

Kearney, Nebraska
March 27, 2019
5:30 p.m.

A special meeting of the City Council of Kearney, Nebraska, was convened in open and public session at 5:30 p.m. on March 27, 2019 in the Council Chambers at City Hall. Present were: Stanley A. Clouse, President of the Council; Lauren Brandt, City Clerk; Council Members Randy Buschkoetter, Bruce Lear, and Jonathan Nikkila. Tami James Moore absent. Michael Morgan, City Manager; Michael Tye, City Attorney; Eric Hellriegel, Assistant City Manager; Tony Jelinek, Director of Utilities; Rod Wiederspan, Director of Public Works; Bryan Waugh, Chief of Police; Shawna Erbsen, Administrative Services Director and Dan Lillis, Engineering Assistant II were also present. Some of the citizens present in the audience included: Stan Dart, Mitch Humphrey, Paul Brungardt, Seth and Justine Tschetter, Garland and Lorna Snow, Stuart Gilbertson, Ryan Smith, Nelta Melton, Roger Neal, Ken Pierce, Terry Gibbs, Steven Arnold and Nicholas Norton.

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.

ANNOUNCEMENT

Mayor Clouse 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.

REZONING OF PROPERTY LOCATED AT 3760 WEST 70TH STREET

Agenda Items 3 and 4 were discussed together but voted on separately.

Moved by Nikkila seconded by Lear to remove Agenda Items 3 and 4 from the table. Roll call resulted as follows: Aye: Clouse, Lear, Nikkila, Buschkoetter. Nay: None. Moore absent. Motion carried.

Mayor Clouse opened the public hearing on the Application submitted by Buffalo Surveying Corp. for TS Development, LLC to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) for property described as the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3760 West 70th Street) and consider Ordinance No. 8319.

Mitch Humphrey with Buffalo Surveying Corporation presented this matter to the

Council. TS Development has purchased the property that is bounded by 70th Road on the north and 30th Avenue on the east; totaling approximately 177.93 acres. The request is to rezone the property from Agricultural to Rural Residential District (Rural Standards) which conforms with the comprehensive plan and future land use map for the area.

On February 4, 2019 there was a meeting in Riverdale, Nebraska with the neighborhood regarding the development to discuss any concerns with the development. Many of the acreages in the tract range from three to a little over six acres which is consistent with properties surrounding the development. Mr. Humphrey made reference to County zoning and how it is similar to what the City has planned for the area. The subdivision will contain 48 lots with a road that goes in and out off of 70th Road and 30th Avenue. The road will be built to the County's standards. The storm water will be managed strictly to the State's standards. Berms will be placed strategically to hold and slow the water runoff. The wells that will be placed will not have an adverse effect on water pressure, same with the septic systems; none of the leach will contaminate any of the wells.

There is a subdivision agreement for the project that addresses issues to the road and storm water management issues. There will be a pedestrian trail that meanders around the outside perimeter of the subdivision. Mr. Humphrey reviewed the storm water management for the property and how it will affect the different properties surrounding the development.

Danelle Nelson, 3245 West 56th Street, stated in a phone call with City Clerk, Lauren Brandt, that she would like to see bigger lot sizes and while she was not opposed to the area developing, she desired for the development to be like in kind to what is already in the area.

Mayor Clouse outlined some of the common concerns in letters received by the Council including lot size, septic and wells, drainage, surrounded by agriculture, covenants and a homeowners association.

Assistant City Manager Eric Hellriegel stated all of the site development regulations per City code have been met. Mayor Clouse questioned if in Mr. Hellriegel's opinion through the Nebraska Natural Resources Department, Nebraska Department of Health and Human Services and Nebraska Department of Environmental Quality, does the development comply with their regulations? Assistant City Manager stated there is enough land to meet the requirements. The City will require a building permit to assure the properties are being developed appropriately in the neighborhood.

City Attorney, Mike Tye, added the development as proposed complies with City code. There is a subdivision agreement included with the plat that requires the road be built to County standards and also deals with the storm water issue. The language in the agreement is similar to what is done within the City which states it is the responsibility of the development to maintain the storm water facilities. If for some reason the storm water is not maintained the City can go in and correct the problem. Mayor Clouse and Council Member Nikkila questioned if a property has storm water drainage occur in which the water is going away from the natural flow does the property owner have legal

grounds to bring the issue forward with the other property owners? City Attorney stated the way the agreement works is that it would be the responsibility of all the lot owners in the development, which can be done either through a Homeowners Association or something that would be assessed to all of the lot owners. The subdivision agreement is filed with the Buffalo County Register of Deeds Office.

