

September 2, 2025

**ALLIANCE CITY COUNCIL**

REGULAR MEETING, TUESDAY, SEPTEMBER 2, 2025

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

The Alliance City Council met in a Regular Meeting, September 2, 2025 at 7:00 p.m. in the Alliance Learning Center Community Meeting Room, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on August 27, 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 September 2, 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, Turman, and Yates. Also present were City Manager Sorensen, City Treasurer Baker, City Attorney Selzer and City Clerk Bedient.

- 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 – September 2, 2025**

1. **Approval:** Minutes of the Regular Meeting, August 19, 2025.
2. **Approval:** Payroll from August 22, 2025 in the total amount of \$289,869.18.
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; \$1,573,964.54.

September 2, 2025

4. Approval: Resolution No. 25-96 which will authorize the City to write-off charges that have remained uncollected over the past year, including Accounts Receivable \$8,955.53, Utilities Accounts \$14,767.65 and Ambulance Billings \$249,851.62 for the total charge-off amount in \$273,574.80 for the 2024-2025 fiscal year.
5. Approval: Resolution No. 25-97 which will authorize the Finance Director or City Manager to terminate the City's contract of services with Quick Med Claims with an effective date of December 1, 2025.
6. Approval: Resolution No. 25-98 which will authorize the Mayor to enter into a contract of service with One Billing Solutions with an effective date of December 1, 2025.
7. Approval: Resolution No. 25-99 which will authorizes the changes required by applicable law or as otherwise determined to be necessary and appropriate by the City, the City of Alliance Police Officers Retirement Plan.

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.

Abstaining: Yates.

Motion carried.

- The next item on the agenda for Council was the second reading of Ordinance No. 3003 which will approve the City of Alliance annual appropriation bill for the fiscal year beginning October 1, 2025. The proposed budget contains anticipated and estimated revenues and expenses for the next fiscal year. The following information was provided:

**[Budget Hearing Narrative for August 19, 2025**

The submitted overall budget ordinance in front of Council today is \$71.13 million, up from \$64.69 million last fiscal year. The proposed budget is balanced in that planned revenue is greater than or equal to expenditures. The budget ordinance reflects planned expenditures, but does not include all transfers or loans as reflected in State reporting forms.

The budget includes assuming new debt of \$11,750,000 for capital improvement projects. The net total debt of the city at the end of the FY26 fiscal year would be \$19,654,462 if new debt is assumed.

September 2, 2025

The submitted budget includes capital projects of \$21.57 million. Primary city-wide projects include approximately:

- \$1,000,000 for decommissioning of the old electric power plant
- \$500,000 toward the design of an alternate power source
- \$1,500,000 for Lakefield Addition street overlay
- \$1,750,000 for paving and drainage improvements from 2nd Street/Cody to RR Tracks
- \$2,040,000 toward a new well at 12th & Missouri Well
- \$235,000 for well upgrades at the golf course
- \$300,000 for Airport Layout Plan
- \$90,000 for Public Safety Center planning
- \$300,000 for Central Park playground replacement
- \$235,000 for purchase of a new ambulance (carryover from FY23-24)
- \$200,000 for replacement patrol vehicles

City employee salaries are budgeted with a 3% cost-of-living adjustment. Due to compression resulting from an increased minimum wage, a new wage scale has been prepared with the goal of being within  $\pm 5\%$  of regional municipal salaries. Salary changes resulting from this transition will go into effect on the employee's anniversary date. Police and Dispatch increase are unknown at this time as FOP negotiations are underway but not completed. No new positions are created as part of this budget.

Property valuations increased to \$669,670,915, up from \$638,893,397. Property valuations are set by the County Assessor and not by the City of Alliance. The budget assumes that the City will move forward with seeking a 10% increase to property tax revenue over the previous, exceeding the 2.5% cap and which will require a public hearing – the date of which is yet to be determined. Therefore, the budgeted mill levy for the City is \$0.326018 per \$100 of valuation.

The budget also includes an estimated 35% increase to refuse revenues coming from fee increases and a 9% increase to electric revenues through a fee increase. The cost of purchasing electricity is going up 9%, so the City's increase is a simple pass-through.

This year's general fund budget includes enterprise fees collected in-lieu of a right-of-way usage charge. This source will provide approximately \$2.75 million toward the general fund operations.

Electric	\$2,038,302	14% of Revenues
Refuse	283,908	12% of Revenues
Sewer	71,760	12% of Revenues
Water	227,100	12% of Revenues
Qwest	1,500	
Phone	25,000	
Cell	25,000	
Phone		
Cable TV	50,000	

September 2, 2025

Natural Gas 30,000

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**Gross Franchise Fees \$2,752,570**

Included in the Gross Expenditures are the following funding from "Contingency Reserves". Expenditures from any Contingency Reserve will not be authorized without an affirmative vote of the City Council for each amount to be expended.

