

June 17, 2025

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, JUNE 17, 2025

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

The Alliance City Council met in a Regular Meeting, June 17, 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 June 11, 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 June 17, 2025 regular meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor McGhehey and Council Members Weisgerber and Turman. Also present were City Manager Sorensen, City Treasurer Baker, City Attorney Selzer and Recording Secretary Bedient.

- First action Mayor McGhehey was to excuse the absence of Vice Mayor Mashburn and to note Councilman Liptack as unexcused.
- Mayor McGhehey read the Open Meetings Act Announcement.
- The first agenda item for Council was to appoint Ammie Bedient as Interim City Clerk.

A motion was made by Councilman Turman, seconded by Councilman Weisgerber to appoint Ammie Bedient as Interim City Clerk.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

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

**CONSENT CALENDAR – June 17, 2025**

1. Approval: Minutes of the Regular Meeting, June 3, 2025.
2. Approval: Payroll from May 30, 2025 in the total amount of \$277,536.46.
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; \$533,388.98.
4. Approval: Resolution No. 25-53 which will authorize the Mayor to sign an agreement with Al Vacanti to provide project management assistance and grant writing services with a one-time retainer payment in the amount of \$15,000; and payments quarterly of \$15,000 in the total amount of \$60,000 per each 12-months.
5. Approval: Resolution No. 25-65 which will approve the Plan and Project for Phan Enterprises at 206 Box Butte Avenue which has determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City's Comprehensive Plan.
6. Approval: Resolution No. 25-66 which will authorize the Mayor to sign the Alliance Urban Area Map as presented.
7. Approval: Resolution No. 25-67 which will approve the closure of 3<sup>rd</sup> Street, which is a designated State Highway, from Black Hills Avenue east Mississippi Avenue. The event will take place on July 19, 2025 beginning at 9:45 a.m. until completion of the parade for Heritage Days.

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, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

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- Council next held a Public Hearing on the B & W Gas & Convenience dba YesWay Liquor License Manager Application for Cheyenne Tullier. Following the Public Hearing, Council considered Resolution No. 25-68, which has been prepared to recommend approval of the Manager's Application.

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 B & W Gas & Convenience Liquor License Manager Application for Cheyenne Tullier opened the public hearing at 7:06 p.m."

Mayor McGhehey asked Interim City Clerk Bedient if there were any findings. Interim City Clerk Bedient reported that the Alliance Police Department Background Check revealed no concerns or issues.

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

A motion was made by Councilman Turman, seconded by Councilman Weisgerber to approve Resolution No. 25-68. Which follows in its entirety:

#### RESOLUTION NO. 25-68

*WHEREAS*, The City of Alliance has received a notice and copy of a Manager Application for YesWay 1170, 610 East 3<sup>rd</sup> Street, Alliance, Nebraska submitted by Cheyenne Tullier; and

*WHEREAS*, City staff has reviewed the application and find no reason why the proposed manager, Cheyenne Tullier, would be disqualified from serving as manager; and

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and Council of the City of Alliance, Nebraska, that the Manager's Application of Cheyenne Tullier, YesWay 1170, 610 East 3<sup>rd</sup> Street, Alliance, Nebraska is hereby recommended for approval to the Nebraska Liquor Control Commission; and

*BE IT FURTHER RESOLVED*, that the City shall notify the Nebraska Liquor Control Commission of this Council decision.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

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- Council next held a Public Hearing on the Class I Liquor License application of DPR Wealth Management, LLC dba Alliance Hotel and Suites. Following the public hearing, Council considered Resolution No. 25-69 which has been prepared to recommend approval of the license. Council was provided the following the information:

[The City is in receipt of a Class I Liquor License application from DPR Wealth Management, LLC dba Alliance Hotel and Suites, 117 Cody Avenue. The license application is included in the packet. No disqualifiers came from a background check conducted by the Alliance Police Department.

#### HEARING PROCESS -

1. Mayor or council member announces agenda item.
2. Mayor opens public hearing and asks clerk what exhibits she has.
3. Clerk identifies application, checklist for 53-132, Chief's report, and other documents she may have received.
4. Mayor asks for a motion that the exhibits be received into the record, second and vote.
5. Mayor asks for those who are going to give testimony to stand and be sworn.
6. Mayor says "do you swear or affirm to tell the truth so help you God".
7. Individuals respond.
8. Those individuals should include the applicant who must prove to the council's satisfaction the elements on the top part of the checklist. They will also include individuals who may speak either in favor or against the application and police chief who will hit the high points of his report.
9. Mayor calls on applicant to make a presentation.
10. While applicant is still at the podium, the Mayor will call on the City Attorney for any questions and to council and himself for questions.
11. Mayor asks for others who wish to speak in favor of the application and follows the same process for questions.
12. Mayor then calls upon those who wish to speak against and follows the same process for questions.
13. Mayor then calls on the police chief / staff for comments.
14. Mayor asks if there is any other testimony.
15. Mayor closes the public hearing and asks for comment from the City Attorney.
16. Mayor asks for comment from Council and himself.
17. Mayor asks for a motion.
18. The motion is either to make a positive or negative recommendation on the application to the Liquor Control and to reference the elements on the top of the checklist and ask staff to prepare Resolution for the Mayor's signature.
19. After a second, Mayor calls for a vote.]

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

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Class I Liquor License Application of DPR Wealth Management, LLC dba Alliance Hotel and Suites and opened the public hearing at 7:08 p.m.”

Interim City Clerk Bedient identified the following exhibits for the hearing:

Exhibit 1 – Application of DPR Wealth Management, LLC dba Alliance Hotel and Suites, 117 Cody Avenue, Alliance, NE.

Exhibit 2 – City Council checklist for Section 53-132 R.R.S. (1984)

Exhibit 3 – Written statement from the Alliance Police Department.

