

MINUTES OF THE REGULAR CITY COUNCIL MEETING
April 4, 2023; 5:30 p.m.

- CALL TO ORDER Invocation was given by Pastor Joel Miller 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, Flanders, 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 Volz seconded the motion to approve the Consent Agenda as follows:
1. Approve the Minutes of March 21, 2023.
 2. Approve the application by Bodunks Brewing dba Peg Leg Brewing for a Special Designated License on May 6, 2023 from 11:00 a.m. to 10:30 p.m. at Peg Leg Brewery, 2519 Halligan Drive for a crawfish boil.
 3. Approve the re-appointment of Dr. Richard Raska for a third term to the North Platte Library Advisory Board.
 4. Approve the appointment of Briar Bergner to the North Platte Library Advisory Board.
 5. Authorize the Mayor to execute the purchase agreement with Heartland Chevrolet of Lexington, NE in the amount of \$69,835.00 for one (1) new Pickup for the Electric Department.
 6. Authorize the Mayor to execute the purchase agreement with Pony Express Chevrolet of Gothenburg, NE in the amount of \$111,852.00 for two (2) new Pickups for the Electric Department.
 7. Removed from the Consent Agenda.
 8. Authorize the Mayor to execute the purchase agreement with Heartland Chevrolet of Lexington, NE in the

amount of \$55,926.00 for one (1) new Pickup for the Wastewater Department.

9. Authorize the Mayor to execute the purchase agreement with Bill Summers Ford Honda Nissan in the amount of \$34,092.00 for one (1) new 2023 Nissan Frontier S for utility meter reading.
10. Authorize the Mayor to execute the purchase agreement with Pony Express Ford of Minden, NE in the amount of \$42,500.00 for one (1) used Ford Pickup for the Engineering Dept.
11. Removed from the Consent Agenda.
12. Adopt the recommendation by the City Planning Commission for preliminary and final approval of Nekuda First Replat located at 4004 West 14th Street in an RM Mobile Home Park District.

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

ITEM #7
HEARTLAND
CHEVROLET FOR
ONE NEW PICKUP
FOR THE WATER
DEPT.

Garrick moved and Rieker seconded the motion to authorize the Mayor to execute the purchase agreement with Heartland Chevrolet of Lexington, NE in the amount of \$60,997.00 for one (1) new crew Pickup for the Water Department. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #11
MARVIN PLANNING
CONSULTANTS FOR
COMPREHENSIVE
PLAN UPDATES

Garrick moved and Volz seconded the motion to award the Contract for Services to Marvin Planning Consultants, Inc. to provide the North Platte and Lincoln County Comprehensive Plan Updates and an SS4A Action Plan and authorize the Mayor to sign related documents. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders. "NAY": Rieker, Woods. Motion carried.

ITEM #13
ORDINANCE 4116
ON 2ND READING

Mayor Kelliher instructed Ordinance No. 4116 to approve Contribution in Aid of Construction for the Electric Department to be read by title on its second reading. Rieker moved and Volz seconded the motion to approve Ordinance No. 4116 on its second reading. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None.

ITEM #14
MOVED TO THE
END OF THE
AGENDA

Lucas moved and Garrick seconded the motion to go into Executive Session to discuss contracts.

Lucas withdrew his motion, with the consent of Garrick.

Rieker moved and Flanders seconded the motion to move Item No. 14 to the end of the Agenda. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #15
REMOVED FROM
THE AGENDA

Action on Ordinance No. 4118 to amend the City of North Platte Code of Ordinances Sections 156.085, 156.105, 156.125 Height and Lot Requirements, and Section 156.150 Residential Use Table was removed from the Agenda.

ITEM #16
AMENDMENT
TO THE
COMPREHENSIVE
PLAN 2011, 2620 S.
WILLOW

Mayor Kelliher declared a Public hearing to adopt the recommendation by the North Platte Planning Commission for an amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map amending certain lands from Residential Low Density Single Family to Commercial located at 2620 South Willow Street.

