

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, AUGUST 19, 2025

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

The Alliance City Council met in a Regular Meeting, August 19, 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 August 13, 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 19, 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.
Vice Mayor Mashburn proclaimed the week of August 17, 2025 – August 23, 2025 as Carnegie Art Center Appreciation Week. Vice Mayor Mashburn read the following proclamation:

PROCLAMATION

WHEREAS, We are here today to express special thanks and recognition to Carnegie Art Center. We honor them for thirty-two years of artistic and economic support to our community; and,

WHEREAS, Carnegie Art Center has become a vital asset to our community and its citizens, bringing opportunities to foster pride for Alliance, educate our youth, enrichment for our seniors, and support economic growth; and,

WHEREAS, Carnegie Art Center is dedicated to growing community outreach through its workshops, cooperation with local organizations and businesses to provide creative experiences, giving spaces for artistic expression and storytelling that provide a sense of social belonging, and the addition of the annual Carhenge Mural Festival; and,

WHEREAS, Carnegie Art Center works to increase the vitality of our economy through the creation of a Creative Art District, demonstrating resilience, reinvention, and confidence in our community. The arts have proven to revitalize towns by attracting more visitors, retaining local creative professionals, and inspire youth to remain to build their lives and careers.

NOW, THEREFORE, the City Council of Alliance, Nebraska, does hereby proclaim:

The week of August 17, 2025 – August 23, 2025 as:

## Carnegie Art Center Appreciation Week

In the City of Alliance, Nebraska, we urge all residents of our community to visit Carnegie Art Center, support their outreach programs for residents, and appreciate the beauty of art they bring to our community and lives.

*IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 19<sup>th</sup> day of August in the year of the Lord Two Thousand Twenty-Five.

● The Consent Calendar was the first item on the agenda. A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to approve the Consent Calendar as follows:

### CONSENT CALENDAR – August 19, 2025

1. Approval: Minutes of the Budget Workshop, July 31, 2025, and Regular Meeting, August 5, 2025.
2. Approval: Payroll from August 8, 2025 in the total amount of \$441,146.36.
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; \$510,061.25.
4. Approval: Alliance Volunteer Fire Department Roster Update.
5. Approval: Resolution No. 25-94 which will authorize the purchase of a 2025 Ford F-550 with an Altec AT41M Articulating Telescopic Aerial Device from Altec Inc., in the amount of \$220,884.00 from Capital Outlay-Vehicles Account No. 05-51-53-59-960.
6. Approval: Resolution No. 25-95 which will accept and approve the amendments to the City of Alliance Personnel Policy.

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.

Council Turman requested clarification on Resolution No. 25-95, after which Human Resources Director Mayhew provided the Council with an overview of Resolution No. 25-95.

Vice Mayor Mashburn inquired during discussion of Resolution No. 25-94 whether the City would be able to recover any costs from selling the current Electric Bucket Truck. Electric Superintendent Bridge addressed the Council and confirmed that the City would recover funds from the sale of the existing unit.

Council Turman requested that Resolution No. 25-95 Item 6 be considered as a separate item, instead of a Consent Calendar item.

A motion was made by Council Turman, seconded by Councilman Weisgerber to remove Consent Calendar Item 6 Resolution No. 25-95 to be considered as a separate item, instead of a Consent Calendar item.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Item 6 – Approval of Resolution No. 25-95. This resolution will accept and approve the amendments to the City of Alliance Personnel Policy. The following information was provided:

**[RESOLUTION – PERSONNEL HANDBOOK UPDATED**

We are pleased to present the following changes to employee benefits. These updates aim to enhance the compensation and benefit package and overall well-being of our dedicated employees.

**1. On-Call Daily Rate - Effective October 1, 2025**

The daily rate for on-call work will increase from \$15 to \$20. This adjustment recognizes the commitment and availability of our on-call personnel, ensuring they are fairly compensated for their readiness to respond to work needs outside regular hours.

**Potential Budget Impact: \$10,000-added cost**

**2. Christmas Eve as a Full-Day Holiday - Effective October 1, 2025**

Christmas Eve is recognized as a full-day holiday. This change allows our employees to enjoy more time with their families during the festive season, promoting work-life balance and overall morale.

