

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
November 28, 2022

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

2. Roll Call

Justin Kozisek: Absent

Anthony
Fitzgerald: Present

Ryan Jindra: Present

Dave Jurena: Present

Scott Kuncl: Present

Tom Ourada: Present

Jay Quinn: Present

Drew Rische: Present

Jennifer
Robison: Present

Present: 8, Absent: 1.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approve the minutes with the vote of the Public Hearing date and time added Carried with a motion by Scott Kuncl and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0

Scott Kuncl stated that the vote for the Public Hearing set for the 4 annexations was missing from the minutes.

3.B. 7:00 PM Public Hearing for comment and review of proposed annexations.

Open a public hearing at 7:03 PM for comments regarding annexations to the City Carried with a motion by Scott Kuncl and a second by Jennifer Robison.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0 Close the public hearing a 7:16 PM Carried with a motion by Scott Kuncl and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 8, No: 0

Anthony Fitzgerald stated that the Public Hearing on the 4 annexations would be opened for public comment. After opening, Gary Lothrop spoke for Al Wanek, who was not present, and said that he was not notified and does not plan to do any development on the property at 2000 East 13th Street and would not like to be annexed. Fitzgerald stated that this property was included because it has city corporate limits on 3 sides and has city services connected. The other 3 properties were discussed and all requested annexation. Fitzgerald suggested that a motion be taken on each property.

3.C. Consider a recommendation to the City Council on the following proposed annexations: **340 Co Rd 2300**

PID# 760050139 CRETE PRCT PT NW NW SEC 26-8-4 18 ACRES

547 Co Rd 2400

PID# 760146040 CRETE PRCT PT N 1/2 SE 1/4 & PT SE 1/4 NE 1/4 SEC. 26-8-4 5.58 ACRES

1000 Jasmine Avenue

PID# 760090998 CRETE PRCT PT NW 1/4 NE 1/4 SEC. 35-8-4 10.246 ACRES

2000 E 13th Street

PID# 760050112 CRETE PRCT PT SW SE 1/4 SEC 26-8-4 13.02 ACRES

3.D.

Recommend to the City Council that 340 County Road 2300 (PID# 760050139) be annexed to the City Carried with a motion by Jennifer Robison and a second by Jay Quinn.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0Recommend to the City Council that 547 County Road 2400 (PID# 760146040) be annexed to the City Carried with a motion by Dave Jurena and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0Recommend to the City Council that 1018 Jasmine Avenue (PID# 760090998) be annexed to the City Carried with a motion by Drew Rische and a second by Scott Kuncl.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0Recommend to the City Council that 2000 East 13th Street (PID# 760050112) be annexed to the City Carried with a motion by Jay Quinn and a second by Drew Rische.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0

3.E. Consider a recommendation to the City Council on additional annexations: **561 Co Rd 2400**

