

Kearney, Nebraska
June 24, 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 June 24, 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; Brian Schultz, Director of Finance; Andy Harter, Director of Public Works; Sarah Sawin, Director of Utilities; Shawna Erbsen, Director of Administrative Services; Melissa Dougherty-O'Hara, City Planner; Kevin Thompson, Police Captain of Operations; Gabe Kowalek, Police Lieutenant; and Jake Misener, Deputy City Clerk, were also present. Members of the media present included: Dave Griek, News Channel Nebraska.

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

MOMENT OF SILENCE

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.

ORAL COMMUNICATIONS

PROCLAMATION RECOGNIZING ROGER JASNOCH

Mayor Nikkila read the Proclamation honoring Roger Jasnoch on his retirement from the Kearney Visitors Bureau. Mr. Jasnoch stated he appreciated being a partner with the City and working with City Council members over the years; he looks forward to volunteering. Mayor Nikkila commented that Mr. Jasnoch was an unsung hero and has made a significant impact on Kearney by bringing events and tourism dollars to the community.

Mayor Nikkila and Council Members congratulated Mr. Jasnoch on his retirement.

INTRODUCTION OF FINANCE DIRECTOR BRIAN SCHULTZ

Mayor Nikkila announced that, in the interest of time for those in attendance, Regular Agenda Item 2, the introduction of Finance Director Brian Schultz, would be heard during Oral Communications.

Brenda Jensen, City Manager, introduced Brian Schultz, who will be the new Finance Director for the City. Mr. Schultz provided a brief description of his background, noting that he spent the previous ten years working for the City of Grand Island and stated he looks forward to the opportunity of being the City's next Finance Director.

Ms. Jensen thanked Kayla James, current Finance Director, and stated she is very grateful for all that Ms. James has done for Kearney over the past 3 ½ years as Finance Director. Mayor Nikkila and Council Members thanked Ms. James.

II. UNFINISHED BUSINESS

There was no Unfinished Business.

III. PUBLIC HEARINGS

REZONING OF A VACANT PARCEL NORTH OF 6740 NORTH 2ND AVENUE

Moved by Straatmann seconded by Moore to remove Public Hearings 1 through 3 from the table. Roll call resulted as follows: Aye: Nikkila, Moore, Schmidt, Straatmann, Buschkoetter. Nay: None. Motion carried.

Public Hearings 1, 2 and 3 were discussed together but voted on separately.

Mayor Nikkila opened the 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.

Craig Bennett, Miller & Associates presented this matter to Council. Mr. Bennett described the location of the property and stated the Future Land Use Map is compatible with the requested rezoning. Mr. Bennett noted the property is bisected by the floodway and demonstrated how the property could be served in the future with sanitary sewer and water infrastructure; however, at this time, the proposed development will initially be served with a well and septic system. Mr. Bennett described the connectivity of the proposed plat with 2nd Avenue and noted the proposed Subdivision is not contiguous with City limits and would therefore not be annexed at this time.

There was no one present in opposition to this hearing.

Moved by Moore to close the 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 introduced Ordinance No. 8748 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 Schmidt seconded the motion to close the hearing and suspend the rules for Ordinance No. 8748. 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, Schmidt, Straatmann, Buschkoetter, Moore. 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. 8748 by number. Roll call of those in favor of the passage of said ordinance on the first reading resulted as follows: Aye: Nikkila, Schmidt, Straatmann, Buschkoetter, Moore. Nay: None. Motion carried. Ordinance was read by number.

Moved by Schmidt seconded by Buschkoetter that Ordinance No. 8748 be passed, approved and published as required by law. Roll call resulted as follows: Aye: Nikkila, Straatmann, Buschkoetter, Moore, Schmidt. Nay: None. Motion carried.

By reason of the roll call voted on the first reading and final passage of the ordinance, Ordinance No. 8748 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.

REZONING OF A VACANT PARCEL NORTH OF 6740 NORTH 2ND AVENUE

Public Hearings 1, 2 and 3 were discussed together but voted on separately.

Mayor Nikkila opened the 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.

There was no one present in opposition to this hearing.

Moved by Buschkoetter to close the 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 introduced Ordinance No. 8749 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 Nikkila seconded the motion to close the hearing and suspend the rules for Ordinance No. 8749. 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, Buschkoetter, Moore, Schmidt, Straatmann. 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. 8749 by number. Roll call of those in favor of the passage of said ordinance on the first reading resulted as follows: Aye: Nikkila, Buschkoetter, Moore, Schmidt, Straatmann. Nay: None. Motion carried. Ordinance was read by number.

Moved by Nikkila seconded by Straatmann that Ordinance No. 8749 be passed, approved and published as required by law. Roll call resulted as follows: Aye: Nikkila, Moore, Schmidt, Straatmann, Buschkoetter. Nay: None. Motion carried.

