

October 7, 2025

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, OCTOBER 7, 2025

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

The Alliance City Council met in a Regular Meeting, October 7, 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 October 1, 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 October 7, 2025 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor McGhehey, Vice Mayor Mashburn and Council Members Turman, and Yates. 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 Councilman Yates, seconded by Councilman Turman to approve the Consent Calendar as follows:

**CONSENT CALENDAR – October 7, 2025**

1. **Approval:** Minutes of the Regular Meeting, September 16, 2025, Special Meeting, September 18, 2025 and Special Meeting, September 23, 2025.
2. **Approval:** Payroll from October 3, 2025 in the total amount of \$382,385.74.
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; \$1,410,021.70.

October 7, 2025

4. Approval: Cemetery Certificate for Reza, Carlos D.
5. Approval: Resolution No. 25-126 which will accept Councilman Weisgerber's Resignation.
6. Approval: Resolution No. 25-127 which will authorize the Mayor to execute the Amendment No. 1 to Contract No. 14-RMR-2546 with Western Area Power Administration.
7. Approval: Resolution No. 25-128 which will authorize the purchase of six (6) mobile radios and two (2) dispatch radios from Motorola Solutions in the amount of \$81,008.98 from GL # 01-31-32-59-950 Capital Outlay Mach., Equip..
8. Approval: Resolution No. 25-129 which will approve the purchase of a John Deere 624-P Wheel Loader from Murphy Tractor & Equipment Co., of Gering, Nebraska in the amount of \$274,250.00 from GL # 24-41-41-59-950.

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.

Councilman Turman requested that the Western Area Power Administration (WAPA) representative provide an overview of the WAPA Agreement Amendment No. 1.

Parker Wicks, the representative from Western Area Power Administration appeared before the Council and presented an overview of the Agreement Amendment No. 1.

Councilman Turman had questions for Public Works Director Grant regarding Resolution No. 25-129. He asked whether the purchase would replace existing equipment and how many bids were received.

Public Works Director Grant responded that the purchase would replace the existing Streets Department Wheel Loader and that it was a Sourcewell, not through a bid process.

Councilman Turman asked if the existing attachments would work with the new Wheel Loader.

Public Works Director Grant responded yes that existing attachments would work on new Wheel Loader.

Mayor McGhehey wanted to thank Council Weisgerber for his time serving on the Alliance City Council.

Roll call vote with the following results:

October 7, 2025

Voting Aye: Yates, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was the second reading of Ordinance No. 3006 which will approve and amend the City of Alliance Municipal Code Section 26-52, titled *School Zones*. The amendment will allow for speed limits within all school zones, which shall be 15 miles per hour between the hours of 7:00 a.m. and 5:00 p.m. when school is in session, with the exception of school zones on Box Butte Avenue and East 10<sup>th</sup> Street, which shall be 20 miles per hour between the hours of 7:00 a.m. and 5:00 p.m. when school is in session. The following information was provided:

**[ORDINANCE – Municipal Code Amendment Chapter 26-52, School Zones**

Due to later dismissal times related to the four-day school week, the Alliance Police Department is recommending an adjustment to school zone times, extending the duration on school days by one hour. In addition, we are requesting to lower the school zone speed limit to 15MPH, except for school zones on Box Butte Ave and East 10<sup>th</sup> St., which will remain 20MPH. After discussion with the SRO and other staff, it was decided that maintaining school zone speed limits for the duration of the entire school day was best. This allows for slower speeds as students and staff come and go from the schools due to lunch, physical education and other activities.