General	\$325,000
Electric	200,000
Refuse	5,000
Water	50,000
Airport Operations	50,000

Due to extensive lead times in procuring vehicles and equipment , some funds are designated for future purchase. Of note is \$835,000 for fire department equipment (Class A pumper) is still not expected until FY27 and not included in this budget, however \$650,000 is budgeted for a new sewer jet/vac truck and \$485,000 for an electric bucket truck, neither of which is anticipated to arrive during the fiscal year but which require purchasing authority. Some vendors are requiring down payments well in advance as a show of good faith and to offset costs during the lengthy build time.

Fees will come to council for approval in September.]

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve the second reading of Ordinance No. 3003. Which follows in its entirety:

### **ORDINANCE NO. 3003**

**AN ORDINANCE TERMED "THE ANNUAL APPROPRIATION BILL" TO PROVIDE REVENUE FOR MUNICIPAL PURPOSES OF THE CITY OF ALLIANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, BY IMPOSING A TAX ON ALL PROPERTY WITHIN THE CITY, ADOPTING A BUDGET, AND ADOPTING APPROPRIATIONS.**

**WHEREAS**, The City Manager, in accordance with the requirements of Nebraska Revised Statute § 19-646, has submitted a proposed budget statement to the City Council, which statement is attached hereto as Exhibit A and incorporated herein by reference (the "Budget Statement"); and

**WHEREAS**, The City Council held a preliminary budget workshop on July 31, 2025 and is scheduled to hold another budget workshop on September 4, 2025; and

**WHEREAS**, A public hearing was held on the Budget Statement in accordance with the requirements of Nebraska Revised Statute § 13-506 on September 2, 2025, as required by law,

September 2, 2025

with a special hearing on proposed property tax increases on September 17, 2025, as required by law; and

**WHEREAS,** Before the final passage and approval of this Ordinance, the Budget Statement may be amended in accordance with comments received at the public hearing, the property valuations provided by Box Butte County and as necessary to adjust for any other information gathered by the City before October 1, 2025.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF ALLIANCE, NEBRASKA:**

**SECTION 1.** The following budget for the fiscal year beginning October 1, 2025, along with Exhibit A – Budget Statement, is hereby adopted.

**SECTION 2.** In order to provide revenue for municipal purposes, the following property tax revenues are established for the City of Alliance for the 2025-26 Fiscal Year:

	<b>City</b>	<b>MFO</b>	<b>Public Safety</b>	<b>Airport</b>	<b>Airport Reserves</b>	<b>Total</b>
Approved Budget Amount	1,471,492	173,117	201,248	260,757	57,345	2,163,959
County Treasurer's Fee (1%)	14,715	1,731	2,012	2,608	573	21,639
<b>Total Property Tax Request</b>	<b>1,486,207</b>	<b>174,848</b>	<b>203,260</b>	<b>263,365</b>	<b>57,918</b>	<b>2,185,598</b>
Using the following levies	0.221931	0.02611	0.030352	0.039328	0.008649	0.326369
Approved Mill Levy for 2025	0.326369					
Based on Assessed Valuation	669,670,915					

Which includes an increase to property tax revenue of 10%.

September 2, 2025

**SECTION 3.** This budget assumes revenue due to an increase to fees (considered under separate resolution) of:

Refuse Fees	35%
Electric Fees	9%

**SECTION 4.** Anticipated Franchise Fees paid to the General Fund:

Electric	\$2,038,302
Refuse	283,908
Sewer	71,760
Water	227,100
Qwest	1,500
Phone	25,000
Cell Phone	25,000
Cable TV	50,000
Natural Gas	30,000
<b>Gross Franchise Fees</b>	<b>\$2,752,570</b>

**SECTION 5.** In accordance with Reissue Revised Statutes Nebraska Chapter 16, Section 704, the following amounts shall be and hereby recognized as the budget of expenditures, disbursements, and transfers for the City of Alliance, Nebraska for the fiscal year 2025-26.

