

*Kearney, Nebraska  
March 11, 2025  
5:30 p.m.*

A meeting of the City Council of Kearney, Nebraska, was convened in open and public session at 5:30 p.m. on March 11, 2025, in the Council Chambers at City Hall. Present were: Jonathan Nikkila, President of the Council; Peggy Eynetich, City Clerk; Council Members Randy Buschkoetter, Tami James Moore, Kurt Schmidt and Alex Straatmann. Absent: None. Brenda Jensen, City Manager; Michael Tye, City Attorney; Kayla James, Director of Finance; Andy Harter, Director of Public Works; Sarah Sawin, Director of Utilities; Kevin Thompson, Captain of Police Operations; and Melissa Dougherty-O'Hara, City Planner; were also present.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the City Council and a copy of their acknowledgment or receipt of such notice is attached to these minutes. Availability of the Agenda was communicated in the advance notice and in the notice to the Mayor and City Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

## **I. ROUTINE BUSINESS**

### **INVOCATION/MOMENT OF SILENCE**

With the absence of a minister, the Council held a moment of silence.

### **PLEDGE OF ALLEGIANCE**

Council members led the audience in the Pledge of Allegiance.

### **ANNOUNCEMENT**

Mayor Nikkila announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and is posted on the wall of the Council Chambers.

### **RECOGNITION/ORAL COMMUNICATIONS**

### **PROCLAMATION FOR TRI-CITY HIGH SCHOOL HOCKEY TEAM FOR THEIR STATE CHAMPIONSHIP WIN**

Mayor Nikkila read the Proclamation and presented it to the Tri-City High School Hockey Team and coaches in attendance, for their State Championship win.

Council members congratulated the team on their success.

## **II. UNFINISHED BUSINESS**

There was no Unfinished Business.

## **III. PUBLIC HEARINGS**

### **DEVELOPMENT OF PROPERTY LOCATED IN THE MEADOWS FIRST ADDITION**

Public Hearings 1 through 3 were discussed together but voted on separately.

Mayor Nikkila opened the public hearing on the application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) to (1) vacate all easements located on Outlot B, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8726; (2) vacate all easements as located on Lots 1 through 7 inclusive, Block Three, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8727; (3) vacate all easements as located on Lots 1 and 2, Block Four, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8728; (4) vacate all easements as located on Lot 1, Block Five, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8729; (5) vacate all easements as located on Lots 1 and 2, Block Six, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8730; (6) vacate all easements as located on Lots 1, 2, 3, Block Seven, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8731; (7) vacate 41st Street from the east line of Avenue X to the east line of The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska located in The Meadows First Addition, an addition to the City of Kearney Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, On Document 2023-03956 and consider Ordinance No. 8732; (8) vacate Avenue Y abutting Lot 3, Block Seven on the west and abutting Lot 1, Block Six on the east, The Meadows First Addition, an addition To The City of Kearney, Buffalo County, Nebraska as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8733; (9) vacate Avenue Z abutting Lot 2, Block Six and Lot 7, Block Three on the west and Lots 1 and 2, Block Four and Lot 1, Block 5 on the east, The Meadows First Addition, an addition to the City of Kearney Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8734; (10) vacate all of Outlot B, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8735; (11) vacate Lots 1 through 7 inclusive, Block Three, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8736; (12)vacate Lots 1 and 2, Block Four, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8737; (13)vacate Lot 1, Block Five, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8738; (14)vacate Lots 1 and 2, Block Six, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8739; (15)vacate Lots 1, 2, 3, Block Seven, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8740; (16)rezone from District AG, Agricultural District, to R-1D, Residential 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 and consider Ordinance No. 8741; and (17)rezone from District R-2/PD, Urban Residential Mixed-Density District/Planned Development Overlay 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 east half 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. 8742.

Nathan Jensen, Olsson, presented this matter to the Council. Mr. Jensen detailed the 38-acre property to be developed and explained the vacation and rezoning requests. Mr. Jensen demonstrated the locations of the proposed easements and described how the water and sewer infrastructure would tie in from The Meadows First along with how the storm sewer would flow into the existing detention cell. Mr. Jensen noted they are requesting a portion of the property be annexed into Kearney City limits.

Council Member Alex Straatmann questioned the timeframe for this development. Mr. Jensen explained that construction will begin this summer. Council Member Straatmann asked if the homes would be spec houses or custom-built. Danny Starostka, Starostka Group Unlimited stated the homes built would be custom and further stated they plan to begin dirt work as soon as possible.

There was no one present in opposition to this hearing.

Moved by Straatmann to close the public hearing on the application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) to (1)vacate all easements located on Outlot B, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8726; (2)vacate all easements as located on Lots 1 through

7 inclusive, Block Three, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8727; (3) vacate all easements as located on Lots 1 and 2, Block Four, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8728; (4) vacate all easements as located on Lot 1, Block Five, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8729; (5) vacate all easements as located on Lots 1 and 2, Block Six, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8730; (6) vacate all easements as located on Lots 1, 2, 3, Block Seven, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8731; (7) vacate 41st Street from the east line of Avenue X to the east line of The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska located in The Meadows First Addition, an addition to the City of Kearney Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, On Document 2023-03956 and consider Ordinance No. 8732; (8) vacate Avenue Y abutting Lot 3, Block Seven on the west and abutting Lot 1, Block Six on the east, The Meadows First Addition, an addition To The City of Kearney, Buffalo County, Nebraska as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8733; (9) vacate Avenue Z abutting Lot 2, Block Six and Lot 7, Block Three on the west and Lots 1 and 2, Block Four and Lot 1, Block 5 on the east, The Meadows First Addition, an addition to the City of Kearney Buffalo County, Nebraska, as shown on plat recorded September 14, 2023, on Document 2023-03956 and consider Ordinance No. 8734; (10) vacate all of Outlot B, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8735; (11) vacate Lots 1 through 7 inclusive, Block Three, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8736; (12) vacate Lots 1 and 2, Block Four, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8737; (13) vacate Lot 1, Block Five, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8738; (14) vacate Lots 1 and 2, Block Six, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8739; (15) vacate Lots 1, 2,