By reason of the roll call voted on the first reading and final passage of the ordinance, Ordinance No. 8749 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 MCCASLIN SUBDIVISION

Public Hearings 1, 2 and 3 were discussed together but voted on separately.

Mayor Nikkila opened the public hearing on the applications 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.

There was no one present in opposition to this hearing.

Moved by Straatmann seconded by Moore to close the hearing and adopt Resolution No. 2025-44 approving 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). Roll call resulted as follows: Aye: Nikkila, Schmidt, Straatmann, Buschkoetter, Moore. Nay: None. Motion carried.

RESOLUTION NO. 2025-44

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of 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 for 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, and more particularly described as follows: Commencing at a mag nail at the Northeast corner of the Northeast Quarter of Section 23; thence S 89°38'59" W on the North line of said Northeast Quarter, and all bearings contained herein are relative thereto, a distance of 106.24 feet to a 5/8" rebar w/cap on the West line of a tract of land described in Trustee's Deed recorded as Inst. 2002-12452 in the Buffalo County Register of Deeds Office and the POINT OF BEGINNING; thence S 18°35'14" E on said West line of the tract described in Inst. 2002-12452 a distance of 105.89 feet to a 5/8" rebar w/cap on the West line of the tract of land described in Return of Appraisers, Tract 31, recorded as Inst. 1999-5114 in the Buffalo County Register of Deeds Office; thence S 00°09'52" W on said West line a distance of 391.86 feet to a 5/8" rebar w/cap; thence S 03°47'26" W continuing on said West line a distance of 164.38 feet to a 5/8" rebar w/cap; thence S 00°29'00" E continuing on said West line a distance of 130.03 feet to a 5/8" rebar w/cap at the Northeast corner of Heiden Third Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; thence S 89°50'58" W on the North line of said Heiden Third Subdivision and on the North line of Heiden Second Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska a distance of 982.11 feet to a 5/8" rebar w/cap at the Northwest Corner of said Heiden Second Subdivision and the East line of Austin Estates Fifth Subdivision, a subdivision being part of the Northeast Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; thence N 00°20'48" E on the Northerly extension of the West line of said Heiden Second Subdivision and the East line of said Austin Estates Fifth Subdivision a distance of 783.03 feet to a 5/8" rebar on the North line of said Northeast Quarter; thence N 89°38'59" E on said North line of the Northeast Quarter a distance of 954.53 feet to the Point of Beginning. Containing 17.74 acres, more or less all located in Buffalo County, Nebraska, 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 24TH DAY OF JUNE, 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, Straatmann, Buschkoetter, Moore, Schmidt. Nay: None. Motion carried.

1. Approve Minutes of Regular Meeting held June 10, 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 \$1,290.74 smcs; 4Imprint \$1,643.01 smcs; Accent Wire-Tie \$1,843.96 smcs; Ace Hardware \$47.14 smcs; Ace Irrigation \$52.00 smcs; Acushnet \$8,433.98 smcs; Adobe \$2,060.79 smcs; Advance Auto Parts \$6.64 smcs; Aero Specialties \$1,372.46 co; Agri Coop \$93,095.10 smcs; Aim Surplus \$991.05 smcs; Alfred Benesch \$653.23 smcs; All City Garage \$15,182.00 smcs; Alley Rose \$40.00 smcs; Allo \$708.04 smcs; Alstrom,J \$150.00 smcs; Amazon \$18,727.05 co; American \$28.64 smcs; American Backflow \$1,860.71 smcs; American Button \$267.70 smcs; American Legion \$283.38 smcs; American Red Cross \$1,756.00 smcs; Anderson Bros. \$1,707.00 co; Anything Truck \$281.11 smcs; Apex Controls \$241.51 smcs; Apple \$7.96 smcs; Apple Market \$28.67 smcs; Arbico Organics \$246.10 smcs; Armor Equipment \$1,369.08 smcs; Arnold Motor \$109.18 smcs; Ask Supply \$2,350.54 smcs; AT&T \$4,742.64 smcs; Aurora Coop \$561.84 smcs; Aussie Hydraulics \$137.09 smcs; Automatic Systems \$1,556.63 smcs; Axon \$341.25 smcs; B&H Photo \$670.46 co; Baird Holm \$4,215.75 smcs; Baker & Taylor \$2,849.91 smcs; Ballard \$96.29 smcs; Beacon Athletics \$387.00 smcs; Benchmark Govt. \$55.80 smcs; Benjamin,B \$27.93 smcs; Benson Tree \$2,999.00 smcs; Blackstone Library \$1,254.15 smcs; Blick Art \$363.78 smcs; Blue Force Gear \$69.50 smcs; Blue to Gold \$179.00 smcs; BlueCross BlueShield \$224,695.71 smcs; Bomgaars \$1,478.62 co; Boogaarts \$24.74 smcs; Bosselman \$9,550.39 smcs; Bossfuels \$20,049.62 smcs; Brady Worldwide \$329.93 smcs; Brand Mgmt. \$427.74 smcs; Breeze Transports \$34.00 smcs; Broadfoot's \$1,050.00 smcs; Buffalo Co. Redi-Mix \$33,341.63 co; Buffalo Co. Treasurer \$30.75 co; Buffalo Outdoor Power \$966.10 co; Builders \$933.89 co; Business Code College \$60.00 smcs; Cabela's \$96.29 smcs; Cal/Amp \$808.50 smcs; Candlewood Suites \$561.23 smcs; Canva \$119.40 smcs; Casey's \$391.27 smcs; Cash Wa \$12,484.33 smcs; CDW Govt. \$446.39 smcs; Cenex \$31.35 smcs; Central Electronics \$16.78 smcs; Central Hydraulic \$110.75 smcs; Central NE Bobcat \$2,373.61 smcs; Chemsearch \$395.00 smcs; Chesterman \$4,838.75 smcs; Cintas \$638.21 smcs; City of Ky \$35,782.71 smcs;,,ps; CityServiceValcon \$63,501.20 smcs; Clan Lab Investigators \$695.00 smcs; Clever Waiver \$49.99 smcs; Coaching Systems \$1,800.00 smcs; Cold Spring Granite \$1,549.80 smcs; Column Public Notice \$656.59 smcs; Comfy

