

Council Meetings

June 3, 2025 City Council Meeting

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Building the Best Hometown in America®

ALLIANCE, NEBRASKA
CITY COUNCIL MEETING
Alliance Learning Center
1750 Sweetwater Avenue
June 3, 2025 – 7:00 p.m.
AGENDA

- **Call to Order**
- **Roll Call**
- **Invocation and Pledge of Allegiance**
- **Open Meetings Act Announcement**

For the public's reference a copy of the Open Meetings Law has been posted on the northeast corner of this room in the audience area. This posting complies with the requirements of the Nebraska Legislature.

A. Consent Calendar

Approval of Minutes, Payroll, Claims and Council Proceedings
Resolution No. 25-60 – Aging Office Agreement
Resolution No. 25-61 – LARM Policy Update
Resolution No. 25-62 – Airport Lease Agreement – Nebraska Game & Parks
Resolution No. 25-63 – Airport Airfield Electrical Project Bid Award
Resolution No. 25-64 – Jelinek Park Tracts Deferral Agreement

B. Ordinance No. 3000 – Rezone Jelinek Park Tracts

Ordinance No. 3000 is before Council on third and final reading for the rezone of Tracts of Land in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska, from Ag, Agriculture, to C-3, Heavy Commercial.

C. Ordinance No. 3001 – Rezone West Half of Block 28, Original Town Alliance

Ordinance No. 3001 is before Council on third and final reading for the rezone of the West Half of Block 28, Original Town, Alliance, Box Butte County, Nebraska from M-2, Heavy Industrial District, to C-2, Central Business District.

D. Ordinance No. 3002 – City of Alliance Code of Conduct

Ordinance No. 3002 is before Council on second reading which will add Section 2-53 to the Municipal Code adopting Code of Conduct for the City of Alliance City Council and City Employees.

E. Discussion Item – Council Member Immediate Family Member Hire – Ryleigh Mashburn

Disclosure of the hiring of Vice Mayor Mashburn's daughter to work at Big Blue Bay as seasonal employee. The position does not involve supervision by Council Member. City Council acknowledges and discloses the hire to the public.

- **Motion to Adjourn**

City of Alliance Goals

Build Excellence Through Warm Communication and Genuine Alliances * Create a Fun Place to Live, Work and Play * Construct Homes and Develop Neighborhoods * Celebrate and Relax In Our Positive and Friendly Hometown * Promote a Strong and Vibrant Community

Respectfully submitted,



Shelbi C. Pitt

City Clerk

† Added by addendum to agenda 24 hours prior to the meeting.

The City Council reserves the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

City of Alliance Goals

Build Excellence Through Warm Communication and Genuine Alliances * Create a Fun Place to Live, Work and Play * Construct Homes and Develop Neighborhoods * Celebrate and Relax In Our Positive and Friendly Hometown * Promote a Strong and Vibrant Community

CONSENT CALENDAR – June 3, 2025

1. Approval: Minutes of the Regular Meeting, May 20, 2025.
2. Approval: Payroll from May 16, 2025 in the total amount of \$276,484.52.
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; \$1,239,550.93.
4. Approval: Resolution No. 25-60 which will approve the Agreement with Aging Office for the Senior Center Facility at 212 Yellowstone Avenue.
5. Approval: Resolution No. 25-61 which will approve the amended City of Alliance Liability and Casualty Insurance Policy with the League of Risk Management (LARM).
6. Approval: Resolution No. 25-62 which will authorize City of Alliance to enter into the Open Fields and Water Contract with the Nebraska Game and Parks Commission with a contract term for an additional five years with a renewal date of July 31, 2030.
7. Approval: Resolution No. 25-63 which will accept and award the Airport Airfield Electrical Project AIP 3-31-003-028-2025 bid to Paul Reed Construction & Supply, Gering, Nebraska in the total amount of \$3,288,639.56.
8. Approval: Resolution No. 25-64 which will authorize the Mayor to sign on behalf of the City the Deferral Agreement for Public Improvements between the City and Zachary L. Jelinek and all accompanying documents, agreements, and easements.

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.

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ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, MAY 20, 2025

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

The Alliance City Council met in a Regular Meeting, May 20, 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 May 14, 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 May 20, 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 Recording Secretary Mayhew.

- Mayor McGhehey excused Council Member Liptack from the City Council Meeting for being on vacation.
- Mayor McGhehey read the Open Meetings Act Announcement.
- 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 – May 20, 2025

1. Approval: Minutes of the Regular Meeting, May 6, 2025.
2. Approval: Payroll from May 2, 2025 in the total amount of \$379,528.30.
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; \$444,073.83.

4. Approval: Resolution No. 25-57 which will approve the Agreement with the Alliance Swim Team for the lease agreement of Big Blue Bay from May 1, 2025 to April 30, 2026.
5. Approval: Resolution No. 25-58 which will authorize the hiring of Golf Pro Jerad Palmer's nephew to work at SkyView Golf Course as a seasonal employee.
6. Approval: Resolution No. 25-59 which will authorize the budget transfer for the purchase of the identical pool heater for Big Blue Bay in the total amount of \$55,000; \$30,000 from budget authority and the remaining \$25,000 from Council Contingency.

NOTE: City Manager Sorensen and City Treasurer Baker have reviewed these expenditures and to the best of their knowledge confirm that they are within budgeted appropriations to this point in the fiscal year.

Any item listed on the Consent Calendar may, by the request of any single Council Member, be considered as a separate item in the Regular Agenda.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Simmons Olsen Law Firm, Conflict of Interest regarding Jelinek Park Tracts.
- Council next held a Public Hearing for the rezone of Tracts of Land in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal, Box Butte County, Nebraska, from Ag, Agriculture, to C-3, Heavy Commercial.

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 rezone of Tracts of Land and opened the public hearing at 7:04 p.m.”

Community Development Director Kusek came before the Council being in favor of this rezone of Tracts of Land.

No additional testimony was offered and the Public Hearing was closed at 7:07 p.m.

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- The next item on the agenda for Council was the second reading of Ordinance No. 3000 which will approve rezone of Tracts of Land in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal, Box Butte County, Nebraska, from Ag, Agriculture, to C-3, Heavy Commercial. The following information was provided:

[ORDINANCE – THE REZONE OF A 24.15 ACRE TRACT OF LAND FROM AG, AGRICULTURE, TO C-3, HEAVY COMMERCIAL ZONING.]

Zachary Jelinek has submitted an application to rezone a 24.15 acre tract of land located in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska., from Ag, Agriculture, to C-3, Heavy Commercial Zoning.

The proposed rezone is located west of U.S. Highway 385 and south of Country Club Road. The property is currently zoned Ag-Agriculture. It is bordered by C-3, Heavy Commercial to the east, and Ag to the north, west, and south. The property is currently farmed. The properties to the north, west, and south are currently farmed. The property to the northeast is commercial retail. The property to the east is fast food and an apartment hotel.

There aren't any minimum lot dimensions or size requirements in the C-3 Zoning District. The proposed rezone will not create any nonconforming lot sizes. The proposed rezone will change the front setbacks from 50 feet to 15 feet, the side setback from 10 feet to 7 feet if adjacent to Ag through C-1 zoning, or 0 feet if adjacent to C-2 through M-3 zoning, the side street setback from 50 feet to 15 feet, and the rear setback from 25 feet to 0 feet if adjacent to an alley or 7 feet if not. The proposed rezone is bordered by U.S. Highway 385 to the east and Country Club Road to the north. U.S. Highway 385 is a four-lane expressway with a center turning lane. Country Club Road is a two-lane asphalt county road.

The parcel is located outside of City limits but is bordered by City limits to the south. The bordering neighborhood is identified as the "West Gateway Neighborhood" by the Comprehensive Plan. The proposed rezone is in the Extraterritorial Zoning Jurisdiction and adjacent to the West Gateway Neighborhood as identified on Page LU5 of the Comprehensive Plan. The Plan identifies the land use along US 385 as primarily commercial. This rezone would support the current designation. Page LU 26 indicates that future land uses in the ETJ should be similar to the adjacent land uses within the city limits provided those land uses are in conformance with the Comp Plan and zoning code. This rezone is consistent with both of those criteria.

The City of Alliance Planning Commission met at their regular meeting on April 8, 2025 and voted to recommend the City Council approve the rezone of a 24.15 acre tract of land located in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska., from Ag, Agriculture, to C-3, Heavy Commercial Zoning provided the City and Jelinek enter into a development

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agreement requiring the installation of public improvements upon development of the tracts being rezoned, after making the following findings of fact:

1. The rezone would not create any nonconforming lot sizes.
2. A rezone to C-3 would be consistent with the image of the West Gateway Neighborhood as identified in the Comprehensive Plan as the area adjacent to the highway is also zoned C-3.
3. The rezone would be consistent with the future land use portions of the Comp Plan of this area as commercial in the ETJ.
4. The proposed rezone is adjacent to existing C-3 zoning.
5. The rezone would not create any new nonconforming land uses.

Options:

-Leave the zoning the same and:

1. The parcel will remain fallow or in ag production.
- Change the zoning to a district other than Ag or C-3 which would not accomplish any of the stated goals in the Comp Plan.
- Change the zoning to C-3 for the reasons the Planning Commission made in the findings of fact.

STAFF RECOMMENDATION: STAFF RECOMMENDS THE REZONE OF A 24.15 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, FROM AGRICULTURE TO C-3, HEAVY COMMERCIAL PROVIDED THE APPLICANT SIGNS A DEVELOPMENT AGREEMENT WITH THE CITY REQUIRING THE INSTALLATION OF REQUIRED INFRASTRUCTURE AND A PETITION FOR ANNEXATION BEFORE ANY DEVELOPMENT MAY OCCUR ON THE TRACTS OF LAND. SAID LAND BEING DESCRIBED AS:

Referring To The Northeast Corner Of The Southeast Quarter Of Said Section; Thence, Along The North Line Of Said Quarter Section, N89°24'52"W For A Distance Of 1446.21 Feet; Thence, At Right Angles, S00°25'48"W To The North Right-Of-Way Line Of Country Club Road, Being A Distance Of 9.33 Feet, Said Point Also Being The True Point Of Beginning; Thence, S00°25'48"W For A Distance Of 592.58 Feet; Thence, S89°34'12"E To The Southwest Corner Of Lot 1, Bomgaars Addition To The City Of Alliance, Being A Distance Of 744.44 Feet; Thence, Along The Westerly Boundary Of Said Lot 1, N01°31'39"E To The Northwesterly Corner Of Said Lot 1, Being A Distance Of 424.97 Feet; Thence, Along The Northerly Boundary Of Said Lot 1, S89°21'37"E For A Distance Of 30.26 Feet; Thence, N00°35'08"E For A Distance Of 165.67 Feet; Thence, N89°24'52"W For A Distance Of 783.29 Feet To The True Point Of Beginning, Containing An Area Of 10.30 Acres, More Or Less.

And

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Referring To The Northeast Corner Of The Southeast Quarter Of Said Section; Thence, Along The North Line Of Said Quarter Section, N89°24'52"W For A Distance Of 1446.21 Feet; Thence, At Right Angles, S00°25'48"W To The North Right-Of-Way Line Of Country Club Road, Being A Distance Of 601.91 Feet, Said Point Also Being The True Point Of Beginning; Thence, S89°34'12"E To The Southwest Corner Of Lot 1, Bomgaars Addition To The City Of Alliance, Being A Distance Of 744.44 Feet; Thence, Along The Southerly Boundary Of Said Lot 1, S88°28'02"E To The Southwesterly Corner Of Said Lot 1, Being A Distance Of 442.00 Feet; Thence, Along The Westerly Right-Of-Way Of Nebraska Highway #385, S01°31'39"W For A Distance Of 503.93 Feet; Thence, N89°34'12"W For A Distance Of 1176.71 Feet; Thence, N00°25'48"E For A Distance Of 512.34 Feet To The True Point Of Beginning, Containing An Area Of 13.85 Acres, More Or Less.]

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve the second reading of Ordinance No. 3000. Recording Secretary Mayhew read the Ordinance by title which follows in its entirety:

ORDINANCE NO. 3000

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING SECTION 109-22 OF THE ALLIANCE MUNICIPAL CODE BY UPDATING THE DISTRICT ZONING MAP TO SHOW THAT A 24.15 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA IS NOW INCLUDED AS C-3 – HEAVY COMMERCIAL DISTRICT FROM AG-AGRICULTURE DISTRICT, REPEALING PRIOR SECTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code, is amended to show the following tract of land is included in a C-3 – Heavy Commercial District from AG – Agriculture District:

A Tract of Land in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska, more particularly described as:

Referring To The Northeast Corner Of The Southeast Quarter Of Said Section; Thence, Along The North Line Of Said Quarter Section, N89°24'52"W For A Distance Of 1446.21 Feet; Thence, At Right Angles, S00°25'48"W To The North Right-Of-Way Line Of Country Club Road, Being A Distance Of 9.33 Feet, Said Point Also Being The True Point Of Beginning; Thence, S00°25'48"W For A Distance Of 592.58 Feet; Thence, S89°34'12"E To The Southwest Corner Of Lot 1, Bomgaars Addition To The City Of

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Alliance, Being A Distance Of 744.44 Feet; Thence, Along The Westerly Boundary Of Said Lot 1, N01°31'39"E To The Northwesterly Corner Of Said Lot 1, Being A Distance Of 424.97 Feet; Thence, Along The Northerly Boundary Of Said Lot 1, S89°21'37"E For A Distance Of 30.26 Feet; Thence, N00°35'08"E For A Distance Of 165.67 Feet; Thence, N89°24'52"W For A Distance Of 783.29 Feet To The True Point Of Beginning, Containing An Area Of 10.30 Acres, More Or Less.

And

Referring To The Northeast Corner Of The Southeast Quarter Of Said Section; Thence, Along The North Line Of Said Quarter Section, N89°24'52"W For A Distance Of 1446.21 Feet; Thence, At Right Angles, S00°25'48"W To The North Right-Of-Way Line Of Country Club Road, Being A Distance Of 601.91 Feet, Said Point Also Being The True Point Of Beginning; Thence, S89°34'12"E To The Southwest Corner Of Lot 1, Bomgaars Addition To The City Of Alliance, Being A Distance Of 744.44 Feet; Thence, Along The Southerly Boundary Of Said Lot 1, S88°28'02"E To The Southwesterly Corner Of Said Lot 1, Being A Distance Of 442.00 Feet; Thence, Along The Westerly Right-Of-Way Of Nebraska Highway #385, S01°31'39"W For A Distance Of 503.93 Feet; Thence, N89°34'12"W For A Distance Of 1176.71 Feet; Thence, N00°25'48"E For A Distance Of 512.34 Feet To The True Point Of Beginning, Containing An Area Of 13.85 Acres, More Or Less.

SECTION 2. This certifies that the Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code and as revised by this Ordinance, is now the official Zoning District Map dated as of the _____ day of June, 2025.

SECTION 3. Any previously existing Zoning District Map, ordinances, resolutions, policies, or parts thereof, in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect following its approval, passage, and publication as provided by law.

Roll call vote with the following results:

Voting Aye: Mashburn, Turman, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

- Council next held a Public Hearing for the rezone of the West Half of Block 28, Original Town, Alliance, Box Butte County, Nebraska from M-2, Heavy Industrial District, to C-2, Central Business District.

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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 rezone of the West Half of Block 28 and opened the public hearing at 7:09 p.m.”

Community Development Director Kusek came before the Council being in favor of the rezone of the West Half of Block 28.

No additional testimony was offered and the Public Hearing was closed at 7:10 p.m.

- The next item on the agenda for Council was the second reading of Ordinance No. 3001 which will approve rezone of the West Half of Block 28, Original Town, Alliance, Box Butte County, Nebraska from M-2, Heavy Industrial District, to C-2, Central Business District.. The following information was provided:

[ORDINANCE – THE REZONE OF THE WEST HALF OF BLOCK 28, ORIGINAL TOWN, ALLIANCE, FROM M-2 HEAVY INDUSTRIAL TO C-2, CENTRAL BUSINESS DISTRICT.

The City of Alliance is proposing the rezone of the West Half of Block 28, Original Town, Alliance, from M-2 Heavy Industrial to C-2, Central Business District.

The proposed rezone is located east of Laramie Avenue between West 1st and West 2nd Streets. The half block is currently zoned M-2, Heavy Industrial. It is bordered by C-2, Central Business District Zoning to the east (on the same block), C-3 Heavy Commercial Zoning to the north, and M-2 zoning to the west and south. The West Half of Lots 16 and 17 is currently used as an apartment house. This use is currently nonconforming and will remain nonconforming upon the proposed rezone. The East Half of Lots 16 and 17 are currently used for a parking lot for BMO Bank. This is currently a conforming use. Lots 14 and 15 are currently used as a contractor office and storage, this is currently a conforming use and will remain a conforming use. Lots 12 and 13 are used for a commercial office on the first floor and a dwelling on the second floor. The offices are conforming, and the dwelling is considered conforming provided the occupant is the “watchman or custodian” on the property. Both would become conforming uses regardless of who lived in the dwelling.

The lot sizes in the proposed rezone are 7000ft² except for the south lot which is 11,382ft². There aren't any minimum lot sizes or dimensions in the C-2 Zoning District. There aren't any minimum lot sizes in the M-2 Zoning District. The proposed rezone will change the front setbacks from 15 feet to 0 feet, the side setback will remain the same at 0 feet, the side street setback from 15 feet to 0 feet, and the rear setback remains 0 feet if adjacent to an alley or from 15 feet to 10 feet if not adjacent to an alley.

The setback of the two-story structure at 101 Laramie Avenue is currently 0 feet along the front which does not meet the minimum setback of 15 feet required by the current zoning district. The setback for the same structure from the side street side is approximately 5 feet which does not meet

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the minimum side street setback of 15 feet required by the current zoning district. A rezone to C-2 would reduce the required setbacks to 0 feet which would make the structure conforming.

The front setback for 115 Laramie is 0 feet which is less than the 15 feet required by the current zoning district. A rezone to C-2 would reduce the required setback to 0 feet which would make the structure conforming.

The side street setback for 125 W 2nd Street is approximately 10 feet which does not meet the minimum setback requirement of 15 feet for the current zoning district. A rezone to C-2 would reduce the setback to 0 feet which would make the existing structure conforming to setback requirements.

The proposed rezone is in the Downtown Neighborhood as identified on page LU9 of the Alliance Comprehensive Plan. The downtown neighborhood is identified as primarily commercial land uses. The proposed land use for this area going back to the 1998 Comprehensive Plan is Commercial, with Laramie Avenue functioning as the separation line between it and industrial. The Plan also indicated that industrial uses should not be allowed to encroach into the Downtown Neighborhood as it would damage the character of the district. Rezoning to C-2 would eliminate the possibility of this happening and is consistent with the Comprehensive Plans going back to the 1998 Plan.

The purpose of zoning is to protect a property owner's right to enjoy their property without interference from their neighbors' activities. This is accomplished by separating incompatible land use types (zoning). Zoning is not a means to increase the value of one's property. This rezone is proposed for three reasons. The first is that the Heavy Industrial Zoning District allows uses that are more intense than are appropriate for the downtown area. These land uses include animal waste rendering, adult bookstores, adult theaters, slaughterhouses and stockyards, garbage disposal plants, junkyards, and sanitary landfills. The second reason is to correct the setback issues with the structures on these lots. Right now, they are all nonconforming structures. They cannot be expanded within the setbacks and if they were destroyed, they could not be rebuilt without meeting the M-2 setbacks. The third is following through with the future land use components of our Comprehensive Plans going back to the 1998 Plan as commercial for this entire block.

The City of Alliance Planning Commission met at their regular meeting on April 8, 2025, and voted to recommend the City Council approve the rezone of the west half of Block 28, Original Town, Alliance from M-2 Heavy Industrial to C-2, Central Business District after making the following findings of fact:

1. The rezone would not create any nonconforming lot sizes.
2. The rezone would correct the current nonconforming building setbacks.
3. A rezone to C-2 would be consistent with the image of the Downtown Neighborhood as identified in the Comprehensive Plan.
4. The rezone would be consistent with the future land use portions of the current and previous Comprehensive Plans showing this area as commercial.
5. The proposed rezone is adjacent to existing C-2 zoning.
6. City utilities are already available in this location.
7. The rezone would not create any new nonconforming land uses.

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Options:

-Leave the zoning the same and:

1. The structures will remain nonconforming and allow potentially undesirable land uses downtown.

-Change the zoning to a district other than M-2 or C-2 which would not accomplish any of the stated goals in the Comp Plan.

-Change the zoning to C-2 for the reasons the Planning Commission made in the findings of fact.

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE ORDINANCE REZONING THE WEST HALF OF BLOCK 28, ORIGINAL TOWN, ALLIANCE, FROM M-2 HEAVY INDUSTRIAL TO C-2, CENTRAL BUSINESS DISTRICT.]

A motion was made by Vice Mayor Mashburn, seconded by Councilman Weisgerber to approve the second reading of Ordinance No. 3001. Recording Secretary Mayhew read the Ordinance by title which follows in its entirety:

ORDINANCE NO. 3001

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING SECTION 109-22 OF THE ALLIANCE MUNICIPAL CODE BY UPDATING THE DISTRICT ZONING MAP TO SHOW THAT THE WEST HALF OF BLOCK 28, ORIGINAL TOWN, ALLIANCE, BOX BUTTE COUNTY, NEBRASKA IS NOW INCLUDED AS C-2 – CENTRAL BUSINESS DISTRICT FROM M-2 – HEAVY INDUSTRIAL DISTRICT, REPEALING PRIOR SECTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code, is amended to provide that the West Half of Block 28, Original Town, Alliance, Box Butte County, Nebraska is included in a C-2 – Central Business District from M-2 – Heavy Industrial District:

SECTION 2. This certifies that the Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code and as revised by this Ordinance, is now the official Zoning District Map dated as of the _____ day of June, 2025.

SECTION 3. Any previously existing Zoning District Map, ordinances, resolutions, policies, or parts thereof, in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect following its approval, passage, and publication as provided by law.

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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 the first reading of Ordinance No. 3002 which will add Section 2-53 to the Municipal Code adopting Code of Conduct for the City of Alliance City Council and City Employees.

