

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, June 6, 2022
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.

2. Public Hearings.

A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held May 23, 2022.

1. Adjourn the Public Hearing.

B. Receive and file the minutes of the January 24, 2022 Economic Development Plan Citizen's Advisory Review Committee meeting.

3. Consent Agenda.

**The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*

A. Approve the minutes of the May 16, 2022 regular City Council meeting.

B. Declare the listed abandoned and unclaimed vehicles and property as surplus city property to be disposed of in the appropriate legal manner.

C. Approve the application for a Special Designated Liquor License submitted by Citta' Deli, Liquor License #C-121305, for a Fair Concert to be held in the Red Willow County Outdoor Arena & Grandstands, 1412 West 5th Street, on July 22, 2022 from 9:00 A.M. to 1:00 A.M., with an alternate location of the Alice Kiplinger Building, 1412 West 5th Street.

D. Approve the application for a Special Designated Liquor License submitted by Citta' Deli, Liquor License #C-121305, for Farrell's Sip 'n Shop event to be held at Farrell's Hallmark Shop, 116 West "B" Street, on July 8, 2022 from 1:00 P.M. to 8:00 P.M.

E. Approve the application for a Special Designated Liquor License submitted by HoJo's Hideaway, Liquor License #CK-069997, for a wedding reception to be

held at the McCook Municipal Auditorium, 302 West 5th Street, on July 9, 2022 from 5:00 P.M. to 12:00 A.M.

- F. Receive and file the minutes of the March 9, 2022 Library Advisory Board meeting.
 - G. Authorize Great Plains Communications to occupy city right-of-way for the installation of underground fiber optic cable and 8 flush to the ground vaults beginning approximately 192' west of the intersection of East 4th Street and East "D" street; then moving east along East "D" Street to the alley between East 6th Street and East 7th Street; then moving south down alley to East "C" Street; then moving east along East "C" Street to East 11th Street; then moving north on East 11th Street to an existing vault and south on East 11th Street to the alley between East "B" Street and East "C" Street; then turning east down the alley to East 13th Street to an existing vault and authorize the Mayor to sign the Application to Occupy Right-of-Way.
 - H. Approve and authorize the Mayor to sign the FY2022-2023 contract with West Central Nebraska Area Agency on Aging (WCNAAA) for the purpose of defining and specifying the separate and mutual responsibilities of each in the management, operation, support, monitoring and evaluation of the McCook Heritage Senior Center.
4. Regular Agenda.
- A. Ratify the emergency purchase of one used Ford F-550 Commercial 4 X 4 Brush Truck for the Fire Department from Brindlee Mountain Fire Apparatus, LLC at a cost of \$57,750 due to the ongoing supply chain issues.
 - B. Receive and file a report regarding the McCook Swimming Pool Committee's swimming pool recommendation.
 - C. Select a date to hold a joint meeting of the McCook City Council and McCook Planning Commission to discuss annexation with property owners south of McCook Industrial Park, along Ravenswood Road, and property owners adjacent to West 3rd Street, north of West 2nd Street.
 - D. Deny the request from Scott Snyder to purchase property owned by the City of McCook, described as Block 2 of the Hundt Subdivision.
 - E. Discuss and approve the 2022-2023 budget schedule.
 - F. Receive and file an update from the City Attorney, Nathaniel J. Mustion, regarding ongoing discussions with local municipalities with respect to the establishment of a regional land bank.
 - G. Council Comments.
 - H. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57.
 - 1. Nebraska Open Meetings Act statement, if the motion to close passes.
 - 2. Close Executive Session.
 - I. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to litigation as evidenced by communication of notice of appeal from SBA Towers IV, LLC of the special exception granted to Parallel Infrastructure for a telecommunications tower.

1. Nebraska Open Meetings Act statement, if a motion to close passes.
2. If moved into Executive Session, motion to close.

Adjournment.

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: **2.A.** Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held May 23, 2022.

ITEM: **2.B.** Receive and file the minutes of the January 24, 2022 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on January 24, 2022 and May 23, 2022. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 31, 2022



Nathan A. Schneider, City Manager

May 31, 2022

EXHIBIT #1

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on June 6, 2022 at 5:30 p.m. in the City Council Chambers of the McCook Municipal Center concerning the findings and suggestions of the LB840 Citizens Advisory Committee regarding the functions and progress of the economic development program for the City of McCook. Individuals requiring physical or sensory accommodations including interpreter services, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

-s- Lea Ann Doak,
City Clerk-Treasurer

Publish: May 26, 2022

EXHIBIT #2

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AGENDA

**ECONOMIC DEVELOPMENT PLAN
CITIZEN'S ADVISORY REVIEW COMMITTEE**

QUARTERLY MEETING

**MONDAY MAY 23, 2022
12:00 P.M.**

AT THE HERITAGE SENIOR CENTER CONFERENCE ROOM

CALL TO ORDER

*A Copy of the Open Meetings Act is posted and available for public review in the meeting room at the Keystone conference room.

- ITEM NO. 1** Review and approve minutes of January 24, 2022 meeting
- ITEM NO. 2** Review LB840 Economic Development Program quarterly reports
- ITEM NO. 3** Update of Revenues Collected to Date
- ITEM NO. 4** Economic Development Director Report
- ITEM NO. 5** Open discussion
- ITEM NO. 6** Next meeting date: July 25, 2022
- ITEM NO. 7** Adjournment

EXHIBIT #3

PAGE(S) - 10

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)

Program Year 10/01/21 - 9/30/22

3/31/2022

	Beginning	YTD	YTD	Ending	Program
	Cash on Hand	Receipts	Expenditures	Balance	Total
Loan & Grant Program	\$ 618,260.63	\$ 160,712.96	\$ 164,448.90	\$ 614,524.69	
Loan Repayments		\$ 39,321.81	\$ -	\$ 39,321.81	
Legal			\$ 512.50	\$ (512.50)	
Publishing			\$ 28.00	\$ (28.00)	
Miscellaneous		\$ -		\$ -	
Interest		\$ 400.51		\$ 400.51	
TOTAL				<u>\$ 653,706.51</u>	\$ 653,706.51
 Ending Balance					 <u><u>\$ 653,706.51</u></u>
 MEDC Administration	\$ -	\$ 67,980.00	\$ 67,980.00	\$ -	

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/21 - 9/30/2022

Balances as 3/31/2022

	Program Balance	Funds Allocated	Project Commitments	Available
Loan, Grants and Projects	<u>\$ 653,706.51</u>			
Housing				
Rez Housing		\$140,000.00		
Housing Study		\$12,240.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$21,150		
Business Assistance				
Digital Façade Program		\$667		
Total Reserved and Committed		<u>\$ 174,057.10</u>	<u>\$ -</u>	
Total Funds Available				<u><u>\$ 479,649.41</u></u>

McCook Growth Fund (LB840) Loan Status Report
03/31/2022

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
Hot Tub Brokers	\$ 100,000.00	0	2	10	12/13/2021	\$ 433.47	\$ 2,758.68	\$ 97,674.79	Current
J and A Mullen, LLC	\$ 56,500.00	\$ -	3%	10	4/30/2020	\$ 2,874.94	\$ 12,003.42	\$ 47,371.52	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 240.00	3%	10	3/1/2020	\$ 3,010.04	\$ 12,723.91	\$ 46,226.13	Current
Straight Align, LLC	\$ 50,000.00		3%	10	11/1/2019	\$ 3,253.56	\$ 14,001.20	\$ 39,252.36	Current
C5, LLC (Laundromat)	\$ 50,000.00		3%	10	2/1/2019	\$2,693.75	\$ 48,500.00	\$ 4,193.75	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00		3%	5	5/1/2018	\$708.91	\$ 8,229.12	\$ 2,479.79	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$5,908.13	\$ 42,786.25	\$ 38,121.88	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$0.00	\$ 99,552.11	\$ 108,447.89	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00		4%	15	3/16/2015	\$33,270.38	\$ 28,103.60	\$ 125,166.78	Current
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 70,010.65	\$ 108,612.27	Current
East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)	\$ 105,000.00		2%	15	7/11/2012	\$14,447.01	\$ 73,746.58	\$ 45,700.43	Current
Totals	\$ 1,008,822.92	\$ 240.00				\$66,600.19	\$412,415.52	\$ 663,247.59	

CITY OF MCCOOK
LB840
RECEIPT REGISTER
10/01/2021 - 03/31/2022

	Total Receipt	Receipt Breakdown		
		MV Sales Tax	Loan/Grant Prog	MEDC Adm
10/21/2021 Nebr Dept of Rev	\$36,757.92		\$25,427.92	\$ 11,330.00
11/19/2021 Nebr Dept of Rev	\$35,651.34		\$24,321.34	\$ 11,330.00
12/21/2021 Nebr Dept of Rev	\$37,543.92		\$26,213.92	\$ 11,330.00
10/21/2021 MV - Nebr Dept of Rev	\$4,408.15	\$ 4,408.15		
11/19/2021 MV - Nebr Dept of Rev	\$3,755.39	\$ 3,755.39		
12/21/2021 MV - Nebr Dept of Rev	\$3,164.94	\$ 3,164.94		
10/31/2021 Interest	\$102.18	\$ 97.87	\$4.31	
11/30/2021 Interest	\$124.48		\$124.48	
12/31/2021 Interest	\$81.48		\$81.48	
10/12/2021 Loan Repayment	\$2,923.51		\$2,923.51	
10/12/2021 Kool - Loan Repay	\$180.00		\$180.00	
10/12/2021 Repass - Loan Repay	\$500.00		\$500.00	
12/12/2021 C5 LLC - Loan Repay	\$500.00		\$500.00	
10/12/2021 Mullen - Loan Repay	\$545.61		\$545.61	
10/12/2021 Str Align - Loan Repay	\$482.80		\$482.80	
10/12/2021 American Ag Lab - Loan Repay	\$690.11		\$690.11	
10/12/2021 EMC - Loan Repay	\$538.42		\$538.42	
10/25/2021 Clary Village Equity Loan	\$705.20		\$705.20	
12/20/2021 C5 LLC - Loan Repay	\$1,000.00		\$1,000.00	
12/20/2021 Repass - Loan Repay	\$500.00		\$500.00	
12/20/2021 Mullen/Bee Little Loan Repay	\$545.61		\$545.61	
12/20/2021 Str Align - Loan Repay	\$482.80		\$482.80	
12/20/2021 C5 LLC - Loan Repay	\$500.00		\$500.00	
12/20/2021 Repass - Loan Repay	\$500.00		\$500.00	
12/20/2021 Kool - Loan Repay	\$179.69		\$179.69	
12/20/2021 American Ag Lab - Loan Repay	\$690.10		\$690.10	
12/20/2021 EMC - Loan Repay	\$1,106.84		\$1,106.84	
12/20/2021 Str Align - Loan Repay	\$482.80		\$482.80	
12/20/2021 Repass - Loan Repay	\$500.00		\$500.00	
12/20/2021 C5 LLC - Loan Repay	\$500.00		\$500.00	
12/20/2021 Kool - Loan Repay	\$180.00		\$180.00	
12/20/2021 Mullen/Bee Little Loan Repay	\$545.61		\$545.61	
12/20/2021 American Ag Lab - Loan Repay	\$690.10		\$690.10	
12/20/2021 East Ward Village - Loan Repay	\$8,180.00		\$8,180.00	
12/21/2021 Clary - Loan Repayment	\$2,233.14		\$2,233.14	
1/20/2022 Nebr Dept of Rev	\$37,548.95		\$26,218.95	\$ 11,330.00
2/18/2022 Nebr Dept of Rev	\$46,516.67		\$35,186.67	\$ 11,330.00
3/21/2022 Nebr Dept of Rev	\$34,674.16		\$23,344.16	\$ 11,330.00
1/20/2022 MV - Nebr Dept of Rev	\$3,502.89	\$ 3,502.89		
2/18/2022 MV - Nebr Dept of Rev	\$3,069.06	\$ 3,069.06		
3/21/2022 MV - Nebr Dept of Rev	\$2,343.35	\$ 2,343.35		
1/31/2022 Interest	\$99.85	\$ 81.92	\$17.93	
2/28/2022	\$84.78		\$84.78	
3/31/2022	\$87.53		\$87.53	
1/20/2022 Mullen/Bee Little Loan Repay	\$545.61		\$545.61	
1/20/2022 Str Align - Loan Repay	\$482.80		\$482.80	
1/20/2022 American Ag Lab - Loan Repay	\$690.10		\$690.10	
1/21/2022 Hot Tub Broker - Loan Repay	\$919.56		\$919.56	
1/31/2022 Kool - Loan Repay	\$200.00		\$200.00	
2/3/2022 Repass - Loan Repay	\$500.00		\$500.00	

2/3/2022 Repass - Loan Repay	\$1,000.00	\$1,000.00
2/3/2022 Str Align - Loan Repay	\$482.80	\$482.80
2/4/2022 Clary - Loan Repayment	\$919.56	\$919.56
2/11/2022 Mullen/Bee Little Loan Repay	\$545.61	\$545.61
2/11/2022 EMC - Loan Repay	\$1,106.84	\$1,106.84
2/11/2022 American Ag Lab - Loan Repay	\$690.10	\$690.10
2/18/2022 Kool - Loan Repay	\$180.00	\$180.00
3/4/2022 Hot Tub Broker - Loan Repay	\$919.56	\$919.56
3/8/2022 Repass - Loan Repay	\$500.00	\$500.00
3/8/2022 Str Align - Loan Repay	\$482.80	\$482.80
3/8/2022 EMC - Loan Repay	\$538.42	\$538.42
3/8/2022 American Ag Lab - Loan Repay	\$690.10	\$690.10
3/28/2022 Mullen/Bee Little Loan Repay	\$545.61	\$545.61
3/29/2022 C5 LLC - Loan Repay	\$1,500.00	\$1,500.00

\$288,838.85	\$ 20,423.57	\$200,435.28	\$ 67,980.00	\$ 288,838.85
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CITY OF MCCOOK
 LB840 FUND
 CHECK REGISTER
 10/01/2021 - 03/31/2022

PAYEE	DESCRIPTION	ACCT. NO.	DATE	CK NO.	AMOUNT
McCook Economic Development	Innovative Housing Program	45 068 54465	10/14/21	1371	\$ 20,000.00
	Infant Incentives	45 068 54465			\$ 3,750.00
	Administration	45 068 54885			\$ 11,330.00
McCook Economic Development	Administration	45 068 54885	11/10/21	1372	\$ 11,330.00
McCook Gazette	Publishing	45 068 54020	11/10/21	1373	\$ 15.20
McCook Economic Development	Digital Façade Program	45 068 54465	12/01/21	1374	\$ 833.90
	Infant Incentives	45 068 54465		1374	\$ 2,250.00
	North Pointe Redevelopment	45 068 54465		1374	\$ 7,615.00
				1375	VOID
McCook Economic Development	Administration	45 068 54885	12/08/21	1376	\$ 11,330.00
MBSM&S, PC, LLO	Hot Tub Brokers	45 068 54465	12/13/21	1377	\$ 100,000.00
Cline Williams	Legal	45 068 54030	12/15/21	1378	\$ 512.50
McCook Gazette	Publishing	45 068 54020	12/15/21	1379	\$ 12.80
McCook Economic Development	Administration	45 068 54885	01/19/22	1380	\$ 11,330.00
McCook Economic Development	Administration	45 068 54885	02/09/22	1381	\$ 11,330.00
McCook Economic Development	Retail Strategies	45 068 54465	03/23/22	1382	\$ 30,000.00
	Administration	45 068 54885			\$ 11,330.00

TOTAL \$ 232,969.40

TOTAL BY PROGRAM

Publishing	45 068 54020	\$ 28.00
Legal	45 068 54030	\$ 512.50
LB840 Loan/Grant/Programs	45 068 54465	\$ 164,448.90
LB840 Street Sales Tax Res	45 068 54835	\$ -
LB840 MEDC Administration	45 068 54885	\$ 67,980.00

TOTAL \$ 232,969.40

**McCook Growth Fund (LB840) Economic Development Program
Second Quarter Report
October 1, 2021-September 30, 2022**

Approved, but not yet completed or paid:

Early Childhood Education New Provider Scholarship/Startup Funds 2020/2021 \$21,150

McCook Community 4 Kids Core Team has seen success developing programs to improve childcare access and quality. The MEDC initiatives have gone towards funding education and startup expenses for childcare programs, providing an incentive for providers to increase the number of infants they serve, and to provide scholarships for students to complete early childhood education programs and work in the area of early childhood education. This year, with assistance from state grants and local support, C4K is also looking to provide current providers with incentives to participate in the state's quality initiatives.

Digital Façade Program 2020 \$667.00

This program from McCook Economic Development Corporation will provide up to a \$3,500 match to help businesses upgrade their digital presence. The program is meant to be a partnership to provide guidance and financial assistance to help businesses increase their in-store revenue and potentially on-line revenue to create employment. Applicants will be reviewed by a committee before being approved and all expenses will be reimbursed with proof of purchase. This program is sunsetting as there is only one applicant left that has \$667.00 in approved funds.

Rez Housing Purchase 2021 \$140,000

When the section of land on Seminole and Park became available for purchase, MEDC board approved purchasing the land. The goal is to recruit a developer or homebuilder to increase the community's housing stock on the land. The purchase was \$210,000. MEDC board approved an initial payment of \$70,000, with a loan covering the rest of the price, but have allocated up to the full purchase price through the LB 840 fund. The board elected to borrow a portion of this initially, as rates are low and it keeps additional funds in the LB 840 account if an opportunity would arrive to help the community.