Bowl \$95.00 smcs; Comm. Action Partnership \$1,751.50 smcs; Computer Hardware \$1,629.90 co; Consolidated Concrete \$10,525.74 co; Constant Contact \$157.00 smcs; Construction Rental \$2,609.14 smcs; Consumers Supply \$2,695.00 smcs; Control Yours \$110.00 smcs; Copycat \$803.23 smcs; Cornhusker Quick Stop \$24.78 smcs; Country Partners \$56,436.84 smcs; Court Reserve \$174.91 smcs; Cracker Barrel \$1,309.46 smcs; Crane River Theater \$4,800.00 smcs; Culligan \$343.40 smcs; Cutter & Buck \$576.82 smcs; D & K Products \$2,931.71 smcs; Dandee Concrete \$20,997.00 co; Dan's Plumbing \$388.30 smcs; Data Shield \$270.45 smcs; Davis Equipment \$2,852.24 smcs; Dawson Public Power \$42,180.31 smcs; Daylight Donuts \$130.85 smcs; DBS Metal Design \$6,750.00 co; Decked \$1,275.00 smcs; Demco \$294.37 smcs; Depository Trust Co. \$826,696.26 ds; Detectachem \$501.55 smcs; Digicert \$528.00 smcs; Dillons Fuel \$72.56 smcs; Discount Online Parts \$53.95 smcs; Dish \$146.10 smcs; Dival Safety \$383.45 smcs; Dmilaco \$178.16 smcs; Dollar General \$49.22 smcs; Donkey Towing \$125.00 smcs; Door Dash \$442.90 smcs; Dostal, K \$624.00 smcs; Dowhy Towing \$125.00 smcs; Dry Creek Arsenal \$10,796.45 smcs; DTS Technology \$32.09 smcs; Dutton-Lainson \$1,047.86 smcs; E Replacement Parts \$148.85 smcs; Eagle Distributing \$1,660.51 smcs; Eakes \$5,276.66 smcs; Echo Electric \$222.90 smcs; Ecolab \$134.54 smcs; Eileen's Cookies \$28.00 smcs; Elite K9 \$91.35 smcs; Elliott Equipment \$403,096.74 co; Elyria Gardens \$342.16 smcs; Emblem Authority \$996.00 smcs; Engel, T \$28.15 smcs; Enterprise \$49.95 smcs; Epic Sports \$464.98 co; ESO Solutions \$6,080.56 smcs; Etrailer \$239.72 smcs; Etsy \$42.80 smcs; Eyemed \$2,508.60 smcs; EZ Turf \$156.63 co; Facebook \$184.52 smcs; Family Fresh \$59.04 smcs; Fastenal \$176.52 smcs; Faz, A \$320.00 smcs; FBI Nat'l Academy \$695.00 smcs; Feld Fire \$4,151.86 smcs; Financial Partners Group \$2,768.29 co; Flight Light \$207.10 smcs; Floyd's Truck Center \$6,139.21 smcs; Friesen Chevrolet \$60.79 smcs; Friesen Ford \$493.98 smcs; Frontier \$3,042.70 smcs; Fuehrer, A \$6.74 smcs; Fun Express \$116.93 smcs; Gale/Cengage \$694.84 smcs; Game & Parks Mailroom \$15.00 smcs; Garrels, J \$550.00 smcs; Garrett Tires \$9,719.04 smcs; Gaylord Palms \$1,541.24 smcs; Gdit FAA \$15.00 smcs; Gear For Sports \$800.59 smcs; General Parts \$1,097.28 smcs; Get Sling \$563.90 smcs; Global Aviation \$100.00 smcs; Glowforge Store \$176.00 smcs; Go Physical Therapy \$220.00 ps; Gonzalez, R \$39.61 smcs; Good Sportsman \$68.00 smcs; Goodwill \$9.98 smcs; GPM Truck \$1,908.26 smcs; Graham Tire \$598.85 smcs; Grainger \$1,991.68 smcs; Great Plains Comm. \$1,010.01 smcs; Green Parts Store \$204.14 smcs; Hansen Int'l Truck \$471.98 smcs; Harbor Freight \$512.54 smcs; Heiman Fire \$4,030.00 smcs; Heritage Lands; cape \$105.36 smcs; Hi-Line Motors \$364.00 smcs; Hilton Baltimore \$227.95 smcs; HireRight \$10.76 smcs; Hobby Lobby \$536.59 smcs; Holiday Inn Express \$418.70 smcs; Holmes Plumbing \$2,485.65 smcs; Home Depot \$7,118.50 co; Hometown Leasing \$10,486.00 er; Hooker Bros. \$685.00 smcs; Houser, L \$777.90 smcs; Hub Int'l \$7,209.92 smcs; Hydrovac Supply \$5,040.09 smcs; Hy-Vee \$2,860.29 smcs; IACA \$25.00 smcs; Idemia Identity & Security \$17,107.00 smcs; lhydrant \$3,210.00 smcs; Instacart \$23.57 smcs; Int'l Road \$677.18 smcs; Invoice Home \$5.28 smcs; Iprint Technologies \$1,322.00 smcs; IRS \$227,004.82 ps; Jack Lederman \$357.55 co; Jackson Services \$351.14 co; Jensen, B \$182.00 smcs; Jimmy Johns \$179.60 smcs; John T. Jones Const. \$23,846.00 co; Johnson Brothers \$4,793.97 smcs; Johnson Landscape \$7,784.11 smcs; Johnstone Supply \$1,497.45 smcs; Jon Don \$176.06 smcs; Kanopy \$1,570.35 smcs; Katom Restaurant \$233.63 smcs; Kea Constructors \$70,725.06 smcs; Ky Animal Shelter \$15,675.50 smcs; Ky Crete & Block \$8,834.94 co; Ky Hub \$739.58 smcs; Ky Power Sports \$1,628.18 smcs; Ky Tire & Auto \$1,326.64 smcs; Ky Towing \$583.25 smcs; Ky Warehouse \$804.05 smcs; Keifer Aquatics \$1,246.30 smcs; Kelly Supply \$3,615.24