A motion was made by Councilman Turman, seconded by Councilman Weisgerber to accept Exhibits 1-3 into the record.

Roll call vote with the following results:

Voting Aye: Turman, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

No additional testimony was offered and the Public Hearing closed at 7:11 p.m.

A motion was made by Councilman Weisgerber, seconded by Councilman Turman to approve Resolution No. 25-69. Which follows in its entirety:

RESOLUTION NO. 25-69

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

On June 17, 2025 the matter of the Class I Liquor License Application of DPR Wealth Management, LLC dba Alliance Hotel and Suites, 117 Cody Avenue, Alliance, NE, came on for consideration by the Council.

The following exhibits were offered and received:

Exhibit 1 - Application of DPR Wealth Management, LLC, 117 Cody Avenue

Exhibit 2 - City Council checklist for Section 53-132 R.R.S. (1984)

Exhibit 3 - Written statement from the Alliance Police Department

Witnesses were sworn and testimony was received in support of the Class I Liquor License at the public hearing on this date from DPR Wealth Management, LLC dba Alliance Hotel and Suites.

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Upon consideration of the evidence and the criteria to be considered by the City Council pursuant to law, the City Council finds as follows:

Applicant complies with the provisions of Section 53-131.01 R.R.S. (2003).

Applicant has met its burden with regard to the checklist that is provided by Section 53-132 R.R.S. (1984) and demonstrates a willingness and ability to properly manage the liquor license held by DPR Wealth Management, LLC dba Alliance Hotel and Suites in conformance to the rules and regulations of the Nebraska Liquor Control Act.

Based on the above findings, the City Council recommends to the Nebraska Liquor Control Commission that the Class I Liquor License Application of by DPR Wealth Management, LLC dba Alliance Hotel and Suites at the premise described in the application be approved. The City of Alliance shall transmit a copy of this Resolution to the Commission.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- Resolution No. 25-70 which will recommend approval of the Manager Application of Xiomara for DPR Wealth Management, LLC dba Alliance Hotel and Suites, was the next item on the agenda. Which was tabled until July 1<sup>st</sup> City Council Meeting, for the lack of having a Manager's Background Check completed.
- The next item on the agenda for Council was the third and final reading of Ordinance No. 3002 which will add Section 2-53 to the Municipal Code of Conduct for the City of Alliance City Council.

A motion was made by Councilman Weisgerber, seconded by Councilman Turman to approve the third and final reading of Ordinance No. 3002. Interim City Clerk Bedient 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 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.**

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**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 via email, 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;

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- (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

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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.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, and McGhehey.

Voting Nay: None.

Motion carried.

Mayor McGhehey stated, “the passage and adoption of Ordinance No. 3002 has been concurred by a majority of all members elected to the Council; I declare it passed, adopted and order it published.”

- The next item on the agenda for Council was the presentation by Micheal Wallace with Farris Engineering Inc., of the Secondary Power Source Engineering Study. The following information was provided:

#### **[ALTERNATE FEED FEASIBILITY STUDY**

As a part of the '24-'25 budget, money was allocated for an alternate feed feasibility study. The City's electric system relies on a single source of incoming power, which represents a critical vulnerability. In the event of this one source failing, the entire electric grid would be without power. Current staff have acknowledged that there is weakness in the electrical infrastructure system and there is a need to strengthen the reliability, flexibility, and long-term resilience of the electrical infrastructure.

In October of 2024, an RFP was posted soliciting proposals from qualified engineering firms to conduct a study. The objective of this study is to assess the feasibility of adding an alternate electric feed line, identify potential routes, evaluate technical and environmental considerations, consider other infrastructure “hardening” measures and provide cost estimates and recommendations for implementation. We received one proposal in response to the RFP, submitted by Farris Engineering. This proposal went to Council and was approved in January of 2025.

The study came up with a definite need to establish an alternate feed route to maintain reliability, resilience and operational flexibility of the electric system.

Farris Engineering has come up with the following four options:

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1. Build a new 34.5 kV line from an existing transmission source 14 miles North of the City.
2. Build a new 115 kV line from an existing transmission source 14 miles North of the City.
3. Build a new 115 kV line from a source at Hyannis.
4. Install new generation plants at Emerson and Broadwater substations.

After evaluating all the options and taking costs associated with all into consideration, Farris Engineering recommends either option 1 or option 4.]

Micheal Wallace came before the Council giving them an overview.

- The next item on the agenda for Council was the Discussion Item of Public Transit Program Agreement Federal Aid Funds.

Mayor McGhehey gave an overview of the City of Alliance Public Transit grant funding overview.

- The next item on the agenda for Council was to accept the resignation of Maxine Anderson from the Library Board.

A motion was made by Councilman Weisgerber, seconded by Councilman Turman to accept the resignation of Maxine Anderson from the Library Board.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

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

A motion was made by Councilman Turman, seconded by Councilman Weisgerber to appoint Emily Nelson to the Library Board with a term ending June 30, 2027.

Roll call vote with the following results:

Voting Aye: Turman, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

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- The last matter before Council was the Discussion and Appointment of the City Clerk.

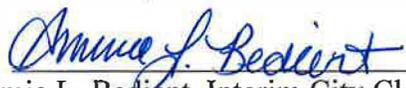
Mayor McGhehey announced Sean Brenke was the selected candidate for the City Clerk Position.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to appoint Sean Brenke to fill the vacancy and to serve as the City Clerk.

The Alliance City Council adjourned the June 17, 2025 City Council Meeting at 7:39 p.m.

  
\_\_\_\_\_  
John McGhehey, Mayor

(SEAL)

Attest:   
\_\_\_\_\_  
Ammie L. Bedient, Interim 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