

August 5, 2025

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, AUGUST 5, 2025

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

The Alliance City Council met in a Regular Meeting, August 5, 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 30, 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 August 5, 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, 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 Consent Calendar was the first item on the agenda. A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve the Consent Calendar as follows:

**CONSENT CALENDAR – August 5, 2025**

1. Approval: Minutes of the Regular Meeting, July 15, 2025.
2. Approval: Payroll from July 11, 2025 and July 25, 2025 in the total amount of \$718,816.40.
3. Approval: Claims against the following funds: 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; \$1,706,629.15.
4. Approval: Resolution No. 25-85 which will accept Councilman Liptack’s Resignation.

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5. Approval: Resolution No. 25-86 which will authorize the budget transfer in the amount of \$9,450 from Capital Outlay-Mach. Equip # 23-72-71-59-950 to CNTSVC-Other # 23-72-71-44-479 to properly allocate funds for the annual maintenance agreement with Tripmaster.
6. Approval: Resolution No. 25-87 which will approve the use of Electric Funds cash reserves may be used for an interdepartmental loan to Refuse Fund for the remaining cost approved for Baler Capital Purchase for Fiscal Year 2024-25 and combine both baler loans into one loan at the interest rate of 3.795% in the amount of \$499,185.00 for a period of 120 months (10 years).
7. Approval: Resolution No. 25-88 which will award the Audit Services Bid with Almquist, Maltzahn, Galloway & Luth, P.C., of Grand Island for a 5-year contract.
8. Approval: Resolution No. 25-89 which will support the efforts to complete a Future Interstate Feasibility Study in Oklahoma, Colorado, Nebraska, Wyoming, South Dakota North Dakota, and Montana.
9. Approval: Resolution No. 25-90 which will support the designation and route numbering of the Future Interstate by Congress and urges the Department of Transportation to support such designation and numbering for Heartland Express, Theodore Roosevelt Expressway, and a portion of Ports-to Plains High Priority Corridors.
10. Approval: Resolution No. 25-91 which will support the proposal to include the Future Interstate Highway Formula Program in the next federal surface transportation authorization bill whereby federal taxpayers' funds are used for the national interest, ensuring a strong Federal role in surface transportation. Interstate Highways were developed as a national interest and Future Interstate Highways should be the same.

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, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

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- The next item on the agenda for Council was Resolution No. 25-92 which approves Phan Enterprises, LLC for Economic Development Assistance in the amount of \$5,000.00. The following information was provided:

**[Phan Enterprises, LLC has applied for an Economic Development Assistance loan from the City's Economic Development Program. The Applicant is seeking small business assistance for its nail, pedicure, wax, and cosmetic business in Alliance. The loan will primarily be used for capital improvements to the Applicant's building. 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 July 22, 2028. If the Applicant continues to conduct business in Alliance through July 22, 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 Weisgerber, seconded by Councilman Turman to approve Resolution No. 25-92. Which follows in its entirety:

**RESOLUTION NO. 25-92**

**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. Phan Enterprises, 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.

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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:

Voting Aye: Weisgerber, Mashburn, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-93 which approves an amended employment agreement with Seth Sorensen to serve as the City Manager.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-93. Which follows in its entirety:

#### RESOLUTION NO. 25-93

*WHEREAS*, The City Council of Alliance, Nebraska, desires to update and renew the employment agreement with Seth Sorensen to continue as City Manager for the City of Alliance; and

*WHEREAS*, City staff and Seth Sorensen have negotiated a written agreement which clarifies certain points, changes the term for notice of separation, and provides certain additional benefits; and

*WHEREAS*, This updated agreement incorporates previous contract amendments; and

*WHEREAS*, Seth Sorensen has approved the terms of the written agreement which is currently before Council.

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and City Council of Alliance, Nebraska, that the agreement with Seth Sorensen originally effective June 1, 2021 as the City Manager for the City of Alliance, Nebraska is hereby amended as shown in the attached contract.

*BE IT FURTHER RESOLVED*, that the Mayor is authorized to execute the Amended Employment Agreement with Seth Sorensen with an effective date of August 5, 2025.

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Roll call vote with the following results:

Voting Aye: Mashburn, Turman, Weisgerber, 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 Turman, seconded by Councilman Weisgerber to appoint Shawn Green to the Housing Authority with a term ending December 31, 2025.

Roll call vote with the following results:

Voting Aye: Turman, Weisgerber, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was a Board Removal of Member Wayne Davis, Chairman of the Planning Commission Board has submitted a Board Member Removal request of Rick Turman from the Planning Commission Board due to three (3) unexcused absences within a 12-month period.

A motion was made by Councilman Weisgerber, seconded by Vice Mayor to approve tabling Board Removal of Member Rick Turman due to needing to hold a Public Hearing.

Roll call vote with the following results:

Voting Aye: Weisgerber, Mashburn, and McGhehey.

Voting Nay: None.

Motion carried.

- An Agenda Request was brought to Council by Tom Broeder to speak on behalf of the current Recreational Vehicle Storage Ordinance No. 2991.

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Tom Broeder, 723 Emerson Avenue, Alliance, Nebraska, addressed the Council regarding the current Recreational Vehicle Storage Ordinance No. 2991. He requested an amendment to extend the parking allotment from the current twenty-four (24) hours to seventy-two (72) hours, stating that the existing timeframe is insufficient.

Mayor McGhehey noted that this item was for discussion only at this time and asked if anyone else wished to speak on the matter.

Nancy Leisy, 330 31st Terrace, Alliance, Nebraska, a concerned citizen, addressed the Council stating that she agreed with the current restrictions.

Terry Stark, 1011 Emerson Avenue, Alliance, Nebraska, a citizen, addressed the Council regarding parking on the curb strip.

Mayor McGhehey reminded everyone that the discussion pertained to Recreational Vehicle Storage and noted that the Council would be considering a Special Meeting to address other concerns.

Ken Hitchcock, 820 Sweetwater Avenue, Alliance, Nebraska, a citizen, addressed the Council stating that the current allotment does not provide enough time to accomplish everything needed.

Denise Yocum, a citizen of Alliance, Nebraska, expressed concerns about selective enforcement of the current codes.

- The last item on the agenda for Council was the potential lot sales, the City of Alliance received a request from Terry and Juli Garton to speak before the council to formally offer to purchase fifteen (15) city-owned lots located in the Homestead Addition of Alliance, Nebraska.

Jason Allen, Alliance, Nebraska, a citizen, came before the Council proposing an offer of the lots are currently priced at \$3,850 per lot, with a \$2,000 rebate available per lot upon receiving a certificate of occupancy with two years of the closing date. He is prepared to purchase all 15 lots in a single transaction at the adjusted rate of \$1,850 per lot, for a total offer amount of \$27,750.

The Alliance City Council adjourned the August 5, 2025 City Council Meeting at 7:49 p.m.

(SEAL)

  
John McGhehey, Mayor

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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