Housing Study 2021 \$12,240

MEDC had a committee interview two firms that offer housing studies. Based on the committee's recommendation, MEDC agreed to work with Hanna:Keelan on an updated housing study. This will allow us to market our property to developers better and allow us to expand our use of TIF financing with a Workforce Housing Plan. MEDC received a \$5,760 grant from NIFA to assist with the housing study.

LB 840 Expenses in the 2nd Quarter

Loan, Grant, and Program Fund

Retail Strategies **2022** **\$30,000**

This is the 4th year of our contract with Retail Strategies for retail recruitment. The pandemic hurt retail recruitment efforts, but the retail committee and MEDC board feel good about the connections they have made and the prospects we have to find businesses that will fill the retail gaps we currently have.

Other Expenses

Program Administration and Operations	01/19/2022	\$11,330.00
Program Administration and Operations	02/09/2022	\$11,330.00
Program Administration and Operations	03/2022	\$11,330.00

**ECONOMIC DEVELOPMENT PLAN
CITIZEN'S ADVISORY REVIEW COMMITTEE
MEETING MINUTES**

Monday – January 24, 2022
12:00 P.M. at the Heritage Senior Center Conference Room

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Chairperson Sean Wolfe and began at 12:20 P.M.

A copy of the Open Meetings Act is posted on the City of McCook website and available for public review.

Present: Chairperson Sean Wolfe; Nate Schneider, City Manager; Tracy Burkey, Recording Secretary; Members, Sarah Renner, Jordan Johnson, Leon Kuhlen, Alexis Davidson, Jeanette Peters, and Andy Long, EDC Director.

Absent: Bob Elder.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on January 19, 2022 the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF JULY 26, 2021 MEETING.

Renner introduced a motion to approve the October 25, 2021 minutes; Peters seconded the motion. All members present voted in the affirmative. Motion passed. 6 VOTES YEA, 0 NAY, 1 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

MEDC Director Long reviewed the McCook Growth Fund Program Balances and McCook Growth Fund Available Funds reports prepared by MEDC for the 10/01/21 - 09/30/22 program year with the committee.

As of 12/31/2021 the LB840 Program balance is \$585,327.02. Funds currently allocated in the amount of \$173,707.10. Leaving an available balance of \$411,619.92 of unallocated funds.

(3) UPDATE OF REVENUES COLLECTED.

Long reviewed the McCook Growth Fund Loan Status Report and all loans are current. Long also reviewed the LB840 Program Balances report, receipt register and check register with the committee.

EXHIBIT #4

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Housing Match

The housing match is \$20,000 for an innovative housing grant proposal. The pool of money is to be used between McCook, Benkelman and Cambridge. The \$20,000 pays for construction site preparation. We have been awarded a \$405,000 grant for the innovative housing proposal. Benkelman has completed a home and has it for sale. McCook has completed construction on foundation and basement. A Wardcraft home is expected to be delivered in February 2022. Once these two projects are done we will start working on the Cambridge home.

Early Childhood Education New Provider Scholarship/Startup Funds

The Early Childhood Education program has been a huge success. At this point, with this program we have increased the number of childcare spots by 120 children. Most of the spots are due to Bee Little Childcare Center and BlessEng's Childcare Center. Funds are still available if any other provider is in need. MEDC has leveraged local, state and federal grants to also help these programs.

Digital Facade Program

This program from McCook Economic Development Corporation will provide up to a \$3,500 match to help businesses upgrade their digital presence. This program is sunsetting as there is only one applicant left that has \$667.00 in approved funds.

Rez Housing Purchase

When the section of land on Seminole and Park became available for purchase, MEDC board approved purchasing the land. The goal is to recruit a developer or homebuilder to increase the community's housing stock on the land. The purchase was \$210,000. MEDC board approved an initial payment of \$70,000, with a loan covering the rest of the price, but have allocated up to the full purchase price through the LB 840 fund. The board elected to borrow a portion of this initially, as rates are low, and it keeps additional funds in the LB 840 account if an opportunity would arrive to help the community.

Housing Study

MEDC agreed to work with Hanna-Keelan on an updated housing study. This will allow us to market our property to developers better and allow us to expand our use of TIF financing with a Workforce Housing Plan.

(5) OPEN DISCUSSION

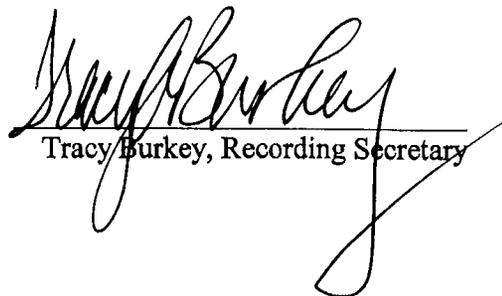
Getting some good, slow movement around housing in the community. Still struggling to get developers to come out our way. Looking at possibly adding apartment complexes out by the Kelley Creek Apartments. We have some possible developments happening at North Pointe since it has been named a redevelopment area.

(6) NEXT MEETING DATE

Next meeting date will be April 25, 2022 at 12:00 PM at the Heritage Senior Center conference room.

(9) ADJOURNMENT

Meeting adjourned at 12:48 PM.



Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: **3.A.**

Approve the minutes of the May 16, 2022 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 18, 2022

McCook City Council
May 16, 2022
5:30 P.M. Central

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:30 o'clock P.M. in the City Council Chambers.

Present: Mayor Gonzales, Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Fawver, Fire Chief Harpham, Public Works Director Potthoff, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on May 12, 2022, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Gonzales announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Gonzales called the meeting to order.

1. Announcements & Recognitions.

City Manager Schneider announced that the City received Workers' Compensation safety dividend check from EMC Insurance in the amount of \$64,633.10 and commended city employees for their efforts at loss control.

Public Works Director Potthoff introduced Seth Province, who transferred from the Water Department, as the new Cemetery Sexton and Clayton Stevens as a laborer for the Public Works Department.

2. Public Hearings.

2.A. Public Hearing - Request for a special exception by Jake Thieszen to allow a commercial building in the Agricultural (AG) District, with the property located at Block 1, Cappel Industrial Park, a part of the north half of the southeast quarter of Section 24, Township 3 North, Range 30, West of the 6th P.M., Red Willow County, Nebraska, property located within the two mile extra-territorial jurisdiction of the City of McCook.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Jake Thieszen to allow a commercial building in the Agricultural (AG) District, with the property located at Block 1, Cappel Industrial Park, a part of the north half of the southeast quarter of Section 24, Township 3 North, Range 30, West of the 6th P.M., Red Willow County, Nebraska, located within the two mile extra-territorial jurisdiction of the City of McCook, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the May 16, 2022 City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published and posted (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Land Use Action Request Form and attachments (9 pages); Exhibit #5 - Findings and Determinations of McCook City Council (2 pages); and Exhibit #6 - minutes of the May 9, 2022 Planning Commission meeting (4 pages); and took comments from City Staff before opening up to the public for comment.

City Manager Schneider reviewed the information contained in Exhibit #1.

Jake Thieszen, applicant, and Greg Wolford of W Design Associates were present to address any questions from the Council.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

2.B. Approve the application for a special exception for a commercial building in the Agricultural (AG) District; Project Sponsor/Developer - Jake Thieszen; Land Owner - CTS Liquid Feed, LLC; with the property located at Block 1, Cappel Industrial Park, a part of the north half of the southeast quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, that the granting of the special exception will not adversely affect the public interest; and that Special Exception Considerations A - I have been met.

Councilmember Calvin questioned Mr. Thieszen would there be any by-product derived from the production process and if he had any concerns with the conditions of Road 716 abutting this property to the north.

Mr. Thieszen responded that there would be no by-product created for disposal and he had no concerns with the condition of the road. He estimated that there would be two trucks coming in and going out each day.

The Council publicly considered each of the special exception considerations and concurred that all were met.

Motion to approve the application for a special exception for a commercial building in the Agricultural (AG) District; Project Sponsor/Developer - Jake Thieszen; Land Owner - CTS Liquid Feed, LLC; with the property located at Block 1, Cappel Industrial Park, a part of the north half of the southeast quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska; that the Council is empowered to grant this special exception; that the granting of the special exception will not adversely affect the public interest; that specific rules governing special exceptions have been complied with; and that satisfactory provisions and arrangements have been made by the applicant concerning the following:

- a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- b) off-street parking and loading areas where required, with particular attention to the items in (a) above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
- c) refuse and service areas, with particular reference to the items in (a) and (b) above;
- d) utilities, with reference to locations, availability and compatibility;
- e) screening and buffering with reference to type, dimensions and character;
- f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
- g) required yards and other open space;
- h) general compatibility with adjacent properties and other property in the district.
- I) compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.C. Public Hearing - Consider replat of a portion of South Street right-of-way located in the SE1/4 of the SE1/4 of Section 30, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with respect to the proposed Replat of a portion of South Street right-of-way located in the SE1/4 of the SE1/4 of Section 30, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the May 16, 2022 City Council meeting (1 page), Exhibit #2 - Notice of Hearing published and posted (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Proposed Replat of a portion of South Street right-of-way (1 page); Exhibit #5 - minutes of the May 9, 2022 Planning commission meeting (4 pages); and Exhibit #6 - proposed Resolution No. 2022-02 (1 page); and took comments from City Staff before opening up to the public for comment.

City Manager Schneider reviewed the information presented in Exhibit #1.

With no one present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Gonzales, and seconded by Calvin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

2.D. Adopt Resolution No. 2022-02 providing for the approval of the replat of a portion of South Street right-of-way located in the SE1/4 of the SE1/4 of Section 30, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to adopt Resolution No. 2022-02 providing for the approval of the replat of a portion of South Street right-of-way located in the SE1/4 of the SE1/4 of Section 30, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska. This motion, made by Gonzales, and seconded by Calvin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

3. Proclamations.

3.A. Approve the proclamation designating the week of May 15 - 21, 2022 as "National Public Works Week" and authorize the Mayor to sign.

Motion to approve the proclamation designating the week of May 15 - 21, 2022 as "National Public Works Week" and authorize the Mayor to sign. This motion, made by Weedin and seconded by Calvin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

3.B. Approve the proclamation designating May 15 "Police Officers Memorial Day" and the week of May 15 - 21, 2022 as "Police Week" and authorize the Mayor to sign.

Motion to approve the proclamation designating May 15 "Police Officers Memorial Day" and the week of May 15 - 21, 2022 as "Police Week" and authorize the Mayor to sign. This motion, made

by Calvin and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

- 3.C. Approve the proclamation designating May 15 - 21, 2022 as "Emergency Medical Services Week" and authorize the Mayor to sign.

Motion to approve the proclamation designating May 15 - 21, 2022 as "Emergency Medical Services Week" and authorize the Mayor to sign. This motion, made by Weedin and seconded by Calvin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

4. Consent Agenda.

Councilmember Calvin requested that Item C and Item J be removed from the consent agenda and placed on the regular agenda.

Motion to approve the remaining consent agenda. This motion, made by Weedin, seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

- 4.A. Approve the minutes of the May 2, 2022 regular City Council meeting.
- 4.B. Approve the request from Katie Anderson to close the following streets for the 1st Annual Big West Street Fest 3 on 3 Basketball Tournament on July 16, 2022 from 8:00 A.M. to 9:00 P.M. - East 1st Street from East "G" Street to East "H" Street and East "G" Street from Norris Avenue to East 1st Street.
- 4.D. Receive and file the claims for the month of April 2022, published May 13, 2022.
- 4.E. Adopt Resolution No. 2022-03 granting a Waiver of Payment in Lieu of Taxes to the McCook Housing Agency.
- 4.F. Receive and file the Financial Report for the period ending April 30, 2022.
- 4.G. Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company LLC, Liquor License #LK-093351, for a wedding reception to be held at the McCook Municipal Auditorium, 302 West 5th Street, on June 18, 2022 from 4:00 P.M. to 12:00 A.M.
- 4.H. Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company LLC, Liquor License #LK-093351, for a wedding reception to be held at the McCook Municipal Auditorium, 302 West 5th Street, on August 20, 2022 from 4:00 P.M.

to 12:00 A.M.

- 4.I. Receive and file an update on the findings of the Middle Republican Natural Resource District with respect to a request from Scott Snyder to purchase property legally described as Block 2 of the Hundt Subdivision.
- 4.K. Receive and file the minutes of the May 5, 2022 Planning Commission meeting.
- 4.L. Authorize City Staff to prepare a resolution fixing as a special assessment all costs incurred by the City with the demolition of the property located at 406 East 1st Street, owned by William Todd Baker.

5. Regular Agenda.

- 4.C. Approve the request from the McCook Area Chamber of Commerce to close the 400 block of Norris Avenue ("D" Street through "E" Street) for their annual banquet on June 24, 2022 from 4:00 P.M. to 11:59 P.M.

Councilmember Calvin questioned if their SDL had already been requested for the event?

Motion to approve the request from the McCook Area Chamber of Commerce to close the 400 block of Norris Avenue ("D" Street through "E" Street) for their annual banquet on June 24, 2022 from 4:00 P.M. to 11:59 P.M. This motion, made by Calvin and seconded by Gonzales, passed. Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

- 4.J. Instruct staff to hold discussions with property owners who own properties that may be part of a future City of McCook Annexation project.

Councilmember Calvin questioned if a time line has been established for conducting these meetings.

Motion to instruct staff to hold discussions with property owners who own properties that may be part of a future City of McCook Annexation project. This motion, made by Calvin and seconded by Gonzales, passed. Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

- 5.A. Authorize the USDA to conduct a goose roundup to significantly reduce the goose population in Barnett Park.

Public Works Director Potthoff reviewed the request with the Council.

Mike Skolout, property owner to the south of Barnett Park, stated that he felt that use of bangers have been helpful, the goose population seemed to be smaller this past winter.

Motion to authorize the USDA to conduct a goose roundup to significantly reduce the goose population in Barnett Park. This motion, made by Calvin and seconded by Gonzales, passed. Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

5.B. Update regarding whether to continue with the City of McCook's use of replats to modify existing subdivision versus adopting a vacation and begin a new system.

City manager Schneider gave an update regarding the use of replats to modify existing subdivisions versus vacating the existing subdivision and replace with a new subdivision.

5.C. Consider bid options and approve the City's option for the Sheriff's Sale for Block Six (6), Lot Ten (10), Third Addition to the City of McCook, Red Willow County, Nebraska - Sarah L. Wederski Property.

City Attorney Mustion reviewed the following information he presented in his City Manager's Report:

"The City obtained an Order Granting Summary Judgment in Case No. CI 21-159 which granted the City's request to foreclose the special assessment on the above described property. An Order for Sale was signed and Sheriff Kotschwar signed a Notice of Sheriff's Sale on April 19th setting the Sheriff's Sale for May 20th at 9:00 a.m. CST at the Red Willow County Law Enforcement Center."

"The Sheriff's Sale will be an auction. The City will have the option of bidding the amount of its Special Assessment which is \$15,326.50. If the City's bid is the winning bid it would take ownership of the property. If the City does not bid the amount of its special assessment, the property would be sold to the highest bidder."

"The City Council needs to decide whether or not it wishes to bid or not. At the request of the City Council I researched the issue of what would happen to the back due real estate taxes on the property if the City bid the amount of its special assessment. The real estate tax liens on the property are a superior lien to the City's special assessment lien. Thus, all inferior liens the special assessment would be foreclosed but since the real estate taxes are a superior lien, they would not. The City would take the property subject to the real estate taxes. As of May 20, 2022, the Tax Sale Redemption Quote is \$1,556.22. I've attached the Tax Sale Redemption Quote as Exhibit "A". I've attached the Limited Title Certificate — Report of Title as Exhibit "B"."

"I have also obtained a market analysis on the property from Graham Realty. I've attached the market analysis as Exhibit "C". According to the market analysis the property is theoretically worth \$7,630.00. However, looking closely at the comparable sales, I believe the property is probably worth closer to \$5,000.00 - \$6,000.00. The lot is an infill lot that is not going to have many interested bidders."

"If the City Council decided to bid the amount of the Special Assessment, it would likely be the winning bid. The City would take title to the property and would be responsible for paying

the \$1,556.22 in back due taxes. If the City can turn around and sell the property for \$5,000.00, it would net \$3,443.78 (less costs of sale) to help recoup abatement costs.”

“If the City decides not to bid the amount of its special assessment and there are multiple bidders that bid the price up to \$5,000.00, the City would net \$5,000.00 (less costs of sale) because the winning bidder would be responsible for the back due taxes which would still exist as a lien on the property after the sheriff’s sale. While the City may be able to net more at the sale going this route, it would lose control of who purchases the lot.”

5.D. Council Comments.

There were no council comments.

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:57 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGERS REPORT

JUNE 6, 2022, CITY COUNCIL MEETING

3.B.

RECOMMENDATION:

DECLARE THE LISTED ABANDONED AND UNCLAIMED VEHICLES AND PROPERTY AS SURPLUS CITY PROPERTY TO BE DISPOSED OF IN THE APPROPRIATE LEGAL MANNER.

BACKGROUND:

The McCook Police Department has secured title to the listed impounded, abandoned and unclaimed vehicles to be declared as surplus property. The department also has received additional items of abandoned, unclaimed and surplus property other than vehicles which are listed separately on the attached forms. Nebraska State Statute mandates that abandoned and unclaimed surplus property be sold at auction. Proceeds from the auction will be paid to the City of McCook General Fund in the manner declared by Nebraska State Statute.

