indoor display and storage only).
  - (13) Lodges and fraternal orders.
  - (14) Parking lots and facilities.
  - (15) Automobile dealers, implement dealers and related services.
  - (16) Truck parking, truck repair services, and related services.
  - (17) Commercial storage units.
  - (18) Building, landscaping supplies and yards including well drillers.
  - (19) Animal feeds and supply services, not including grain elevators.
  - (20) Contractor yards, provided material storage is in the rear yard and screened.
  - (21) Swimming pool, commercial.
  - (22) Churches, places of worship and religious.
  - (23) Pubs and Craft Production Facilities.
- (c) *Conditional uses.*
- (1) Amusement parks, commercial baseball or athletic fields, race tracks, circuses, carnivals or fairgrounds.
  - (2) Cemeteries, mausoleums, or crematories for the disposal of the human dead.
  - (3) Clubs, fraternal orders, philanthropic organizations.
  - (4) Drive-in theaters.
  - (5) Golf driving ranges, commercial or illuminated.
  - (6) Nursery sales office, building, greenhouse, or area. (Wholesale or retail).
  - (7) Towers, telecommunications facilities, and antennas as permitted in chapter 109.

- (8) Recreational vehicle camping facilities.
- (9) Riding stables and tracks.
- (10) Wind-driven electric generators with prior approval of the city electrical engineer.
- (11) Other uses clearly associated with the intent of the C-3 district.
- (12) 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.
- (13) Breweries, Distilleries, and Wineries.

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Setbacks (feet)				Maximum Height (feet)
			Front	Rear	Side	Side Street	
Principal structure	None	None	15	A	B	15	35
Accessory building	—	—	15	A	B	15	35

A. No rear yard required if adjacent to an alley, otherwise there shall be a 15-foot setback.

B. 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 districts 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.

(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).

SECTION 4. The Alliance Municipal Code at Section 115-108 shall be amended as follows:

Sec. 115-108. - M-1, Light Industrial District.

- (a) *Scope and intent.* This section applies to district M-1. The M-1, Light Industrial District is intended to accommodate most assembly, fabricating and processing activities which would generally not be considered noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.
- (b) *Permitted uses.*
  - (1) Manufacturing, processing, fabrication, or assembling of any commodity except junk or salvage.
  - (2) Warehousing, wholesaling and storage of any commodity except junk or salvage.
  - (3) Freight terminals and parcel services.
  - (4) Offices.
  - (5) Public utility facilities.
  - (6) One residential dwelling or mobile home which shall be used exclusively by watchmen or custodians of industrially-used property in industrially-zoned districts provided that yard and other requirements of this section shall be met for the residential dwelling or mobile home as though it were on an individual R-1 zoned lot.

(7) Private storage units as defined in section 115-2.

(8) Craft Production Facilities.

(9) Breweries, Distilleries, and Wineries.

(c) *Conditional uses.*

(1) Amusement parks, commercial baseball or athletic fields, race tracks, circuses, carnivals or fairgrounds.

(2) Drive-in theaters.

(3) Golf driving ranges, commercial or illuminated.

(4) Reservoirs, wells, towers, filter beds, or water supply plants.

(5) Wind-driven electric generators with prior approval of the city electrical engineer.

(6) Other uses clearly associated with the intent of the M-1, Light Industrial District.

(7) 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.

(8) Towers, telecommunications facilities, and antennas as permitted in chapter 109.