	Current	Proposed
Designated (Closed)	8.5	9
Floating Holiday	3	3
	11.5	12

**Potential Budget Impact: \$12,000-added cost**

As an alternative, we consider swapping one floating holiday for Christmas Eve as a designated holiday.

	Current	Proposed
Designated (Closed)	8.5	9

Floating Holiday	3	2
	11.5	11

**Potential Budget Impact: \$12,000 decreased cost**

**3. Vacation Leave – Increase Accrual and Add Max Accrual - Effective January 1, 2026**

We are revising the vacation leave accrual rates to improve the amount of vacation leave for new employees and also reward long-term service.

- General Employees: Increased monthly accrual rates based on years of service, with a maximum accrual limit of 240 hours.
- Fire Department: Adjusted accrual rates for employees working 24-hour shifts, with a maximum accrual limit of 350 hours.
- Police Department: Accrual rates will continue as per the contract with the FOP Police Officers' Association (which includes dispatchers).

**Potential Budget Impact: This change will be reflected in the yearly accruals according to GASB 101. No impact would be felt for employees exercising vacation benefits in any given year, as those hours are already budgeted for in wages or salaries. Impact felt would be when an employee leaves the organization and is paid out for unused vacation. That increased cost would be mitigated by the temporary vacancy created as the hiring process begins for replacement. Total negative impact would be negligible. There could be positive impact. (One employee in 2023-24 was paid out for 340 hours of vacation leave—this policy would have saved \$3,000 for one employee alone.)**

**4. Employee Referral Bonus Policy - Effective October 1, 2025**

Recruitment remains challenging, and referrals from current employees can help attract high-quality candidates while reducing recruitment costs and vacancy durations. Under the proposed policy, all regular employees would be eligible to participate, except HR and hiring decision makers. Only referrals for regular, full-time positions would qualify; referrals for temporary, seasonal, or intern positions would not be eligible. A \$500 referral bonus would be offered, paid in two installments—\$250 after the new hire completes 60 days of employment and \$250 after the successful completion of probation. Referral bonuses would be funded through salary savings from vacant positions. HR recommends approval of the Employee

Referral Bonus Policy to strengthen the City's recruitment efforts and reward employee engagement.

**Potential Budget Impact: Taking into consideration the specificity of the policy, resulting in a maximum of up to eight new employee referrals meeting all criteria, the total increased cost would be up to \$4,000, which would be absorbed by savings due to vacancies. No additional budget would be needed.**

These proposals reflect our commitment to providing competitive benefits that support the health, happiness, and retention of our workforce. We believe these updates will positively impact our employees and contribute to a more motivated and productive work environment. Thank you for your consideration.

**RECOMMENDATION: APPROVE RESOLUTION AUTHORIZING CHANGES TO THE CITY OF ALLIANCE PERSONNEL HANDBOOK.]**

A motion was made by Vice Mayor Mashburn, seconded by Mayor McGhehey to approve Resolution No. 25-95, with nine Paid Holidays and three Floating Holidays. Which follows in its entirety:

RESOLUTION NO. 25-95

*WHEREAS*, The City of Alliance desires to revise certain Personnel Policies in order to create and preserve our place as an employer of choice; and

*WHEREAS*, The proposed policy revisions provide additional benefits to City employees with minimal fiscal impact; and

*WHEREAS*, These revisions have been reviewed by management and legal staff; and

*WHEREAS*, The following Policies are proposed to be revised and made part of the Personnel Policies of the City of Alliance effective October 1, 2025:

- 11.11 On-Call and On-Call Pay
- 14.1 Holidays
- 12.16 Employee Referral Bonus Program

*WHEREAS*, The following Policies are proposed to be revised and made part of the Personnel Policies of the City of Alliance effective January 1, 2026:

- 14.3 Vacation Leave
- 5.5 Vacation Awarded After Probation

*WHEREAS*, City Council has reviewed the proposed Policies and finds them appropriate to improve the employee experience, encouraging recruitment and allowing us to retain the employees of the City of Alliance.