A motion was made by Councilman Weisgerber, seconded by Councilman Turman to approve the first reading of Ordinance No. 3002. Recording Secretary Mayhew read the Ordinance by title which follows in its entirety:

Ordinance No. 3002

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA ADDING ALLIANCE MUNICIPAL CODE SECTION 2-53 REQUIRING THAT CITY COUNCIL MEMBERS AND CITY EMPLOYEES USE THEIR CITY ISSUED EMAIL ADDRESSES WHEN COMMUNICATING WITH ONE ANOTHER; ADDING ALLIANCE MUNICIPAL CODE SECTION 2-54 DEFINING CITY COUNCIL MISCONDUCT AND PROVIDING FOR A PROCESS FOR INVESTIGATING AND DETERMINING WHETHER MISCONDUCT HAS OCCURRED AND THE CONSEQUENCES OF SUCH MISCONDUCT; 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 2-53 of the Alliance Municipal Code is added as follows:

2-53-Use of Email by Council Members and City Employees.

City council members and employees will be issued an email address with the City of Alliance domain name. When communicating with one another via email, City council members and employees shall use their City issued email addresses, unless exceptional circumstances make such use impractical.

SECTION 2. Section 2-54 of the Alliance Municipal Code is added as follows:

2-54-City Council Member Official Misconduct.

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- (a) *Purpose.* The citizens of the City of Alliance are entitled to have a fair, ethical, and accountable local government. The purpose of this ordinance is to ensure that council members act appropriately and to establish a process to determine whether a council member has committed official misconduct.
- (b) *Official Misconduct.* Council members shall not commit official misconduct which includes:
 - (1) Personal attacks or verbal abuse against a City official or employee.
 - (2) Improper use or disclosure of (i) confidential information, (ii) information that is not intended to be publicly disclosed and not subject to public disclosure by law, or (iii) information discussed or disseminated in a properly called closed session of the City Council.
 - (3) Making false statements on which the City Council may rely on when establishing an ordinance, passing a resolution, setting the budget, or otherwise establishing policy.
 - (4) Publicly or privately giving orders to subordinates of the City Manager.
 - (5) Violation of the Nebraska Political Accountability and Disclosure Act.
 - (6) Any other violation of City Ordinance, Nebraska law, or Federal law.
- (c) *Complaints.* Any council member may make a complaint to the City Attorney if such council member believes another council member has engaged in official misconduct. The complaint must be in writing, dated, and include:
 - (1) The name of the complaining council member;
 - (2) The name of the council member alleged to have engaged in official misconduct;
 - (3) The specific facts and circumstances alleged to constitute official misconduct, including any documentation or evidence;
 - (4) A statement that the complaining council member swears and affirms, under penalty of perjury, that to the best of the complaining council member's knowledge, all statements in the complaint are true; and
 - (5) The notarized signature of the complaining council member.
- (d) *Investigation.* Upon receipt of the complaint, the City Attorney, in consultation with the Mayor (or if the complaint is against the Mayor, with the Vice Mayor) shall either (1) investigate the allegations in the complaint and provide their findings to the City Council or (2) appoint, at the expense of the City, special counsel to investigate the allegations in the complaint and provide their findings to the City Attorney and City Council.

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(e) *Initial Action.* Within 30 days after receiving the findings, any council member may request that the matter be placed on the agenda at the next possible City Council meeting. At such City Council meeting, the City Council may:

(1) Dismiss the complaint or

(2) Set the complaint for an evidentiary hearing within 30 days.

(f) *Evidentiary Hearing.* Notice of the evidentiary hearing must be given to all council members at least 10 days prior to the hearing. At the evidentiary hearing, the City Attorney or special counsel appointed to investigate shall present the evidence obtained during the investigation to the City Council. At least 7 days prior to the hearing, the City Attorney or special counsel appointed to investigate shall disclose to the accused council member (1) the names and anticipated testimony of each person the City Attorney or special counsel may call to testify at the hearing and (2) a copy of all documents that the City Attorney or special counsel may use at the hearing, except for witnesses and documents solely used for rebuttal purposes. The accused council member may cross examine any witnesses and provide any of its own evidence at the hearing. The accused City Council member may be represented by an attorney at the hearing. If the City Attorney has investigated the complaint according to subsection (d) above, then special counsel shall be hired to represent the City Council at the hearing. The strict rules of evidence shall not apply to the hearing.

(g) *Final Action.* Within 30 days after the evidentiary hearing, the City Council may either dismiss the complaint or find that the accused council member has engaged in official misconduct. If the City Council finds that the accused council member has engaged in official misconduct then the City Council may:

(1) Take no further action;

(2) Provide a written warning to the council member;

(3) Censure the council member; or

(4) Remove the council member from office.

Any action according to subsections 2 through 4 above must be made within 30 day after the hearing. An accused council member may resign from office at any time prior to the City Council taking action according to this subsection, in which case the complaint shall be deemed moot and the City Council shall take no further action on the complaint.

SECTION 3. All ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with this ordinance are hereby repealed.

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

Council Members felt that the Ordinance should be amended reflecting removing City Employees being included as this is a huge expense of giving all City Employees email access.

May 20, 2025

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 May 20, 2025 City Council Meeting at 7:21 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

PAYROLL COSTS TO BE REPORTED TO COUNCIL

PAY DATE: **5/16/2025**

GROSS PAYROLL

\$ 244,917.04

(GET FROM SINGLE LINE SUMMARY REPORT)

EMPLOYER COSTS

(GET FROM BENEFITS REGISTER REPORT)

FICA	\$ 14,698.70	
MEDICARE	\$ 3,648.23	
POLICE PENSION - PRINCIPAL	\$ 2,589.23	
FIRE PENSION - PRINCIPAL	\$ 1,997.39	
GENERAL PENSION - PRINCIPAL	\$ 8,306.05	
MISSION SQUARE PENSION	\$ 327.88	
H S A SANDHILLS STATE BANK	\$ 0.00	
HEALTH/LIFE INSURANCE - HEALTH FUND	\$ 0.00	
TOTAL BENEFITS		\$ 31,567.48