3, Block Seven, The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska according to the plat recorded September 14, 2023, on Document 2023-03956, located in part of the south half 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. 8740; (16)rezone from District AG, Agricultural District, to R-1D, Residential 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 and consider Ordinance No. 8741; and (17)rezone from District R-2/PD, Urban Residential Mixed-Density District/Planned Development Overlay 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 east half 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. 8742 and introduced Ordinance Nos. 8726 through 8742 and moved that the statutory rules requiring ordinances to be read by title on three different days be suspended and said ordinances be considered for passage on the same day upon reading by number only, and then placed on final passage and that the City Clerk be permitted to call out the number of the ordinances on their first reading and then upon their final passage. Council Member Moore seconded the motion to close the hearing and suspend the rules for Ordinance Nos. 8726 through 8742. President of the Council asked for discussion or if anyone in the audience was interested in the ordinances. No one responded. Clerk called the roll which resulted as follows: Aye: Nikkila, Moore, Schmidt, Straatmann, Buschkoetter. Nay: None. Motion to suspend the rules having been concurred in by three-fourths of the City Council, said motion was declared passed and adopted. City Clerk read Ordinance Nos. 8726 through 8742 by number. Roll call of those in favor of the passage of said ordinances on the first reading resulted as follows: Aye: Nikkila, Moore, Schmidt, Straatmann, Buschkoetter. Nay: None. Motion carried. Ordinance were read by number.

Moved by Moore seconded by Schmidt that Ordinance Nos. 8726 through 8742 be passed, approved and published as required by law. Roll call resulted as follows: Aye: Nikkila, Schmidt, Straatmann, Buschkoetter, Moore. Nay: None. Motion carried.

By reason of the roll call voted on the first reading and final passage of the ordinance, Ordinance Nos. 8726 through 8742 are declared to be lawfully passed and adopted upon publication in pamphlet form and made available to the public at the Office of the City Clerk and the Kearney Public Library.

### **FINAL PLAT AND SUBDIVISION AGREEMENT FOR THE MEADOWS SECOND ADDITION**

Public Hearings 1 through 3 were discussed together but voted on separately.

Mayor Nikkila opened the public hearing on the application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner), for the Final Plat and Subdivision Agreement for The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly

740 feet east from Avenue X) and consider Resolution No. 2025-24.

There was no one present in opposition to this hearing.

Moved by Schmidt seconded by Buschkoetter to close the hearing and adopt Resolution No. 2025-24 approving the Final Plat and Subdivision Agreement for The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly 740 feet east from Avenue X). Roll call resulted as follows: Aye: Nikkila, Straatmann, Buschkoetter, Moore, Schmidt. Nay: None. Motion carried.

### **RESOLUTION NO. 2025-24**

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and more particularly described as follows: commencing at south quarter corner of said Section 30; thence on an assumed bearing of N00°51'20"W along the west line of the Southeast Quarter a distance of 705.79 feet to the Point of Beginning, said point also being the northwest corner of The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence continuing N00°51'20"W, along said west line, a distance of 640.00 feet; thence N89°08'40"E a distance of 128.00 feet; thence N00°51'20"W a distance of 12.99 feet; thence N89°08'40"E a distance of 1070.00 feet; thence S00°51'20"E a distance of 130.00 feet; thence N89°08'40"E a distance of 740.00 feet to a point on the west line of a tract of land described in Trustee's Deed recorded as Document #2024-01404, Buffalo County Register of Deeds Office, said point being 60.00 feet north of the northwest corner of Lot 1, Block 2, Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska; thence S00°51'20"E on said west line a distance of 1196.12 feet to a point on the north right-of-way line of 39th Street; thence S89°39'25"E along said right-of-way line, a distance of 740.03 feet, said point also being on the east line of Avenue X in the City of Kearney; thence N00°51'20"W a distance of 679.50 feet to the north line of said The Meadows First Addition; thence S89°08'40"W on the north line of said The Meadows First Addition a distance of 1058.00 feet to a point on the west line of Avenue V in the City of Kearney; thence S00°51'20"E on the west line of said Avenue V a distance of 13.00 feet to the northeast corner of Lot 1, Block 9 of said The Meadows First Addition; thence S89°08'40"W along the north line of said Lot 1, Block 9 a distance of 140.00 feet to the Point of Beginning. Said tract contains a calculated area of 1,649,541.91 square feet or 37.87 acres more or less of which 6.667 acres are new dedicated road right-of-way, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever,

and the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

**ANNEXATION OF THE MEADOWS SECOND ADDITION**

Public Hearings 1 through 3 were discussed together but voted on separately.

Mayor Nikkila opened the public hearing on the application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) for the annexation of The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly 740 feet east from Avenue X) and consider Resolution No. 2025-25.

There was no one present in opposition to this hearing.

Moved by Buschkoetter seconded by Nikkila to close the hearing and adopt Resolution No. 2025-25 approving the application submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) for the annexation of The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, for property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (north of East 41st Street and east of Avenue V to Avenue X including property nearly 740 feet east from Avenue X). Roll call resulted as follows: Aye: Nikkila, Buschkoetter, Moore, Schmidt, Straatmann. Nay: None. Motion carried.