smcs; Kewanna Screenprinting \$430.72 smcs; KGFW KQKY KRNY \$200.00 smcs; Kimball Midwest \$110.11 smcs; Kingery,K \$21.61 smcs; Konica Minolta \$430.94 smcs; Kowalek,G \$182.50 smcs; Kully Supply \$103.72 smcs; Lakeshore Learning \$39.57 smcs; Landmark Implement \$9,050.05 smcs; Law Enforcement \$890.00 smcs; LCL Truck Equip. \$3,897.42 smcs; League NE Municipalities \$1,166.00 smcs; Lerner LPG \$199.99 smcs; Levander's \$1,462.80 smcs; Lincoln Journal Star \$14.99 smcs; Lincoln Pro Baseball \$357.00 smcs; Lindner,L \$283.50 smcs; Line of Fire Defense \$836.70 smcs; Logan Contractors \$308.73 smcs; Macqueen \$17,860.51 smcs; Marriott \$1,386.84 smcs; Matheson Trigas \$1,692.94 smcs; Mauslein Welding \$732.10 smcs; McCormack Distrib. \$58.95 smcs; MCL Construction \$1,231,270.07 co; Med Tech Forensics \$1,430.53 smcs; Menards; \$12,326.06 co; Merrill Company \$741.96 smcs; MFAC \$259.21 smcs; Michael's \$202.04 smcs; Microsoft \$120.81 smcs; Midland Scientific \$1,906.91 smcs; Midlands; Contracting \$270.00 smcs; Mid-NE Digging \$2,600.00 co; Midplains Equipment \$940.30 smcs; Mid-State Irrigation \$83.15 smcs; Midway USA \$1,710.11 smcs; Midwest Connect \$640.69 smcs; Midwest Petroleum \$519.80 smcs; Midwest Turf \$394.03 smcs; Miller & Associates \$68,438.37 co; Miller,J \$36.13 smcs; Mirror Image \$345.22 smcs; Mission Square \$20,797.33 ps; Modern Imaging \$141.90 smcs; Moonlight Embroidery \$153.00 smcs; Municipal Supply \$99,771.74 co; MyRec \$6,760.00 smcs; Napa \$4,212.77 smcs; NASRO \$50.00 smcs; Nat'l Safety Gear \$636.75 smcs; Navigator Motorcoaches \$240.00 smcs; NDEE \$725.00 smcs; NE Board Public Account. \$200.00 smcs; NE Child Support \$1,531.72 ps; NE Flight School \$45.00 smcs; NE Generator \$50,272.76 co; NE Machinery \$298,766.63 co; NE Truck Center \$587.62 smcs; NE335 \$10.70 smcs; Network Solutions \$238.28 smcs; NI SFM Boiler \$36.00 smcs; NLETC \$175.00 smcs; North American Rescue \$708.60 smcs; North Carolina Farms \$546.80 smcs; Northwestern Energy \$1,239.88 smcs; NU Cps; Registration \$1,100.00 smcs; Office Depot \$204.82 smcs; Office Max \$1,679.46 smcs; Olde Towne Tattoo \$26.00 smcs; Omaha Sports \$2,985.32 smcs; Omaha Track \$1,498.00 smcs; Omnify \$563.50 smcs; One Call Concepts \$643.82 smcs; O'Reilly Auto \$3,716.29 smcs; OTC Brands; \$1,498.42 smcs; Outdoor Recreation \$556.94 smcs; Packer Brothers \$132.75 smcs; Panera Bread \$122.66 smcs; Papermart \$246.69 smcs; Paying for Event \$80.00 smcs; PB Online Postage \$515.00 smcs; Pep Co. \$275.63 smcs; Peterbilt of Lincoln \$1,139.40 smcs; Petsmart \$497.26 smcs; Phillips; 66 \$143.00 smcs; Ping \$72.40 smcs; Plaid Online \$84.90 smcs; Platte Valley Auto \$2,322.18 smcs; Platte Valley Comm. \$1,725.06 smcs; PMC \$45.00 smcs; Pollard Water \$465.29 smcs; Poster My Wall \$44.90 smcs; Prairie Legal \$147.39 smcs; Prairie Moon Nursery \$2,506.32 smcs; Presto-X \$621.87 smcs; Prime Secured \$1,544.80 smcs; Prime Video \$6.41 smcs; Pro Dryers \$84.47 smcs, PSI Exams \$175.00 smcs; Quizzizz \$468.00 smcs; Ray Allen Manufacturing \$195.97 smcs; RDG Planning \$6,428.75 co; Ready Mixed Concrete \$21,400.00 co; Reams \$290.64 smcs; Recon Power Bikes \$151.98 smcs; Recreonics \$784.54 smcs; Redman's Shoes \$280.00 co; Reinke's \$1,054.81 smcs; Rentokil \$1,163.73 smcs; Rheome Tree \$9,700.00 smcs; Ring, Eric \$321.75 smcs; River Front Glass \$632.10 smcs; S&J Construction \$23,315.00 co; Safelite Solutions \$289.99 smcs; Sam's Club \$179.64 smcs; Sandhill Plastics \$169.96 smcs; Sapp. Bros. \$1,004.00 smcs; Saylor Screenprinting \$5,880.43 co; Schroeder,M \$235.50 smcs; Scrimger,J \$17.60 smcs; Second Look Training \$650.00 smcs; Secretary of State \$32.50 smcs; See Clear Cleaning \$2,022.50 smcs; Seivert,J \$124.11 smcs; Select Sprayers \$280.85 smcs; Sell,A \$30.90 smcs; Sellmark \$720.00 smcs; Sherwin Williams \$461.77 smcs; Shuffle Board \$695.00 smcs; Siebert,P \$150.00 smcs; Sig Sauer \$641.98 smcs; Sirchie Acquisition \$170.47 smcs; SLA Corp. \$3,207.48 smcs; SOS Portable Toilets \$75.00 smcs; Southern Glazier's \$1,839.84 smcs; Spectrum