TOTAL PAYROLL COSTS

\$ 276,484.52

CITY CLERK - SHELBI PITT

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
General Fund					
01-11-11-44-431 Legal, Public Notices	General Fund	City Administration	City Administration		
ALLIANCE TIMES HERALD	LEGAL, NOTICE OF MEETING	757501	05/07/2025	9.76	
01-11-11-47-737 Recording Fees	General Fund	City Administration	City Administration		
BOX BUTTE COUNTY CLERK	Recording Fees	757491	04/22/2025	10.00	
Total City Administration:				19.76	
Total City Administration:				19.76	
01-31-31-42-294 Conferences, Cont Education	General Fund	Police Administration	Police Department		
FAIRFIELD INN & SUITES - KEARNE	CONFERENCE MOTEL	434C40001376	05/14/2025	184.00	
01-31-31-44-441 Electricity	General Fund	Police Administration	Police Department		
COA UTILITIES	ELECTRIC	UTILITIES 05/1	05/14/2025	93.38	05/15/2025
01-31-31-44-442 Water-Sewer	General Fund	Police Administration	Police Department		
COA UTILITIES	WATER / SEWER	UTILITIES 05/1	05/14/2025	3.97	05/15/2025
01-31-31-44-443 Refuse	General Fund	Police Administration	Police Department		
COA UTILITIES	REFUSE	UTILITIES 05/1	05/14/2025	25.36	05/15/2025
01-31-31-44-444 Natural Gas	General Fund	Police Administration	Police Department		
BLACK HILLS ENERGY	8845 9631 60	MAY 2025	05/21/2025	48.01	
Total Police Administration:				354.72	
01-31-32-42-294 Conferences, Cont Education	General Fund	Police Operations	Police Department		
PEPPERBALL	TRAINING FEE	0096890-IN	04/29/2025	549.00	
01-31-32-44-464 PMCNTSVC-Vehicle Repair	General Fund	Police Operations	Police Department		
PRESSURE PALACE	CARWASHES	45	05/15/2025	237.58	
01-31-32-44-482 NRCNTSVC-Vehicle Repair Mtc	General Fund	Police Operations	Police Department		
ALLIANCE MOTORS UNLIMITED, IN	UNIT #102 OIL CHANGE	71680	05/19/2025	81.00	
01-31-32-44-482 NRCNTSVC-Vehicle Repair Mtc	General Fund	Police Operations	Police Department		
ALLIANCE MOTORS UNLIMITED, IN	Unit #121 BRAKE REPAIRS	71682	05/19/2025	725.15	
01-31-32-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	General Fund	Police Operations	Police Department		
WESTCO	UNIT #121 TIRE REPAIR	168498	04/30/2025	32.00	
01-31-32-45-563 Cleaning Supplies	General Fund	Police Operations	Police Department		
IDEAL LINEN INC	MOPS/TOWELS	11266380	04/08/2025	36.68	
Total Police Operations:				1,661.41	
01-31-33-44-452 Long Distance Expense	General Fund	Police Support Services	Police Department		
QWEST - PHOENIX	91388248	736646664	05/16/2025	499.04	
Total Police Support Services:				499.04	
Total Police Department:				2,515.17	
01-37-37-42-213 Workers Compensation	General Fund	Firefighting	Fire Department		
ALLIANCE RURAL FIRE PROT DIST	PREMIUM RENEWAL	757487	04/13/2025	525.00	
01-37-37-42-238 Vol Firefighter Life Ins	General Fund	Firefighting	Fire Department		
VFIS BENEFITS DIVISION	BASIC COVERAGE	399500130	05/02/2025	380.00	
01-37-37-44-444 Natural Gas	General Fund	Firefighting	Fire Department		
BLACK HILLS ENERGY	2290 8652 37	MAY 2025	05/21/2025	136.07	
01-37-37-44-451 Telephone Line Expense	General Fund	Firefighting	Fire Department		
CHARTER COMMUNICATIONS	TELEPHONE LINE EXPENSE	176247201051	05/14/2025	55.10	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
01-37-37-44-479 CNTSVC Other	General Fund	Firefighting	Fire Department		
IDEAL LINEN INC	MOPS/TOWELS	11272649	05/22/2025	46.51	
01-37-37-46-624 Other Chemicals	General Fund	Firefighting	Fire Department		
ALLIANCE RURAL FIRE PROT DIST	FIRE SUDZ CLEANING SUPPLIES	2275	05/14/2025	326.90	
Total Firefighting:				1,469.58	
01-37-38-42-294 Conferences, Cont Education	General Fund	Ambulance	Fire Department		
ALLIANCE RURAL FIRE PROT DIST	PHTLS CONFERENCE	757488	04/25/2025	500.00	
01-37-38-45-521 Medical Supplies	General Fund	Ambulance	Fire Department		
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	85769161	05/13/2025	153.80	
Total Ambulance:				653.80	
Total Fire Department:				2,123.38	
01-41-44-44-444 Natural Gas - Facility Maint	General Fund	Facility Maintenance	Public Works		
BLACK HILLS ENERGY	8514 7540 93	MAY 2025	05/21/2025	45.37	
Total Facility Maintenance:				45.37	
01-41-46-43-373 Contract Custodial Services	General Fund	Municipal Building	Public Works		
MELISA BRASS	JANITORIAL SERVICES	603205	05/21/2025	3,326.67	
01-41-46-44-444 Natural Gas	General Fund	Municipal Building	Public Works		
BLACK HILLS ENERGY	8314 2036 34	MAY 2025	05/21/2025	98.33	
Total Municipal Building:				3,425.00	
Total Public Works:				3,470.37	
01-71-71-43-371 Contract Grounds Maintenance	General Fund	Parks	Cultural and Leisure		
ALL SEASONS LANDSCAPING LLC	LANDSCAPE MAINTENANCE	757497	05/26/2025	3,900.00	
01-71-71-44-441 Electricity	General Fund	Parks	Cultural and Leisure		
COA UTILITIES	ELECTRIC	UTILITIES 05/1	05/14/2025	1,512.52	05/15/2025
01-71-71-44-442 Water-Sewer	General Fund	Parks	Cultural and Leisure		
COA UTILITIES	WATER / SEWER	UTILITIES 05/1	05/14/2025	364.63	05/15/2025
01-71-71-44-443 Refuse	General Fund	Parks	Cultural and Leisure		
COA UTILITIES	REFUSE	UTILITIES 05/1	05/14/2025	252.22	05/15/2025
01-71-71-44-444 Natural Gas	General Fund	Parks	Cultural and Leisure		
BLACK HILLS ENERGY	8316 6747 88	MAY 2025	05/21/2025	421.91	
01-71-71-44-444 Natural Gas	General Fund	Parks	Cultural and Leisure		
BLACK HILLS ENERGY	4303 0966 09	MAY 2025	05/21/2025	105.18	
01-71-71-44-444 Natural Gas	General Fund	Parks	Cultural and Leisure		
BLACK HILLS ENERGY	8650 1637 80	MAY 2025	05/21/2025	101.75	
01-71-71-44-444 Natural Gas	General Fund	Parks	Cultural and Leisure		
BLACK HILLS ENERGY	1529 6736 12	MAY 2025	05/21/2025	46.59	
01-71-71-44-485 NRCNTSVC-Tree Trimming	General Fund	Parks	Cultural and Leisure		
PANHANDLE TREE SERVICE	TREE TRIMMING AT LAING LAKE	915425	05/08/2025	5,500.00	
01-71-71-44-486 NRCNTSVC-Veh, Equip, Tire Rep	General Fund	Parks	Cultural and Leisure		
KAISER TIRE	TIRE REPAIR	18156	05/13/2025	126.00	
01-71-71-44-486 NRCNTSVC-Veh, Equip, Tire Rep	General Fund	Parks	Cultural and Leisure		
KAISER TIRE	TIRE REPAIR	18339	05/21/2025	114.00	
01-71-71-44-495 NRCNTSVC-Lawns, Grounds	General Fund	Parks	Cultural and Leisure		
R & J INDUSTRIES PLUS INC	CONCRETE FOR BIKE RACK	3304	02/04/2025	1,523.25	
01-71-71-45-531 Uniforms	General Fund	Parks	Cultural and Leisure		
FARM PLAN	UNIFORMS	51433404	05/08/2025	113.98	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept	Segment Department	Invoice Number	Invoice Date	Net Invoice Amount	Date Paid
01-71-71-45-534 Safety Commodities	General Fund	Parks	Cultural and Leisure				
RAPID FIRE PROTECTION INC	EXTINGUISHER INSPECTION			94660	05/16/2025	47.00	
01-71-71-45-544 Small Tools, Equipment	General Fund	Parks	Cultural and Leisure				
FARM PLAN	TRIMMER LINE			51436105	05/13/2025	108.97	
01-71-71-45-544 Small Tools, Equipment	General Fund	Parks	Cultural and Leisure				
CARTER'S HOME HARDWARE & AP	RAKES			28989/1	05/22/2025	137.96	
01-71-71-45-544 Small Tools, Equipment	General Fund	Parks	Cultural and Leisure				
CARTER'S HOME HARDWARE & AP	IMPACT WRENCHES			28779/1	05/07/2025	29.37	
01-71-71-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	General Fund	Parks	Cultural and Leisure				
WESTCO	BULK FUEL			U3325405	05/06/2025	861.55	
01-71-71-45-556 Parts-Vehicle, Mach, Equip	General Fund	Parks	Cultural and Leisure				
ALLIANCE TRACTOR & IMPLEMENT	MOWER PARTS			13679	04/08/2025	126.64	
01-71-71-45-556 Parts-Vehicle, Mach, Equip	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	PARTS			318380	05/13/2025	.79	
01-71-71-45-556 Parts-Vehicle, Mach, Equip	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	PARTS			318065	05/08/2025	10.99	
01-71-71-45-556 Parts-Vehicle, Mach, Equip	General Fund	Parks	Cultural and Leisure				
FARM PLAN	PARTS			51436697	05/14/2025	90.46	
01-71-71-45-556 Parts-Vehicle, Mach, Equip	General Fund	Parks	Cultural and Leisure				
J & C LAWN SERVICE	WALKER PARTS			014391	05/20/2025	8.25	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	BUILDING MAINTENANCE			318057	05/07/2025	36.99	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	BUILDING MAINTENANCE			318294	05/12/2025	18.32	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	BUILDING MAINTENANCE			318294	05/12/2025	25.66	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
BLOEDORN LUMBER - ALLIANCE	BUILDING MAINTENANCE MATERIA			8775266	05/14/2025	34.99	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
FARM PLAN	NUTS AND BOLTS			51437246	05/15/2025	28.48	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
FARM PLAN	BUILDING MAINTENANCE			51437246	05/15/2025	6.49	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
FARM PLAN	BUILDING MAINTENANCE			51436527	05/13/2025	13.71	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
FARM PLAN	BUILDING MAINTENANCE			51439394	05/19/2025	62.47	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
FARM PLAN	BUILDING MAINTENANCE			51439394	05/19/2025	2.43	
01-71-71-45-561 Bldg Maintenance Material	General Fund	Parks	Cultural and Leisure				
CARTER'S HOME HARDWARE & AP	BUILDING MAINTENANCE			28802/1	05/09/2025	1.80	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			318184	05/09/2025	21.75	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			317843	05/05/2025	32.32	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			318259	05/12/2025	52.91	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			316275	04/07/2025	96.90	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			318478	05/15/2025	16.16	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			317932	05/06/2025	11.58	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			318302	05/12/2025	29.98	
01-71-71-46-675 Irrigation Material	General Fund	Parks	Cultural and Leisure				
BERNIES ACE HARDWARE	IRRIGATION MATERIALS			318815	05/22/2025	10.76	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
01-71-71-46-675 Irrigation Material BERNIES ACE HARDWARE	General Fund IRRIGATION MATERIALS	Parks 318478	Cultural and Leisure 05/15/2025	54.79	
01-71-71-46-675 Irrigation Material BERNIES ACE HARDWARE	General Fund IRRIGATION MATERIALS	Parks 317937	Cultural and Leisure 05/06/2025	45.16	
01-71-71-46-675 Irrigation Material FARM PLAN	General Fund IRRIGATION	Parks 51441362	Cultural and Leisure 05/23/2025	20.21	
Total Parks:				16,127.87	
01-71-72-44-441 Electricity COA UTILITIES	General Fund ELECTRIC	Senior Center UTILITIES 05/1	Cultural and Leisure 05/14/2025	313.05	05/15/2025
01-71-72-44-442 Water-Sewer COA UTILITIES	General Fund WATER / SEWER	Senior Center UTILITIES 05/1	Cultural and Leisure 05/14/2025	54.52	05/15/2025
01-71-72-44-443 Refuse COA UTILITIES	General Fund REFUSE	Senior Center UTILITIES 05/1	Cultural and Leisure 05/14/2025	25.36	05/15/2025
01-71-72-44-444 Natural Gas BLACK HILLS ENERGY	General Fund 8177 7736 40	Senior Center MAY 2025	Cultural and Leisure 05/21/2025	140.48	
Total Senior Center:				533.41	
01-71-74-44-441 Electricity COA UTILITIES	General Fund ELECTRIC	Cemetery UTILITIES 05/1	Cultural and Leisure 05/14/2025	812.09	05/15/2025
01-71-74-44-485 NRCNTSVC-Tree Trimming PANHANDLE TREE SERVICE	General Fund TREE REMOVAL AND STUMP REMO	Cemetery 915423	Cultural and Leisure 05/08/2025	5,000.00	
01-71-74-44-486 NRCNTSVC-Veh, Equip, Tire Rep KAISER TIRE	General Fund TIRE REPAIR	Cemetery 18051	Cultural and Leisure 05/08/2025	77.30	
01-71-74-44-486 NRCNTSVC-Veh, Equip, Tire Rep KAISER TIRE	General Fund TIRE REPAIR	Cemetery 17994	Cultural and Leisure 05/06/2025	36.00	
01-71-74-45-526 Other Supplies CARTER'S HOME HARDWARE & AP	General Fund OTHER SUPPLIES	Cemetery 28876/1	Cultural and Leisure 05/13/2025	16.98	
01-71-74-45-551 Fuel,Oil,Lube-Veh,Mach,Equip WESTCO	General Fund BULK FUEL	Cemetery U3325417	Cultural and Leisure 05/08/2025	791.42	
01-71-74-45-551 Fuel,Oil,Lube-Veh,Mach,Equip WESTCO	General Fund BULK FUEL	Cemetery U3325416	Cultural and Leisure 05/08/2025	412.52	
01-71-74-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	General Fund PARTS	Cemetery 28945/1	Cultural and Leisure 05/19/2025	61.94	
Total Cemetery:				7,208.25	
01-71-75-44-441 Electricity COA UTILITIES	General Fund ELECTRIC	Swimming Pool UTILITIES 05/1	Cultural and Leisure 05/14/2025	91.43	05/15/2025
01-71-75-44-444 Natural Gas BLACK HILLS ENERGY	General Fund 4332 1963 21	Swimming Pool MAY 2025	Cultural and Leisure 05/21/2025	45.37	
01-71-75-44-489 NRCNTSVC-Other Mach, Equip 4TH STREET FENCING	General Fund REPLACED GASKETS, REMOVED	Swimming Pool 757496	Cultural and Leisure 05/23/2025	1,400.00	
01-71-75-45-526 Other Supplies BLOEDORN LUMBER - ALLIANCE	General Fund PAINT SUPPLIES FOR POOL LINES	Swimming Pool 8765865	Cultural and Leisure 05/09/2025	37.91	
01-71-75-45-526 Other Supplies BLOEDORN LUMBER - ALLIANCE	General Fund SEALANT	Swimming Pool 8772572	Cultural and Leisure 05/13/2025	18.43	
01-71-75-45-526 Other Supplies FARM PLAN	General Fund OTHER SUPPLIES	Swimming Pool 51431321	Cultural and Leisure 05/04/2025	20.50	
01-71-75-45-569 Other Replacement Parts BECCI THOMAS	General Fund FUEL	Swimming Pool 757490	Cultural and Leisure 05/15/2025	12.13	
01-71-75-46-625 Concession Supplies CASH-WA DISTRIBUTING	General Fund CONCESSIONS - POOL	Swimming Pool 14632452	Cultural and Leisure 05/26/2025	777.91	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
Total Swimming Pool:				2,403.68	
01-71-76-44-441 Electricity	General Fund	Knight Museum	Cultural and Leisure		
COA UTILITIES	ELECTRIC	UTILITIES 05/1	05/14/2025	4,082.24	05/15/2025
01-71-76-44-442 Water-Sewer	General Fund	Knight Museum	Cultural and Leisure		
COA UTILITIES	WATER / SEWER	UTILITIES 05/1	05/14/2025	27.21	05/15/2025
01-71-76-44-443 Refuse	General Fund	Knight Museum	Cultural and Leisure		
COA UTILITIES	REFUSE	UTILITIES 05/1	05/14/2025	126.11	05/15/2025
01-71-76-44-483 NRCNTSVC-Building Public Wrks	General Fund	Knight Museum	Cultural and Leisure		
CARTER'S HOME HARDWARE & AP	HOT WATER HEATER	28961/1	05/21/2025	480.78	
01-71-76-45-561 Bldg Maintenance Material	General Fund	Knight Museum	Cultural and Leisure		
BERNIES ACE HARDWARE	BUILDING MAINTENANCE	318750	05/21/2025	14.71	
01-71-76-45-563 Cleaning Supplies	General Fund	Knight Museum	Cultural and Leisure		
IDEAL LINEN INC	CUSTODIAL SUPPLIES	11271254	05/13/2025	40.62	
Total Knight Museum:				4,771.67	
01-71-77-44-431 Legal, Public Notices	General Fund	Library	Cultural and Leisure		
ALLIANCE TIMES HERALD	PUBLIC NOTICE	757500	05/07/2025	4.67	
01-71-77-44-441 Electricity	General Fund	Library	Cultural and Leisure		
COA UTILITIES	ELECTRIC	UTILITIES 05/1	05/14/2025	4,975.04	05/15/2025
01-71-77-44-442 Water-Sewer	General Fund	Library	Cultural and Leisure		
COA UTILITIES	WATER / SEWER	UTILITIES 05/1	05/14/2025	213.67	05/15/2025
01-71-77-44-443 Refuse	General Fund	Library	Cultural and Leisure		
COA UTILITIES	REFUSE	UTILITIES 05/1	05/14/2025	252.22	05/15/2025
01-71-77-44-444 Natural Gas	General Fund	Library	Cultural and Leisure		
BLACK HILLS ENERGY	8075 2560 61	MAY 2025	05/21/2025	2,427.44	
Total Library:				7,873.04	
01-71-78-44-441 Electricity	General Fund	Sallows Museum	Cultural and Leisure		
COA UTILITIES	ELECTRIC	UTILITIES 05/1	05/14/2025	290.07	05/15/2025
01-71-78-44-442 Water-Sewer	General Fund	Sallows Museum	Cultural and Leisure		
COA UTILITIES	WATER / SEWER	UTILITIES 05/1	05/14/2025	3.52	05/15/2025
01-71-78-45-561 Bldg Maintenance Material	General Fund	Sallows Museum	Cultural and Leisure		
BLOEDORN LUMBER - ALLIANCE	WET/DRY ROOF CEMENT 5 GALLO	8784599	05/20/2025	44.99	
Total Sallows Museum:				338.58	
Total Cultural and Leisure Services:				39,256.50	
01-79-80-44-441 Electricity	General Fund	Carhenge	Culture and Leisure		
PREMA	ELECTRICITY	757493	04/01/2025	179.85	
01-79-80-45-526 Other Supplies	General Fund	Carhenge	Culture and Leisure		
IDEAL LINEN INC	JANITORIAL SUPPLIES	11270724	05/08/2025	38.88	
01-79-80-45-526 Other Supplies	General Fund	Carhenge	Culture and Leisure		
NEBRASKA TOTAL OFFICE	OFFICE SUPPLIES	0128480-001	05/05/2025	10.57	
01-79-80-46-626 Inventory Costs	General Fund	Carhenge	Culture and Leisure		
CANDY BARN EXPRESS	CONCESSIONS	4317	05/19/2025	354.17	
Total Carhenge:				583.47	
Total Culture and Leisure Services:				583.47	
Total General Fund:				47,968.65	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
Electric Fund					
05-0000-07710 Merchandise Inventory	Electric Fund				
BORDER STATES ELECTRIC SUPPL	Conduit PVC 2" SKD 40	930350868	05/07/2025	249.82	
Total :				249.82	
Total :				249.82	
05-51-50-42-294 Conferences, Cont Education	Electric Fund	Administration	Utility Superintenden		
NORTHEAST COMMUNITY COLLEG	JOB & SAFETY TRAINING	202530	05/13/2025	840.00	
05-51-50-44-431 Legal, Public Notices	Electric Fund	Administration	Utility Superintenden		
ALLIANCE TIMES HERALD	LEGAL AD - REQUEST FOR BIDS	757502	05/07/2025	253.98	
05-51-50-44-444 Natural Gas	Electric Fund	Administration	Utility Superintenden		
BLACK HILLS ENERGY	7098 7521 63	MAY 2025	05/21/2025	574.36	
05-51-50-45-511 Office Supplies	Electric Fund	Administration	Utility Superintenden		
NEBRASKA TOTAL OFFICE	OFFICE SUPPLIES	0128553-001	05/13/2025	38.50	
Total Administration:				1,706.84	
05-51-52-46-658 Substation-Maintenance	Electric Fund	Transmission	Utility Superintenden		
SCHWEITZER ENGINEERING LABO	93226: SEL-9322 15 VDC Power Sup	INV-001106521	05/13/2025	1,008.15	
05-51-52-46-658 Substation-Maintenance	Electric Fund	Transmission	Utility Superintenden		
PROTEC EQUIPMENT RESOURCES	MET ELECTRONIC RECLOSER	75797-3	04/01/2025	897.73	05/22/2025
05-51-52-46-658 Substation-Maintenance	Electric Fund	Transmission	Utility Superintenden		
PROTEC EQUIPMENT RESOURCES	INFRARED CAMERA W/45 LENS	76918-4	04/24/2025	533.01	05/22/2025
05-51-52-46-691 Purchased Power-WAPA	Electric Fund	Transmission	Utility Superintenden		
MEAN	Purchased Power-WAPA	309110	05/12/2025	86,820.53	
05-51-52-46-692 Purchased Power-Mean	Electric Fund	Transmission	Utility Superintenden		
MEAN	Purchased Power-MEAN	309110	05/12/2025	15.82	
05-51-52-46-692 Purchased Power-Mean	Electric Fund	Transmission	Utility Superintenden		
MEAN	Purchased Power-MEAN	309110	05/12/2025	564,547.19	
05-51-52-46-693 Purchased Power-Wind Gen	Electric Fund	Transmission	Utility Superintenden		
MEAN	Purchased Power-WIND	309110	05/12/2025	32,132.10	
Total Transmission:				685,954.53	
05-51-53-44-464 PMCNTSVC-Vehicle Repair	Electric Fund	Urban Distribution	Utility Superintenden		
ALTEC INDUSTRIES INC	UNIT #408 DOT INSPECTION	51625036	03/13/2025	1,269.52	
05-51-53-44-482 NRCNTSVC-Vehicle Repair Mtc	Electric Fund	Urban Distribution	Utility Superintenden		
WOLF FORD OF ALLIANCE	UNIT #413 WATER PUMP REPAIR	57623	05/19/2025	554.21	
05-51-53-45-534 Safety Commodities	Electric Fund	Urban Distribution	Utility Superintenden		
BORDER STATES ELECTRIC SUPPL	20-3200V Hard Hat Sweat Band	930308736	04/30/2025	35.81	
05-51-53-45-544 Small Tools, Equipment	Electric Fund	Urban Distribution	Utility Superintenden		
FARM PLAN	Tools	51436139	05/13/2025	43.10	
05-51-53-45-544 Small Tools, Equipment	Electric Fund	Urban Distribution	Utility Superintenden		
FARM PLAN	Tools	51440695	05/22/2025	6.41	
05-51-53-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Electric Fund	Urban Distribution	Utility Superintenden		
ALTEC INDUSTRIES INC	UNIT #402 REPAIR FILTER HOUSIN	51656181	04/23/2025	142.49	
05-51-53-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Electric Fund	Urban Distribution	Utility Superintenden		
ALTEC INDUSTRIES INC	UNIT #400 DOT INSPECTION	51624820	03/13/2025	1,248.88	
05-51-53-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Electric Fund	Urban Distribution	Utility Superintenden		
ALTEC INDUSTRIES INC	UNIT #405 HETRONICS UPDATE	51626425	03/17/2025	43.00	
05-51-53-45-556 Parts-Vehicle, Mach, Equip	Electric Fund	Urban Distribution	Utility Superintenden		
ALTEC INDUSTRIES INC	LATCH KIT	12988111	05/09/2025	107.05	
05-51-53-45-556 Parts-Vehicle, Mach, Equip	Electric Fund	Urban Distribution	Utility Superintenden		
BLOEDORN LUMBER - ALLIANCE	BUILDING MAINTENANCE MATERIA	8778279	05/16/2025	83.21	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
05-51-53-45-556 Parts-Vehicle, Mach, Equip BLOEDORN LUMBER - ALLIANCE	Electric Fund BUILDING MAINTENANCE MATERIA	Urban Distribution 8783863	Utility Superintenden 05/19/2025	53.61	
05-51-53-45-556 Parts-Vehicle, Mach, Equip GRAINGER	Electric Fund FLuke test leads	Urban Distribution 9502404578	Utility Superintenden 05/09/2025	106.94	
05-51-53-45-556 Parts-Vehicle, Mach, Equip DARREN'S CARQUEST AUTO PART	Electric Fund VEHICLE PARTS	Urban Distribution 2723-511907	Utility Superintenden 05/19/2025	8.05	
05-51-53-45-556 Parts-Vehicle, Mach, Equip DARREN'S CARQUEST AUTO PART	Electric Fund VEHICLE PARTS	Urban Distribution 2723-511881	Utility Superintenden 05/19/2025	31.68	
05-51-53-45-558 Tires-Vehicle, Equipment WESTCO	Electric Fund UNIT #416 TIRES	Urban Distribution 169055	Utility Superintenden 05/20/2025	1,096.76	
05-51-53-45-561 Bldg Maintenance Material BERNIES ACE HARDWARE	Electric Fund BUILDING MAINTENANCE MATERIA	Urban Distribution 318489	Utility Superintenden 05/15/2025	2.38	
05-51-53-45-561 Bldg Maintenance Material BERNIES ACE HARDWARE	Electric Fund BUILDING MAINTENANCE MATERIA	Urban Distribution 318883	Utility Superintenden 05/23/2025	35.30	
05-51-53-45-569 Other Replacement Parts FARM PLAN	Electric Fund	Urban Distribution 51436139	Utility Superintenden 05/13/2025	23.72	
05-51-53-45-569 Other Replacement Parts FARM PLAN	Electric Fund	Urban Distribution 51436467	Utility Superintenden 05/13/2025	32.09	
05-51-53-47-748 Inventory Adjustments BORDER STATES ELECTRIC SUPPL	Electric Fund PVC SVC-ENT CAPS	Urban Distribution 930261968	Utility Superintenden 04/23/2025	272.33-	
Total Urban Distribution:				4,651.88	
05-51-54-53-948 Rural Rebuilds FARRIS ENGINEERING INC	Electric Fund Alliance Alternate Electrical Feed Line	Rural Line Dist and Maint 25116	Utility Superintenden 05/07/2025	92,872.00	
Total Rural Line Dist and Maint:				92,872.00	
Total Utility Superintendent:				785,185.25	
Total Electric Fund:				785,435.07	
Refuse Fund					
06-41-42-45-526 Other Supplies SNYDER INDUSTRIES INC	Refuse Fund BLACK LID REPLACEMENTS FOR 2	Refuse Collection 0000501508	Public Works 05/08/2025	4,250.00	
06-41-42-45-526 Other Supplies SNYDER INDUSTRIES INC	Refuse Fund HARDWARE KITS FOR DUMPSTER	Refuse Collection 0000501508	Public Works 05/08/2025	425.00	
06-41-42-45-526 Other Supplies SNYDER INDUSTRIES INC	Refuse Fund FREIGHT	Refuse Collection 0000501508	Public Works 05/08/2025	1,271.39	
Total Refuse Collection:				5,946.39	
Total Public Works:				5,946.39	
06-51-55-42-294 Conferences, Cont Education LEAGUE OF NEBRASKA MUNICIPAL	Refuse Fund WORKSHOP	Refuse Disposal 9437	Public Works 05/19/2025	225.00	
06-51-55-43-331 Professional Engineering Svcs SCS AQUATERRA	Refuse Fund GROUNDWATER MONITORING	Refuse Disposal 0536932	Public Works 04/30/2025	3,687.50	
06-51-55-43-331 Professional Engineering Svcs SCS AQUATERRA	Refuse Fund PROFESSIONAL SERVICES 4/1-4/30	Refuse Disposal 0537220	Public Works 04/30/2025	2,125.00	
06-51-55-44-444 Natural Gas BLACK HILLS ENERGY	Refuse Fund 7095 5903 91	Refuse Disposal MAY 2025	Public Works 05/21/2025	371.50	
06-51-55-45-531 Uniforms IDEAL LINEN INC	Refuse Fund Uniforms	Refuse Disposal 11270722	Public Works 05/08/2025	129.38	
06-51-55-45-554 Refuse-Oil,Grease FARM PLAN	Refuse Fund WET CHARGED BATTERY	Refuse Disposal 757492	Public Works 04/01/2025	5.39-	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
06-51-55-45-556 Parts-Vehicle, Mach, Equip FARM PLAN	Refuse Fund PARTS	Refuse Disposal 51436111	Public Works 05/13/2025	18.99	
06-51-55-45-556 Parts-Vehicle, Mach, Equip FARM PLAN	Refuse Fund PARTS	Refuse Disposal 51439677	Public Works 05/20/2025	34.99	
06-51-55-45-556 Parts-Vehicle, Mach, Equip FARM PLAN	Refuse Fund LANDFILL PARTS	Refuse Disposal P42992	Public Works 03/04/2025	416.54	
06-51-55-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Refuse Fund	Refuse Disposal 28922/1	Public Works 05/16/2025	30.48	
06-51-55-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Refuse Fund PARTS	Refuse Disposal 28890/1	Public Works 05/14/2025	14.80	
06-51-55-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Refuse Fund	Refuse Disposal 28862/1	Public Works 05/13/2025	.85	
06-51-55-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Refuse Fund	Refuse Disposal 28946/1	Public Works 05/19/2025	28.99	
06-51-55-45-556 Parts-Vehicle, Mach, Equip SANDBERG IMPLEMENT INC	Refuse Fund LANDFILL PALLET FORK/BOLTS/NU	Refuse Disposal 757494	Public Works 05/14/2025	1,587.38	
06-51-55-45-556 Parts-Vehicle, Mach, Equip MURPHY TRACTOR	Refuse Fund LANDFILL LOADER PARTS	Refuse Disposal 2454787	Public Works 05/21/2025	2,527.64	