**RESOLUTION NO. 2025-25**

WHEREAS, an Application has been submitted by Olsson (Applicant) for Starostka Group Unlimited (Owner) for the inclusion of The Meadows Second Addition, an addition within the corporate boundaries of the City of Kearney said property described as a tract of land located in part of the Northwest Quarter of the Southeast Quarter and part of the south half of the Southeast Quarter of Section 30, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and more particularly described as follows:

commencing at south quarter corner of said Section 30; thence on an assumed bearing of N00°51'20"W along the West line of the Southeast Quarter a distance of 705.79 feet to the Point of Beginning, said point also being the northwest corner of The Meadows First Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence continuing N00°51'20"W, along said west line, a distance of 640.00 feet; thence N89°08'40"E a distance of 128.00 feet; thence N00°51'20"W a distance of 12.99 feet; thence N89°08'40"E a distance of 1070.00 feet; thence S00°51'20"E a distance of 130.00 feet; thence N89°08'40"E a distance of 740.00 feet to a point on the west line of a tract of land described in Trustee's Deed recorded as Document #2024-01404, Buffalo County Register of Deeds Office, said point being 60.00 feet north of the Northwest corner of Lot 1, Block 2, Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska; thence S00°51'20"E on said west line a distance of 566.00 feet to a point on the west line on said tract of land, said point being 74.00 feet north of southwest corner of Lot 7, Block 2, Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska; thence S89°08'40"W a distance of 140.00 feet; thence N00°51'20"W a distance of 15.00 feet; thence S89°08'40"W a distance of 360.00 feet; thence S00°51'20"E a distance of 15.00 feet; thence S89°08'40"W a distance of 120.00 feet; thence N00°51'20"W a distance of 56.00 feet; thence S89°08'40"W a distance of 120.00 feet to a point on the east right-of-way line of Avenue X in the City of Kearney, said point also being on the north line of said The Meadows First Addition; thence continuing S89°08'40"W along the north line of said The Meadows First Addition a distance of 1058.00 feet to a point on the west line of Avenue V in the City of Kearney; thence S00°51'20"E on the west line of said Avenue V a distance of 13.00 feet to the northeast corner of Lot 1 Block 9 of said The Meadows First Addition; thence S89°08'40"W along the north line of said Lot 1, Block 9 a distance of 140.00 feet to the Point of Beginning. Said tract contains a calculated area of 1,173,595.59 square feet or 29.94 acres more or less of which 5.645 acres are new dedicated road right-of-way; and

WHEREAS, the Kearney City Planning Commission has received and held a public hearing on February 21, 2025 on the inclusion of The Meadows Second Addition within the corporate limits and recommended the Kearney City Council approve said application; and

WHEREAS, said application to include the land within the corporate limits was duly signed by the owners of the land affected with the express intent of platting the land as The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; and

WHEREAS, a public hearing was held by the Kearney City Council relating to said application on March 11, 2025 who deemed the said addition to be included within the corporate limits to be advantageous to and in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the President and City Council of the City of Kearney, Nebraska, that the land to be platted as The Meadows Second Addition shall be included within the corporate limits of the City of Kearney, Buffalo County, Nebraska, that the inhabitants of such addition shall be entitled to all the rights and privileges, and shall be subject to all the laws, ordinances, rules and regulations of the City of Kearney.

BE IT FURTHER RESOLVED that the inclusion of The Meadows Second Addition within the corporate limits of the City of Kearney is subject to the final plat being filed with the Buffalo County Register of Deeds.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

**REZONING OF PROPERTY LOCATED EAST OF COUNTRY CLUB LANE AND  
NORTH OF 60TH STREET**

Public Hearings 4 and 5 were discussed together but voted on separately.

Mayor Nikkila opened the public hearing on the application submitted by Miller & Associates (Applicant) for DT Development, a Nebraska Corporation (Owner) to rezone from District AG, Agricultural District, to District RR-2, Rural Residential District (Intermediate Standards) for property described a tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (approximately 300' east of Country Club Lane and north of 60th Street) and consider Ordinance No. 8743.

Craig Bennett, Miller & Associates, presented this matter to the Council. Mr. Bennett described the 3.42-acre, one-lot subdivision and explained that the zoning request is consistent with previous zoning.

Council Member Straatmann asked if the proposed lot was not available to be purchased previously. Mr. Bennett explained the lot was previously available, and noted there were minor changes made to the preliminary plat that are contained in the proposed final plat.

There was no one present in opposition to this hearing.

Moved by Nikkila to close the public hearing on the application submitted by Miller & Associates (Applicant) for DT Development, a Nebraska Corporation (Owner) to rezone from District AG, Agricultural District, to District RR-2, Rural Residential District (Intermediate Standards) for property described a tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (approximately 300' east of Country Club Lane and north of 60th Street) and consider Ordinance No. 8743 and introduced Ordinance No. 8743 and moved that the statutory rules requiring ordinances to be read by title on three different days be suspended and said ordinances be considered for passage on the same day upon reading by number only, and then placed on final passage and that the City Clerk be permitted to call out the number of the ordinance on its first reading and then upon its final passage. Council Member Straatmann seconded the motion to close the hearing and suspend the rules for Ordinance No. 8743. President of the Council asked for discussion or if anyone in the audience was interested in the ordinance. No one responded. Clerk called the roll which resulted as follows: Aye: Nikkila, Moore, Schmidt, Straatmann, Buschkoetter. Nay: None. Motion to suspend the rules having been concurred in by three-fourths of the City Council, said motion was declared passed and adopted. City Clerk read Ordinance No. 8743 by number. Roll call of those in favor of the passage of said ordinance on the first reading resulted as follows: Aye: Nikkila, Moore, Schmidt, Straatmann, Buschkoetter. Nay: None. Motion carried. Ordinance was read by number.

Moved by Straatmann seconded by Moore that Ordinance No. 8743 be passed, approved and published as required by law. Roll call resulted as follows: Aye: Nikkila, Schmidt, Straatmann, Buschkoetter, Moore. Nay: None. Motion carried.