\$142.99 smcs; Sprinkler Warehouse \$5,670.08 smcs; Steinbrink Lands;caping \$5,581.31 smcs; Stryker Sales \$2,314.07 co; Stutsman \$2,745.00 smcs; Supply House \$188.57 smcs; Swim Outlet \$1,477.51 smcs; T&T Mobile Washing \$1,072.50 smcs; Target \$515.32 smcs; Target Solutions Learning \$7,140.56 smcs; TCH Central \$916.16 co; Teachers Pay Teachers \$19.24 smcs; Tiger Tough \$253.60 smcs; Titan Machinery \$2,239.68 smcs; T-Mobile \$70.80 smcs; Tommy's Express \$455.00 smcs; Tractor Supply \$4,131.42 smcs; Traffic Safety Store \$290.02 smcs; Trans Lux Midwest \$1,515.79 smcs; Transunion \$110.40 smcs; Trausch,P \$60.00 smcs; Travel Guard Group \$24.36 smcs; Tri City Concrete \$1,489.25 smcs; Triple Crown Products \$1,314.31 smcs; True Value \$749.92 smcs; Turner Body Shop \$939.83 smcs; Ty's Outdoor \$116.54 smcs; U.S Postmaster \$436.00 smcs; Uber \$74.54 smcs; UL \$9,537.76 smcs; Uline \$961.77 smcs; Unifirst Corp. \$177.15 smcs; Union Bank & Trust \$117,906.22 ps; Unique Management \$139.80 smcs; United \$982.13 smcs; University of MO \$16,300.00 smcs; Ups; \$253.48 smcs; USps; \$932.18 smcs; Vestis Services \$587.42 smcs; Video Kingdom \$129.99 smcs; Village Services \$206.81 smcs; VW Golf \$122.33 smcs; Wal-Mart \$2,201.31 smcs; Walters Electric \$4,860.07 smcs; Warren-T Plumbing \$750.94 smcs; Western NRG \$225.00 smcs; White Cap \$28,759.90 co; White,J \$16.58 smcs; Wilcac Life \$5.00 ps; Wincan \$2,850.00 smcs; Winlectric \$8,033.49 smcs; Winnelson \$3,873.06 co; Winzer \$62.57 smcs; World Herald \$37.99 smcs; World Theatre \$30.00 smcs; WPCI \$921.85 ps; Yanney Heritage Found. \$10,000.00 smcs; Your Membership \$649.00 smcs; YouTube \$292.03 smcs; Zoom \$171.09 smcs; Zoro Tools \$327.48 smcs; Payroll Ending 06/14/2025 -- \$842,930.77. 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. Receive recommendations of Planning Commission and set July 8, 2025 at 5:30 p.m. as date and time for hearing on those applications where applicable.
4. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the manager application for Christel Armstrong submitted by Walmart Inc dba Walmart 598 located at 5411 2nd Avenue in connection with their D-102565 liquor license.
5. Accept the Request for Qualifications (RFQ) received for the Kearney Volunteer Fire Department Fire Station No. 3 and adopt Resolution No. 2025-67 awarding the RFQ to Wilkins + Parkhill and approving the Standard Form of Agreement Between Owner and Architect between the City of Kearney and Wilkins + Parkhill.