FISCAL IMPACT:

None

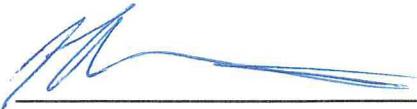
RECOMMENDATION:

DECLARE THE LISTED PROPERTY ABANDONED AND UNCLAIMED SURPLUS CITY PROPERTY TO BE DISPOSED OF IN THE APPROPRIATE LEGAL MANNER.

APPROVALS:

<::2J)c5Z2

JOEL SMITH CHIEF OF POLICE



NATHAN A. SCHNEIDER CITY MANAGER

5/31/22

DATE

5/31/22

DATE

2022 AUCTION LIST

- 1 STIHL CHAINSAW
- 2 STIHL WRECKING SAW
- 3 4 DRAWER CABINET
- 4 4 COMPARTMENT METAL LOCKER
- 5 SANYO TUBE T.V.
- 6 BATHROOM SPACE SAVER
- 7 IN CAR DVD PLAYER
- 8 TWO RINGS
- 9 ANTIQUE KNIVES
- 10 PIPE SET
- 11 TOILET COVER
- 12 ANTIQUE HARMONICAS

- 13 42 FOLDING CHAIRS

- 14 2 PNEUMATIC "POGO STICKS"/DIRT PACKERS
- 15 LUBE BUCKET WITH HAND PUMP AND HOSE
- 16 HYDRASTOP VALVE EXERCISER, MOTOR# 22918 TYPE KS95 009 009
- 17 210" CLA-VALVES
- 18 TIRE CHAINS
- 19 VARIOUS SIZE PIPE HOLE SAWS
- 20 VARIOUS PIPE FITTINGS
- 21 2 TAPPING MACHINES
- 22 "WACH" UTILITY HYDRAULIC PIPER CUTTER
- 23 4" 909 BACKFLOW PREVENTER S/N-1738
- 24 GAS PRESSURE WASHER, MODEL 580.752531 - S/N 1018125079
- 25 CRAFTSMAN 5" X 8" BAND SAW MODEL 351.21404
- 26 SEARS DRILL PRESS MODEL 113124520 - S/N 8324.00070
- 27 ONAN PRO5000 GENERATOR MODEL 5EGHAB/38018A- S/N 1290060
- 28 PEPSI/DIXIE-NARSO SODA MACHINE MODEL-DNC8 168/99-6 - S/N 0764-2628CH
- 29 1984 FORD 1910 4WD TRACTOR MODEL AP313A- S/N UP02137

- 30 METAL STAND
- 31 PIPE THREADER & ACCESSORIES
- 32 3" HYDRAULIC SUBMERSIBLE PUMP
- 33 3 - 12V 1 1/2" SUBMERSIBLE PUMP
- 34 6" BENCH GRINDER
- 35 1999 S&H WHITE CARGO TRAILER

- 36 4" IRRIGATION PUMP - DIESEL
- 37 DIESEL TANK
- 38 JOHN DEERE 950 TRACTOR WITH REAR BLADE
- 39 DITCH WITCH R-40
- 40 FORD F7000 DUMP TRUCK
- 41 2008 F250 BED
- 42 1 PICKUP CROSS BOX
- 43 2 PICKUP SIDE BOXES
- 44 RECEIVER HITCH

45 20" DAYTON DRILL PRESS
46 DURACRAFT BENCH GRINDER
47 20 GALLON AIR COMPRESSOR
48 DAYTON PRESSURE WASHER
49 MASONRY CIRCULAR SAW - HYDRAULIC POWERED
50 15 GALLON PULL BEHIND SPRAYER
51 PULL BEHIND ROLLER

52 TV (from city offices)
53 NEXTBOOK LAPTOP
54 1 NEW KEYBOARD PULL OUT TRAY IN BOX
55 2 NEW UNDER DESK DRAWERS WITH TRAYS
56 4 USED KEYBOARD PULLOUT TRAYS
57 1 WALL/DOOR FILE HOLDER

58	2008 KIA SEDONA LX	KN DMB233286243590
59	2004 CHEVROLET SUBURBAN 1500	1GNFK16Z94J251803
60	2010 CHRYSLER TOWN & COUNTRY	2A4RR5D13AR308424
61	1993 CADILLAC EL DORADO	1G6EL12B5PU612136
62	2005 NISSAN SENTRA	3N1CB51D35L538176
63	2000 MERCURY GRAND MARQUIS	2M EFM75W2YX671766
64	1998 BUICK PARK AVE	1G4CU5213W4624943
65	2001 NISSAN SENTRA	3N1BB51D41L110381
66	2006 FORD FUSION	3FAHP07146R198402
67	2005 PONTIAC G6	1G2ZH528354144341
68	2000 GMC K1500	2GTEK19T3Y1223975
69	2001 MAZDA PROTEGE	JM1B222810443384
70	1996 FORD TAURUS	1FALP42U0TG267968
71	1991 JEEP CHEROKEE	1J4FJ27S3ML623962
72	1989 OLDSMOBILE REGENCY	1G3CW54C6K1325312
73	2004 PORSCHE CAYENNE TURBO	WP1AC29P44LA92272
74	2001 CHEVROLET IMPALA	2G1WF55E619119360
75	2002 GMC PASSENGER VAN	1GKEL19X02B505731
76	1990 CHEVROLET P30 CLASS A RV	1GBJP37N8L3311055
77	2005 PONTIAC BONNEVILLE SE	1G2HX52K35U148383
78	1995 CADILLAC DEVILLE	1G6KD52BXSU213061
79	2008 CHRYSLER PACIFICA TOURING VAN	2A8GF68X98R641403
80	2008 FORD F150	1FTRX12W58FA86697
81	2006 MAZDA 3	JM1BK32F661478688
82	2008 BMW 750Li	WBAHN83598DT85702
83	2014 CHEVROLET TAHOE	1GNLC2E03ER168976

84 ACER LAPTOP

85

86

87

88

89

90

91

2022 AUCTION LIST

2008 KIA SEDONA LX	KNDMB233286243590
2004 CHEVROLET SUBURBAN 1500	1GNFK16Z94J251803
2010 CHRYLSEY TOWN & COUNTRY	2A4RR5D13AR308424
1993 CADILLAC EL DORADO	1G6EL12B5PU612136
2005 NISSAN SENTRA	3N1CB51D35L538176
2000 MERCURY GRAND MARQUIS	2MEFM75W2YX671766
1998 BUICK PARK AVE	1G4CU5213W4624943
2001 NISSAN SENTRA	3N1BB51D41L110381
2006 FORD FUSION	3FAHP07146R198402
2005 PONTIAC G6	1G2ZH528354144341
2000 GMC K1500	2GTEK19T3Y1223975
2001 MAZDA PROTEGE	JM1B222810443384
1996 FORD TAURUS	1FALP42U0TG267968
1991 JEEP CHEROKEE	1J4FJ27S3ML623962
1989 OLDSMOBILE REGENCY	1G3CW54C6K1325312
2004 PORSCHE CAYENNE TURBO	WP1AC29P44LA92272
2001 CHEVROLET IMPALA	2G1WF55E619119360
2002 GMC PASSENGER VAN	1GKEL19X02B505731
1990 CHEVROLET P30 CLASS A RV	1GBJP37N8L3311055
2005 PONTIAC BONNEVILLE SE	1G2HX52K35U148383
1995 CADILLAC DEVILLE	1G6KD52BXSU213061
2008 CHRYSLER PACIFICA TOURING VAN	2A8GF68X98R641403
2008 FORD F150	1FTRX12W58FA86697
2006 MAZDA 3	JM1BK32F661478688
2008 BMW 750Li	WBAHN83598DT85702
2014 CHEVROLET TAHOE	1GNLC2E03ER168976

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: 3.C.

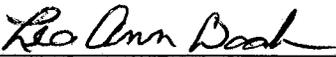
Approve the application for a Special Designated Liquor License submitted by Citta' Deli, Liquor License #C-121305, for a Fair Concert to be held in the Red Willow County Outdoor Arena & Grandstands, 1412 West 5th Street, on July 22, 2022 from 9:00 A.M. to 1:00 A.M., with an alternate location of the Alice Kiplinger Building, 1412 West 5th Street.

BACKGROUND:

They will be catering this event at the Red Willow County Fairgrounds. They are making application to allow them to serve alcohol at this temporary location. Approval of the City Council is required with all applications.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 31, 2022



Nathan A. Schneider, City Manager

May 31, 2022

**Special Designated License
Local Recommendation (Form 200)**
Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

Citta' Deli

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

110 W 1st Street, McCook, NE 69001

Retail Liquor License Address or Non-Profit Business Address

121305

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only 7/22/22

Event Date(s):

Event Start Time(s): 9am

Event End Time(s): 1am

Alternate Date: N/A

Alternate Location Building & Address: Alice Kiplinger Building - 1412 W 5th Street, McCook, NE 69001

Event Building Name: Outdoor Arena & Grandstands

Event Street Address/City: 1412 W 5th Street, McCook, NE 69001

Indoor area to be licensed in length & width: X

Outdoor area to be licensed in length & width: 250 X 390 (Diagram Form #109 must be attached)

Type of Event: Fair Concert Estimate # of attendees: 2500

Type of alcohol to be served: Beer Wine Distilled Spirits
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: William Lesko Event Contact Phone Number: 308-340-6530

Event Contact Email: billlesko1@gmail.com

*Signature Authorized Representative  Printed Name William P Lesko

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ **OR** County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

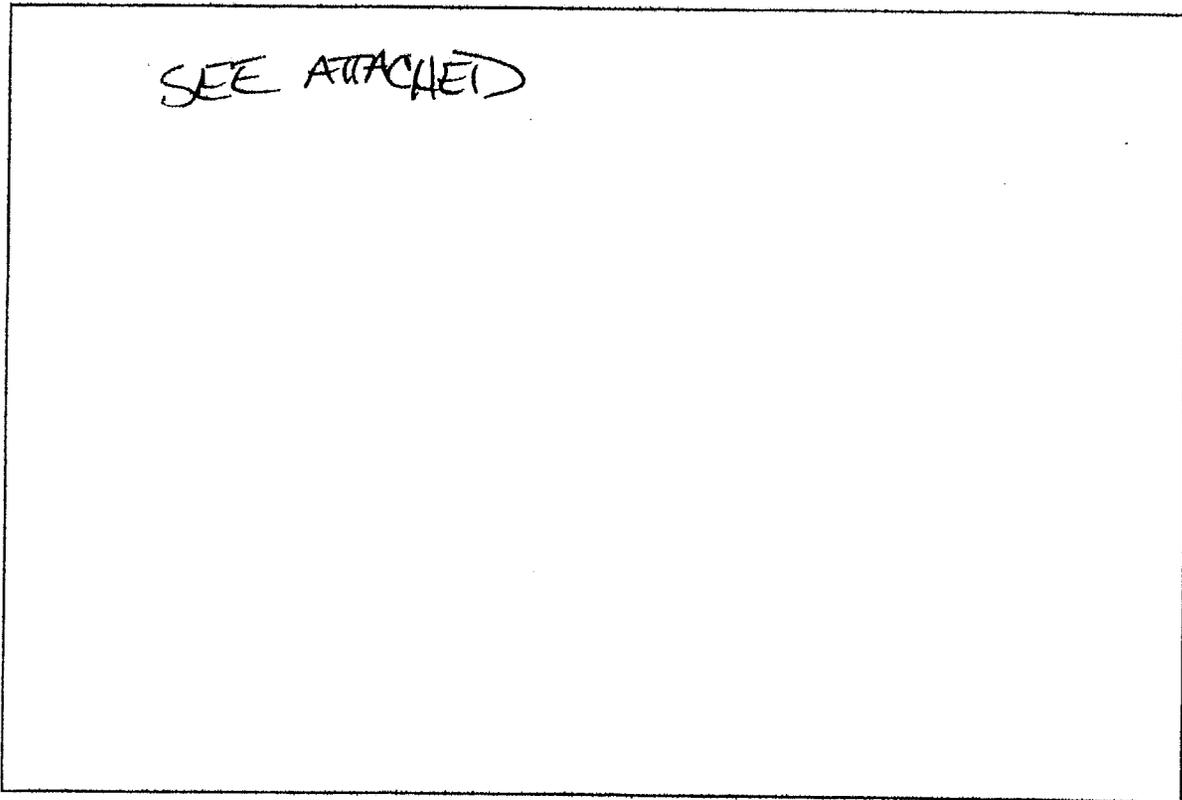
OUTDOOR AREA DIAGRAM

18 Hired Security (8 Fireman/10 Custom Security (Hastings)) + 18 Fair Board & 8 City's Employees

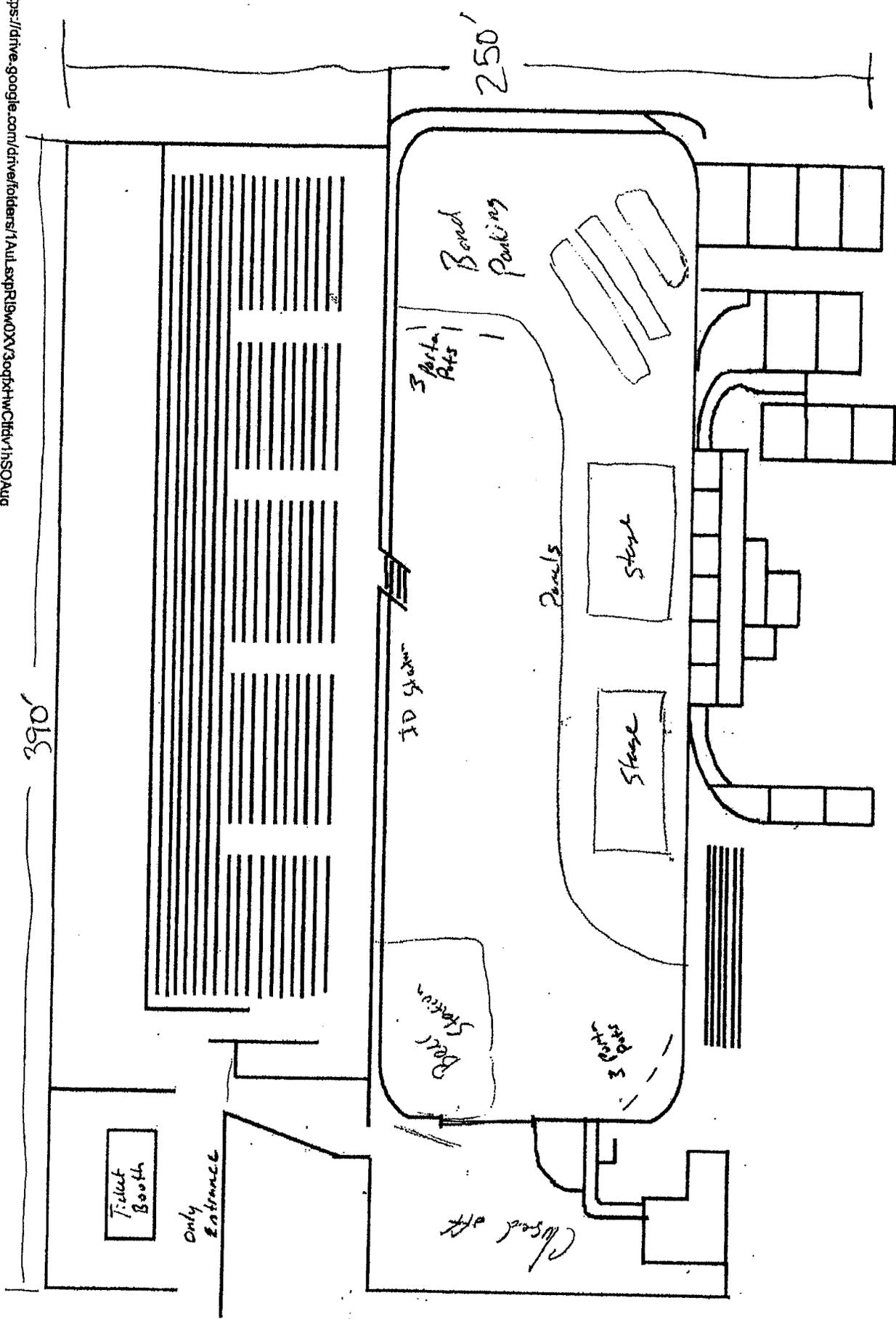
HOW AREA WILL BE PATROLLED _____

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA

DIAGRAM OF PROPOSED AREA:



ARENA / GRANDSTANDS



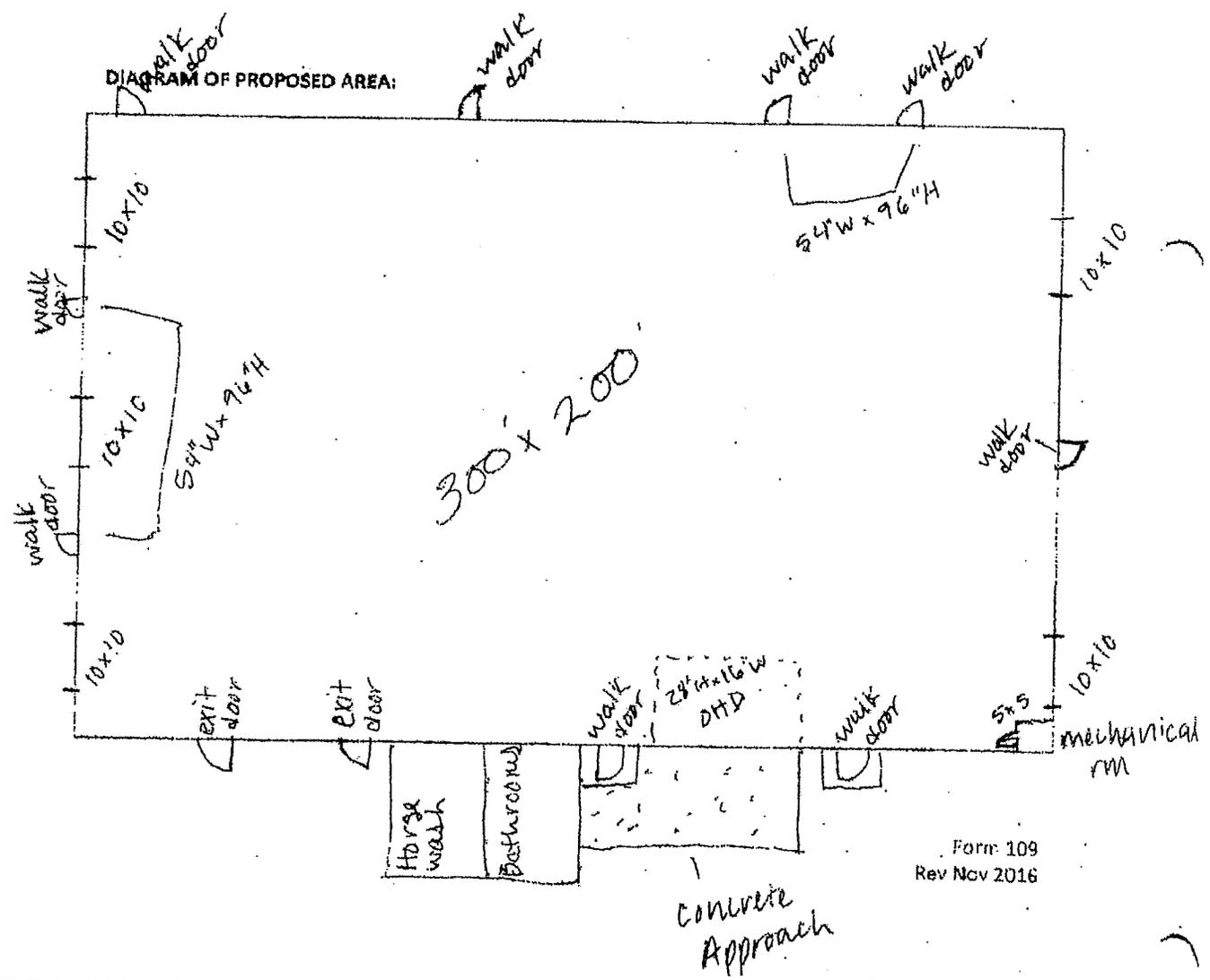
https://drive.google.com/drive/folders/1Aul_sxpRl9w0XV3oqfXhwCfdr1hSOAug

Indoor ALTERNATE LOCATION
OUTDOOR AREA DIAGRAM
 Alice Building

HOW AREA WILL BE PATROLLED 18 security hired - 8 firemen/10

Custom Security
 (Hurstings)
 plus 18
 fire leader
 members

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET 200 X 300
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA



**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: 3.D.

Approve the application for a Special Designated Liquor License submitted by Citta' Deli, Liquor License #C-121305, for Farrell's Sip 'n Shop event to be held at Farrell's Hallmark Shop, 116 West "B" Street, on July 8, 2022 from 1:00 P.M. to 8:00 P.M.

BACKGROUND:

They will be catering this event at Farrell's Hallmark Shop. They are making application to allow them to serve alcohol at this temporary location. Approval of the City Council is required with all applications.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 31, 2022



Nathan A. Schneider, City Manager

May 31, 2022

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

Citta' Deli, LLC

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

110 W 1st Street, McCook NE 69001

Retail Liquor License Address or Non-Profit Business Address

121305

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s):

7-8-21

Event Start Time(s):

1pm

Event End Time(s):

8pm

Alternate Date: n/a

Alternate Location Building & Address:

Event Building Name: Farrell's Hallmark Shop

Event Street Address/City: 116 W B St, McCook, NE 69001

Indoor area to be licensed in length & width: 30' X 40'

Outdoor area to be licensed in length & width: ____ X ____ (Diagram Form #109 must be attached)

Type of Event: Farrell's Sip 'n Shop Estimate # of attendees: 50

Type of alcohol to be served: Beer Wine Distilled Spirits
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Bill Lesko Event Contact Phone Number: 308-340-6530

Event Contact Email: billlesko1@gmail.com

*Signature Authorized Representative: _____ Printed Name William P Lesko

I declare that I am the authorized representative of the above named licensee applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: **3.E.**

Approve the application for a Special Designated Liquor License submitted by HoJo's Hideaway, Liquor License #CK-069997, for a wedding reception to be held at the McCook Municipal Auditorium, 302 West 5th Street, on July 9, 2022 from 5:00 P.M. to 12:00 A.M.

BACKGROUND:

HoJo's will be catering this event. They are making application to allow them to serve alcohol at this temporary location. Approval of the City Council is required with all applications. Approval of this request is also approving consumption of alcohol in the auditorium.

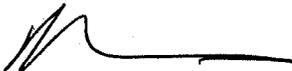
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 31, 2022



Nathan A. Schneider, City Manager

May 31, 2022

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

HoJo's Hideaway
Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

202 Center Street Holbrook NE 68948
Retail Liquor License Address or Non-Profit Business Address

CK069997
Retail License Number or Non-Profit Federal ID #

9/9/22
Consecutive Dates only
Event Date(s):

5pm
Event Start Time(s):

12am
Event End Time(s):

Alternate Date: _____

Alternate Location Building & Address: _____

McCook City Auditorium
Event Building Name:

302 W. 5th St. McCook NE 69001
Event Street Address/City:

200 x 200
Indoor area to be licensed in length & width:

Outdoor area to be licensed in length & width: ____ X ____ (Diagram Form #109 must be attached)

Reception
Type of Event: Estimate # of attendees: 150

Beer Wine Distilled Spirits
Type of alcohol to be served: (If not marked, you will not be able to serve this type of alcohol)

Shelley Johnson Event Contact Name: Event Contact Phone Number: (308) 655-0465

shelley6969@atcjet.net
Event Contact Email:

Howard Johnson
*Signature Authorized Representative: _____ Printed Name

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license
*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: 3.F.

RECOMMENDATION:

Receive and file the minutes of the March 9, 2022 Library Advisory Board meeting.

BACKGROUND:

Receive minutes from the various board and commission meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 31, 2022

The McCook City Library Advisory Board met on March 9, 2022 at 4 pm with 4 members present. In attendance were Mary Dueland, Staci Blomstedt, Jody Crocker and Sharon Bohling.

There was no public participation.

Notice of the meeting was given in advance thereof by publication in the *McCook Gazette* on March 4, 2022, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Library Board. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Moved by Staci/seconded by Mary to approve the minutes of the previous meeting with attendance corrected to include Kevin Cochran. Motion carried.

Director's Report:

1. Laser cutter is down even though Blomstedts did everything they could think of to fix it.
2. Consumable bill for Innovation Studio usage was \$1600. As the fees charged were low and very reasonable, this indicates lots of usage by patrons.
3. Make and Take it workshop in McCook is rescheduled for March 24.
4. There are gremlins in the new circulation system to be addressed.
5. New backpacks are here for books with friends checkouts.
6. A zoom presentation attended from Game and Parks on the aquatic wild may be useful for the summer reading program.
7. The library is conducting its own March Madness basketball shoot with prizes for youth.
8. Nichole Glinsky is the new part time hire.
9. Easter baskets will be given to participants in 1000 books before Kindergarten.
10. National Library Week will be celebrated in April. Children's Book Week will be celebrated in May.
11. Staci will be leading a STEM workshop on lava lamps. Upcoming topics include tissue painting and bottled tornadoes.
12. KC Motors has submitted a bid for rewiring the orange room and replacing outside lights at \$1300.

There being no other business the meeting adjourned.

Next meeting is May 11, 2022 at 4:00 pm



Sharon Bohling
Secretary du jour

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: 3.G.

RECOMMENDATION:

AUTHORIZE GREAT PLAINS COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF UNDERGROUND FIBER OPTIC CABLE AND 8 FLUSH TO THE GROUND VAULTS BEGINNING APPROXIMATELY 192' WEST OF THE INTERSECTION OF EAST 4TH STREET AND EAST "D" STREET; THEN MOVING EAST ALONG EAST "D" STREET TO THE ALLEY BETWEEN EAST 6TH STREET AND EAST 7TH STREET; THEN MOVING SOUTH DOWN ALLAY TO EAST "C" STREET; THEN MOVING EAST ALONG EAST "C" STREET TO EAST 11TH STREET; THEN MOVING NORTH ON EAST 11TH STREET TO AN EXISTING VAULT AND SOUTH ON EAST 11TH STREET TO THE ALLEY BETWEEN EAST "B" STREET AND EAST "C" STREET; THEN TURNING EAST DOWN THE ALLEY TO EAST 13TH STREET TO AN EXISTING VAULT AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION TO OCCUPY RIGHT OF WAY.

BACKGROUND:

Great Plains Communicatios is asking permission to occupy City of McCook Right of Way to install an underground fiber optic cable.

This fiber optic cable will allow for access to fiber optic cable to businesses and residences in the area. This permit is only for City owned ROW. Great Plains will also be responsible for obtaining permits or permissions from all other property owners that will be utilized for this project.

The vaults will be flush with the ground and be traffic rated.

Great Plains Communications has attached an aerial map to identify the location. A \$2,500.00 performance guarantee has also been requested.

**FISCAL
IMPACT:** None.

APPROVALS:



Pat Fawver, Utilities Director

June 1, 2022



Kyle Potthoff, Public Works Director

June 1, 2022



Nate Schneider, City Manager

June 1, 2022



P.O. BOX 1059 • 505 WEST C • McCook, NE 69001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Great Plains Comm DATE: 5-26-2022
ADDRESS: 1009 West B St - McCook PHONE: 402-278-2325
FAX: 308-364-9060 START DATE: June 2022 FINISH DATE: August 2022

A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS

Type: (circle)
Over-Cross
Under-Cross
Occupy
Miscellaneous

With a: (circle)
Water Line
Sewer Line
Gas Line
Telephone Line
(Underground) Aerial
Fiber
Tree Trimming/Removal
Grading
Other
Electric Line
(Underground Aerial)

Location: Beginning 192 feet (East West North South) of Intersection D & East 4th and ending (East West North South) 700 feet of Intersection East 11th & B St.

Requirements: The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued will be cancelled if the work specified is not completed within the term listed on the permit or within any additional length of time granted. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. The Applicant may cancel the permit with written notification at any time prior to beginning work on right-of-way.

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Or FID No. _____

This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

NOTE: Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

Bruce [Signature]
Applicant's Signature

Recommended By _____

Date _____

Director of Public Works Approval _____

**CITY MANAGER'S REPORT
JUNE 6, 2022 CITY COUNCIL MEETING**

ITEM: 3.H.

Approve and authorize the mayor to sign the 2022/2023 contract with the West Central Area Agency on Aging (WCNAAA) for the purpose of defining and specifying the separate and mutual responsibilities of each in the management, operation, support, monitoring, and evaluation of the McCook Heritage Senior Center.

BACKGROUND:

The contract between the City of McCook and WCNAAA is an agreement that the WCNAAA will provide technical assistance, payments from the older Americans' Act, orientation and training for the Senior Center Staff and Board, and the support and assistance in the coordination of other agencies; and organizations; programs or services to the Heritage Senior Center. In return, the City of McCook will provide an appropriate, safe and assessable senior service facility, qualified and appropriate staff, and time and training of staff, necessary local match funds in-kind services. The City of McCook will operate and manage the programs outlined in the Senior Services Manual supplied to the Provider by the Agency, including compliance with all local, state, and federal laws, including, but not limited to the Nebraska Community Aging Services Act and the Federal Older Americans ACT.

**FISCAL
IMPACT:**

Under Section One: Payments from the Older Americans' Act and/ or Community Aging Services Act based on the fee schedule, please note that there are changes in the amount being reimbursed for the ~~2019-2020~~ ²⁰²²⁻²⁰²³ contract specified below:

0	-3,000 meal units	\$3.15	this is an increase of \$.20 per meal
3,001	- 6,000 meal units	\$3.00	this is an increase of \$.20 per meal
6,001	-15,000 meal units	\$2.80	this is an increase of \$.20 per meal
Over	15,001 meal units	\$2.40	this is an increase of \$.20 per meal
	NSIP-per meal	\$0.70	

The authorized number of NSIP meals is 34,966. The estimated revenue is \$24,476.20. Allocation of AOA Supportive Services and meals is 49,370. The estimated revenue is \$91,568.40.

Total AOA and NSIP funding are \$116,044.60

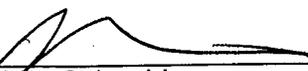
By signing this contract, the McCook Heritage Senior Center will receive funding for the fiscal year 202~~2~~³ for the support of specified services and activities.

APPROVALS:



Beth Siegfried
Senior Services Director

June 6, 2022



Nate Schneider
City Manager

June 6, 2022

PROGRAM INSTRUCTION

DATE: April 2022
TO: Senior Center and Meal Site Contractors
FROM: Erin Arensdorf
SUBJECT: Senior Center & Meal Site Contracts for Fiscal Year **2022-2023**

Enclosed you will find a contract for Senior Center & Meal Site meal operations for Fiscal Year 2022-2023 with the below reimbursement rates:

0 - 3,000 meal units	\$3.15
3,001 - 6,000 meal units	\$3.00
6,001 - 15,000 meal units	\$2.80
Over 15,001 meal units	\$2.40
 NSIP – per meal	 \$0.70

Please have a witness and your Board Chairperson sign the contract with original signatures on page 5, please do not date the Executed date on page 5 as it will be dated when the WCNAAA Board Chairperson signs.

Mail your signed contract to the Agency **by June 10, 2022** as the Governing Board Meeting will be held on **Thursday, June 23, 2022**. The WCNAAA Board Chairperson will sign the contract at our Board meeting, then we will mail you a fully signed copy of the contract.

If you contract with a vendor/restaurant for your meals, we have enclosed **one** vendor/restaurant contract, you will need to complete the blanks, sign it with the vendor, and return the original along with the Agency contract, keeping a copy for yourself.

IMPORTANT

In November 2017 we were notified by E-Verify that you are required to E-Verify all employees, not just new employees if you are receiving any type of Federal funding.

Please pay particular attention to Section Ten: New and Current Employee Work Eligibility Status on page 5. You are receiving Federal funding and are required to verify the work eligibility status of all employees through the E-Verify Program.

Failing to meet this Federal requirement will place your Federal funding in jeopardy.

If you have any questions or need help with the E-Verify, please do not hesitate to contact us.

West Central Nebraska Area Agency on Aging
Provision of Services to Senior Citizens
Contract FY 2023

THIS Contract is made and entered into this 1st day of July, 2022 by and between the **WEST CENTRAL NEBRASKA AREA AGENCY ON AGING, 115 North Vine Street, North Platte, Nebraska 69101**, an intergovernmental agency serving the Nebraska counties of Arthur, Chase, Dawson, Dundy, Frontier, Gosper, Grant, Hayes, Hitchcock, Hooker, Keith, Lincoln, Logan, McPherson, Perkins, Red Willow, Thomas and hereinafter called the AGENCY, and **CITY OF McCOOK**, with the following mailing address: **P.O. Box 1059, McCook, NE 69001**, hereinafter called the Contractor for the purpose of defining and specifying the separate and mutual responsibilities of each in the management, operation, support, monitoring, and evaluation of the Contractor's comprehensive, coordinated service system for older persons hereinafter called 'Program'.

WHEREAS, the Agency has been designated by the Nebraska Department of Health and Human Services, Division on Aging as the Agency responsible for the on-going planning, development, coordination, monitoring, evaluation and partial support of a comprehensive, coordinated service system for older persons in the seventeen county area; and

WHEREAS, the Contractor has demonstrated an interest and ability to perform as the service provider through its previous contracts with the Agency and/or its operations of other Federal, State, and locally funded programs, and has in existence an advisory council/committee/board comprised for the majority of senior citizens, who review, comment, and advise on the program; and

WHEREAS, the Agency has been awarded funds for the "Older Americans Act Title III Grants for State and Community Programs on Aging" through the Administration for Community Living from the Older Americans Act of 1965 as amended through P.L. 114-144, enacted April 19, 2016, other applicable Federal statutes and their implementing regulations, State of Nebraska statutes DHHS program regulations and the terms and conditions of this Contract for **Fiscal year 2023** as specified in its State approved Area Plan for the support of specified services and activities in the seventeen county area and

WHEREAS, it is agreed and understood by both parties that this Contract is dependent upon Federal and State funding and in the event that such funding is decreased or eliminated this Contract is null and void.