By reason of the roll call voted on the first reading and final passage of the ordinance, Ordinance No. 8743 is declared to be lawfully passed and adopted upon publication in pamphlet form and made available to the public at the Office of the City Clerk and the Kearney Public Library.

**FINAL PLAT AND SUBDIVISION AGREEMENT FOR SPRUCE HOLLOW WEST THIRD**

Public Hearings 4 and 5 were discussed together but voted on separately.

Mayor Nikkila opened the public hearing on the application submitted by Miller & Associates (Applicant) for DT Development, a Nebraska Corporation (Owner) for the Final Plat and Subdivision Agreement for Spruce Hollow West Third, a subdivision being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (approximately 300' east of Country Club Lane and north of 60th Street) and consider Resolution No. 2025-26.

There was no one present in opposition to this hearing.

Moved by Moore seconded by Schmidt to close the hearing and adopt Resolution No. 2025-26 approving the application submitted by Miller & Associates (Applicant) for DT Development, a Nebraska Corporation (Owner) for the Final Plat and Subdivision Agreement for Spruce Hollow West Third, a subdivision being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the Sixth P. M., Buffalo County, Nebraska (approximately 300' east of Country Club Lane and north of 60th Street). Roll call resulted as follows: Aye: Nikkila, Straatmann, Buschkoetter, Moore, Schmidt. Nay: None. Motion carried.

**RESOLUTION NO. 2025-26**

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of Spruce Hollow West Third, an addition to the City of Kearney, Buffalo County, Nebraska described as a tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, and more particularly described as follows: Commencing at a 5/8" rebar w/cap (LS 626) at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 22; thence S 89°58'26" W on the North line of said Southwest Quarter and all bearings contained herein are relative thereto, a distance of 3.00 feet to a 5/8" rebar w/cap at the POINT OF BEGINNING; thence continuing S 89°58'26" W on the North line of said Southwest Quarter a distance of 334.75 feet to a 5/8" rebar w/cap at the Northeast corner of Lot 1, Block 4 of Spruce Hollow West Second, a subdivision being part of the Southwest Quarter of Section 22, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; thence S 00°42'16" W on the East line of said Lot 1, Block 4 a distance of 458.33 feet to a 5/8" rebar w/cap at the Southeast corner of said Lot 1, Block 4 and the North line of 60th Street

as platted in said Spruce Hollow West Second; thence Northeasterly on said North line of 60th Street and on a non-tangent curve to the Left having a central angle of 01°48'49", a radius of 467.00 feet, an arc length of 14.78 feet, and a chord bearing of N 67°17'50" E a distance of 14.78 feet to a 5/8" rebar w/cap; thence N 66°23'25" E continuing on said North line of 60th Street a distance of 65.31 feet to a 5/8" rebar w/cap; thence S 23°36'35" E a distance of 66.00 feet to a 5/8" rebar w/cap at the Northeast corner of Lot 1, Block 3 of said Spruce Hollow West Second; thence N 66°23'25" E a distance of 67.47 feet to a 5/8" rebar w/cap; thence Northeasterly on a tangent curve to the Right having central angle of 11°16'28", a radius of 952.49 feet, an arc length of 187.43 feet, and a chord bearing of N 72°01'40" E a distance of 187.13 feet to a 5/8" rebar w/cap; thence N 00°05'38" E parallel with and 3.00 feet Westerly, as measured at right angles, to the East line of said Southwest Quarter a distance of 402.30 feet to the Point of Beginning. Containing 3.42 acres, more or less, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

**IV. CONSENT AGENDA**

Moved by Schmidt seconded by Buschkoetter that Subsections 1 through 10 of Consent Agenda Item IV be approved. Roll call resulted as follows: Aye: Nikkila, Buschkoetter, Moore, Schmidt, Straatmann. Nay: None. Motion carried.

1. Approve Minutes of Regular Meeting held February 25, 2025.
2. Approve the following Claims:
  - PS Personnel Services
  - SMCS Supplies, Materials & Contractual Services
  - ER Equipment Rental
  - CO Capital Outlay
  - DS Debt Service

