

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
April 2, 2024; 5:30 p.m.

- CALL TO ORDER Invocation was given by Camon Landry 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, Lucas, Garrick, Flanders, Rieker, Woods. Volz was absent. 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 Nisley seconded the motion to approve the Consent Agenda as follows:
1.
    - A. Approve the Minutes of March 19, 2024.
    - B. Approve sending the application of El Mojito LLC for a Class I Liquor License (On Sale Only) located at 510 East Philip Avenue, Suite 1 to the Nebraska Liquor Control Commission with no recommendation.
    - C. Send application of AS Brew, LLC dba ApeShip Brewing for a Class I Liquor License (On Sale Only) for their location at 520 North Dewey Street to the Nebraska Liquor Control Commission with no recommendation.
    - D. Send the application of TBS Liquors NP, LLC dba The Bottle Shop for a Class DK Liquor License (Off Sale Only and Catering) for their location at 514 South Jeffers Street to the Nebraska Liquor Control Commission with no recommendation.
    - E. Approve Mayor's appointment of Sonja Voycheske as alternate member to the Board of Adjustment.
    - F. Place on file Treasurer's report for February 2024.
    - G. Adopt the recommendation by the City Planning Commission for preliminary and final approval of

Centennial Park Eleventh Subdivision located south of Leota Street between South Oak Street and South Willow Street.

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

ITEM #2  
SPOHN RANCH INC.  
FOR SKATE PARK  
DESIGN-BUILD

Garrick moved and Flanders seconded the motion to approve the agreements with Spohn Ranch Inc. of Los Angeles, California for the design-build delivery method with a skate park relocation and authorize the Mayor to execute the contract documents.

Lyle Minshull, Parks and Recreation Director, told the Council three proposals were submitted, but Spohn Ranch had a great site selection process, a great design using colored cement and a May 2025 completion date. He stated that the selection committee consisted of himself, the City Engineer, the Recreation Superintendent and two City Council members. He said the skate park's budget is \$650,000 and the next step will be to invite Spohn Ranch to come and give a presentation.

Pete Lowe, 2408 West 4<sup>th</sup> Street, expressed his opposition to spending \$650,000 for a company in California to design and build the skate park; he stated it is a waste of our local dollars and local groups should be included.

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

ITEM #3  
WEATHERCRAFT  
COMPANIES FOR  
PUBLIC SAFETY  
BUILDING ROOF

Rieker moved and Garrick seconded the motion to award the contract to partially replace the roof at the Public Safety Building to Weathercraft Companies in the total amount of \$77,011.00 and authorize the Mayor to sign all necessary documents. Roll call vote: "AYE": Nisley, Tryon, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. "ABSENT": Volz. Motion carried.

ITEM #4  
EMS TELEHEALTH  
PILOT PROGRAM  
WITH AVEL ECARE,  
LLC

Garrick moved and Flanders seconded the motion to approve EMS Telehealth Pilot Program Agreement between Avel eCare, LLC of South Dakota and North Platte Fire Department. Roll call vote: "AYE": Nisley, Tryon, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. "ABSENT": Volz. Motion carried.

ITEM #5  
NEBRASKALAND  
BANK FOR LEASE  
PURCHASE  
FINANCING FOR  
FIRE TRUCK

Garrick moved and Rieker seconded the motion to accept the lease proposal regarding lease purchase financing with NebraskaLand Bank for one Pierce Enforcer 107' ASL Aerial Apparatus for the Fire Department in the total amount of \$1,213,200 and authorize the Mayor to sign all necessary documents. Roll call vote: "AYE": Nisley, Tryon, Garrick, Flanders, Rieker, Woods. "NAY": None. "ABSTAIN": Lucas. "ABSENT": Volz. Motion carried.

ITEM #6  
NON-CONFORMING  
USE, 2803 AND  
2803 1/2 WEST 6<sup>TH</sup>

Rieker moved and Lucas seconded the motion to approve extending a non-conforming use on property located at 2803 and 2803½ West 6<sup>th</sup> Street, described as Lot 65 Swenson's 2<sup>nd</sup> Subdivision.

Marla Cadena, applicant, told the Council she has the space for all three homes on the property.

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

ITEM #7  
EXTREMELY  
BLIGHTED  
DETERMINATION  
STUDY

Garrick moved and Lucas seconded the motion to refer the Extremely Blighted Determination Study for North Platte, Nebraska March 2024 as prepared by Information Art to the City of North Platte Planning Commission for a public hearing to determine if the proposed area qualifies as extreme blight. Roll call vote: "AYE": Nisley, Lucas, Garrick, Flanders. "NAY": Tryon, Rieker, Woods. "ABSENT": Volz. Motion carried.

ITEM #8  
MICROTIF BLIGHT  
& SUBSTANDARD  
STUDY

Mayor Kelliher declared a Public hearing to adopt a Resolution regarding the City of North Platte, Nebraska MicroTIF Blight and Substandard Study as prepared by the City of North Platte and approval of related actions. Gary Person, President of North Platte Chamber/DEVCO, stated that good things happen when development tools are utilized, and we should embrace growth.

Elijah Jerdei, developer, told the Council they intend to hire a local management company after renovation is complete. He said the apartments will be approximately 400 square feet, they will rent for \$650 per month, including utilities, and there will be 41 one-bedroom and 9 two-bedrooms. He described the poor condition of the current units and said some of them have fire and water damage and most of them lack water, heating, and electricity.

Andrew Van Velson, attorney for the developers, stated the City needs this type of housing and this project will greatly benefit us.

Garrick moved and Rieker seconded the motion to close the hearing. Roll call vote: "AYE": Nisley, Tryon, Lucas, Garrick, Flanders, Woods. "NAY": Rieker. "ABSENT": Volz. Motion carried.

Garrick moved and Flanders seconded the motion to adopt the Resolution regarding the MicroTIF Blight and Substandard Study. Roll call vote: "AYE": Nisley, Lucas, Garrick, Flanders, Rieker. "NAY": Tryon, Woods. "ABSENT": Volz. Motion carried.

ITEM #9  
MICROTIF PROJECT,  
1211 EAST 4<sup>TH</sup>

Garrick moved and Lucas seconded the motion to adopt a Resolution to approve a MicroTIF project for North Platte Complex, LLC for rehabilitation of a multi-family structure located at 1211 East 4<sup>th</sup> Street. Roll call vote: "AYE": Nisley, Lucas, Garrick, Flanders, Rieker. "NAY": Tryon, Woods. "ABSENT": Volz. Motion carried.

ITEM #10  
CLAIMS

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

CLOSED SESSION

Garrick moved and Flanders seconded the motion to go into Closed Session at 7:03 p.m. for the purpose of discussing real estate transactions, in order to protect the public's interest. Roll call vote: "AYE": Nisley, Tryon, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. "ABSENT": Volz. Motion carried.

Mayor Kelliher restated the reason for the Closed Session is for the purpose of discussing real estate transactions, in order to protect the public's interest.

RETURN TO  
REGULAR SESSION

Rieker moved and Nisley seconded the motion to come out of Closed Session and return to Regular Session at 7:24 p.m. No action was taken in the Closed Session.

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

ADJOURN

Mayor Kelliher adjourned the meeting at 7:25 p.m.

*Angela Gilbert*  
\_\_\_\_\_  
Angela Gilbert, City Clerk