

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

June 11, 2024

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 Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential (MDR) to Office/Commercial Retail Mixed Use (MU2) for property described as a tract of land located in part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Resolution No. 2024-79.
2. Conduct a public hearing on the application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District C-2, Community Commercial District for property described as a tract of land located in part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Ordinance No. 8679.
3. Conduct a public hearing on the application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential (MDR) and Office/Commercial Retail Mixed Use (MU2) to Office/Commercial Retail Mixed Use (MU2) for property described as a tract of land located in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and

Antelope Avenue) and consider Resolution No. 2024-80.

4. Conduct a public hearing on the application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, to rezone from District AG, Agricultural District to District C-3, General Commercial District for property described as a tract of land located in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Ordinance No. 8680.
5. Conduct a public hearing on the application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential (MDR) and Office/Commercial Retail Mixed Use (MU2) to Medium Density Residential (MDR) for property described as a tract of land located in part of the East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Resolution No. 2024-81.
6. Conduct a public hearing on the application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, to 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 East Half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Ordinance No. 8681.
7. Conduct a public hearing on the application submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for the Final Plat and Subdivision Agreement for Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Resolution No. 2024-82.
8. Conduct a public hearing on the request submitted by Miller & Associates for Camil Saadi, WinStar Enterprise, LLC, a Nebraska Limited Liability Company, for the annexation of Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Government Lot 1, part of Government Lot 5, and part of the Southwest Quarter of the Southwest Quarter of Section 29, part of the Southeast Quarter of the Southeast Quarter of Section 30, part of the Northeast Quarter of the Northeast Quarter of Section 31, part of Government Lot 2 and Government Lot 3 of Section 32 all in Township 9 North, Range 15 West of the 6th P. M. Buffalo County, Nebraska (Northwest corner of 39th Street and Antelope Avenue) and consider Resolution No. 2024-83.

IV. CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held May 28, 2024.
2. Approve the Claims.

3. Approve the recommendation from the Development Services Division on the annual renewal of the following manufactured home court licenses until May 31, 2025: a) Cornhusker Trailer Court, 1115 Avenue C; b) Countryside Mobile Park, 1920 15th Avenue; c) L & M Mobile Home Park, 1110 Central Avenue; d) Merriweather Mobile Home Village, 914 West 17th Street; e) Rodeo Court, 2414 West 24th Street; f) R-Villa East, 2500, 2719, 2803 West 24th Street; g) R-Villa West, 2500, 2719, 2803 West 24th Street; h) R-Villa South, 2500, 2719, 2803 West 24th Street; and i) Villa Park, 2703 West 24th Street and extend the current manufactured home court license for East Lawn Mobile Homes Estates, 2900 and 3010 Grand Avenue and Valley View Mobile Home Court, 2701 and 2801 Grand Avenue until July 1, 2024, to correct deficiencies.
4. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the Class C-11786 liquor license application and manager application for Mike Schroer submitted by Pronto Kearney, LLC dba Pronto Kearney, located at 405 2nd Avenue East.
5. Adopt Resolution No. 2024-84 approving the Peterson Senior Activity Center Annual Nutrition Service Contract between the City of Kearney and Community Action Partnership of Mid-Nebraska.

* *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 *

VI. REGULAR AGENDA

1. Receive the presentation from Darrin Lewis, Buffalo County Emergency Manager, on the updated Buffalo County Secure Two-Way Siren Activation System.

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