

July 1, 2025

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, JULY 1, 2025

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

The Alliance City Council met in a Regular Meeting, July 1, 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 25, 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 July 1, 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 Interim City Clerk Bedient.

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

CONSENT CALENDAR – July 1, 2025

1. Approval: Minutes of the Regular Meeting, June 17, 2025.
2. Approval: Payroll from June 13, 2025 in the total amount of \$429,643.23.
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; \$1,173,877.07.

4. Approval: Resolution No. 25-71 which will authorize that \$6,200.00 of funds originally allocated for the golf irrigation well design be reallocated for the purchase of a 2021 Yamaha Umax Range Picker Cart in the total amount of \$6,200.00 for Sky View Golf Course.
5. Approval: Resolution No. 25-72 which will authorize the Mayor to execute all documents related to finalizing the 2025 Restate Medical and Dental Plans.
6. Approval: Resolution No. 25-73 which will amend the FY24-25 Classification Plan to reclassify the Police Lieutenant position from Grade 104 to Grade 105.

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: Weisgerber, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- Council next held a Public Hearing on the recommendation approval of Manager Application for Xiomara Smith for DPR Wealth Management, LLC dba Alliance Hotel and Suites. Following the Public Hearing Council considered Resolution No. 25-70, which has been prepared to recommend the 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 DPR Wealth Management, LLC Liquor License Manager Application for Xiomara Smith opened the public hearing at 7:03 p.m."

Interim City Clerk reported to the Council that the background check conducted by the Alliance Police Department revealed no concerns or issues.

No additional testimony was offered and the Public Hearing closed at 7:04 p.m.

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve Resolution No 25-70. Which follows in its entirety:

RESOLUTION NO. 25-70

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WHEREAS, The City of Alliance has received a notice and copy of a Manager Application for DPR Wealth Management, LLC dba Alliance Hotel and Suites, 117 Cody Avenue, Alliance, Nebraska submitted by Xiomara Smith; and

WHEREAS, City staff has reviewed the application and finds no reason why the proposed manager, Xiomara Smith, would be disqualified from serving as manager.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Alliance, Nebraska, that the Manager's Application of Xiomara Smith for DPR Wealth Management, LLC dba Alliance Hotel and Suites, 117 Cody Avenue, Alliance, Nebraska is hereby recommended for approval to the Nebraska Liquor Control Commission.

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: Mashburn, Turman, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for Council was Resolution No. 25-74 which will approve entering into agreement with Burns & McDonnell Engineering Company, Inc. in the amount of \$103,400.00 for creation of bid documents for the abatement of Asbestos at the decommissioned City of Alliance Power Plant. The following information was provided:

[PASSAGE OF RESOLUTION APPROVING ENTERING INTO AN AGREEMENT WITH BURNS & MCDONNELL ENGINEERING COMPANY, INC. IN THE AMOUNT OF \$103,400 FOR CREATION OF BID DOCUMENTS FOR THE ABATEMENT OF ASBESTOS AT THE DECOMMISSIONED CITY OF ALLIANCE POWER PLANT

The City decommissioned its power plant located at 2nd and Big Horn Avenue approximately 40 years ago. The city desires to have the property redeveloped in efforts to lead the way as an example as the property is vacant and located in a blighted and substandard area. Before the property can be redeveloped, asbestos and any other environmental concerns need to be remediated.

City Staff advertised seeking requests for qualifications and reached out to approximately 30 firms directly as well. In response the city received qualifications from four engineering firms. All four firms demonstrated competence in this area, however scoring amongst the review committee showed Burns & McDonald as the

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preferred firm. Staff approached Burns & McDonald requesting that they put together a final scope and contract amount which is now before Council for consideration.

Work will include identifying areas for remediation along with the requirements and specifications for removal, creation of bid documents, and assistance with the bidding process. Upon completion, it is anticipated that the City will seek the services of 1) a contractor to perform the remediation, 2) an engineering firm to oversee the remediation, and 3) services to monitor air quality, testing, etc. during removal.

Recommendation: Staff recommends approval]

A motion was made by Councilman Turman, seconded by Vice Mayor to approve Resolution No. 25-74. Which follows in its entirety:

RESOLUTION NO. 25-74

WHEREAS, The City of Alliance desires to obtain the services of a professional firm to prepare remediation specifications and bid documents for the decommissioned power plant still owned by the City; and

WHEREAS, Four firms submitted qualifications to perform such work; and

WHEREAS, Burns & McDonnell Engineering Company, Inc. was determined by a review committee to be the most qualified to perform this work; and

WHEREAS, Burns & McDonnell Engineering Company, Inc. has submitted a scope of work in compliance with the services requested in the Request for Qualifications (RFQ) and provided a quote in the amount of \$103,400.00 to perform said service; and

WHEREAS, The City desires to retain the services of Burns & McDonnell Engineering Company, Inc. to perform this work.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the Mayor is authorized to approve this work and sign an Agreement with Burns & McDonnell Engineering Company, Inc. on behalf of the City in an amount not to exceed One Hundred Three Thousand, Four Hundred dollars (\$103,400.00).