PID# 760050031 CRETE PRCT PT N 1/2 SE 1/4 NE 1/4 SE 1/4 SEC 26-8-4 2.70 ACRES

PID# 760146039 CRETE PRCT PT NE 1/4 NE 1/4 SE 1/4 SEC. 26-8-4 4.02 ACRES~

573 Co Rd 2400

PID# 760125244 CRETE PRCT PT N 1/2 SE 1/4 & S 1/2 SE 1/4 NE 1/4 SE 1/4 SEC. 26-8-4 7.01 ACRES

607 Co Rd 2400

PID# 760051135 CRETE PRCT PART NE 1/4 NE 1/4 (TRACT 500' X 500') SEC. 35-8-4 5.74 ACRES~

610 Co Rd 2400

PID# 760146947 CRETE PRCT PT E 1/2 NE 1/4 SEC. 35-8-4 13 ACRES

645 Co Rd 2400

PID# 760145854 CRETE PRCT PT E 1/2 NE 1/4 SEC 35-8-4 5 ACRES

PID# 760145902 CRETE PRCT PT E 1/2 OF SEC 35-8-4 5 ACRES

PID# 760146181 CRETE PRCT PT SE NE & PT NE SE SEC. 35-8-4 1.87 ACRES~

PID# 760146163 CRETE PRCT PT SE 1/4 NE 1/4 SEC 35-8-4 .35 ACRE

2051 E 13th Street

PID# 760051348 CRETE PRCT PT E 1/2 NE 1/4 & PT NW 1/4 NE 1/4 SEC. 35-8-4 20.66 ACRES

PID# 760146549 CRETE PRCT PT E 1/2 NE 1/4 & PT NW 1/4 NE 1/4 SEC. 35-8-4 13.36 ACRES

PID# 760146548 CRETE PRCT PT S 1/2 NW 1/4 NE 1/4 & PT N 1/2 SW 1/4 NE 1/4 SEC. 35-8-4 2.35 ACRES

PID# 76051380 CRETE PRCT PT NE 1/4 SECTION 35-8-4 .52 ACRES

2100 E 13th Street

PID# 760050120 CRETE PRCT PT SE 1/4 SE 1/4 SEC 26-8-4 22.30 ACRES

PID# 760050066 CRETE PRCT PT S 1/2 SE 1/4 SEC 26-8-4 15.70 ACRES

3.F.

Recommend to the City Council that consideration of annexation of these 7 properties be delayed until the new Comprehensive Plan can be completed. Carried with a motion by Scott Kuncel and a second by Jay Quinn.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Scott Kuncel: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 8, No: 0

Anthony Fitzgerald stated that there are 7 other properties on the agenda that the City Council would like the Planning Commission to review and discuss for annexation to the City. Paul Schelstraete, Gary Lothrop, John Lothrop, Jeremiah Vondra, Eric Post, and Craig Snyder were all present to voice their opposition to the annexation of their properties. Some of the concerns were topography, the lack of any development planned in the area, utility services already available from other sources and agricultural activities. Jeff Ray, a planner with JEO Consulting, stated that all the properties met the statutory requirements for annexation, but that did not mean they would have to be annexed. It was also pointed out that if the properties were annexed, they would not have to hook up to the utilities until needed or requested. The Planning Commission wished to have more information about feasibility and future land use before making a recommendation to the City Council about these 7 properties. Tom Ourada suggested that after the new Comprehensive Plan is completed, the information requested would be available for further discussion.

4. Officers' Reports

5. Adjournment

The meeting adjourned at 8:45 PM.

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the

foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk-Treasurer

(S E A L)



CRETE PLANNING COMMISSION MEETING

October 24, 2022 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting and publishing in the Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the board members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The board may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Ryan Jindra:	Absent
Dave Jurena:	Absent
Anthony Fitzgerald:	Present
Justin Kozisek:	Present
Scott Kuncl:	Present
Tom Ourada:	Present
Jay Quinn:	Present
Drew Rische:	Present
Jennifer Robison:	Present

Present: 7, Absent: 2.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approve Planning Commission minutes as presented. Carried with a motion by Scott Kuncl and a second by Drew Rische.

Anthony Fitzgerald: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 7, No: 0

3.B. Discuss possible annexations along 13th Street, east of Farrington Acres, and on North Boswell.

The first potential annexation is a property on North Boswell and is owned by Nestle Purina. The main motivation for this annexation is the paving of North Boswell, in which the city, the county, and Nestle will all be participating. The second potential annexation is a property east of Farrington Acres. The property owner is requesting to be annexed into city limits, which allows the bypass of multiple steps in the annexation process for this property. There was in-depth discussion regarding the other potential annexations along East 13th Street as well.