1000bulbs.com \$841.47 smcs; 4 States Towing \$125.00 smcs; 4imprint \$779.46 smcs; 911 Custom \$18,878.38 co; Accessibility Professional \$1,940.00 smcs; Accucut \$222.15 smcs; Ace Hardware \$888.00 smcs; Active Montgomery \$60.00 smcs; Adorama \$773.50 smcs; Advance Auto \$72.11 smcs; Adventure Enterprises \$1,523.37 smcs; Aguirre, A \$60.51 smcs; All City Garage Door \$2,822.70 smcs; Allo \$427.36 smcs; Ally B Designs \$310.00 smcs; Altec \$2,769.90 smcs; Amax Contracting \$376.32 smcs; Amazon \$14,497.81 smcs,co; American \$39.00 smcs; American Air \$671.45 smcs; American Fence \$5,646.84 smcs; American Instants \$75.99 smcs; American Legion \$47.93 smcs; American Library Assn. \$85.00 smcs; American Red Cross \$1,044.00 smcs; Anything Truck \$793.16 smcs; AOC Volleyball \$24.98 smcs; Apple \$7.96 smcs; Apple Market \$10.73 smcs; Applebee's \$51.27 smcs; Applied Ind. Tech \$693.83 smcs; Arnold Motor Supply \$557.75 smcs; Arrants, J \$100.01 smcs; Arrowhead Forensics \$85.62 smcs; Ask Supply \$229.44 smcs; Aurora Coop \$32.00 smcs; Aussie Hydraulics \$973.51 smcs; Authorize.net \$10.00 smcs; Avfuel \$14,027.67 smcs; Avid \$116.32 smcs; Avtech \$349.95 smcs; Away With Geese \$2,195.00 smcs; B&H Photo \$2,482.64 smcs,co; Baird Holm \$1,194.50 smcs; Baker & Taylor \$1,393.19 smcs; Baker Creek Heirloom \$62.08 smcs; Ballast Shop \$109.85 smcs; Baum \$605.99 smcs; Beacon Athletics \$1,440.00 smcs; Big Apple \$50.00 smcs; Blackstone Library \$570.22 smcs; Blackstrap \$8,546.94 smcs; Blick Art \$207.74 smcs; Blinds.com \$2,558.60 smcs; Blue to Gold \$5.98 smcs; BlueCross BlueShield \$286,055.53 smcs; Bomgaar's \$772.48 smcs; Bosselman \$3,886.31 smcs; Brand Mgmt. Group \$279.10 smcs; Bubble Factory \$188.55 smcs; Buffalo Co. Outdoor \$545.39 smcs; Buffalo Co. Treasurer \$15.37 smcs; Buggies Unlimited \$106.93 smcs; Builders \$941.51 smcs; Carquest \$81.44 smcs; Carron-Top \$630.93 co; Casey's \$104.05 smcs; Cash Wa \$438.92 smcs; CDW Government \$6,818.40 smcs,co; Center Point Large Print \$81.81 smcs; Central Comm. College \$240.00 smcs; Central Hydraulic \$1,489.08 smcs; Central Mercantile \$30.00 smcs; Central NE Bobcat \$822.80 smcs; Certified Power \$501.55 smcs; Chief Road Supply \$60,900.00 co; Cintas \$399.60 smcs; Ciox Health \$42.00 smcs; City of KY \$553,713.67 smcs,ps; City Service Valcon \$23,893.94 smcs; Civic Plus \$1,164.38 smcs; Clean Earth Systems \$1,360.00 smcs; Comm. Action Mid NE \$1,499.00 smcs; Conoco \$14.52 smcs; Constant Contact \$314.00 smcs; Construction Rental \$2,450.26 smcs,co; Control Yours \$325.60 smcs; Court Reserve \$180.83 smcs; Cox Information \$60.62 smcs; CR Toys \$50.00 smcs; Critical Hire \$75.00 smcs; Crowd Control \$1,039.30 co; Culligan \$184.40 smcs; Cunningham's Journal \$167.00 smcs; Cutting Edge Cleaning \$85.00 smcs; D & K Products \$68,390.10 smcs; Daigle Law Group \$3,760.00 smcs; Data Shield \$315.04 smcs; David Barth \$54.25 smcs; DBS Metal Design \$750.00 smcs; Dell \$4,131.99 co; Development Council \$3,125.00 smcs; Discount Car Care \$237.50 smcs; Dish \$146.10 smcs; DK Lav Vista \$865.00 co; Dowhy Towing \$125.00 smcs; Drivers License Guide \$33.95 smcs; DTS Technology Group \$32.09 smcs; Eakes \$3,798.12 smcs; Earl May \$28.71 smcs; EB 2025 NE-Iowa \$160.50 smcs; Ebay \$380.43 smcs,co; Echo Electric \$70.25 smcs; Eden Brothers \$30.54 smcs; Elliott Equipment \$656.61 smcs; Enterprise Electric \$28,472.24 smcs,co; Ereplacement Parts \$1,344.67 smcs; Eurofins Eaton \$310.00 smcs; Exhaust Pros \$80.85 smcs; Express Market Place \$13.50 smcs; Eyemed \$2,359.59 smcs; Facebook \$238.71 smcs; Fairfield Inn \$404.43 smcs; Family Practice \$1,273.00 ps; Fastenal \$886.33 smcs; FBI National Academy \$260.00 smcs; Fiddelke \$427.80 smcs; Flood, O \$131.25 smcs; Freeze, A \$131.25 smcs; Fun Express \$72.47 smcs; Gale \$590.24 smcs; Galvan, V \$16.10 smcs; Gammon Technical \$174.30 co; Garden Era