Council Member Buschkoetter questioned if the City had to provide repair or assistance on the storm water drainage, would the payment for the work be billed to the lot owners? City Attorney stated yes, the work would be billed to the lot owner. Council Member Nikkila questioned how a neighbor would prove if there was more water flowing through their yard that was not flowing before? City Attorney stated the neighbor would have to have an engineer evaluate.

City Manager Michael Morgan asked for clarification on who maintains the road? City Attorney stated the County has talked about whether they want to continue their responsibility to rural roads. At this point nothing has changed therefore if the road is built to county standards, the County will maintain it. In addition, Nebraska State Statute also states the County has the responsibility to provide maintenance for the public road.

Mayor Clouse stated one other concern was with firearms. Assistant City Manager stated that firearms would fall under the Buffalo County Sheriff's Department.

Mayor Clouse questioned if Mr. Humphrey and the developer were in agreement with the subdivision agreement? Mr. Humphrey stated yes, they were.

Garland Snow, 3662 West 70th Street, owns 100 acres abutting the west and south side of the development. Mr. Snow handed out "Exhibit 1" (see attached), describing the issues he observed with the development. "Exhibit 1" also contains the signatures of several nearby neighbors of the development. Mr. Snow stated he believes there should be an HOA with restrictive covenants in place and expected these covenants to be followed. He is not opposed to development as long as it has done correctly.

Council Member Nikkila referred to Exhibit 1 clarifying where the differences remain with the Developer? Furthermore the importance of the HOA is because in the plan the developer is taking responsibility instead of each individual lot owner. City Attorney stated the City would look to the HOA first. Restrictive covenants are typically added on by the property owners themselves, not through the City. City Manager clarified that the City of Kearney is not creating the HOA. Council Member Buschkoetter stated that the HOA gives the City one entity to contact regarding the storm water instead of 48 different property owners. Assistant City Manager stated the subdivision agreement goes with the property as it is filed with the Buffalo County Register of Deeds Office; the HOA could go away but the subdivision agreement would remain in place.

City Manager questioned if the trail easement is shown on the plat? Mr. Humphrey stated that it was.

Mayor Clouse went through Mr. Snow's list, Exhibit 1, and made sure each item had been addressed.

Stuart Gilbertson, 3615 West 70th Street, lives north and approximately 100 yards east of the road that will adjoin 70th Road. Mr. Gilbertson expressed his concern of where the road will tie into 70th Street and the potential safety concerns it will create. Mr. Humphrey stated he and the developer looked at the road; the driveway ingress will be further east so the road will be moved more towards the top of the hill to create better site lines.

Ryan Smith, 7250 46th Avenue, presented a map, "Exhibit 2" (see attached), showing the majority of the lots around the property are larger than three acre lots. He is concerned about lot size and the impact it will have on properties surrounding the development. He also expressed concerns regarding the road and access onto it.

Nelta Melton, 6700 North 30th Avenue, presented pictures, "Exhibit 3" (see attached), showing water after the recent rainstorm. Ms. Melton stated water runoff is a problem and although the water was addressed in earlier discussion, she still has concerns and if there are future problems, whose responsibility will it be. Ms. Melton would like to make sure that the development is overseen and has concerns regarding the traffic as well.

Mayor Clouse presented the photos to Paul Brungardt of Brungardt Engineering. Mr. Brungardt discussed the drainage study, feasibility of the project and how ten year, 25 year, and a 50 year storm events were examined. He explained that he had examined USGS maps to see where the water comes from. The pipes have been sized to handle and contain a 25 year storm. Council Member Nikkila stated in the past the 25 year flood would have went onto other people's property but now through the development's design, it can be controlled by slowing down the run off. Mr. Brungardt agreed. There are easements for the drainage ways on the lots and a structure could not be placed in a drainage way easement. Mayor Clouse asked if it is standard to build to a 25 year storm? Mr. Brungardt stated within the City he builds to a ten year storm but on this instance he has looked at ten, 25, and 50 year storms. The basins and earth berms are located in such a way as to slow the water flow better than how it flows now.

Stuart Gilbertson again questioned how the developer determined where the road goes. Mr. Humphrey stated that he and the developer looked at site lines to determine the safest location. He explained that 70th Road may need to be looked at in the County's one and six year road plan.