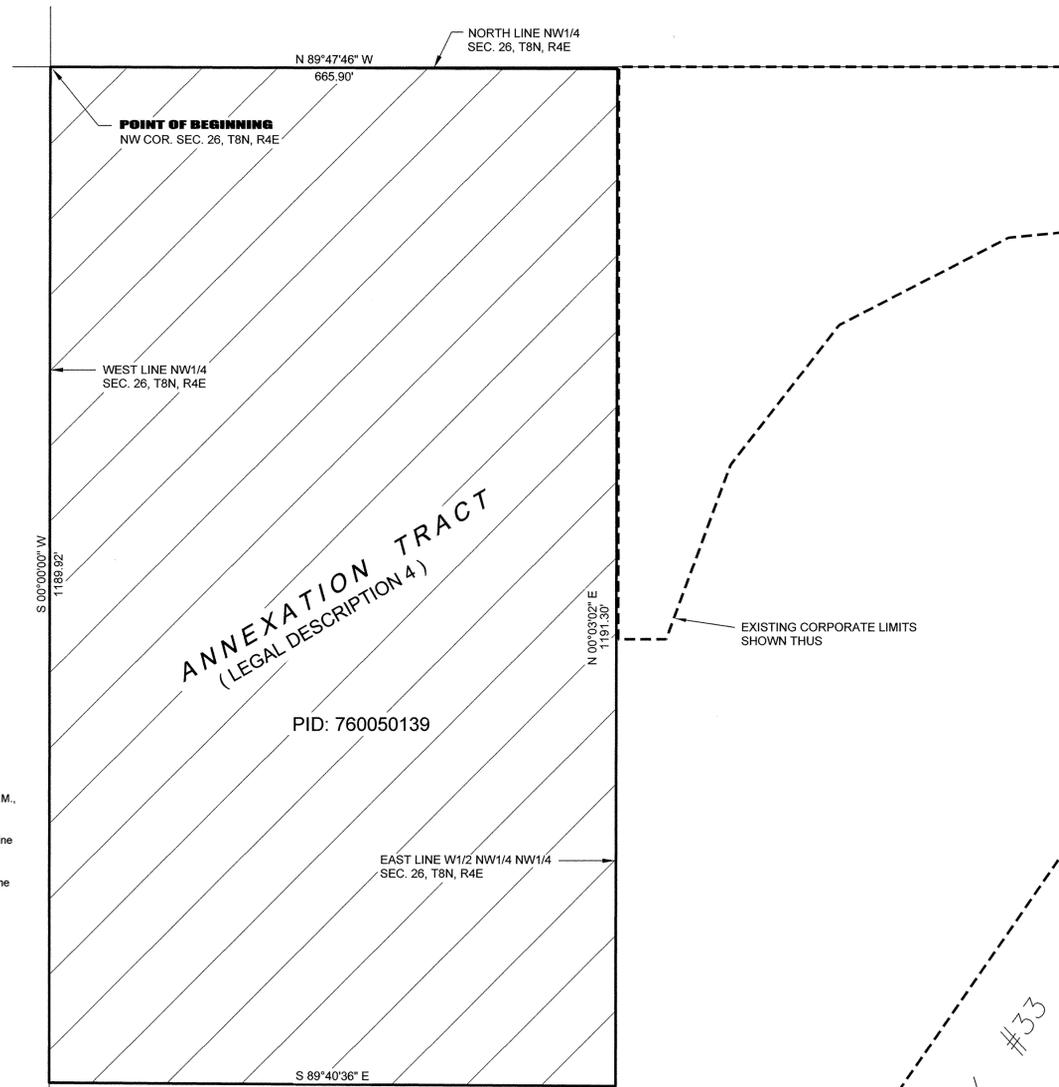
After much debate, the Planning Commission decided to set a public hearing date for November 28 at 7:00pm for potential annexations number one, two, three, and four.

