

July 15, 2025

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, JULY 15, 2025

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

The Alliance City Council met in a Regular Meeting, July 15, 2025 at 7:00 p.m. in the Alliance Learning Center Community Meeting Room, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on July 9, 2025. 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 provided 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 McGhehey opened the July 15, 2025 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor McGhehey, Vice Mayor Mashburn and Council Members Weisgerber, Liptack, and Turman. Also present were City Manager Sorensen, City Treasurer Baker, City Attorney Selzer and City Clerk Bedient.

- Mayor McGhehey read the Open Meetings Act Announcement.
- The first on the agenda was the Police Department Awards and Promotions.

Police Chief Leavitt and Police Sergeant Felker presented the awards and promotion.

- The Consent Calendar was the next item on the agenda. A motion was made by Councilman Turman, seconded by Councilman Weisgerber to approve the Consent Calendar as follows:

**CONSENT CALENDAR – July 15, 2025**

1. Approval: Minutes of the Regular Meeting, July 1, 2025.
2. Approval: Payroll from June 27, 2025 in the total amount of \$322,565.67.
3. Approval: Claims against the following funds: General, General Debt Service, Trust and Agency, Street, Electric, Refuse Collection and Disposal, Sanitary Sewer, Water, Golf

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Course, Downtown Improvement Districts, R.S.V.P., Keno, and Capital Improvement; \$785,160.43.

4. Approval: Cemetery Certificates for Hagler, Norman W. & Debbie E. and Taylor Gordon G. & Vicky L.
5. Approval: Resolution No. 25-77 which will award the 2<sup>nd</sup> Street Sewer Extension project bid to K.L. Wood and Company in the amount of \$112,290.00 with funds from Capital Outlay Other Improvements \$70,250.00 with budget transfers from System Contingency # 07-52-58-47-791 in the amount of \$22,269.00, Water, Sewer Line Materials #07-52-58-46-672 in the amount of \$9,796.00 and, Parts-Vehicle, Mach, Equipment # 07-52-58-45-556 in the amount of \$10,000.00 to Capital Outlay Other Improvements # 07-52-58-59-970.
6. Approval: Resolution No. 25-78 which will approve the Non-Disturbance Agreement to the SE Municipal Solar Lease and Easement agreement.
7. Approval: Resolution No. 25-79 which will authorize the purchase and installment of new Central Park playground and crash surfacing from Outdoor Recreation Products in the amount of \$376,726.95, funding for this project includes \$78,188.50 from recreation grant funds and \$300,000.00 designated by the Alliance City Council.

NOTE: City Manager Sorensen and City Treasurer Baker have reviewed these expenditures and to the best of their knowledge confirm 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: Turman, Weisgerber, Liptack, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-80 which will approve the Sand Canyon Therapy, LLC for Economic Development Assistance in the amount of \$150,000.00. The following information was provided:

**[This note provides supplemental information for Resolutions on the Agenda for July 15<sup>th</sup>, 2025, specific to LB840 applications.]**

**LB-840 Small Business Applications**

**Flannel Brothers request**

**\$ 5,000**

July 15, 2025

Barragan request \$ 4,400

Budgeted (small loans) \$ 10,000

As no other Small Business applications have been approved to date, the full budgeted amount is available.

LB-840 Loan applications

*Previous applications approved*

Jelinek Custom Cleaning \$250,000

Walther Farms \$200,000

Budgeted (Large Loans) \$ 500,000

Remaining Funds available \$ 50,000

*Current application pending*

Sand Canyon, LLC request \$150,000

There is a total \$50,000 remaining as available funds for the request from Sand Canyon.

Submitted by:  
Cindy Baker, Treasurer

Sand Canyon, LLC has applied for an Economic Development Assistance loan from the City's Economic Development Program. The Applicant is seeking to purchase and remodel real estate for its therapy business. The City Economic Development Application Review Committee has reviewed the application and recommended a loan of \$150,000.00, with interest at the Federal Mid-Term Rate, payable over 7 years. The Applicant is eligible for job credits to be applied to the note for up to 5 full-time employees residing within 50 miles of Alliance. The job credits are generally equal to \$2,000.00 per full time employee, per year with the maximum annual job credit of \$10,000.00 and the maximum total job credit of \$70,000.00. The Resolution approves the loan and authorizes the City Manager and Finance Director to issue and administer the loan.]

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve Resolution No. 25-80. Which follows in its entirety:

**RESOLUTION NO. 25-80**

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

**Recitals:**

- a. The City has adopted an Economic Development Program (the “Program”) according to the Nebraska Local Option Municipal Economic Development Act.
- b. Sand Canyon, LLC (the “Applicant”) has made application for assistance from the Program (the “Application”).
- c. The Administrator of the Program and the City Economic Development Application Review Committee (the “Committee”) have reviewed the Application.
- d. The Committee recommended to the City Council that a loan (the “Loan”) be made to the Applicant from the City of Alliance Economic Development Fund as provided for in the proposed Economic Development Assistance Agreement with the Applicant (the “Agreement”).