2025-2026 ADOPTED BUDGET Disbursements & Transfers	Operating Expenses	Capital Improvements	Other Capital Outlay	Debt Service	Transfers Out	TOTAL
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**Governmental:**

September 2, 2025

General Government	4,351,094.00	70,000.00	210,600.00		785,361.00	5,417,055.00
Public Safety - Police	2,918,039.00		491,000.00		299,480.00	3,708,519.00
Public Safety - Fire	428,829.00	140,000.00	250,000.00		50,997.00	869,826.00
Public Safety - Other	511,650.00		67,000.00		53,602.00	632,252.00
Public Works - Streets	1,389,644.00	3,390,000.00	1,070,350.00	243,958.00	75,622.00	6,169,574.00
Public Works - Other	318,308.00				19,313.00	337,621.00
Culture and Recreation	3,096,880.00	526,000.00	530,000.00	153,333.00	442,563.00	4,748,776.00
Community Development	3,719,572.00	59,200.00			75,577.00	3,854,349.00
Miscellaneous	2,371,000.00				3,997,016.00	6,368,016.00
<b>Business-Type Activities:</b>						
Airport	6,440,813.00	4,267,865.00	76,222.00	264,792.00	147,864.00	11,197,556.00
Electric Utility	12,894,374.00	3,805,000.00	540,000.00		2,709,506.00	19,948,880.00
Solid Waste	1,385,458.00	479,555.00	581,940.00	301,472.00	505,257.00	3,253,682.00
Transportation	382,345.00		35,000.00		57,289.00	474,634.00
Wastewater	350,107.00	400,000.00	650,000.00		144,242.00	1,544,349.00
Water	1,110,548.00	1,535,000.00	2,175,000.00	288,164.00	489,766.00	5,598,478.00
<b>Total Disbursements &amp; Transfers</b>	<b>41,668,661.00</b>	<b>14,672,620.00</b>	<b>6,677,112.00</b>	<b>1,251,719.00</b>	<b>9,853,455.00</b>	<b>74,123,567.00</b>

**SECTION 6.** Included in the Gross Expenditures are the following funding from "Contingency Reserves". Expenditures from any Contingency Reserve will not be authorized without an affirmative vote of the City Council for each amount to be expended.

September 2, 2025

General	\$325,000
Electric	200,000
Refuse	5,000
Water	50,000
Airport Operations	50,000

**SECTION 7.** The City anticipates the following use of Retained Earnings

<b>Fund</b>	<b>Use</b>	<b>Estimated Balance</b>
General	-400,000	573,084
Electric	4,601,700	7,698,300
Sewer	245,000	455,000
Water	355,100	917,322
Golf	10,000	40,000
Museum Exhibit	15,000	779
Community Betterment	30,000	0
Economic Development	602,000	20,616
LB 840 Fund	350,020	399,980
Sales Tax Fund	325,000	215,000
Lodging Occupation Tax	79,116	520,884
Capital Projects Fund	629,000	291,000
Public Safety Tax	200,000	275,000
ARPA Funds	575,000	0
General Internal Service	600,000	25,000
Enterprise Internal Service	60,000	0
Health Support Internal	544,000	556,000
Airport Capital Reserve	29,00	110,000

**SECTION 8.** The City anticipates assuming the following debt:

General Fund	\$1,500,000
Refuse Fund	1,200,000
Sewer Fund	650,000
Water Fund	3,300,000
Airport Fund	700,000
Streets Fund	4,400,000

**Total New Debt** \$11,750,000

For the purpose of short-term and long-term capital improvement projects and equipment procurement.

**SECTION 9.** Anticipated payments on current internal and external debt (Principal + Interest):

September 2, 2025

General Fund	\$245,333
Refuse Fund	301,471
Water Fund	288,164
Airport Fund	264,792
Streets Fund	243,958

**Total Current Debt Payments** **\$1,343,719**

**SECTION 10.** End of Fiscal Year Debt Balance (Current + New)

General Fund	\$3,646,667
Refuse Fund	2,649,180
Sewer Fund	650,000
Water Fund	3,869,061
Airport Fund	2,017,662
Streets Fund	6,821,892

**Total End of Year Debt** **\$19,654,462**

**SECTION 11.** The property tax levied under this Ordinance shall become due and payable, shall become delinquent and shall be subject to penalties, the execution of distress warrants and sale of property levied upon as provided by law.

**SECTION 12.** The City Clerk is hereby authorized and directed forthwith upon the passage, approval and publication of this Ordinance to forward a certified copy thereof to the County Clerk of Box Butte County, Nebraska.

**SECTION 13.** This Ordinance shall become effective October 1, 2025.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- The next item on the agenda for Council was seconding reading of Ordinance No. 3004 which will authorize the sale of Lots 1, 2, 5, 6, 13, 14, 15, 16, and 17, Block 4; Lot 1, Block 6; Lot 1, Block 7; Lots 1, 11 and 12, Block 5; and Lot 10A, Block 5, a Replat of Lots 9 and 10, all in Replat of Homestead Second Addition and a Portions of Homestead Third Addition, City of Alliance, Box Butte County Nebraska.

