

APRIL 15, 2025

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, APRIL 15, 2025

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

The Alliance City Council met in a Regular Meeting, April 15, 2025 at 7:00 p.m. in the Alliance Learning Center Community Meeting Room, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on April 9, 2025. The notice stated the date, hour and place of the meeting, that the meeting was open to the public, and that an agenda of the meeting, kept continuously current, was available for public inspection at the office of the City Clerk in City Hall; provided the Council could modify the agenda at the meeting if it determined an emergency so required. A similar notice, together with a copy of the agenda, also had been provided to each of the City Council Members. An agenda, kept continuously current, was available for public inspection at the office of the City Clerk during regular business hours from the publication of the notice to the time of the meeting.

Mayor McGhehey opened the April 15, 2025 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor McGhehey, Vice Mayor Mashburn and Council Members Weisgerber, Liptack, and Turman. Also present were City Manager Sorensen, City Treasurer Baker, City Attorney Selzer and City Clerk Pitt.

- Mayor McGhehey read the Open Meetings Act Announcement.
- Vice Mayor Mashburn proclaimed Arbor Day, April 25, 2025. Vice Mayor Mashburn read the following proclamation:

PROCLAMATION

WHEREAS, In 1872 the Nebraska Board of Agriculture established a special day be set aside for the planting of trees; and,

WHEREAS, This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and,

WHEREAS, Arbor Day is now observed throughout the nation and the world; and,

WHEREAS, Trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and,

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WHEREAS, Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and,

WHEREAS, Trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and,

WHEREAS, Trees – wherever they are planted – are a source of joy and spiritual renewal; and,

WHEREAS, The City of Alliance has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways.

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

Friday, April 25, 2025 as:

Arbor Day

In the City of Alliance, Nebraska, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and,

FURTHER, I urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 15th day of April in the year of the Lord Two Thousand Twenty-Five.

- Councilman Liptack proclaimed the Month of May as Frontline Workers Month. Councilman Liptack read the following proclamation:

PROCLAMATION

WHEREAS, Frontline workers are the builders of our community, exercising curiosity, compassion, courage, and creativity to provide essential services that ensure the safety, health, and education of our residents; and,

WHEREAS, Over 9 million healthcare workers across the United States serve in hospitals, clinics, and long-term care facilities, often placing themselves at risk to provide lifesaving care; and,

WHEREAS, firefighters respond to an estimated 36 million emergency calls each year, over 800,000 sworn law enforcement officers nationwide work tirelessly to uphold the law and ensure public safety, and emergency medical services (EMS) personnel respond to more than 240 million calls annually; and,

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WHEREAS, teachers dedicate their careers to shaping the future of our communities, with over 3.7 million educators in the U.S. providing knowledge and guidance to our youth; and,

WHEREAS, frontline workers embody the essence of Builders - flexible thinkers and constructive problem solvers who respect the dignity of all people - by dedicating themselves to overcoming challenges and uniting communities.

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

The Month of May as:

Frontline Worker Appreciation Month

In the City of Alliance, Nebraska, encourage all residents to join in recognizing and honoring the heroic contributions of our healthcare workers, firefighters, law enforcement officers, EMS personnel, and teachers.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 15th day of April in the year of the Lord Two Thousand Twenty-Five.

- Councilman Turman proclaimed Provider Appreciation Day, Friday, May 9, 2025. Councilman Turman read the following proclamation:

PROCLAMATION

WHEREAS, Child care has provided a safe, nurturing place for the enrichment and development of millions of children nationwide and is a vital force in our economy; and,

WHEREAS, The pandemic illuminated how indispensable child care providers are for the well-being and economic security of the City of Alliance's young children, families, and communities; and,

WHEREAS, Child care programs, which are mostly small businesses, run and staffed predominantly by women, continue to recover from the health and financial hardships stemming from the pandemic to the meet the needs of more families; and,

WHEREAS, The City of Alliance recognizes that child care has been and continues to be a lifeline for families, communities, and the economy. As such, it has provided much-needed support to providers to help sustain the viability of child care; and,

WHEREAS, The future depends on the quality of the early childhood experiences provided to young children today; support for high-quality child care represents a worthy commitment to our children's future;

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

Friday, May 9, 2025 as:

Provider Appreciation Day

In the City of Alliance, Nebraska, we urge all citizens to recognize Child Care Providers for their important work, and how valuable they are for our communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 15th day of April in the year of the Lord Two Thousand Twenty-Five.

- Mayor McGhehey proclaimed the week of April 12-18, 2025 as Public Transit Week. Mayor McGhehey read the following proclamation:

PROCLAMATION

WHEREAS, Public transit provides our citizens access to medical, business, employment, social, and supportive services; and,

WHEREAS, Public transit allows individuals to remain independent, contributes to economic development, reduces traffic congestion, decreases emissions, and improves mobility; and,

WHEREAS, Public transit provides the only public transportation service to many of the smaller towns and rural counties in Nebraska; and,

WHEREAS, Alliance has numerous Public Transit professionals who provide service to our citizens and must maintain educational requirements and standards; and,

WHEREAS, The Alliance City Council recognizes the important role that Public Transit professionals play, and wishes to acknowledge that role; and,

WHEREAS, Public Transportation in Alliance is provided by the collaborative efforts of the City of Alliance; Nebraska Department of Transportation; and Federal Transit Administration to provide resources to transport individuals every day.