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Setbacks (feet)				Maximum Height (feet)
			Front	Rear	Side	Side Street	
Principal structure	None	None	50	15	A	20	45
Accessory building	—	—	50	15	A	20	45

A. A side yard shall be provided on each side of a building or unit group of buildings, and no side yard shall be less than ten feet. A side yard abutting a zoned residential lot shall be not less than 20 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 performance standards.*
- a. All operations shall be conducted within a fully enclosed building.
  - b. All storage of materials, products or equipment shall be within a fully enclosed building or in an open yard so screened that said materials, products or equipment are not visible at human eye level within 300 feet of the property line.
- (4) *Noise level restricted.* The noise level shall not exceed 70 dB(a) at any point along the property line, as certified by letter or affidavit from an engineer.
- (5) *Smoke or particulate matter.* Smoke or particulate matter shall not be perceptible at the property line. Dust, fly ash, radiation, gases, heat, glare or other effects which are obviously injurious to humans or property at the property line shall be prohibited.
- (6) *Prohibited use.* No use shall be permitted or so operated as to produce or emit:
- a. Vibration or concussion perceptible without instruments at the property line.
  - b. Industrial wastes shall be of such quantity and nature as not to overburden the public sewage disposal facilities, are not detrimental to normal plant operations or corrosive

and damaging to sewer pipes and installations or to cause odor or unsanitary effects beyond the property line.

- c. *Fire hazard.* All flammable substances involved in any activity established in this district shall be handled in conformance with any additional regulations that may from time to time be adopted by the city council.
- d. *Odor.* The emission of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious.
- e. *Gases.* The gases sulfur dioxide and hydrogen sulfide shall not exceed five parts per million, carbon monoxide shall not exceed 25 parts per million, and nitrous fumes shall not exceed five parts per million. All measurements shall be taken at the property line.
- f. *Glare and heat.* All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the lot line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit.

SECTION 5. The Alliance Municipal Code at Section 115-109 shall be amended as follows:

Sec. 115-109. - M-2, Heavy Industrial District.

- (a) *Scope and intent.* This section applies to district M-2. The M-2, Heavy Industrial District is intended to accommodate assembly, fabricating and processing activities which could generate vibration, noise, dust, fumes, gas, odor or smoke. However, no activities that by nature of their operation would be detrimental to the general health, safety and welfare of the general public will be permitted.
- (b) *Permitted uses.*
  - (1) Manufacturing, processing, fabrication, or assembling of any commodity.
  - (2) Warehousing, wholesaling and storage of any commodity.
  - (3) Freight terminals and parcel services.
  - (4) Offices.
  - (5) Public utility facilities.
  - (6) One residential dwelling or mobile home which shall be used exclusively by watchmen or custodians of industrially-used property in industrial-zones provided that yard and other requirements of this section shall be met for the residential dwelling or mobile home as though it were on an individual R-1 zoned lot.
  - (7) Private storage units as defined in section 115-2.
  - (8) Bus, truck and vehicle parking/storage lots.

- (9) Dog pounds, kennels and animal shelters.
- (10) Warehousing and bulk commodity product storage.
- (11) Craft Production Facilities.
- (12) Breweries, Distilleries, and Wineries.

(c) *Conditional uses.*

- (1) Auto salvage and junk yards, providing that no burning of waste material shall be permitted, and the entire storage or salvage yard shall be screened with a solid fence or wall not less than eight feet in height.
- (2) Gun clubs, skeet shoots or target ranges.
- (3) Mines or quarries, including the removing, screening, crushing, washing or storage of ore, sand, clay, stone, gravel or similar materials; provided, however, that no conditional use permit shall be issued until and unless the location, site plan, and method of operation, including necessary structures, have been submitted to and approved in writing by the council after report from the planning commission.
- (4) Refuse dumps.
- (5) Reservoirs, wells, towers, filter beds, or water supply plants.
- (6) Sewage, refuse, garbage disposal plants or sanitary fills.
- (7) Other uses clearly associated with the intent of the M-2 district.
- (8) Adult bookstores and theaters.
- (9) 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.
- (10) Towers, telecommunications facilities, and antennas as permitted in chapter 109.

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Setbacks (feet)				Maximum Height (feet)
			Front	Rear	Side	Side Street	
Principal structure	None	None	A	B	C	20	45
Accessory building	—	—	A	15B	C	20	45

- A. 15 feet, except that a setback of not less than 50 feet shall be provided along all federal and state highways.
- B. No rear yard required if adjacent to an alley, otherwise there shall be a 15-foot setback.
- C. 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 districts 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.