Roger Neal, 6880 30th Avenue, questioned Mr. Brungardt on if what is being developed would have taken care of the water from the last storm? Mr. Brungardt stated the design would have controlled the water run off had the proper development been in place.

Ken Pierce, 3711 West 56th Street, lives directly south of the development. He addressed that he likes where things have gone other than the road onto 70th Road. He does not feel like the placement of the road has been treated in a proactive manor, rather more a reactive manor.

Terry Gibbs, 3845 West 56th Street, stated his concerns are the storm water runoff, the compatibility of expectations or is the development compatible with the existing like and

kind.

Lorna Snow, 3662 West 70th Street, stated developers come and go but what happens when the developer decides to leave. The development may appear good on paper but does not make sense in real life. She is also concerned about the size of lots because the land does not lay right for that many lots due to contours and hills. She suggested a buffer fence be built around the property.

Steven Arnold, 6995 46th Avenue, expressed concern about 70th Road and the extra traffic being created.

Nicholas Norton, 5155 Cottonmill Avenue, stated that this development is a chance to have a new development in a market that is pretty tight. Based on what he has heard this evening, he believes says the development meets the requirements of the law. He understands the concerns of the neighbors but those concerns are not the problem of the developer.

Nelta Melton stated the flooding that recently occurred did not just happen this one time but has happened several times in the past.

Garland Snow expressed his concerns about 70th Road.

There was additional discussion by Council on 70th Road with the overall consensus being that 70th Road is ultimately a County road and outside of the City's jurisdiction.

Council Member Buschkoetter stated that the development is compatible with the zoning that surrounds the development.

Council Member Lear stated the major issue is the road and if it was a City road, the City would have to make it a workable road. However, this is a road issue that the Council does not have control over and the road does meet the minimum standards of what is required.

Council Member Buschkoetter stated the lot size standard has been set for a long time.

Mayor Clouse thanked everyone in attendance for the great comments.

Moved by Clouse to close the public hearing on the Application submitted by Buffalo Surveying Corp. for TS Development, LLC to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) for property described as the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3760 West 70th Street) and introduced Ordinance No. 8319 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. 8319. 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: Clouse, Nikkila, Buschkoetter, Lear. Nay: None. Moore absent. 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. 8319 by number. Roll call of those in favor of the passage of said ordinance on the first reading resulted as follows: Aye: Clouse, Nikkila, Buschkoetter, Lear. Nay: None. Moore absent. Motion carried. Ordinance was read by number.

Moved by Nikkila seconded by Lear that Ordinance No. 8319 be passed, approved and published as required by law. Roll call resulted as follows: Aye: Clouse, Buschkoetter, Lear, Nikkila. Nay: None. Moore absent. Motion carried.

By reason of the roll call voted on the first reading and final passage of the ordinance, Ordinance No. 8319 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, the Kearney Police Department and the Kearney Public Library.

FINAL PLAT AND SUBDIVISION AGREEMENT FOR THE ARBOR HILLS

Public Hearings 3 and 4 were discussed together but voted on separately.

Mayor Clouse opened the public hearing on the application submitted by Buffalo Surveying Corp. for TS Development, LLC for the Final Plat and Subdivision Agreement for The Arbor Hills, a subdivision being the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3760 West 70th Street) and consider Resolution No. 2019-52.

Moved by Lear seconded by Buschkoetter to close the public hearing and adopt Resolution No. 2019-52 approving the application submitted by Buffalo Surveying Corp. for TS Development, LLC for the Final Plat and Subdivision Agreement for The Arbor Hills, a subdivision being the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, for property described as the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3760 West 70th Street). Roll call resulted as follows: Aye: Clouse, Buschkoetter, Lear, Nikkila. Nay: None. Moore absent. Motion carried.