RESOLUTION NO. 2025-67

BE IT RESOLVED by the President and Council of the City of Kearney, Nebraska, that the Standard Form of Agreement Between Owner and Architect entered into by the City of Kearney and Wilkins Architecture Design Planning LLC for the purpose of providing professional services for the Kearney Volunteer Fire Department Fire Station No. 3, be and is hereby approved. The Agreement, marked as Exhibit 'A', is hereby attached hereto and made a part hereof by reference.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the Standard Form of Agreement Between Owner and Architect on behalf of the City of Kearney.

PASSED AND APPROVED THIS 24TH DAY OF JUNE, 2025.

ATTEST:
PEGGY EYNETICH
CITY CLERK

JONATHAN NIKKILA
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

6. Adopt Resolution No. 2025-68 approving the Developer Constructed Infrastructure Agreement for Elementary School Second Addition between the City of Kearney and Dave Chally, Managing Member of Stewardship Properties, LLC, a Nebraska Limited Liability Company, for the construction of a public water main to serve Lot 1, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska.

RESOLUTION NO. 2025-68

BE IT RESOLVED by the President and City Council of the City of Kearney, Nebraska that the agreement entitled “Developer Constructed Infrastructure Agreement for Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska” between the City of Kearney and Dave Chally, Managing Member of Stewardship Properties, LLC, a Nebraska Limited Liability Company for the construction of a public water main for Lot 1, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska be and is hereby accepted and approved. The Agreement, marked as Exhibit “A” is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the same agreement on behalf of the City of Kearney.

PASSED AND APPROVED THIS 24TH DAY OF JUNE, 2025.