06-51-55-45-556 Parts-Vehicle, Mach, Equip DARREN'S CARQUEST AUTO PART	Refuse Fund FLATBED OIL/FILTERS/FLEX	Refuse Disposal 2723-511909	Public Works 05/19/2025	134.36	
Total Refuse Disposal:				11,328.01	
Total Public Works:				11,328.01	
Total Refuse Fund:				17,274.40	
Sewer Fund					
07-52-58-43-383 Water Testing Services ENVIRO SERVICE INC	Sewer Fund TESTING	Sewer 2500441	Public Works 05/02/2025	2,000.00	
07-52-58-43-383 Water Testing Services ENVIRO SERVICE INC	Sewer Fund TESTING	Sewer 2500441	Public Works 05/02/2025	645.00	
07-52-58-45-544 Small Tools, Equipment BLOEDORN LUMBER - ALLIANCE	Sewer Fund TOOLS	Sewer 8779121	Public Works 05/16/2025	67.34	
07-52-58-45-544 Small Tools, Equipment FARM PLAN	Sewer Fund TOOLS	Sewer 51436894	Public Works 05/14/2025	97.96	
07-52-58-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Sewer Fund	Sewer 28903/1	Public Works 05/15/2025	8.54	
07-52-58-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Sewer Fund	Sewer 28890/1	Public Works 05/14/2025	47.14	
Total Sewer:				2,865.98	
Total Public Works:				2,865.98	
Total Sewer Fund:				2,865.98	
Water Fund					
08-52-51-43-383 Water Testing Services NE PUBLIC HEALTH ENVIRONMENT	Water Fund OTHERS TESTING	Water Treatment 590442	Public Works 05/13/2025	403.00	
08-52-51-45-556 Parts-Vehicle, Mach, Equip BLOEDORN LUMBER - ALLIANCE	Water Fund PARTS	Water Treatment 8776680	Public Works 05/15/2025	126.97	
08-52-51-45-556 Parts-Vehicle, Mach, Equip BLOEDORN LUMBER - ALLIANCE	Water Fund PARTS	Water Treatment 8778216	Public Works 05/16/2025	46.41	
08-52-51-45-561 Bldg Maintenance Material WESTCO	Water Fund FITTINGS	Water Treatment 701-30892	Public Works 05/20/2025	34.67	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
08-52-51-46-629 Other Chemicals HAWKINS INC	Water Fund	Water Treatment 7070232	Public Works 05/15/2025	1,638.08	
08-52-51-46-629 Other Chemicals HAWKINS INC	Water Fund Chemical	Water Treatment 7077481	Public Works 05/22/2025	1,000.00	
08-52-51-46-629 Other Chemicals HAWKINS INC	Water Fund CHEMICALS	Water Treatment 7070232	Public Works 05/15/2025	1,151.56	
08-52-51-46-629 Other Chemicals HAWKINS INC	Water Fund CHEMICALS	Water Treatment 7077481	Public Works 05/22/2025	3,679.15	
Total Water Treatment:				8,079.84	
08-52-52-42-294 Conferences, Cont Education NE DEPT OF ENVIRONMENT AND E	Water Fund	Distribution STEVEN HORN #12093 GRADE VI E 151293	Public Works 05/20/2025	80.00	05/22/2025
08-52-52-42-294 Conferences, Cont Education NE DEPT OF ENVIRONMENT AND E	Water Fund	Distribution PEYTON HUDSON #11823 GRADE V 151293	Public Works 05/20/2025	80.00	05/22/2025
08-52-52-43-383 Water Testing Services NE PUBLIC HEALTH ENVIRONMENT	Water Fund	Distribution COLIFORM 590442	Public Works 05/13/2025	120.00	
08-52-52-44-433 Other Advertising Services ALLIANCE TIMES HERALD	Water Fund	Distribution Legal Ad-QUALITY ON TAP REPORT 757489	Public Works 04/16/2025	844.20	
08-52-52-44-482 NRCNTSVC-Vehicle Repair Mtc WOLF FORD OF ALLIANCE	Water Fund	Distribution UNIT #502 OIL CHANGE 57568	Public Works 05/14/2025	314.60	
08-52-52-44-486 NRCNTSVC-Veh, Equip, Tire Rep WESTCO	Water Fund	Distribution UNIT #505 TIRE REPAIRS 169024	Public Works 05/19/2025	80.00	
08-52-52-45-534 Safety Commodities GRAINGER	Water Fund	Distribution Fire Hydrant paints 9497213133	Public Works 05/14/2025	414.96	
08-52-52-45-541 Office Furniture, Equipment QUILL CORPORATION	Water Fund	Distribution PRINTED ICE BAGS 43965281	Public Works 05/02/2025	79.55	
08-52-52-45-541 Office Furniture, Equipment QUILL CORPORATION	Water Fund	Distribution IGLOWW IGLICE 43967243	Public Works 05/02/2025	118.88	
08-52-52-45-544 Small Tools, Equipment MUNICIPAL SUPPLY,INC OF NEBR.	Water Fund	Distribution BATTERY PACK 0942439-IN	Public Works 05/16/2025	168.29	
08-52-52-45-556 Parts-Vehicle, Mach, Equip BERNIES ACE HARDWARE	Water Fund	Distribution PARTS 318680	Public Works 05/20/2025	27.97	
08-52-52-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Water Fund	Distribution 28916/1	Public Works 05/16/2025	6.94	
08-52-52-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Water Fund	Distribution PARTS 28947/1	Public Works 05/19/2025	8.97	
08-52-52-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Water Fund	Distribution 28908/1	Public Works 05/16/2025	6.94	
08-52-52-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Water Fund	Distribution 28947/1	Public Works 05/19/2025	47.73	
08-52-52-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Water Fund	Distribution 28902/1	Public Works 05/15/2025	9.73	
08-52-52-45-556 Parts-Vehicle, Mach, Equip CARTER'S HOME HARDWARE & AP	Water Fund	Distribution 28958/1	Public Works 05/20/2025	14.99	
08-52-52-45-556 Parts-Vehicle, Mach, Equip DARREN'S CARQUEST AUTO PART	Water Fund	Distribution PARTS 2723-511511	Public Works 05/13/2025	4.29	
Total Distribution:				2,428.04	
08-52-99-58-821 Revenue Bond-Principal NEBRASKA BANK	Water Fund	Debt Service JUNE 2025	Public Works 05/19/2025	145,000.00	
08-52-99-58-831 Revenue Bond-Interest NEBRASKA BANK	Water Fund	Debt Service JUNE 2025	Public Works 05/19/2025	4,228.75	
Total Debt Service:				149,228.75	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
Total Public Works:				159,736.63	
Total Water Fund:				159,736.63	
Golf Course					
21-71-75-44-421 Membership Dues	Golf Course	Golf Course	Cultural and Leisure		
THE PROFESSIONAL GOLFERS' AS	DUES FOR JERAD 27325563	757495	05/19/2025	664.00	
21-71-75-44-444 Natural Gas	Golf Course	Golf Course	Cultural and Leisure		
BLACK HILLS ENERGY	8588 2648 38	MAY 2025	05/21/2025	111.62	
21-71-75-44-444 Natural Gas	Golf Course	Golf Course	Cultural and Leisure		
BLACK HILLS ENERGY	7929 1256 65	MAY 2025	05/21/2025	55.66	
21-71-75-44-451 Telephone Line Expense	Golf Course	Golf Course	Cultural and Leisure		
MOBIUS COMMUNICATIONS CO.	308-762-1446	757477	05/01/2025	82.74	
21-71-75-44-479 CNTSVC Other	Golf Course	Golf Course	Cultural and Leisure		
ALL SEASONS LANDSCAPING LLC	LANDSCAPE MAINTENANCE	757497	05/26/2025	500.00	
21-71-75-44-482 NRCNTSVC-Vehicle Repair Mtc	Golf Course	Golf Course	Cultural and Leisure		
CHADRON MOTOR CO INC	MAINTENANCE ON RANGER XP	22169	05/12/2025	159.99	
21-71-75-44-489 NRCNTSVC-Other Mach, Equip	Golf Course	Golf Course	Cultural and Leisure		
MASEK DISTRIBUTING INC.	REPAIR OF CART PLUS MILEAGE A	25-02661	05/07/2025	315.18	
21-71-75-45-511 Office Supplies	Golf Course	Golf Course	Cultural and Leisure		
NEBRASKA TOTAL OFFICE	POSTERBOARD AND PENS	0128575-001	05/15/2025	5.94	
21-71-75-45-526 Other Supplies	Golf Course	Golf Course	Cultural and Leisure		
FARM PLAN	PAINT	51439694	05/20/2025	6.97	
21-71-75-45-526 Other Supplies	Golf Course	Golf Course	Cultural and Leisure		
CARTER'S HOME HARDWARE & AP	PUTTY STICK & REFLECTORS	28898/1	05/15/2025	19.81	
21-71-75-45-526 Other Supplies	Golf Course	Golf Course	Cultural and Leisure		
CARTER'S HOME HARDWARE & AP	PUTTY STICK & REFLECTORS	28971/1	05/21/2025	2.74	
21-71-75-45-544 Small Tools, Equipment	Golf Course	Golf Course	Cultural and Leisure		
FARM PLAN	PADLOCK	51427244	04/26/2025	16.99	
21-71-75-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	BULK FUEL GOLF MAINTENANCE S	U3325462	05/20/2025	837.13	
21-71-75-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	DRIP OIL	168738	05/08/2025	125.90	
21-71-75-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	BULK FUEL GOLF MAINTENANCE S	U3325461	05/20/2025	756.42	
21-71-75-45-551 Fuel,Oil,Lube-Veh,Mach,Equip	Golf Course	Golf Course	Cultural and Leisure		
CHADRON MOTOR CO INC	4 QT OIL & FILTER	22164	05/12/2025	68.96	
21-71-75-45-556 Parts-Vehicle, Mach, Equip	Golf Course	Golf Course	Cultural and Leisure		
FARM PLAN	PARTS	1427244	04/26/2025	16.99	
21-71-75-45-556 Parts-Vehicle, Mach, Equip	Golf Course	Golf Course	Cultural and Leisure		
FARM PLAN	PARTS	51437322	05/15/2025	36.64	
21-71-75-45-556 Parts-Vehicle, Mach, Equip	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	SPRAYER PARTS	701-309004	05/21/2025	25.56	
21-71-75-45-556 Parts-Vehicle, Mach, Equip	Golf Course	Golf Course	Cultural and Leisure		
CHADRON MOTOR CO INC	MIRROR, SIDE DOOR, RANGER	22149	05/09/2025	185.50	
21-71-75-45-557 Cart Barn Fuel	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	CART BARN FUEL	U3325463	05/20/2025	364.83	
21-71-75-45-557 Cart Barn Fuel	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	CART BARN FUEL	U3325375	04/30/2025	852.68	
21-71-75-45-561 Bldg Maintenance Material	Golf Course	Golf Course	Cultural and Leisure		
BLOEDORN LUMBER - ALLIANCE	BUILDING MAINTENANCE MATERIA	8784466	05/20/2025	7.19	
21-71-75-45-576 Herbicides, Pesticides	Golf Course	Golf Course	Cultural and Leisure		
WESTCO	PRIMER SELECT	82-35259	04/28/2025	1,099.85	
21-71-75-46-625 Concession Supplies	Golf Course	Golf Course	Cultural and Leisure		
CASH-WA DISTRIBUTING	SANDWICHES	14622063	05/15/2025	548.35	
21-71-75-46-625 Concession Supplies	Golf Course	Golf Course	Cultural and Leisure		
GROCERY KART INC	CONCESSIONS	0507	05/02/2025	111.24	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
21-71-75-46-625 Concession Supplies HARRIS SALES COMPANY	Golf Course CONCESSIONS	Golf Course 1185075	Cultural and Leisure 05/08/2025	121.73	
21-71-75-46-625 Concession Supplies HARRIS SALES COMPANY	Golf Course CONCESSIONS	Golf Course 1184953	Cultural and Leisure 04/28/2025	51.81	
21-71-75-46-625 Concession Supplies PEPSI COLA OF WESTERN NEBRA	Golf Course CONCESSIONS	Golf Course 5100163550	Cultural and Leisure 05/15/2025	95.30	
21-71-75-46-625 Concession Supplies PEPSI COLA OF WESTERN NEBRA	Golf Course CONCESSIONS	Golf Course 5100163131	Cultural and Leisure 05/08/2025	254.65	
21-71-75-46-625 Concession Supplies PEPSI COLA OF WESTERN NEBRA	Golf Course CONCESSIONS	Golf Course 5100163128	Cultural and Leisure 05/08/2025	669.95	
21-71-75-46-625 Concession Supplies PEPSI COLA OF WESTERN NEBRA	Golf Course CONCESSIONS	Golf Course 5100162696	Cultural and Leisure 05/01/2025	137.15	
21-71-75-46-625 Concession Supplies PEPSI COLA OF WESTERN NEBRA	Golf Course CONCESSIONS	Golf Course 5100163550	Cultural and Leisure 05/15/2025	132.95	
21-71-75-46-626 Inventory Costs ADIDAS AMERICA INC	Golf Course CLOTHING	Golf Course 6163327778	Cultural and Leisure 05/13/2025	288.00	
21-71-75-46-626 Inventory Costs ADIDAS AMERICA INC	Golf Course CLOTHING	Golf Course 6163237157	Cultural and Leisure 04/25/2025	700.40	
21-71-75-46-626 Inventory Costs VW GOLF INC	Golf Course GOLF SUPPLIES	Golf Course 90056	Cultural and Leisure 05/14/2025	136.16	
21-71-75-46-626 Inventory Costs ACUSHNET COMPANY	Golf Course SPRING APPAREL	Golf Course 920401226	Cultural and Leisure 04/28/2025	65.19	
21-71-75-46-626 Inventory Costs ACUSHNET COMPANY	Golf Course TILT PRO BALLS	Golf Course 920455218	Cultural and Leisure 05/02/2025	1,279.23	
21-71-75-46-626 Inventory Costs CALLAWAY GOLF SALES CO	Golf Course PREBOOK WOODS	Golf Course 940278758	Cultural and Leisure 05/07/2025	671.40	
21-71-75-46-626 Inventory Costs CALLAWAY GOLF SALES CO	Golf Course DEMO FITTING	Golf Course 940334528	Cultural and Leisure 05/14/2025	286.06	
21-71-75-46-626 Inventory Costs CALLAWAY GOLF SALES CO	Golf Course PREBOOK PUTTERS/WEDGES	Golf Course 940210621	Cultural and Leisure 04/29/2025	298.80	
21-71-75-46-626 Inventory Costs CALLAWAY GOLF SALES CO	Golf Course PREEBOOK BAGS	Golf Course 940319832	Cultural and Leisure 05/12/2025	189.00	
21-71-75-46-626 Inventory Costs CALLAWAY GOLF SALES CO	Golf Course LIMITED DROP BALLS	Golf Course 940311240	Cultural and Leisure 05/12/2025	117.48	
21-71-75-46-626 Inventory Costs CALLAWAY GOLF SALES CO	Golf Course PREBOOK GLOVES	Golf Course 940196944	Cultural and Leisure 04/28/2025	666.90	
21-71-75-46-627 Special Order Costs VW GOLF INC	Golf Course SPECIAL ORDER SHEILA ROBERTS	Golf Course 90048	Cultural and Leisure 05/14/2025	72.30	
21-71-75-46-627 Special Order Costs VW GOLF INC	Golf Course SPECIAL ORDER	Golf Course 89244	Cultural and Leisure 04/24/2025	94.69	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER TYLER SHERLOC	Golf Course 920404557	Cultural and Leisure 04/28/2025	370.79	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER JAKE PERKINS	Golf Course 920391345	Cultural and Leisure 04/25/2025	116.21	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER WEINGART	Golf Course 920422702	Cultural and Leisure 04/29/2025	367.48	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER COLTON MERRIT	Golf Course 920502794	Cultural and Leisure 05/08/2025	105.22	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER CLUB	Golf Course 920535565	Cultural and Leisure 05/13/2025	159.29	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER ALLAN NUSS	Golf Course 920569212	Cultural and Leisure 05/16/2025	116.19	
21-71-75-46-627 Special Order Costs ACUSHNET COMPANY	Golf Course SPECIAL ORDER KRISTI MEDJO	Golf Course 920524410	Cultural and Leisure 05/12/2025	66.78	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER B BRASHEAR	Golf Course 940311241	Cultural and Leisure 05/12/2025	913.50	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER RIVA RISE	Golf Course 940330874	Cultural and Leisure 05/13/2025	132.50	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER LADY SHAFT	Golf Course 940342615	Cultural and Leisure 05/14/2025	72.00	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER R TAYLOR	Golf Course 940324085	Cultural and Leisure 05/13/2025	335.70	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER DAVE RIZZI	Golf Course 940205582	Cultural and Leisure 04/28/2025	175.50	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER DANA BENTLEY	Golf Course 940353673	Cultural and Leisure 05/16/2025	454.50	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER KIMMEL	Golf Course 940311242	Cultural and Leisure 05/12/2025	819.00	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER D MCCUNE	Golf Course 940311243	Cultural and Leisure 05/12/2025	458.10	
21-71-75-46-627 Special Order Costs CALLAWAY GOLF SALES CO	Golf Course SPECIAL ORDER	Golf Course 940342616	Cultural and Leisure 05/14/2025	583.20	
21-71-75-46-627 Special Order Costs TOUR EDGE GOLF MFG INC	Golf Course JUNIOR BAG	Golf Course IN-01751965	Cultural and Leisure 05/07/2025	138.00	
21-71-75-46-675 Irrigation Material BLOEDORN LUMBER - ALLIANCE	Golf Course SPRINKLER PARTS	Golf Course 8784430	Cultural and Leisure 05/20/2025	117.84	
21-71-75-46-675 Irrigation Material WESTCO	Golf Course ELBOW HOSE FITTING	Golf Course 701-30866	Cultural and Leisure 05/14/2025	6.87	
Total Golf Course:				18,816.70	
Total Cultural and Leisure Services:				18,816.70	
Total Golf Course:				18,816.70	
Airport					
22-41-43-42-294 Conferences, Cont Education UNITED STATES TREASURY	Airport FIRE TRAINING-LIVE BURN	Airport Operations ARFF F 151292	Airport 05/14/2025	3,444.00	05/15/2025
22-41-43-43-373 Contract Custodial Services MELISA BRASS	Airport AIRPORT TERMINAL CLEANING	Airport Operations 603206	Airport 05/21/2025	96.00	
22-41-43-43-373 Contract Custodial Services MELISA BRASS	Airport AIRPORT TERMINAL CLEANING	Airport Operations 603206	Airport 05/21/2025	1,152.00	
22-41-43-44-444 Natural Gas BLACK HILLS ENERGY	Airport 6920 6237 05	Airport Operations MAY 2025	Airport 05/21/2025	155.87	
22-41-43-44-444 Natural Gas BLACK HILLS ENERGY	Airport 9862 2110 07	Airport Operations MAY 2025	Airport 05/21/2025	49.00	
22-41-43-44-482 NRCNTSVC-Vehicle Repair Mtc CUMMINS CENTRAL POWER	Airport LOAD BANK TEST - ARFF GENERAT	Airport Operations J7-250570144	Airport 05/08/2025	101.00	
22-41-43-44-482 NRCNTSVC-Vehicle Repair Mtc CUMMINS CENTRAL POWER	Airport LOAD BANK TEST - ARFF GENERAT	Airport Operations J7-250570146	Airport 05/08/2025	1,085.00	
22-41-43-44-483 NRCNTSVC-Building Public Wrks CUMMINS CENTRAL POWER	Airport GENERATOR INSPECTIONS - ARFF	Airport Operations J7-250570206	Airport 05/12/2025	1,106.85	
22-41-43-44-483 NRCNTSVC-Building Public Wrks CUMMINS CENTRAL POWER	Airport GENERATOR INSPECTIONS - ARFF	Airport Operations J7-250570207	Airport 05/12/2025	1,106.85	
22-41-43-45-556 Parts-Vehicle, Mach, Equip STURDEVANT'S AUTO PARTS	Airport LOADER PARTS	Airport Operations 834031625	Airport 05/27/2025	54.33	
22-41-43-45-556 Parts-Vehicle, Mach, Equip WESTCO	Airport BANJO GASKETS - DEICE SPRAYE	Airport Operations 701-30888	Airport 05/20/2025	1.76	
22-41-43-45-556 Parts-Vehicle, Mach, Equip DARREN'S CARQUEST AUTO PART	Airport PARTS	Airport Operations 2723-512162	Airport 05/22/2025	22.32	
22-41-43-45-561 Bldg Maintenance Material CARTER'S HOME HARDWARE & AP	Airport FOAMING ROOT CONTROL-ARFF S	Airport Operations 28937/1	Airport 05/19/2025	23.09	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
22-41-43-45-574 Misc Grounds Maintenance BLOEDORN LUMBER - ALLIANCE	Airport BARB STAPLES - TRACK 'U'	Airport Operations 8778169	Airport 05/16/2025	6.32	
22-41-43-45-574 Misc Grounds Maintenance FARM PLAN	Airport OTHER SUPPLIES	Airport Operations 51437799	Airport 05/16/2025	8.55	
22-41-43-45-574 Misc Grounds Maintenance GIRARD'S WELL SERVICE	Airport WELL INSPECTIONS/SERVICE GRA	Airport Operations 2492	Airport 05/06/2025	533.37	
Total Airport Operations:				8,946.31	
Total Airport:				8,946.31	
Total Airport:				8,946.31	
Public Transit Fund					
23-72-71-45-511 Office Supplies NEBRASKA TOTAL OFFICE	Public Transit Fund ENVELOPE MOISTENER	Transit - Administration 0128572-001	Public Works 05/14/2025	10.32	
23-72-71-45-526 Other Nonoperating Sup/Expense IDEAL LINEN INC	Public Transit Fund TOWELS	Transit - Administration 11271239	Public Works 05/13/2025	55.00	
23-72-71-45-526 Other Nonoperating Sup/Expense IDEAL LINEN INC	Public Transit Fund TOWELS	Transit - Administration 11272181	Public Works 05/20/2025	55.00	
23-72-71-45-526 Other Nonoperating Sup/Expense CARTER'S HOME HARDWARE & AP	Public Transit Fund PAINT FOR TRANSIT OFFICE	Transit - Administration 28352/1	Public Works 04/02/2025	176.97	
Total Transit - Administration:				297.29	
Total Public Works:				297.29	
Total Public Transit Fund:				297.29	
Street Fund					
24-41-41-44-441 Electricity COA UTILITIES	Street Fund ELECTRIC	Streets UTILITIES 05/1	Public Works 05/14/2025	157.38	05/15/2025
24-41-41-45-526 Other Supplies QUILL CORPORATION	Street Fund MULTI TIP CHARGE AND SYNC CB	Streets 43968813	Public Works 05/02/2025	30.24	
24-41-41-45-534 Safety Commodities FARM PLAN	Street Fund BOOTS-PEYTON	Streets 1394923	Public Works 01/20/2025	181.89	
24-41-41-45-543 Small Tools, Equipment FARM PLAN	Street Fund tools	Streets 51436876	Public Works 05/14/2025	9.98	
24-41-41-45-543 Small Tools, Equipment FARM PLAN	Street Fund tools	Streets 51437200	Public Works 05/15/2025	29.99	
24-41-41-45-543 Small Tools, Equipment FARM PLAN	Street Fund tools	Streets 1415465	Public Works 03/26/2025	79.97	
24-41-41-45-543 Small Tools, Equipment FARM PLAN	Street Fund tools	Streets 51440190	Public Works 05/21/2025	23.98	
24-41-41-45-543 Small Tools, Equipment FARM PLAN	Street Fund tools	Streets 51439944	Public Works 05/20/2025	7.75	
24-41-41-45-543 Small Tools, Equipment FARM PLAN	Street Fund tools	Streets 51436130	Public Works 05/13/2025	11.88	
24-41-41-45-543 Small Tools, Equipment KOKE'S AUTO FARM TRUCK INC	Street Fund SMALL TOOLS-STREETS	Streets 735993	Public Works 05/14/2025	119.00	
24-41-41-45-543 Small Tools, Equipment QUILL CORPORATION	Street Fund LEXAR SIL PLS MICROSDZC 128 G	Streets 44085169	Public Works 05/10/2025	22.09	
24-41-41-45-543 Small Tools, Equipment TRITLE PLUMBING INC	Street Fund RAINBIRD SPRINKLER HEAD	Streets 32047	Public Works 05/15/2025	18.00	
24-41-41-45-556 Parts-Vehicle, Mach, Equip DARREN'S CARQUEST AUTO PART	Street Fund PARTS	Streets 2723-511556	Public Works 05/13/2025	35.79	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
24-41-41-45-558 Tires-Vehicle, Equipment	Street Fund	Streets	Public Works		
KAISER TIRE		18182	05/14/2025	20.00	
24-41-41-45-564 Concrete	Street Fund	Streets	Public Works		
CROELL REDI MIX INC	CONCRETE	953301	04/28/2025	627.00	
24-41-41-45-564 Concrete	Street Fund	Streets	Public Works		
CROELL REDI MIX INC	CONCRETE	955017	04/30/2025	630.00	
24-41-41-46-644 Asphalt	Street Fund	Streets	Public Works		
SIMON CONTRACTORS	COLD MIX	4064679	05/15/2025	930.60	
24-41-41-46-646 Paint	Street Fund	Streets	Public Works		
SHERWIN-WILLIAMS CO.	ACETONE/PM 5713 SB AC TP Y	4994-0	05/14/2025	1,500.50	
24-41-41-58-831 W & N Interest	Street Fund	Streets	Public Works		
PLATTE VALLEY BANK	INTEREST - HWY ALLOCATION BON	JUNE 2025	05/19/2025	22,925.00	
Total Streets:				27,361.04	
Total Public Works:				27,361.04	
Total Street Fund:				27,361.04	
Retired Senior Vol Program					
26-71-70-44-470 Contracted Services	Retired Senior Vol P	Retired Senior Vol Program	Cultural and Leisure		
EAKES INC	COPIES	INV651991	05/19/2025	86.57	
Total Retired Senior Vol Program:				86.57	
Total Cultural and Leisure Services:				86.57	
Total Retired Senior Vol Program:				86.57	
Redevelopment Fund					
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
LINPEPCO PARTNERSHIP	TIFF #3 SCHOOL TAX CREDIT	APRIL 2025	05/23/2025	4,614.45	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
LINPEPCO PARTNERSHIP	TIFF #3 STATE PROPERTY TAX CR	APRIL 2025	05/23/2025	3,405.71	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
LINPEPCO PARTNERSHIP	TIFF #3	APRIL 2025	05/23/2025	39,357.93	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
PLATTE VALLEY BANK	TIFF #5 SCHOOL TAX CREDIT	APRIL 2025	05/23/2025	229.36	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
PLATTE VALLEY BANK	TIFF #5 1DASH5	APRIL 2025	05/23/2025	1,493.44	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
PLATTE VALLEY BANK	TIFF #5 STATE PROPERTY TAX CR	APRIL 2025	05/23/2025	133.39	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
SECURITY FIRST BANK	TIFF #6 SCHOOL TAX CREDIT	APRIL - 2025	05/23/2025	5,988.51	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
SECURITY FIRST BANK	TIFF #6 STATE PROPERTY TAX CR	APRIL - 2025	05/23/2025	3,216.81	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
SECURITY FIRST BANK	TIFF #6 ALLIANCE LODGING LLC	APRIL - 2025	05/23/2025	35,561.17	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
SECURITY FIRST BANK	TIFF #9 STATE PROPERTY TAX CR	APRIL 2025	05/23/2025	2,354.84	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
BLOMENKAMP INVESTMENTS, LLC	TIFF#8 SCHOOL TAX CREDIT	APRIL 2025	05/23/2025	911.18	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
BLOMENKAMP INVESTMENTS, LLC	TIFF#8 STATE PROPERTY TAX CRE	APRIL 2025	05/23/2025	405.44	
37-61-69-58-821 W & N Principal	Redevelopment Fun	Redevelopment	Community Develop		
BLOMENKAMP INVESTMENTS, LLC	TIFF#8 BLOMENKAMP INVESTMEN	APRIL 2025	05/23/2025	8,654.38	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Net Invoice Amount	Date Paid
Total Redevelopment:				106,326.61	
Total Community Development:				106,326.61	
Total Redevelopment Fund:				106,326.61	
Administration Internal Service					
51-13-13-44-423 Database Subscriptions	Administration Intern	Personnel	Personnel		
PAYLOCITY CORPORATION	COMPLETE HCM SOLUTION	INV2839883	05/20/2025	2,873.41	
51-13-13-44-432 Employment Notices	Administration Intern	Personnel	Personnel		
ALLIANCE TIMES HERALD	LEGAL AD - CITY CLERK JOB	757499	05/07/2025	6.26	
51-13-13-45-526 Other Supplies	Administration Intern	Personnel	Personnel		
DOCU-SHRED LLC	64 GALLON CONTAINER	17710	05/20/2025	30.00	
Total Personnel:				2,909.67	
Total Personnel:				2,909.67	
51-17-17-44-451 Telephone Line Expense	Administration Intern	MIS	Technology		
CHARTER COMMUNICATIONS	176247201	176247201051	05/14/2025	15.82	
Total MIS:				15.82	
Total Technology:				15.82	
Total Administration Internal Service:				2,925.49	
Enterprise Internal Service					
55-21-23-44-436 Mail, Delivery Services	Enterprise Internal S	Utility Customer Service	Finance		
POSTMASTER	PERMIT MAILING	757503	05/23/2025	3,000.00	
Total Utility Customer Service:				3,000.00	
Total Finance:				3,000.00	
55-51-56-45-561 Bldg Maintenance Material	Enterprise Internal S	Warehouse	Utility Superintendent		
BERNIES ACE HARDWARE	VALVE FLUSH-PUBLIC WORKS	318378	05/13/2025	249.99	
Total Warehouse:				249.99	
Total Utility Superintendent:				249.99	
Total Enterprise Internal Service:				3,249.99	
Health Care Internal Service					
57-81-81-42-231 Employee Life Insurance	Health Care Internal	Health Support	Personnel		
UNUM LIFE INSURANCE COMPANY	EMPLOYEE LIFE INSURANCE #091	MAY-2025	05/01/2025	913.40	05/22/2025
57-81-81-42-287 Employee Claims	Health Care Internal	Health Support	Personnel		
REGIONAL CARE, INC.	HEALTH CLAIMS	05192025-HC	05/19/2025	57,346.80	05/22/2025
Total Health Support:				58,260.20	
Total Personnel:				58,260.20	
Total Health Care Internal Service:				58,260.20	

