

December 2, 2025

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, DECEMBER 2, 2025

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

The Alliance City Council met in a Regular Meeting, December 2, 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 November 26, 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 December 2, 2025 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor McGhehey and Council Members Turman, Yates, and Hitchcock. Also present were Interim City Manager(s) Shoemaker and Brown, City Treasurer Baker, City Attorney Selzer and City Clerk Bedient

- First action taken by Mayor McGhehey was to excuse the absence of Vice Mayor Mashburn.
- Mayor McGhehey read the Open Meetings Act Announcement.
- The Consent Calendar was the first item on the agenda. A motion was made by Councilman Hitchcock, seconded by Councilman Turman to approve the Consent Calendar as follows:

CONSENT CALENDAR – December 2, 2025

1. Approval: Minutes of the Regular Meeting, November 18, 2025.
2. Approval: Payroll from November 14, 2025, in the total amount of 423,583.48.
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;
\$941,880.96

4. Approval: Resolution No. 25-164 which will authorize the purchase of (10) BolaWrap 150 devices from Wrap Technologies, Inc., in the amount of \$18,023.88 from GL # 01-31-32-59-950.
5. Approval: Resolution No. 25-165 which will authorize the upfitting of (3) new Dodge Durango Pursuit-rated patrol vehicles from OnScene Dynamics in the amount of \$67,899.00 from GL # 01-31-32-59-950.
6. Approval: Resolution No. 25-166 which will authorize an agreement between the City of Alliance and Heather Hauptman d/b/a All Seasons Landscape Maintenance and Design to contract Planting Bed Maintenance which includes preparation (spring clean-up), planting, transplanting and sustentation for the period commencing March 1 through October 31 for the year 2026, with three optional one-year renewal periods.
7. Approval: Resolution No. 25-167 which will approve the Lease Agreement between Masek Golf Car Company of Scottsbluff, NE and the City of Alliance for the lease of (35) golf cars to be utilized at SkyView Golf Course.

NOTE: Interim City Manager(s) Shoemaker and Brown 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 Hitchcock inquired about Resolution No. 25-164, specifically asking how many BolaWrap devices the department currently has and whether there will be enough for each officer.

Chief Leavitt provided an overview and confirmed that the department will have sufficient BolaWrap units to ensure every officer is issued one.

Roll call vote with the following results:

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

Voting Nay: None.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bordered by Seventh Street to the North, Mississippi Avenue to the East, and Blighted and Substandard Area "5" to the East and South. The "Area O" area consists of approximately 31 acres area meeting minimum requirements to be designated as Blighted & Substandard.

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[RESOLUTION – BLIGHTED AND SUBSTANDARD STUDY FOR AREA “O”

The Alliance Community Redevelopment Authority requested staff to perform multiple Blight and Substandard Studies for various parts of the City they thought might benefit from being declared Blighted and Substandard.

The Blight and Substandard Study for Area “O”, details how this area meets the requirements to be declared Blighted and Substandard, primarily due to the conditions of local infrastructure, conditions of structures, and the average structure age.

The Planning Commission held a Public Hearing at their November 11, 2025 meeting and concurred the Study showed the existence of Blighted and Substandard conditions. They voted to recommend the City Council accept the Study and include Area “O” as a Blighted and Substandard District within the City of Alliance after finding that said designation is consistent with the goal of housing rehabilitation in this neighborhood in the Comprehensive Plan. City Staff is also of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

This area represents approximately 1.1% (34 acres) of the total acreage of the corporate limits (3137 acres) of the City of Alliance. If declared Blighted and Substandard, the total amount of area of the City declared Blighted will be 33.8% or 1060 acres. Cities of the First Class are permitted to declare up to 35% of their total area as Blighted and Substandard.

RECOMMENDATION: APPROVE THE RESOLUTION ACCEPTING THE AREA “O” BLIGHTED AND SUBSTANDARD STUDY AND CREATING THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered Seventh Street to the North, Mississippi Avenue to the East, and Blighted and Substandard Area “5” to the East and South. The “Area O” area consists of approximately 31 acres area meeting minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:07 p.m.”

