

# **KEARNEY CITY COUNCIL**

## **AGENDA**

**City Council Chambers, 18 East 22nd Street**

**July 10, 2018**

**5:30 p.m.**

### **I. ROUTINE BUSINESS**

1. Invocation by Pastor Mitch Ivey.
2. Pledge of Allegiance.
3. Announcement on Open Meetings Act.
4. Roll call.
5. Oral Communication; Recognition of visitors.

### **II. UNFINISHED BUSINESS**

### **III. PUBLIC HEARINGS**

1. Conduct a public hearing on the Application submitted by Miller & Associates for The First Baptist Church of Kearney, Nebraska, a Non-Profit Corporation for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Civic to Neighborhood Mixed Use property described as Lots 10 through 23, inclusive, Block 6, Northwest Heights Subdivision to the City of Kearney, Buffalo County, Nebraska (1616 West 39th Street) and consider Resolution No. 2018-100.
2. Conduct a public hearing on the Application submitted by Miller & Associates for The First Baptist Church of Kearney, Nebraska, a Non-Profit Corporation to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District C-O, Office District property described as Lots 10 through 23, both inclusive, Block 6, Northwest Heights Subdivision to the City of Kearney, Buffalo County, Nebraska (1616 West 39th Street) and consider Ordinance No. 8256.
3. Conduct a public hearing on the Application submitted by Trenton Snow for Wayne and Jamie Paquin to rezone from District C-3/PD, General Commercial/Planned Development Overlay District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being part of Lot Two, Deets Subdivision, a subdivision being part of the Southeast Quarter of the Southeast Quarter of Section 10 and part of the Northeast Quarter of the Northeast Quarter of Section 15, all in Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (1850 West Highway 40) and consider Ordinance No. 8257.
4. Conduct a public hearing to consider an amended Redevelopment Plan for

Redevelopment Area #2 and described as south from the intersection of South Railroad Street and the alley between Central Avenue and "A" Avenue to the southern Right of Way (R.O.W.) of 8th Street, thence west one half block, thence south along the eastern R.O.W. of Central Avenue to a point 125' north of Landon Street, thence east to the corporate limits, thence south along the corporate limits to the southern bank of the north channel of the Platte River, thence west along the corporate limits to a point approximately 405' east of Central Avenue, thence south along the property line to the northern R.O.W. of Interstate 80, thence west and north along R.O.W. to the eastern 2nd Avenue R.O.W., thence north along R.O.W. to the southern bank of the north channel of the Platte River, thence east to western boundaries of the parcels adjacent to Central Avenue (approximately 200'), thence north along the property lines of the said parcels, thence east along the northern R.O.W. of 4th Street to a point 240' west of Central Avenue, thence north along the western boundaries of the parcels adjacent to Central Avenue, thence north along the eastern and the northern property line of lot 7 of H-D-R 2nd addition, thence north along the western edge of vacated 1st Avenue to the northern R.O.W. of 12th Street, thence east one half block to the center line of the alley, thence north to 14th Street's northern R.O.W. thence east to Western Central Avenue R.O.W., thence north along R.O.W. to southern R. O.W. of 16th Street, thence west one half block to the center line of the alley, thence north to South Railroad Street, thence east to the point of origin, all located in the City of Kearney, Buffalo County, Nebraska; AND south from the intersection of South Railroad Street and the alley between Central Avenue and "A" Avenue to the southern Right of Way (R.O.W.) of 8th Street, thence west one half block, thence south along the eastern R.O.W. of Central Avenue to a point 125' north of Landon Street, thence east to the corporate limits, thence south along the corporate limits to the southern bank of the north channel of the Platte River, thence west along the corporate limits to a point approximately 405' east of Central Avenue, thence south along the property line to the northern R.O.W. of Interstate 80, thence west and north along R.O.W. to 2nd Avenue, thence southwest along Interstate 80's northern R.O.W. to the city limits, thence generally north along the corporate limits to the southern bank of North Channel of the Platte River, thence east along said bank to eastern R.O.W. of 2nd Avenue, thence east to western boundaries of the parcels adjacent to Central Avenue (approximately 200'), thence north along the property lines of the said parcels, thence east along the northern R.O.W. of 4th Street to a point 240' west of Central Avenue, thence north along western boundaries of the parcels adjacent to Central Avenue, thence north along the eastern and the northern property line of lot 7 of H-D-R 2nd addition, thence north along the western edge of vacated 1st Avenue to the northern R.O.W. of 12th Street, thence east one half block to the center line of the alley, thence north to 14th Street's northern R.O.W. thence east to Western Central Avenue R.O.W., thence north along R.O.W. to southern R. O.W. of 16th Street, thence west one half block to the center line of the alley, thence north to South Railroad Street, thence east to the point of origin, all located in the City of Kearney, Buffalo County, Nebraska and consider Resolution No. 2018-101.

5. Conduct a public hearing to consider an amended Redevelopment Plan for Redevelopment Area #8 and described as at the intersection of the north line of 8th Street W and the east line of 3rd Avenue, thence southward across 8th Street West, continuing south along the east line of 3rd Avenue to the south line of 4th Street West, thence slightly east along said line to the west line of the public right-of-way of 2nd Avenue, thence south along said line to the north banks of the North Branch of the Platte River, thence following the stream banks west for approximately 800', thence south along a line from said point to the north line of Talmadge Street, thence west for approximately 200', thence south

across Talmadge Street, following along the Corporate Limits Line between the south line of Talmadge Street and the north boundary of the public Right-of-Way of Interstate 80, thence west along said north line for approximately 2,430' to a point, thence north along said extended line approximately 2,280' to its intersection with the north line of the concrete walking trail along the south side of the North Branch of the Platte River, thence meandering easterly along said north line of said concrete trail to its intersection with an extended west line of Lot 8, Block 4 of the Centennial Subdivision, thence north along said west line approximately 1,765' to its intersection with the south line of the Centennial Subdivision (also the Corporate Limit Line), thence east along said south line to its intersection with the west line of 6th Avenue, thence north along said line to its intersection with the north line of 8th Street West, thence east along said north line to its intersection with the east line of 3rd Avenue, also the point of beginning, all located in City of Kearney, Buffalo County, Nebraska and consider Resolution No. 2018-102.

#### **IV. CONSENT AGENDA \***

1. Approve Minutes of Regular Meeting held June 26, 2018.
2. Approve the Claims.
3. Adopt Resolution No. 2018-103 approving Application and Certificate for Payment No. 4 in the amount of \$24,004.12 submitted by Blessing, LLC and approved by Miller & Associates for the 2017 Part 2 Improvements consisting of Paving Improvement District No. 2017-986 and Water District No. 2017-586 for Country Club Lane from 39th Street south to the south lot line of Lot 3, Block 1, Aspen Meadows Third Addition.
4. Approve the recommendation from the Development Services Division on extending the current license for East Lawn Mobile Homes Estates, 2900 and 3010 Grand Avenue an additional 60 days to correct the deficiencies.

\* *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. Second Reading of Ordinance No. 8255 annexing the following tract of land to be included within the corporate limits: a tract of land being part of Government Lot 4 in Section 28, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; AND 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; AND Slaughter Addition, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 32, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; TOGETHER WITH a tract of land being part of the Northeast Quarter of Section 32, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; AND a tract of land located in Tract A Midway Industrial District and Kearney Airfield in Section 33, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Cherry Avenue, East of Kearney East Expressway, North of Highway 30 and South of 39th Street Including a Portion North of

39th Street and a Portion East of Cherry Avenue).

## VII. REPORTS

## VIII. ADJOURN

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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)