September 2, 2025

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to approve the second reading of Ordinance No. 3004. Which follows in its entirety:

**Ordinance No. 3004**

**AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA AUTHORIZING THE SALE OF LOTS 1, 2, 5, 6, 13, 14, 15, 16, AND 17, BLOCK 4; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1, 11 AND 12, BLOCK 5; AND LOT 10A, BLOCK 5, A REPLAT OF LOTS 9 AND 10, ALL IN REPLAT OF HOMESTEAD SECOND ADDITION AND A PORTIONS OF HOMESTEAD THIRD ADDITION, CITY OF ALLIANCE, BOX BUTTE COUNTY NEBRASKA.**

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

Section 1. The City of Alliance (“City”) owns the following described real estate:

**Lots 1, 2, 5, 6, 13, 14, 15, 16, and 17, Block 4; Lot 1, Block 6; Lot 1, Block 7; Lots 1, 11 and 12, Block 5; and Lot 10A, Block 5, a Replat of Lots 9 and 10, all in Replat of Homestead Second Addition and a Portions of Homestead Third Addition, City of Alliance, Box Butte County Nebraska (the “Property”)**

Section 2. A Real Estate Purchase Contract (the “Contract”) has been presented to the City Council relating to the sale of the Property to Terry L. Garton and Juli A. Garton (jointly and severally, Buyer). The terms of the Contract include:

- a. The purchase price of the Property is \$60,482.90.
- b. Closing of the sale is conditional on no remonstrance against the sale being filed according to Neb. Rev. Stat. 16-202. Closing will take place within 30 days after the end of the remonstrance period. At closing, the City will convey the Property to Buyer by special warranty deed.
- c. Buyer will pay any fees associated with any loan obtained by Buyer. Buyer and the City will each pay one-half of the closing costs and the cost of a standard owner's title insurance policy. Buyer will pay the costs of any special endorsements to the title insurance policy requested by Buyer or Buyer's lender. Buyer will pay the cost of recording the special warranty deed. This transaction is exempt from documentary stamp tax. Each party will pay its own attorney's fees. The Property is currently exempt from real estate taxes. Buyer is responsible for all real estate taxes for the Property due after closing.
- d. Buyer will accept the Property in an “as is” condition, with all faults.
- e. Buyer will receive a refund of \$2,000.00 for each residence built on the Property for which Buyer has obtained a certificate of occupancy within 2 years after the date of closing.

September 2, 2025

f. Other standard terms and conditions.

Section 3: The City Council approves the terms of the Contract. The City shall convey the Property to Buyer according to the terms set forth above, and other terms and conditions set forth in the Contract. The Mayor is authorized to execute the Contract and any documents required to close the transaction set forth in the Contract on behalf of the City, including without limitation the special warranty deed, closing statement, and other documents required by the closing agent.

Section 4. The Clerk shall, immediately after the passage and publication of this Ordinance, publish notice of the sale and its terms for three consecutive weeks in the Alliance Times Herald.

SECTION 5. 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, Yates, Mashburn, Turman and McGhehey.

Voting Nay: None.

Motion carried.

A motion was made by Councilman Turman, seconded by Vice Mayor Mashburn to suspend the statutory rule requiring three separate readings of Ordinance No. 3004.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber, Yates and McGhehey.

Voting Nay: None.

Motion carried.

Mayor McGhehey stated, "the passage and adoption of Ordinance No. 3004 has been concurred by 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 Resolution No. 25-100 which will adopt an updated City of Alliance Classification and Compensation Plan. The following information was provided:

**[RESOLUTION - CLASSIFICATION AND COMPENSATION PLANS**

This resolution adopts the Classification and Compensation Plan incorporated as a part of the FY 2025-26 budget, effective October 1, 2025.

## **A. Background - City of Alliance – Pay System**

The City of Alliance's pay system is designed to provide fair, competitive wages while offering employees opportunities for career growth and performance-based increases. The City maintains four pay classification plans: 1) Exempt, which includes salaried employees who are not eligible for overtime; 2) Non-Exempt, the largest group, consists of hourly employees who are eligible for overtime; 3) a separate pay structure for fire department personnel; and 4) Police. Wages within our police department are negotiated and accepted through the adoption of a union contract.

The Non-Exempt classification consists of 30 pay grades, with each job assigned a grade based on the required knowledge, skills, and abilities (KSAs). To ensure fair compensation, the City uses a comparability wage survey, aligning wages with similar positions in other municipalities rather than comparing different job types within the City. For example, a Refuse Collection Driver's wage in Alliance is compared to Refuse Drivers in Chadron, rather than to Water Department employee wages within the City of Alliance. This is the statutory method of pay comparison for municipalities.

## **B. Pay Progression and COLA**

The pay structure follows a tiered system where each upward pay grade is higher than the last. When employees stay with the City and receive satisfactory performance reviews, they are eligible to advance through the 9 steps within each grade. Employees can grow in their careers by advancing through progressive job levels (e.g., I → II → Foreman → Superintendent), which correlate to higher pay grades or transferring to other departments to explore new opportunities that may have higher pay grades.

