

MINUTES OF THE REGULAR CITY COUNCIL MEETING
June 7, 2022; 5:30 p.m.

- CALL TO ORDER Invocation was given by Bob Deardoff and the pledge of allegiance was recited.
- ROLL CALL A regular meeting of the Council of the City of North Platte, Nebraska was convened in open and public session at 5:30 p.m. in the City Hall Council Chambers at 211 West 3rd Street. Present were Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. Mayor Brandon Kelliher presided and City Clerk Angela Gilbert recorded the proceedings.
- OPEN MEETINGS ACT Mayor Kelliher 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 and City Hall; the designated method for giving notice (Certificate of Posting) is attached to these Minutes. Proceedings hereafter shown were taken while the meeting was open to the attendance of the public.
- CONSENT AGENDA Rieker moved and Carman seconded the motion to approve the Consent Agenda as follows:
1. Approve Minutes of May 17, 2022.
 2. Place on file Treasurer's report for April 2022.
 3. Approve the application by T's Bar & Grill of Wallace for a Special Designated License on June 11, 2022 from 12:00 p.m. to 1:00 a.m. at the D & N Event Center, 501 East Walker Road for a Wedding Reception.
 4. Approve the applications by Old Depot Vineyard & Winery of Brady for Special Designated Licenses on eight consecutive Thursdays from June 23, 2022 through August 11, 2022 from 6:00 p.m. to 9:00 p.m. at Fort Cody Trading Post, 221 Halligan Drive for a Music Series.
 5. Approve the application by Lange Investments, LLC dba Brothers Tavern for a Special Designated License on July 1, 2022 from 5:00 p.m. to 12:00 a.m. at the Fox Theater, 301 East 5th Street for a Comedy Show.
 6. Approve the application by Long Dogs Distilling LLC of Arapahoe for a Special Designated License at the North Platte Farmers Market in the District 177 Mall Parking

Lot on Saturday's from 8:00 a.m. to 1:00 p.m. and Tuesdays from 3:00 p.m. to 6:00 p.m. for the duration of the Farmer's Market season.

7. Adopt recommendation by the City Planning Commission for preliminary and final approval of Kleewein 4th Replat pending completion of a petition for paving.

Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. Motion carried.

ITEM #8
ORDINANCE 4092
ON 3RD READING

Mayor Kelliher instructed Ordinance No. 4092 amending the City of North Platte Code of Ordinances Chapter 156 Zoning Sections 156.001 through 156.145 relating to Residential Zoning Regulations, Sections 156.290 through 156.310 relating to Supplemental Zoning Regulations, Sections 156.370 through 156.375 relating to Non-conforming uses and structures and amendments to the City of North Platte Official Zoning Map to be read by title on its third reading. Volz moved and Lucas seconded the motion to approve Ordinance No. 4092 on its third reading. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman. "NAY": Tryon, Rieker, Woods. Motion carried.

ITEM #9
REDEVELOPMENT
PLAN FOR DEVCO
HOUSING PROJECT

Mayor Kelliher declared a Public hearing on the North Platte Planning Commission's recommendation to approve the City of North Platte Redevelopment Plan for the DEVCO Housing Project for the real estate described as a tract of land in the Southeast Quarter of Section 29, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska pursuant to Nebraska Community Development Law and passage of appropriate Resolution.

Judy Clark, Planning Administrator, gave a presentation on the six Community Revitalization Projects that were completed in the Northwest part of North Platte between 2005-2016 as part of the Community Revitalization Program through the Nebraska Department of Economic Development. She stated the City is continuing to apply for funding for different infrastructure projects through various programs.

Layne Groseth, Interim City Administrator, gave a presentation on the last five years current trends in the cemetery. He told the Council the developed cemetery is currently 32 acres, with approximately 2.7 acres still available inside the developed area for use and they are planning to keep 11 acres to the north of the cemetery for future development. He stated that one acre can

accommodate approximately 1000 single plots, there is more than just one option in Lincoln County for burials as there are 25 cemeteries and the trend has been towards more ash burials that take up less space.

Gary Person, President and CEO of North Platte Chamber/DEVCO, told the Council that housing is at a historic low in North Platte and the 2018 Housing Study showed the Northside needs revitalization. He stated that the 2011 Comprehensive Plan designated this area for housing and the land has already been blighted. He said it is currently zoned agricultural and they are requesting to rezone it to an R-2 Dwelling District for more flexibility and the goal is to put fifty-one 1400 sq. ft. houses on the lots in four years. He said that North Platte is way under population growth and active TIF projects compared to other communities and we have to recruit and entice developers to come here because they can go anywhere in the state. He emphasized that this project is not for low-income housing, but workforce housing and the Planning Commission and the Community Redevelopment Authority (CRA) unanimously approved the project.