RESOLUTION NO. 2019-52

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of The Arbor Hills, a subdivision being the East Half of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska described as a tract of land being the East Half of the Northwest Quarter the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the 6th P.M. Buffalo County, Nebraska, being more particularly described as follows: Referring to the Northeast Corner of the Southeast Quarter of Section 21 and assuming the East line of the Southeast Quarter of Section 21 as bearing S 00°34'27" E and all bearings contained herein are relative thereto; thence on the East line of the Southeast Quarter of said Section 21, S 00°34'27" E a distance of 660.19 feet to the ACTUAL PLACE OF BEGINNING, said point being the Southeast Corner of a tract of land described on Warranty Deed filed as Instrument 96-5334, recorded August 6, 1996 in the office of the Buffalo County Register of Deeds; thence continuing on the East line of said Southeast Quarter of Section 21, S 00°34'27" E a distance of 660.19 feet to the Southeast Corner of the North Half of the Southeast Quarter of said Section 21; thence on the South line of the North Half of the Southeast Quarter of said Section 21, S 89°40'36" W a distance of 2636.51 feet to the Southwest Corner of the North Half of the Southeast Quarter of said Section 21, thence on the West line of the said North Half of the Southeast Quarter of Section 21, N 00°48'55" W a distance of 1321.76 feet to the Northwest Corner of the North Half of the Southeast Quarter of said Section 21; thence on the North line of said North Half of the Southeast Quarter of said Section 21, N 89°42'21" E a distance of 1212.08 feet to a point being a distance of 680.00 feet westerly from the Northwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334; thence leaving the North line of said North Half of the Southeast Quarter of Section 21, S 00°45'19" E a distance of 667.98 feet to a point being 678.00 feet westerly from the Southwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334, if extended westerly; thence on the South line of said tract of land described on Warranty Deed filed as Instrument 96-5334, if extended westerly, N 89°23'37" E a distance of 678.00 feet to the Southwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334; thence, continuing N 89°23'37" E and on the on the South line of said tract of land described on Warranty Deed filed as Instrument 96-5334 a distance of 749.85 feet to the place of beginning, containing a total of 177.93 acres, more or less, of which 1.25 acres, more or less are presently being used for road purposes on the north and east sides, all in Buffalo County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the terms and requirements of Sections 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended) be accepted and ordered filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

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 Vice-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 27TH DAY OF MARCH, 2019.

ATTEST:
LAUREN BRANDT
CITY CLERK

STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

VIII. ADJOURN

Moved by Clouse seconded by Nikkila that Council adjourn at 7:38 p.m. Roll call resulted as follows: Aye: Clouse, Lear, Nikkila, Buschkoetter. Nay: None. Moore absent. Motion carried.

ATTEST:

STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

LAUREN BRANDT
CITY CLERK

To the City Council,
City of Kearney, Nebraska

Please accept all previous and present letters concerning
the Arbor Hills Subdivision which were submitted, for the
record of this meeting. Thank you! Garland and Lorna Snow

RE: Proposed Arbor Hills Subdivision

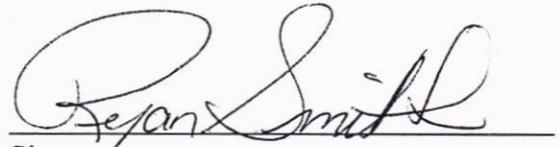
Please require a Subdivision Agreement between the City and the developer as a part of
the approval process for Arbor Hills, with the following minimum requirements:

1. No building permits will be issued until:
 - (a) The internal roadway is constructed in compliance with state road classification standards for a class RL-2 road, and the road construction and maintenance of the same have been approved by Buffalo County.
 - (b) The drainage structures shown on the approved plat have been constructed in accordance with current standards for such structures, the construction has been approved by the City Engineer, and a Homeowners Association has been created by the developer for permanent maintenance of such structures.
 - (c) The utilities serving the subdivision have been installed and approved by each of the utility companies.
 - (d) The HOA created by the developer has been delegated a duty to permanently maintain the recreational trails within the development, and a permanent easement has been dedicated for the owners of properties within the subdivision to use and enjoy such trails.
2. An amended plat is submitted to the City for recording, showing all residential lots to be at least 7 acres, with Outlot A to be non-buildable. The lay of the land under consideration is such that 3 acre lots would not be reasonable, responsible development.
3. The lots in the subdivision will be used for construction of single-family residences only, with accessory uses as permitted by City code.
4. All development shall be in accordance with applicable City design standards.