(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 performance standards.*

- a. Smoke, dust, particulate matter, odor, heat, or other effects shall not be produced which will be obviously harmful or injurious to humans or property beyond the property line and would meet minimum state department of environmental control air quality standards.
  - b. Noise produced shall not exceed 80 dB(A) at the property line.
  - c. When viewed from immediately abutting residentially zoned property, all storage of material, products or equipment shall be within a fully enclosed building or in an open yard so screened that said materials, products or equipment are not visible at human eye level within 300 feet of the property line.
- (4) *Prohibited.* No use shall be permitted or so operated as to produce or emit the following:
- a. Vibration or concussion perceptible without instruments at the property line.
  - b. Industrial wastes shall be of such quantity and nature as not to overburden the public sewage disposal facilities, are not detrimental to normal plant operations or corrosive and damaging to sewer pipes and installations or to cause odor or unsanitary effects beyond the property line.
  - c. *Fire hazard.* All flammable substances involved in any activity established in this district shall be handled in conformance with any additional regulations that may from time to time be adopted by the city council.
  - d. *Odor.* The emission of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious.
  - e. *Gases.* The gases sulfur dioxide and hydrogen sulfide shall not exceed five parts per million, carbon monoxide shall not exceed 25 parts per million, and nitrous fumes shall not exceed five parts per million. All measurements shall be taken at the property line.
  - f. *Glare and heat.* All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the lot line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit.

SECTION 6. 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 7. This Ordinance shall be in full force and effect from and after its approval, passage, and publication in pamphlet form as authorized by the Nebraska Statutes, with distribution to be made by making copies available to interested parties at the City of Alliance Office.

Roll call vote on the second reading of Ordinance No. 2835 with the following results:

Voting Aye: Reynolds, Mischnick, Jones, Yeager, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The next item on the agenda was Resolution No. 17-33 which will approve Hays Corporation of Denver, CO as the City of Alliance's Broker for the Employee Benefits Program. The following information was provided to Council:

[In 1995, the City hired United Risk Management to bid the City's benefit plan. Regional Care, Inc. began providing third party administrator (TPA) and broker/consultant services in 1996. On March 1, 2017, staff sent a request for qualifications for a licensed insurance broker/consultant to provide the City with independent, professional insurance services. The City's primary objective for the broker/consultant is to review the current benefit options and solicit new or different insurance carriers, underwriters and third party administrators. The City received three responses: Hays Corporation, McInnes Groups, Inc. and Silverstone Group.

As you are aware, the City of Alliance has experienced rising health care costs. In addition, the complexity of the current and future health care changes have also proven the need for qualified professional review of the City's plan. The expertise and resources available from an independent, broker/consultant will ensure the City's plan is compliant and consistent with best practices and is based on data driven recommendations.

The City hopes that by bringing in an independent consultant to review our plan, shop our renewal and review additional TPA services, it will result in benefits realigned to lower costs and increase coverage. For example, in renewal alone, should the broker/consultant solicit bids that bring the City's health premiums within comparability of area municipalities, the City has an opportunity to save nearly \$630,000 per year.

Staff has completed a review of the scope of services offered, qualifications (including work examples) and references on all three responses. Both Hays Corporation and Silverstone Group offer a more board scope of services, have propriety tools that will benefit the City and more internal resources available (i.e. legal, underwriters). At this time, staff recommends Hays Corporation, located out of Denver, Colorado be awarded our services at a cost of \$30,000 for three years with an option to continue services thereafter. Hays Corporation has been easy to work with throughout the RFQ process and has excellent recommendations from self-funded municipalities in similar size. Day to day, Hays Corporation will work with staff to provide strategic planning, risk management solutions, compliance, benefit design, health strategies, vendor management, communication to staff and general administration services.]