Rick Miller, 1317 West 17th Street, told the Council we do not need any more low-income housing. He stated that he is concerned about the safety of the kids in the area as there is a radio tower that is not properly fenced and there is already a lot of traffic around the school as well as buses and fans that park on Adams and into the cemetery land during games. He said it is already difficult to get onto Rodeo Road and the water table in the area is high so there is flooding that happens when it rains.

Terry Woods, 902 North Emory Avenue, told the Council she does not believe the cemetery will be fine and the land was reserved for a purpose. She said she agrees that we need housing but we should annex land instead to put in more housing and we should build nice houses instead of modulars. She also stated that everyone should have to pay for their own roads.

Rita Hernandez, 2121 West 9th Street, told the Council she has concerns about the bussing and traffic in the area.

Nancy Faulhaber, Realtor at Coldwell Banker, told the Council there are currently only 17 houses on the market in North Platte and we need houses, especially in this price range. She stated that we have to get shovel-ready lots for developers to build on or we

will not get developers that are interested.

Volz moved and Lucas seconded the motion to close the Public hearing. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. Motion carried.

Lucas moved and Garrick seconded the motion to adopt the Resolution and approve the Redevelopment Plan for the DEVCO Housing Project. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker. "NAY": Tryon, Woods. Motion carried.

ITEM #10
REDEVELOPMENT
PLAN FOR
TWIN RIVERS
INDUSTRIAL PARK

Mayor Kelliher declared a Public hearing on the North Platte Planning Commission's recommendation to approve the City of North Platte Amended Redevelopment Plan for a portion of the Twin Rivers Industrial Park for the real estate described as a tract of land in the Southeast Quarter of Section 15, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska pursuant to Nebraska Community Development Law and passage of appropriate Resolution.

Gary Person, President and CEO of North Platte Chamber/DEVCO, told the Council that North Platte needs a shovel-ready community controlled business park to recruit potential businesses to the area. He said if the infrastructure is not there, we will continue to lose out to other communities and we recently lost another company because we did not have the amount of land they needed and the time it would take to go through the process. He stated that timing is critical and economic development is a highly competitive game so we need to market the Industrial Park and be as flexible as possible with lot sizes as they can vary by businesses. He also stated that this is the only way we can afford to get this done and the Planning Commission and the Community Redevelopment Authority (CRA) unanimously approved the project.

Garrick moved and Nisley seconded the motion to close the Public hearing. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. Motion carried.

Volz moved and Lucas seconded the motion to adopt the Resolution and approve the Amended Redevelopment Plan for a portion of the Twin Rivers Industrial Park. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Carman. "NAY": Tryon,

Rieker, Woods. Motion carried.

ITEM #11
ORDINANCE 4093
ON 1ST READING

Mayor Kelliher declared a Public hearing to adopt Ordinance No. 4093 and recommendation by the North Platte Planning Commission to rezone certain land from an A-1 Transitional Agricultural District to an R-2 Dwelling District on property located on the corner of North Adams Avenue and West 17th Street.

No one appeared.

Nisley moved and Volz seconded the motion to close the Public hearing. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. Motion carried.

Mayor Kelliher instructed Ordinance No. 4093 to be read by title on its first reading. Garrick moved and Carman seconded the motion to approve Ordinance No. 4093 on its first reading. Lucas moved that the rule requiring Ordinance No. 4093 to be read on three different dates be suspended. Volz seconded the motion. Roll call vote: "AYE": Volz, Lucas, Garrick, Carman. "NAY": Nisley, Tryon, Rieker, Woods. Motion failed.

Roll call vote on the main motion: "AYE": Nisley, Volz, Lucas, Garrick, Carman, Rieker. "NAY": Tryon, Woods. Motion carried.


ITEM #12
CLAIMS

Rieker moved and Carman seconded the motion to approve the Claims. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. Motion carried.

ADJOURN

Rieker moved and Carman seconded the motion to adjourn. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Carman, Rieker, Woods. "NAY": None. Motion carried.

Adjourned at 8:02 p.m.



Angela Gilbert, City Clerk