

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

March 8, 2022

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 Khayat Rentals, LLC for Robert Khayat to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District R-2, Urban Residential Mixed-Density District for property described as Lot 13, EXCEPT the West 1.5 feet, Block 3, Skyline Drive Subdivision to the City of Kearney, Buffalo County, Nebraska (Vacant lot east of 303 West 38th Street) and consider Ordinance No. 8556.
2. **REQUEST TO POSTPONE TO MARCH 22, 2022.** Conduct a public hearing on the Application submitted by Olsson for TFD Investments, LLC, a Nebraska Limited Liability Company (c/o Tom Fuller) to rezone from District M-1, Limited Industrial District to District C-3, General Commercial District for property described as Lots 11 and 12, Whiteaker and North's Place, an addition to the City of Kearney, Buffalo County, Nebraska (1100 East 25th Street) and consider Ordinance No. 8557.
3. Conduct a public hearing on 1) the Application submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation, to rezone from District C-O/PD, Office/Planned Development Overlay District to District R-1, Urban Residential Single-Family District (Low Density) for property described as a tract of land being part of Lot 1, Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska (3610 6th Avenue) and consider Ordinance No. 8558 and 2) the Applications submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation and Buffalo County School District 10-0007-000, a Nebraska Public School District, Kearney, Nebraska aka Kearney Public Schools to vacate Lot 1 and Lot 2,

Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska (3610 6th Avenue and 915 West 35th Street) and consider Ordinance No. 8559.

4. Conduct a public hearing on the Application submitted by Trenton Snow for The First Baptist Church of Kearney, Nebraska, a Nebraska Non-Profit Corporation and Buffalo County School District 10-0007-000, a Nebraska Public School District, Kearney, Nebraska aka Kearney Public Schools, for the Final Plat for Horizon Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being Lot 1 (to be vacated) and Lot 2 (to be vacated), Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska, being part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (3610 6th Avenue and 915 West 35th Street) and consider Resolution No. 2022-55.
5. Conduct a public hearing on the Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC to rezone from District AG, Agricultural District to District M-1, Limited Industrial District for property described as a tract of land being part of the North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Imperial Avenue and North of East U.S. Highway 30) and consider Ordinance No. 8560.
6. Conduct a public hearing on the Application submitted by Buffalo Surveying Corp. for Prairie View Properties, LLC for the Final Plat and Subdivision Agreement for Prairie View Business Park Second, a subdivision being part of the North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, for property described as a tract of land being part of the North Half of the Southeast Quarter, part of Government Lot 2 and part of Government Lot 3 located in Fractional Section 27, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Imperial Avenue and North of East U.S. Highway 30) and consider Resolution No. 2022-56.
7. Conduct a public hearing to establish a clean energy assessment district for owners of qualifying property to access Property Assessed Clean Energy (PACE) financing for energy efficiency improvements or renewable energy improvements to property located within the PACE district boundaries.

IV. CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held February 22, 2022.
2. Approve the Claims.
3. Adopt Resolution No. 2022-57 approving the adoption of the Disadvantaged Business Enterprise (DBE) Program for FY22-23-24 and designating Airport Manager Jim Lynaugh as the Liaison Officer for the implementation and monitoring of the DBE Program at the Kearney Regional Airport.

4. Adopt Resolution No. 2022-58 approving Change Order No. 1 showing a decrease in the amount of \$114,660.00 and Application and Certificate for Payment No. 6 in the amount of \$300,864.88 submitted by Midlands Contracting Inc. and approved by Miller & Associates for 2021 Part 5 Improvements; Extension of Talmadge Street (Bid A, Sanitary Sewer and Water).
5. Approve the renewal agreement with the City of Kearney and Tri-City Auction Center to provide auctioneering services for property to be sold at police auction by the Kearney Police Department and adopt Resolution No. 2022-59.
6. Approve the Non-Owned Corporate Hangar Lease Agreement for T-922 and T-922A between the City of Kearney and The Buckle, Inc. and approve Resolution No. 2022-60.
7. Accept the proposals received for the Lighthouse Point Park Shelter Structure and Playground and award the proposal submitted by Fry & Associates in the amount of \$140,000.
8. Accept the bids received for the purchase of a Front Load Refuse Compactor Truck to be used in the Sanitation Division of the Utilities Department and award the bid to Elliott Sanitation Equipment in the amount of \$285,670.75.
9. Adopt Resolution No. 2022-61 approving Application for Payment No. 1 in the amount of \$161,838.20 submitted by Midlands Contracting Inc. and approved by Miller & Associates for the Patriot Boulevard Water Main Extension.
10. Adopt Resolution No. 2022-62 approving Application and Certificate for Payment No. 1 in the amount of \$169,904.00 submitted by Whinnery Construction, Inc. and approved by S2O Design and Engineering, Inc. for Phase II Enhancements of the Kearney Water Trail known as Kearney Whitewater Park.
11. Approve the funding allocation of \$50,000 to the Platte River Resilience Fund to support the efforts to improve water conveyance, reduce flood risks and provide more water for regenerating wells in the Platte River in central Nebraska by creating open, un-vegetated river channels.

* ***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. 8561 adopting the Clean Energy Assessment District creating a clean energy assessment district to enable property assessed clean energy financing for property owners and authorize the clean energy assessment district to enable third-party lenders to accept applications and enter into financing agreements with property owners within the boundaries of the district. *(Pertains Public Hearing 7)*

VI. REGULAR AGENDA

1. Consider Resolution No. 2022-63 approving the redevelopment project submitted by Millennium Development, LLC for Redevelopment Area #10 for an area described as Lots 2 through 17, Block One, and Lots 1 through 19, Block Two, all in University Village Fourth Addition in the West Half of the Northeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of State Street, West of University Drive and South of Regents Boulevard).
2. Open Account Claim to Stanley Clouse - \$152.10.
3. Staff update on Yanney Gardens project.

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