4. Officers' Reports

5. Adjournment

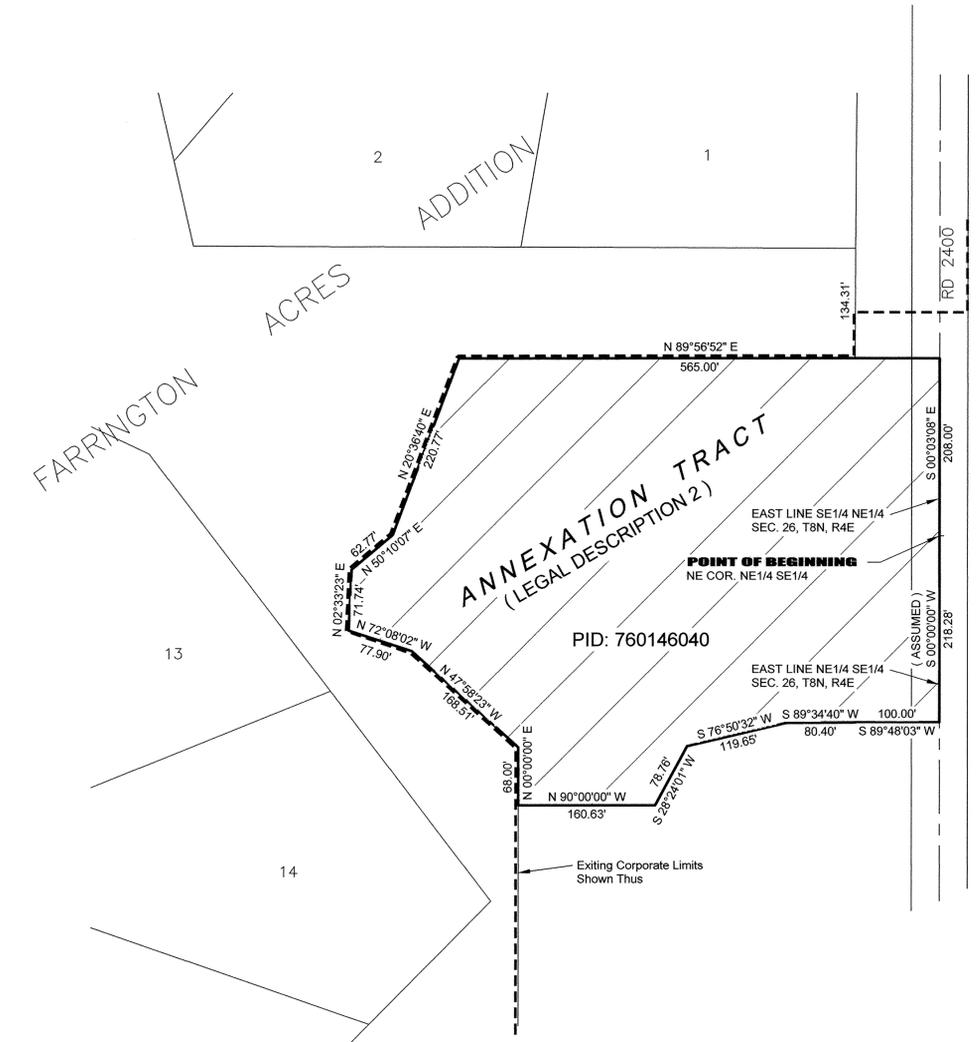
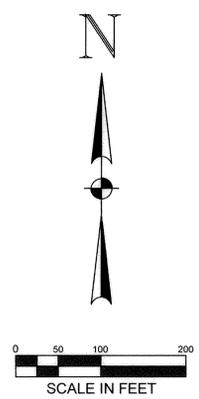
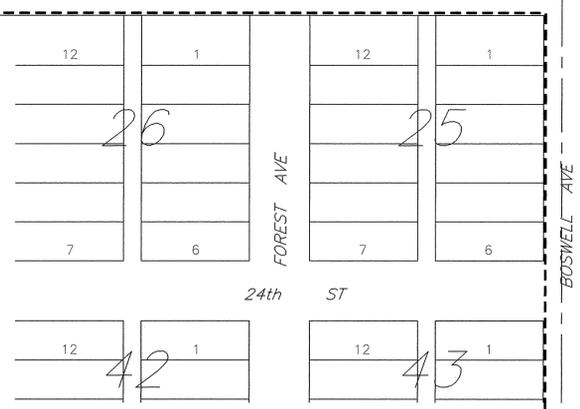
EAST ANNEXATION 2023-1 TO THE CITY OF CRETE, NEBRASKA

