

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

May 27, 2025

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.
 - Pinning Ceremony for the Kearney Volunteer Fire Department for Newly Elected Officers and Recognition of New Board Members.
 - Presentation of Proclamation honoring Police Chief Bryan Waugh.

II. UNFINISHED BUSINESS

III. PUBLIC HEARINGS

1. **POSTPONED SINCE APRIL 8, 2025. WITHDRAWN.** Conduct a public hearing on the applications submitted by Miller & Associates (Applicant) for Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation, c/o Ryan Mertz (Owner) to (1) vacate a tract of land being part of Lot 11 and part of Lot 12, of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska and consider Ordinance No. 8745; and (2) rezone from District R-3/PD, Urban Residential Multi-Family District (Medium Density)/Planned Development Overlay District, to District R-3, Urban Residential Multi-Family District (Medium Density) for property described as a tract of land being part of Lot 11, and part of Lot 12, (now vacated) of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska, and part of X Avenue (now vacated) of East Lawn Second Addition, all being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (generally located at 2201 East 32nd Street) and consider Ordinance No. 8746.

2. **POSTPONED SINCE APRIL 8, 2025. WITHDRAWN.** Conduct a public hearing on the application submitted by Miller & Associates (Applicant) for Evangelical Lutheran Good Samaritan Society, a North Dakota Corporation, c/o Ryan Mertz (Owner), for the Final Plat and Subdivision Agreement for Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of Lot 11, and part of Lot 12, (now vacated) of St. Luke's Good Samaritan Village, an addition to the City of Kearney, Buffalo County, Nebraska, and part of X Avenue (now vacated) of East Lawn Second Addition, all being located in part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (generally located at 2201 East 32nd Street) and consider Resolution No. 2025-35.
3. **POSTPONED SINCE MAY 13, 2025. REQUEST TO FURTHER POSTPONE TO JUNE 10, 2025.** Conduct a public hearing on the application submitted by Miller & Associates (Applicant) for Keith L. McCaslin (Owner) to rezone from District AG, Agricultural District to District C-O, Office District for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant parcel (560331102) north of 6740 North 2nd Avenue) and consider Ordinance No. 8748
4. **POSTPONED SINCE MAY 13, 2025. REQUEST TO FURTHER POSTPONE TO JUNE 10, 2025.** Conduct a public hearing on the application submitted by Miller & Associates (Applicant) for Keith L. McCaslin (Owner) to rezone from District AG, Agricultural District to District C-2, Community Commercial District for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant parcel (560331102) north of 6740 North 2nd Avenue) and consider Ordinance No. 8749.
5. **POSTPONED SINCE MAY 13, 2025. REQUEST TO FURTHER POSTPONE TO JUNE 10, 2025.** Conduct a public hearing on the application submitted by Miller & Associates (Applicant) for Keith L. McCaslin (Owner) for the Final Plat and Subdivision Agreement for McCaslin Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant parcel (560331102) north of 6740 North 2nd Avenue) and consider Resolution No. 2025-44.
6. **POSTPONED SINCE MAY 13, 2025. WITHDRAWN.** Conduct a public hearing on the proposed acquisition of the East 10.00 feet of Lot 1 through Lot 7, inclusive, Block 1, Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska, dedicated for Utility Easement purposes from Camil Saadi, Managing member of WinStar Enterprises, LLC, a Nebraska Limited Liability Company and consider Resolution No. 2025-45.
7. **POSTPONED SINCE MAY 13, 2025. WITHDRAWN.** Conduct a public hearing on the proposed acquisition of the East 10.00 feet of the West 35.00 feet of Lot 1 through Lot 7, inclusive, Block 2, Saadi First, an addition to the City of Kearney, Buffalo County, Nebraska for Utility Easement purposes from Camil Saadi, Managing member of WinStar Enterprises, LLC, a Nebraska Limited Liability Company and consider Resolution No. 2025-46.

8. **POSTPONED SINCE MAY 13, 2025. WITHDRAWN.** Conduct a public hearing on the proposed acquisition of a tract of land being part of the Northeast Quarter of the Southeast Quarter and 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 dedicated for Utility Easement purposes from Camil Saadi, managing member of WinStar Enterprises, LLC, a Nebraska Limited Liability Company and consider Resolution No. 2025-47.

IV. CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held May 13, 2025 and Special Meeting held May 14, 2025.
2. Approve the Claims.
3. Receive recommendations of Planning Commission and set June 10, 2025 at 5:30 p.m. as date and time for hearing on those applications where applicable.
4. **POSTPONED SINCE APRIL 22, 2025. WITHDRAWN.** Rescind Resolution No. 2024-144 approved at the October 8, 2024 City Council meeting for the Developer Constructed Infrastructure Agreement for Saadi First, an Addition to the City of Kearney, Buffalo County, Nebraska and adopt Resolution No. 2025-57 approving the Amended Developer Constructed Infrastructure Agreement For Saadi First, An Addition to the City of Kearney, Buffalo County, Nebraska between the City of Kearney and Camil Saadi, Managing Member of WinStar Enterprise, LLC, a Nebraska Limited Liability Company for the construction, public improvements: water main, sanitary sewer main, paving and storm sewer main to serve Saadi First, an Addition to the City of Kearney, Buffalo County, Nebraska.
5. Adopt Resolution No. 2025-59 approving the recommendation submitted by the Fire Chief to include the following as a member of the Kearney Volunteer Fire Department: Nolan Shinn and Michelle Eutsler.
6. 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 Megan Cortez, Manager submitted by Bar D LLC dba The Dome Lounge & Package Store located at 2321 K Avenue.
7. Adopt Resolution No. 2025-60 approving the updated Interlocal Cooperation Act Agreement between the City of Kearney and Kearney Public Schools for the School Resource Officer Program.
8. Approve the recommendation from the Development Services Division on the annual renewal of the following manufactured home court licenses until May 31, 2026:
 - a) Merriweather Mobile Home Village, 914 West 17th Street;
 - b) Rodeo Court, 2414 West 24th Street;
 - c) R-Villa East, 2500, 2719, 2803 West 24th Street;
 - d) R-Villa West, 2500, 2719, 2803 West 24th Street;
 - e) R-Villa South, 2500, 2719, 2803 West 24th Street; and
 - f) Villa Park, 2703 West 24th Street.

- 9. Adopt Resolution No. 2025-61 approving the Application and Certificate for Payment No. 33 in the amount of \$85,000.00 submitted by John T. Jones Construction Co. and approved by Miller & Associates for the WWTP Phase II Improvements; Water Resource Recovery Facility.

* *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. Open Account Claim to University of Nebraska Event - \$95.00 and UNK Emarket - \$530.00.

VII. REPORTS

VIII. ADJOURN

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City Manager Brenda Jensen
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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