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and City Council of Alliance, Nebraska, that the City of Alliance Personnel Policies set forth herein, and attached by reference, are hereby approved, and adopted effective October 1, 2025 and January 1, 2026, as the Policy of the City of Alliance.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was the presentation of the Quarterly Financial Report.

City Treasurer Baker presented the third quarter financial report to Council.

- The next item on the agenda for Council was the first reading of Ordinance No. 3003 which presents to Council the proposed 2025-2026 budget beginning October 1, 2025. The proposed budget contains anticipated and estimated revenues and expenses for the next fiscal year. The following information was provided:

**[FY25 Budget Hearing Narrative for August 19, 2025**

The submitted overall budget ordinance in front of Council today is \$71.13 million, up from \$64.69 million last fiscal year. The proposed budget is balanced in that planned revenue is greater than or equal to expenditures. The budget ordinance reflects planned expenditures, but does not include all transfers or loans as reflected in State reporting forms.

The budget includes assuming new debt of \$11,750,000 for capital improvement projects. The net total debt of the city at the end of the FY26 fiscal year would be \$19,654,462 if new debt is assumed.

The submitted budget includes capital projects of \$21.57 million. Primary city-wide projects include approximately:

- \$1,000,000 for decommissioning of the old electric power plant
- \$500,000 toward the design of an alternate power source
- \$1,500,000 for Lakefield Addition street overlay
- \$1,750,000 for paving and drainage improvements from 2nd Street/Cody to RR Tracks
- \$2,040,000 toward a new well at 12th & Missouri Well
- \$235,000 for well upgrades at the golf course
- \$300,000 for Airport Layout Plan
- \$90,000 for Public Safety Center planning
- \$300,000 for Central Park playground replacement
- \$235,000 for purchase of a new ambulance (carryover from FY23-24)
- \$200,000 for replacement patrol vehicles

City employee salaries are budgeted with a 3% cost-of-living adjustment. Due to compression resulting from an increased minimum wage, a new wage scale has been prepared with the goal of being within  $\pm 5\%$  of regional municipal salaries. Salary changes resulting from this transition will go into effect on the employee's anniversary date. Police and Dispatch increase are unknown at this time as FOP negotiations are underway but not completed. No new positions are created as part of this budget.

Property valuations increased to \$669,670,915, up from \$638,893,397. Property valuations are set by the County Assessor and not by the City of Alliance. The budget assumes that the City will move forward with seeking a 10% increase to property tax revenue over the previous, exceeding the 2.5% cap and which will require a public hearing – the date of which is yet to be determined. Therefore, the budgeted mill levy for the City is \$0.326018 per \$100 of valuation.

The budget also includes an estimated 35% increase to refuse revenues coming from fee increases and a 9% increase to electric revenues through a fee increase. The cost of purchasing electricity is going up 9%, so the City's increase is a simple pass-through.

This year's general fund budget includes enterprise fees collected in-lieu of a right-of-way usage charge. This source will provide approximately \$2.75 million toward the general fund operations.

Electric	\$2,038,302	14%	of
			Revenues

Refuse	283,908	12% of Revenues
Sewer	71,760	12% of Revenues
Water	227,100	12% of Revenues
Qwest	1,500	
Phone	25,000	
Cell	25,000	
Phone		
Cable TV	50,000	
Natural	30,000	
Gas		
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<b>Gross Franchise Fees</b>	<b>\$2,752,570</b>	

Included in the Gross Expenditures are the following funding from "Contingency Reserves". Expenditures from any Contingency Reserve will not be authorized without an affirmative vote of the City Council for each amount to be expended.

General	\$325,000
Electric	200,000
Refuse	5,000
Water	50,000
Airport Operations	50,000

Due to extensive lead times in procuring vehicles and equipment , some funds are designated for future purchase. Of note is \$835,000 for fire department equipment (Class A pumper) is still not expected until FY27 and not included in this budget, however \$650,000 is budgeted for a new sewer jet/vac truck and \$485,000 for an electric bucket truck, neither of which is anticipated to arrive during the fiscal year but which require purchasing authority. Some vendors are requiring down payments well in advance as a show of good faith and to offset costs during the lengthy build time.