PART OF SECTIONS 26 & 35, T8N, R4E
OF THE 6th P.M., SALINE COUNTY, NEBRASKA



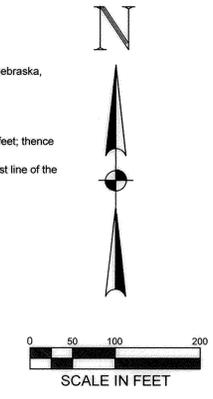
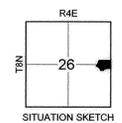
PID: 760050139

LEGAL DESCRIPTION 4
A tract of land located in the W 1/2 of the NW 1/4 of the NW 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:
Beginning at the northwest corner of said Section 26, thence bearing S 00°00'00\"/>



PID: 760146040

LEGAL DESCRIPTION 2
A tract of land located in part of the NE 1/4 SE1/4 and part of the SE 1/4 NE1/4 all in Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:
Beginning at the northeast corner of said NE 1/4 SE 1/4; thence S 00°00'00\"/>



EAST ANNEXATION 2023-2 TO THE CITY OF CRETE, NEBRASKA

PART OF SECTIONS 26 & 35 T8N, R4E OF THE 6th P.M., SALINE COUNTY, NEBRASKA

LEGAL DESCRIPTION 2 (from Book 382 of Records Page 538)

LOT 1, VONDRA SUBDIVISION, LOCATED IN THE EAST HALF (E1/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE FOUR (4) EAST OF THE 6th P.M., SALINE COUNTY, NEBRASKA.

LEGAL DESCRIPTION 3 (from Book 381 of Records Page 781)

Lot 1, Vondra 1st Addition, located in the East Half (1/2) of Section Thirty-five (35), Township Eight (8) North, Range Four (4), East of the 6th P.M., Saline County, Nebraska.

LEGAL DESCRIPTION 4

A tract of land located in the SE 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the NW Corner of Lot 1, Vondra Subdivision, City of Crete, Saline County, Nebraska, thence S00°00'00"W (Assumed Bearing) on the west boundary lines of Lot 1, Vondra Subdivision and Lot 1, Vondra 1st Addition, 308.43 feet; thence N90°00'00"W, 50.00 feet; thence N00°00'00"E on a line 50.0 feet west of and parallel with the west boundary lines of Lot 1, Vondra Subdivision and Lot 1, Vondra 1st Addition, 308.43 feet; thence S90°00'00"E, 50.00 feet to the point of beginning. Containing 0.35 of an acre more or less.

LEGAL DESCRIPTION 5

A tract of land located in the SE 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the SE Corner of Lot 1, Vondra 1st Addition, City of Crete, Saline County, Nebraska; thence S00°00'00"W (Assumed Bearing) on the east line of said SE 1/4, 30.00 feet; thence N90°00'00"W on a line 30.0 feet south of and parallel with the south boundary line of Lot 1, Vondra 1st Addition, 856.00 feet; thence N00°00'00"E on a line 150.0 feet west of and parallel with the west boundary line of Lot 1, Vondra 1st Addition, 437.00 feet; thence S83°38'41"E, 100.62 feet; thence S00°00'00"W on a line 50.0 feet west of and parallel with the west boundary line of Lot 1, Vondra 1st Addition, 87.42 feet; thence S90°00'00"E, 50.00 feet to the west boundary line of Lot 1, Vondra 1st Addition; thence S00°00'00"W on said west boundary line, 308.44 feet to the SW Corner of Lot 1, Vondra 1st Addition; thence S90°00'00"E on the south boundary line of Lot 1, Vondra 1st Addition, 706.00 feet to the point of beginning. Containing 1.87 acres more or less.

The above-described parcels includes County Assessor PIDs: 760050031, 760125244, 760050066, 760050120, 760051135, 760146947, 760051348, 760146549, 760051380, 760145854, 760146163, 760146181, 760146039 and 760145902.

SURVEYOR'S CERTIFICATE

I, Lynn D. Birkel, Nebraska Registered Land Surveyor No. 497, duly registered under the Land Surveyor's Regulation Act, do hereby certify that this Annexation Plat was prepared by me or under my direct supervision, from information taken from previous surveys and recorded documents without any field surveying being performed, and to the best of my knowledge and belief the above and foregoing is a true and correct depiction.