No one appeared

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

Rieker moved and Volz seconded the motion to adopt the amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #17
ORDINANCE 4120
ON 1ST READING

Mayor Kelliher declared a Public hearing on the recommendation by the North Platte Planning Commission to adopt Ordinance No. 4120 to rezone certain lands from an R-1 Dwelling District to a B-2 Highway Commercial District located at 2620 South Willow Street.

No one appeared.

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

Mayor Kelliher instructed Ordinance No. 4120 to be read by title on its first reading. Garrick moved and Volz seconded the motion to approve Ordinance No. 4120 on its first reading. Roll

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

ITEM #18
ORDINANCE 4119
ON 1ST READING

Mayor Kelliher declared a Public hearing on Ordinance No. 4119 regarding an application by Barefoot Bet, LLC to rezone certain lands from an F-1 Floodway District to an A-1 Transitional Agricultural District located on West Koubek Road.

No one appeared.

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

Mayor Kelliher instructed Ordinance No. 4119 to be read by title on its first reading. Garrick moved and Rieker seconded the motion to approve Ordinance No. 4119 on its first reading. Roll call vote: "AYE": Nisley, Tryon, Volz, Garrick, Flanders, Rieker, Woods. "NAY": None. "ABSTAIN": Lucas. Motion carried.

ITEM #19
WILKINSON EXIT
179 COMMERCIAL
REDEVELOPMENT
PLAN

Mayor Kelliher declared a Public hearing to adopt the Resolution and approve the City of North Platte Wilkinson Exit 179 Commercial Redevelopment Plan and approve related actions.

Mike Bacon, Attorney for the Community Redevelopment Authority (CRA), stated that the property was purchased by Wilkinson Development, Inc. in August 2022 and has been previously designated as blighted and substandard. He said it will be an eight-lot subdivision, with six structures consisting of a truck stop, a truck warehouse, a couple of restaurants, office space and Wilkinson Development headquarters. He said a considerable amount of infrastructure and site prep, including streets, sewer and water lines will be needed and it will take several years to build. He stated it will generate 98 new jobs, sales taxes, and property taxes. He also said it could take up to six years to fully develop the site, but the Resolution has been modified to four years.

Gary Person, President of North Platte Chamber/DEVCO, told the Council that this is a really great project that will help with the increase of truck traffic and the lack of truck parking. He said the property will never be developed if this project does not happen. He encouraged the CRA members to support the development as it will increase tax revenues to the City and

create more jobs. He stated that Wilkinson Development is local and not some corporation that is multiple states away or an international corporation

Rob Stefka, 2311 Cedarberry Rd., told the Council there was an Interstate design flaw that should have been fixed years ago. He stated this project qualifies for TIF and the Wilkinson family is willing to make something happen.

Tanner Pettera, 3821 Sugarberry Court, stated that no one will develop the land without TIF and the Wilkinson Companies are local and give back to the community.

Clarine Eickhoff, representing Wilkinson Development Inc., told the Council there were 11 members of the Wilkinson Development staff at the meeting.

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

Garrick moved and Volz seconded the motion to adopt the Resolution and approve the City of North Platte Wilkinson Exit 179 Commercial Redevelopment Plan and approve related actions. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Flanders. "NAY": Rieker, Tryon, Woods. Motion carried.

EXECUTIVE
SESSION

Rieker moved and Garrick seconded the motion to go into Executive Session at 6:34 p.m. for contract discussion. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

Mayor Kelliher restated the purpose of the Executive Session for contract discussion.

RETURN TO
REGULAR SESSION

Rieker moved and Lucas seconded the motion to return to Regular Session at 7:31 p.m. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #14
RDG PLANNING
AND DESIGN FOR
REC CENTER AND
CODY POOL
EXPANSION

Garrick moved and Rieker seconded the motion to approve the agreements with RDG Planning and Design Inc. of Des Moines, Iowa for the Recreation Center Remodel Expansion 2023 and Cody Pool Expansion and Renovation 2023 and authorize the Mayor to execute the contract documents. Roll call vote: "AYE":

Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods.
"NAY": None. Motion carried.

ITEM #20
CLAIMS

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

ADJOURN

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

Adjourned at 7:33 p.m.

Angela Gilbert

Angela Gilbert, City Clerk