Fees will come to council for approval in September.]

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve the first reading of Ordinance No. 3003. Which follows in its entirety:

#### ORDINANCE NO. 3003

AN ORDINANCE TERMED "THE ANNUAL APPROPRIATION BILL" TO PROVIDE REVENUE FOR MUNICIPAL PURPOSES OF THE CITY OF ALLIANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, BY IMPOSING A TAX ON ALL PROPERTY WITHIN THE CITY, ADOPTING A BUDGET, AND ADOPTING APPROPRIATIONS.

WHEREAS, The City Manager, in accordance with the requirements of the Nebraska R.R.S.

1943, §19-646, has submitted to the City Council a preliminary budget to the City Council at a workshop that was held on July 31, 2025 with a proposed budget being produced thereafter. A public hearing will be held on said proposed budget on September 2, 2025, as required by law; and

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

SECTION 1. The following budget for the fiscal year beginning October 1, 2025, submitted to and amended by the City Council, is hereby adopted.

SECTION 2. In order to provide revenue for municipal purposes, the following property tax revenues are established for the City of Alliance for the 2025-26 Fiscal Year:

	City	MFO	Public Safety	Airport	Airport Reserves	Total
Approved Budget Amount	1,471,492	173,117	201,248	260,757	57,345	2,163,959
County Treasurer's Fee (1%)	14,715	1,731	2,012	2,608	573	21,639
<b>Total Property Tax Request</b>	<b>1,486,207</b>	<b>174,848</b>	<b>203,260</b>	<b>263,365</b>	<b>57,918</b>	<b>2,185,598</b>
Using the following levies	0.221931	0.02611	0.030000	0.039327	0.00865	0.326018
Approved Mill Levy for 2025	0.326018					
Based on Assessed Valuation	669,670,915					

Which includes an increase to property tax revenue of 10%.

SECTION 3. This budget assumes revenue due to an increase to fees (considered under separate resolution) of:

Refuse Fees	35%
Electric Fees	9%

SECTION 4. Anticipated Franchise Fees paid to the General Fund:

Electric	\$2,038,302
Refuse	283,908
Sewer	71,760
Water	227,100
Qwest	1,500
Phone	25,000
Cell Phone	25,000
Cable TV	50,000
Natural Gas	30,000
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Gross Franchise Fees	\$2,752,570

SECTION 5. In accordance with Reissue Revised Statutes Nebraska Chapter 16, Section 704, the following amounts shall be and hereby recognized as the budget of expenditures for the City of Alliance, Nebraska for the fiscal year 2025-26.

General	\$11,240,952
Electric	17,916,134
Refuse	2,969,446
Sewer	1,472,207
Water	5,370,770
Golf Course	1,101,943
Airport Operations	11,200,540
Public Transit	474,609
Streets	6,169,544
RSVP	86,840
Museum Exhibit	15,000
HUD/Housing	150,000
Community Betterment (KENO)	39,000
Economic Development	797,150
LB 840 Fund	535,000
Redevelopment (TIF)	1,750,000
Sales Tax Fund	2,405,000
Lodging Occupation Tax	274,116
Capital Projects Fund	644,000
Public Safety Tax	265,000
State 911 Funds	50,000
ARPA Funds	581,000

General Internal Service	2,549,782
Enterprise Internal Service	674,706
Health Support Internal Service	2,369,000
General Debt Service	200
Airport Capital Reserve	95,900
Permanent Fund	14,200

Gross Expenditures	<u>\$71,129,528</u>
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SECTION 6. Included in the Gross Expenditures are the following funding from "Contingency Reserves". Expenditures from any Contingency Reserve will not be authorized without an affirmative vote of the City Council for each amount to be expended.