ATTEST:
PEGGY EYNETICH
CITY CLERK

JONATHAN NIKKILA
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

7. Adopt Resolution No. 2025-69 approving the Developer Constructed Infrastructure Agreement for The Meadows Second Addition between the City of Kearney and Jordan Starostka, Authorized Agent of Starostka Group Unlimited, Inc., a Nebraska Corporation, for the construction of water, sanitary sewer, paving and storm sewer improvements to serve The Meadows Second Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.

RESOLUTION NO. 2025-69

BE IT RESOLVED by the President and City Council of the City of Kearney, Nebraska that the agreement entitled “Developer Constructed Infrastructure Agreement for The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska” between the City of Kearney and Jordan Starostka, Authorized Agent of Starostka Group Unlimited, Inc., a Nebraska Corporation for the construction of water, sewer, paving, and storm sewer improvements for The Meadows Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska be and is hereby accepted and approved. The Agreement, marked as Exhibit “A” is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the same agreement on behalf of the City of Kearney.

PASSED AND APPROVED THIS 24TH DAY OF JUNE, 2025.

ATTEST:
PEGGY EYNETICH
CITY CLERK

JONATHAN NIKKILA
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

8. Approve the Plans and Specifications in connection with the Swimming Pool Tub Sandblasting and Painting Project at Harmon Park Pool and set the bid opening date for July 15, 2025, at 2:00 p.m.
9. Approve the Utilities Department request to dispose of a 2008 American LaFrance Condor Sideload Refuse Truck by the method deemed most advantageous to the City of Kearney, including sale by auction, sealed bid, or private or public sale.
10. Approve the recommendation from the Development Services Division on the annual renewal of the following manufactured home court license until May 31, 2026: East Lawn Mobile Homes Estates, 2900 and 3010 Grand Avenue, Countryside Mobile Home Park, 1920 15th Avenue, L & M Mobile Home Park, 1110 Central Avenue, and Cornhusker Trailer Court, 1115 Avenue C and granting an extension until July 16, 2025 of the current manufactured home court licenses for Valley View Mobile Home Court, 2701 and 2801 Grand Avenue, to correct remaining deficiencies.

V. CONSENT AGENDA ORDINANCES

None.

VI. REGULAR AGENDA

KENO LOTTERY OPERATOR

Mayor Nikkila opened Regular Agenda Item 1 on the acceptance of the proposals received for the Keno Lottery Operator and adopt Resolution No. 2025-70 approving the recommendation from the Keno RFP Review Committee awarding the proposal to EHPV Lottery Services, LLC known as "Big Red Keno".

Brenda Jensen, City Manager presented this matter to Council. Ms. Jensen reviewed the RFP process and provided background on the Keno RFP Review Committee's recommendation for Big Red Keno. Ms. Jensen stated that the City received three RFP submittals and the Keno RFP Review Committee held interviews on June 11, 2025. The Committee consisted of four City Staff members, two City Council members, and three citizens of the City of Kearney, for a total of nine members. A scoring matrix, consisting of eight different scoring criteria, some of which included uniqueness compared to other proposals, experience, payout structure, and technology utilization, was used. Ms. Jensen highlighted several factors that led the Committee to their recommendation of Big Red Keno.

Council Member Alex Straatmann questioned Keno dollar amounts over the past five years. Ms. Jensen stated that approximately \$850,000 to \$900,000 had been collected.

Mayor Nikkila thanked the Committee and stated the decision was tough, but that the correct process had been used to determine the Keno Operator.

Council Member Kurt Schmidt asked if the pay tables were discussed by the Committee. Ms. Jensen confirmed that pay tables were discussed.

Council Member Alex Straatmann questioned whether the Committee was confident in a quick transition to Big Red Keno, given that the current contract would expire in August. Ms. Jensen stated that it is anticipated the transition period will take a few days, but that it should proceed smoothly.

Mayor Nikkila stated the item is not a Public Hearing; but that public input would be heard. Mayor Nikkila stated that citizens would have five minutes to address Council, beginning with the three that had submitted RFPs.

Todd Ryan, Big Red Keno, thanked the Keno Committee for their selection and stated they are eager to work with the City and satellite partners, both current and new. Mr. Ryan stated Big Red Keno currently has 279 satellite partners throughout Nebraska.

Kyle Allen, Attorney for Community First Keno, LLC, provided her background in the Keno industry and stated that she, as well as members of Community First Keno, LLC, respected the RFP process. Ms. Allen suggested that the City consider awarding two Keno contracts, believing this would be beneficial for Kearney. Council Member Straatmann questioned if there were any other communities in Nebraska that currently had two Keno Operators. Ms. Allen stated there had been in the past but wasn't aware of any currently.