Within each grade, employees may advance through 8 additional steps (if they started at entry-level wages), receiving an increase per step. Employees who have reached the highest step in their pay grade are then eligible for a one-time \$1,000 payment, contingent upon receiving a satisfactory annual review. This system is intended to pay for performance, but does not directly address inflation. To deal with inflation, the City Council has historically applied a Cost-of-Living Adjustment (COLA) to the entire pay grid.

COLA applies a percentage increase to the entire pay scale, raising all wages across all grades. The City has historically used the previous calendar year's average annual inflation percentage as the COLA, which means that the COLA adjustment is always "behind the curve" by 10 months. Applying COLA to the entire grid keeps the City competitive with inflation and other cities, but also introduces a compounding effect. As an example: With a 2% COLA applied annually to a starting wage (step 1) of \$20/hour, the new top wage would be \$29.04/hour at the end of 9 years, instead of the \$24.80/hour top wage (step 9) in place when the employee first started with the City.

## **C. Minimum Wage Increase – Impact on the Pay System**

Beginning January 1, 2023, the State of Nebraska introduced a new schedule for increasing the minimum wage. This schedule began at \$10.50/hour and goes up \$1.50/hour each year from 2023 until reaching \$15.00/hour on January 1, 2026. Raising the State's minimum wage has introduced wage compression into our pay grid.

September 2, 2025

“Compression” means that newly hired employees could be making the same wage as employees who have been with the City for several years, eliminating the differentiation normally preserved by using a pay grid system. Since 2022 the City has accommodated this compression through cost of living adjustments and increasing an employee’s step within their respective grade. In 2024, we eliminated the beginning steps for those positions closer to the minimum wage. Now, with the last known minimum wage increase going into effect, staff has reworked the pay grid to account for compression and attempt to reestablish the utility of the pay grid for separation of duties career advancement.

The City has conducted an internal wage study and utilized the wage study report prepared by a third party to recreate the proposed pay grid to be comparable to other cities in the state and region. As we attempt to stay  $\pm$  5% of those cities within our comparability range, the proposed grid does not necessarily follow straight rules for pay advancement horizontally and vertically (i.e. 5% between each grade and 3% between each step), but rather is “warped” to match the data obtained in the above-mentioned studies. Renumbering of grades to positions was done to accommodate the best fit for each job title to remain within  $\pm$ 5% and comparable job duties in comparison cities.

**D. Recommendation**

It is the recommendation of staff that a new pay scale be adopted, as outlined above and attached hereto, in addition to a Cost-of-Living Adjustment (COLA) of 3.0%. The COLA would go into effect on October 1, 2025 for all pay groups, except the police pay group, which are negotiated separately. Employees would receive the benefit of the new pay grid upon reaching their employment anniversary date and receiving a satisfactory annual review from their supervisor.

**E. Summary**

The proposed COLA and grid aligns with the City’s goals of providing competitive compensation while supporting career growth opportunities for employees. This approach allows the City to maintain the integrity of the pay progression and keep pay grades differentiated. This change will also start new employees at the appropriate pay rate, keeping the City competitive.

**RECOMMENDATION: APPROVE RESOLUTION AUTHORIZING THE CLASSIFICATION AND COMPENSATION PLAN FOR 2025-26.]**

A motion was made by Vice Mayor Mashburn, seconded by Councilman Turman to approve Resolution No. 25-100. Which follows in its entirety:

**RESOLUTION NO. 25-100**

*WHEREAS*, The City Council of the City of Alliance passed and approved Ordinance No. 2964 effective September 19, 2023, providing for the future adoption and amendment to the classification plan and pay schedule by resolution of the City Council; and

September 2, 2025

*WHEREAS*, the City Manager has proposed a classification plan and compensation amendment for Fiscal Year 2025-2026, which is attached to this Resolution;

*WHEREAS*, the City Council agrees with the proposals of the City Manager.

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and City Council of the City of Alliance that the Classification Plan attached hereto is hereby adopted for the Fiscal Year 2025-2026, effective October 1, 2025

Mayor McGhehey felt there was not enough information provided to approve Resolution No. 25-100 at the moment.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to table Resolution No. 25-100 until the next schedule City Council Meeting.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Yates, Turman and McGhehey.

Voting Nay: None.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bordered by 28<sup>th</sup> Street Terrace to the North, Cheyenne Avenue to the East, West 25<sup>th</sup> Street to the South and Emerson Avenue to the West, "Area A". The following information was provided:

**[RESOLUTION – AREA A BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the "Study") for an area designated as "Area A". It was determined that this 11.6 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area A area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA A BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE**

September 2, 2025

**ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN  
THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered by 28<sup>th</sup> Street Terrace to the North, Cheyenne Avenue to the East, West 25<sup>th</sup> Street to the South and Emerson Avenue to the West. The “AREA A” area consists of 11.6 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:13 p.m.”

