

KEARNEY CITY COUNCIL

AGENDA

City Council Chambers, 18 East 22nd Street

January 14, 2014

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

None.

III PUBLIC HEARINGS

1. Conduct a public hearing on the Application submitted by Miller & Associates for Kearney Properties, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Rural Estates and Low Density Residential to Mixed Use 1 property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue) and consider **Resolution No. 2014-1.**
2. Conduct a public hearing on the Application submitted by Miller & Associates for Kearney Properties, LLC to rezone from District AG, Agricultural District to District C-O/PD, Office/Planned Development Overlay District property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue) and consider **Ordinance No. 7864.**
3. Conduct a public hearing on the Application submitted by Miller & Associates for Kearney Properties, LLC for the Final Plat for Western Nebraska Property Development Second 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 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue) and consider **Resolution No. 2014-2.**

4. Conduct a public hearing on the Application submitted by Miller & Associates for Kearney Properties, LLC for the annexation of Western Nebraska Property Development Second 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 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue) and consider **Resolution No. 2014-3.**
5. Conduct a public hearing on the Application submitted by Miller & Associates for Kearney Properties, LLC for Planned District Development Plan Approval for hospital expansion and maintenance building development on property to be zoned District C-O/PD, Office/Planned Development Overlay District property described as a tract of land located in part of the Northeast Quarter of Section 10, Township 8 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (950 feet south of 10th Street and west of 22nd Avenue) and consider **Resolution No. 2014-4.**
6. Conduct a public hearing on the Application submitted by Miller & Associates for Twin Falls, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from High Density Residential to Mixed Use 1 property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane) and consider **Resolution No. 2014-5.**
7. Conduct a public hearing on the Application submitted by Miller & Associates for Twin Falls, LLC to rezone from District AG, Agricultural District to District R-2, Urban Residential Mixed-Density District and to District C-O, Office District property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane) **Ordinance No. 7865.**
8. Conduct a public hearing on the Application submitted by Miller & Associates for Twin Falls, LLC for the Final Plat and Subdivision Agreement for Aspen Meadows Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane) and consider **Resolution No. 2014-6.**
9. Conduct a public hearing on the Application submitted by Miller & Associates for Twin Falls, LLC for the annexation of Aspen Meadows Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M, Buffalo County, Nebraska (southeast corner of 39th Street and Country Club Lane) and consider **Resolution No. 2014-7.**
10. Conduct a public hearing on the Application submitted by Miller & Associates for James Gregory and Tamara Brandt for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Agricultural to Rural Estates property described as a tract of land being part of Government Lots 3 and 4 and the accretions abutting said lots located in Section 23, Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10) and consider **Resolution No. 2014-8.**

11. Conduct a public hearing on the Application submitted by Miller & Associates for James Gregory and Tamara Brandt to rezone from District AG, Agricultural District to District RR-1, Urban Residential Single-Family (Low Density) property described as a tract of land being part of Government Lots 3 and 4 and the accretions abutting said lots located in Section 23, Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10) and consider **Ordinance No. 7866**.
12. Conduct a public hearing on the Application submitted by Miller & Associates for James Gregory and Tamara Brandt for the Final Plat for Greg Brandt Subdivision, a subdivision in Kearney County, Nebraska, for property described as a tract of land being part of Government Lots 2, 3 and 4 and the accretions abutting said lots located in Section 23, Township 8 North, Range 16 West of the 6th P.M, Kearney County, Nebraska (north side of W Road 2,500 feet west of Highway 10) and consider **Resolution No. 2014-9**.
13. Conduct a public hearing to consider an area referred to as Redevelopment Area #12 to be blighted and substandard and in need of redevelopment and described as follows: beginning at the intersection of the north line of West 24th Street (Highway 30) and the west line of University Drive, thence south across West 24th Street to the intersection of the south line of West 24th Street and the west line of University Drive, thence south along platted west line of said University Drive to its intersection with the north line of Lot 2, Block 2, Kearney Plaza Addition, thence west along said north line to its intersection with the east line of Tract 7 of said Kearney Plaza Addition, thence north along said east line of Tract 7 to its intersection with the south line of Lot 27, Lincoln Way Villa Addition, thence west along said south line to its intersection with the west line of Lot 28, Lincoln Way Villa Addition, thence north along said west line to its intersection with the south line of West 24th Street, thence west along said south line of West 24th Street to its intersection with the west line of 30th Avenue, thence north across West 24th Street to its intersection with the north line of said Street, thence north, east and north along the west line of 30th Avenue to its intersection with the extended north line of Lot 1 of irregular Tract "G", thence east along said extended north line across 30th Avenue and continuing northeasterly and then southeasterly long the north line of irregular Tract "G" to its intersection with the east line of Lot 5 of irregular Tract "G", thence south along said east line of Lot 5 to its intersection with the north line of West 24th Street, thence east along said north line to its intersection with the west line of University Drive, also the point of beginning, all located in the City of Kearney, Buffalo County, Nebraska; to amend Redevelopment Area #10 to include Redevelopment Area #12 and consider **Resolution No. 2014-10**.

