

MINUTES OF THE REGULAR CITY COUNCIL MEETING
April 19, 2016; 7:30 p.m.

CALL TO ORDER

Invocation was given by Chaplain Gary Smith and the pledge of allegiance was recited.

A regular meeting of the Council of the City of North Platte, Nebraska was convened in open and public session at 7:30 p.m. in the City Hall Council Chambers at 211 West 3rd Street. Present were Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. Mayor Dwight Livingston presided and City Clerk Angela Gilbert recorded the proceedings.

Mayor Livingston stated that a current copy of the Open Meetings Act of Nebraska is posted on the wall at the back of the Council Chambers.

Notice of the meeting was given in advance thereof by posting in three public places in the City as follows: North Platte Public Library, Lincoln County Courthouse, City Hall, the designated method for giving notice (certificate of posting), being attached to these minutes. Proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

CONSENT AGENDA

Lee moved and Petersen seconded the motion to approve the consent agenda as follows:

1. Approve minutes of April 5, 2016.
2. Place on file ML&W reports for March 2016.
3. Place on file Treasurer's report for March 2016.
4. Approve application by The Platte, Inc. dba Platte Bar for a Special Designated License on June 17, 2016 from 8:00 a.m. to 1:00 a.m. and June 18, 2016 from 8:00 a.m. to 1:00 a.m. at Platte Bar, 119 West 6th Street for a beer garden.
5. Accept and place on file North Platte Fire Department Annual Report for 2015.

Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #6
REDEVELOPMENT
PLAN FOR WEST A
AND DIXIE AVENUE

Mayor Livingston declared a Public hearing on a Resolution regarding the City of North Platte Comprehensive Plan of a proposed Blight & Substandard Determination Study & General Redevelopment Plan, West "A" and Dixie Avenue Redevelopment Area, prepared for the City of North Platte, Nebraska by Hanna:Keelan Associates, P.C. The property

affected by this notice is located on property on Lakeview Boulevard, West A Street, Bare Avenue, Dixie Avenue, Wright Avenue and Philip Avenue, consisting of an estimated 130 acres.

Gary Person, representing the Chamber and DEVCO, told the Council the Planning Commission unanimously approved the study and he is confident developers will be interested in building on the lots. He said that housing is directly related to growth and development and existing employers are frustrated as they cannot recruit new employees due to the shortage of affordable housing in the community.

Megan McGown, representing the Chamber and DEVCO, told the Council this study is the first step towards growth and they are just asking for the blight and substandard designation now and any rezoning or TIF applications will be brought to the Council in the future. She also said Kearney currently has twenty TIF projects while North Platte only has three.

Mel McNea, CEO of Great Plains Health, urged the Council to vote for the study as the hospital has a large number of positions that need to be filled but that cannot happen without adequate housing in the area.

Lyndsay Pierce, 1306 West 9th, said it is very difficult to find safe and affordable housing in the community.

Ivan Mitchell, 9466 South Coyote Lane, told the Council it was very difficult to find housing in North Platte when he moved his family here and there is a need for housing in every shape and form.

Paul Baker, 3919 West Philip, told the Council he has lived all over and almost did not get to stay in North Platte because he had such difficulty finding a place to live.

Glenda Hasenauer, 3798 West Charlotte, told the Council she looked at 30 different properties while trying to find affordable housing in North Platte.

Clarine Eickhoff, member of the Chamber and DEVCO Board, told the Council there is a lack of contractors in the area and half the properties on the market in North Platte are under contract. She also said that Kearney utilizes TIF so they can grow and this one step will plant the seed for growth in our area.

Terry Sigler, 3420 West F, told the Council that there are available lots at Philip and Dixie for sale and also that he cannot afford to pay the costs if Dixie is widened.

Robert Derbyshire, 3321 West A, said he understands the need for housing but he does not think TIF should be used for it.

Ron Hanson, Superintendent of North Platte Public Schools, told the Council he had difficulty finding a house when he moved here a year ago. He also said he has employees in the school district looking for homes and would ideally like to see 100% of the staff live in the community.