GL Account and Title Vendor Name	Segment Fund Description	Segment Under Dept Invoice Number	Segment Department Invoice Date	Segment Department Net Invoice Amount	Date Paid
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Grand Totals: 1,239,550.93

Dated: _____

Mayor: _____

City Manager: _____

City Treasurer: _____

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

COUNCIL PROCEEDINGS

The Alliance, Nebraska City Council met in a Regular Meeting on Tuesday, May 20, 2025 at 7:00 p.m. Present were Council Members McGhehey, Mashburn, Weisgerber and Turman.

Council acted on and/or discussed the following items of business:

1. Approved the Consent Calendar. Ayes: All. Motion carried.
2. Conducted a Public Hearing on the rezone of Tracts of Land in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte Couty, Nebraska, from Ag, Agriculture, to C-3, Heavy Commercial. Following the Public Hearing, Council approved the second reading of Ordinance No. 3000. Ayes: All. Motion carried.
3. Conducted a Public Hearing on the rezone of the West Half of Block 28, Original Town, Alliance, Box Butte County, Nebraska from M-2, Heavy Industrial District, to C-2, Central Business District. Following the Public Hearing, Council approved the second reading of Ordinance No. 3001. Ayes: All. Motion carried.
4. Passed the first reading of Ordinance No. 3002, which will add Section 2-53 to the Municipal Code adopting Code of Conduct for the City of Alliance City Council and City Employees. Ayes: All. Motion carried.

Meeting adjourned at 7:21 p.m.

(SEAL)

John McGhehey, Mayor

Attest:

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.

RESOLUTION NO. 25-60

WHEREAS, The City of Alliance is the owner of the property located at 212 Yellowstone Avenue, Alliance, Nebraska; and

WHEREAS, Staff is recommending that the City of Alliance renew the Lease Agreement with the Aging Office of Western Nebraska for an additional year ending June 30, 2026; and

WHEREAS, The Aging Office of Western Nebraska will be using the property for its Nutrition Program serving meals to persons 60 years of age and older.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, to approve the Lease Agreement between the City of Alliance and the Aging Office of Western Nebraska for the property located at 212 Yellowstone Avenue, Alliance, Nebraska.

PASSED AND APPROVED this 3rd day of June, 2025.

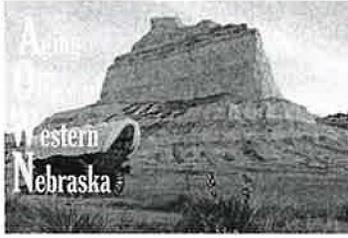
John McGhehey, Mayor

(SEAL)

Attest: _____
Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel



1437 10th St.
Gering, NE. 69341

May 19, 2025

Alliance Senior Center
212 Yellowstone
Alliance, NE. 69301

To Whom It May Concern,

Please find enclosed the Agreement between this Agency and your organization that will allow for the continuance of the nutrition project in your facility from **July 1, 2025, through June 30, 2026.**

The Agreement identifies service days, service hours, conditions, and rate of assistance this Agency will be able to pay toward the cost of utilities for the project.

If the Agreement meets with your satisfaction, please sign and return one copy to our office by **June 6, 2025,** and keep one copy for your records. Please be sure to also sign the Donated Building Space form and return it with the Agreement.

Thank you,

A handwritten signature in cursive script that reads "Samantha Williams".

Samantha Williams
Nutrition Program Coordinator
Aging Office of Western Nebraska
Phone: (308) 635-0851
Email: Samantha.Williams@aown.org

SEVICES AVAILABLE TO ALL PERSONS WITHOUT REGARD TO RACE, COLOR,
HANDICAP, NATIONAL ORIGIN, SEX, OR AGE.

AGREEMENT

This Agreement is made the 1st day of July 2025 by and between the AGING OFFICE OF WESTERN NEBRASKA NUTRITION PROJECT, hereinafter designated as the “Project”, and the CITY OF ALLIANCE, ALLIANCE NE, 69301, hereinafter designated as the “Site”.

1. The Project will have the use of the Site for the purpose of serving meals to persons 60 and over for five days of each week, generally Monday through Friday with weekend exceptions for weather, holidays, etc. between the hours of 7:00 AM and 2:00 PM.
2. Staff for the Project shall be provided by the Site by separate agreement with the City of Alliance, Nebraska.
3. The Site will provide the use of its kitchen, dining, and relevant support areas of the building for use by the Project.
4. The Project shall pay \$530.00 per month to the Site for utilities.
5. The Site will not make any additional charges to the Project other than the amount herein agreed upon, unless otherwise agreed.
6. EQUIPMENT: The Project shall provide and maintain the equipment necessary for the preparation and serving of the Nutrition activity. The large equipment and any additional small equipment including small wares (defined below) needed by the Project to carry out its functions shall remain the property of the Project and is subject to removal from the Site should the Project be discontinued or moved to another location.

Equipment owned by the Project shall be made available for the use of the Site for Site activities. Pre-notification by the Site to the Project of the intended use of equipment is required to assure non-interference with the work of the Project.

The Site shall be responsible for the cleaning, maintenance, and repair of Project equipment during the use of such equipment for Site activities beyond the Project Nutrition activity.

- Small wares included dishes, glassware, pots, pans, cookie sheets, silverware, serving utensils, shelving, mixers, blenders, roasters, crock pots, and any other property belonging to the Project.

7. This agreement shall be effective a

8. s of July 1, 2025, and shall be in force during the period commencing on the effective date and ending June 30, 2026 and contingent upon availability of funds for the Project.
8. The Project shall keep locked the refrigerators and freezers in the kitchen and pantry areas.
9. In the event of any breach or default by the Project or the Site of the terms and Conditions of this Agreement, the party not in default shall give written notice to the party in default specifying the acts or omissions constituting the alleged default or breach; if within thirty (30) days after issuance of such notice the party in default shall have failed to cure such default, then in that event, the party not in default may terminate this Agreement by ten (10) days written notice to the party in default.
10. The Project assures that it has Blanket Liability Insurance to cover participants and staff of the Project during the period of use by the Project. The Site will provide insurance covering the building. The Project will obtain and keep in full force and effect while operating on the Site a commercial general liability policy with limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate. The City shall be named an additional insured of such policy and shall be entitled to receive, at its request, a certificate of such insurance coverage from the Project, showing the policy, the limits, and the additional insured designation.
11. Plumbing and Electrical Repairs: Cost for plumbing repairs in the kitchen area of the Site shall be shared according to the following percentage:

60% of cost by Project
40% of cost paid by Site

The Site shall maintain the electricity system to the outlets. Any additions to the electrical system for the Project Nutrition activity shall be the cost of the Project.

In witness whereof, the parties hereto have caused this Agreement to be signed by their duly authorized officers the day and year first above written.

FOR THE PROJECT


Cheryl R. Brunz

FOR THE SITE

DONATED BUILDING SPACE

RE: Site known as: CITY OF ALLIANCE
 Located at: 212 YELLOWSTONE
 ALLIANCE, NE 69301

We, hereby, agree to donate building space, to the Aging Office of Western Nebraska (AOWN), to be used for their Nutritional program per the attached signed Agreement.

Such building space to be furnished to the AOWN at "Non-Cash Rental" known as "In-Kind" under the Program at a dollar value of \$53,340.00 annually.

Signed. _____

RESOLUTION NO. 25-61

WHEREAS, The Alliance City Council approved Resolution No. 25-26 on February 18, 2025 entering a contract with League Association of Risk Management (LARM) to provide Liability and Casualty Insurance for the City of Alliance; and

WHEREAS, The League Association of Risk Management does a property analysis on all City owned property as part of signing with their services; and

WHEREAS, The LARM Representatives and City Staff walked through all City properties evaluating their conditions and values; and

WHEREAS, LARM (League Association of Risk Management) has made recommendations to be adopted to the current policy making it current and up to date with assessments;

WHEREAS, The City Clerk and Nate Fox (LARM Broker) presented the recommended amendments to the Alliance City Council at their May 6th City Council Meeting with City Council recommending City Staff to move forward with the changes; and

WHEREAS, The City's amended coverages and premiums have been reviewed by LARM's Broker and the City Clerk, recommending the City Council's approval for the updated endorsements and payment.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Alliance, Nebraska, that the amended City of Alliance Liability and Casualty Insurance Policy with the League of Risk Management (LARM) be authorized and approved in the amount of Twenty-Eight Thousand Five Hundred Thirty-Two Dollars and 44/100ths (\$28,032.44).

BE IT FURTHER RESOLVED, The City Clerk is authorized to make these changes to the policy on behalf of the Alliance City Council.

PASSED AND APPROVED this 3rd day of June, 2025.

(SEAL)

John McGhehey, Mayor

Attest:

Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel



League Association of Risk Management
1335 L St, Suite 200
Lincoln, NE 68508

Member Invoice

Invoice #: 113406

Member Name: City of Alliance & Alliance Volunteer Fire Department

Member Address: P.O. Box D
Alliance, NE 69301

Member Number: 0568

Effective Date: 03/01/2025 **Expiration Date:** 10/01/2025

Invoice Date: 05/29/2025

Endorsement #: 11

Property Damage **Included**

Total Amount Due per this Invoice: **\$28,032.44**

Narrative

June 3, 2025



RESOLUTION - OPEN FIELDS AND WATERS CONTRACT & SUPPLEMENT



This resolution will approve a renewal of an agreement the City has had with Nebraska Game & Parks since 2005. The agreement provides that Game & Parks pay the City an amount of \$5,849.00. In return, the City agrees to provide controlled public access for the purpose of hunting and trapping on Tracts 'B', 'C', 'M', 'N', and 'O'.

The benefit of this agreement to the airport is improved safety conditions because it helps control wildlife in our immediate area. A specific grazing system is also spelled out in the agreement for the above mentioned tracts of land.

This contract will be for a five year term ending on July 31, 2030.

RECOMMENDATION: APPROVE THE RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN THE OPEN FIELDS AND WATERS CONTRACT AND THE SUPPLEMENT.

RESOLUTION NO. 25-62

WHEREAS, The City of Alliance owns and operates the Alliance Municipal Airport; and

WHEREAS, Previously the City of Alliance has entered into an Open Fields and Waters Contract with the Nebraska Game and Parks Commission regarding the Alliance Municipal Airport property; and

WHEREAS, The Nebraska Game and Parks Commission has offered a renewal of the Contract for a term expiring July 31, 2030; and

WHEREAS, The Council finds that it is in the best interest of the City of Alliance and the public to approve the contract.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alliance, Nebraska, that the Mayor is authorized to execute the Open Fields and Waters Contract with the Nebraska Game and Parks Commission for property located at the Alliance Municipal Airport.

BE IT FURTHER RESOLVED that the annual payment to be received by the City of Alliance is Five Thousand Eight Hundred Forty-Nine and 00/100ths Dollars (\$5,849.00).

PASSED AND APPROVED this 3rd day of June, 2025.

John McGhehey, Mayor

(SEAL)

Attest: _____
Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel



Nebraska Game and Parks Commission

Open Fields and Waters CONTRACT

In Cooperation with Pheasants Forever, Inc.

OFW Contract - Regular

Office Use Only
 Contract Number: 1037
 District: Northwest
 County: Box Butte
 POA/FOP: Northern
Panhandle POA

This CONTRACT is between the Nebraska Game and Parks Commission (Commission), Pheasants Forever, Inc., and

Payment Share	Landowner Name	Address	City	State	Zip Code
100%	City of Alliance	PO Box D	Alliance	Nebraska	69301

Cooperator Contact: Lynn Placek **Cooperator Phone:** 308-762-4512; hereinafter called the Cooperator.
Commission Contact: Shelley Steffl **Commission Phone:** 308-430-3977

1) On the listed acres of land and/or water, this Contract provides access for:
 hunting and trapping **fishing** **hunting, trapping, and fishing**

Contract Length
5 Years

2) The Cooperator agrees to allow walk-in public access to these properties during the following:
All seasons (open year round during open seasons for hunting and trapping, and/or fishing)
 Payment Reduction (if applicable): **0**

Contract Dates:
08/01/2025 - 07/31/2030

- 3) On the contract areas, the cooperator further agrees:
- A) that all public access activities will be limited to foot-traffic only, unless agreed upon designated trails are posted with signs allowing vehicle travel;
 - B) to ensure that walk-in hunting and trapping and/or fishing access is provided during all legal seasons identified in this contract;
 - C) to allow the use of portable temporary blinds, tree stands, and portable watercraft if appropriate;
 - D) that renters or lessees of property may only enter into agreements if such rights are granted by the owner or with owner consent;
 - E) to consent to release of FSA CRP contract necessary for inspection and payment purposes on enrolled CRP acres;
 - F) that change in ownership of the contracted area shall terminate this agreement;
 - G) Other Considerations:

4) Payment Details:

Enrolled Habitat Type(s)	Rate	Land acres	Water Acres	Stream Miles	Payments
Medium Rate Grassland	\$2	1,845	0	0	\$3,690.00
Standard CRP	\$10	208	0	0	\$2,080.00
Low Rate Grassland	\$1	79	0	0	\$79.00
Total	NA	2,132	0	0	\$5,849.00

Summary of Payments (Includes Reduction):

Annual Payment	Total Payment - 5 Years
\$5,849.00	\$29,245.00

Remit Payment (OFW Program payments will be sent to):

Landowner Name	Care Of	Remit Address	City	State	Zip Code

5) Contract Details:

- A) The Commission further agrees to provide added law enforcement presence, payment (by the Commission or Pheasants Forever) upon satisfactory completion of this Contract, signs to mark boundaries and designated parking areas as needed, and to publish locations of access lands.
- B) Either party, upon 30 days written notice, may terminate this Contract; a pro rata payment will follow.
- C) Modification to this Contract must be made in writing and signed by both the Cooperator and the Commission representative.
- D) Program payments may be modified if contracted area is hayed, grazed, or habitat changed through use not authorized in this contract.
- E) Program payments are made in March following the primary hunting seasons or upon completion of the contract agreements.
- F) If program funds are discontinued, the Commission may void this contract.

SUPPLEMENT TO THE OPEN FIELDS AND WATERS
CONTRACT

(REGARDING A HUNTING ACCESS/HABITAT MANAGEMENT PROGRAM)

BETWEEN
NEBRASKA GAME AND PARKS COMMISSION
AND
CITY OF ALLIANCE

I. INTRODUCTION AND PURPOSE

The City of Alliance (COA) manages and gains income from a significant amount of prairie habitat located in southeastern Box Butte County, Nebraska through the use of livestock grazing. The Nebraska Game and Parks Commission (NGPC) has an interest in the proper management of Nebraska's prairie habitat and associated wildlife. The parties agree that this prairie habitat needs to be properly managed to allow for a sustainable livestock grazing program and to provide for healthy wildlife populations. They also agree that allowing controlled public access for the purpose of hunting and trapping can improve airport safety conditions through the harvest of abundant wildlife species and provide recreational opportunity to sportspersons in an area where limited public access for such purposes is available.

II. SCOPE OF THE AGREEMENT

ITEM A. The City of Alliance and Nebraska Game and Parks Commission mutually agree:

1. That every provision of this Access Agreement is subject to the laws of the State of Nebraska.
2. To enter into an Access Agreement for the purpose of hunting access at City of Alliance property in Box Butte County, Nebraska. Further, this agreement provides that COA be reimbursed with NGPC and/or Pheasants Forever funds for hunting access using established payment rates outlined within the Open Fields and Waters contract and agreed upon by NGPC and COA.
3. That payments provided to COA by NGPC are specifically for hunting access. The habitat management recommendations laid out within this document are to help maintain habitats critical for local wildlife populations. As part of this agreement, this management must take place in order for the COA to receive their access payment.

4. To cooperate in the recognition of each parties' participation in this program.
5. That each party will be responsible for its own acts and the results thereof and shall not be responsible for the acts of the other party and the results thereof. Each party, therefore, agrees that it will assume all risk and liability to itself, its agents or employees, for any injury to persons or property resulting in any manner from the conduct of its own operations, and the operation of its agents or employees under this agreement, for any loss, cost, damage or expense resulting at any time from any and all causes due to any act or acts, negligence, or the failure to exercise proper precautions, of or by itself or its own agents or its own employees, while occupying or visiting the premises under and pursuant to the Agreement. Nothing in this Agreement shall be construed to be a waiver of the sovereign immunity of the State or qualified immunity of any of its employees or agents.

ITEM B. City of Alliance agrees to:

1. Utilize the five-pasture rest-rotation grazing system (including recommended grazing dates and stocking rates) on Pasture B throughout the duration of a five-year lease with one pasture being rested for one calendar year during the term of the lease agreement and the other pastures receiving one grazing treatment each year (See Attachment A). Manage Pasture C according to previous NRCS recommendations. Pasture O (expired CRP acres) will continue to be managed in a CRP-fashion, meaning the cover will remain intact until management is specifically recommended by the NGPC. When recommended any vegetation removal on these acres will be by haying only, grazing is not recommended due to cover types present and lack of necessary infrastructure.
2. Allow hunting and trapping on specified portions of COA property (Pastures B, C and O) with the following provisions and controls:
 - a. Walk-in only access, foot traffic only. Vehicle access is permitted for administrative purposes.
 - b. Open dates for access – Site will be open for hunting/trapping based on state regulations. Hunting will be allowed October 1st through March 1st of the following year.
 - c. Possession or use of rifles or handguns is prohibited; only shotguns, muzzleloading, and archery equipment are permitted.
 - d. Trapping restrictions for NGPC Wildlife Management Areas apply.

3. Maintain adequate signs posted on property to facilitate public access.
4. Maintain all other aspects of infrastructure to facilitate the grazing system. This includes periodic maintenance of fencing.

ITEM C. Nebraska Game and Parks Commission agrees to:

1. Provide a payment to COA for the hunting access in the spring of each year of the agreement. The payment rates the COA will receive are based on the rates laid out by the Commission's Open Fields and Waters program. Access rates are based on cover type; in this case, high-rate grassland for Pastures B and C and CRP rates for pasture O.
2. Provide COA with appropriate signs to post on the outside perimeter and interior boundary of lands open to public access. Sign design and content will be mutually agreed upon by NGPC and COA.
3. Provide enforcement of Nebraska Game Laws.
4. Distribute a brochure in cooperation with COA that outlines the recreational opportunities available (including special provisions and controls) and habitat management activities occurring at the City of Alliance Cooperative Management Unit.
5. Abide by any rules and regulations deemed necessary by COA for air traffic safety.

III. SPECIAL AGREEMENT PROVISIONS

A. CONDITIONS OF WAR OR NATIONAL EMERGENCY

During the time of war or national emergency, COA shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the land area, the publicly owned air navigation facilities and/or other areas or facilities of the airport.

B. SUBORDINATION OF AGREEMENT

The Agreement shall become subordinate to provisions of any existing or future agreement between COA and the United States of America or any agency thereof relative to the operation, development, or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

IV. EXECUTION, MODIFICATION AND DURATION OF AGREEMENT

This Agreement will become effective upon signing by the COA, and shall continue in force until July 31, 2030, or until terminated by either party.

Amendments to this agreement may be proposed by either party and shall become effective upon written approval by both parties.

Nebraska Game and Parks Commission

Signature

Print Name

Title

Date

City of Alliance

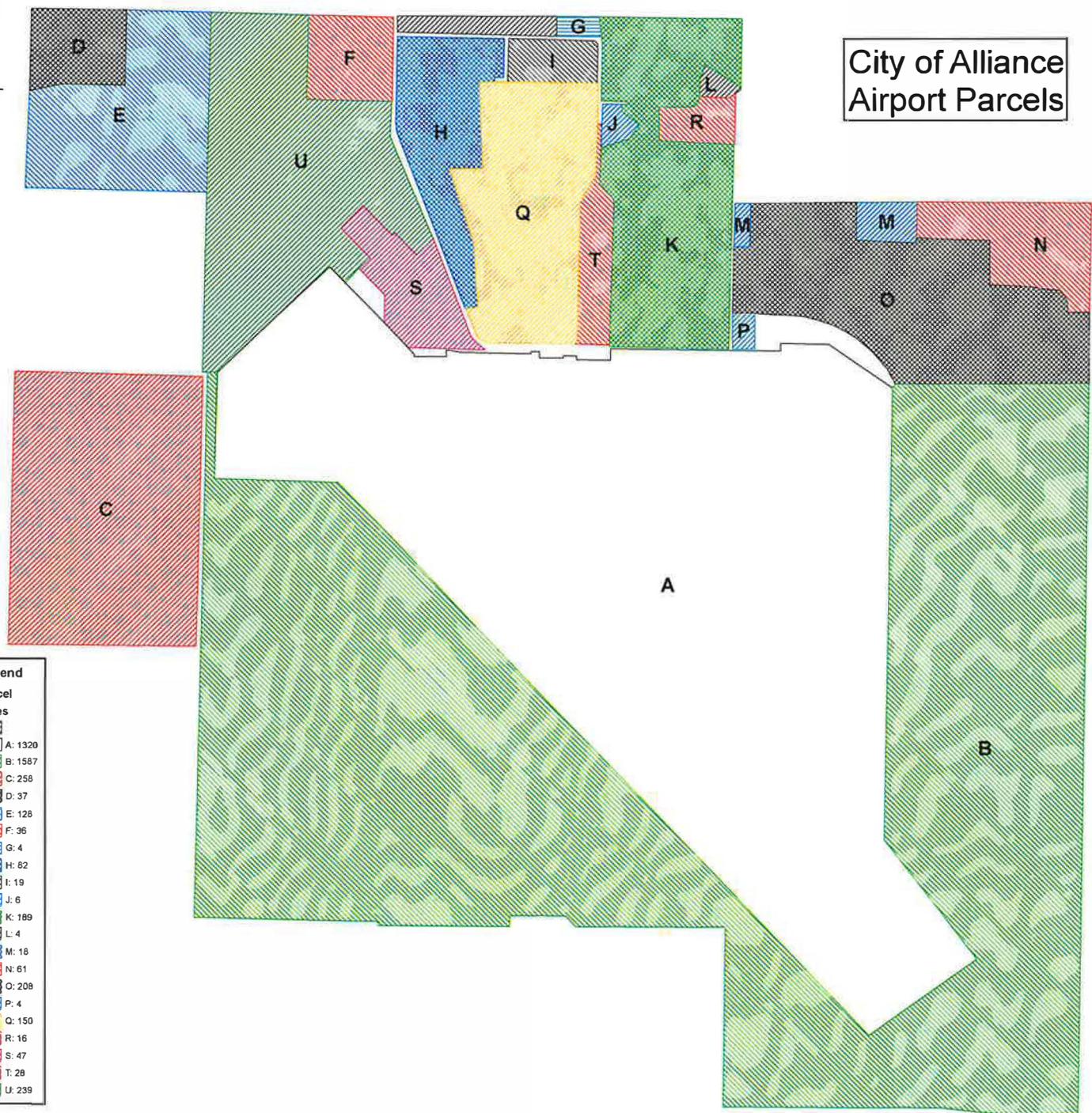
Signature

Print Name

Title

Date

City of Alliance Airport Parcels



Parcel	Acres
A	1320
B	1587
C	258
D	37
E	128
F	36
G	4
H	82
I	19
J	6
K	189
L	4
M	18
N	61
O	208
P	4
Q	150
R	16
S	47
T	28
U	239



1 inch = 766 feet

Exhibit A



Narrative

June 3, 2025



RESOLUTION - AIRPORT AIRFIELD ELECTRICAL PROJECT BID AWARD

M.C. Schaff and Associates on behalf of the City of Alliance prepared an Invitation to Bid for the Federally-approved airport airfield electrical project number 3-31-0003-028-2025. Base bid includes reconstruction of runway lighting, wind cones, and guidance signs for Runway 12/30 and Runway 8/26, installs new PAPIs/REILs on Runway 8/26, regulator room improvements, pavement removal on Runway 8/26, and shoulder grading on Runway 12/30 and Runway 8/26. The alternate bid includes installation of an additional supplemental wind cone on Runway 35. Runway 17/35 is not eligible for FAA funding and all construction costs for alternate bid will be paid 100% by airport.