Community Development Director Kusek came before the Council speaking in favor of the Blighted and Substandard Study of Area “O”.

No additional testimony was offered and the Public Hearing closed at 7:09 p.m.

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A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve Resolution 25-168 which accepts and approves the Blighted & Substandard Study for the area bordered by Seventh Street to the North, Mississippi Avenue to the East, and Blighted and Substandard Area "5" to the East and South.

RESOLUTION 25-168

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

RECITALS:

- a. Certain conditions exist in the "Redevelopment Area" (as defined below), as evidenced by the Blight & Substandard Study, Nebraska, Fairview, Miller Heights, 1st Addition Miller Heights, 2nd Addition Miller Heights Addition Areas "Area O", City of Alliance, Nebraska, dated August 5, 2025 (the "Study"), which is incorporated into this Resolution by this reference.
- b. The "Redevelopment Area" encompasses the following area in Alliance, Nebraska: The area bordered by Seventh Street to the North, Mississippi Avenue to the East, and Blighted and Substandard Area "5" to the East and South.
- c. At the Planning Commission meeting on November 11, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the "Act"). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(4) and (32) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll Call vote with the following results:

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Voting Aye: Hitchcock, Turman, Yates, McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-169 which will accept and approve the amendment to the City of Alliance Firefighters' Retirement Plan. The following information was provided:

[RESOLUTION – FIREFIGHTER RETIREMENT PLAN SECOND AMENDMENT

Earlier this year, the Nebraska Legislature passed LB 179, which made a small but mandatory update to the First Class Cities Firefighters Retirement Act. Because the City of Alliance participates in this Act, we are required to update the City of Alliance Firefighter Retirement Plan to remain in compliance with state law.

The amendment before you titled the Second Amendment to the City of Alliance Firefighter Plan makes one specific change:

- It adds a new optional distribution method for firefighters when they retire.
- Under the updated law, firefighters may now choose to receive “one or more partial payments in an amount or frequency elected by the participant.”

This update is administrative in nature and does not change anything about the structure or operation of the plan as a defined contribution plan.

- Contributions, employer obligations, vesting, investment structure, and benefit calculations all remain exactly the same.
- The only change is an additional option for how a participant may receive their already-earned account balance.

RECOMMENDATION: APPROVE THE RESOLUTION APPROVING AMENDMENT 2 OF THE CITY OF ALLIANCE FIREFIGHTERS' RETIREMENT PLAN.]

A motion was made by Councilman Turman, seconded by Councilman Hitchcock to approve Resolution No. 25-169. Which follows in its entirety:

RESOLUTION NO. 25-169

WHEREAS, The City of Alliance has a Retirement Plan for Firefighters; and

WHEREAS, The Nebraska legislature passed LB 686 which requires the Alliance Firefighters Plan to be amended to adopt certain changes:

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NOW, THEREFORE, BE IT RESOLVED, That in order to adopt certain changes enacted under the Cities of the First Class Firefighters Retirement Act pursuant to 2025 Nebraska Legislative Bill 179, the City of Alliance Firefighters Retirement Plan (the "Plan") shall be, and it hereby is, amended in the form of the Second Amendment attached hereto and by this reference fully incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, That the Mayor and other appropriate elected officials and officers of the City of Alliance shall be, and they hereby are, authorized to do all things necessary to carry out and accomplish the foregoing Resolution, including the execution of any document or amendment which may be necessary or appropriate to amend and administer the Plan, including such actions as may be necessary or appropriate to achieve and maintain qualification of the Plan under Section 401(a) of the Internal Revenue Code of 1986, as amended, as such sections apply to government plans.

