

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

September 11, 2012

7:00 p.m.

I ROUTINE BUSINESS

1. Invocation by Pastor David Dickinson from Hope Evangelical Free Church.
2. Pledge of Allegiance.
3. Announcement on Open Meetings Act.
4. Roll call.
5. Oral Communication - Recognition of visitors.

II UNFINISHED BUSINESS

None.

III PUBLIC HEARINGS

1. Conduct a public hearing on the Application submitted by Kip Ingram (Applicant/Owner) for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Mixed Use 3 to Light Industrial for property described as Lot 2 of Block 1, Pete's Town and Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2826 East 39th Street) and consider **Resolution No. 2012-147.**
2. Conduct a public hearing on the Application submitted by Kip Ingram (Applicant/Owner) to rezone from District C-3, General Commercial District to District M-1, Limited Industrial District property described as Lot 2 of Block 1, Pete's Town and Country Addition, a subdivision being part of Government Lots 4 and 5 located in the Southwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2826 East 39th Street) and consider **Ordinance No. 7736.**
3. **Postponed by Owner/Applicant until September 25, 2012.** Conduct a public hearing on the Application submitted by Paul Brungardt (Applicant) and Coal Chute Park, LLC (Owner) for Planned District Development Plan Approval for an apartment complex development on property zoned District C-1/PD, Limited Commercial/ Planned Development Overlay District for property described as all of Lot 1 and part of Lot 2 of Block One, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (southwest corner of 56th Street and 17th Avenue) and consider **Resolution No. 2012-148.**

4. Conduct a public hearing on the Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) to rezone from District AG, Agricultural District to District C-2, Community Commercial District and District C-2/PD, Community Commercial/Planned Development Overlay District property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue) and consider **Ordinance No. 7737**.
5. Conduct a public hearing on the Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for the Final Plat and Subdivision Agreement for Oak Park Center, 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 Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue) and consider **Resolution No. 2012-149**.
6. Conduct a public hearing on the Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for the annexation of Oak Park Center, 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 Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue) and consider **Resolution No. 2012-150**.
7. Conduct a public hearing on the Application submitted by Craig Bennett (Applicant) for Sorensen Acres, LLC (Owner) for Planned District Development Plan Approval for commercial development on property to be zoned District C-2/PD, Community Commercial/Planned Development Overlay District for property described as a tract of land being part of the East Half of the Northeast Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northeast corner of the intersection of 52nd Street and 2nd Avenue) and consider **Resolution No. 2012-151**.
8. Conduct a public hearing on the Application submitted by Buffalo County Agriculture Society (Owner) and Verizon Wireless (Applicant) for a Conditional Use Permit to co-locate a wireless telecommunications facility on an existing tower owned by US Cellular on property zoned District AG, Agricultural District and described as a tract of land located in the Northwest Quarter of the Northwest Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3807 Avenue N) and consider **Ordinance No. 7738**.
9. Conduct a public hearing for the purpose of adopting the City of Kearney Budget for the 2012-2013 Fiscal Year and consider **Ordinance No. 7739**.
10. Conduct a public hearing for setting the 2012 City of Kearney property tax levy at a different amount than the preliminary property tax levy set for the City of Kearney by the Buffalo County Clerk and consider **Resolution No. 2012-152**.
11. Conduct a public hearing for the purpose of revising the City of Kearney Budget for the 2011-2012 Fiscal Year and consider **Ordinance No. 7740**.

IV CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held August 28, 2012.
2. Approve the Claims.
3. Adopt **Resolution No. 2012-153** allowing the City of Kearney to increase its "Budget Authority" by an additional one percent or \$116,587.05 which will be carried over to the 2012-2013 Budget as "Unused Budget Authority".
4. Approve the recommendation submitted by the Keno Committee on the allocation of non-departmental keno funds designed for outside agencies.
5. Adopt **Resolution No. 2012-154** repealing Resolution No. 2012-93 and adopt the 2012-2013 Comprehensive Fee Schedule setting forth the fees for items and services to be provided by the City during the 2012-2013 year.
6. Approve the application to extend Conditional Use Permit No. 1979-06 granted to Susan Underhill to locate a Day Care Facility at 2803 Avenue I for a period of one year.
7. Accept the bid received for the 2012 Part 7 Improvements; East I-80 Welcome Sign and adopt **Resolution No. 2012-155** awarding the bid to Sorensen Group in the amount of \$81,478.20.
8. Adopt **Resolution No. 2012-156** approving the Training Center Lease Agreement located at the Kearney Regional Airport between the City of Kearney and the Kearney Volunteer Fire Department.
9. Adopt **Resolution No. 2012-157** approving the Use and Operations Agreement for Annex B in Hangar T-926 located at the Kearney Regional Airport between the City of Kearney and Li'l Red Aero, Inc.
10. Adopt **Resolution No. 2012-158** approving the Use and Operations Agreement for Annex A in Hangar T-926 located at the Kearney Regional Airport between the City of Kearney and Rodgers Helicopter Services.
11. Adopt **Resolution No. 2012-159** approving the Non-Owned Corporate Hangar Lease Agreement for Hangar T-929 located at the Kearney Regional Airport between the City of Kearney and Home Safety Systems, Inc.
12. Approve the application for a Special Designated License submitted by Alley Rose Inc. of Kearney, NE, dba Alley Rose in connection with their Class IK-21763 catering liquor license to dispense beer, wine and distilled spirits inside the KRave Underground located in the Kaufmann Center, 2202 Central Avenue on September 28, 2012 from 9:00 p.m. until 1:00 a.m. for a dance.
13. Approve the application for a Special Designated License submitted by Juan Lazo, dba El Tropico in connection with their IBK-37623 catering liquor license to dispense beer and

distilled spirits in the Exhibit Building located at the Buffalo County Fairgrounds, 3807 Avenue N, on September 29, 2012 (alternate location is Exposition Building) from 6:00 p.m. until 1:00 a.m. for a dance.

* *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. 7741** repealing Ordinance No. 7717 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 cell phone allowance.

VI REGULAR AGENDA

1. Open Account Claims: **Stan Clouse - \$160.62.**

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