**Resolved:**

1. The Committee’s recommendations are approved by the City Council.
2. The Agreement between the City and Applicant as presented is approved. The City Manager is authorized to sign the Agreement on behalf of the City with any such changes and amendments to the Agreement which are consistent with the Committee’s recommendations and which the City Manager deems in the best interest of the City and the Program.
3. The City Manager and City Finance Director are authorized to take all necessary actions and sign all necessary documents to make and administer the Loan according to the terms of the Agreement.
4. This Resolution shall become effective immediately upon its adoption.

Hannah Robinson Executive Director of Box Butte County Economic Development gave the Council an overview of the LB840 request.

Roll call vote with the following results:

Voting Aye: Liptack, Turman, Weisgerber, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

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- The next item on the agenda for Council was Resolution No. 25-81 which will approve the Katelyn Barragan dba Barragan Insurance for Economic Development Assistance in the amount of \$4,400.00. The following information was provided:

[This note provides supplemental information for Resolutions on the Agenda for July 15<sup>th</sup>, 2025, specific to LB840 applications.

LB-840 Small Business Applications

Flannel Brothers request	\$ 5,000
Barragan request	\$ 4,400
Budgeted (small loans)	\$ 10,000

As no other Small Business applications have been approved to date, the full budgeted amount is available.

LB-840 Loan applications

*Previous applications approved*

Jelinek Custom Cleaning	\$250,000
Walther Farms	\$200,000

Budgeted (Large Loans) \$ 500,000

Remaining Funds available \$ 50,000

*Current application pending*

Sand Canyon, LLC request \$150,000

There is a total \$50,000 remaining as available funds for the request from Sand Canyon.

Submitted by:  
Cindy Baker, Treasurer

Katelyn Barragan d/b/a Barragan Insurance has applied for an Economic Development Assistance loan from the City's Economic Development Program. The Applicant is seeking small business assistance for her insurance agency in Alliance. The City Economic Development Application Review Committee has reviewed the application and recommended a loan of \$4,400.00, with interest at the Federal Mid-Term Rate. The loan will be payable upon demand of the City if the Applicant

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ceases to conduct business in Alliance prior to May 13, 2028. If the Applicant continues to conduct business in Alliance through May 13, 2028, the loan will be forgiven. The Resolution approves the loan and authorizes the City Manager and Finance Director to issue and administer the loan.]

A motion was made by Councilman Liptack, seconded by Councilman Turman to approve Resolution No. 25-81. Which follows in its entirety:

**RESOLUTION NO. 25-81**

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

**Recitals:**

- e. The City has adopted an Economic Development Program (the “Program”) according to the Nebraska Local Option Municipal Economic Development Act.
- f. Katelyn Barragan d/b/a Barragan Insurance (the “Applicant”) has made application for assistance from the Program (the “Application”).
- g. The Administrator of the Program and the City Economic Development Application Review Committee (the “Committee”) have reviewed the Application.
- h. The Committee recommended to the City Council that a loan (the “Loan”) be made to the Applicant from the City of Alliance Economic Development Fund as provided for in the proposed Economic Development Assistance Agreement with the Applicant (the “Agreement”).

**Resolved:**

- 1. The Committee’s recommendations are approved by the City Council.
- 2. The Agreement between the City and Applicant as presented is approved. The City Manager is authorized to sign the Agreement on behalf of the City with any such changes and amendments to the Agreement which are consistent with the Committee’s recommendations and which the City Manager deems in the best interest of the City and the Program.
- 3. The City Manager and City Finance Director are authorized to take all necessary actions and sign all necessary documents to make and administer the Loan according to the terms of the Agreement.
- 4. This Resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

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Voting Aye: Mashburn, Weisgerber, Liptack, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-82 which will approve the Patrick Hartman dba Flannel Brothers for Flannel Brothers for Economic Development Assistance in the amount of \$5,000.00. The following information was provided:

[This note provides supplemental information for Resolutions on the Agenda for July 15<sup>th</sup>, 2025, specific to LB840 applications.

**LB-840 Small Business Applications**

Flannel Brothers request	\$ 5,000
Barragan request	\$ 4,400
Budgeted (small loans)	\$ 10,000

As no other Small Business applications have been approved to date, the full budgeted amount is available.

**LB-840 Loan applications**

*Previous applications approved*

Jelinek Custom Cleaning	\$250,000
Walther Farms	\$200,000

Budgeted (Large Loans) \$ 500,000

Remaining Funds available \$ 50,000

*Current application pending*

Sand Canyon, LLC request \$150,000

There is a total \$50,000 remaining as available funds for the request from Sand Canyon.