General	\$325,000
Electric	200,000
Refuse	5,000
Water	50,000
Airport Operations	50,000

SECTION 7. The City anticipates the following use of Retained Earnings

Fund	Use	Estimated Balance
General	-400,000	573,084
Electric	4,601,700	7,698,300
Sewer	245,000	455,000
Water	355,100	917,322
Museum Exhibit	15,000	779
Community Betterment	30,000	0
Economic Development	602,000	20,616
LB 840 Fund	350,020	399,980
Sales Tax Fund	325,000	215,000
Lodging Occupation Tax	79,116	520,884
Capital Projects Fund	629,000	291,000
Public Safety Tax	200,000	275,000
ARPA Funds	575,000	0
General Internal Service	600,000	25,000
Enterprise Internal Service	60,000	0
Health Support Internal	544,000	556,000
Airport Capital Reserve	29,00	110,000

SECTION 8. The City anticipates assuming the following debt:

General Fund	\$1,500,000
Refuse Fund	1,200,000
Sewer Fund	650,000
Water Fund	3,300,000

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Airport Fund	700,000
Streets Fund	4,400,000
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Total New Debt	\$11,750,000

For the purpose of short-term and long-term capital improvement projects and equipment procurement.

SECTION 9. Anticipated payments on current debt (Principal + Interest):

General Fund	\$245,333
Refuse Fund	301,471
Water Fund	288,164
Airport Fund	264,792
Streets Fund	243,958
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Total Current Debt Payments	\$1,343,719

SECTION 10. End of Fiscal Year Debt Balance (Current + New)

General Fund	\$3,646,667
Refuse Fund	2,649,180
Sewer Fund	650,000
Water Fund	3,869,061
Airport Fund	2,017,662
Streets Fund	6,821,892
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Total End of Year Debt	\$19,654,462

SECTION 11. The property tax levied under this Ordinance shall become due and payable, shall become delinquent and shall be subject to penalties, the execution of distress warrants and sale of property levied upon as provided by law.

SECTION 12. The City Clerk is hereby authorized and directed forthwith upon the passage, approval and publication of this Ordinance to forward a certified copy thereof to the County Clerk of Box Butte County, Nebraska.

SECTION 13. This Ordinance shall become effective October 1, 2025.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

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- The next item on the agenda for Council was the first reading of Ordinance No. 3004 which will authorize the sale of Lots 1, 2, 5, 6, 13, 14, 15, 16, and 17, Block 4; Lot 1, Block 6; Lot 1, Block 7; Lots 1, 11 and 12, Block 5; and Lot 10A, Block 5, a Replat of Lots 9 and 10, all in Replat of Homestead Second Addition and a Portions of Homestead Third Addition, City of Alliance, Box Butte County Nebraska. The following information was provided:

**[ORDINANCE - PURCHASE AGREEMENT FOR LOTS 1, 2, 5, 6, 13, 14, 15, 16, AND 17, BLOCK 4; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1, 11 AND 12, BLOCK 5; AND LOT 10A, BLOCK 5, A REPLAT OF LOTS 9 AND 10, ALL IN REPLAT OF HOMESTEAD SECOND ADDITION AND A PORTIONS OF HOMESTEAD THIRD ADDITION**

City Attorney Selzer has prepared an Agreement for Sale of Real Estate for Lots 1, 2, 5, 6, 13, 14, 15, 16, and 17, Block 4; Lot 1, Block 6; Lot 1, Block 7; Lots 1, 11 and 12, Block 5; and Lot 10A, Block 5, a Replat of Lots 9 and 10, all in Replat of Homestead Second Addition and a Portions of Homestead Third Addition, City of Alliance, Box Butte County Nebraska to Terry L. and Juli A. Garton, for the amount of \$60,482.90. A rebate of \$2,000 per lot is available if a residence is constructed within two years of the purchase date.

Resolution No. 07-23 approved by Council on February 15, 2007 established a Uniform Pricing Schedule for the sale of residential properties held by the City. The proposed Agreement for Sale is based on the prices established in the Resolution.

As with any sale of property by the City of Alliance there is a 30-day remonstrance period as established within State Statues.