**Sec. 26-52. - School zones.**

(a)The school zones are described as follows:

(1)Alliance Middle School, Alliance High School and St. Agnes Academy: Box Butte Avenue from the north line of Tenth Street to the north line of Sixteenth Street; Laramie Avenue from the north line of Tenth Street to the north line of Fourteenth Street; Cheyenne Avenue from the north line of Tenth Street to the north line of Sixteenth Street; Big Horn Avenue from the north line of Tenth Street to the south line of Sixteenth Street; Eleventh Street from the east line of Box Butte Avenue to the west line of Laramie and the from the east line of Toluca Avenue to the east line of Cheyenne; Twelfth Street from the west line of Big Horn Avenue to the east line of Box Butte Avenue; Fourteenth Street from the west line of Big Horn Avenue to the east line of Box Butte Avenue; and Sixteenth Street from the east line of Box Butte Avenue to the west line of Cheyenne Avenue.

(2)Emerson Elementary School: Dakota Avenue from the south line of Sixth Street to the south line of Ninth Street; Colorado Avenue from the south line of Eighth Street to the south line of Ninth Street; Black Hills Avenue from the south line of Sixth Street to the south line of Ninth Street, Sixth Street from the west line of Platte Avenue to the west line of Dakota Avenue; Seventh Street from the west line of Platte Avenue to the west line of Dakota Avenue.

(3)Grandview Elementary School: Potash Avenue and Grand Avenue from the north line of Fifth Street to the north line of Seventh Street; from the east line of

October 7, 2025

Mississippi Avenue to the west line of Hudson Avenue; and Seventh Street from the east line of Mississippi Avenue to the west line of Hudson Avenue.

(4) Little Angels Emanuel Lutheran School: Tenth Street from the west line of Block 1 of the YMCA Addition to the west line of Lot 4 of the Leo Rosa 2<sup>nd</sup> Addition.

(b) The speed limit within all school zones shall be 20 miles per hour between the hours of 7:00 a.m. and 4:00 p.m. when school is in session.

(4) (b) to be revised as follows:

(b)

The speed limit within all school zones shall be 15 miles per hour between the hours of 7:00 a.m. and 5:00 p.m. when school is in session, with the exception of school zones on Box Butte Ave and East 10<sup>th</sup> St. which shall be 20 miles per hour between the hours of 7:00 a.m. and 5:00 p.m. when school is in session.]

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to approve the second reading of Ordinance No. 3006. Which follows in its entirety:

#### **Ordinance No. 3006**

**AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA AMENDING SECTION 26-52 OF THE ALLIANCE MUNICIPAL CODE TO PROVIDE THAT THE SPEED LIMIT WITHIN ALL SCHOOL ZONES SHALL BE 15 MILES PER HOUR BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M. WHEN SCHOOL IS IN SESSION, WITH THE EXCEPTION OF SCHOOL ZONES ON BOX BUTTE AVE AND EAST 10<sup>TH</sup> ST. WHICH SHALL BE 20 MILES PER HOUR BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M. WHEN SCHOOL IS IN SESSION; REPEALING EXISTING PROVISIONS OF THE CITY CODE NOT CONSISTENT WITH THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

SECTION 1. Section 26-52 of the Alliance Municipal Code is amended as follows:

#### **Sec. 26-52. School zones.**

(a) The school zones are described as follows:

(1) Alliance Middle School, Alliance High School and St. Agnes Academy: Box Butte Avenue from the north line of Tenth Street to the north line of Sixteenth Street; Laramie Avenue from the north line of Tenth Street to the north line of Fourteenth Street; Cheyenne Avenue from the north line of Tenth Street to the north line of Sixteenth Street; Big Horn Avenue from the north line of Tenth Street to the south line of Sixteenth Street; Eleventh Street from the east line of Box Butte Avenue to the west line of Laramie and the from the east line of Toluca Avenue to the east line of Cheyenne; Twelfth Street from the west line of

October 7, 2025

Big Horn Avenue to the east line of Box Butte Avenue; Fourteenth Street from the west line of Big Horn Avenue to the east line of Box Butte Avenue; and Sixteenth Street from the east line of Box Butte Avenue to the west line of Cheyenne Avenue.