NOW THEREFORE, the parties to this Contract jointly agree as follows:

SECTION ONE:

The Agency shall provide the Contractor the following:

- A. Technical assistance with the planning, establishment, monitoring, and operations of the Center and with other matters affecting and concerning older citizens; and

B. Remit to Contractor earned funds in the following manner:

1. Only Title III-C certifiable meals are eligible for payment; and
2. These meals must be accompanied by supportive services in the ratio of one unit of supportive service for every three claimed meals; and
3. This combination reflects a minimum acceptable level of supportive service; and
4. Payments from the Older Americans' Act and/or Community Aging Services Act based on the fee schedule specified below:

0	- 3,000 meal units	\$3.15
3,001	- 6,000 meal units	\$3.00
6,001	- 15,000 meal units	\$2.80
Over	15,001 meal units	\$2.40

City of McCook

FY 22-23 Allocation of Funding

Allocation of AOA Supportive Services and Meals

<u>CFDA #-FAIN#</u>		Allotted Units	Dollars
93.044-17AANET3SS	Title IIIB Supportive Services-Access	14,404	\$22,892.10
93.045-17AANET3CM	Title IIIC1 Congregate Meals	11,912	\$23,396.22
93.045-17AANET3HD	Title IIIC2 Home Delivered Meals	16,248	\$31,912.50
93.045-17AANET3HD	Title IIIC2 COVID TGM	6,806	\$13,367.58
Total AOA		49,370	\$91,568.40

Allocation of Nutrition Services Incentive Program (NSIP)

<u>CFDA #-FAIN#</u>		Allotted Meals	Rate	Dollars
93.053-17AANENSIP	Title IIIC1 Congregate Meals	11,912	\$0.70	\$ 8,338.40
93.053-17AANENSIP	Title IIIC2 Home Delivered Meals	16,248	\$0.70	\$11,373.60
93.053-17AANENSIP	Title IIIC2 COVID TGM	6,806	\$0.70	\$ 4,764.20
Total NSIP		34,966		\$24,476.20

Total AOA and NSIP Funding \$ 116,044.60

Any meal units served over **the above allotted amount** will be reimbursed only as funds are available. In general, the Contractor shall be paid on a monthly basis and only after necessary documentation and reporting has been completed and approved by the Agency.

A. Orientation and training of Contractor staff and various boards as needed and required as related to this Contract and Program; and

B. Support and assistance in the coordination of other agencies' and organizations' programs of services with those of the Program.

SECTION TWO:

The Contractor shall provide for the Agency the following:

- A. Arrange for the provision of an appropriate, safe, and accessible senior service facility;
- B. Provide qualified and appropriate staff for the daily management of the Program;
- C. Provide necessary time and conditions for the training of Program staff, specifically those trainings sponsored by the Agency and are part of the Agency's overall training program; and
- D. Provide necessary local match funds and in-kind services;
- E. Operate and manage the Program as outlined in the Senior Center Services Manual supplied to the Contractor by the Agency, including compliance with all local, state, and federal laws, including, but not limited to the Nebraska Community Aging Services Act and the Federal Older Americans Act;
- F. Assure that the monthly fiscal reports will be received by the Agency no later than the fifth (5th) working day of the month; and,
- G. Operate and manage the Program and the facilities utilized in the program in compliance with all local, state, and federal laws and regulations, including, but not limited to the Nebraska Community Aging Services Act and the Federal Older Americans Act.
- H. Record-keeping - The Contractor shall establish and maintain such program services, activity and accounting records, systems and procedures as are needed to control and support all program services, activities and fiscal activities under this Contract. The Contractor assures the maintenance and inspection by the Agency of such records, accounts and supporting documents of Contract and Program related services, activities and fiscal activities in such form as would provide for an accurate and expeditious determination of the performed output and status of the Project funds at any time.
- I. Reporting - The Contractor shall prepare and submit reports of Contract Program services, activities and fiscal activities of the Program to the Agency according to the established schedule, in such form, and containing such information as the Agency shall require. The Contractor shall maintain the records on file and shall afford reasonable access thereto as the Agency may find necessary to assure correctness and verification of such reports.

SECTION THREE:

Project Funds - Project funds shall be all public grant, allotment, or subsidy revenues of all fees, donations, or generated by said funds and which are received by and for the purpose of the Program services and activities specified and designated in this Contract whether by appropriation, reimbursement of service, sale of Program crafts and articles, contribution, or donation. Project funds shall be considered public and subject to accounting, review and inspection, and audit of such that individual contributions shall not be open to public inspection as per the confidentiality requirements of the Older Americans Act as amended.

SECTION FOUR:

The Older Americans Act Amendments of 2000 (Public Law 106-501) reauthorized the Nutrition Program for the Elderly. This law changed the basis for funding from a per meal reimbursement to a grant based on prior year's meal service. The program's name was changed to the "Nutrition Services Incentive Program" (NSIP).

NSIP funds are to be used for United States agricultural commodities and other food for nutrition projects. OAA Sec. 311 (d)(2) defines food criterion. If a Contractor chooses to purchase an item that is not a United States grown food such as bananas Non-NSIP funds (such as Title III C or match, etc.) may be used to purchase them.

SECTION FIVE:

Claims of Third Parties - The Contractor shall indemnify the Agency and hold the Agency harmless from any and all claims of third parties arising from the conduct or the management of the business of the senior service center organization by the Contractor, or otherwise arising by reason of any alleged negligence of Contractor, Contractor's agents or employees.

SECTION SIX:

The Agency reserves the right to review, comment, and/or modify any sub-contracts involving services and funds under this Contract for conformance with the terms and conditions of this Contract.

SECTION SEVEN:

Contract Performance Monitoring, Review, and Evaluation - In carrying out its responsibilities under the Older Americans' Act to monitor and periodically evaluate the performance of all Contractors under the Area Plan, the Agency will make occasional site visits and require routine and special reports to monitor the on-going daily performance and will conduct periodic assessments with written reports to evaluate performance of the Contractor and the effectiveness of the Program.

SECTION EIGHT:

Termination - This Contract may be terminated at any time upon mutual written consent by both parties. If the Contractor is in default of this Contract as determined by the Agency, then, and in that event, the Agency may give the Contractor a thirty (30) day notice of termination by regular mail at the Contractor's address indicated above, describing the default and the steps necessary to remedy the default, if such remedy is possible. If the default is not remedied within thirty (30) days of the mailing of the notice by the Agency, this Contract shall terminate on the 30th day after the notice was sent. This Contract shall automatically terminate if the Agency no longer has access to the local, state, or federal funding which supports this Contract.

SECTION NINE:

Distribution of Assets Upon Termination - Upon termination of this Contract, all property purchased with Project funds, shall remain the property of the Contractor. The Contractor will return any moneys received from the Agency which have not been expended.

SECTION TEN:

Term - This Contract upon execution by both parties shall be in full force and effect for the period beginning **July 1, 2022** and ending **June 30, 2023**.

Employee Work Eligibility Status

The Contractor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of **all** employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of **all** employees

Conflicts of Interest

In the performance of this program the Contractor shall avoid all conflicts of interest and all appearances of conflicts of interest. The Contractor shall not acquire an interest either directly or indirectly which will conflict in any manner or degree with performance and shall immediately notify the Agency in writing of any such instances encountered.

EXECUTED this _____ day of _____, 2022 by

Attest: West Central Nebraska Area Agency on Aging
"Agency"

Witness Board Chairperson/Vice Chairperson

Attest: City of McCook, a Municipal Corporation
"Contractor"

Witness Board Chairperson/Vice Chairperson

**CITY MANAGER'S REPORT
JUNE 6, 2022, CITY COUNCIL MEETING**

ITEM # 4.A.

RECOMMENDATION:

Ratify th
~~RECEIVE AND FILE THE CONFIRMATION OF AN EMERGENCY PURCHASE OF ONE USED FORD F-550 COMMERCIAL 4X4 BRUSH TRUCK FOR THE FIRE DEPARTMENT FROM BRINDLEE MOUNTAIN FIRE APPARATUS, LLC AT A COST OF \$57,750 DUE TO THE ONGOING SUPPLY CHAIN ISSUES.~~

BACKGROUND:

With the supply chain as it is, we are in an environment that if you can locate a certain piece of equipment or supplies, you will have to commit to them immediately otherwise they, more than likely, will no longer be available.

With the critical wildfire season we've already experienced along with the long-range forecast for significant potential for wildfires across the area it has become an immediate priority to add an additional apparatus to our fleet to meet the demands that our community may face. It became apparent with the recent Road 702 fire that we are not only putting our current apparatus in danger, but we're also placing our firefighters in extreme danger by attempting to fight wildland fires with structural firefighting apparatus.

The fire department has located a used Ford F-550 Commercial 4x4 Brush Truck that can "pump and roll" or pump water while navigating in areas that are inaccessible to our structural firefighting apparatus. The total cost of the Brush Truck is \$57,750. This purchase was made based on the need for the apparatus and the capabilities that this truck offers such as a 300-gallon water tank, 120 GPM pump and Foam Pro system. A new 4x4 Brush Truck comes with a price tag of over \$200,000. The funds for this apparatus will come from recent Health Resources and Services Administration Provider Relief Fund (HRSA) in the amount of \$40,529.32, with the remaining funding coming from the budget under the Fire Apparatus Replacement account.

Fire Department staff did review several other options for apparatus prior to committing to this truck.

**FISCAL
IMPACT:**

None

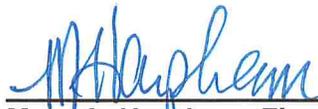
CITY MANAGER'S REPORT
JUNE 6, 2022, CITY COUNCIL MEETING

PAGE 2

RECOMMENDATION:

RECEIVE AND FILE THE CONFIRMATION OF AN EMERGENCY PURCHASE OF ONE USED FORD F-550 COMMERCIAL 4X4 BRUSH TRUCK FOR THE FIRE DEPARTMENT FROM BRINDLEE MOUNTAIN FIRE APPARATUS, LLC AT A COST OF \$57,750 DUE TO THE ONGOING SUPPLY CHAIN ISSUES.

APPROVALS:



Marc A. Harpham, Fire Chief

31 May 2022
Date



Lea Ann Doak, City Clerk

Date



Nate Schneider, City Manager

June 1, 2022
Date

**CITY MANAGER'S REPORT
JUNE 6, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.B. Receive and file a report regarding the McCook Swimming Pool Committee's swimming pool recommendation.

BACKGROUND:

The McCook Swimming Pool Committee met on May 31, 2022. At the meeting, the committee received a presentation from McCook's swimming pool planning engineer, Kyle McCawley, regarding the operating costs associated with each of the swimming pool concepts presented at the April 5, 2022 town hall meeting. A copy of the report detailing the associated costs for each concept is attached to this report. Following Mr. McCawley's presentation, City of McCook staff members discussed the potential funding sources that could be used to fund a swimming pool project. The first potential funding source is a ½ percent increase to McCook's Local Option Sales Tax, increasing the City of McCook's sales tax percentage from 1.5% to 2%. A second potential funding source is a restaurant and beverage tax. Staff informed the committee that, regardless of the funding source, a ballot question would be necessary to assure McCook residents have an opportunity to vote for or against an additional consumption tax. Additionally, city staff informed the committee that a ballpark project may be part of a comprehensive recreational ballot question, requiring the need to explore the potential financing options in more detail.

During the meeting, staff detailed the timeline of events necessary for a ballot question to be added to the November ballot. Specifically, if the City Council chooses to fund a project with a voter approved ½% sales tax, the Council will have to enter into an interlocal cooperation agreement with another political subdivision within the City of McCook or Red Willow County. The partnership would create a separate legal entity solely related to a swimming pool/recreation project. Staff has identified the McCook Public School District as an appropriate political entity to partner with, pending Council and School Board approval. Concurrently, upon City Council's orders, city staff would work with a municipal financing expert to develop a funding plan for the project. Next, with the help of bond counsel, a ballot question would be drafted. The ballot question would establish the obligations of the City of McCook, should the voters approve a project. After the ballot language is finalized, the McCook City Council would vote on whether to move forward with a ballot initiative. The ballot question would need to be forwarded to Red Willow County before September 1, 2022 to be placed on the general election ballot. The election would occur on November 8, 2022.

To wrap up the meeting, the pool committee voted on making a recommendation to the McCook City Council regarding the group's preferred pool concept. The majority of the committee present at the meeting voted to alter Concept 3 to eliminate the slide feature dumping into the pool, opting instead for a trough base. By making the change to the third concept, there may be a savings by eliminating a small portion of the pool that was necessary to accommodate the plunge slide. Additionally, the committee wanted to provide competitive swimming lanes that could double as a larger free swim area. Mr. McCawley is in the process of altering the pool design to determine the cost savings associated with the revisions to Concept 3. The second place recommendation of the committee was Concept 3, as presented at the April 5, 2022 townhall meeting. None of the other concepts received votes from the committee members.

Grant Norgaard, the McCook Swimming Pool Committee Chair, will present the recommendation of the committee to the McCook City Council at the June 6th Council meeting. Kyle McCawley will be present via zoom for the meeting.

APPROVALS:



Nathan A. Schneider, City Manager

June 1, 2022



Lea Ann Doak, City Clerk

June 1, 2022

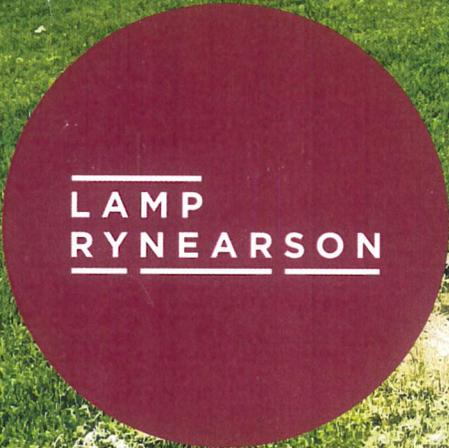


Kyle Potthoff, Public Works Director

June 1, 2022

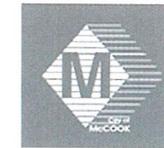


CITY OF
McCOOK



Aquatics Master Plan

» Existing Pool



CITY OF
McCOOK



Total Area:
13,145 sf

Total Area:
665 sf



» Concept 1



CITY OF
McCOOK

Area

6,900 sq ft

Capacity

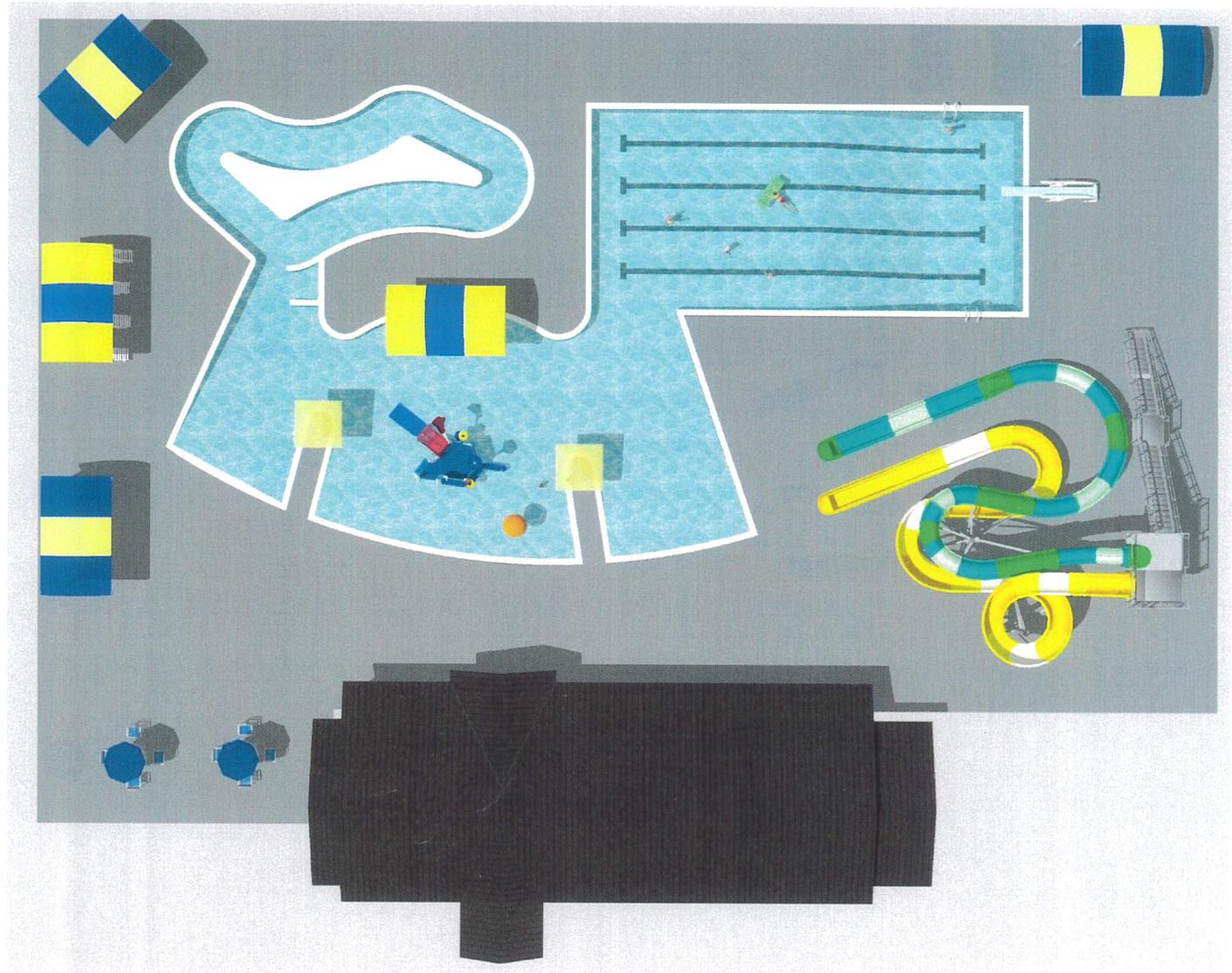
396

Lifeguards

6-7

Opinion of Cost

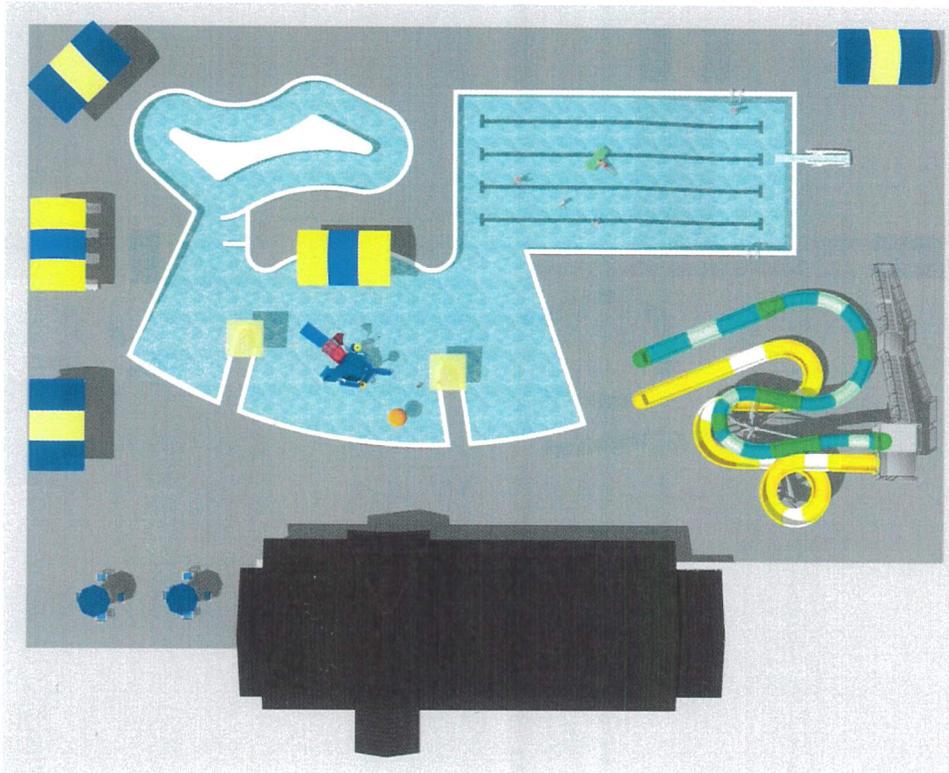
\$5,000,000



» Concept 1



CITY OF
McCOOK

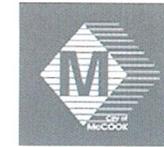


Summer Expense Projections

Staff	\$	44,000
Water	\$	5,600
Electrical	\$	4,100
Wastewater	\$	600
Natural Gas	\$	400
Chemicals	\$	6,700
	\$	61,400



» Concept 2



CITY OF
McCOOK

Area

8,230 sq ft

Capacity

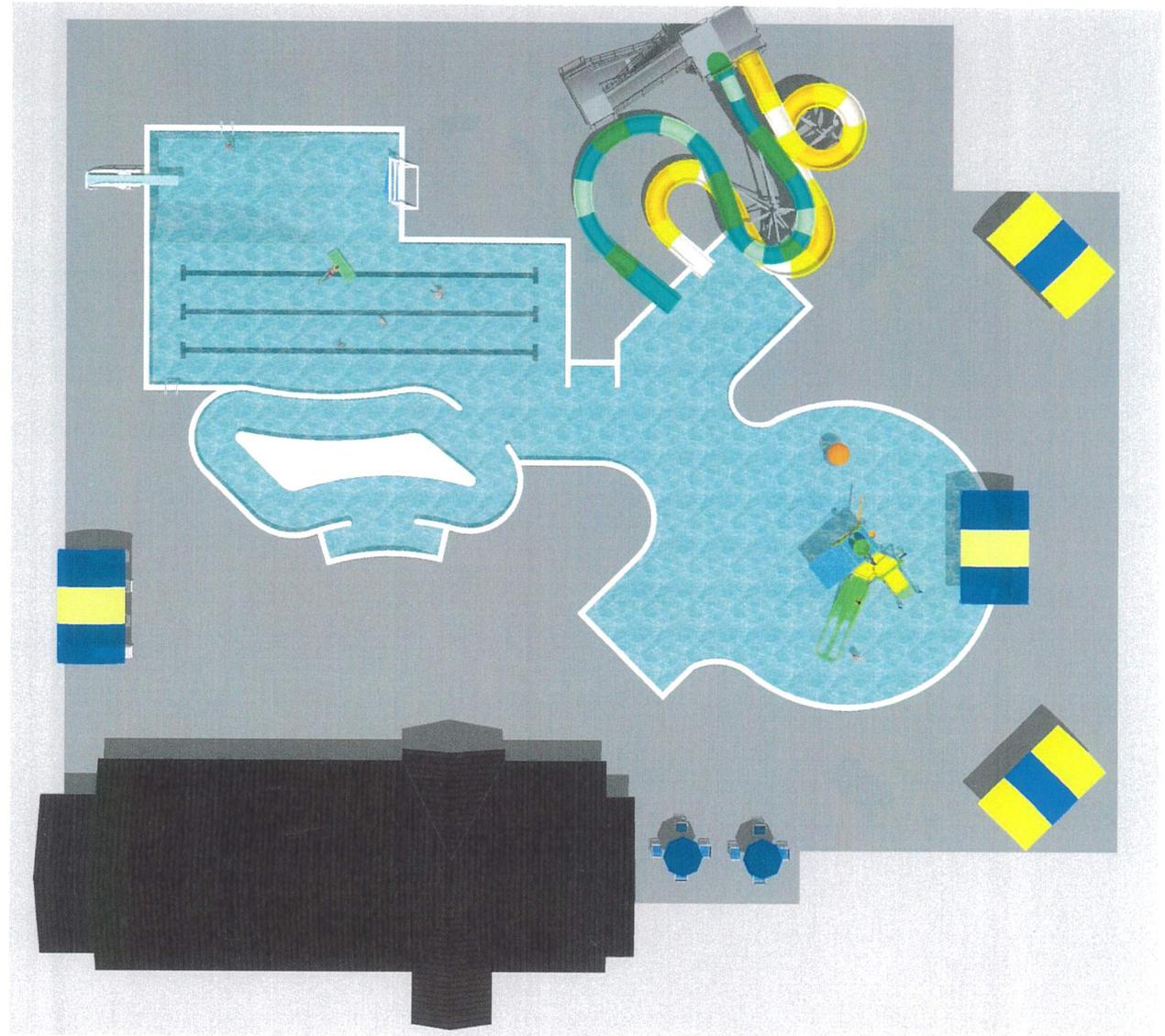
498

Lifeguards

7-8

Opinion of Cost

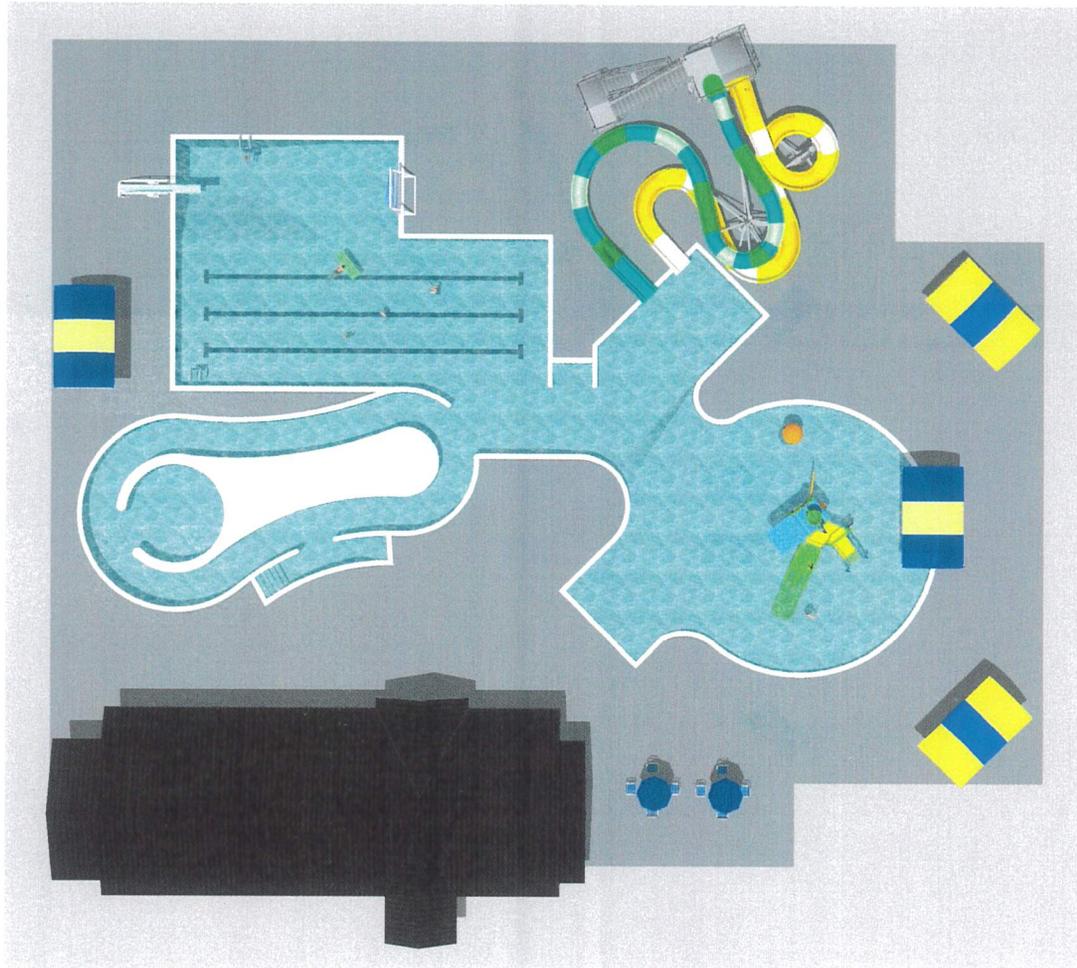
\$5,800,000



» Concept 2



CITY OF
McCOOK



Summer Expense Projections

Staff	\$	49,000
Water	\$	6,000
Electrical	\$	5,600
Wastewater	\$	700
Natural Gas	\$	400
Chemicals	\$	7,400
	\$	69,100



» Concept 2+



CITY OF
McCOOK

Area

8,965 sq ft

Capacity

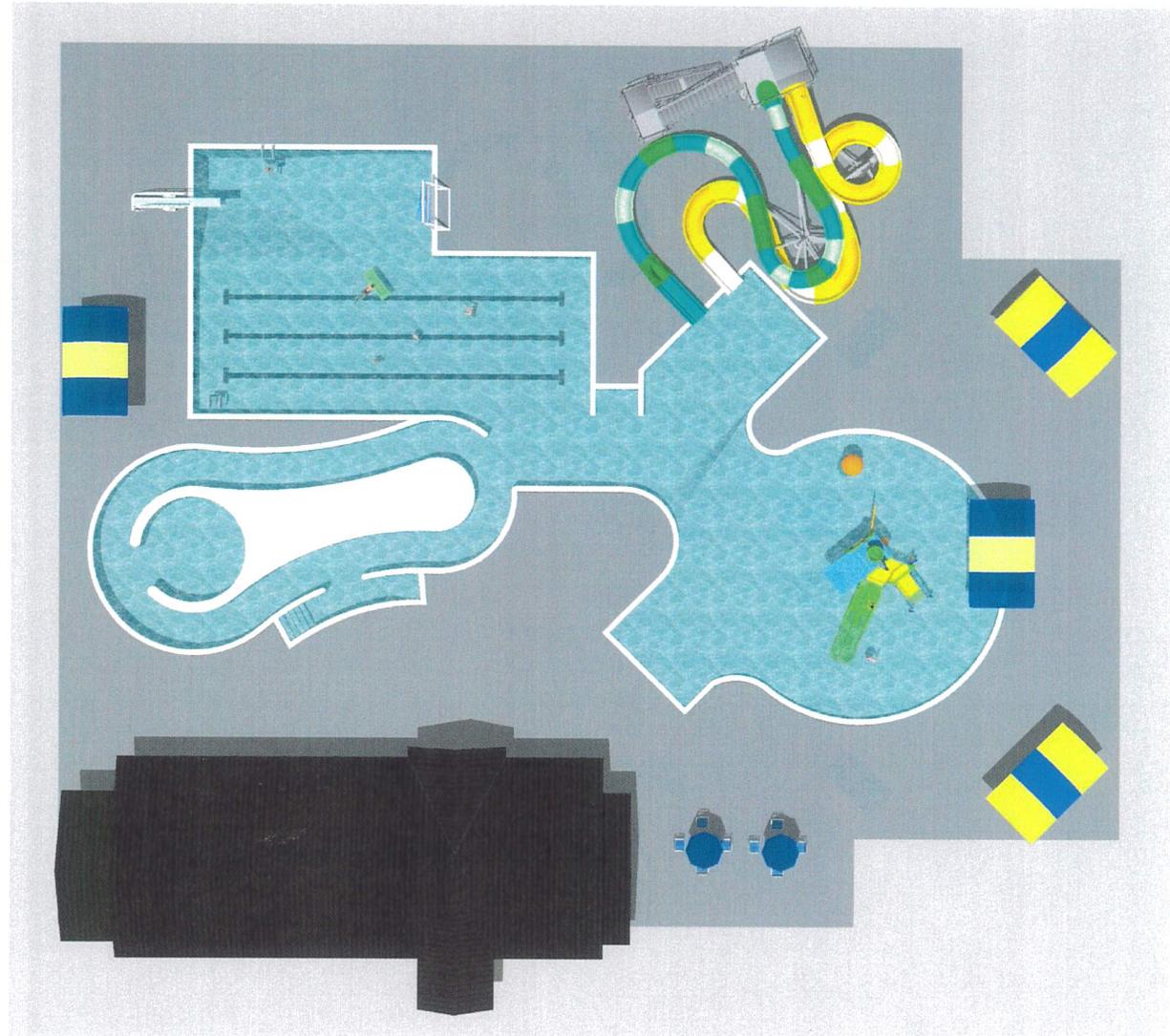
547

Lifeguards

8-9

Opinion of Cost

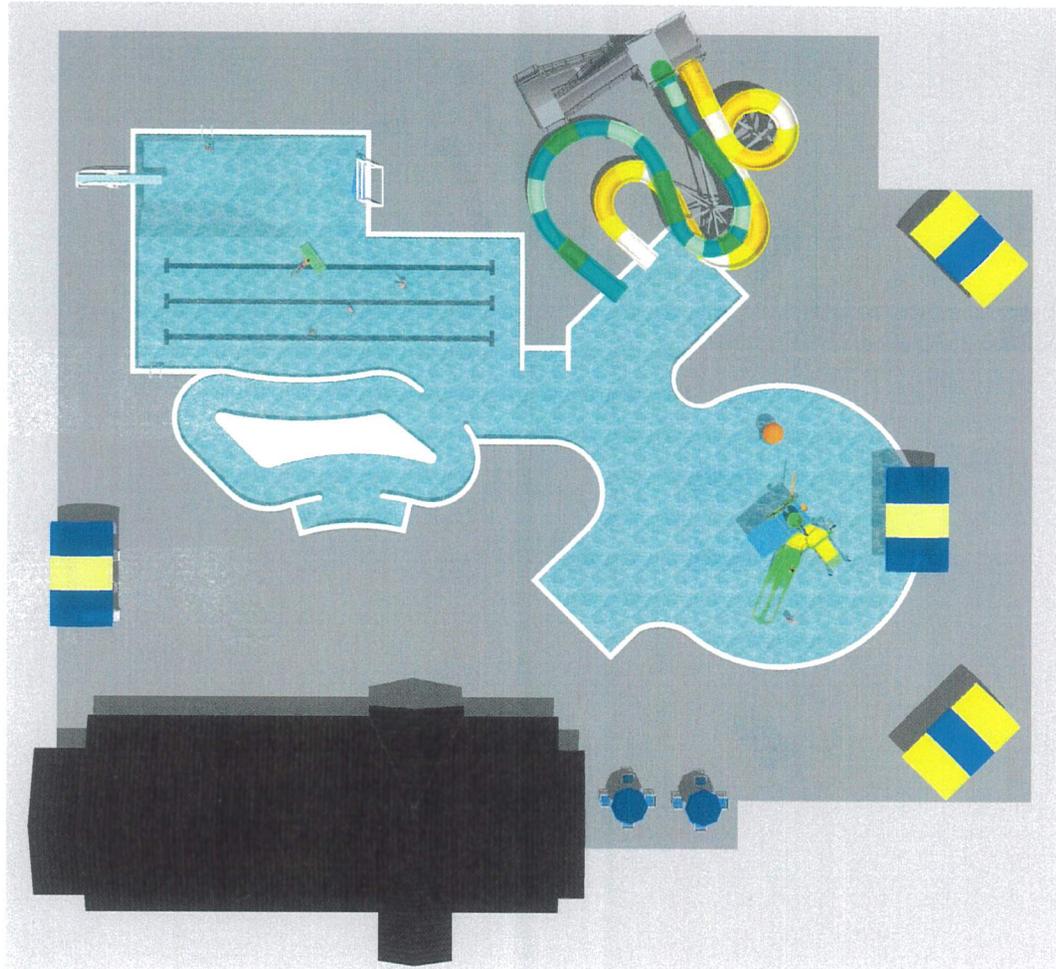
\$6,200,000



» Concept 2+



CITY OF
McCOOK



Summer Expense Projections

Staff	\$	54,000
Water	\$	6,000
Electrical	\$	5,600
Wastewater	\$	700
Natural Gas	\$	400
Chemicals	\$	7,500
	\$	74,200