\$24.99 smcs; Garrett Tires \$250.85 smcs; Get Sling \$166.51 smcs; Gibbens, M \$31.43 smcs; Give Nebraska \$20.00 ps; Glass Doctor \$347.60 smcs; Go Pro \$49.99 smcs; Good Sportsman \$68.00 smcs; Goodwin Tucker \$960.97 smcs; Graduate Lincoln \$108.00 smcs; Graham Tire \$1,330.00 smcs; Grainger \$1,883.97 smcs; Granicus \$7,304.52 smcs; Great Plains Comm. \$1,010.01 smcs; Greater NE Cities \$1,000.00 smcs; Green Parts Store \$214.80 smcs; Greenhouse Megastore \$2,003.51 smcs; Gruber, C \$150.00 smcs; Hach \$2,844.50 smcs; Harbor Freight \$383.82 smcs; Harris Seeds \$31.95 smcs; Hastings College \$36.83 smcs; Heartland Motor Sports \$1,218.92 smcs; Hibberd, A \$256.00 smcs; Hilton Hotels \$1,023.76 smcs; Hobby-Lobby \$440.96 smcs; Holmes Plumbing \$751.09 smcs; Home Depot \$2,310.85 smcs; Hometown Leasing \$283.23 smcs; Horticultural Products \$161.46 smcs; Hotsy Equipment \$689.37 smcs; HSGI Comp. \$253.05 smcs; Hub Int'l \$7,209.92 smcs; Humanities Nebraska \$75.00 smcs; Hy-Vee \$579.18 smcs; IAPMO \$120.00 smcs; ID Security \$66.54 smcs; Identi Fire \$21.80 smcs; IIA Store \$60.00 smcs; Inland Truck Parts \$561.97 smcs; Integrated Security \$10,891.00 smcs; Invoice Home \$5.28 smcs; Iprint Technologies \$788.00 smcs; IRS \$208,278.75 ps; Jack Lederman \$2,277.89 smcs,co; Jack's Uniforms \$1,206.59 smcs; Jackson Services \$399.07 smcs; Java Junction \$1,198.41 smcs; Jimmy Johns \$58.77 smcs; John T. Jones Const. \$309,006.74 co; Johnny's Selected Seed \$743.60 smcs; Johnson Fit & Well \$607.15 ps; Johnstone Supply \$713.66 smcs; Jurek, I \$2.60 smcs; KY Chamber Comm. \$1,971.00 smcs; KY Crete & Block \$1,429.91 smcs; KY Eye Institute \$170.00 smcs; KY Tire & Auto \$663.32 smcs; KY Towing \$1,031.36 smcs; KY Visitors Bureau \$173,496.55 smcs; KY Warehouse \$746.96 smcs; KY Winlectric \$12,098.29 smcs,co; KY Winnelson \$2,900.81 smcs,co; Kelly Supply \$4,589.03 smcs; Kewanna Screen Printing \$249.27 smcs; KGFW KQKY KRNY \$436.00 smcs; Ktown Cakery \$14.00 smcs; La Vista Embassy \$288.24 smcs; Landmark Implement \$636.10 smcs; Law Enf. Seminars \$1,100.15 smcs; LCL Truck Equipment \$818.00 smcs; League NE Municipalities \$1,684.26 smcs; Light & Siren \$364.20 smcs; Light Ring \$9,797.30 smcs; Lincoln Embassy \$14.99 smcs; Lincoln Journal \$1,139.00 smcs; Lincoln Nat'l Life \$10,376.76 smcs; Linkedin \$80.00 smcs; Love Signs \$2,079.00 co; Macqueen Equipment \$4,906.37 smcs; Magic Cleaning \$7,900.00 smcs; Magnolia Market \$436.40 smcs; Magnum Electronics \$299.90 smcs; Mahjongglea \$112.00 smcs; Mallory Safety \$4,193.00 smcs; Mama's Pizza \$200.00 smcs; Marriott \$259.88 smcs; Masek Golf Car \$4.98 smcs; Matheson Trigas \$626.00 smcs; Mattson Ricketts Law Firm \$50.00 smcs; Mauslein Welding \$4,500.92 smcs; Mayhew Signs \$12,440.00 co; McDonald Uniforms \$322.66 smcs; MCL Construction \$1,911,627.64 co; Mega Saver \$33.80 smcs; Menards \$10,395.00 smcs,co; Merrill Company \$1,112.94 smcs; Microsoft \$32.10 smcs; Mid American Signal \$2,000.00 smcs; Mid-America Golf \$11,290.00 co; Mid-America Powered \$679.18 smcs; Midland Scientific \$242.96 smcs; Midwest Alarm Services \$420.00 smcs; Midwest Connect \$15,138.81 smcs; Midwest Petroleum \$327.50 smcs; Midwest Turf \$2,033.51 smcs; Mirror Image \$442.86 smcs; Mission Square \$8,434.51 ps; Mocic \$250.00 smcs; Mohawk Lifts \$793.02 smcs; Moore, C \$3.76 smcs; Morten Construction \$262.13 smcs; Most Dependable Fount. \$162.71 smcs; Mostek Electric \$584.76 smcs; Motorola Solutions \$320.00 smcs; Municipal Supply \$132,060.92 smcs; My Pilot Store \$52.85 smcs; My Senior Center \$1,190.00 smcs; Napa \$572.15 smcs; Nat'l Assoc. \$510.00 smcs; Nat'l Registry EMT \$176.00 smcs; Nat'l School Resource \$550.00 smcs; NCB \$30.00 smcs; NCH Software \$51.49 co; NE Child Support \$1,454.34 ps; NE Dept. Revenue \$63,336.86 ps; NE Law Enforcement \$15.00 smcs; NE Library Assn. \$60.00 smcs; NE Machinery \$2,583.77 smcs; NE Rural Water Assn. \$550.00 smcs; NE Supreme Court Pub. \$217.15 smcs; NE Truck Center \$6,364.54 smcs; Nebraskaland

