

# **KEARNEY CITY COUNCIL**

## **AGENDA**

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

**February 9, 2021**

**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.

### **II. UNFINISHED BUSINESS**

### **III. PUBLIC HEARINGS**

1. Conduct a public hearing on the Application submitted by Buffalo Surveying Corp. for Central States Safety & Driver Training, LLC (c/o Dennis Holz), Blessing Premier Property, LLC (c/o Ron Blessing) and Larry and Rhone Davison to vacate a portion of Avenue F Right-of-Way being the East 10.0 feet of Avenue F from the South line of 20th Street north to the South line of 21st Street AND being the West 10.0 feet of Avenue F from the approximate South line of 20th Street (extended west) north to the South right-of-way line of the Union Pacific Railroad, all in Buffalo County, Nebraska (Avenue F between 20th Street and 21st Street) and consider Ordinance No. 8461.
2. Conduct a public hearing on the Applications submitted by Miller & Associates for City of Kearney and Nebraska Art Collection Foundation, a Non-Profit Nebraska Corporation (1) to vacate the alley from the West line of Avenue A westerly to the East line of Central Avenue as the same abuts Lots 12, 13, 14, 15, 16 and 17 on the north and Lots 68, 69, 70, 71 and 72 on the south in the Southwest Quarter School Section Addition and consider Ordinance No. 8462; and (2) to rezone from District C-3, General Commercial District to District CBD, Kearney Center Mixed Use District for property described as Lots 12, 13, 14, 15, 16, 17 and Lots 68, 69, 70, 71, 72, all in Southwest Quarter School Section Addition, an addition to the City of Kearney, Buffalo County, Nebraska (entire block of 2401 Central Avenue) and consider Ordinance No. 8463.
3. Conduct a public hearing on the Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company (c/o Kent Holsten) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from

Neighborhood Mixed Use and Low Density Residential to Medium Density Residential property described as a tract of land being part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 11th Avenue and North of 52nd Avenue) and consider Resolution No. 2021-18.

4. Conduct a public hearing on the Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company (c/o Kent Holsten) to rezone from District AG, Agricultural District to District R-2, Urban Residential Mixed-Density District for property described as a tract of land being part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 11th Avenue and North of 52nd Avenue) and consider Ordinance No. 8464.
5. Conduct a public hearing on the Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company (c/o Kent Holsten) for the Final Plat and Subdivision Agreement for Fountain Hills Twelfth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 11th Avenue and North of 52nd Avenue) and consider Resolution No. 2021-19.
6. Conduct a public hearing on the Application submitted by Miller & Associates for Grand West LLC, a Nebraska Limited Liability Company (c/o Kent Holsten) for the annexation of Fountain Hills Twelfth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the East Half of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 11th Avenue and North of 52nd Avenue) and consider Resolution No. 2021-20.
7. Conduct a public hearing on the Applications submitted by Danny Starostka for Starostka Group Unlimited (1) to vacate all of Lot 1 and Lot 15, Block 2, Millennial Estates Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska and consider Ordinance No. 8465; and (2) to rezone from District AG, Agricultural District to District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street) and consider Ordinance No. 8466.
8. Conduct a public hearing on the Application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat, Subdivision Agreement and Supplemental Subdivision Agreement for Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street) and consider Resolution No. 2021-21.
9. Conduct a public hearing on the Application submitted by Danny Starostka for Starostka Group Unlimited for the annexation of Millennial Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North,

Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street) and Resolution No. 2021-22.

10. Conduct a public hearing on the Application submitted by Danny Starostka for Starostka Group Unlimited for Planned District Development Plan Approval for the proposed construction of a subdivision on property to be zoned District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District and described as a tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, West of Avenue X, North of 37th Street) and consider Resolution No. 2021-23.

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

1. Approve Minutes of Regular Meeting held January 26, 2021.
2. Approve the Claims.
3. Approve the Plans and Specifications for the 2021 Part 2 Improvements; Pony Express Road and set the bid opening date for March 2, 2021 at 2:00 p.m.
4. Accept the proposals received for the new splash pad equipment, surfacing and installation at Collins Park and award the proposal submitted by Crouch Recreation in the amount of \$100,000.00.
5. Accept the proposals received for the Collins Park playground structure and award the proposal submitted by Creative Sites, LLC in the amount of \$54,799.00.
6. Accept the proposals received for the 2021 Service Weapon Replacement and award the proposal submitted by Jack's Uniforms and Equipment in the amount not to exceed \$15,000.00.
7. Authorize the Mayor to send a letter of no recommendation to the Nebraska Liquor Control Commission on the Class C-124101 liquor license application for Scott Klone dba Brix located at 14 East 21st Street.
8. Adopt Resolution No. 2021-24 approving the Developer Constructed Infrastructure Agreement for Fountain Hills Twelfth Addition between the City of Kearney Susan M. Roberts, President and Manager of Morrison Enterprises, LLC, Sole Member of Grand West, LLC, a Nebraska Limited Liability Company, Anna L. Stehlik, Trustee and the Fountain Hills Outlot Maintenance Association, Inc., a Nebraska Non-Profit Corporation, for the construction of paving, water main and storm sewer improvements to serve Fountain Hills Twelfth Addition, an addition to the City of Kearney, Buffalo County, Nebraska.
9. Accept the Proposals received for the construction of sidewalks and miscellaneous concrete work in City parks and award the Proposal submitted by GD Concrete Construction, Inc. in the amount of \$62,005.00.

\* ***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 \***

- 1. Approve Ordinance No. 8467 repealing Ordinance No. 8442 and classify the officers and employees of the City; fix the ranges of compensation of such officers and employees; establish the hours and work period for overtime eligibility; provide for payments of clothing and/or uniform allowances; provide for payment of vehicle allowance; and provide for payment of health and dental benefits for active full-time employees; to provide for payment of health benefits for early retiree employees pursuant to Resolution No. 2019-68A.

**VI. REGULAR AGENDA**

- 1. Consider the Memorandum of Understanding between the City of Kearney and the Museum of Nebraska Art, Inc., a Nebraska Non-Profit Corporation (MONA), pertaining to the proposed MONA Expansion Project located at 2401 Central Avenue and approve Resolution No. 2021-25.
- 2. Open Account Claim to Goodwill Industries - \$2,725.25 and NPPD - \$17,274.63.

**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)