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

The week of April 12-18, 2025 as:

Public Transit Week

In the City of Alliance, Nebraska, urge all citizens to increase their understanding and awareness of their local Transit System and the many services provided.

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IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 15th day of April in the year of the Lord Two Thousand Twenty-Five.

- Mayor McGhehey proclaimed the week of April 20-26, 2025 as National Volunteer Week. Mayor McGhehey read the following proclamation:

PROCLAMATION

WHEREAS, The spirit of volunteerism is a cornerstone of our community, enriching the lives of countless individuals and organizations; and

WHEREAS, Volunteers dedicate their time, talent, and energy to address critical needs and make a tangible difference; and

WHEREAS, National Volunteer Week provides an opportunity to celebrate and honor the invaluable contributions of volunteers; and

WHEREAS, the City of Alliance believes in the power of volunteerism to inspire change, foster civic responsibility, and build a stronger and more connected city for all; and

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

The week of April 20 – April 26, 2025 as:

NATIONAL VOLUNTEER WEEK

In the City of Alliance, Nebraska, and encourage all residents to acknowledge and appreciate the efforts of volunteers throughout the year, and to participate in activities that promote volunteerism and community engagement.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 15th day of April in the year of the Lord Two Thousand Twenty-Five.

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

CONSENT CALENDAR – April 15, 2025

1. Approval: Minutes of the Budget Workshop, April 1, 2025, and Regular Meeting, April 1, 2025.
2. Approval: Payroll from April 4, 2025 in the total amount of \$386,203.09.
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; \$7,24,426.93.

4. Approval: Resolution No. 25-46 which will declare the excess shelving currently stored in the basement of the Alliance Public Library as surplus property and approve donation to the Gering Public Library.
5. Approval: Resolution No. 25-47 which will support the purchase of mobile and portable radios by the Alliance Police Department and the federal assistance from Congressman Adrian Smith's Office for the repeater site.
6. Approval: Resolution No. 25-48 which will approve the use of Electrical Fund cash reserves may be used for an interim interdepartmental loan to Refuse Fund at the interest rate of 3.795% in an amount of \$200,000 for a period of 12 months (1 year).
7. Approval: Resolution No. 25-49 which will authorize the Mayor to sign on behalf of the City of Alliance the Memorandum of Understanding between the City of Alliance and the Scotts Bluff County Sheriff's Office for reimbursing for salary expenses in overtime for the officer(s) assigned to the WING Drug Task Force.
8. Approval: Resolution No. 25-50 which will authorize and direct the Mayor and the Clerk to execute documents to allow expedited reviews of redevelopment plans that meet requirements of Section 18-2155(2) of the Act ("Eligible Redevelopment Plans").

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 Liptack asked for clarification regarding Resolution No. 25-47. Police Chief Leavitt came before Council giving an overview of Resolution No. 25-47.

Vice Mayor Mashburn asked for clarification regarding Resolution No. 25-49. Police Chief Leavitt came before Council an overview of Resolution No. 25-49.

Roll call vote with the following results:

Voting Aye: Liptack, Turman, Mashburn and McGhehey.

Voting Nay: None.

Abstaining: Weisgerber.

Motion carried.

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- Eric Case, 1403 Hardy Street Omaha, Nebraska, of Sandhills Electric came before Council to present updates on the Solar Field Project.
- The next item on the agenda for Council was the second reading of Ordinance No. 2999 which will approve the Annexation Petition from (Westco) Jirdon Agri-Chemicals, Inc. The Petitioner request a 14.99-acre Tract of Land in the Southwest Quarter of Section 26, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska, to be incorporated within limits of the City of Alliance. The following information was provided:

[ORDINANCE – ANNEXATION OF LANDS OF JIRDON AGRI CHEMICALS, INC. AND INCORPORATING THEM WITHIN THE LIMITS OF THE CITY OF ALLIANCE.

The City of Alliance is in receipt of a petition to annex a 14.99 acre parcel of land located in The Southwest Quarter Of Section 26, Township 25 North, Range 48 West Of The 6th P.M., Box Butte County, Nebraska. The annexation petition was required as a condition of a rezone of the same parcel of land from A-Agriculture to C-3, Heavy Commercial. This rezone occurred November 15, 2022, by the approval of Ordinance 2949.

Properties that receive the benefits of City services including police, fire protection, water, electric, sanitary sewer, streets, snow removal, etc. should be included within the corporate limits of the City. This ensures the before mentioned benefits are paid for and maintained by the collection of taxes assessed against the property, and in the case of many businesses, a sales tax as well. Properties that receive these benefits without being included in the corporate limits are in effect subsidized by those properties that are located within City Limits.

