

MINUTES OF THE REGULAR CITY COUNCIL MEETING
October 2, 2018; 7:30 p.m.

CALL TO ORDER

Invocation was given by Jan Ekstedt 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, Ostendorf. 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 September 18, 2018.
2. Place on file ML&W reports for August 2018.
3. Place on file Treasurer's report for August 2018.
4. Approve Mayor's re-appointments of Robert Barnhouse, Connie Huebner and Elyse Bohling to the Library Advisory Board.
5. Approve Mayor's re-appointments of Tia McGuire and Lena Askvig to the City Tree Board.
6. Send application of Bottle Shop of North Platte, LLC for a Class D Liquor License (Beer, Wine & Distilled Spirits, Off Sale Only) located at 514 South Jeffers Street to the Liquor Control Commission with no recommendation.
7. Approve application by Pals Brewing Company LLC for a Special Designated License on November 10, 2018 from 8:00 a.m. to 11:00 p.m. at D & N Event Center, 501 East Walker Road for a Cornhole Tournament sponsored by the Lincoln County Visitors Bureau.

8. Adopt recommendation by the North Platte Planning Commission for preliminary and final approval of Hinrichsen 3rd Replat.

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

ITEM #9
AMENDMENT
TO MASTER
PLAN, 1802 N.
SHERIDAN

Mayor Livingston declared a Public hearing regarding an amendment to the Master Plan for 1802 North Sheridan Avenue on property described as Lot 7 Obermeiers Replat, North Platte, Lincoln County, Nebraska.

No one appeared.

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

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

ITEM #10
CDBG OWNER
OCCUPIED REHAB
PROGRAM
APPLICATION

Mayor Livingston declared a Public hearing to consider Community Development Block Grant Program (CDBG) 2018 Owner Occupied Rehab Program Application for CDBG eligible housing projects in North Platte and approve Resolution authorizing submission of the application to the Nebraska Department of Economic Development (DED).

No one appeared.

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

Lee moved and Petersen seconded the motion to approve the application and adopt the Resolution authorizing submission of the application to the Nebraska Department of Economic Development. Roll call vote: "AYE": Nisley, Petersen, Pedersen, Lee, Carman, Steinbeck, Ostendorf. "NAY": None. "ABSTAIN": Baker. Motion carried.

ITEM #11
ORD 3999 ON 3RD
READING

Mayor Livingston instructed Ordinance No. 3999 to rezone certain lands from an R-1 Dwelling District to an R-2 Dwelling District located at 3601 West Philip Avenue and 802-820 Dixie Avenue. The property is described as Gosnell Estates First Replat of Block 3, Gosnell's Estates 1st Subdivision, North Platte, Lincoln County, Nebraska to be read by title on its third reading. Lee moved and Petersen seconded the motion to approve Ordinance No. 3999 on its third reading. Roll call vote: "AYE": Nisley, Petersen, Lee, Steinbeck, Ostendorf. "NAY": Baker, Pedersen, Carman. Motion carried.

ITEM #12
ORD 4000 ON 3RD
READING

Mayor Livingston instructed Ordinance No. 4000 to adopt recommendation by the North Platte Planning Commission regarding vacating Gosnell Estates First Replat of Block 3, Gosnell's Estates 1st Subdivision, North Platte, Lincoln County, Nebraska to be read by title on its third reading. Lee moved and Petersen seconded the motion to approve Ordinance No. 4000 on its third reading. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Steinbeck, Ostendorf. "NAY": Carman. Motion carried.

ITEM #13
REDEVELOPMENT
PLAN FOR DIXIE
DEVELOPMENT
HOUSING PROJECT

Mayor Livingston declared a Public hearing to adopt Resolution approving the City of North Platte Redevelopment Plan for the Dixie Development Housing Project; approving a Redevelopment Project; and approving related actions.