The project was advertised for three weeks with six general contractors and seven subcontractors requesting plans and specifications. Five bids were opened at the scheduled time on May 22, 2025 at City Hall. The bids have been reviewed by the Engineer and compliance noted with Disadvantaged Business Enterprise (DBE) goals, Buy American Certification, and bid bond requirements. The lowest responsive and responsible bidder was Paul Reed Construction & Supply, headquartered in Gering, Nebraska at a base bid of \$3,266,677.60. The engineer's recent estimate for the project was \$4,678,860.00.

Five contractors submitted bids on the project:

Bidder	Total Base Bid	ALT-1 Bid
Paul Reed Construction & Supply, Gering, NE	\$3,266,677.60	\$21,961.96
Perrett Construction, Valentine, NE	\$3,378,781.70	\$24,988.10
Eric Reichert Insulation & Construction, Scottsbluff, NE	\$3,413,880.15	\$24,591.37
K.L. Wood Construction, Alliance, NE	\$3,970,877.24	\$22,580.00
Peltz Companies, Alliance, NE	\$4,023,904.93	\$25,690.58
Engineer's Estimate	\$4,678,860.00	\$35,605.00

The alternate bid for the additional supplemental wind cone is being requested for Runway 35 because the current wind cone placement that is used for Runway 30 and Runway 35 is no longer allowed to stay in its current location. When the current wind cone is moved to its new location it will no longer be useful to Runway 35. Runway 17/35 has been kept in operation by the City of Alliance for wind coverage and is used by general aviation aircraft. The bid is for the installation only and one of the salvaged wind cones will be used for this location. A drawing for your reference is included in the packet.

M.C. Schaff and Associates is recommending that the Council approve the bid proposal from Paul Reed Construction & Supply in the amount of \$3,288,639.56 (base bid and alternate bid) for the airfield electrical project subject to the final approval of the bid by the Federal Aviation Administration and Nebraska Department of Transportation, Aeronautics Division. M.C. Schaff's formal letter of recommendation is included in the packet as well as the bid tabulation.

In addition to the actual construction costs, engineering costs, audit expense, administrative and flight checks of \$583,322.40 will be added for a total project cost of \$3,871,961.96. The current fiscal year budget includes authority for part of the engineering fees of \$352,000. The construction of this project is not expected to happen until Summer of 2026 because all components for a runway must be onsite before that

Narrative

June 3, 2025



phase of the project can begin. The FAA will participate at 95% with the City of Alliance's portion being a 5% match. Staff have applied for a state grant and while final numbers have not been awarded it is expected to be 2% in the amount of roughly \$77,000. That portion will come out of the City of Alliance's 5% match amount. The expected final totals are summarized as:

City of Alliance	\$ 137,461.96 (amount includes base bid and alternate)
State 2%	\$ 77,000.00
Federal (AIP 95%)	\$3,657,500.00

RECOMMENDATION: APPROVE RESOLUTION AWARDDING THE AIRPORT AIRFIELD ELECTRICAL PROJECT TO PAUL REED CONSTRUCTION & SUPPLY SUBJECT TO FEDERAL AND STATE APPROVAL.

RESOLUTION NO. 25-63

WHEREAS, The City of Alliance has received bid proposals for the Federally approved Airport Airfield Electrical Project (FAA AIP 3-31-0003-028-2025) at the Alliance Municipal Airport, Alliance, Nebraska; and

WHEREAS, The City of Alliance has requested funds from the Federal Aviation Administration under AIP Project 3-31-0003-028-2025 to pay 95% of all AIP eligible project costs for Schedule I (\$3,266,677.60) and 5% of all eligible project costs for Schedule II (\$21,961.96); and

WHEREAS, The Alliance Airport Consultant, M.C. Schaff & Associates, has reviewed the bid proposals received and recommended award to Paul Reed Construction & Supply, Gering, Nebraska in the amount of \$3,288,639.56 for the Schedule I and Schedule II project costs; and

WHEREAS, The City of Alliance concurs with the recommendation of M.C. Schaff & Associates in award of FAA AIP Project 3-31-0003-028-2025 to Paul Reed Construction & Supply, Gering, Nebraska; and

WHEREAS, The City recommendation is contingent upon approval from the Federal Aviation Administration (FAA) and Nebraska Department of Transportation (NDOT) in award or AIP Project 3-31-0003-028-2025 to Paul Reed Construction & Supply, Gering, Nebraska.

NOW, THEREFORE, BE IT RESOLVED, by the City of Alliance, Nebraska that the bid proposal from Paul Reed Construction & Supply, Gering, Nebraska, in the amount of \$3,288,639.56 for AIP Project 3-31-0003-028-2025 be recommended to FAA and NDOT for award and acceptance.

PASSED AND APPROVED this 3rd day of June, 2025.

John McGhehey, Mayor

(SEAL)

Attest: _____
Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel



City of Alliance
324 Laramie Avenue
P.O. Box D
Alliance, NE 69301

May 27, 2025

RE: Alliance Municipal Airport
Reconstruct RW 12/30 & RW 8/26 Lighting
Install PAPI/REIL/Guidance Signage/Grading Project
FAA AIP 3-31-0003-028-2025
Lynn Placek – Alliance Airport Manager

Honorable Mayor and City Council:

A bid opening was held on May 22, 2025, for the above referenced project, at the Alliance City Hall Offices, Alliance, Nebraska.

The "Invitation for Bids" was published in the Alliance Times-Herald newspaper on April 23, April 30, and May 7, 2025. The bid documents were also distributed to NDOT Aeronautics and the Construct Connect plan service.

Six (6) general contractors and seven (7) subcontractors received plans and specifications prior to the bid opening.

A pre-bid meeting was held on May 6, 2025, at the Alliance Municipal Airport to review the project scope and existing airport conditions with any potential bidders.

Five (5) contractors submitted bids on the project:

Bidder	Schedule I Bid Items 1 - 46	Schedule II Bid Items 47 - 55
Paul Reed Construction & Supply, Gering, NE	\$3,266,677.60	\$21,961.96
Perrett Construction, Valentine, NE	\$3,378,781.70	\$24,988.10
Eric Reichert Insulation & Construction, Scottsbluff, NE	\$3,413,880.15	\$24,591.37
K.L. Wood Construction, Alliance, NE	\$3,970,877.24	\$22,580.00
Peltz Companies, Alliance, NE	\$4,023,904.93	\$25,690.58
Engineer's Estimate	\$4,678,860.00	\$35,605.00

The low bidder was 30.2% less than the Engineer's Estimate.

Schedule I includes reconstruction of runway lighting, wind cones, and guidance signage on RW 12/30 & RW 8/26, new PAPIs/REILs on RW 8/26, regulator room improvements, pavement removal on RW 8/26, and shoulder grading on RW 12/30 & RW 8/26.

Schedule I construction items are anticipated to be funded through FAA AIP Project 3-31-00003-028-2025 and local matching funds. The estimated project funding for Schedule I construction costs are as follows:

➤ FAA (95%)	\$3,103,337.00
➤ Airport (5%)	<u>\$ 163,340.60</u>
➤ Total Construction Funding	\$3,266,677.60

Schedule II includes installation of a new supplemental wind cone on RW 35. RW 17/35 is not eligible for FAA funding and all construction costs for Schedule II shall be paid 100% by the Airport.

The Engineer completed a tabulation of the bid proposal and found mathematical errors in the bid proposals from Paul Reed Construction, Perrett Construction, Eric Reichert Construction, and K.L. Wood. The engineer’s bid tabulation notes the corrected bid totals for all bidders.

A copy of the engineer’s detailed bid tabulation and bidder’s information is attached to this letter for your review.

The bidders were required to list the cost to include the *City of Alliance* and *M.C. Schaff & Associates* as “*additional insured*” on the contractor’s project insurance certificate. The bidders indicated the following costs for the additional insurance requirements:

Bidder	Additional Insured Cost **
Paul Reed Construction & Supply, Gering, NE	\$0.00
Perrett Construction, Valentine, NE	\$0.00
Eric Reichert Insulation & Construction, Scottsbluff, NE	\$0.00
K.L. Wood Construction, Alliance, NE	\$0.00
Peltz Companies, Alliance, NE	\$0.00

**** Costs for providing additional insured coverage are not eligible for AIP federal funding.**

The bidders were required to complete the certification statement of “*Offeror/Bidder Regarding Tax Delinquency and Felony Convictions.*” The bidders indicated the following certifications with their bid proposal:

Bidder	Tax Delinquency Certification		Felony Conviction Certification	
	Is	Is Not	Convicted	Not Convicted
Paul Reed Construction & Supply, Gering, NE		X		X
Perrett Construction, Valentine, NE		X		X
Eric Reichert Insulation & Construction, Scottsbluff, NE		X		X
K.L. Wood Construction, Alliance, NE		X		X
Peltz Companies, Alliance, NE		X		X

This project has a 3.07% Disadvantaged Business Enterprise (DBE) goal. The bidders committed to the following minimum DBE participation amount:

Bidder	DBE Participation
Paul Reed Construction & Supply, Gering, NE	3.07%
Perrett Construction, Valentine, NE	3.07%
Eric Reichert Insulation & Construction, Scottsbluff, NE	2.96%
K.L. Wood Construction, Alliance, NE	3.07%
Peltz Companies, Alliance, NE	2.60%

In order for DBE subcontractors to be eligible they must be certified by the Nebraska Department of Transportation. The DBE subcontractors utilized by each bidder and their current NDOT certification is listed below.

Bidder	DBE Contractor	NDOT DBE Certified
Paul Reed Construction & Supply, Gering, NE	Contractor Services Inc.	Yes
Perrett Construction, Valentine, NE	Kirk Barnes Construction	Yes
Eric Reichert Construction, Scottsbluff, NE	Contractor Services Inc.	Yes
K.L. Wood Construction, Alliance, NE	Kirk Barnes Construction	Yes
Peltz Companies, Alliance, NE	Contractor Services Inc.	Yes

The bidders completed the "Buy American Certification" with their bid proposal and all the bidders certified to comply 100% with Title 49 USC.50101.

All the bidders provided a bid bond in the amount of 5% of the bid in accordance with bid proposal requirement.

There were two addenda issued prior to the bid opening, Addendum #1 (dated May 8, 2025) and Addendum #2 (dated May 20, 2025). All bidders acknowledged receipt of Addendum #1 and Addendum #2 in their bid proposal.

The Engineer reviewed the status of each bidder with the Federal System Award Management (SAM) system and found no records debaring any bidder from participation in federally assisted projects.

The low bidder completed the “*Tentative List of Subcontractors*” with their bid proposal and submitted the following tentative subcontractor list:

Bidder	Subcontractor
Paul Reed Construction & Supply, Gering, NE	Contractor Services Inc.
	Rocky Mountain Reclamation
	Robinson Electric

As part of the bid proposal requirements, the bidder’s mobilization costs cannot exceed 10% of the total contract amount. The following table shows the bidder’s mobilization cost compared to the total bid amount.

Bidder	Mobilization Cost	% of Total Bid
Paul Reed Construction & Supply, Gering, NE	\$308,841.41	9.45%
Perrett Construction, Valentine, NE	\$274,700.00	8.13%
Eric Reichert Insulation & Construction, Scottsbluff, NE	\$332,361.25	9.73%
K.L. Wood Construction, Alliance, NE	\$120,000.00	3.02%
Peltz Companies, Alliance, NE	\$400,000.00	8.54%

Having reviewed the proposal submitted on FAA AIP Project No. 3-31-0003-028-2025, we make the following recommendation:

We recommend the City of Alliance accept the bid proposal for schedules I and II from the low bidder, Paul Reed Construction & Supply, Gering, Nebraska, in the amount of **\$3,288,639.56** (Schedule 1 \$3,266,677.60 and Schedule 2 \$21,961.96).

This recommendation is made contingent upon approval by the Federal Aviation Administration and Nebraska Department of Transportation – Aeronautics Division.

Copies of the bidder’s information and bid tabulation have been submitted to FAA and NDOT for review and approval.

Respectfully,
FOR THE FIRM OF
M.C. SCHAFF & ASSOCIATES, INC.

Jeff Wolfe

Jeff Wolfe

Cc: Steve Whitton, P.E. – FAA Central Region
Anna Lannin, P.E. – NDOT Aeronautics Division

Enclosure



M.C. Schaff & Associates, Inc.

818 S Beltline Highway East
 Scottsbluff, Nebraska 69361
 308-635-1926 Phone 308-635-7807 Fax
 www.mcschaff.com

Reconstruct RW Lighting/NAVAID/Grading - AIP 3-31-0003-028-2025			Paul Reed Construction		Perrett Construction		Eric Reichert Insulation		
Alliance Municipal Airport, Alliance, NE			2970 10th Street		P.O. Box 32		1502 19th Avenue		
Bid Date: May 22, 2025 @ 2:00 pm Mountain Time			Gering, NE 69341		Valentine, NE 69201		Scottsbluff, NE 69361		
No.	Description	Unit	Qty	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Schedule I Bid (95% FAA Funding/5% Airport Funding)									
1	Installation and Removal of Silt Fence	LF	1,300	\$ 4.98	\$ 6,474.00	\$ 4.75	\$ 6,175.00	\$ 16.00	\$ 20,800.00
2	Mobilization (NTE 10%)	LS	1	\$ 303,841.41	\$ 303,841.41	\$ 274,700.00	\$ 274,700.00	\$ 332,361.25	\$ 332,361.25
3	Pavement Removal	SY	60,850	\$ 11.56	\$ 703,426.00	\$ 8.00	\$ 486,800.00	\$ 9.15	\$ 556,777.50
4	Removal of Wind Cone and Foundation	EA	3	\$ 251.81	\$ 755.43	\$ 250.00	\$ 750.00	\$ 2,251.99	\$ 6,755.97
5	Removal of Edge Light	EA	178	\$ 94.98	\$ 16,906.44	\$ 100.00	\$ 17,800.00	\$ 615.66	\$ 109,587.48
6	Remove of Guidance Sign and Foundation	EA	18	\$ 165.67	\$ 2,982.06	\$ 165.00	\$ 2,970.00	\$ 1,220.74	\$ 21,973.32
7	Removal of Manhole	EA	1	\$ 381.03	\$ 381.03	\$ 380.00	\$ 380.00	\$ 1,735.88	\$ 1,735.88
8	Remove Existing Segmented Circle	EA	1	\$ 2,661.70	\$ 2,661.70	\$ 2,650.00	\$ 2,650.00	\$ 5,302.30	\$ 5,302.30
9	Unclassified Excavation Established Quantity	CY	9,620	\$ 8.76	\$ 84,271.20	\$ 10.50	\$ 101,010.00	\$ 7.51	\$ 72,246.20
10	Borrow Embankment Established Quantity	CY	25,760	\$ 10.96	\$ 282,329.60	\$ 21.05	\$ 542,248.00	\$ 5.79	\$ 149,150.40
11	Structural Concrete with Reinforcement	CY	220	\$ 823.06	\$ 181,073.20	\$ 1,000.00	\$ 220,000.00	\$ 716.80	\$ 157,696.00
12	Seeding & Fertilizing, Group 1 - AOA	Acre	37	\$ 684.75	\$ 25,335.75	\$ 780.00	\$ 28,860.00	\$ 791.93	\$ 29,301.41
13	Seeding & Fertilizing, Group 2 - Borrow Site	Acre	5	\$ 684.75	\$ 3,423.75	\$ 825.00	\$ 4,125.00	\$ 1,583.86	\$ 7,919.30
14	Topsoil Established Quantity	CY	13,630	\$ 7.86	\$ 107,131.80	\$ 10.00	\$ 136,300.00	\$ 5.32	\$ 72,511.60
15	Hydro Mulching	Acre	42	\$ 4,148.27	\$ 174,227.34	\$ 5,150.00	\$ 216,300.00	\$ 5,109.24	\$ 214,588.08
16	L-807 Primary Wind Cone	EA	1	\$ 2,024.43	\$ 2,024.43	\$ 2,500.00	\$ 2,500.00	\$ 2,341.31	\$ 2,341.31
17	L-806 Supplemental Wind Cone	EA	2	\$ 1,774.83	\$ 3,549.66	\$ 1,800.00	\$ 3,600.00	\$ 2,052.64	\$ 4,105.28
18	Segmented Circle Marker System, In Place	EA	1	\$ 62,174.33	\$ 62,174.33	\$ 61,925.00	\$ 61,925.00	\$ 71,906.18	\$ 71,906.18
19	No. 8 AWG Power Cable in Duct	LF	49,580	\$ 2.95	\$ 146,261.00	\$ 2.95	\$ 146,261.00	\$ 3.41	\$ 169,067.80
20	No. 6 AWG Counterpoise in Trench	LF	36,110	\$ 2.33	\$ 84,136.30	\$ 2.32	\$ 83,775.20	\$ 2.70	\$ 97,497.00
21	Removal of Existing CCR Regulator	EA	2	\$ 259.54	\$ 519.08	\$ 260.00	\$ 520.00	\$ 300.17	\$ 600.34
22	Removal of Existing Generator Equipment	LS	1	\$ 1,557.27	\$ 1,557.27	\$ 1,550.00	\$ 1,550.00	\$ 1,801.01	\$ 1,801.01
23	Installation of 125 kW Generator Equipment	LS	1	\$ 138,775.94	\$ 138,775.94	\$ 138,220.00	\$ 138,220.00	\$ 160,497.86	\$ 160,497.86
24	Installation of 10 kW CCR Regulator	EA	1	\$ 18,905.77	\$ 18,905.77	\$ 18,830.00	\$ 18,830.00	\$ 21,864.99	\$ 21,864.99
25	Installation of 15 kW CCR Regulator	EA	1	\$ 23,161.17	\$ 23,161.17	\$ 23,000.00	\$ 23,000.00	\$ 26,786.48	\$ 26,786.48
26	Upgrade Electrical Vault Feeder Systems	LS	1	\$ 22,444.38	\$ 22,444.38	\$ 24,000.00	\$ 24,000.00	\$ 27,561.80	\$ 27,561.80
27	2-inch Schedule 40 PVC Duct in Trench	LF	30,160	\$ 6.84	\$ 206,294.40	\$ 6.80	\$ 205,088.00	\$ 7.91	\$ 238,565.60
28	3-inch Schedule 40 PVC Duct in Trench	LF	4,110	\$ 13.15	\$ 54,046.50	\$ 12.10	\$ 49,731.00	\$ 15.21	\$ 62,513.10
29	6-inch Schedule 40 PVC Duct in Trench	LF	160	\$ 25.89	\$ 4,142.40	\$ 25.80	\$ 4,128.00	\$ 29.94	\$ 4,790.40
30	2-inch Schedule 80 HDPE Duct Jacked/Bored	LF	2,250	\$ 18.78	\$ 42,255.00	\$ 18.75	\$ 42,187.50	\$ 32.91	\$ 74,047.50
31	3-inch Schedule 82 HDPE Duct Jacked/Bored	LF	440	\$ 22.09	\$ 9,719.60	\$ 22.00	\$ 9,680.00	\$ 25.55	\$ 11,242.00
32	Duct Marker	EA	45	\$ 586.46	\$ 26,390.70	\$ 585.00	\$ 26,325.00	\$ 678.25	\$ 30,521.25
33	Electrical Manhole, 5-ft Dia. RCP	EA	4	\$ 6,709.69	\$ 26,838.76	\$ 752.00	\$ 3,008.00	\$ 19,104.32	\$ 76,417.28
34	Electrical Junction Structure Type L-867	EA	64	\$ 674.81	\$ 43,187.84	\$ 672.00	\$ 43,008.00	\$ 780.44	\$ 49,948.16
35	Adjust Electrical Manhole, 5-ft Dia. to Grade	EA	1	\$ 3,046.91	\$ 3,046.91	\$ 275.00	\$ 275.00	\$ 319.33	\$ 319.33
36	L-861(E) MIRL Green-Red	EA	16	\$ 1,513.08	\$ 24,209.28	\$ 1,500.00	\$ 24,000.00	\$ 1,749.92	\$ 27,998.72
37	L-861 MIRL Yellow-White	EA	41	\$ 1,358.46	\$ 55,696.86	\$ 1,350.00	\$ 55,350.00	\$ 1,571.09	\$ 64,414.69
38	L-861 MIRL White-White	EA	20	\$ 1,328.64	\$ 26,572.80	\$ 1,325.00	\$ 26,500.00	\$ 1,536.60	\$ 30,732.00
39	L-862(E) HIRL Green-Red	EA	16	\$ 1,770.41	\$ 28,326.56	\$ 1,765.00	\$ 28,240.00	\$ 2,047.53	\$ 32,760.48
40	L-862 HIRL Yellow-White	EA	37	\$ 1,733.97	\$ 64,156.89	\$ 1,727.00	\$ 63,899.00	\$ 2,005.38	\$ 74,199.06
41	L-862 HIRL White-White	EA	52	\$ 1,695.31	\$ 88,156.12	\$ 1,690.00	\$ 87,880.00	\$ 1,960.67	\$ 101,954.84
42	L-828 Guidance Sign, 1 Module	EA	7	\$ 3,215.02	\$ 22,505.14	\$ 3,200.00	\$ 22,400.00	\$ 3,718.25	\$ 26,027.75
43	L-828 Guidance Sign, 2 Module	EA	9	\$ 3,788.22	\$ 34,093.98	\$ 3,775.00	\$ 33,975.00	\$ 4,381.17	\$ 39,430.53
44	L-828 Guidance Sign, 4 Module	EA	2	\$ 8,297.65	\$ 16,595.30	\$ 8,264.00	\$ 16,528.00	\$ 9,596.43	\$ 19,192.86
45	L-880 PAPI	EA	2	\$ 32,194.36	\$ 64,388.72	\$ 32,065.00	\$ 64,130.00	\$ 37,233.60	\$ 74,467.20
46	L-849I REIL	EA	2	\$ 13,661.90	\$ 27,323.80	\$ 13,600.00	\$ 27,200.00	\$ 15,800.33	\$ 31,600.66
Total Schedule I Bid - Items 1 Thru 46				\$	3,266,677.60	\$	3,378,781.70	\$	3,413,880.15