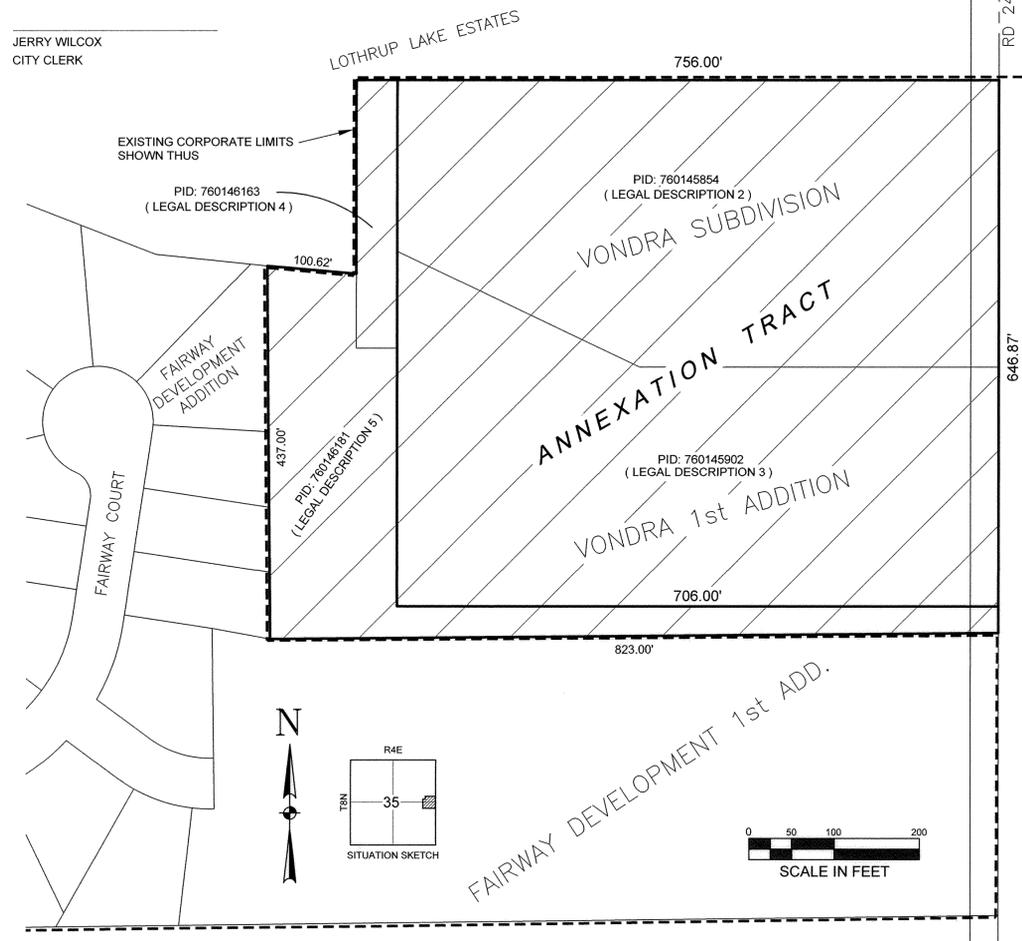


Lynn D. Birkel, Nebraska L.S. #497
GILMORE & ASSOCIATES, INC.
11/28/22

APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 2022.