(2) Emerson Elementary School: Dakota Avenue from the south line of Sixth Street to the south line of Ninth Street; Colorado Avenue from the south line of Eighth Street to the south line of Ninth Street; Black Hills Avenue from the south line of Sixth Street to the south line of Ninth Street, Sixth Street from the west line of Platte Avenue to the west line of Dakota Avenue; Seventh Street from the west line of Platte Avenue to the west line of Dakota Avenue.

(3) Grandview Elementary School: Potash Avenue and Grand Avenue from the north line of Fifth Street to the north line of Seventh Street; from the east line of Mississippi Avenue to the west line of Hudson Avenue; and Seventh Street from the east line of Mississippi Avenue to the west line of Hudson Avenue.

(4) Little Angels Emanuel Lutheran School: Tenth Street from the west line of Block 1 of the YMCA Addition to the west line of Lot 4 of the Leo Rosa 2nd Addition.

(b) The speed limit within all school zones shall be 15 miles per hour between the hours of 7:00 a.m. and 5:00 p.m. when school is in session, with the exception of school zones on Box Butte Ave and East 10<sup>th</sup> St. which shall be 20 miles per hour between the hours of 7:00 a.m. and 5:00 p.m. when school is in session.

SECTION 2. All ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Marvin Wilcox, 2383 Rainbow Acres, Alliance, Nebraska, appeared before the Council with suggestions regarding the school zone located on East 10th Street. He expressed concerns about speeding trucks in the area and suggested changes to the start and end times of the school zone, as well as the possible installation of flashing lights on the signs.

Mayor McGhehey requested that City Manager Sorensen contact Police Chief Leavitt to increase enforcement around the East 10th Street school zone.

Roll call vote with the following results:

Voting Aye: Mashburn, Yates, Turman and McGhehey.

Voting Nay: None.

Motion carried.

October 7, 2025

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to suspend the statutory rule requiring three separate readings of Ordinance No. 3006.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Yates and McGhehey.

Voting Nay: None.

Motion carried.

Mayor McGhehey stated, "the passage and adoption of Ordinance No. 3006 has concurred by majority of all members elected to the Council, I declare it passed, adopted and order it published."

- The next item on the agenda for Council was the second reading of Ordinance 3007 which will approve and amend the City of Alliance Municipal Code Section 26-161 through 26-166 regarding Bicycles, Electric Bicycles, Electric Scooters, Minibikes and Golf Cart operations and regulations. The following information was provided:

**[Bicycle Ordinance**

Bicycles, electronic bicycles, and electronic scooters have become prevalent in Alliance. The police department has received numerous complaints about unsafe actions involving these modes of transportation. This ordinance will codify safety practices, outline prohibited practices and provide a means of enforcement for law enforcement as it pertains to bicycles, electronic bicycles and electronic scooters. This ordinance also states that mini-bikes, dirt bikes and similar vehicles are prohibited on public streets at all times. The Alliance Police Department requests council approval of this ordinance.]

A motion was made by Vice Mayor Mashburn, seconded by Councilman Yates to approve the second reading of Ordinance No. 3007. Which follows in its entirety:

**Ordinance No. 3007**

**AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA AMENDING THE ALLIANCE MUNICIPAL CODE RELATING TO BICYCLES, ELECTRIC BICYCLES, ELECTRIC SCOOTERS, MINIBIKES AND GOLF CART VEHICLES; ADDING SECTIONS RELATING TO THEIR DEFINITION, OPERATION AND REGULATION; REPEALING EXISTING PROVISIONS OF THE CITY CODE NOT CONSISTENT WITH THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA WHICH DETERMINES THIS ORDINANCE IS NECESSARY IN THE INTEREST OF PUBLIC SAFETY:

Section 1. Section 26-161 through 26-166 of the Alliance Municipal Code are amended to provide as follows:

**“Sec. 26-161. DEFINITIONS OF BICYCLE, MINIBIKE, AND ELECTRIC BICYCLE.**

- (a) Bicycle shall mean every device propelled solely by human power, on which any person may ride, having two, three, or four wheels, any one or more of which being more than 14 inches in diameter.
- (b) Minibike shall mean a two-wheel vehicle motor vehicle that:
  - (i) has a total wheel and tire diameter of less than 14 inches;
  - (ii.) has an engine capacity of less than 45 cubic centimeters displacement;
  - (iii) has an engine power output of less than 3 horsepower;
  - (iv) has an engine capacity of less than 2,238 watts; or
  - (v) was primarily designed by the manufacturer of off-road use only.