» Concept 3



CITY OF
McCOOK

Area

9,255 sq ft

Capacity

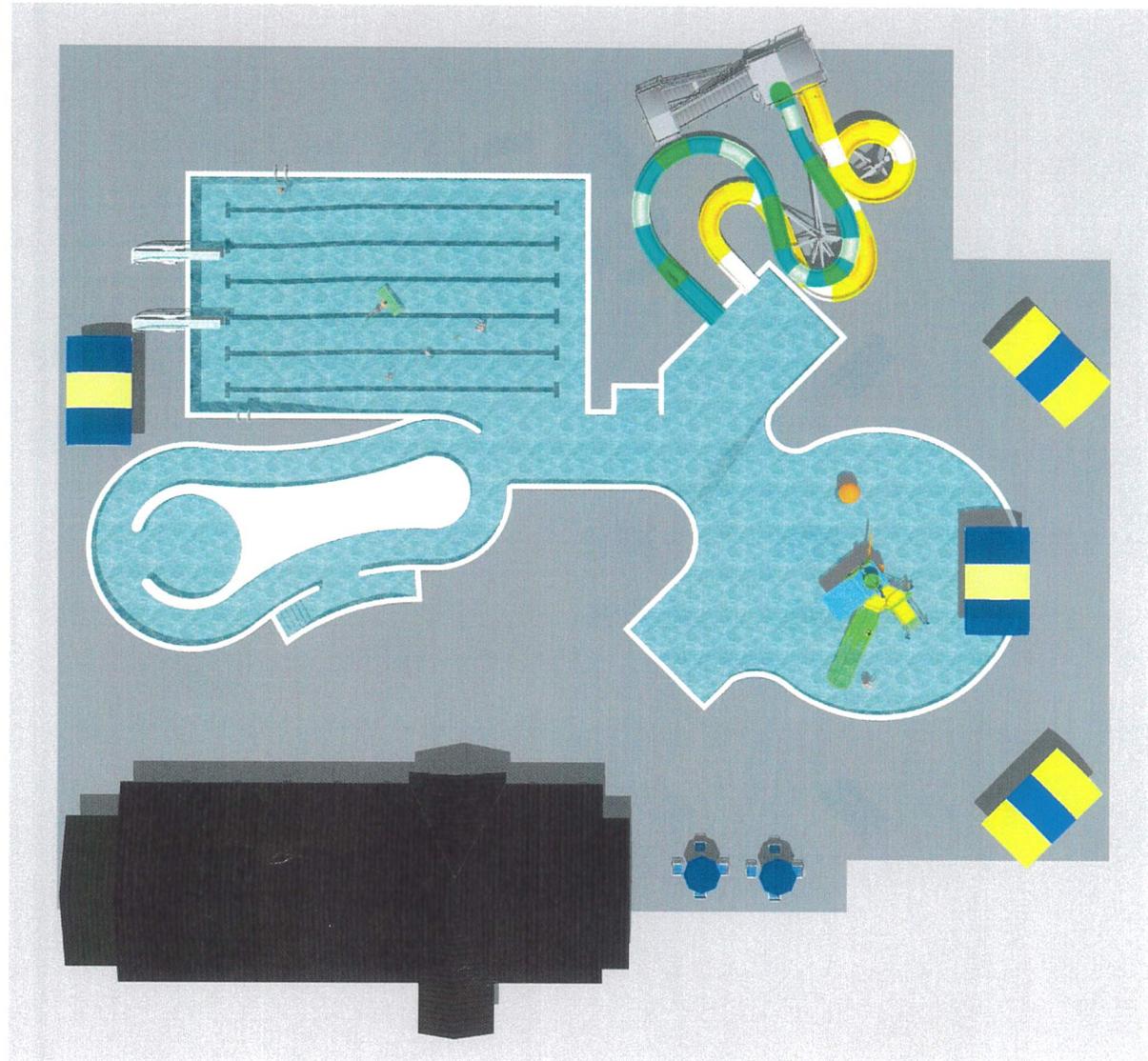
553

Lifeguards

9-10

Opinion of Cost

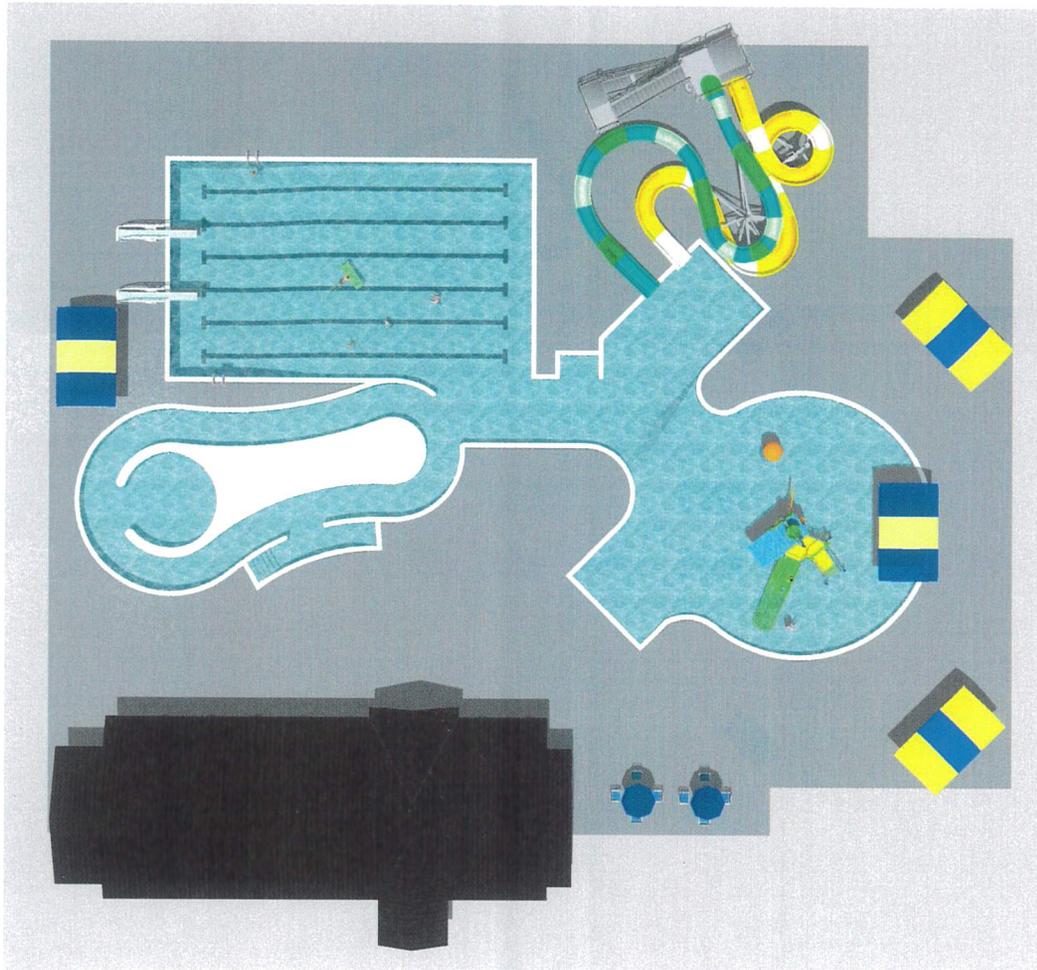
\$6,400,000



» Concept 3



CITY OF
McCOOK



Summer Expense Projections	
Staff	\$ 59,000
Water	\$ 6,400
Electrical	\$ 5,600
Wastewater	\$ 800
Natural Gas	\$ 400
Chemicals	\$ 8,100
	<hr/>
	\$ 80,300



» Concept 3+



CITY OF
McCOOK

Area

8,500 sq ft

Capacity

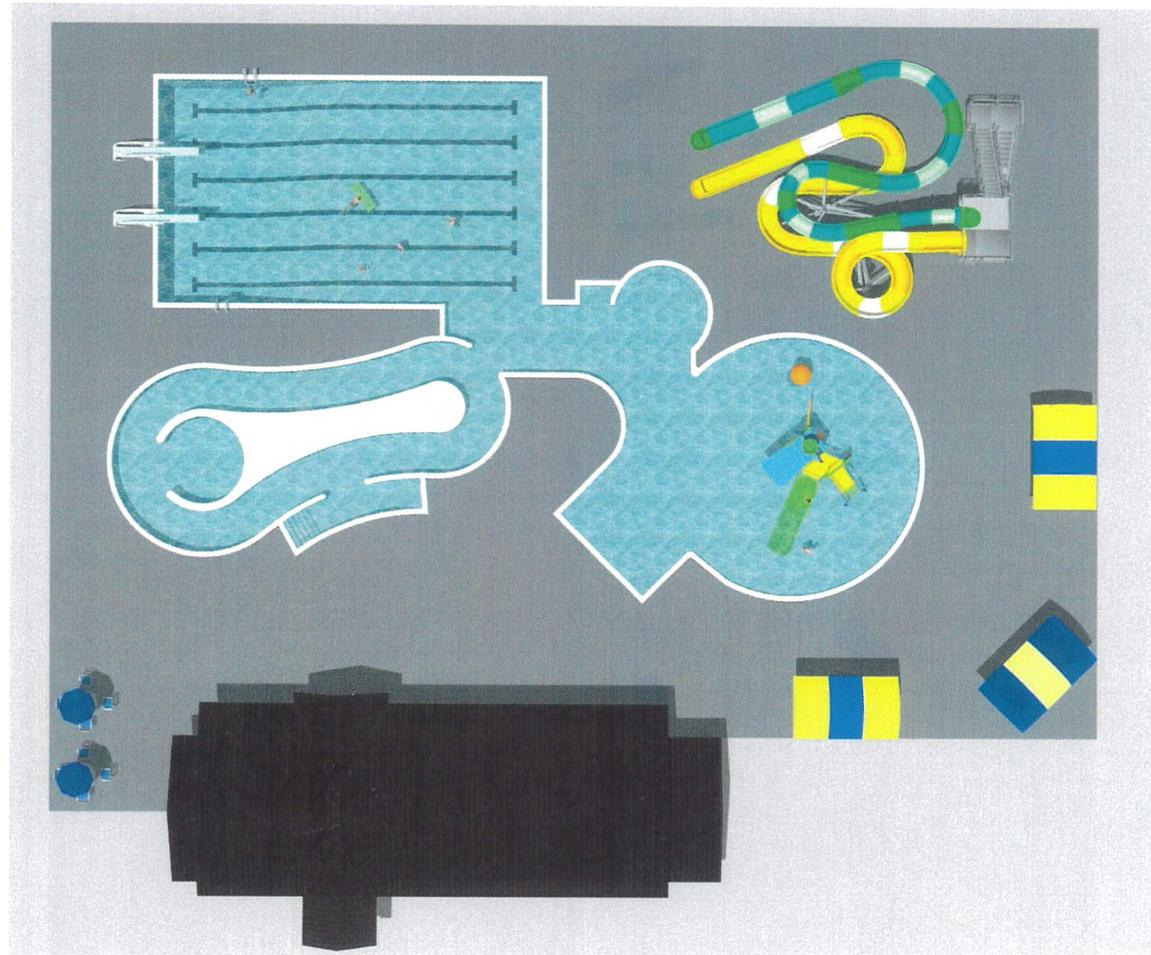
520

Lifeguards

8-9

Opinion of Cost

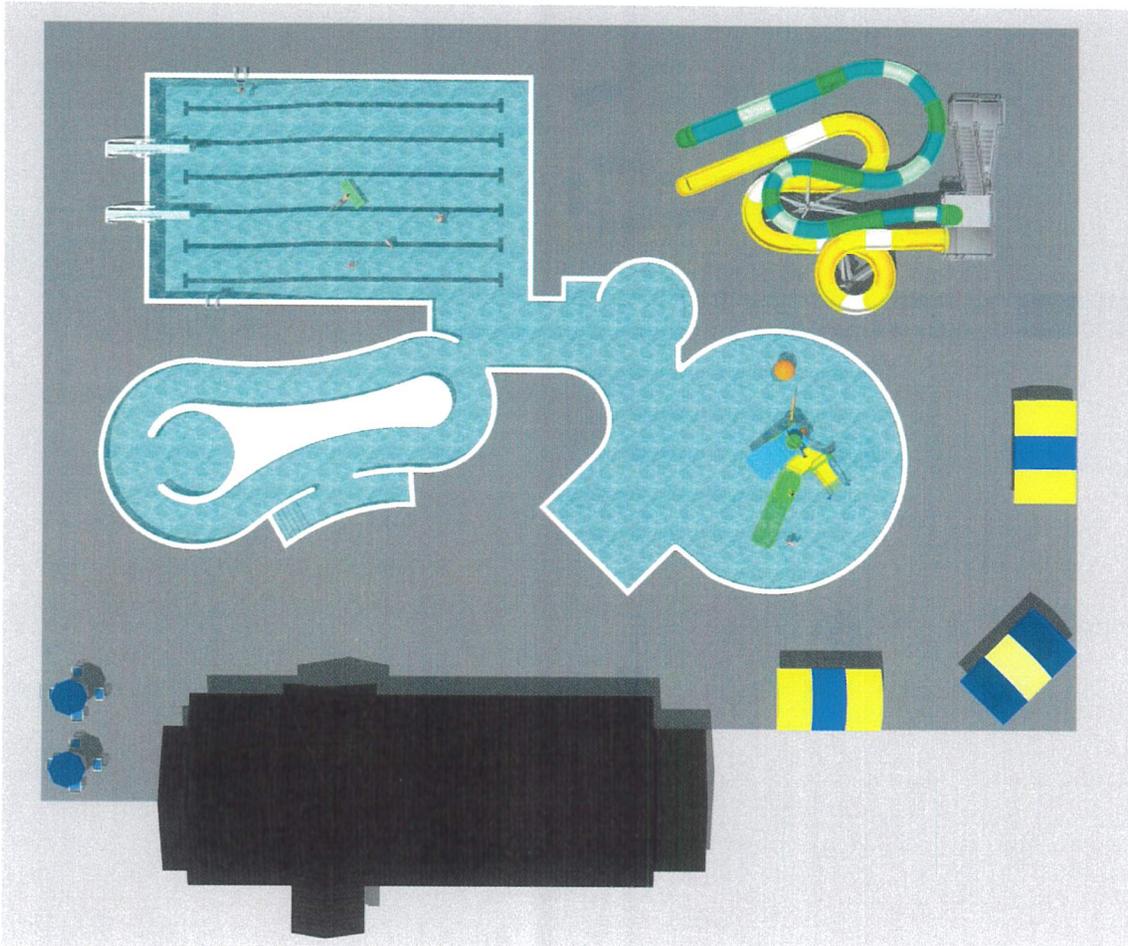
\$6,000,000



» Concept 3+



CITY OF
McCOOK

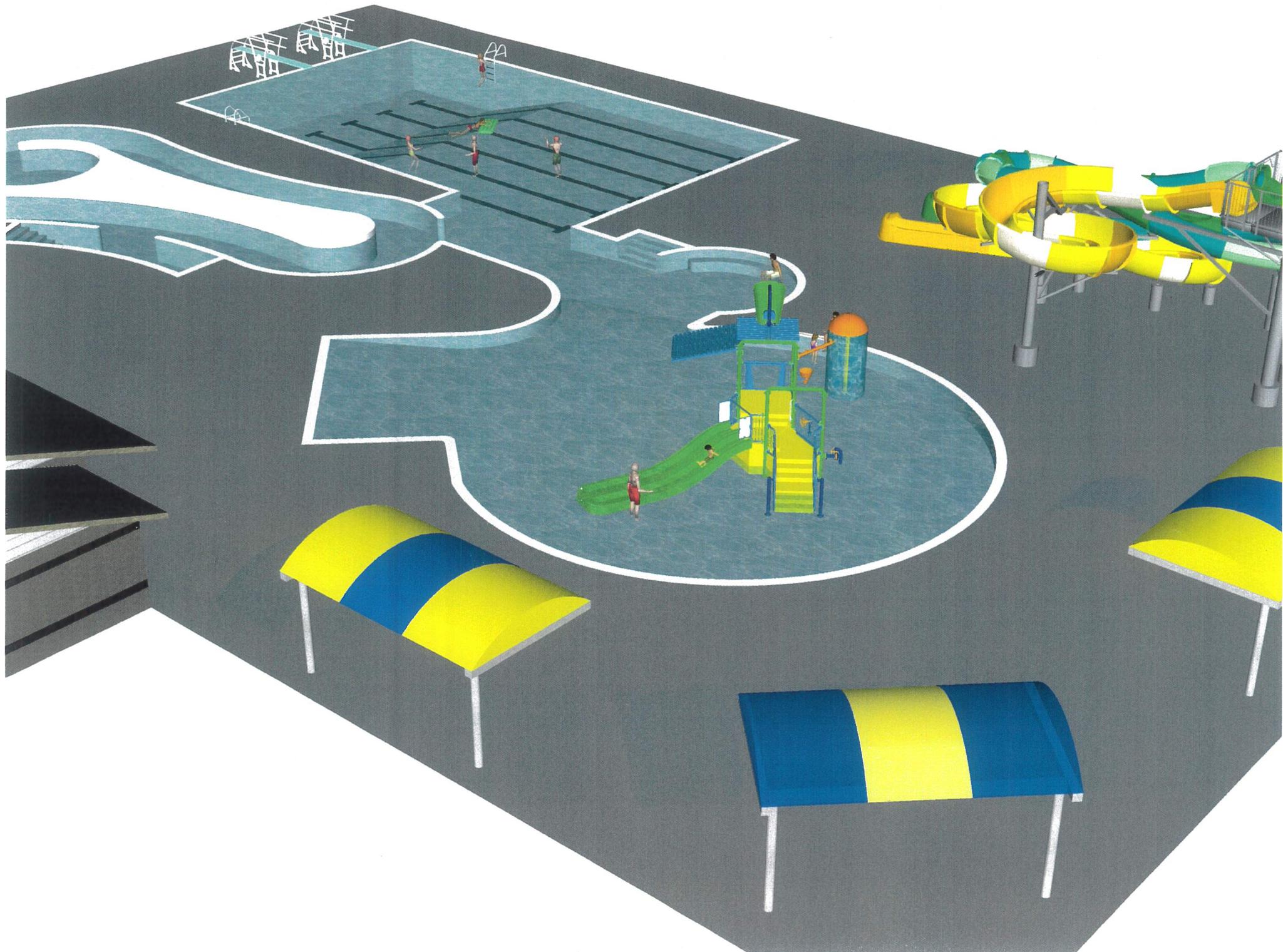


Summer Expense Projections

Staff	\$	49,000
Water	\$	6,100
Electrical	\$	5,600
Wastewater	\$	800
Natural Gas	\$	1,300
Chemicals	\$	7,600
	\$	70,400