No.	Description	Unit	Qty	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Schedule II Bid (100% Airport Funding)									
47	Structural Concrete with Reinforcement	CY	3	\$ 823.40	\$ 2,470.20	\$ 1,500.00	\$ 4,500.00	\$ 681.18	\$ 2,043.54
48	Seeding & Fertilizing, Group 1 - AOA	Acre	0.25	\$ 684.76	\$ 171.19	\$ 2,500.00	\$ 625.00	\$ 751.84	\$ 187.96
49	Hydro Mulching	Acre	0.25	\$ 4,148.24	\$ 1,037.06	\$ 6,500.00	\$ 1,625.00	\$ 4,850.68	\$ 1,212.67
50	L-806 Supplemental Wind Cone	EA	1	\$ 1,774.83	\$ 1,774.83	\$ 1,768.00	\$ 1,768.00	\$ 2,052.63	\$ 2,052.63
51	No. 8 AWG Power Cable in Duct	LF	1,270	\$ 2.95	\$ 3,746.50	\$ 2.95	\$ 3,746.50	\$ 3.41	\$ 4,330.70
52	No. 6 AWG Counterpoise in Trench	LF	580	\$ 2.33	\$ 1,351.40	\$ 2.32	\$ 1,345.60	\$ 2.70	\$ 1,566.00
53	3-inch Schedule 40 PVC Duct in Trench	LF	580	\$ 13.15	\$ 7,627.00	\$ 13.10	\$ 7,598.00	\$ 15.21	\$ 8,821.80
54	Duct Marker	EA	3	\$ 586.45	\$ 1,759.35	\$ 585.00	\$ 1,755.00	\$ 678.25	\$ 2,034.75
55	Electrical Junction Structure Type L-867	EA	3	\$ 674.81	\$ 2,024.43	\$ 675.00	\$ 2,025.00	\$ 780.44	\$ 2,341.32
Total Schedule II Bid - Items 47 Thru 55				\$	21,961.96	\$	24,988.10	\$	24,591.37

Addendum Cert of Tax Delinquency / Felony Conviction Additional Insured Cost Bid Bond Buy American DBE Goal	#1, #2 Not Convicted \$0 5% 100% 3.07%	#1, #2 Not Convicted \$0 5% 100% 3.07%	#1, #2 Not Convicted \$0 5% 100% 2.96%
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Notes corrected matmathical error in bid proposal



M.C. Schaff & Associates, Inc.

818 S Beltline Highway East
 Scottsbluff, Nebraska 69361
 308-635-1926 Phone 308-635-7807 Fax
 www.mcschaff.com

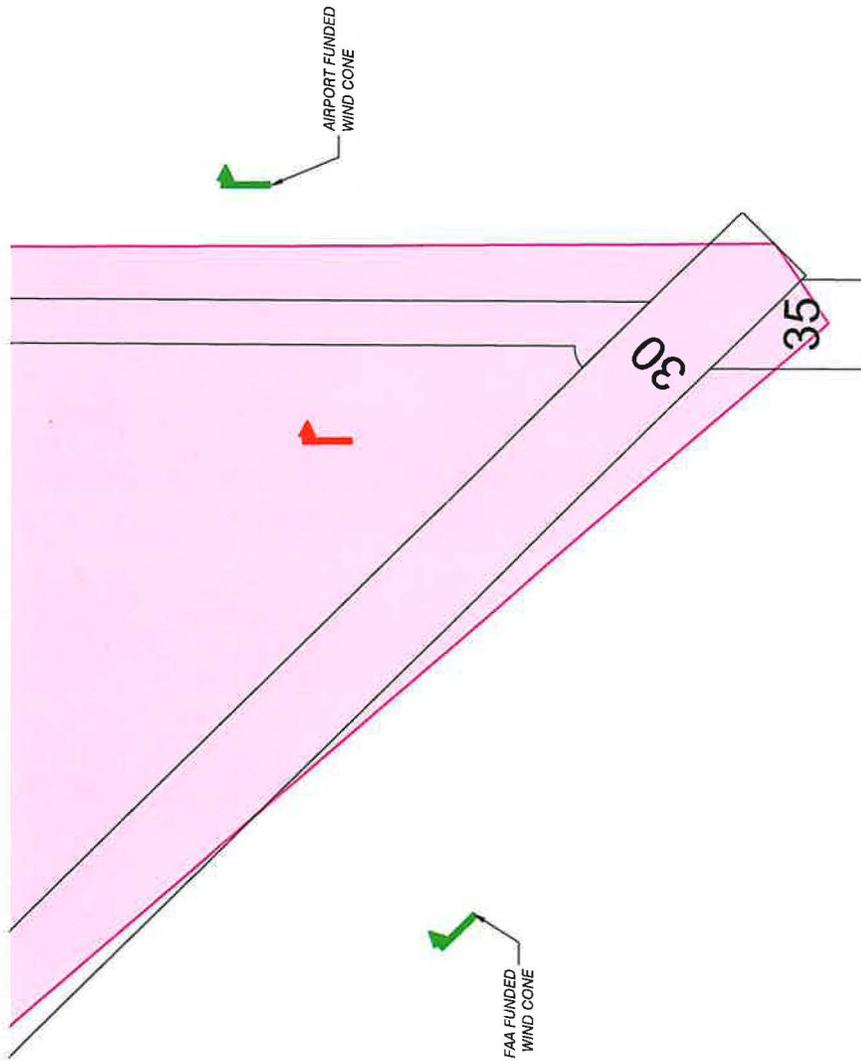
Reconstruct RW Lighting/NAVAID/Grading - AIP 3-31-0003-028-2025 Alliance Municipal Airport, Alliance, NE Bid Date: May 22, 2025 @ 2:00 pm Mountain Time				KL Wood & Company 1501 East Kansas St Alliance, NE 69301		Peltz Companies, Inc 1016 Flack Avenue Alliance, NE 69301		Engineer's Estimate	
No.	Description	Unit	Qty	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Schedule I Bid (95% FAA Funding/5% Airport Funding)									
1	Installation and Removal of Silt Fence	LF	1,300	\$ 10.00	\$ 13,000.00	\$ 5.42	\$ 7,046.00	\$ 25.00	\$ 32,500.00
2	Mobilization (NTE 10%)	LS	1	\$ 120,000.00	\$ 120,000.00	\$ 355,000.00	\$ 355,000.00	\$ 400,000.00	\$ 400,000.00
3	Pavement Removal	SY	60,850	\$ 27.00	\$ 1,642,950.00	\$ 7.50	\$ 456,375.00	\$ 10.00	\$ 608,500.00
4	Removal of Wind Cone and Foundation	EA	3	\$ 1,100.00	\$ 3,300.00	\$ 3,228.00	\$ 9,684.00	\$ 5,000.00	\$ 15,000.00
5	Removal of Edge Light	EA	178	\$ 75.00	\$ 13,350.00	\$ 236.00	\$ 42,008.00	\$ 500.00	\$ 89,000.00
6	Remove of Guidance Sign and Foundation	EA	18	\$ 165.00	\$ 2,970.00	\$ 1,150.00	\$ 20,700.00	\$ 1,500.00	\$ 27,000.00
7	Removal of Manhole	EA	1	\$ 300.00	\$ 300.00	\$ 2,545.00	\$ 2,545.00	\$ 2,500.00	\$ 2,500.00
8	Remove Existing Segmented Circle	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 3,500.00	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00
9	Unclassified Excavation Established Quantity	CY	9,620	\$ 12.00	\$ 115,440.00	\$ 7.41	\$ 71,284.20	\$ 25.00	\$ 240,500.00
10	Borrow Embankment Established Quantity	CY	25,760	\$ 12.00	\$ 309,120.00	\$ 5.42	\$ 139,619.20	\$ 25.00	\$ 644,000.00
11	Structural Concrete with Reinforcement	CY	220	\$ 700.00	\$ 154,000.00	\$ 2,500.00	\$ 550,000.00	\$ 500.00	\$ 110,000.00
12	Seeding & Fertilizing, Group 1 - AOA	Acre	37	\$ 744.00	\$ 27,528.00	\$ 725.40	\$ 26,839.80	\$ 1,500.00	\$ 55,500.00
13	Seeding & Fertilizing, Group 2 - Borrow Site	Acre	5	\$ 744.00	\$ 3,720.00	\$ 725.40	\$ 3,627.00	\$ 1,500.00	\$ 7,500.00
14	Topsoil Established Quantity	CY	13,630	\$ 12.00	\$ 163,560.00	\$ 6.84	\$ 93,229.20	\$ 25.00	\$ 340,750.00
15	Hydro Mulching	Acre	42	\$ 2,400.00	\$ 100,800.00	\$ 4,394.52	\$ 184,569.84	\$ 2,000.00	\$ 84,000.00
16	L-807 Primary Wind Cone	EA	1	\$ 4,025.14	\$ 4,025.14	\$ 2,903.91	\$ 2,903.91	\$ 10,000.00	\$ 10,000.00
17	L-806 Supplemental Wind Cone	EA	2	\$ 3,514.00	\$ 7,028.00	\$ 3,055.78	\$ 6,111.56	\$ 10,000.00	\$ 20,000.00
18	Segmented Circle Marker System, In Place	EA	1	\$ 51,250.00	\$ 51,250.00	\$ 51,227.50	\$ 51,227.50	\$ 20,000.00	\$ 20,000.00
19	No. 8 AWG Power Cable in Duct	LF	49,580	\$ 2.50	\$ 123,950.00	\$ 2.56	\$ 126,924.80	\$ 5.00	\$ 247,900.00
20	No. 6 AWG Counterpoise in Trench	LF	36,110	\$ 1.75	\$ 63,192.50	\$ 1.76	\$ 63,553.60	\$ 5.00	\$ 180,550.00
21	Removal of Existing CCR Regulator	EA	2	\$ 1,010.00	\$ 2,020.00	\$ 1,035.00	\$ 2,070.00	\$ 1,500.00	\$ 3,000.00
22	Removal of Existing Generator Equipment	LS	1	\$ 900.00	\$ 900.00	\$ 920.00	\$ 920.00	\$ 10,000.00	\$ 10,000.00
23	Installation of 125 kW Generator Equipment	LS	1	\$ 151,000.00	\$ 151,000.00	\$ 154,933.85	\$ 154,933.85	\$ 150,000.00	\$ 150,000.00
24	Installation of 10 kW CCR Regulator	EA	1	\$ 19,000.00	\$ 19,000.00	\$ 19,435.00	\$ 19,435.00	\$ 25,000.00	\$ 25,000.00
25	Installation of 15 kW CCR Regulator	EA	1	\$ 23,500.00	\$ 23,500.00	\$ 24,169.55	\$ 24,169.55	\$ 35,000.00	\$ 35,000.00
26	Upgrade Electrical Vault Feeder Systems	LS	1	\$ 19,000.00	\$ 19,000.00	\$ 19,659.60	\$ 19,659.60	\$ 35,000.00	\$ 35,000.00
27	2-inch Schedule 40 PVC Duct in Trench	LF	30,160	\$ 7.00	\$ 211,120.00	\$ 7.33	\$ 221,072.80	\$ 5.00	\$ 150,800.00
28	3-inch Schedule 40 PVC Duct in Trench	LF	4,110	\$ 10.66	\$ 43,812.60	\$ 10.95	\$ 45,004.50	\$ 6.00	\$ 24,660.00
29	6-inch Schedule 40 PVC Duct in Trench	LF	160	\$ 25.00	\$ 4,000.00	\$ 25.47	\$ 4,075.20	\$ 10.00	\$ 1,600.00
30	2-inch Schedule 80 HDPE Duct Jacked/Bored	LF	2,250	\$ 29.70	\$ 66,825.00	\$ 30.50	\$ 68,625.00	\$ 30.00	\$ 67,500.00
31	3-inch Schedule 82 HDPE Duct Jacked/Bored	LF	440	\$ 28.75	\$ 12,650.00	\$ 29.57	\$ 13,010.80	\$ 40.00	\$ 17,600.00
32	Duct Marker	EA	45	\$ 300.00	\$ 13,500.00	\$ 389.74	\$ 17,538.30	\$ 1,500.00	\$ 67,500.00
33	Electrical Manhole, 5-ft Dia. RCP	EA	4	\$ 2,240.00	\$ 8,960.00	\$ 12,285.05	\$ 49,140.20	\$ 8,000.00	\$ 32,000.00
34	Electrical Junction Structure Type L-867	EA	64	\$ 840.00	\$ 53,760.00	\$ 3,366.46	\$ 215,453.44	\$ 2,000.00	\$ 128,000.00
35	Adjust Electrical Manhole, 5-ft Dia. to Grade	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 3,845.00	\$ 3,845.00	\$ 2,500.00	\$ 2,500.00
36	L-861(E) MIRL Green-Red	EA	16	\$ 1,456.00	\$ 23,296.00	\$ 4,000.00	\$ 64,000.00	\$ 2,500.00	\$ 40,000.00
37	L-861 MIRL Yellow-White	EA	41	\$ 1,350.00	\$ 55,350.00	\$ 3,845.95	\$ 157,683.95	\$ 2,500.00	\$ 102,500.00
38	L-861 MIRL White-White	EA	20	\$ 1,300.00	\$ 26,000.00	\$ 3,832.79	\$ 76,655.80	\$ 2,500.00	\$ 50,000.00
39	L-862(E) HIRL Green-Red	EA	16	\$ 2,000.00	\$ 32,000.00	\$ 4,494.20	\$ 71,907.20	\$ 3,000.00	\$ 48,000.00
40	L-862 HIRL Yellow-White	EA	37	\$ 2,000.00	\$ 74,000.00	\$ 4,489.97	\$ 166,128.89	\$ 3,000.00	\$ 111,000.00
41	L-862 HIRL White-White	EA	52	\$ 2,000.00	\$ 104,000.00	\$ 4,388.30	\$ 228,191.60	\$ 3,000.00	\$ 156,000.00
42	L-828 Guidance Sign, 1 Module	EA	7	\$ 3,000.00	\$ 21,000.00	\$ 3,229.61	\$ 22,607.27	\$ 6,000.00	\$ 42,000.00
43	L-828 Guidance Sign, 2 Module	EA	9	\$ 3,700.00	\$ 33,300.00	\$ 3,944.21	\$ 35,497.89	\$ 7,000.00	\$ 63,000.00
44	L-828 Guidance Sign, 4 Module	EA	2	\$ 7,300.00	\$ 14,600.00	\$ 7,948.67	\$ 15,897.34	\$ 8,000.00	\$ 16,000.00
45	L-880 PAPI	EA	2	\$ 3,900.00	\$ 7,800.00	\$ 40,202.91	\$ 80,405.82	\$ 50,000.00	\$ 100,000.00
46	L-849I REIL	EA	2	\$ 13,500.00	\$ 27,000.00	\$ 14,613.66	\$ 29,227.32	\$ 30,000.00	\$ 60,000.00
Total Schedule I Bid - Items 1 Thru 46				\$	3,970,877.24	\$	4,023,904.93	\$	4,678,860.00

No.	Description	Unit	Qty	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Schedule II Bid (100% Airport Funding)									
47	Structural Concrete with Reinforcement	CY	3	\$ 700.00	\$ 2,100.00	\$ 1,500.00	\$ 4,500.00	\$ 500.00	\$ 1,500.00
48	Seeding & Fertilizing, Group 1 - AOA	Acre	0.25	\$ 744.00	\$ 186.00	\$ 685.00	\$ 171.25	\$ 1,500.00	\$ 375.00
49	Hydro Mulching	Acre	0.25	\$ 2,400.00	\$ 600.00	\$ 4,394.52	\$ 1,098.63	\$ 2,000.00	\$ 500.00
50	L-806 Supplemental Wind Cone	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 2,530.00	\$ 2,530.00	\$ 10,000.00	\$ 10,000.00
51	No. 8 AWG Power Cable in Duct	LF	1,270	\$ 3.20	\$ 4,064.00	\$ 3.25	\$ 4,127.50	\$ 5.00	\$ 6,350.00
52	No. 6 AWG Counterpoise in Trench	LF	580	\$ 5.00	\$ 2,900.00	\$ 4.59	\$ 2,662.20	\$ 5.00	\$ 2,900.00
53	3-inch Schedule 40 PVC Duct in Trench	LF	580	\$ 12.00	\$ 6,960.00	\$ 11.78	\$ 6,832.40	\$ 6.00	\$ 3,480.00
54	Duct Marker	EA	3	\$ 250.00	\$ 750.00	\$ 389.74	\$ 1,169.22	\$ 1,500.00	\$ 4,500.00
55	Electrical Junction Structure Type L-867	EA	3	\$ 840.00	\$ 2,520.00	\$ 866.46	\$ 2,599.38	\$ 2,000.00	\$ 6,000.00
Total Schedule II Bid - Items 47 Thru 55				\$	22,580.00	\$	25,690.58	\$	35,605.00

Addendum	#1, #2	#1, #2
Cert of Tax Delinquency / Felony Conviction	Not Convicted	Not Convicted
Additional Insured Cost	\$0	\$0
Bid Bond	5%	5%
Buy American	100%	100%
DBE Goal	3.07%	2.60%
		3.07%

Notes corrected matmatcal error in bid proposal

**FAA AIP 3-31-0003-028
 ALLIANCE MUNICIPAL AIRPORT / SPONSOR: CITY OF ALLIANCE, NEBRASKA
 RW 17/35 WIND CONE**



-  EXISTING WIND CONE LOCATION
-  PROPOSED WIND CONE LOCATION
-  RUNWAY VISIBILITY ZONE - NO WIND CONE ALLOWED

M. C. SCHAFF AND ASSOCIATES, INC.
 818 SOUTH BELTLINE HIGHWAY EAST
 SCOTTSBLUFF, NEBRASKA 69361



ENGINEERS • PLANNERS • DESIGNERS • LAND SURVEYORS
 PH: 308.635.1926 FAX: 308.635.7807 INTERNET: WWW.MCSCHAFF.COM

RESOLUTION NO. 25-64

WHEREAS, Zachary Jelinek submitted an application to rezone a 24.15 acre tract of land located in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska; and

WHEREAS, As part of the rezone process a Deferral Agreement for Public Improvements is needed to ensure the development complies with the requirements of the Alliance Municipal Code; and

WHEREAS, Prior to the adoption of Ordinance No. 3000 Rezone of Jelinek Park Tracts, the Deferral Agreement for Public Improvements needs to be approved; and

WHEREAS, The public improvements included within the Agreement will remain unchanged, to include all improvements required by the City, including but not limited to: street, curb, gutter, sidewalk, sanitary sewer, electric, storm sewer/drainage improvements and water improvements; and

WHEREAS, The cost of these improvements shall be paid by the owner, Zachary L. Jelinek; and

WHEREAS, The City of Alliance believes that authorizing the Deferral Agreement for Public Improvements for Jelinek Park Tracts is in the best interest of the citizens of Alliance.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is hereby authorized to sign on behalf of the City the Deferral Agreement for Public Improvements between the City and Zachary L. Jelinek and all accompanying documents, agreements, and easements.

PASSED AND APPROVED this 3rd day of June, 2025.

John McGhehey, Mayor

(SEAL)

Attest:

Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel

Deferral Agreement

This Deferral Agreement (“Agreement”) is made on June ____, 2025 between the City of Alliance, Nebraska, a Municipal Corporation, (the “City”) and Zachary L. Jelinek (“Owner”).

1. Owner owns the real estate described in Attachment 1 of this Agreement and as Tract 1 and Tract 2 in the survey attached as Attachment 2 to this Agreement (the “Property”). Owner has requested that the City re-zone the Property as C-3 (Heavy Commercial District). The City is requiring that the Owner enter into this Agreement as a condition of re-zoning the Property to C-3.
2. Prior to, and as a condition of, any person or entity receiving any building permit from the City for construction of any building or other improvement on the Property, the Owner must first have constructed the public improvements on the Property required by the City now or in the future, including streets, curb and gutter, sidewalks, and water, sanitary sewer, and storm sewer mains (the “Improvements”). The Owner must construct the Improvements according to the City’s ordinances and codes and plans and specifications approved by the City, which approval will not be unreasonably withheld.
3. The Improvements will become the property of the City immediately upon the City Council’s acceptance of the Improvements, and Owner will warrant the Improvements for a period of one year after the date the City Council’s accepts the Improvements.
4. The Owner, and any future owner of any portion of the Property, will not object to the annexation of the Property to the City.
5. If the Owner fails to complete construction of any Improvements, the City may complete the construction of the Improvements. The Owner shall, upon the City’s demand, reimburse the City for all of the City’s costs of completing the construction the Improvements.
6. The City may, at its option, assess all or any part of the unreimbursed cost of the Improvements against the Property. When any installment of special assessments is unpaid for a period of six (6) months after it becomes delinquent, the City may mail written notice to the Owner and demand that the Owner pay such installment. If the Owner fails to do so within thirty (30) days after such notice is mailed, the City may proceed by appropriate action to enforce the Owner’s liability as described in this section. In any such action, the City shall not be limited to the installments that are currently due, but shall be entitled to collect the City’s entire cost of the Improvements, plus interest at a rate of 12% per year, less sums previously paid. Any notice under this section shall be deemed given if sent by certified U.S. mail, postage prepaid, to the Owner at the address to which the tax statements for the Property are mailed.
7. Any forbearance by the City to exercise any right granted to it in this Agreement shall not be considered a waiver of the City’s rights.