Magazine \$400.00 smcs; Network Solutions \$466.48 smcs; NI NDA \$25.00 smcs; Northern Safety \$106.56 smcs; Northwestern Energy \$10,007.95 smcs; Novus Glass \$50.00 smcs; NPPD \$6,640.48 smcs; NRPA Operating \$900.00 smcs; NSG Logistics \$3,555.74 smcs; Officemax \$1,236.59 smcs; Omaha South Garage \$30.00 smcs; One Call Concepts \$18.82 smcs; O'Reilly Auto \$199.62 smcs; Pack Track \$280.00 smcs; Panera Bread \$14.66 smcs; Parts Tree \$160.10 smcs; PATC Training \$125.00 smcs; Penworthy \$228.56 smcs; Pep Co. \$427.06 smcs; Pet Pickups \$2,801.51 smcs; Petsmart \$35.90 smcs; PH Lodging \$334.11 smcs; Phillips 66 \$66.75 smcs; Pickleball Central \$2,333.09 co; Pitney Bowes \$1,100.97 smcs; Pizza Ranch \$559.24 smcs; Platte Valley Auto \$239.97 smcs; Platte Valley Comm. \$2,319.93 smcs; Poster My Wall \$44.90 smcs; Prado Reyes, J \$31.00 smcs; Prestige Flag \$1,255.06 smcs; Presto-X \$64.23 smcs; Prime Secured \$45,371.42 smcs,co; Prime Video \$6.41 smcs; Propay \$299.00 smcs; ProQuest \$6,570.94 smcs; Provantage \$217.14 smcs; Quill \$527.22 smcs; Randall, C \$98.58 smcs; Rapid Fire Protection \$705.90 smcs; Rasmussen Mechanical \$4,559.03 smcs; Ray Allen Manufacturing \$56.65 smcs; Redman's Shoes \$270.98 smcs; Reinke's \$446.95 smcs; Remarkable \$65.05 smcs; Renee's Garden \$25.56 smcs; Rentokil \$400.14 smcs; Resource Management \$10,494.00 smcs; Ring, E \$299.00 smcs; Robert Brooke & Assoc. \$44.63 smcs; Rock Auto \$83.00 smcs; Roth, K \$150.00 smcs; S&S Worldwide \$30.99 smcs; Safety Products \$90.10 smcs; Sahling Kenworth \$585.43 smcs; Sam's Club \$59.13 smcs; Sapp Brothers \$2,664.50 smcs; Saylor Screenprinting \$3,030.00 smcs,co; Scholastic Education \$362.73 smcs; School District #7 \$3,530.00 smcs; School Outfitters \$1,616.45 co; Schumacher Fencing \$489.25 smcs; Scooter's Coffee \$120.00 smcs; Second Chance \$10.26 smcs; See Clear Cleaning \$425.00 smcs; Select Seeds \$263.12 smcs; Select Sprayers \$948.73 smcs; Sesar \$1,217.00 smcs; Sherwin Williams \$197.92 smcs; Shop Joe \$128.38 smcs; Sign Center \$438.61 smcs; SLA Corp. \$246.78 smcs; Smart Sign \$24.42 smcs; Sontiq \$497.64 ps; Spectrum \$857.75 smcs; Sprinkler Warehouse \$2,119.28 smcs,co; Starbucks \$61.28 smcs; State Electrical Division \$296.00 smcs; State Fire Marshal Train. \$150.00 smcs; State of NE/State Acctg. \$30.24 smcs; State Supply \$1,350.00 smcs; Steinbrink Landscaping \$260.00 smcs; Stutsman \$1,647.00 smcs; Sun Life \$82,255.28 smcs; Supply House \$1,217.05 smcs; Surplus Center \$383.00 smcs; T Mobile \$35.40 smcs; T&T Mobile Washing \$1,662.00 smcs; Target \$409.97 smcs; Tennis Warehouse \$250.00 smcs; Titan Machinery \$3,592.92 smcs; Tractor Supply \$967.65 smcs,co; Transunion \$123.20 smcs; Tri City Concrete \$4,920.00 co; Tri Co. Glass \$2,748.99 smcs; Triple Crown \$37.44 smcs; Truck Center \$435,494.00 co; True Value \$366.19 smcs; Turbo Technologies \$439.65 smcs; Turfwerks \$16,682.46 smcs; Turner Body Shop \$125.00 smcs; Twin City Hardware \$2,313.03 smcs; Tye & Rowling \$16,558.90 smcs; Tyler Technologies \$1,155.84 smcs; Uline \$199.65 smcs; Unifirst \$118.10 smcs; Union Bank & Trust \$395,929.41 smcs,ps; United States Profession \$325.00 smcs; United Way \$20.00 ps; UPS \$529.27 smcs; US Cellular \$150.00 smcs; USPS \$284.61 smcs; Utilities Section League \$1,746.00 smcs; Verizon \$14,791.73 smcs; Vestis Services \$206.31 smcs; Village Services \$220.96 smcs; Village Uniform \$224.28 smcs; Vista Print \$145.51 smcs; Walgreens \$16.27 smcs; Walmart \$780.70 smcs; Western NRG \$225.00 smcs; Winzer \$282.61 smcs; WPCI \$976.68 ps; Youtube \$512.39 smcs; Zoom \$2,715.01 smcs; Zoro Tools \$154.26 smcs; Payroll Ending 02/22/2025 -- \$656,165.11 and Manual Check #17560 – N. Stadler: \$107.09. The foregoing schedule of claims is published in accordance with Section 19-1102 of the Revised Statutes of Nebraska, and is published at an expense of \$\_\_\_\_\_ to the City of Kearney.

- 3. Adopt Resolution No. 2025-27 approving the renewal of a Land Lease Agreement between the City of Kearney and Air Methods Corporation authorizing the placement of a modular building for crew quarters on property located at 4851 Airport Road.

**RESOLUTION NO. 2025-27**

BE IT RESOLVED by the President and Council of the City of Kearney, that the President be and is hereby authorized and directed to execute the renewal of the Land Lease Agreement between the City of Kearney, Nebraska and Air Methods Corporation authorizing the continued placement of a modular building for crew quarters on property located at 4851 Airport Road at the Kearney Regional Airport, a copy of the Agreement, marked as Exhibit "A", is attached hereto and made a part hereof by reference.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

- 4. Approve the purchase of a Hook Refuse Truck, in the amount of \$243,424.00 submitted by Truck Center Companies under the Sourcewell Cooperative Purchasing Contract program to be used in the Utilities Department.

- 5. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the Class C liquor license and manager applications for Margarita T. Younes-Holz, Manager submitted by Sedo Hospitality, Inc dba Home2 Suites/Tru Hotel located at 230 11th Avenue.

- 6. Adopt Resolution No. 2025-28 approving the Agency Agreement between the City of Kearney, Nebraska and the Nebraska Department of Transportation, Division of Aeronautics for Project No. 3-31-0045-041/042-2025 (A01) (in connection with the Reconstruct Apron project at the Kearney Regional Airport) allowing the Nebraska Department of Transportation, Division of Aeronautics to act as the City's agent for the project.

**RESOLUTION NO. 2025-28**

A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH NEBRASKA DEPARTMENT OF TRANSPORTATION, DIVISION OF AERONAUTICS FOR PROJECT NO. 3-31- 0045-041/42-2025 TO BE SUBMITTED BY THE DEPARTMENT TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL ASSISTANCE FOR THE DEVELOPMENT OF THE AIRPORT:

BE IT RESOLVED by the Mayor and members of the City Council of Kearney, Nebraska, that:

- 1. The City of Kearney shall enter into an Agency Agreement with the Department of Transportation, Division of Aeronautics for Project No. 3-31-0045-041/42-2025 for the purpose of obtaining Federal assistance for the Airport and that such agreement shall be set forth hereinbelow.

