

MINUTES OF THE REGULAR CITY COUNCIL MEETING
July 15, 2014; 7:30 p.m.

CALL TO ORDER

Invocation was given by Andrew Lee 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 Barrett, Baker, Petersen, McNea, 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 work session and regular meeting on July 1, 2014.
2. Place on file ML&W reports for June 2014.
3. Place on file Treasurer's report for June 2014.
4. Send application of Gayle Griffin as Liquor License Manager at VFW Post 1504 located at 2100 East 4th Street to the Liquor Control Commission with no recommendation.
5. Approve Mayor's re-appointment of Don Lucas to the Community Redevelopment Authority.

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

ITEM #6
APPROVE
WILKINSON
REDEVELOPMENT
PLAN FOR HOBBY
LOBBY

Mayor Livingston declared a Public hearing to adopt Resolution approving the City of North Platte Redevelopment Plan for the Southwest Quadrant of Interstate 80 and Highway 83 Retail Development.

Mike Jacobson, Chairman of the Community Redevelopment

Authority, explained the TIF process and previous TIF projects to the Council. He encouraged the Council to help bring Hobby Lobby to the community. He believes the project will draw additional shoppers to North Platte, increase sales tax, and draw other retailers to build south of the interstate. He said that NebraskaLand National Bank will not be financing the project and that the TIF bond can only be used for approved expenses such as demolition, site acquisition and infrastructure.

Mark Wilkinson, applicant, told the Council it makes more sense to demolish and rebuild to bring Hobby Lobby to North Platte than it does to fix up the current building and parking lot. He explained that Hobby Lobby picked the site and he has a "slot" with the company to have the site ready by March 2015 for them to build their store by the end of 2015. He said that Hobby Lobby is building 70 new stores around the country in 2015 and 2016 and this store will be bigger and nicer than the one in Kearney.

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

Lee moved and Petersen seconded the motion to adopt the Resolution approving the City of North Platte Redevelopment Plan for the Southwest Quadrant of Interstate 80 and Highway 83 Retail Development. Roll call vote: "AYE": Barrett, Petersen, McNea, Lee, Carman, Steinbeck, Campbell. "NAY": Baker. Motion carried.

ITEM #7
APPROVE QUALITY
GROWTH FUNDS
TO WILKINSON
INVESTMENTS

Lee moved and Petersen seconded the motion to approve application by Wilkinson Investments, LLC for funding from the North Platte Quality Growth Fund to assist in the demolition, site preparation, utility upgrades and construction of the former K-Mart site.

Dan Mauk, representing the Quality Growth Fund Committee, told the Council he believes the project will help increase sales tax and bring out of town shoppers, as well as open up retail in the Walmart to Menards corridor.

Ty Lucas, member of the Quality Growth Fund Committee, told the Council the funds will make the project financially feasible and Hobby Lobby will help with the retail pull from other communities.

Mark Wilkinson, applicant, told the Council he does not need financing and a loan instead of a grant from the Quality Growth Fund will not help the project.

Jim Jackson, 2320 Birchwood, told the Council he thinks it would be more cost effective to have Hobby Lobby build in a vacant lot south of the interstate.

Clarine Eickhoff, Manager of Platte River Mall, encouraged the Council to subsidize Hobby Lobby and help bring future retail to the area.

Lee withdrew his motion with the consent of Petersen.

Lee moved and Baker seconded the motion to approve the application by Wilkinson Investments, LLC for funding from the North Platte Quality Growth Fund to assist in the demolition, site preparation, utility upgrades and construction of the former K-Mart site, with \$440,000 to be presented upon lease signing with Hobby Lobby and \$440,000 to be presented at site turnover to Hobby Lobby for construction. Roll call vote: "AYE": Barrett, Baker, Petersen, McNea, Lee, Steinbeck, Campbell. "NAY": Carman. Motion carried.

ITEM #8
CODY KENO AT
1100 SOUTH
JEFFERS

Lee moved and Petersen seconded the motion to authorize Mayor, on behalf of the North Platte City Council, to execute written consent to the operation of the Cody Keno, Inc. keno lottery at 1100 South Jeffers, North Platte, Nebraska, owned by K & L Enterprises, Inc. Roll call vote: "AYE": Barrett, Baker, Petersen, McNea, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #9
ISSUE WARRANT
TO CEMENT
PRODUCTS, INC.

Lee moved and Baker seconded the motion to adopt Resolution approving claim and authorizing the issuance of a warrant to Cement Products, Inc. in the amount of \$25,616.24 to pay approved claim 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": Barrett, Baker, Petersen, McNea, Lee, Carman, Steinbeck, Campbell. "NAY": None. Motion carried.

ITEM #10
CLAIMS

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

ADJOURN

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

Adjourned at 9:26 p.m.

Angela Gilbert

Angela Gilbert, City Clerk