A minibike shall not include an electric personal assistive mobility device.

- (c) Electric bicycle shall mean a device with the following components:
  - (i) two, three or four wheels;
  - (ii) a saddle or seat for the rider;
  - (iii) fully operative pedals for propulsion by human power;
  - (iv) an electric motor not exceeding seven hundred fifty watts of power that produces no more than one brake horse power, is capable of propelling the bicycle at a maximum designed speed of no more than twenty eight miles per hour on level ground, only provides power when the rider is pedaling and does not provide power if the electric bicycle is traveling at a speed of more than twenty eight miles per hour; and

An electric bicycle does not include electric personal assistive mobility devices.

- (d) Electric scooter means a device weighing less than 100 pounds with two, three or four wheels, handle bars and a floorboard that can be stood upon while riding, powered by an electric motor, but does not include electric personal assistive mobility devices.

**Sec. 26-162. Operation**

Any Person who operates a bicycle, electric bicycle, or electric scooter upon any streets or public ways within the City shall have all the rights and shall be subject to all of the duties applicable to the driver of a vehicle under the Nebraska rules of road, except as otherwise provided in this Municipal Code.

**Sec. 26-163. Prohibited Acts.**

- (a) Any person who rides a bicycle or electric bicycle shall not ride, other than upon or astride a permanent and regular seat attached thereto.

- (b) Any person who rides a bicycle, electric bicycle, or electric scooter shall not remove his or her feet from the pedals or floorboard and shall have at least one hand on all handlebars at all times.
- (c) Any person who operates a bicycle, electric bicycle, or electric scooter shall not carry a package, bundle or article that prevents such operator from keeping at least one hand upon the handlebars.
- (d) No bicycle, electric bicycle, or electric scooter shall be used to carry more persons at one time, other than the number for which it is designed and equipped.
- (e) Any person who rides upon a bicycle, electric bicycle, or electric scooter shall not attach himself, herself, or the bicycle, electric bicycle, or electric scooter to any vehicle upon a street.

**Sec. 26-164. General Rules.**

- (a) Any person who operates a bicycle, electric bicycle, or electric scooter upon the streets or public ways at less than the normal speed of traffic at the time and place under conditions then existing shall ride as near to the right-hand curb or the right-hand edge of the street as practical, except when overtaking and passing another bicycle, electric bicycle, electric scooter or vehicle proceeding in the same direction, or preparing for a left-hand turn onto a private street or driveway or an intersection. If it is necessary to avoid conditions that make it unsafe to continue along the right-hand curb or right-hand edge of the street, a person riding a bicycle, electric bicycle or electric scooter may move to the left, if required.
- (b) A person riding a bicycle, electric bicycle, or electric scooter on a sidewalk or across a street or shoulder in a crosswalk shall have all the rights and duties applicable to a pedestrian under the same circumstances but shall yield the right-of-way to pedestrians. Every person who rides a bicycle, electric bicycle or scooter shall have the duty to exercise reasonable care.

**Sec. 26-165. Equipment on Bicycles, Electric Bicycles, Lights and Brakes.**

- (a) When in use at nighttime, a bicycle or electric bicycle shall be equipped with a light visible from a distance of at least 500 feet to the front on a clear night and with a red reflector on the rear of a type which is approved by the Department of Motor Vehicles and which is visible on a clear night from all distances between 100 feet and 600 feet to the rear when directly in front of a lawful lower beam of headlights from a motor vehicle. A red light visible from a distance of 500 feet to the rear may be used in addition to such red reflector. An electric scooter shall not be used at nighttime within the City.
- (b) A bicycle or electric bicycle used on a street shall be equipped with a brake or brakes which will enable the operator to stop the bicycle within 25-feet of braking when moving at a speed of 10 miles per hour on dry, level, clean pavement.