**RECOMMENDATION: APPROVE ORDINANCE ON FIRST READING AUTHORIZNG THE SALE OF LOTS 1, 2, 5, 6, 13, 14, 15, 16, AND 17, BLOCK 4; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1, 11 AND 12, BLOCK 5; AND LOT 10A, BLOCK 5, A REPLAT OF LOTS 9 AND 10, ALL IN REPLAT OF HOMESTEAD SECOND ADDITION AND A PORTIONS OF HOMESTEAD THIRD ADDITION TO TERRY L. AND JULI A. GARTON.]**

A motion was made by Councilman Weisgerber, seconded by Councilman Turman to approve the first reading of Ordinance No. 3004. Which follows in its entirety:

**Ordinance No. 3004**

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**AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA AUTHORIZING THE SALE OF LOTS 1, 2, 5, 6, 13, 14, 15, 16, AND 17, BLOCK 4; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1, 11 AND 12, BLOCK 5; AND LOT 10A, BLOCK 5, A REPLAT OF LOTS 9 AND 10, ALL IN REPLAT OF HOMESTEAD SECOND ADDITION AND A PORTIONS OF HOMESTEAD THIRD ADDITION, CITY OF ALLIANCE, BOX BUTTE COUNTY NEBRASKA.**

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

Section 1. The City of Alliance (“City”) owns the following described real estate:

**Lots 1, 2, 5, 6, 13, 14, 15, 16, and 17, Block 4; Lot 1, Block 6; Lot 1, Block 7; Lots 1, 11 and 12, Block 5; and Lot 10A, Block 5, a Replat of Lots 9 and 10, all in Replat of Homestead Second Addition and a Portions of Homestead Third Addition, City of Alliance, Box Butte County Nebraska (the “Property”)**

Section 2. A Real Estate Purchase Contract (the “Contract”) has been presented to the City Council relating to the sale of the Property to Terry L. Garton and Juli A. Garton (jointly and severally, Buyer). The terms of the Contract include:

- a. The purchase price of the Property is \$60,482.90.
- b. Closing of the sale is conditional on no remonstrance against the sale being filed according to Neb. Rev. Stat. 16-202. Closing will take place within 30 days after the end of the remonstrance period. At closing, the City will convey the Property to Buyer by special warranty deed.
- c. Buyer will pay any fees associated with any loan obtained by Buyer. Buyer and the City will each pay one-half of the closing costs and the cost of a standard owner's title insurance policy. Buyer will pay the costs of any special endorsements to the title insurance policy requested by Buyer or Buyer's lender. Buyer will pay the cost of recording the special warranty deed. This transaction is exempt from documentary stamp tax. Each party will pay its own attorney's fees. The Property is currently exempt from real estate taxes. Buyer is responsible for all real estate taxes for the Property due after closing.
- d. Buyer will accept the Property in an “as is” condition, with all faults.
- e. Buyer will receive a refund of \$2,000.00 for each residence built on the Property for which Buyer has obtained a certificate of occupancy within 2 years after the date of closing.
- f. Other standard terms and conditions.

Section 3: The City Council approves the terms of the Contract. The City shall convey the Property

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to Buyer according to the terms set forth above, and other terms and conditions set forth in the Contract. The Mayor is authorized to execute the Contract and any documents required to close the transaction set forth in the Contract on behalf of the City, including without limitation the special warranty deed, closing statement, and other documents required by the closing agent.

Section 4. The Clerk shall, immediately after the passage and publication of this Ordinance, publish notice of the sale and its terms for three consecutive weeks in the Alliance Times Herald.

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 with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was to accept the resignation of Rick Turman from the Planning Commission Board.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to accept the resignation of Rick Turman from the Planning Commission Board.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, Mashburn and McGhehey.

Voting Nay: None.

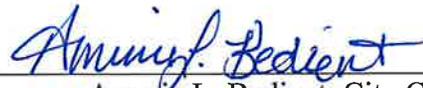
Motion carried.

The Alliance City Council adjourned the August 19, 2025 City Council Meeting at 7:42 p.m.

(SEAL)



John McGhehey, Mayor



Ammie L. Bedient, City Clerk

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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