

# **KEARNEY CITY COUNCIL**

## **AGENDA**

**City Council Chambers, 18 East 22nd Street**

**August 8, 2023**

**5:30 p.m.**

### **I. ROUTINE BUSINESS**

1. Invocation/Moment of Silence.
2. Pledge of Allegiance.
3. Announcement on Open Meetings Act.
4. Roll call.
5. Oral Communication; Recognition of visitors.

### **II. UNFINISHED BUSINESS**

### **III. PUBLIC HEARINGS**

1. Conduct a public hearing on the application submitted by Miller & Associates for Five Stones Investment Group, LLC to rezone from District R-3, Urban Residential Multi-Family District (Medium Density) to District UC, Mixed Use Urban Corridor District for property described as Lot 246 and Lot 247, Southwest Quarter School Section Addition and part of Lot 6, Perkins and Harfords Strip Addition to the City of Kearney, Buffalo County, Nebraska (116 and 118 West 27th Street; 2615 2nd Avenue) and consider Ordinance No. 8637.
2. Conduct a public hearing on the application submitted by Buffalo Surveying Corporation for WWS Land, LLC c/o Bill Shapley to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being part of the North Half of the Southeast Quarter of Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Imperial Avenue and North of 45th Street) and consider Ordinance No. 8638.
3. Conduct a public hearing on the application submitted by Buffalo Surveying Corporation for Blessing Premier Property, LLC, c/o Curtis Baetz for a Conditional Use Permit to operate a Resource Extraction site on property zoned District AG, Agricultural District, and described as a tract of land being part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 7310 2nd Avenue) and consider Ordinance No. 8639.
4. Conduct a public hearing on the application submitted by Danny Starostka for Starostka Group Unlimited to (1) rezone from District AG, Agricultural District to District R-2, Urban

Residential Mixed-Density District for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and consider Ordinance No. 8640; (2) to rezone from District AG, Agricultural District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and consider Ordinance No. 8641; and (3) to rezone from District AG, Agricultural District to District R-3, Urban Residential Multi-Family District (Medium Density) for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th p.m., Buffalo County, Nebraska (2050 East 39th Street) and consider Ordinance No. 8642.

5. Conduct a public hearing on the application submitted by Danny Starostka for Starostka Group Unlimited for Planned District Development Plan Approval for construction of a subdivision on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street) and consider Resolution No. 2023-112.
6. Conduct a public hearing on the application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat and Subdivision Agreement for The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street) and consider Resolution No. 2023-113.
7. Conduct a public hearing on the application submitted by Danny Starostka for Starostka Group Unlimited for the annexation of The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2050 East 39th Street) and consider Resolution No. 2023-114.
8. Conduct a public hearing to consider an amendment to the Redevelopment Plan entitled "Amendment to the Area 2 and Area 8 Redevelopment Plans of the City of Kearney, Nebraska (Younes Redevelopment Project)" related to certain redevelopment undertaken pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within portions of the blighted and substandard Redevelopment Area 2 and Redevelopment Area 8, in Kearney, Nebraska and consider Resolution No. 2023-115.
9. Conduct a public hearing on the Consider an amendment to the Redevelopment Plan entitled: "Amendment to the Area 8 Redevelopment Plan of the City of Kearney, Nebraska (2023 Younes Expansion Project)," related to certain redevelopment undertaken pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within portions of the blighted and substandard Redevelopment Area 8, in Kearney, Nebraska and consider Resolution No. 2023-116.

#### **IV. CONSENT AGENDA \***

1. Approve Minutes of Regular Meeting held July 25, 2023.
2. Approve the Claims.
3. Accept the proposals received for the 2023 Millennial Park Cement Project and award the proposal submitted by S & J Construction in the amount of \$67,550.00.
4. Adopt Resolution No. 2023-117 approving Change Order No. 1 showing an increase in the amount of \$13,687.00 and increasing the original contract time for Phase 1 two days and Phase 2, 24 days submitted by Sampson Construction Co., Inc. and approved by Alfred Benesch and Company for the construction of a Box Hangar located at the Kearney Regional Airport (AIP Project No: 3-31-0045-035).
5. Adopt Resolution No. 2023-118 approving Application and Certificate for Payment No. 14 in the amount of \$59,400.00 submitted by Caldwell Tank and approved by Miller & Associates for the 2.0 MG Elevated Water Tower.
6. Adopt Resolution No. 2023-119 approving the Use and Operations Agreement between the City of Kearney and Buck Enterprises, Inc. dba Thrifty Car Rental for leased space to conduct automobile rental services at the Kearney Regional Airport.
7. Adopt Resolution No. 2023-120 approving the Non-Owned Corporate Hangar T-925 Lease between the City of Kearney and Mark E. Pullman.

\* *Any item listed on the Consent Agenda may, by the request of any single Council member, be considered as a separate item under the Regular Agenda Section of the Agenda.*

#### **V. CONSENT AGENDA ORDINANCES \***

1. Approve Ordinance No. 8643 repealing Ordinance No. 8627 and amend the Salary Ordinance reflecting pay plan adjustments.

#### **VI. REGULAR AGENDA**

1. Adopt Resolution No. 2023-121 approving the Interlocal Cooperative Agreement between the City of Kearney and the Nebraska Game and Parks Commission for the City of Kearney Shooting Range.
2. Open Account Claim to NPPD - \$47,407.58.

#### **VII. REPORTS**

#### **VIII. ADJOURN**

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The Mayor and City Council reserve the right to adjourn into executive session as per Section 84-1410 of the Nebraska Revised Statutes. A current agenda is on file at the Office of the City Clerk at City Hall, 18 East 22nd Street, Kearney, Nebraska. For more information, call 233-3216 or visit our website at [www.cityofkearney.org](http://www.cityofkearney.org)