

**KEARNEY CITY COUNCIL**  
**AGENDA**  
**City Council Chambers, 18 East 22nd Street**  
**January 13, 2026**  
**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 Communications
  - a) Recognition Ceremony for Promotions of Police Sergeant Derrick Hosick and Police Sergeant Austin Hibberd.

**II. UNFINISHED BUSINESS**

**III. PUBLIC HEARINGS**

1. Conduct a public hearing on the application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for OE Engines, LLC, a Nebraska Limited Liability Company (Owners) to vacate all of a 10' by 890' Utility Easement described as part of Lot 2, Cherry Avenue Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska and consider Ordinance No. 8777.
2. Conduct a public hearing on the application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for NP Land Development, Inc., a Nebraska Corporation (Owner) to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District AG, Agricultural District for property described as a tract of land being part of the Southeast Quarter of Section 24, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (north of East 56th Street, west of Avenue K and Avenue I) and consider Ordinance No. 8778.
3. Conduct a public hearing on the application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential (LDR); Medium Density Residential (MDR); Neighborhood Mixed Use (MU1) and Office/Commercial Retail Mixed Use (MU2) to Office/Commercial Retail Mixed Use (MU2) for property described as a tract of land being part of the Southwest Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P. M., Buffalo

County, Nebraska (north and east of West 16th Street and 24th Avenue, and north of 11th Street (PIDs 58003000 and 5800200)) and consider Resolution No. 2026-1.

4. Conduct a public hearing on the application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential (LDR); Medium Density Residential (MDR); and Neighborhood Mixed Use (MU1) to Neighborhood Mixed Use (MU1) for property described as a tract of land being part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter, part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P. M., Buffalo County, Nebraska (north and east of West 16th Street and 24th Avenue, and north of 11th Street (PIDs 58003000 and 5800200)) and consider Resolution No. 2026-2.
5. Conduct a public hearing on the application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (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 Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street) and consider Ordinance No. 8779.
6. Conduct a public hearing on the application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner), for the Final Plat and Subdivision Agreement of Oldfather First Addition, an addition to the City of Kearney, Buffalo County, Nebraska being described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street) and consider Resolution No. 2026-3.
7. Conduct a public hearing on the Application submitted by Miller & Associates Consulting Engineers, P.C. (Applicant) for RHOJCOAMT Partnership, LTD (Owner) for the annexation of Oldfather First Addition, an addition to the City of Kearney, Buffalo County, Nebraska being described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (vacant land west of 2915 West 16th Street) and consider Resolution No. 2026-4.
8. Conduct a public hearing on the proposed amendments to Subsection "12-122 - S", of Section 12-103 "Definition of Terms"; of Chapter 12, "Definitions" of the Code of the City of Kearney and consider Ordinance No. 8780.
9. Conduct a public hearing on the proposed amendments to Section 46-103 "Supplemental Use Regulations: Residential Uses" of Chapter 46 "Supplemental Use Regulations" of the Code of the City of Kearney and consider Ordinance No. 8781.
10. Conduct a Public Hearing for the proposed Permanent Right-of-Way Easement granted by

Gary L. Henderson, Owner, for a tract of land being part of Government Lot 3 in Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, dedicated for Right-of-Way Easement purposes and consider Resolution No. 2026-5.

**IV. CONSENT AGENDA \***

1. Approve Minutes of Regular Meetings held December 9, 2025 and December 16, 2025.
2. Approve the Claims.
3. Reappointment of Jonathan Nikkila to serve on the Visit Kearney Board, the appointment of Kurt Schmidt and Tami James Moore to serve on the Buffalo County Economic Development Council, and the appointment of Tami James Moore, Alex Straatmann and Chuck Ogle to serve on the Joint Airport Zoning Board.
4. Adopt Resolution No. 2026-6 appointing City employee Brandon Shafto (License No. S-1572, Class A) to serve as the City Street Superintendent during January 1 thru December 31, 2026, with regard to requirements and duties with the Nebraska Department of Transportation as he has served in this capacity since November 6, 2015 and for the purpose of the 2026 calendar year Highway Incentive Payment, to be issued to the City of Kearney by the Nebraska Department of Transportation, in February 2027.
5. Approve Resolution No. 2026-7 approving the use of NorthWestern Energy funds to assist with offsetting the construction cost for an approximate 12,000 square foot facility for aircraft maintenance located at the Kearney Regional Airport for Vertical Lift Maintenance Solutions, LLC.
6. Accept the bids received for the 2025 Part 4 Improvements (Box Butte) and adopt Resolution No. 2026-8 awarding the bid to Midlands Contracting, Inc. in the amount of \$2,876,284.50 contingent upon EDA approval.
7. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the Class D liquor license and manager applications for Megan Lynn Ayers, Manager, submitted by The Cigarette Store LLC dba Smoker Friendly 014 located at 3905 North 2nd Avenue, Suite 1 & 2.

\* *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**

**VII. REPORTS**

**VIII. ADJOURN**

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The Mayor and City Council reserve the right to adjourn into executive session as per Section 84-1410 of the Nebraska Revised Statutes. A current agenda is on file at the Office of the City Clerk at City Hall, 18 East 22nd Street, Kearney, Nebraska. For more information, call 233-3216 or visit our website at [www.cityofkearney.org](http://www.cityofkearney.org)