A citizen Larry Bolinger, 507 Niobrara Avenue, Alliance, Nebraska, came before the Council stating he had neutral feelings towards these Blighted & Substandard Studies, feels this can be used for good.

No additional testimony was offered and the Public Hearing closed at 7:15 p.m.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-101 which accepts and approves the Blighted & Substandard Study for the area bordered by 28<sup>th</sup> Street Terrace to the North, Cheyenne Avenue to the East, West 25<sup>th</sup> to the South and Emerson Avenue to the West. Which follows in its entirety:

**RESOLUTION 25-101**

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

**RECITALS:**

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Lakefield Addition Area “Area A”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by 28<sup>th</sup> Street Terrace to the North, Cheyenne Avenue to the East, West 25<sup>th</sup> Street to the South and Emerson Avenue to the West.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.

September 2, 2025

d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Mashburn, Turman, Weisgerber and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bound by Fourteenth Street to the North, Nebraska Highway 87 to the East, Tenth Street to the South and Missouri Avenue to the West except for those areas already included in Blighted and Substandard Area “5” in the Southeast corner, “Area B”. The following information was provided:

**[RESOLUTION – AREA B BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area B”. It was determined that this 49.87 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area B area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as

September 2, 2025

Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA B BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bound by Fourteenth Street to the North, Nebraska Highway 87 to the East, Tenth Street to the South and Missouri Avenue to the West except for those areas already included in Blighted and Substandard Area “5” in the Southeast corner. The “AREA B” area consists of 49.87 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:17 p.m.”

No testimony was offered and the Public Hearing closed at 7:18 p.m.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve Resolution No. 25-102 which accepts and approves the Blighted & Substandard Study for the area bound by Fourteenth Street to the North, Nebraska Highway 87 to the East, Tenth Street to the South and Missouri Avenue to the West except for those areas already included in Blighted and Substandard Area “5” in the Southeast corner. Which follows in its entirety:

#### RESOLUTION 25-102

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

#### RECITALS:

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Wheelers Simonson, Grand Lake, DNSRT, DNSRT 1<sup>st</sup> Addition, DNSRT 2<sup>nd</sup> Addition, Summit Place, Undivided Addition Areas “Area B”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Fourteenth Street to the North, Nebraska Highway 87 to the East, Tenth Street to the South and Missouri Avenue to the West except for those areas already included in Blighted and Substandard Area “5” in the Southeast corner.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in

September 2, 2025

need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.

d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.

3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

● Council next held a public hearing for the Blighted & Substandard Study for area bound by Emerson Avenue to the West, West Tenth Street to the North, Box Butte Avenue to the East, and West Seventh Street to the South, “Area H”. The following information was provided:

#### **[RESOLUTION – AREA H BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area H”. It was determined that this 54.8 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

September 2, 2025

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area H area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA H BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for area bound by Emerson Avenue to the West, West Tenth Street to the North, Box Butte Avenue to the East, and West Seventh Street to the South. The “AREA H” area consists of 54.8 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:19 p.m.”

No testimony was offered and the Public Hearing closed at 7:20 p.m.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-103 which accepts and approves the Blighted & Substandard Study for the area bound by Emerson Avenue to the West, West Tenth Street to the North, Box Butte Avenue to the East, and West Seventh Street to the South.. Which follows in its entirety:

#### RESOLUTION 25-103

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

#### RECITALS:

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Sheridan, Wyoming, Second, County and Second County Addition Areas “Area H”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Emerson Avenue to the West, West Tenth Street to the North, Box Butte Avenue to the East, and West Seventh Street to the South.

September 2, 2025

c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.

d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

**RESOLVED:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.

3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, Mashburn and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

● Council next held a public hearing for the Blighted & Substandard Study for the area bound by Tenth Street to the North, Mississippi to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area “9” in the Southwest corner, “Area I”. The following information was provided:

**[RESOLUTION – AREA I BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area I”. It was determined that this 50.19 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of

September 2, 2025

infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area I area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA I BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bound by Tenth Street to the North, Mississippi to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area “9” in the Southwest corner. The “AREA I” area consists of 50.19 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:21 p.m.”

No testimony was offered and the Public Hearing closed at 7:22 p.m.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve Resolution No. 25-104 which accepts and approves the Blighted & Substandard Study for the area bound by Tenth Street to the North, Mississippi to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area “9” in the Southwest corner. Which follows in its entirety:

RESOLUTION 25-104

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

RECITALS:

a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Nebraska, County, 2<sup>nd</sup> County, Unplatted Addition Areas “Area I”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.