**Sec. 26-166. Minibikes, off road use only, emergencies and parades.**

Minibikes, go-carts, riding lawn mowers, garden tractors and snow mobiles, and all off road designed vehicles shall not be operated on any streets or public ways within the City, except during

any public emergency or while being used in parades by the City or regularly organized units of a recognized charitable, social, education or community service organization.”

Section 2. Section 26-189 of the Alliance Municipal Code is now amended to provide as follows:

**“Sec. 26-189. Golf Car Vehicles; Operation; Restrictions.**

- (a) Golf car vehicle means a vehicle that has at least four wheels, has a maximum level ground speed of less than twenty miles per hour, has a maximum payload capacity of 1,200 pounds, has a maximum gross vehicle weight of 2,500 pounds, has a maximum passenger capacity of not more than four persons, and is designed and manufactured for operation on a golf course for sporting and recreational purposes, and is not being operated within the boundaries of a golf course.
- (b) Street means a public way for a purpose of vehicular travel, including the entire area within the right-of-way, but does not include parks.
- (c) A golf cart vehicle may only be operated within the City between sunrise and sunset and only on streets with a posted speed limit of thirty-five miles per hour or less. A golf cart vehicle shall not be operated at a speed in excess of twenty miles per hour. A golf cart vehicle may only be operated within the City if the golf cart vehicle has headlights, taillights, and turn signals. When operating a golf cart vehicle, as authorized in this section, the golf cart vehicle shall be equipped with a bicycle safety flag which extends not less than 5 feet above the ground, attached to the rear of such vehicle. The bicycle safety flag shall be triangular in shape, with an area of not less than thirty square inches and shall be day-glow color.
- (d) Any person operating a golf cart vehicle within the City shall have a valid Class O Operator’s License and shall have liability insurance coverage for the golf-cart vehicle according to state law while operating the golf cart vehicle on a street or public way. The person operating the golf cart vehicle shall provide proof of such insurance coverage to a peace officer, within five days of such request.
- (e) Any person operating a golf cart vehicle within the City shall obtain a permit from the Alliance Police Department. Application for said permit shall be on a form provided by the Alliance Police Department and a permit fee of twenty-five dollars shall accompany the completed application form.
- (f) Golf cart vehicles may be operated without complying with sections (c) and (d) of this section on streets in parades which have been authorized by the State of Nebraska or any department, board, commission, or political subdivision of the state.
- (g) A golf cart vehicle shall not be operated at any time, on any state or federal highway, but may be operated on such highway in order to cross a portion of the highway system which intersects a street or public way within the City.
- (h) A crossing of a highway shall be permitted by a golf cart vehicle only if:
  - (i) the crossing is made at an angle of approximately ninety degrees to the direction of the highway, and at a place where no obstruction prevents a quick and safe crossing;

October 7, 2025

- (ii) the golf cart vehicle is brought to a complete stop before crossing the shoulder or roadway of the highway;
- (iii) the operator yields the right-of-way to all oncoming traffic that constitutes an immediate potential hazard; and
- (iv) when crossing a divided highway, the crossing is made only at an intersection of such highway with a street.”

Section 3. All prior sections of the Alliance Municipal Code, and all other Ordinances and parts of Ordinances in conflict herewith are repealed, and the Alliance Municipal Code is amended as provided in this Ordinance. Provided, however, this Ordinance shall not be construed to affect any rights or duties existing at the time this Ordinance becomes effective.

Section 4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Councilman Turman stated he would like the language cleaned up in Section 26-126.

Vice Mayor Mashburn asked, other than defining the ordinance, what the intent of the ordinance was.

City Attorney Selzer stated that the purpose of the ordinance is to establish prohibitions.