Mike Nevriy, Kearney Gaming, LLC, Kearney's current Keno Operator, thanked Council for allowing them to operate in Kearney for the past approximately 24 years and noted they currently have seven contracts to operate Keno in Kearney, which fulfills the RFP requirement. Mr. Nevriy stated that during their time in Kearney, there have been no issues with Kearney Gaming, LLC, since they became Kearney's Keno Operator. Mr. Nevriy stated their new App will begin in September and feels it is one of the best being offered.

The following citizens appeared and spoke in opposition of the Keno RFP Review Committee's recommendation for Big Red Keno for Keno Lottery Operator.

Crystal Nielsen, Buffalo County
Dean Pegg, Kearney
Emily Kegley, Kearney
Amanda Barrett, Kearney
Colin Nability, Kearney
Todd Schirmer, Kearney
Derek Rusher, Kearney

Council Member Tami James Moore explained the role of the Keno RFP Review Committee and stated the Committee followed the RFP protocol when making their recommendation.

Council Member Randy Buschkoetter explained that the RFP process was handled identically to any other City RFP process and noted that RFP processes are held openly

and fairly.

Mayor Nikkila commented on the possibility of two Keno Operators in the future and noted he did not receive a lot of feedback from the community on this possibility prior to this evening's meeting. Mayor Nikkila noted the RFP process was followed and that he trusted the Council Members who sat on the Committee, as well as the entire Committee, and stated they will monitor Keno in Kearney to make sure it is operating smoothly.

Council Member Straatmann stated that the RFP process was followed and even though he heard opposition on the Committee's decision, he did not hear that the RFP process was flawed, further noting no one was treated unfairly and that the process worked. Council Member Straatmann stated he appreciated the Committee's work and noted it is hard to overturn the Committee when they followed the RFP process to select a Keno Operator.

Council Member Schmidt thanked the citizens in attendance for their input and commented on the concerns of citizens regarding staffing and the dollars leaving the Kearney community. Council Member Schmidt noted the RFP process had to be followed; if it wasn't, it would cause issues with future RFPs.

Mayor Nikkila commented on the \$200,000 donation from Big Red Keno for community betterment projects and stated that there were no improprieties or anything nefarious surrounding the donation.

Council Member Buschkoetter explained that the Keno RFP Review Committee did not discuss the donation, nor was it considered when awarding a Kearney Keno Operator. He explained that it has no direct impact on the City of Kearney, noting that the money would flow through the City of Kearney Keno Fund to various charitable organizations. City Attorney, Mike Tye explained that the donation is mandated and regulated by State Statute to go into the Keno Fund to be used for local non-profit groups for community betterment purposes. Council Member Moore stated that other proposals also contained community betterment offers, but agreed with Council Member Buschkoetter that none of them were considered when selecting a Keno Operator.

Moved by Moore seconded by Buschkoetter to accept the proposals received for Keno Lottery Operator and adopt Resolution No. 2025-70 approving the recommendation from the Keno RFP Review Committee awarding the proposal to EHPV Lottery Services, LLC known as "Big Red Keno". Roll call resulted as follows: Aye: Nikkila, Buschkoetter, Moore, Schmidt, Straatmann. Nay: None. Motion carried.

RESOLUTION NO. 2025-70

WHEREAS, on May 14, 2025, the City of Kearney received three (3) Request for Proposals (RFPs) for Keno Lottery Operator; and

WHEREAS, on June 11, 2025, the Keno RFP Review Committee, comprised of two (2) Council members, three (3) community members and City Staff, held interviews with representatives from EHPV Lottery Services, LLC, known as "Big Red Keno", Kearney Gaming, LLC, and Community First Keno, LLC, scored the interviews and recommended

the proposal offered by EHPV Lottery Services, LLC, known as “Big Red Keno” be accepted for Kearney’s Keno Lottery Operator by the Kearney City Council.

NOW, THEREFORE, BE IT RESOLVED by the President and City Council of the City of Kearney, Nebraska, that the said Keno RFP Review Committee recommendation is hereby accepted, and that the proposal from EHPV Lottery Services, LLC, known as “Big Red Keno”, be and is hereby accepted for Keno Lottery Operator services for the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 24TH DAY OF JUNE, 2025.

ATTEST:
PEGGY EYNETICH
CITY CLERK

JONATHAN NIKKILA
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

OPEN ACCOUNT CLAIM

Moved by Buschkoetter seconded by Nikkila that the Open Account Claim in the amount of \$310.00 payable to the University of NE Omaha be allowed. Roll call resulted as follows: Aye: Nikkila, Schmidt, Buschkoetter. Nay: None. Moore and Straatmann abstained. Motion carried.

VII. REPORTS

Council Member Buschkoetter noted that selecting a Keno Operator was not easy and hopes that everyone can move forward in the interest of doing what is best for Kearney.

VIII. ADJOURN

Moved by Nikkila seconded by Straatmann that Council adjourn at 7:02 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