September 2, 2025

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Tenth Street to the North, Mississippi to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area “9” in the Southwest corner.

c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.

d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.

3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

● Council next held a public hearing for the Blighted & Substandard Study for the area bound by Emerson Avenue to the West, West Seventh Street to the North, Laramie Avenue to the East, and West Third Street to the South, “Area M”. The following information was provided:

**[RESOLUTION – AREA M BLIGHTED AND SUBSTANDARD STUDY**

September 2, 2025

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area M”. It was determined that this 52.4 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area M area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA M BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bound by Emerson Avenue to the West, West Seventh Street to the North, Laramie Avenue to the East, and West Third Street to the South. The “AREA M” area consists of 52.4 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:23 p.m.”

No testimony was offered and the Public Hearing closed at 7:24 p.m.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve Resolution No. 25-105 which accepts and approves the Blighted & Substandard Study for the area bound by Emerson Avenue to the West, West Seventh Street to the North, Laramie Avenue to the East, and West Third Street to the South. Which follows in its entirety:

RESOLUTION 25-105

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

RECITALS:

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Sheridan, Wyoming, Second, First, Original Town Addition

September 2, 2025

Areas “Area M”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Emerson Avenue to the West, West Seventh Street to the North, Laramie Avenue to the East, and West Third Street to the South.

c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.

d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.

3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

● Council next held a public hearing for the Blighted & Substandard Study for the area bordered by East Seventh Street to the North, Mississippi Avenue to the East, East First Street to the South, and Niobrara Avenue to the West, “Area N”. The following information was provided:

September 2, 2025

**[RESOLUTION – AREA N BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area N”. It was determined that this 81.88 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area N area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA N BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered by East Seventh Street to the North, Mississippi Avenue to the East, East First Street to the South, and Niobrara Avenue to the West. The “AREA N” area consists of 81.88 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:25 p.m.”

No testimony was offered and the Public Hearing closed at 7:27 p.m.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-106 which accepts and approves the Blighted & Substandard Study for the area bordered by East Seventh Street to the North, Mississippi Avenue to the East, East First Street to the South, and Niobrara Avenue to the West. Which follows in its entirety:

**RESOLUTION 25-106**

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

**RECITALS:**

September 2, 2025

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Original Town, County, Second County, First Addition Areas “Area N”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by East Seventh Street to the North, Mississippi Avenue to the East, East First Street to the South, and Niobrara Avenue to the West.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bordered by lands owned by Leonard and Kathryn Jedlicka to the North, BNSF

September 2, 2025

railroad tracks to the East, West Third Street to the South and Cody Avenue to the West, “Area E”. The following information was provided:

**[RESOLUTION – AREA E BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area E”. It was determined that this is approximately 37.5 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area E area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA E BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered by lands owned by Leonard and Kathryn Jedlicka to the North, BNSF railroad tracks to the East, West Third Street to the South and Cody Avenue to the West. The “Area E” area consists of approximately 37.5 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:28 p.m.”

No testimony was offered and the Public Hearing closed at 7:29 p.m.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve the Resolution No. 25-107. Which follows in its entirety:

**RESOLUTION 25-107**

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

**RECITALS:**

September 2, 2025

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Corp Limits, Cody, Anthony, Frontier, Thompsen, Hereford, Staab, and Western Nebraska Addition Areas Area “E”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by lands owned by Leonard and Kathryn Jedlicka to the North, BNSF railroad tracks to the East, West Third Street to the South and Cody Avenue to the West.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Weisgerber, Turman, Mashburn and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bordered by Tenth Street to the North, Area “5” to the East, Seventh Street to the

September 2, 2025

South and Mississippi Avenue to the West, “Area J”. The following information was provided:

**[RESOLUTION – AREA J BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the “Study”) for an area designated as “Area J”. It was determined that this is approximately 40 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area J area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA J BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, “now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered by Tenth Street to the North, Area “5” to the East, Seventh Street to the South and Mississippi Avenue to the West. The “Area J” area consists of approximately 40 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:31 p.m.”

No testimony was offered and the Public Hearing closed at 7:32 p.m.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-108. Which follows in its entirety:

**RESOLUTION 25-108**

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

**RECITALS:**

September 2, 2025

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Belmont Addition Area “Area J”, City of Alliance, Nebraska, dated July 9, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by Tenth Street to the North, Area “5” to the East, Seventh Street to the South and Mississippi Avenue to the West.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Turman, Mashburn, Weisgerber and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bordered by First Street to the North, lands owned by Western Potatoes, Inc., to the

September 2, 2025

East, Kansas Street to the South and South Mississippi Avenue to the West, "Area P".  
The following information was provided:

**[RESOLUTION – AREA P BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the "Study") for an area designated as "Area P". It was determined that this is approximately 44.9 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area P area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA P BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, "now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered by First Street to the North, lands owned by Western Potatoes, Inc. to the East, Kansas Street to the South and South Mississippi Avenue to the West. The "AREA P" area consists of approximately 44.9 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:32 p.m."