JERRY WILCOX
CITY CLERK



LEGAL DESCRIPTION 1

A tract of land located in the SE 1/4 of Section 26 and the NE 1/4 of Section 35, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at a point on the south line, 1483.6 feet east of the southwest corner of the SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska; thence north on the present existing corporate limit of the City of Crete, a distance of 165.00 feet; thence west, parallel with the south line of said SE 1/4, a distance of 262.9 feet, more or less, to the west line of Parcel "B" on a survey by Leslie J. Siedschlag, L.S. #469, on a survey dated June 5, 1998; thence northerly a distance of 700.42 feet, more or less, to the southeast corner of Lot 15, East Ridge 1st Addition to the City of Crete; thence northerly a distance of 320.11 feet to the northeast corner of Lot 14, East Ridge Addition to the City of Crete; thence continuing northerly, on the last described course, to a point on the north line of the S 1/2 of the SE 1/4 of said Section 26; thence easterly on the north line of the S 1/2 of the SE 1/4 of said Section 26, to the west line of the S 1/2 of the SE 1/4 of the NE 1/4 of said Section 26; thence northerly on the west line of the S 1/2 of the SE 1/4 of the NE 1/4 of said Section 26, to the northwest corner of said S 1/2 of the SE 1/4 of the NE 1/4 of the S 1/4 of Section 26; thence easterly, on the north line of said S 1/2 of the SE 1/4 of the NE 1/4 of the S 1/4 of Section 26, to a point 495.00 feet west of the east line of said SE 1/4; thence northerly, parallel with the east line of said SE 1/4, a distance of 345.26 feet; thence easterly and northerly on the south line of Tract II, as surveyed by Leslie J. Siedschlag, L.S. #469, on a survey dated December 6, 2003, for the following four courses; easterly a distance of 160.63 feet; northeasterly a distance of 78.76 feet; northeasterly a distance of 119.65 feet; easterly 80.40 feet; thence easterly a distance of 100.0 feet to a point on said east line of the NE 1/4 SE 1/4, said point being 218.28 feet south of the northeast corner of said NE 1/4 SE 1/4; thence southerly, on the east line of the SE 1/4 of said Section 26, to the southeast corner of the SE 1/4 of said Section 26; thence southerly, on the east line of the NE 1/4 of Section 35, a distance of 1418.63 feet; thence westerly a distance of 33.02 feet to the northeast corner of Lot 1, Lothrop Lake Estates, City of Crete; thence westerly, on the north line of Lot 1, Lothrop Lake Estates, a distance of 502.31 feet, to the northwest corner of said Lot 1; thence southerly, on the west line of said Lot 1, a distance of 274.68 feet, to the southwest corner of said Lot 1; thence westerly, on the north line of Lot 7, Lothrop Lake Estates, a distance of 325.72 feet; thence southwesterly, on the north line of said lot 7, a distance of 370.10 feet; thence northwesterly, on the north line of said Lot 7, a distance of 122.00 feet; thence northwesterly on a line drawn to the northeast corner of Outlot "A", Lothrop Heights Addition to the City of Crete, to the west line of the E 1/2 of the NE 1/4 of said Section 35; thence northerly, on said west line of the E 1/2 of the NE 1/4, to the southeast corner of a tract surveyed by Bruce L. Gilmore, L.S. #96, on a survey dated November 23, 1977; thence northerly on the west line of said surveyed tract, a distance of 150 feet to the southwest corner thereof; thence easterly, on the north line of said surveyed tract, a distance of 5 feet; thence northerly, on a line drawn to a point on the north line, 229.0 feet west of the northeast corner of Block 12, College Park Addition to the City of Crete, to the intersection of the easterly extension of the centerline of Fairchild Drive; thence westerly, on the easterly extension of the centerline of Fairchild Drive, to a point on the east line of Lot 14, Block 4, Lothrop Heights Addition to the City of Crete; thence northerly, on the east line of Lots 14, 15, and 16, Block 4, Lothrop Heights Addition, to the northeast corner of said Lot 16; thence easterly, on the easterly extension of the north line of said Lot 16, a distance of 82.52 feet; thence northerly, a distance of 538.09 feet, to a point on the north line of Block 12, College Park Addition to the City of Crete, said point being 229.00 feet west of the northeast corner of said Block 12; thence easterly, on the north line of said Block 12, a distance of 229.00 feet to the northeast corner thereof; thence northerly, a distance of 365.00 feet, to a point on the north line of the SE 1/4 of said Section 35, said point being 84.2 feet east of the northwest corner of the NE 1/4 of the NE 1/4 of said Section 35; thence easterly, on the north line of the NE 1/4 of said Section 35, to the point of beginning.