Submitted by:  
Cindy Baker, Treasurer

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Patrick Hartman d/b/a Flannel Brothers has applied for an Economic Development Assistance loan from the City's Economic Development Program. The Applicant is seeking small business assistance for his business that provides a variety of services including tree care, chimney care, snow removal, and ice mitigation services. The City Economic Development Application Review Committee has reviewed the application and recommended a loan of \$5,000.00, with interest at the Federal Mid-Term Rate. The loan will be payable upon demand of the City if the Applicant ceases to conduct business in Alliance prior to May 13, 2028. If the Applicant continues to conduct business in Alliance through May 13, 2028, the loan will be forgiven. The Resolution approves the loan and authorizes the City Manager and Finance Director to issue and administer the loan.]

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to approve Resolution No. 25-82. Which follows in its entirety:

**RESOLUTION NO. 25-82**

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

**Recitals:**

- i. The City has adopted an Economic Development Program (the "Program") according to the Nebraska Local Option Municipal Economic Development Act.
- j. Patrick Hartman d/b/a Flannel Brothers (the "Applicant") has made application for assistance from the Program (the "Application").
- k. The Administrator of the Program and the City Economic Development Application Review Committee (the "Committee") have reviewed the Application.
- l. The Committee recommended to the City Council that a loan (the "Loan") be made to the Applicant from the City of Alliance Economic Development Fund as provided for in the proposed Economic Development Assistance Agreement with the Applicant (the "Agreement").

**Resolved:**

1. The Committee's recommendations are approved by the City Council.
2. The Agreement between the City and Applicant as presented is approved. The City Manager is authorized to sign the Agreement on behalf of the City with any such changes and amendments

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to the Agreement which are consistent with the Committee's recommendations and which the City Manager deems in the best interest of the City and the Program.

3. The City Manager and City Finance Director are authorized to take all necessary actions and sign all necessary documents to make and administer the Loan according to the terms of the Agreement.
4. This Resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, Liptack, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-83 which will approve renewal Property & Casualty insurance with LARM in the amount of \$1,172,804.00.

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve Resolution No. 25-83. Which follows in its entirety:

**League Association of Risk Management  
2025-26 Renewal Resolution**

RESOLUTION NO. 25-83

WHEREAS, The City of Alliance is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of City of Alliance, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

- ✓ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. **(180 day and 3 year commitment; 5% discount)**

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- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (**180 day and 2 year commitment; 4% discount**)
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. (**180 day notice only; 2% discount**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**90 day notice and 3 year commitment only; 2% discount**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (**2 year commitment only; 1%**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. (**90 day Notice only**)

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber, Liptack and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-84 which will authorize a one-time payment to City Manager in the amount of \$1,000.00 for a satisfactory annual review.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-84. Which follows in its entirety:

#### RESOLUTION NO. 25-84

*WHEREAS*, The City of Alliance has adopted the City Manager form of government;  
and

*WHEREAS*, The City Council values the hard work, dedication, and performance of its employees; and

*WHEREAS*, A satisfactory annual performance review has been completed for City Manager Seth Sorensen; and

*WHEREAS*, Based on this satisfactory performance review, the City Council desires to authorize a one-time \$1,000.00 payment in recognition of job performance and contributions to the City of Alliance.

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*NOW, THEREFORE, BE IT RESOLVED* by the Mayor and Council of the City of Alliance, Nebraska, that Seth Sorensen shall receive a one-time payment in the amount of \$1,000.00 for a satisfactory annual review.

Roll call vote with the following results:

Voting Aye: Liptack, Weisgerber, Mashburn, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was a Board Appointment.

A motion was made by Councilman Weisgerber, seconded by Vice Mayor Mashburn to appoint Troy Strang to the Planning Commission Board with a term ending December 31, 2026. Which follows in its entirety:

Roll call vote with the following results:

Voting Aye: Weisgerber, Liptack, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was the discussion item of Rate Study at the Alliance Municipal Landfill. Helia Lee with SCS Engineers presented the Landfill Revenue Sufficiency Analysis Study.

Helia Lee with SCS Engineers gave Council an overview of the findings in their study and gave the Council recommendations from their findings.

Ralph Hoxworth with H & H Sanitation came before the Council stressing his concerns with potential rate increases.

- The last item on the agenda for the Council was Executive Session regarding the proposed changes to the City Manager's Employment Contract.

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to enter into closed session for the proposed changes to the City Manager's Employment Contract.

Roll call vote with the following results:

Voting Aye: Weisgerber, Liptack, Turman, Mashburn and McGhehey.

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Voting Nay: None.

Motion carried.

The Council entered closed session at 8:03 p.m. The closed session concluded at 8:39 p.m.

The Alliance City Council adjourned the July 15, 2025 City Council Meeting at 8:40 p.m.

(SEAL)

  
\_\_\_\_\_  
John McGhehey, Mayor

  
\_\_\_\_\_  
Ammie L. Bedient, City Clerk

Complete minutes of the Alliance City Council may be viewed by the public during regular work hours at the City Clerk's Office, 324 Laramie Avenue, Alliance, Nebraska