No testimony was offered and the Public Hearing closed at 7:34 p.m.

A motion was made by Mayor McGhehey, seconded by Councilman Turman to approve Resolution No. 25-109. Which follows in its entirety:

**RESOLUTION 25-109**

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

**RECITALS:**

September 2, 2025

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, South Alliance, 1<sup>st</sup> Addition South Alliance Addition Areas “Area P”, City of Alliance, Nebraska, dated August 5, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by First Street to the North, lands owned by Western Potatoes, Inc. to the East, Kansas Street to the South and South Mississippi Avenue to the West.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- Council next held a public hearing for the Blighted & Substandard Study for the area bordered by Kansas Street to the North, County Road 59 to the East, lands owned by

September 2, 2025

Joseph Weber to the South and lands owned by City of Alliance to the West, "Area Q".  
The following information was provided:

**[RESOLUTION – AREA Q BLIGHTED AND SUBSTANDARD STUDY**

The City of Alliance Staff is recommending to the City Council the adoption of a Blighted and Substandard Study (the "Study") for an area designated as "Area Q". It was determined that this is approximately 101.8 acre area, which is shown in the image to the right, met the minimum requirements to receive this designation due to the conditions of infrastructure, average structure age, undeveloped infrastructure, and overall underdevelopment of the area.

The Planning Commission held a public hearing at their August 12, 2025 meeting and concurred that the Study showed the existence of Blighted and Substandard conditions and voted to recommend to the City Council to accept the Study and to include the Area Q area as a Blighted and Substandard District of the City of Alliance. City Staff is of the opinion that the Study and adoption of this area as Blighted and Substandard supports the goals and objectives of the City of Alliance Comprehensive Plan.

**RECOMMENDATION: APPROVE RESOLUTION ACCEPTING THE AREA Q BLIGHTED AND SUBSTANDARD STUDY AND CREATE THE ASSOCIATED BLIGHTED AND SUBSTANDARD DISTRICT WITHIN THE CITY OF ALLIANCE.]**

Mayor McGhehey stated, "now is the date, time and place to conduct a public hearing to hear support, opposition, criticism, suggestions or observations of the taxpayers relating to the Blighted & Substandard Study for the area bordered by Kansas Street to the North, County Road 59 to the East, lands owned by Joseph Weber to the South and lands owned by City of Alliance to the West. The "AREA Q" area consists of approximately 101.8 acres area meeting the minimum requirements to be designated as Blighted & Substandard. The Public Hearing opened at 7:35 p.m."

No testimony was offered and the Public Hearing closed at 7:36 p.m.

A motion was made by Mayor McGhehey, seconded by Vice Mayor Mashburn to approve Resolution No. 25-110. Which follows in its entirety:

**RESOLUTION 25-110**

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

**RECITALS:**

September 2, 2025

- a. Certain conditions exist in the “Redevelopment Area” (as defined below), as evidenced by the Blight & Substandard Study, Homestead, 1<sup>st</sup> Addition Homestead, and Lands in Corporate Limits Addition Areas “Area Q”, City of Alliance, Nebraska, dated August 5, 2025 (the “Study”), which is incorporated into this Resolution by this reference.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by Kansas Street to the North, County Road 59 to the East, lands owned by Joseph Weber to the South and lands owned by City of Alliance to the West.
- c. At the Planning Commission meeting on August 12, 2025, a public hearing was held to determine whether the Redevelopment Area should be declared substandard and blighted and in need of redevelopment, as required by the Nebraska Community Development Law (the “Act”). At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as substandard and blighted and in need of redevelopment.
- d. The City Council considered the Study, the comments at the public hearing, and the recommendation of the Planning Commission in determining whether to declare the Redevelopment Area as substandard and blighted and in need of redevelopment according to the Act.

RESOLVED:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Redevelopment Area is declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

Roll call vote with the following results:

Voting Aye: Mashburn, Weisgerber, Turman, and McGhehey.

Voting Nay: None.

Abstaining: Yates.

Motion carried.

- The last item on the agenda for Council was a Discussion Item brought to the Council by Police Chief Leavitt to speak of the current School Zone Speed Restrictions,

September 2, 2025

with proposed changes to School Zones Sec. 26-52(b). The following information was provided:

Police Chief Leavitt gave Council an overview of the request and reasons why.

Mayor McGhehey instructed Police Chief Leavitt and City Manager Sorensen to coordinate together to bring something to the City Council.

The Alliance City Council adjourned the September 2, 2025 City Council Meeting at 7:47 p.m.

(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