Mayor McGhehey asked the City Attorney if he had worked with Police Chief Leavitt regarding the ordinance.

City Attorney Selzer confirmed that he had worked with Police Chief Leavitt.

Nancy Leisy, 300 31st Terrace, Alliance, Nebraska, addressed the Council regarding the differences between classes of electric bikes. She noted that some electric bikes are larger than what should be allowed on the trails, suggested adding signage along the trails, and recommended that golf carts mirror the same restrictions as UTVs.

City Attorney Selzer requested guidance from the Council on how they would like to proceed with the ordinance.

Mayor McGhehey requested that staff research the different classes of electric bikes and stated that high-powered electric bikes should not be allowed on the trails or paths.

Terry Starke, 1011 Emerson Avenue, Alliance, Nebraska, addressed the Council and suggested implementing age restrictions for riders without helmets, mirroring Department of Motor Vehicles regulations.

Dennis Meng, 1316 Toluca Avenue, Alliance, Nebraska, expressed concerns about allowing UTVs to operate on 3rd Street.

October 7, 2025

Mayor McGhehey informed Mr. Meng that the ordinance under discussion does not pertain to UTVs.

Roll call vote with the following results:

Voting Aye: Yates, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-117 which will approve the Plan and Project for Wildflower Haven, LLC at 424 Mississippi Avenue which has been determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City's Comprehensive Plan.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve the Resolution No. 25-117 Which follows in its entirety:

**RESOLUTION NO. 25-117**

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

**Recitals:**

a. On April 15, 2025, the City Council elected, by Resolution 25-50, to allow expedited reviews of redevelopment plans that meet the requirements in Section 18-2155(2) of the Community Development Law (NEB. REV. STAT. § 18-2101 *et seq.*).

b. Wildflower Haven, LLC (the "Redeveloper") has submitted an Application for Expedited Review of Community Redevelopment Plan (the "Plan") for the *424 Mississippi Avenue Project* (the "Project"), dated June 6, 2025. The Redeveloper has paid the application fee for the Plan.

c. The Plan proposes to redevelop an area of the City that the City Council has declared to be blighted and substandard and in need of redevelopment. The Plan includes the use of tax increment financing.

d. The City Manager or designee has conducted an expedited review of the Plan, determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law, and recommended approval of the Plan.

**Resolved:**

October 7, 2025

1. The City Council has determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City's Comprehensive Plan.
2. The City Council approves the Plan and the Project.
3. The City Manager and designees and the Community Redevelopment Authority are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Plan according to Section 18-2155 of the Community Development Law.
4. This Resolution shall become effective immediately upon its adoption.

Mayor McGhey announced that the City of Alliance has received a Conflict-of-Interest Statement from Councilman Yates regarding Resolution No. 25-117.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-118 which will approve the Plan and Project for Wildflower Haven, LLC at 507 Toluca Avenue which has been determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City's Comprehensive Plan.

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to approve the Resolution 25-118. Which follows in its entirety:

#### **RESOLUTION NO. 25-118**

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

**Recitals:**

- a. On April 15, 2025, the City Council elected, by Resolution 25-50, to allow expedited reviews of redevelopment plans that meet the requirements in Section 18-2155(2) of the Community Development Law (NEB. REV. STAT. § 18-2101 *et seq.*).

October 7, 2025

b. Wildflower Haven, LLC (the “Redeveloper”) has submitted an Application for Expedited Review of Community Redevelopment Plan (the “Plan”) for the *507 Toluca Avenue Project* (the “Project”), dated June 6, 2025. The Redeveloper has paid the application fee for the Plan.

c. The Plan proposes to redevelop an area of the City that the City Council has declared to be blighted and substandard and in need of redevelopment. The Plan includes the use of tax increment financing.

d. The City Manager or designee has conducted an expedited review of the Plan, determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law, and recommended approval of the Plan.

