

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

June 8, 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 an Engineering Report for water storage facility paint restorations, new elevated water storage, new booster pump station, modifications to existing booster pump stations, 31st Street water main replacement and fiber optic communications to infrastructure as required by the Nebraska Department of Health and Human Services.
2. Conduct a public hearing on the Application submitted by Joshua and Lisa Miller for Table Acres Properties, LLC to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District C-O, Office District for property described as Lot 28, Block 7, Countryside Estates Addition to the City of Kearney, Buffalo County, Nebraska (515 East 56th Street) and consider Ordinance No. 8494.
3. Conduct a public hearing on the Application submitted by Kurt Karjalainen for Premier Merchants Group LLC to rezone from District C-3, General Commercial District to District BP/PD, Business Park/Planned Development Overlay District for property described as Lot 2, Blessing Premier Subdivision, a subdivision being part of Government Lot 8 located in the Northeast Quarter of Fractional Section 5, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3995 Coal Chute Road) and consider Ordinance No. 8495.
4. Conduct a public hearing on the Application submitted by Danny Starostka for Starostka Group Unlimited to rezone from District AG, Agricultural District and District R-1, Urban Residential Single-Family District (Low Density) 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 Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, East of Avenue W, North of Grand Avenue) and consider Ordinance No. 8496.

5. Conduct a public hearing on the Application submitted by Danny Starostka for Starostka Group Unlimited for the Final Plat and Subdivision Agreement for Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part 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, East of Avenue W, North of Grand Avenue) and consider Resolution No. 2021-92.
6. Conduct a public hearing on the Application submitted by Danny Starostka for Starostka Group Unlimited for the annexation of Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land located in part 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, East of Avenue W, North of Grand Avenue) and consider Resolution No. 2021-93.
7. 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 Northeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (South of 39th Street, East of Avenue W, North of Grand Avenue) and consider Resolution No. 2021-94.
8. Conduct a public hearing on the Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Neighborhood Mixed Use and Office/Commercial Retail Mixed Uses to Office/Commercial Retail Mixed Uses for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue) and consider Resolution No. 2021-95.
9. Conduct a public hearing on the Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust to rezone from District AG, Agricultural District to District BP/PD, Business Park/Planned Development Overlay District for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue) and consider Ordinance No. 8497.
10. Conduct a public hearing on the Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for the Final Plat and Subdivision Agreement for 4 Suns Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th

P.M., Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue) and consider Resolution No. 2021-96.

11. Conduct a public hearing on the Application submitted by Miller & Associates and Levi Arneson for Two Sisters' Farm, Inc. and Steven Mercer, Trustee of the Steven Mercer Revocable Trust for Planned District Development Plan Approval for the proposed construction of a commercial warehouse on property to be zoned District BP/PD, Business Park/Planned Development Overlay District and described as Lot 1, 4 Suns Subdivision, a subdivision being part of the Northeast Quarter of the Northeast Quarter of Section 7 and part of Government Lot 1 in Section 8, all in Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Southwest Corner of 11th Street and Antelope Avenue) and consider Resolution No. 2021-97.

IV. CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held May 25, 2021.
2. Approve the Claims.
3. Adopt Resolution No. 2021-98 approving the Developer Constructed Infrastructure Agreement for Oak Park Center Second, an addition to the City of Kearney, Buffalo County, Nebraska between the City of Kearney and Rodney Wiederspan, Co-Manager of Sorensen Acres, LLC, a Nebraska Limited Liability Company for the construction of paving and storm sewer main improvements to serve Oak Park Center Second.
4. Approve the recommendations from the Development Services Division on extending the current licenses for L&M Properties (1110 Central Avenue), and East Lawn Mobile Homes Estates (2900 and 3010 Grand Avenue) an additional 30 days to correct the deficiencies and the annual renewal of Cornhusker Trailer Court (1115 Avenue C) manufactured home court license until May 31, 2022.
5. Adopt Resolution No. 2021-99 approving Application for Payment No. 3 in the amount of \$197,299.40 submitted by Nielsen Contracting and approved by Miller & Associates for 2020 Part 6 Improvements for 22nd Avenue and 6th Street in connection with Paving Improvement District Nos. 2020-002 and 2020-003 (Bid B, Paving).
6. Adopt Resolution No. 2021-100 approving Application for Payment No. 3 in the amount of \$126,058.37 submitted by Midlands Contracting Inc. and approved by Miller & Associates for the 2021 Part 3 Improvements; 56th Street/Cherry Avenue Sanitary Sewer Infrastructure in connection with Sanitary Sewer Connection District No. 2020-1.
7. Adopt Resolution No. 2021-101 approving Application for Payment No. 1 in the amount of \$62,159.26 submitted by Blessing Construction and approved by Miller & Associates for the 2020 Part 1 Improvements for the removal and replacement of N Avenue from 28th Street to 39th Street in connection with Paving Improvement District No. 2020-004.

8. Adopt Resolution No. 2021-102 approving the Developer Constructed Infrastructure Agreement for Millennial Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska between the City of Kearney and Danny Starostka, President of Starostka Group Unlimited, Inc., a Nebraska Corporation for the construction of paving, water main, sanitary sewer main and storm sewer main improvements to serve Millennial Estates Fifth Addition.
9. Adopt Resolution No. 2021-103 approving the Property Maintenance and Lease Agreement between the City of Kearney and Tyler Kenney for an approximate 6-acre parcel of property located South of 115th Road and East of Poole Avenue.
10. Adopt Resolution No. 2021-104 approving Change Order No. 2 showing an increase in the amount of \$1,538.53, Application for Payment No. 1-Final in the amount of \$107,288.53 and accept the Certificate of Substantial Completion as submitted by Safe Slide Restoration for the restoration of the Harmon Park Pool Slide.
11. Adopt Resolution No. 2021-105 approving Change Order No. 2 showing an increase in the amount of \$18,314.00 submitted by Paulsen, Inc. and approved by Alfred Benesch and Company for AIP Project No. 3-31-0045-032 in connection with the Taxiway 'A' & Connecting Taxiway Rehabilitation project at the Kearney Regional Airport.

* ***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. 2021-106 approving the redevelopment project submitted by Quiet Living, LLC for Redevelopment Area #2 for an area described as the East 16-feet of Lot 67, all of Lot 68 and the West 42-feet of Lot 69, Riverside Addition to the City of Kearney, Buffalo County, Nebraska (East of Central Avenue and South of Landon Street).

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