

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

October 14, 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.
 - a) Oath of Office to Police K-9 Officer, Kuba.

II. UNFINISHED BUSINESS

III. PUBLIC HEARINGS

1. Conduct a public hearing on the application submitted by Miller & Associates (applicant) for Sean and Lindsay Pietrini (owners) to vacate all of a 10.00 foot wide Utility Easement in Lot 1, Turkey Creek Third Subdivision, a subdivision being part of Government Lots 6, 7, 9, and Accretions thereto, Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPTING the West 10.00 feet thereof, to release the retention of easements for right of ingress and egress to all existing utilities (2105 West Talmadge Street) and consider Ordinance No. 8764.
2. Conduct a public hearing on the application submitted by Miller & Associates (applicant) for Dan Werdel, Butler Machinery Company, Inc (owner) to rezone from District AG, Agricultural District to District BP, Business Park District for property described as a tract of land being part of the a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of the intersection of 56th Street and Chase Avenue) and consider Ordinance No. 8765.
3. Conduct a public hearing on the Application submitted by Miller & Associates (applicant) for Dan Werdel, Butler Machinery Company, Inc (owner) for the Final Plat and Subdivision Agreement for Butler Second Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of the intersection of 56th Street and Chase Avenue) and consider Resolution No. 2025-118.

4. Conduct a public hearing on the proposed acquisition of a tract of land being part of Government Lot 3 in Section 29, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska and part of Outlot "A" of Northeast Industrial Fifth Subdivision, a subdivision being part of Government Lots 3 and 4 in Section 29, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska, dedicated for Permanent Sanitary Sewer Easement purposes from Gary L. Henderson and consider Resolution No. 2025-119.
5. Conduct a public hearing on the proposed acquisition of the South 20.00 feet of the North 50.00 feet of Outlot "A" of Northeast Industrial Fifth Subdivision, a subdivision being part of Government Lots 3 and 4 in Section 29, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska. TOGETHER WITH: a tract of land being part of Government Lot 3 in Section 29, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska dedicated for Temporary Construction Easement purposes from Gary Henderson and consider Resolution No. 2025-120.
6. Conduct a public hearing on the proposed acquisition of a tract of land being part of the Northeast Quarter of Section 32, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska, dedicated for a 30.00 foot wide Permanent Sanitary Sewer Easement Brent S. Henderson and consider Resolution No. 2025-121.
7. Conduct a public hearing on the proposed acquisition of a tract of land being part of the Northeast Quarter of Section 32, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska, dedicated for a 20.00 foot wide Temporary Construction Easement from Brent Henderson and consider Resolution No. 2025-122.
8. Conduct a public hearing on the proposed acquisition of the South 20.00 feet of the North 30.00 feet of Lot 1, Northeast Industrial Fifth Subdivision, a subdivision being part of Government Lots 3 and 4 in Section 29, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska dedicated for Permanent Sanitary Sewer Easement purposes from Curtis Baetz, Sole Managing Member of Baetz Properties, LLC and consider Resolution No. 2025-123.
9. Conduct a public hearing on the proposed acquisition of The South 20.00 feet of the North 50.00 feet of Lot 1, Northeast Industrial Fifth Subdivision, a subdivision being part of Government Lots 3 and 4 in Section 29, Township 9 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska, dedicated for Temporary Construction Easement purposes from Curtis Baetz, Sole Managing Member of Baetz Properties, LLC and consider Resolution No. 2025-124.

IV. CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held September 23, 2025.
2. Approve the Claims.
3. Adopt Resolution No. 2025-125 authorizing the City Manager, Director of Finance, Assistant Director of Finance, and City Clerk to sign checks, drafts or other withdrawal orders issued against the funds of the City on deposit with designated depositories.

4. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the Class C liquor license and manager application for Dixie Compton, Manager submitted by Palm Garden Lounge, LLC dba Palm Garden Lounge located at 6 West 22nd Street.
5. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the Class C liquor license manager application for Pamela Triplett, Manager submitted by Eagles Frat Order 2722 dba Eagles Frat Order 2722 located at 17 West 24th Street.
6. Approve the purchase of an Altec AT41M Bucket Truck, in the amount of \$229,948.00 submitted by Altec, Inc. under the Sourcewell Cooperative Purchasing Contract program to be used in the Public Works Department.
7. Adopt Resolution No. 2025-126 approving Change Order No. 1 showing an increase in the amount of \$38,780.76; an increase of six (6) calendar days to Phase 1A and total project duration and one (1) additional calendar day to the Phase 1B duration, submitted by Constructors, Inc. and approved by Alfred Benesch and Company for Grant No.: 3-31-0045-040/041/042 in connection with the Apron Reconstruction Project at the Kearney Regional Airport.
8. Adopt Resolution No. 2025-127 approving the request by Endgame West, LLC dba Big Red Keno to provide a keno-type lottery operation at Eagles Frat Order 2722 located at 17 West 24th Street.
9. Adopt Resolution No. 2025-128 approving the request by Endgame West, LLC dba Big Red Keno to provide a keno-type lottery operation at Thirsty Travelers, LLC dba McCue's Nebraska Taproom located at 2008 Avenue A.
10. Adopt Resolution No. 2025-129 approving Change Order No. 1 showing an increase in the amount of \$4,390.56, submitted by Miller Painting, Inc. for the Harmon Swimming Pool Tub Sandblasting and Painting Project.
11. Adopt Resolution No. 2025-130 authorizing the Mayor to execute the State Grant Agreement between the Nebraska Department of Transportation Division of Aeronautics and the City of Kearney, in connection with the Apron Reconstruction Project at the Kearney Regional Airport (Project No. 3-31-0045-040/041/042 (A01)).
12. Approve the purchase of a 2025 Larue D50 snow blower in the amount of \$218,116.00 submitted by MacQueen Equipment under the Sourcewell Cooperative Purchasing Contract program to be used in the Public Works Department.
13. Adopt Resolution No. 2025-131 approving the request by Endgame West, LLC dba Big Red Keno to provide a keno-type lottery operation at Apple Fun Center, Inc dba Big Apple Fun Center located at 500 West 4th Street.

* ***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. Consider Resolution No. 2025-132 approving the redevelopment project submitted by Talmadge Jam, LLC, for Redevelopment Area No. 8 for an area described as Lot 2, Block 3, Younes Center Seventh Addition, an addition to the City of Kearney, Buffalo County, Nebraska.
2. Approve Ordinance No. 8766 amending Sections: 8-301 “Definitions”; 8-312 “Equipment on Bicycles”; 8-313 “Riding Bicycles on Roadways, Bicycle Path”; 8-314 “Riding Bicycles on Sidewalks”; 8-315 “Clinging to Vehicles”; 8-316 “Trucks Prohibited on Certain Streets”; and 8-317 “Trucks Prohibited on Certain Streets”; and adding Sections: 8-319 “ATVs, UTVs, and Golf Cart Vehicles; Operation Prohibited, Exceptions”; 8-320 “Requirements for Use of All-Terrain and Utility-Type Vehicles”; and 8-321 Violations of this Section” of Article 3 “General Traffic Regulations” of Chapter 8 “Police” of the Code of the City of Kearney.
3. Open Account Claim to UNK - \$330,000.00.

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