Mike Bacon, Special Council for the Community Redevelopment Authority, told the Council this Resolution and action only approves the Redevelopment Plan as filed. He said if we amend the Redevelopment Plan, we will have to start the process over and it will set the project back, but by having him amend the Redevelopment Contract to add all of the recommendations that the City of North Platte Planning Commission and the Community Redevelopment Authority has made, the process can continue. He listed the recommendations, which are a required minimum home size of 1,200 square feet, the inclusion of sidewalks throughout the subdivision, fencing along Philip Avenue and accepting the developer's 37 lot plan from the original 41 lot plan. He said the Developer will receive TIF funds in the amount of \$1,688,000 to help pay for the costs of the land and the infrastructure and it will be a phased project with a few houses being built per year over the next 3-7 years. He said that the North Platte Public Schools has excess capacity and the local Police and Fire Departments should be able to handle the impact of the project.

Mike Jacobson, Chair of the Community Redevelopment Authority, told the Council the land is in need of all infrastructure and either the developer or the tax payers are going to have to pay for the infrastructure if we are going to put housing on the property. He said construction materials, labor and interest rates are all factored into the total cost of the project. He said these houses will not be the right houses for everyone, but the movement of other houses around the area should help sell these houses. He stated the project depends on the demand and the faster the developer builds the houses, the faster he will get his money.

Lee moved and Petersen seconded the motion to close the hearing.

Lee withdrew his motion with the approval of Petersen.

Donna Tryon, 820 South Bryan, asked if there really is a housing shortage in North Platte.

Terry Sigler, 3420 West F Street, told the Council he is concerned about the traffic as it is a busy area already and the City needs to plan now for a traffic study.

Lee moved and Petersen seconded the motion to close the hearing.

Lee withdrew his motion with the approval of Petersen.

Tom Phifer, 813 Dixie Avenue, told the Council the area never should have been blighted and there are already electrical boxes and water there. He said he is not against development in the area and we need industry here, not new business.

Clarine Eickhoff, member of Chamber Board of Directors; Gary Person, Executive Director of DEVCO/Chamber and Mel McNea, CEO of Great Plains Health all spoke in support of the housing project. They told the Council we need houses for people to be able to relocate here for new jobs, we cannot get the community where we want it without additional housing, we have to prove we are serious about new businesses coming to town by providing additional housing, and we need to be able to keep employees here once we hire them.

Ron Hansen, Superintendent of North Platte Public Schools, told the Council he is supportive of all housing projects in the community and the school system can take on 1,000 new students, with room for 75 students at Eisenhower Elementary School.

Wes Andre-Henn, 3602 Edna Court, told the Council he is not against housing, just the location of this housing project as it does not fit the area.

Judy Clark, City/County Planner, told the Council we have to start somewhere and nobody likes development in their backyard. She also praised the Planning Commission for working together to compromise on the project and said they are working on getting something done with Dixie Avenue and would like to see it placed on the 1 & 6 Year Road Plan.

Pete Volz, Chair of the North Platte Planning Commission, told the Council this is the only time we have had real progress on this property because no one else could make it financially work. He said we know what we are getting with this project because the zoning regulations will have to be followed.

Kim Zurcher, 708 Dixie Avenue, told the Council that Bernie Gosnell wanted a church built on the land and not a conglomerate of houses.

Brandon Kelliher, 3801 Sugarberry Court, told the Council they need to have a little faith and try something new because they know what will happen if they do nothing.

Ivan Mitchell, 9466 South Coyote Lane, told the Council he personally knows how hard it is to find housing in the area we need to decide what is best for the City of North Platte. He asked how are we going to make it grow?

Nancy Faulhaber, Realtor with Coldwell Banker, told the Council there are currently 83 homes in town on the market. She also said she toured two developers from Colorado recently and they left because they could not find suitable lots to build on. She told the Council the ball is in their court with this housing project.

Baker moved and Petersen seconded the motion to close the hearing. Roll call vote: "AYE": Nisley, Baker, Petersen,

Pedersen, Lee, Carman, Steinbeck, Ostendorf. "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 Dixie Development Housing Project; approving a Redevelopment Project; and approving related actions. Roll call vote: "AYE": Nisley, Baker, Petersen, Pedersen, Lee, Steinbeck, Ostendorf. "NAY": Carman. Motion carried.

ITEM #14
CLAIMS

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

ADJOURN

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

Adjourned at 8:51 p.m.

Angela Gilbert

Angela Gilbert, City Clerk