- 2. The Mayor of Kearney is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Kearney, and the City Clerk is hereby authorized to attest said execution.
- 3. The said agreement, referred to hereinabove, is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

- 7. Adopt Resolution No. 2025-29 approving the Agency Agreement between the City of Kearney, Nebraska and the Nebraska Department of Transportation, Division of Aeronautics for Project No. 3-31-0045-043-2025 (E05) (in connection with the Carrier Vehicle with Snow Blower Attachment at the Kearney Regional Airport) allowing the Nebraska Department of Transportation, Division of Aeronautics to act as the City's agent for the project.

**RESOLUTION NO. 2025-29**

A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH NEBRASKA DEPARTMENT OF TRANSPORTATION, DIVISION OF AERONAUTICS FOR PROJECT NO. 3-31- 0045-043-2025 TO BE SUBMITTED BY THE DEPARTMENT TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL ASSISTANCE FOR THE DEVELOPMENT OF THE AIRPORT:

Be it resolved by the Mayor and members of the City Council of Kearney, Nebraska, that:

- 1. The City of Kearney shall enter into an Agency Agreement with the Department of Transportation, Division of Aeronautics for Project No. 3-31-0045-043-2025 for the purpose of obtaining Federal assistance for the Airport and that such agreement shall be set forth hereinbelow.
- 2. The Mayor of Kearney is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Kearney, and the City Clerk is hereby authorized to attest said execution.
- 3. The said agreement, referred to hereinabove, is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

- 8. Adopt Resolution No. 2025-30 approving the amended Lease Agreement between the City of Kearney and Vertical Lift Maintenance Solutions, LLC, a Nebraska Limited Liability Company at the Kearney Regional Airport.

**RESOLUTION NO. 2025-30**

BE IT RESOLVED by the President and City Council of the City of Kearney, Nebraska, that the President be and is hereby authorized and directed to execute the amended Lease Agreement between the City of Kearney and Vertical Lift Maintenance Solutions, LLC, a Nebraska Limited Liability Company. The amended Agreement, marked as Exhibit "A", is attached hereto and made a part hereof by reference.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

9. Adopt Resolution No. 2025-31 approving an amendment to the Municipality Program Agreement for 2025 Part 2 Improvements - US Highway 30 and University Drive Intersection Improvements between the State of Nebraska Department of Transportation, and the City of Kearney.

**RESOLUTION NO. 2025-31**

WHEREAS, On May 28, 2024 the City Council adopted Resolution No. 2024-72 accepting the Municipality Program Agreement on behalf of the City of Kearney with the State of Nebraska Department of Transportation pertaining to the project for U.S. Highway 30 (US-30) at the US-30/University Drive intersection in the City (2025 Part 2 Improvements - Highway 30 and University Drive Roundabout); and

WHEREAS, the City of Kearney submitted an amendment to the Municipality Program Agreement; and

WHEREAS, all other provisions of the Agreement will remain in full force and effect; and

WHEREAS, State of Nebraska Department of Transportation has agreed to the amended Municipality Program Agreement.

NOW, THEREFORE, BE IT RESOLVED by the President and Council of the City of Kearney, Nebraska, that the City Manager be and is hereby authorized and directed to execute the amended Municipality Program Agreement on behalf of the City of Kearney, Nebraska with the State of Nebraska Department of Transportation, a copy of the amended Agreement, marked as Exhibit "A", is attached hereto and made a part hereof by reference.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2025.

ATTEST:  
PEGGY EYNETICH  
CITY CLERK

JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

10. Approve the Plans and Specifications for Snow Removal Equipment (SRE) Acquisition – Carrier Vehicle with Snow Blower Attachment project to be used at the Kearney Regional Airport and set the bid opening date for March 27, 2025 at 2:00 p.m.

**V. CONSENT AGENDA ORDINANCES**

None.

**VI. REGULAR AGENDA**

**OPEN ACCOUNT CLAIM**

Moved by Buschkoetter seconded by Nikkila that the Open Account Claim in the amount of \$192.50 payable to Tami James Moore; \$1,075.00 payable to Univ. NE Event Reg.; \$195.00 payable to UNK; \$107.55 payable to UNL Marketplace; and \$161.00 payable to UNO be allowed. Roll call resulted as follows: Aye: Nikkila, Schmidt, Buschkoetter. Nay: None. Moore and Straatmann abstained. Motion carried.

**VII. REPORTS**

Council Member Straatmann expressed excitement for the project ideas that were discussed at the Kearney Tomorrow: 2050 listening sessions.

Council Member Tami James Moore noted she a Kearney Tomorrow: 2050 listening session and also attended the 2025 Nebraska Planning Conference held in Kearney.

Mayor Nikkila congratulated Planning Commission Chairperson Stan Dart for receiving an award, recognizing his years of service on the Planning Commission, that was presented at the 2025 Nebraska Planning Conference.

Brenda Jensen, City Manager, detailed some ideas that were presented at the Kearney Tomorrow: 2025 listening sessions. Additionally, Ms. Jensen stated the Kearney Sportsplex will hold their ribbon cutting on April 10th.

**VIII. ADJOURN**

Moved by Nikkila seconded by Straatmann that Council adjourn at 5:54 p.m. Roll call resulted as follows: Aye: Nikkila, Schmidt, Straatmann, Buschkoetter, Moore. Nay: None. Motion carried.

**ATTEST:**

\_\_\_\_\_  
**JONATHAN NIKKILA  
PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR**

\_\_\_\_\_  
**PEGGY EYNETICH  
CITY CLERK**