

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
May 7, 2024; 5:30 p.m.

CALL TO ORDER Invocation was given by Kris Cheek 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 Nisley seconded the motion to approve the Consent Agenda as follows:

1.
  - A. Approve the Minutes of April 16, 2024.
  - B. Send the application of Bottle Shop of North Platte dba City Discount Liquors for a Class K Liquor License (Catering) at 821 North Jeffers to the Nebraska Liquor Control Commission with no recommendation.
  - C. Approve the application by Wilkinson Development, Inc. for a Special Designated License on June 14, 2024 from 3:00 p.m. to 7:00 p.m. at Fat Dogs North, 1313 South Dewey Street for a Tasting Event.
  - D. Approve the Mayor's appointment of Tanner Pettera to the Board of Adjustment.
  - E. Approve the Mayor's appointments of Beverly Duran and Shala Raska to the North Platte Library Advisory Board.
  - F. Place on file Treasurer's report for March 2024.
  - G. Removed from Consent Agenda.
  - H. Adopt the recommendation by the City Planning Commission for preliminary and final approval of Village Park Flats First Subdivision located on West A

Street between Dixie Avenue and Pioneer Drive.  
Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #1G  
CSG FORTE  
PAYMENTS, INC.  
FOR TRANSFER  
STATION

Nisley moved and Woods seconded the motion to approve the Payment Processing Agreement with CSG Forte Payments, Inc. and authorize the Mayor to sign necessary documents. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #2  
MURPHY TRACTOR  
& EQUIPMENT FOR  
LOADER

Garrick moved and Volz seconded the motion to authorize and approve the bid for one (1) 2024 John Deere 624 P-Tier wheel loader with high lift to Murphy Tractor & Equipment in the amount of \$262,000 and authorize the Mayor to sign all documents for the City. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #3  
REMOVED FROM  
THE AGENDA

Mayor Kelliher removed bids for Earthwork for the Industrial Wastewater Treatment Plant from the Agenda. Roll call vote: "AYE": Nisley, Tryon, Volz, Lucas, Garrick, Flanders, Rieker, Woods. "NAY": None. Motion carried.

ITEM #4  
MICROTIF PROJECT,  
798 S. MCCABE

Garrick moved and Volz seconded the motion to adopt a Resolution to approve a MicroTIF project for Lincoln County Community Development Corporation for redevelopment of a vacant lot located at 708 South McCabe Avenue. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Flanders. "NAY": Tryon, Rieker, Woods. Motion carried.

ITEM #5  
BLIGHT &  
SUBSTANDARD  
STUDY – HORIZON  
BUILDERS

Mayor Kelliher declared a Public hearing to adopt a Resolution regarding the City of North Platte, Nebraska Blight and Substandard Study – Horizon Builders as prepared by Marvin Planning Consultants, Inc., and approval of related actions.

Kristy Smith, 2418 West 18<sup>th</sup>, told the Council she has concerns about the accuracy of the data in the study and stated there are a lot of unknowns with the project and she believes it raises the need for further investigation and consideration before the project moves forward.

Gary Watson, 2410 West 18<sup>th</sup>, stated the previous owner and many of the neighbors do not want to see apartments being built and would rather see single family homes.

Josh Rhoades, representing Horizon Builders in Grand Island, told the Council they plan to build 42 pet friendly, single-story family units, they will own all the buildings, and they plan to hire companies to take care of the landscaping and maintenance. He also explained the engineering firm's site plan and design of the sewer for the project.

Gary Person, President of North Platte Chamber/DEVCO, told the Council the developer did not know the challenges and the costs of the project until he got into it. He stated when you embrace growth, TIF is one of the tools you need, and he encouraged the Council to support all housing projects that come to town.

Volz moved and Garrick 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 approving the Blight and Substandard Study – Horizon Builders. Roll call vote: "AYE": Nisley, Volz, Lucas, Garrick, Flanders. "NAY": Tryon, Rieker, Woods. Motion carried.

ITEM #6  
EXTREMELY  
BLIGHTED  
DETERMINATION  
STUDY-BURWICK

Mayor Kelliher declared a Public hearing to adopt a Resolution regarding the Extremely Blighted Determination Study for North Platte, Nebraska March 2024 as prepared by Information Art and approval of related actions.

Charlie Burwick, applicant, told the Council he plans to build a 28-unit apartment complex at an affordable price for tenants, but the cost of building materials is tremendous, and a great deal of electrical work will need to be done to the property.

Gary Person, President of North Platte Chamber/DEVCO, stated the property has served no useful purpose for the community and he encouraged the Council to embrace what the developer wants to do, especially since it is near the downtown area.

Eric Seacrest, 109 South Maloney Drive, told the Council we need more housing in this community and there has been no new residential construction in downtown North Platte in years. He stated the developer will have to install all new electrical lines and infrastructure and without TIF, this project will not happen. He encouraged the Council to vote to move forward with the

extremely blighted determination.

Volz 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 Flanders seconded the motion to adopt the Resolution approving the Extremely Blighted Determination Study. Roll call vote: "AYE": Nisley, Volz, Garrick, Flanders. "NAY": Tryon, Rieker, Woods. "ABSTAIN": Lucas. Mayor Kelliher voted "AYE" and the motion carried 5-3.

ITEM #7  
CLAIMS

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

Adjourned at 7:08 p.m.

  
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Angela Gilbert, City Clerk