Tracy Martinez, 1003 West 9th, told the Council the developers should be building the houses themselves and there is a need to blight areas on the Northside of town, but no one wants to build on the Northside of town.

Gary Heinzle, 3641 North Highway 83, told the Council the City needs to be frugal in their spending and he has a list of 50 lots all over town.

Donna Tryon, 1110 Sandflower, told the Council that people should contact the realtors in town if they need a house.

Fred Fiedler, 202 Dixie, told the Council he has nothing against houses being built on the empty lots off of Dixie but he does not want Dixie to be widened.

Julie Geiser, 402 Dixie, told the Council she is all for more housing and growth in North Platte. She said she is not sure why Dixie is being blighted and has concerns that if Dixie is widened, she will not be able to afford the costs.

Karen O'Connor, 3320 Eisenhower Court, told the Council she does not feel the area is blighted and substandard and it has not been given a chance to be developed.

Baker moved and Lee seconded the motion to close the hearing. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

Lee moved and Petersen seconded the motion to adopt the Resolution with an amendment to add the Legal Description of the property in Section 1. Roll call vote: "AYE": Nisley, Petersen, Pedersen, Lee, Steinbeck, Campbell. "NAY": Baker,

Carman. Motion carried.

ITEM #7
APPROVE ORD 3938

Lee moved that the rule requiring Ordinance No. 3938 to vacate a portion of East Fifth Street in the north 40 feet of the west 110 feet of the east 172 feet of Lot 32 Platteview Subdivision in the City of North Platte, Lincoln County, Nebraska to be read on three different dates be suspended. Baker seconded the motion. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

Mayor Livingston instructed Ordinance No. 3938 to be read one time by title only. Lee moved and Baker seconded the motion to approve Ordinance No. 3938. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #8
APPROVE ORD 3937

Lee moved that the rule requiring Ordinance No. 3937 to create Street Improvement District No. 308 (Buffalo Bill Avenue from ½ block north of West Fourth Street to Philip Avenue) in the City of North Platte, Lincoln County, Nebraska to be read on three different dates be suspended. Baker seconded the motion. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

Mayor Livingston instructed Ordinance No. 3937 to be read one time by title only. Lee moved and Baker seconded the motion to approve Ordinance No. 3937. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #9
APPROVE ORD 3939

Lee moved that the rule requiring Ordinance No. 3939 to create Street Improvement District No. 309 (Oak Street from Francis to Philip Avenue) in the City of North Platte, Lincoln County, Nebraska to be read on three different dates be suspended. Baker seconded the motion. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

Mayor Livingston instructed Ordinance No. 3939 to be read one time by title only. Lee moved and Carman seconded the motion to approve Ordinance No. 3939. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #10
APPROVE ORD 3940

Lee moved that the rule requiring Ordinance No. 3940 to create Street Improvement District No. 310 (Willow Street from West Fifth Street to Leota Street) in the City of North Platte, Lincoln County, Nebraska to be read on three different dates be suspended. Baker seconded the motion. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

Mayor Livingston instructed Ordinance No. 3940 to be read one time by title only. Lee moved and Carman seconded the motion to approve Ordinance No. 3940. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #11
WARRANTS TO NE
DEPT. OF ROADS
AND CEMENT
PRODUCTS, INC.

Lee moved and Baker seconded the motion to adopt Resolution approving claims and authorizing the issuance of warrants to Nebraska Department of Roads in the amount of \$7,828.00 and to Cement Products, Inc. in the amount of \$163,920.31 to pay approved claims and referring to and incorporating the terms and conditions of Ordinance No. 3874 relating to warrant financing passed and approved on May 21, 2013. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

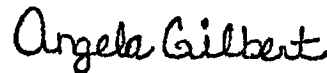
ITEM #12
CLAIMS

Lee moved and Nisley seconded the motion to approve the Claims. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ADJOURN

Baker moved and Lee seconded the motion to adjourn. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

Adjourned at 9:30 p.m.



Angela Gilbert, City Clerk