Signature

GARLAND SNOW
Printed Name

Address:
3662 W 70th
KEARNEY NE
68845


Signature

Ryan Smith
Printed Name

Address:
7250 46th Ave
Kearney, NE 68845

Jan Sauder-Lawry
Signature

Jan Sauder-Lawry
Printed Name

Address:
3515 W 70th St.
Kearney NE 68845

Westley L Shiers
Signature

Westley L Shiers
Printed Name

Address:
3315 W 70th St
Kearney NE

Eugene Carr
Signature

Eugene Carr
Printed Name

Address:
3215 W 70th St
Kearney NE 68845

Stuart Gilbertson
Signature

Stuart Gilbertson
Printed Name

Address:
31015 W 70th St
Kearney NE 68845

Seth Killion
Signature

Seth Killion
Printed Name

Address:
4135 W 70th
Kearney, NE 68845

Sharon Arnold
Signature

Sharon Arnold
Printed Name

Address:
6995 46th Ave
Kearney, Ne,
68845

Connie Allan
Signature

Connie Allan
Printed Name

Address:
7010 46th Ave
Kearney 68845

John Allan
Signature

John Allan
Printed Name

Address:
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Kearney NE
68845

Stanley L. Johnson
Signature

Stanley L. Johnson
Printed Name

Address:
7020 46th Ave
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Mary J. McGee
Signature

Mary J. McGee
Printed Name

Address:
7495 46th Ave
Kearney NE 68845

Janet Steffen
Signature

Janet Steffen
Printed Name

Address:
6810 46th Ave
Kearney, NE 68845

Ronald McCourt
Signature

Ronald McCourt
Printed Name

Address:
4345 W. 56th St
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Dale Janssen
Signature

Dale Janssen
Printed Name

Address:
6815 46th Ave
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Sue Janssen
Signature

Sue Janssen
Printed Name

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Kearney NE 68845

Lisa McCourt
Signature

Lisa McCourt
Printed Name

Address:
4345 W. 56th St.
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Kent Magnuson
Signature

Kent Magnuson
Printed Name

Address:
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Kent Sandstrom
Signature

Kent Sandstrom
Printed Name

Address:
3095 W 56TH ST
Kearney NE 68845

Dorene D. Sandstrom
Signature

Dorene D. Sandstrom
Printed Name

Address:
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Daniel Kutsch
Signature

Daniel Kutsch
Printed Name

Address:
5820 30th Ave
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Joy Kutsch
Signature

5820 30th Ave
Printed Name

Address:
Joy Kutsch

Jenny C Marlatt
Signature

Jenny C. Marlatt
Printed Name

Address:
6365 30th Ave
Kearney NE
68845

Signature

Edith G Marlatt
Printed Name

Address:
Edith G Marlatt
6365 30th Ave
Kearney, NE
68845

Marla Boston
Signature

Marla Boston
Printed Name

Address:
6880 30th Ave
Kearney Ne 68845

Roger J. Neil
Signature

Roger J. Neil
Printed Name

Address:
6880 30th Ave
Kearney, Ne 68845

Anita Smith

Signature

Anita Smith

Printed Name

Address:

7250 46th Ave
Kearney, NE
68845

Dan A. Melton

Signature

DAN A MELTON

Printed Name

Address:

6700 30th Ave
KEARNEY, NE
68845

Nelta L. Melton

Signature

NELTA L. MELTON

Printed Name

Address:

6700 30th Ave.
KEARNEY, NE. 68845

Lorna S Snow

Signature

LORNA S SNOW

Printed Name

Address:

3662 W 70th St
Kearney, NE 68845

Signature

Printed Name

Address:

Signature

Printed Name

Address:

Signature

Printed Name

Address:

Signature

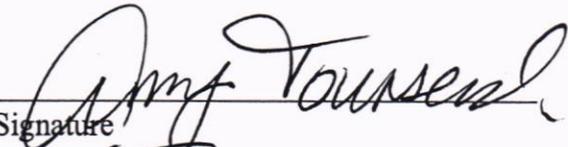
Printed Name

Address:


Signature

Jon Townsend
Printed Name

Address:
5614 44th Ave.
Kearney, NE 68845


Signature

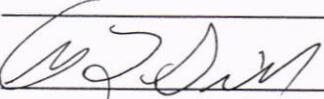
Amy Townsend
Printed Name

Address:
5614 44th Ave. Place
Kearney, NE 68845


Signature

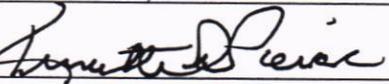
Sam Widger
Printed Name

Address:
4055 W 56th
KEARNEY, NE 68845


Signature

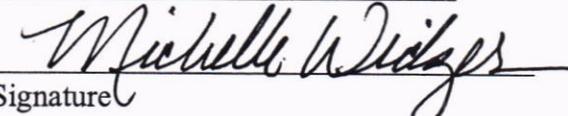
Terry L. Gibbs
Printed Name

Address:
3825 W. 56th St
Kearney, NE 68845


Signature

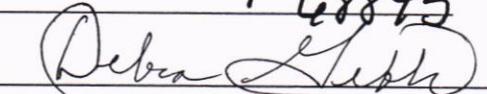
Kenneth A Pierce
Printed Name

Address:
3711 W. 56th
Kearney NE 68845


Signature

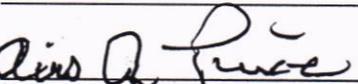
Michelle Widger
Printed Name

Address:
4055 W 56th St.
Kearney, NE
68845


Signature

Debra Gibbs
Printed Name

Address:
3845 W. 56th St
Kearney, NE 68845


Signature

Avis A Pierce
Printed Name

Address:
3711 W 56th Street
Kearney NE 68845

LegalDesc

- 1 0-0-0 21-9-16 PT W1/2 SW1/4 (53.31A)
- 2 0-0-0 TRIPLETT'S SUB LOT 2 (14.665 AC) (21-9-16 RV-TWP)
- 3 0-0-0 AUBURN OAKS LOT 3 (4.4 AC) 21-9-16 TR IN W1/2SW1/4
- 4 0-0-0 16-9-16 TRACT IN E1/2 SW1/4 SW1/4 (9.16A)
- 5 0-0-0 16-9-16 PT SW1/4 SW1/4 (5.57A)
- 6 0-0-0 21-9-16 NW1/4 NE1/4 & PT S1/2 NE1/4 (94.99 ACRES)
- 7 0-0-0 22-9-16 PT SW1/4 (149.95 ACRES)
- 8 0-0-0 16-9-16 E1/2 SW1/4 (80.0 ACRES)
- 9 0-0-0 REA SUB LT 9 (4.79 AC) 16-9-16
- 10 0-0-0 REA SUB LT 10 (4.79 AC) 16-9-16
- 11 0-0-0 21-9-16 TRACT IN SE1/4 NE1/4 (25.01 ACRES MORE OR LESS)
- 12 0-0-0 21-9-16 E1/2 NW1/4 & NE1/4 SW1/4 & PT N1/2 SE1/4 (188.6 ACRES)
- 13 0-0-0 21-9-16 PT OF NE1/4 SE1/4 (11.40 ACRES)
- 14 0-0-0 21-9-16 W1/2 SE1/4 SW1/4 PARCEL 1 (19.62A)
- 15 0-0-0 21-9-16 W1/2 PARCEL 2 & N PT E1/2 PARCEL2 (14.63A)
- 16 0-0-0 21-9-16 PT PARCEL 4 IN E1/2 SW1/4 SE1/4 (9.52A)
- 17 0-0-0 21-9-16 PT S1/2 SE1/4 PARCEL 5 (12.04 AC)
- 18 0-0-0 SALTZGABER SUB 21-9-16 RV-TWP LT 1 (4.5A)
- 19 0-0-0 SALTZGABER SUB 21-9-16 RV-TWP LT 3 (4.9A)
- 20 0-0-0 SALTZGABER SUB 21-9-16 RV-TWP LT 4 (4.9A)
- 21 0-0-0 SALTZGABER SUB 21-9-16 RV-TWP LT 5 (4.9A)
- 22 0-0-0 SALTZGABER SUB 21-9-16 RV-TWP LT 6 THRU 10 (24.7A)
- 23 0-0-0 21-9-16 RV-TWP PT SW1/4 NW1/4 (19.954 ACRES) VAC LOTS 13-16 SA
- 24 0-0-0 HENDERSON SUB LOT 1 (9.6 ACRES) 21-9-16
- 25 0-0-0 TRIPLETT'S SUB LT 1 & PT PARCEL 4 IN E1/2 SW1/4 SE1/4 21-9-16 (14.586 AC)
- 26 0-0-0 21-9-16 PT S1/2 SE1/4 PARCEL 5 (7.91 AC)