8. Owner agree to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve the Property as provided for in this Agreement. This paragraph will not be deemed a waiver of an Owner's right to contest the extent to which it is benefitted by such special improvement district or to contest the amount of any assessments levied against the Owner's property.
9. This Agreement shall run with the land within the Property boundaries and shall bind the parties and their respective successors in interest. The term "Owner" means the current Owner and all future owners of the Property or any portion of the Property. However, notwithstanding anything in this Agreement to the contrary, if an Owner has not commenced construction of Improvements prior to conveying the Property to a third party, such conveying Owner shall have no obligation to construct or pay for Improvements after conveying the Property.
10. The parties agree to execute a Memorandum of Contract suitable for filing in the Office of the Register of Deeds of Box Butte County, Nebraska, to give notice of the fact that this Agreement has been executed. The City Manager may execute the Memorandum of Contract on behalf of the City. The Owner will reimburse the City for the costs of filing this Memorandum of Contract.

By signing below, the parties signify their agreement to the terms of this Agreement.

CITY OF ALLIANCE, NEBRASKA

By _____
John McGhehey, Mayor

Dated: June __, 2025

Attest:

City Clerk

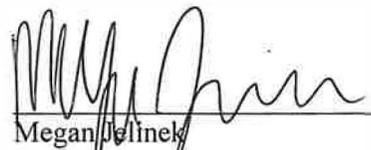
Owner:



Zachary L. Jelinek

Dated: _____, 2025

Megan Jelinek executes this Deferral Agreement to confirm that her marital interest in the property, if any, is subject to the terms of this Deferral Agreement.



Megan Jelinek

Dated: _____, 2025

Attachment 1
Legal Description

TRACT 1:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, N89°24'52"W FOR A DISTANCE OF 1446.21 FEET; THENCE, AT RIGHT ANGLES, S00°25'48"W TO THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, BEING A DISTANCE OF 9.33 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, S00°25'48"W FOR A DISTANCE OF 592.58 FEET; THENCE, S89°34'12"E TO THE SOUTHWEST CORNER OF LOT 1, BOMGAARS ADDITION TO THE CITY OF ALLIANCE, BEING A DISTANCE OF 744.44 FEET; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, N01°31'39"E TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING A DISTANCE OF 424.97 FEET; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, S89°21'37"E FOR A DISTANCE OF 30.26 FEET; THENCE, N00°35'08"E FOR A DISTANCE OF 165.67 FEET; THENCE, N89°24'52"W FOR A DISTANCE OF 783.29 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 10.30 ACRES, MORE OR LESS.

TRACT 2:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, N89°24'52"W FOR A DISTANCE OF 1446.21 FEET; THENCE, AT RIGHT ANGLES, S00°25'48"W TO THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, BEING A DISTANCE OF 601.91 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, S89°34'12"E TO THE SOUTHWEST CORNER OF LOT 1, BOMGAARS ADDITION TO THE CITY OF ALLIANCE, BEING A DISTANCE OF 744.44 FEET; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, S88°28'02"E TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, BEING A DISTANCE OF 442.00 FEET; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY OF NEBRASKA HIGHWAY #385, S01°31'39"W FOR A DISTANCE OF 503.93 FEET; THENCE, N89°34'12"W FOR A DISTANCE OF 1176.71 FEET; THENCE, N00°25'48"E FOR A DISTANCE OF 512.34 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 13.85 ACRES, MORE OR LESS.

Attachment 2
Survey

[Insert survey]

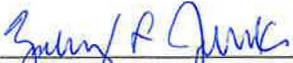
Memorandum of Contract

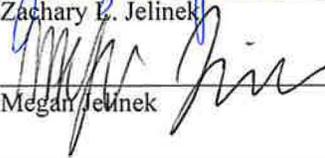
The City of Alliance, Nebraska, a Municipal Corporation and Zachary L. Jelinek and Megan Jelinek, husband and wife, give notice that they have executed a Deferral Agreement dated June ___, 2025. This Agreement involves the real estate described in Attachment 1 of this Memorandum.

The Agreement generally provides for the development certain public improvements on the real estate, including streets, curb and gutter, sidewalks, and water, storm sewer, and sanitary sewer mains, as a condition to receiving a building permit for buildings or other improvements on the real estate. Parties interested in the real estate described above should inform themselves concerning the details of this Agreement.

City of Alliance, Nebraska

By _____
Seth Sorensen, City Manager



Zachary L. Jelinek


Megan Jelinek

STATE OF NEBRASKA; COUNTY OF BOX BUTTE ss.

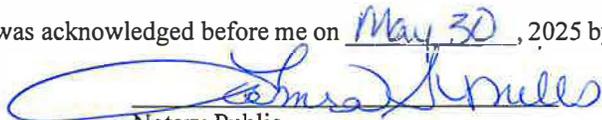
The foregoing Memorandum of Contract was acknowledged before me on _____, 2025 by Seth Sorensen, the City Manager of the City of Alliance, Nebraska

Notary Public

STATE OF NEBRASKA; COUNTY OF BOX BUTTE ss.

The foregoing Memorandum of Contract was acknowledged before me on May 30, 2025 by Zachary L. Jelinek and Megan Jelinek, husband and wife.





Notary Public

Attachment 1
Real Estate Description

TRACT 1:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, N89°24'52"W FOR A DISTANCE OF 1446.21 FEET; THENCE, AT RIGHT ANGLES, S00°25'48"W TO THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, BEING A DISTANCE OF 9.33 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, S00°25'48"W FOR A DISTANCE OF 592.58 FEET; THENCE, S89°34'12"E TO THE SOUTHWEST CORNER OF LOT 1, BOMGAARS ADDITION TO THE CITY OF ALLIANCE, BEING A DISTANCE OF 744.44 FEET; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, N01°31'39"E TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING A DISTANCE OF 424.97 FEET; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, S89°21'37"E FOR A DISTANCE OF 30.26 FEET; THENCE, N00°35'08"E FOR A DISTANCE OF 165.67 FEET; THENCE, N89°24'52"W FOR A DISTANCE OF 783.29 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 10.30 ACRES, MORE OR LESS.

TRACT 2:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, N89°24'52"W FOR A DISTANCE OF 1446.21 FEET; THENCE, AT RIGHT ANGLES, S00°25'48"W TO THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, BEING A DISTANCE OF 601.91 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, S89°34'12"E TO THE SOUTHWEST CORNER OF LOT 1, BOMGAARS ADDITION TO THE CITY OF ALLIANCE, BEING A DISTANCE OF 744.44 FEET; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, S88°28'02"E TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, BEING A DISTANCE OF 442.00 FEET; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY OF NEBRASKA HIGHWAY #385, S01°31'39"W FOR A DISTANCE OF 503.93 FEET; THENCE, N89°34'12"W FOR A DISTANCE OF 1176.71 FEET; THENCE, N00°25'48"E FOR A DISTANCE OF 512.34 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 13.85 ACRES, MORE OR LESS.

ORDINANCE NO. 3000

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING SECTION 109-22 OF THE ALLIANCE MUNICIPAL CODE BY UPDATING THE DISTRICT ZONING MAP TO SHOW THAT A 24.15 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA IS NOW INCLUDED AS C-3 – HEAVY COMMERCIAL DISTRICT FROM AG-AGRICULTURE DISTRICT, REPEALING PRIOR SECTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code, is amended to show the following tract of land is included in a C-3 – Heavy Commercial District from AG – Agriculture District:

A Tract of Land in the Southeast Quarter of Section 34, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska, more particularly described as:

Referring To The Northeast Corner Of The Southeast Quarter Of Said Section; Thence, Along The North Line Of Said Quarter Section, N89°24'52"W For A Distance Of 1446.21 Feet; Thence, At Right Angles, S00°25'48"W To The North Right-Of-Way Line Of Country Club Road, Being A Distance Of 9.33 Feet, Said Point Also Being The True Point Of Beginning; Thence, S00°25'48"W For A Distance Of 592.58 Feet; Thence, S89°34'12"E To The Southwest Corner Of Lot 1, Bomgaars Addition To The City Of Alliance, Being A Distance Of 744.44 Feet; Thence, Along The Westerly Boundary Of Said Lot 1, N01°31'39"E To The Northwestern Corner Of Said Lot 1, Being A Distance Of 424.97 Feet; Thence, Along The Northerly Boundary Of Said Lot 1, S89°21'37"E For A Distance Of 30.26 Feet; Thence, N00°35'08"E For A Distance Of 165.67 Feet; Thence, N89°24'52"W For A Distance Of 783.29 Feet To The True Point Of Beginning, Containing An Area Of 10.30 Acres, More Or Less.

And

Referring To The Northeast Corner Of The Southeast Quarter Of Said Section; Thence, Along The North Line Of Said Quarter Section, N89°24'52"W For A Distance Of 1446.21 Feet; Thence, At Right Angles, S00°25'48"W To The North Right-Of-Way Line Of Country Club Road, Being A Distance Of 601.91 Feet, Said Point Also Being The True Point Of Beginning; Thence, S89°34'12"E To The Southwest Corner Of Lot 1, Bomgaars Addition To The City Of Alliance, Being A Distance Of 744.44 Feet; Thence, Along The Southerly Boundary Of Said Lot 1, S88°28'02"E To The Southwesterly Corner Of Said Lot 1, Being A Distance Of 442.00 Feet; Thence, Along The Westerly Right-Of-Way Of Nebraska Highway #385, S01°31'39"W For A Distance Of 503.93 Feet; Thence, N89°34'12"W For A Distance Of 1176.71 Feet; Thence, N00°25'48"E For A Distance Of 512.34 Feet To The True Point Of Beginning, Containing An Area Of 13.85 Acres, More Or Less.

SECTION 2. This certifies that the Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code and as revised by this Ordinance, is now the official Zoning District Map dated as of the _____ day of June, 2025.

SECTION 3. Any previously existing Zoning District Map, ordinances, resolutions, policies, or parts thereof, in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect following its approval, passage, and publication as provided by law

PASSED AND APPROVED this 3rd day of June, 2025.

John McGhehey, Mayor

(SEAL)

Attest: _____

Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel

ORDINANCE NO. 3001

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, AMENDING SECTION 109-22 OF THE ALLIANCE MUNICIPAL CODE BY UPDATING THE DISTRICT ZONING MAP TO SHOW THAT THE WEST HALF OF BLOCK 28, ORIGINAL TOWN, ALLIANCE, BOX BUTTE COUNTY, NEBRASKA IS NOW INCLUDED AS C-2 – CENTRAL BUSINESS DISTRICT FROM M-2 – HEAVY INDUSTRIAL DISTRICT, REPEALING PRIOR SECTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code, is amended to provide that the West Half of Block 28, Original Town, Alliance, Box Butte County, Nebraska is included in a C-2 – Central Business District from M-2 – Heavy Industrial District:

SECTION 2. This certifies that the Zoning District Map, as set forth and adopted pursuant to section 109-22 of the Alliance Municipal Code and as revised by this Ordinance, is now the official Zoning District Map dated as of the _____ day of June, 2025.

SECTION 3. Any previously existing Zoning District Map, ordinances, resolutions, policies, or parts thereof, in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect following its approval, passage, and publication as provided by law

PASSED AND APPROVED this 3rd day of June, 2025.

John McGhehey, Mayor

(SEAL)

Attest: _____

Shelbi C. Pitt, City Clerk

Approved as to Form and Legality:

Simmons Olsen Law Office, Legal Counsel

Ordinance No. 3002

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA ADDING ALLIANCE MUNICIPAL CODE SECTION 2-53 REQUIRING THAT CITY COUNCIL MEMBERS USE THEIR CITY ISSUED EMAIL ADDRESSES WHEN COMMUNICATING WITH ONE ANOTHER; ADDING ALLIANCE MUNICIPAL CODE SECTION 2-54 DEFINING CITY COUNCIL MISCONDUCT AND PROVIDING FOR A PROCESS FOR INVESTIGATING AND DETERMINING WHETHER MISCONDUCT HAS OCCURRED AND THE CONSEQUENCES OF SUCH MISCONDUCT; 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 2-53 of the Alliance Municipal Code is added as follows:

2-53-Use of Email by Council Members and City Employees.

City council members will be issued an email address with the City of Alliance domain name. City council members shall use their city issued email addresses when communicating with one another via email or when otherwise conducting city business, unless exceptional circumstances make such use impractical.

SECTION 2. Section 2-54 of the Alliance Municipal Code is added as follows:

2-54-City Council Member Official Misconduct.

- (a) *Purpose.* The citizens of the City of Alliance are entitled to have a fair, ethical, and accountable local government. The purpose of this ordinance is to ensure that council members act appropriately and to establish a process to determine whether a council member has committed official misconduct.
- (b) *Official Misconduct.* Council members shall not commit official misconduct which includes:
- (1) Personal attacks or verbal abuse against a City official or employee.
 - (2) Improper use or disclosure of (i) confidential information, (ii) information that is not intended to be publicly disclosed and not subject to public disclosure by law, or (iii) information discussed or disseminated in a properly called closed session of the City Council.
 - (3) Making false statements on which the City Council may rely on when establishing an ordinance, passing a resolution, setting the budget, or otherwise establishing policy.
 - (4) Publicly or privately giving orders to subordinates of the City Manager.
 - (5) Violation of the Nebraska Political Accountability and Disclosure Act.
 - (6) Any other violation of City Ordinance, Nebraska law, or Federal law.

- (c) *Complaints.* Any council member may make a complaint to the City Attorney if such council member believes another council member has engaged in official misconduct. The complaint must be in writing, dated, and include:
- (1) The name of the complaining council member;
 - (2) The name of the council member alleged to have engaged in official misconduct;
 - (3) The specific facts and circumstances alleged to constitute official misconduct, including any documentation or evidence;
 - (4) A statement that the complaining council member swears and affirms, under penalty of perjury, that to the best of the complaining council member's knowledge, all statements in the complaint are true; and
 - (5) The notarized signature of the complaining council member.
- (d) *Investigation.* Upon receipt of the complaint, the City Attorney shall forward the complaint to the City Council. At the next possible City Council meeting, the City Council may (1) direct the City Attorney to investigate the allegations in the complaint and provide their findings to the City Council;(2) if the City Attorney does not feel it is appropriate for the City Attorney to be involved in the investigation, appoint, at the expense of the City, special counsel to investigate the allegations in the complaint and provide their findings to the City Attorney and City Council; or (3) dismiss the complaint without an investigation.
- (e) *Initial Action.* If an investigation is ordered, then, within 30 days after receiving the findings, any council member may request that the matter be placed on the agenda at the next possible City Council meeting. At such City Council meeting, the City Council may:
- (1) Dismiss the complaint or
 - (2) Set the complaint for an evidentiary hearing within 30 days.
- (f) *Evidentiary Hearing.* Notice of the evidentiary hearing must be given to all council members at least 10 days prior to the hearing. At the evidentiary hearing, the City Attorney or special counsel appointed to investigate shall present the evidence obtained during the investigation to the City Council. At least 7 days prior to the hearing, the City Attorney or special counsel appointed to investigate shall disclose to the accused council member (1) the names and anticipated testimony of each person the City Attorney or special counsel may call to testify at the hearing and (2) a copy of all documents that the City Attorney or special counsel may use at the hearing, except for witnesses and documents solely used for rebuttal purposes. The accused council member may cross examine any witnesses and provide any of its own evidence at the hearing. The accused City Council member may be represented by an attorney at the hearing. If the City Attorney has investigated the complaint according to subsection (d) above, then special counsel shall be hired to represent the City Council at the hearing. The strict rules of evidence shall not apply to the hearing.

(g) *Final Action.* Within 30 days after the evidentiary hearing, the City Council may either dismiss the complaint or find that the accused council member has engaged in official misconduct. If the City Council finds that the accused council member has engaged in official misconduct then the City Council may:

- (1) Take no further action;
- (2) Provide a written warning to the council member;
- (3) Censure the council member; or
- (4) Remove the council member from office.

The City Council may only remove a council member from office if the official misconduct was found to be repeated, habitual, or persistent and either willful or a result of gross negligence. Any action to remove a council member from office shall require the unanimous vote of the other council members.

Any action according to subsections 2 through 4 above must be made within 30 day after the hearing. An accused council member may resign from office at any time prior to the City Council taking action according to this subsection, in which case the complaint shall be deemed moot and the City Council shall take no further action on the complaint.

SECTION 3. All ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with this ordinance are hereby repealed.

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

PASSED and APPROVED on _____, 2025

John McGhehey, Mayor

Attest: _____
Shelbi Pitt, City Clerk

Approved as to Form and Legality:

City Attorney

Ordinance No. _____

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA ADDING ALLIANCE MUNICIPAL CODE SECTION 2-53 REQUIRING THAT CITY COUNCIL MEMBERS AND CITY EMPLOYEES USE THEIR CITY ISSUED EMAIL ADDRESSES WHEN COMMUNICATING WITH ONE ANOTHER; ADDING ALLIANCE MUNICIPAL CODE SECTION 2-54 DEFINING CITY COUNCIL MISCONDUCT AND PROVIDING FOR A PROCESS FOR INVESTIGATING AND DETERMINING WHETHER MISCONDUCT HAS OCCURRED AND THE CONSEQUENCES OF SUCH MISCONDUCT; 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 2-53 of the Alliance Municipal Code is added as follows:

2-53-Use of Email by Council Members and City Employees.

City council members and employees will be issued an email address with the City of Alliance domain name. When communicating with one another via email, City council members and employees shall use their cCity issued email addresses when communicating with one another via email or when otherwise conducting city business, unless exceptional circumstances make such use impractical.

~~SECTION 2. Section 2-54 of the Alliance Municipal Code is added as follows: _____~~

~~**2-54-City Council Member Official Misconduct.**~~

- (a) *Purpose.* The citizens of the City of Alliance are entitled to have a fair, ethical, and accountable local government. The purpose of this ordinance is to ensure that council members act appropriately and to establish a process to determine whether a council member has committed official misconduct.
- (b) *Official Misconduct.* Council members shall not commit official misconduct which includes:
- (1) Personal attacks or verbal abuse against a City official or employee.
 - (2) Improper use or disclosure of (i) confidential information, (ii) information that is not intended to be publicly disclosed and not subject to public disclosure by law, or (iii) information discussed or disseminated in a properly called closed session of the City Council.
 - (3) Making false statements on which the City Council may rely on when establishing an ordinance, passing a resolution, setting the budget, or otherwise establishing policy.
 - (4) Publicly or privately giving orders to subordinates of the City Manager.
 - (5) Violation of the Nebraska Political Accountability and Disclosure Act.

- (6) Any other violation of City Ordinance, Nebraska law, or Federal law.
- (c) *Complaints.* Any council member may make a complaint to the City Attorney if such council member believes another council member has engaged in official misconduct. The complaint must be in writing, dated, and include:
- (1) The name of the complaining council member;
 - (2) The name of the council member alleged to have engaged in official misconduct;
 - (3) The specific facts and circumstances alleged to constitute official misconduct, including any documentation or evidence;
 - (4) A statement that the complaining council member swears and affirms, under penalty of perjury, that to the best of the complaining council member's knowledge, all statements in the complaint are true; and
 - (5) The notarized signature of the complaining council member.
- (ci) *Investigation.* Upon receipt of the complaint, the City Attorney shall forward the complaint to the City Council. At the next possible City Council meeting, the City Council may, in consultation with the Mayor (or if the complaint is against the Mayor, with the Vice Mayor) shall either (1) direct the City Attorney to investigate the allegations in the complaint and provide their findings to the City Council; or (2) if the City Attorney does not feel it is appropriate for the City Attorney to be involved in the investigation, appoint, at the expense of the City, special counsel to investigate the allegations in the complaint and provide their findings to the City Attorney and City Council; or (3) dismiss the complaint without an investigation.
- (cii) *Initial Action.* ~~If an investigation is ordered, then, w~~Within 30 days after receiving the findings, any council member may request that the matter be placed on the agenda at the next possible City Council meeting. At such City Council meeting, the City Council may:
- (1) Dismiss the complaint or
 - (2) Set the complaint for an evidentiary hearing within 30 days.
- (ciii) *Evidentiary Hearing.* Notice of the evidentiary hearing must be given to all council members at least 10 days prior to the hearing. At the evidentiary hearing, the City Attorney or special counsel appointed to investigate shall present the evidence obtained during the investigation to the City Council. At least 7 days prior to the hearing, the City Attorney or special counsel appointed to investigate shall disclose to the accused council member (1) the names and anticipated testimony of each person the City Attorney or special counsel may call to testify at the hearing and (2) a copy of all documents that the City Attorney or special counsel may use at the hearing, except for witnesses and documents solely used for rebuttal purposes. The accused council member may cross examine any witnesses and provide any of its own evidence at the hearing. The accused City Council member may be represented by an attorney at the hearing. If the City Attorney has investigated the complaint according to subsection (d)

above, then special counsel shall be hired to represent the City Council at the hearing. The strict rules of evidence shall not apply to the hearing.

(g) *Final Action.* Within 30 days after the evidentiary hearing, the City Council may either dismiss the complaint or find that the accused council member has engaged in official misconduct. If the City Council finds that the accused council member has engaged in official misconduct then the City Council may:

- (1) Take no further action;
- (2) Provide a written warning to the council member;
- (3) Censure the council member; or
- (4) Remove the council member from office.

The City Council may only remove a council member from office if the official misconduct was found to be repeated, habitual, or persistent and either willful or a result of gross negligence. Any action to remove a council member from office shall require the unanimous vote of the other council members.

Any action according to subsections 2 through 4 above must be made within 30 day after the hearing. An accused council member may resign from office at any time prior to the City Council taking action according to this subsection, in which case the complaint shall be deemed moot and the City Council shall take no further action on the complaint.

SECTION 3. All ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with this ordinance are hereby repealed.

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

PASSED and APPROVED on _____, 2025

John McGhehey, Mayor

Attest: _____
Shelbi Pitt, City Clerk

Approved as to Form and Legality:

City Attorney