Roll call vote with the following results:

Voting Aye: Turman, Weisgerber, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

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- The next item on the agenda for Council was Resolution No. 25-75 which will approve pay for the Interim City Clerk, effective as of June 17, 2025.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve the payment amount of \$1,500 per month pay to the Interim City Clerk.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

A motion was made by Councilman Turman, seconded by Councilman Weisgerber to approve Resolution No. 25-75. Which follows in its entirety:

RESOLUTION NO. 25-75

WHEREAS, The City of Alliance is in need of an Interim City Clerk to serve until a new City Clerk is hired and available to work; and

WHEREAS, The City Council appointed Ammie Bedient to serve in the Interim City Clerk capacity at its meeting of June 17, 2025; and

WHEREAS, It has been customary to pay employees for work conducted outside of normal classification, as is the case with Ammie Bedient, who is currently classified as a Secretary.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that Ammie Bedient shall receive payment in the amount of \$1,500 per month to serve as Interim City Clerk.

BE IT FURTHER RESOLVED that City Staff is authorized to make all changes necessary for out of classification pay retroactive to June 17, 2025 and payable until such time that a new City Clerk is hired and available to work.

Roll call vote with the following results:

Voting Aye: Weisgerber, Mashburn, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for the Council was Resolution No. 25-76 which will approve authorized users of the Nebraska Public Agency Investment Trust (NPAIT).

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A motion was made by Councilman Weisgerber, seconded by Vice Mayor Mashburn to approve Resolution No. 25-76. Which follows in its entirety:

RESOLUTION NO. 25-76

WHEREAS, Nebraska law expressly allows municipalities to invest surplus or excess funds; and

WHEREAS, The Interlocal Cooperative Act, Neb. Rev. Stat. §13-801 et. seq. provides that two or more governmental units may jointly cooperate in the exercise or in the performance of their respective governmental functions, powers or responsibilities, may enter into joint agreements as may be deemed appropriate for such purposes when such agreements have been adopted by appropriate action by the governing bodies of the participating governmental units; and

WHEREAS, The Declaration of Trust (Interlocal Agreement) and the Information Statement relating to the Nebraska Public Agency Investment Trust have been presented to the City Council of the City of Alliance, Nebraska; and

WHEREAS, The Declaration of Trust authorizes governmental units to adopt and enter into the Declaration of Trust and become participants of such trust; and

WHEREAS, The City Council of the City of Alliance, Nebraska, deems it advisable to adopt and enter into the Declaration of Trust and become a participant of the Nebraska Public Agency Investment Trust for the purpose of the joint investment of the City of Alliance's money with those other governmental units so as to enhance the investment earnings accruing to each such governmental unit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alliance, Nebraska:

1. The City of Alliance shall and does hereby join with other Nebraska governmental units in accordance with the provisions of Nebraska law and in accordance with the Interlocal Cooperative Act, as applicable, by becoming a participant of the Nebraska Public Agency Investment Trust, and the Declaration of Trust and Interlocal Agreement is hereby adopted by this reference with the same effect as if it had been set out verbatim in this resolution. A copy of the Declaration of Trust is attached hereto and incorporated herein by this reference and shall be filed with the minutes of the meeting at which this resolution was adopted.

2. The City of Alliance hereby delegates all authority and duties which the law otherwise authorizes it to delegate in accordance with the Declaration of Trust. The following officers of the city and their respective successors in office each are hereby designated as "Authorized Officials" and are authorized to take action and execute any and all such documents

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as they deem necessary and appropriate to effectuate the entry by the City of Alliance into the Declaration of Trust and to effectuate the investment and withdrawal of monies of the City of Alliance from time to time in accordance with the Declaration of Trust.

John McGhehey, Mayor

Ammie L. Bedient, Interim City Clerk

Cindy Baker, City Treasurer

3. An Authorized Official of the City of Alliance shall advise the Nebraska Public Agency Investment Trust of any changes in the authorized signors in accordance with the procedures established by the trust.

4. The Trustees of the Nebraska Public Agency Investment Trust are hereby designated as having official custody of the City of Alliance's monies which are invested in accordance with the Declaration of Trust.

5. Authorization is hereby given for members of the City Council and officials of the City of Alliance to serve as Trustees of the Nebraska Public Agency Investment Trust from time to time if elected as such pursuant to the Declaration of Trust.

6. All resolutions and parts of resolutions so far as they conflict with the provisions of this resolution being the same are hereby rescinded.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

- The next item on the agenda for the Council was to accept the resignation of Raymond Hielscher from the Planning Commission Board.

A motion was made by Vice Mayor Mashburn, seconded by Councilman Weisgerber to accept the resignation of Raymond Hielscher from the Planning Commission Board.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

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Motion carried.

- The last item on the agenda for the Council was Executive Session regarding Personnel Matter.

The discussion on filling the City Clerk's vacancy was discussed in Open Session.

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

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Motion carried.

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to enter closed session for Annual Review of City Manager's performance.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber and McGhehey.

Voting Nay: None.

Motion carried.

The council entered closed session at 7:12 p.m. The closed session concluded at 7:45 p.m.

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn for Mayor McGhehey to do a follow up meeting with City Manager Sorensen

Roll call vote with the following results:

Voting Aye: Turman, Weisgerber, Mashburn and McGhehey.

Voting Nay: None.

Motion carried.

The Alliance City Council adjourned the July 1, 2025 City Council Meeting at 7:46 p.m.

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(SEAL)



John McGhehey, Mayor



Annalee L. Bedient, City Clerk

Complete minutes of the Alliance City Council may be viewed by the public during regular work hours at the City Clerk's Office, 324 Laramie Avenue, Alliance, Nebraska