**Resolved:**

1. The City Council has determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City’s Comprehensive Plan.
2. The City Council approves the Plan and the Project.
3. The City Manager and designees and the Community Redevelopment Authority are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Plan according to Section 18-2155 of the Community Development Law.
4. This Resolution shall become effective immediately upon its adoption.

Mayor McGhey announced that the City of Alliance has received a Conflict-of-Interest Statement from Councilman Yates regarding Resolution No. 25-118.

Roll call vote with the following results:

Voting Aye: Mashburn, Turman, and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-119 which will approve the Plan and Project for Christina and Scott Yates at 820 Missouri Avenue which has been determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City’s Comprehensive Plan.

October 7, 2025

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve the Resolution No. 25-119. Which follows in its entirety:

**RESOLUTION NO. 25-119**

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

**Recitals:**

a. On April 15, 2025, the City Council elected, by Resolution 25-50, to allow expedited reviews of redevelopment plans that meet the requirements in Section 18-2155(2) of the Community Development Law (NEB. REV. STAT. § 18-2101 *et seq.*).

b. Christina and Scott Yates (the “Redevelopers”) have submitted an Application for Expedited Review of Community Redevelopment Plan (the “Plan”) for the *820 Missouri Avenue Project* (the “Project”), dated June 6, 2025. The Redevelopers have paid the application fee for the Plan.

c. The Plan proposes to redevelop an area of the City that the City Council has declared to be blighted and substandard and in need of redevelopment. The Plan includes the use of tax increment financing.

d. The City Manager or designee has conducted an expedited review of the Plan, determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law, and recommended approval of the Plan.

**Resolved:**

1. The City Council has determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City’s Comprehensive Plan.

2. The City Council approves the Plan and the Project.

3. The City Manager and designees and the Community Redevelopment Authority are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Plan according to Section 18-2155 of the Community Development Law.

4. This Resolution shall become effective immediately upon its adoption.

Mayor McGhey announced that the City of Alliance has received a Conflict of Interest Statement from Councilman Yates regarding Resolution No. 25-119.

Roll call vote with the following results:

October 7, 2025

Voting Aye: Turman, Mashburn and McGhehey.

Voting Nay: None.

Abstaining: Yates

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-130 which will formally accept the resignation of City Manager Sorensen with a final employment of October 31, 2025.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve the Resolution No. 25-130. Which follows in its entirety:

Resolution No. 25-130

*WHEREAS*, the City of Alliance, Nebraska (the “City”) has appointed Seth Sorensen (“Sorensen”) as the City Manager of the City; and;

*WHEREAS*, Sorensen tendered his resignation to the City Council of the City on October 1, 2025; and

*WHEREAS*, the Alliance City Council determines that it is in the best interests of the City to accept Sorensen’s resignation;

*NOW, THEREFORE, BE IT RESOLVED* by the Mayor and City Council of the City of Alliance, Nebraska, that the resignation of Sorensen as City Manager is accepted, that the last day of appointment and employment for Sorensen shall be October 31, 2025.

Mayor McGhehey thanked City Manager for his time serving as the City Manager of the City of Alliance.

Roll call vote with the following results:

Voting Aye: Yates, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-131 which will accept and approve the amended fees to the Alliance Police Department Fee Schedule.

October 7, 2025

A motion was made by Councilman Yates, seconded by Vice Mayor Mashburn to approve the Resolution No. 25-131. Which follows in its entirety:

RESOLUTION NO. 25-131

*WHEREAS*, The City of Alliance oversees and operates the Alliance Police Department;  
and

*WHEREAS*, There is a need to increase Dog/Cat Licenses, Bicycle Licenses, Copies, Gun Permits, IPT (Parking Ticket), Faxes, Animal Adoption Fees, Tow Impound Fees, Daily Impound Fees and Shelter Fees; and

*NOW, THEREFORE, BE IT RESOLVED* by the Mayor and Council of the City of Alliance, Nebraska, that Alliance Police Department Fee Schedule to take effect November 1, 2025 shall be as follows:

1 Year Dog/Cat License (Altered)	\$8.00
1 Year Dog/Cat License (Intact)	\$12.00
2 Year Dog/Cat License (Altered)	\$14.00
2 Year Dog/Cat License (Intact)	\$22.00
Bicycle License	FREE
Copies	\$3.00 Mailed \$5.00 Over 10 Pages \$0.25 Per Page
Gun Permit	\$10.00
IPT (Parking Ticket)	N/A Handled at Courthouse
Fax	First Page \$4.00 Over 1 Page \$0.50 Per Page
Animal Adoption	Cat \$50.00 Dog \$100.00
Tow Impound	Varies – Subject to Amount of Tow Bill
Daily Impound	\$20.00
Shelter Fee Chart	\$10.00 Per Day

October 7, 2025

Initial Pickup	\$50.00
1 Day	\$60.00
2 Days	\$70.00
3 Days	\$80.00
4 Days	\$90.00
5 Days	\$100.00
6 Days	\$110.00
7 Days	\$120.00
10 Day Quarantine	\$250.00

Vice Mayor Mashburn noted she had contacted Police Chief Leavitt, who was unable to attend, to ask when the fees were last evaluated. Police Chief Leavitt responded that the fees have not increased in over 20 years.

Roll call vote with the following results:

Voting Aye: Mashburn, Yates, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda was the Proposed Referendum which will discuss a potential referendum on the Property Tax Request (Resolution No. 25-124) and the 2025-26 Budget Ordinance (Ordinance No. 3003) and authorize the City Attorney to seek a declaratory judgment on behalf of the City to determine whether the Resolution and Ordinance are subject to referendum.

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn authorizing the City Attorney to seek a declaratory judgment on behalf of the City.

Karen Trussell, 1117 Meadowlark Avenue, Alliance, Nebraska, addressed the City Council with a statement regarding the Referendum.

Roll call vote with the following results:

Voting Aye: Yates, Turman, Mashburn, and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda will discuss and direct staff on how to proceed with filling the upcoming vacancy of the City Manager.

October 7, 2025

Mayor McGhehey stated the Council needs to decide whether to conduct the search for a new City Manager internally or hire an external firm.

Councilman Turman stated the Council should take its time filling the vacancy and recommended using an external firm but preferred a hybrid approach so the Council could remain involved in the process.

Councilman Yates agreed with Councilman Turman.

Vice Mayor Mashburn also expressed support for a hybrid search.

Mayor McGhehey stated he was leaning toward utilizing a recruitment firm.

Councilman Turman stated he would like to see applications accepted from local candidates.

Mayor McGhehey directed staff to begin the process of engaging a recruitment firm.

Mayor McGhehey further stated that the Council needs to determine how to appoint an Interim City Manager, whether from internal staff or an external candidate.

Councilman Turman suggested first considering current department heads, noting this could demonstrate confidence in internal leadership, and added that hiring externally could be costly.

Councilman Yates asked how long the process had taken previously.

Mayor McGhehey responded that it typically takes three to six months.

Vice Mayor Mashburn stated she would prefer a department head serve as Interim City Manager but would not want to pressure anyone into the role.

Councilman Yates expressed concern about placing additional stress on department heads.

Mayor McGhehey asked if the Council was comfortable with him working with City Manager Sorensen to identify an Interim City Manager.

Denise Yocum, a citizen, addressed the Council and inquired whether City Manager Sorensen's professional dues would follow him upon his departure or transfer to the next City Manager.

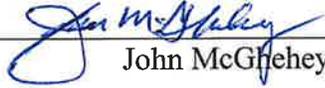
Mayor McGhehey clarified that those dues would transfer to the next City Manager.

October 7, 2025

Brent Ferguson, 2830 Laramie Drive, Alliance, Nebraska, addressed the Council and asked whether the City could transition from a City Manager form of government to a Mayor-led form of government.

The Alliance City Council adjourned the October 7, 2025 City Council Meeting at 8:09 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