- 27 0-0-0 AUBURN OAKS LOT 2 (3.7 AC) 21-9-16 TR IN W1/2SW1/4

560627020

Exhibit # 2

| PID | OwnerName | PropertyAddress |
|--------------|--|------------------|
| 1 560000006 | STEFFEN, BRENT L & JANET L TRUSTEES | |
| 0 | | |
| 2 560000008 | PIERCE, KENNETH R. & AVIS A., CO-TRUSTEES | 3711 W 56TH ST |
| 3 560000023 | TOWNSEND, JON & AMY | 5614 44TH AVE PL |
| 4 560000028 | KILLION, SETH & LYNN | 4135 W 70TH ST |
| 5 560000030 | PETERSON, WESLEY G | |
| 6 560000250 | SNOW, GARLAND & LORNA | |
| 7 560329000 | DT DEVELOPMENT, INC | |
| 8 560602000 | BRAMSON, MARGARET EUDEANNE | 3845 W 70TH ST |
| 9 560606270 | GILBERTSON, STUART L & MARCI J | 3615 W 70TH ST |
| 10 560606300 | RAYBURN, MICHELE L ETAL | |
| 11 560623000 | MELTON, DANIEL A & NELTA L | 6700 30TH AVE |
| 12 560624000 | SMITH, TROY E ETAL | 3760 W 70TH ST |
| 13 560624010 | SMITH, DEAN L. & YVONNE C. | 6260 30TH AVE |
| 14 560625000 | WIDGER, SAMUEL & MICHELLE ETAL | 4055 W 56TH ST |
| 15 560626000 | GIBBS, TERRY L & DEBRA J | 3845 W 56TH ST |
| 16 560627000 | MEYER, BRENT D & JUDY K | 3375 W 56TH ST |
| 17 560628000 | KUTSCH, DANIEL D & JOY L & KUTSCH, TEDDY G | 5820 30TH AVE |
| 18 560633000 | GIFFORD, BRADLEY A | 4260 W 70TH ST |
| 19 560633110 | JANSSEN, DALE E & SUSAN A | 6815 46TH AVE |
| 20 560633120 | HOLTHUSEN, LILIBETH MARTHA | 6805 46TH AVE |
| 21 560633130 | MAGNUSON, KENT O & BAXTER, LILIBETH M | 6715 46TH AVE |
| 22 560633160 | DELAET, GREGORY C & MARLENE R | 6605 46TH AVE |
| 23 560633190 | STEFFEN, BRENT L & JANET L TRUSTEES | 6010 46TH AVE |
| 24 560633191 | HENDERSON, GREGORY R & CATHRYN | 6335 46TH AVE |
| 25 560634000 | WARREN, JEFFREY L & BETTY J TRUSTEES | 3611 W 56TH ST |
| 26 560628020 | NELSON, KURT M | |
| 0 | | |
| 0 | | |
| 27 560000022 | SHANDERA, JOHN & JENNA | 5609 44TH AVE PL |

Exhibit #2

OwnerAddress

6010 46TH AVE KEARNEY NE 68845

3711 WEST 56TH KEARNEY NE 68845

1715 EAST 47TH STREET PLACE KEARNEY NE 68847

4135 W 70TH ST KEARNEY NE 68845-2012

101 WALNUT ST P O BOX 135 RIVERDALE NE 68870

3662 W 70TH ST KEARNEY NE 68845-2014

P O BOX 1865 KEARNEY NE 68848-1865

& JENSEN, GARY L 1307 YORKSHIRE AVE CASPER WY 82609

3615 W 70TH ST KEARNEY NE 68845

1024 Q ST GENEVA NE 68361-1037

6700 30TH AVE KEARNEY NE 68847

%SMITH, EUGENE H & E EYVONNE [L.E 3760 W 70TH ST KEARNEY NE 68845

6260 30TH AVE KEARNEY NE 68847

4055 W 56TH ST KEARNEY NE 68845

3845 W 56TH ST KEARNEY NE 68845

3375 W 56TH ST KEARNEY NE 68845-4063

5820 30TH AVE KEARNEY NE 68845

4260 W 70TH ST KEARNEY NE 68845

6815 46TH AVE KEARNEY NE 68845

6805 46TH AVE KEARNEY NE 68845

6805 46TH AVE KEARNEY NE 68845

6605 46TH AVE KEARNEY NE 68845-1612

6010 46TH AVE KEARNEY NE 68845

6335 46TH AVE KEARNEY NE 68845

3611 W 56TH ST KEARNEY NE 68845

3245 W 56TH ST KEARNEY NE 68845

6110 R AVENUE KEARNEY NE 68847

Exhibit #3



Description #1



Description #2

Photos provided by Delta Melton on 3/27/19 at Special City Council Meeting