The City of Alliance Planning Commission met at its regular meeting March 11, 2025, and voted yes on a recommendation to the Alliance City Council for the approval of the annexation of a 14.99 acre parcel of land located in The Southwest Quarter Of Section 26, Township 25 North, Range 48 West Of The 6th P.M., Box Butte County, Nebraska, as shown on “Exhibit A” included with the annexation petition after making the following findings of fact:

1. The tract of land is urban and not rural in character;
2. The tract of land is adjacent to the corporate limits of the City of Alliance;
3. The tract of land is serviced by City utilities;
4. The tract of land is developed;
5. The tract of land is zoned C-3, Heavy Commercial;
6. The tract of land has access to public rights of way.
7. The annexation meets the requirements of Nebraska Revised Statutes 16-117.

RECOMMENDATION: THE APPROVAL OF THE ORDINANCE ANNEXING LANDS OF JIRDON AGRI-CHEMICALS, INC. AND INCORPORATING SUCH LANDS WITHIN THE LIMITS OF THE CITY OF ALLIANCE.]

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A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve the second reading of Ordinance No. 2999. City Clerk read the ordinance by titled which follows in its entirety:

ORDINANCE NO. 2999

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, ANNEXING REAL PROPERTY OF JIRDON AGRI-CHEMICALS, INC. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA; 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 COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

SECTION 1. Jirdon Agri-Chemicals, Inc. requested that the following described real estate (the "Real Estate") be included within the corporate limits of the City:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE, ALONG THE WEST LINE OF SAID SECTION, N00°06'41"E TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH STREET EXTENDED WESTERLY, BEING A DISTANCE OF 33.00 FEET; THENCE, ALONG SAID EXTENDED NORTHERLY RIGHT-OF-WAY, N89°56'51"E TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #2, BEING A DISTANCE OF 60.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, N89°56'51"E TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 95, PAGE 467 OF THE BOX BUTTE COUNTY, NEBRASKA DEED RECORDS, BEING A DISTANCE OF 400.00 FEET; THENCE, ON THE WEST LINE OF SAID TRACT N00°06'41"E TO THE NORTHWEST CORNER OF SAID TRACT, BEING A DISTANCE OF 815.00 FEET; THENCE, ALONG THE NORTH LINE OF SAID TRACT, N89°56'51"E TO THE NORTHEAST CORNER OF SAID TRACT, BEING A DISTANCE OF 425.00 FEET; THENCE, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT, N00°06'41"E TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 74, PAGE 85 OF THE BOX BUTTE COUNTY, NEBRASKA DEED RECORDS AND TRUE EASTERLY EXTENSION, BEING A DISTANCE OF 398.22 FEET; THENCE, ALONG SAID SOUTHERLY BOUNDARY, S89°39'11"W TO A POINT OF INTERSECTION WITH THE SAID EASTERLY HIGHWAY RIGHT-OF-WAY, BEING A DISTANCE OF 825.02 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, S00°06'41"W FOR A DISTANCE OF 1208.98 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 14.99 ACRES MORE OR LESS.

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SECTION 2. The City of Alliance Planning Commission, in their regular meeting on March 11, 2025, passed a motion recommending the annexation of said Real Estate.

SECTION 3. The Real Estate is contiguous or adjacent to the existing corporate limits of the City, is urban or suburban in character, and does not constitute agricultural land which is rural in character.

SECTION 4. The Real Estate is annexed to and included within the corporate limits of the City of Alliance, Nebraska, and thereafter shall be and remain a part of such City for all purposes whatsoever as of the effective date of this Ordinance.

SECTION 5. The map describing the Corporate Limits as provided for in Section 1-5 of the Alliance Municipal Code is amended to provide for the addition of the Real Estate to the corporate limits of the City.

SECTION 6. The owners, occupants and users of such tracts of land shall be entitled to all of the rights and privileges, and be subject to all laws, ordinances, rules and regulations of such City. Such owners, occupants and users shall receive substantially the benefits of other owners, occupants and users of land within such City as soon as practicable and adequate plans and necessary City Council action, if any, to furnish such benefits as police, fire, snow removal and water service shall be adopted as provided in Neb Rev. Stat. § 16-120.

SECTION 7. All ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with this Ordinance are repealed.

SECTION 8. This Ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Dave Briggs, 724 West 3rd Street, came before the Council to state he was happy with the development, 25 year project that is finally happening.

Roll call vote with the following results:

Voting Aye: Liptack, Turman, Mashburn and McGhehey.

Voting Nay: None.

Abstaining: Weisgerber.

Motion carried.

- The last item on the agenda was the City Clerk's Annual Review. City Clerk Pitt requested her Annual Review to be open to the public.

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Denise Yocum, Alliance, Nebraska Citizen came before the Council stating her praising of City Clerk Pitt.

No action was taken during the City Clerk's Annual Review.

Mayor McGhehey stated that the overall review of the City Council is a positive performance review.

The Alliance City Council adjourned the April 15, 2025 City Council Meeting at 7:48 p.m.

(SEAL)



John McGhehey, Mayor



Shelbi C. Pitt, 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