Roll call vote with the following results:

Voting Aye: Turman, Yates, Hitchcock and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-170 which will approve entering into the contract with Cross Canyon Engineering in the amount of \$158,000 to perform substation drawing and updates for 10th Street Substation, 10th Street Substation engineering, equipment installation and commissioning, installation and commissioning of equipment at electric offices and related equipment. The following information was provided:

[RESOLUTION: AWARD CROSS CANYON ENGINEERING CONTRACT

Prior to energizing the solar field built by Sandhills Energy, a relay coordination study had to be performed between the 10th street substation, Broadwater substation and solar field. Cross Canyon Engineering, CCE, had worked with Sandhills Energy on several similar solar field installations. The City of Alliance hired CCE to complete the needed study and relay adjustments. As part of this work CCE identified several wiring issues in the 10th street substation. Over the years of operation of this substation, various wiring/relay changes were performed and not all of them were correctly recorded.

In the budget for '25 -'26 was substation upgrades. As part of the system upgrades that need to be implemented, a complete wiring diagram comparison and update needs to be performed. Also part of the system upgrade is establishing communication between all of the substations and the protective devices and our offices. This will be beneficial in outage notification and remote operation of breakers and system protective devices.

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Cross Canyon Engineering has submitted a quote of \$158,000 to perform substation drawing updates for 10th street sub, 10th street sub engineering, equipment installation and commissioning, installation and commissioning of equipment at electric offices and related equipment installation.

Staff is recommending approval of contract with Cross Canyon Engineering.

Funds were budgeted in GL # 05-51-52-53-916, Electric Transmission, Substation.]

A motion was made by Councilman Yates, seconded by Councilman Turman to approve Resolution No. 25-170. Which follows in its entirety:

RESOLUTION NO. 25-170

WHEREAS, The City of Alliance owns and operates the Electric System; and

WHEREAS, Prior to energizing the Solar Field constructed by Sandhills Energy, a relay coordination study was required between 10th Street Substation, the Broadwater Substation and the Solar Field; and

WHEREAS, Cross Canyon Engineering (CCE) has previously worked with Sandhills Energy on similar solar installations and was hired by the City of Alliance to complete the required study and relay adjustments; and

WHEREAS, During completion of this work, CCE identified several wiring issues within the 10th Street Substation, resulting from various undocumented wiring and relay changes made over the years; and

WHEREAS, The FY 2025–2026 budget includes funding for needed substation upgrades, including a complete wiring diagram comparison and update as well as the establishment of communication links between all substations, protective devices, and the City's electric offices to improve outage notification, remote operation of breakers, and system protection; and

WHEREAS, Cross Canyon Engineering has submitted a proposal in the amount of One Hundred Fifty-Eight Thousand Dollars and No/100ths (\$158,000) to perform substation drawing updates for the 10th Street Substation, engineering work, equipment installation and commissioning, and corresponding installation and commissioning of equipment at the electric offices; and

WHEREAS, Staff recommends approval of the contract with Cross Canyon Engineering to complete the required upgrades

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Alliance, Nebraska that the contract for substations upgrades be awarded to Cross Canyon Engineering in the amount of One Hundred Fifty-Eight Thousand Dollars and No/100ths (\$158,000) to be paid from GL # 05-51-52-53-916 Electric Transmission, Substation.

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BE IT FURTHER BE RESOLVED, that the Mayor is hereby authorized to execute all necessary documents related to this contract and to take any actions necessary on behalf of the City of Alliance, Nebraska.

Electric Superintendent Bridge gave an overview of Cross Canyon Engineering.

Roll call vote with the following results:

Voting Aye: Yates, Hitchcock, Turman, McGhehey.

Voting Nay: None.

Motion carried.

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

A motion was made by Councilman Hitchcock, seconded by Councilman Turman to approve the Board Appointment of Shawn Green with a term ending December 31, 2030.

Roll call vote with the following results:

Voting Aye: Hitchcock, Turman, Yates and McGhehey.

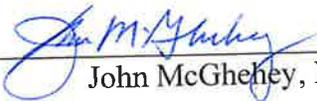
Voting Nay: None.

Motion carried.

- The last item on the agenda for Council was the Discussion Item regarding the Bonds and Lease/Purchase Financing.

The Alliance City Council adjourned the December 2, 2025 City Council Meeting at 7:17 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