IV CONSENT AGENDA *

1. Approve Minutes of Regular Meeting held December 23, 2013.
2. Approve the Claims.
3. Approve the applications for a Special Designated License submitted by Kearney Steak Company, dba Whiskey Creek in connection with their Class IK-35628 catering liquor license to dispense beer, wine, and distilled spirits in the Exposition Building and the Ag Pavilion located at the Buffalo County Fairgrounds, 3807 Avenue N on February 15, 17,

18, 19, 20, 2014 from 8:00 a.m. until 1:00 a.m. and February 16, 2014 from 12:00 p.m. until 12:00 a.m. for the Cattlemen's Classic.

4. Adopt **Resolution No. 2014-11** approving Change Order No. 2 showing an increase in the amount of \$7,986.00 submitted by Sampson Construction and approved by Alfred Benesch & Company for the construction of an Aircraft Rescue and Fire Fighting (ARFF) Facility located at the Kearney Regional Airport.
5. Adopt **Resolution No. 2014-12** approving the Professional Service Consultant Agreement; Community Revitalization Phase I – Central Avenue 2013 between the City of Kearney and Miller & Associates for survey, design and construction observation services for sidewalk/street/storm sewer construction.
6. Adopt **Resolution No. 2014-13** approving the Professional Service Consultant Agreement; Community Revitalization Supplemental – Central Avenue 2013 between the City of Kearney and Miller & Associates for survey, design and construction observation services for sidewalk/street/storm sewer construction.
7. Adopt **Resolution No. 2014-14** approving the Vehicle Gasoline Purchase Agreement between the City of Kearney and the Kearney Housing Agency to jointly purchase vehicle gasoline on a collective basis.
8. Approve the Plans and Specifications for the renovation and construction of the 2013 Part 82 Improvements; Proposed Maintenance Building, Meadowlark Hills Golf Course and to set the bid opening date for February 18, 2014 at 2:00 p.m.
9. Accept the bid received for the Ultra Violet Disinfection Equipment Procurement and adopt **Resolution No. 2014-15** awarding the bid to Trojan Technologies from London, Ontario, Canada in the amount of \$268,486.95.
10. Adopt **Resolution No. 2014-16** approving Change Order No. 1 showing an increase in the amount of \$2,747.75, Application and Certificate of Payment No. 1-Final in the amount of \$108,120.55 and accept the Certificate of Substantial Completion submitted by Dan Roeder Concrete, Inc. and approved by Brungardt Engineering for the 2013 Part 2 Improvements; Paving Improvement District No. 2012-953 for Avenue L from 65th Street Place north northeasterly to 66th Street Place.
11. Adopt **Resolution No. 2014-17** approving the Agreement to Purchase Street Sweeper between the City of Kearney and the City of Minden.
12. Adopt **Resolution No. 2014-18** granting an Easement for Electric Transmission Line between the City of Kearney and Nebraska Public Power District to construct a transmission line in the area of 56th Street and Cherry Avenue.

* *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 *

None.

VI REGULAR AGENDA

1. Consider the Application for Addition to Liquor License to include an outdoor area submitted by David Sikes, dba Box Car in connection with their Class I-049947 liquor license located at 1920 Avenue A.
2. Consider the Manager Application for Robert Fraser submitted by Kearney Steak Company, dba Whiskey Creek in connection with their Class IK-035628 liquor license located at 407 South 2nd Avenue.
3. Open Account Claim to NPPD - \$82,142.68.

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