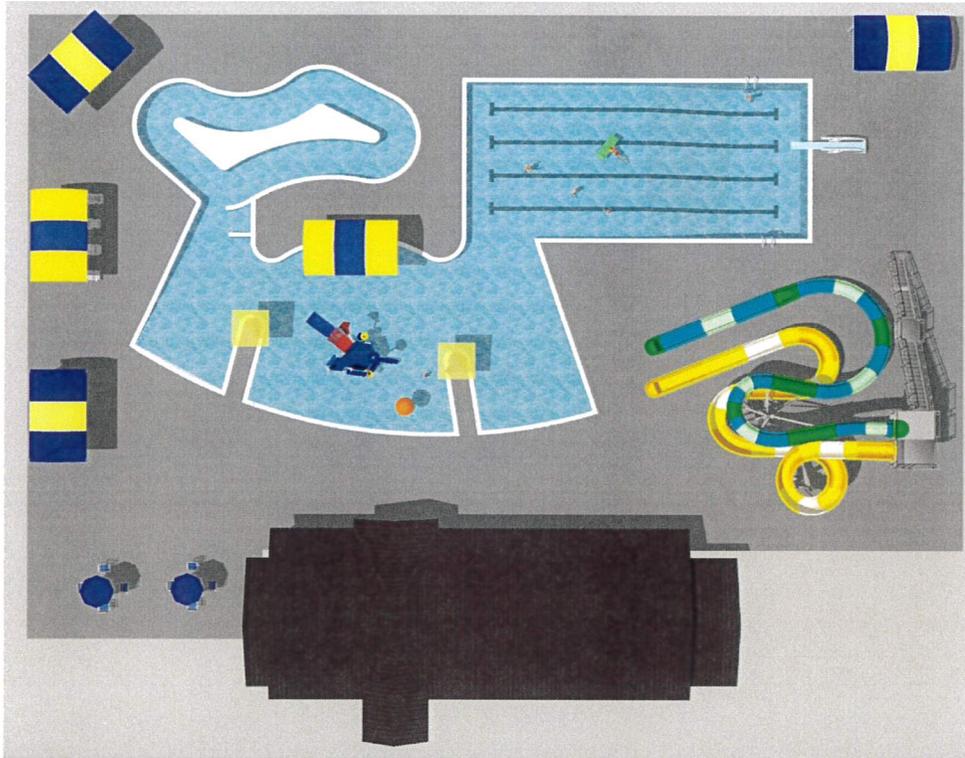


CONCEPT 1

McCook SwimmingPool

Operational Projection Summary

May-22



Summer Expense Projections

Staff	\$	44,000
Water	\$	5,600
Electrical	\$	4,100
Wastewater	\$	600
Natural Gas	\$	800
Chemicals	\$	6,700
		\$ 61,800

Maintenance Expense Projections

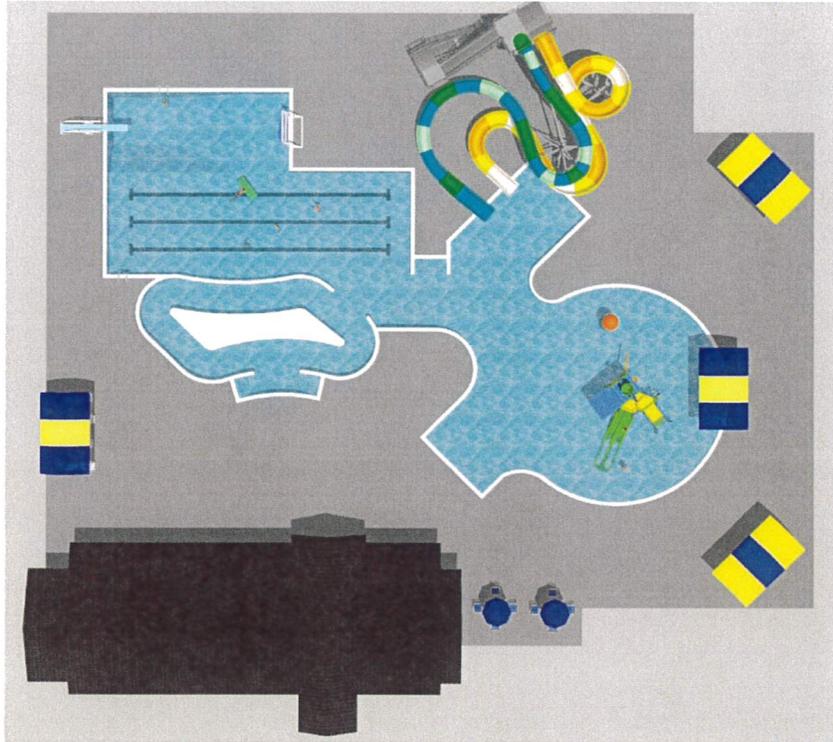
Equipment Replacement Fund	\$	12,250
Equipment & Supplies	\$	1,500
Maintenance & Repair Fund	\$	4,000
		\$ 17,750

McCook SwimmingPool

Operational Projection Summary

May-22

CONCEPT 2



Summer Expense Projections

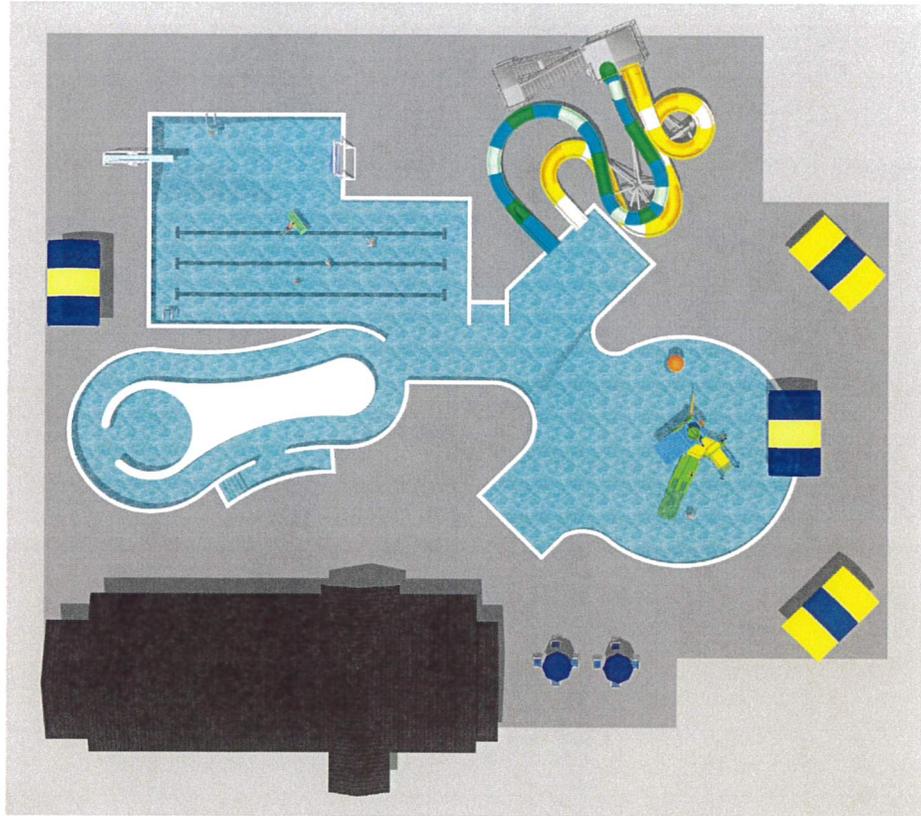
Staff	\$	49,000
Water	\$	6,000
Electrical	\$	5,600
Wastewater	\$	700
Natural Gas	\$	400
Chemicals	\$	7,400
	\$	69,100

Maintenance Expense Projections

Equipment Replacement Fund	\$	1,500
Equipment & Supplies	\$	4,000
Maintenance & Repair Fund	\$	12,250
	\$	17,750

CONCEPT 2+

McCook SwimmingPool Operational Projection Summary



Summer Expense Projections

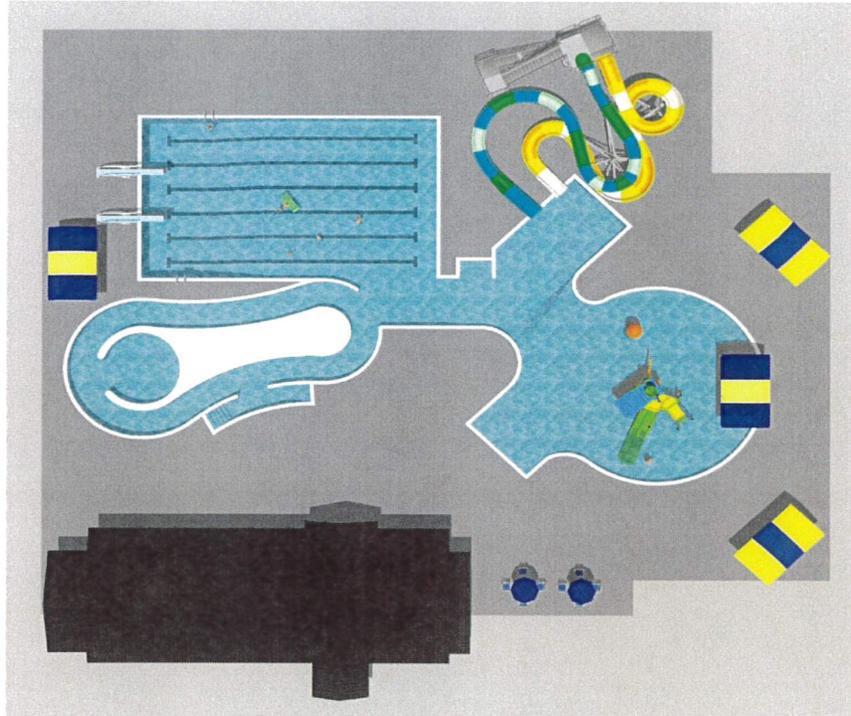
Staff	\$	54,000
Water	\$	6,000
Electrical	\$	5,600
Wastewater	\$	700
Natural Gas	\$	400
Chemicals	\$	7,500
	\$	74,200

Maintenance Expense Projections

Equipment Replacement Fund	\$	1,500
Equipment & Supplies	\$	4,000
Maintenance & Repair Fund	\$	12,250
	\$	17,750

CONCEPT 3.

McCook SwimmingPool Operational Projection Summary May-22



Summer Expense Projections

Staff	\$	59,000
Water	\$	6,400
Electrical	\$	5,600
Wastewater	\$	800
Natural Gas	\$	1,300
Chemicals	\$	8,100
		\$ 81,200

Maintenance Expense Projections

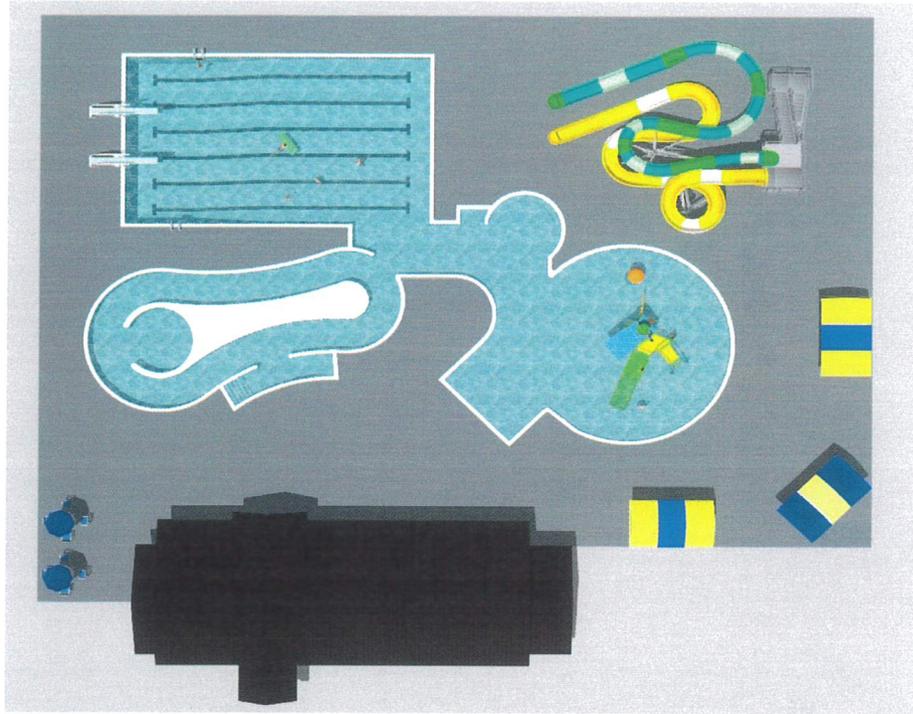
Equipment Replacement Fund	\$	1,500
Equipment & Supplies	\$	4,000
Maintenance & Repair Fund	\$	12,250
		\$ 17,750

CONCEPT 3+

McCook SwimmingPool

Operational Projection Summary

May-22



Summer Expense Projections

Staff	\$	49,000
Water	\$	6,100
Electrical	\$	5,600
Wastewater	\$	800
Natural Gas	\$	1,300
Chemicals	\$	7,600
	\$	70,400

Maintenance Expense Projections

Equipment Replacement Fund	\$	1,500
Equipment & Supplies	\$	4,000
Maintenance & Repair Fund	\$	12,250
	\$	17,750

LAMP
RYN CARSON

**CITY MANAGER'S REPORT
JUNE 6, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.C Select a date to hold a joint meeting of the McCook City Council and McCook Planning Commission to discuss annexation with property owners south of McCook Industrial Park, along Ravenswood Road, and property owners adjacent to West 3rd Street, north of West 2nd Street.

BACKGROUND:

The McCook City Council has given instructions to city staff to discuss the potential annexation of properties along Ravenswood Road, south of McCook Industrial Park, and property owners adjacent to West 3rd Street, north of West 2nd Street. These properties are currently served by McCook's water system and receive street service due to their proximity to the City's corporate boundaries.

While discussing setting dates for a meeting, staff determined it may be best to conduct the meeting as a joint meeting of the City Council and Planning Commission. By holding a joint public meeting, all of the interested parties will have an opportunity to discuss a potential annexation with the impacted property owners.

APPROVALS:



Nathan A. Schneider, City Manager

June 1, 2022



Lea Ann Doak, City Clerk

June 1, 2022

**CITY MANAGER'S REPORT
JUNE 6, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.D. Deny the request from Scott Snyder to purchase property owned by the City of McCook, described as Block 2 of the Hundt Subdivision.

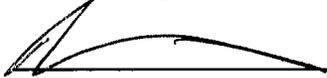
BACKGROUND:

Scott Snyder has requested to purchase property from the City of McCook. The property is described as Block 2 of the Hundt Subdivision. The Red Willow County Parcel ID# is 000550100. An inquiry was made to the Middle Republican Natural Resource District to determine if certain limitations were placed on the sale of the property. After researching the issue, the Middle Republican NRD stated there was no such limitation.

Staff has reviewed the property to determine if it is in the best interest of the City of McCook to sell the property. The Kelley Creek trunk line runs through the property. The Kelley Creek trunk line is a 15" sewer main that collects a large quantity of sewage. There is concern that if the property is sold, the City of McCook's access to the line will be impaired. City staff must have access to the pipe and manholes on the property for sewer line cleaning and jetting.

For these reasons, staff recommends that the City of McCook maintain possession of the property at issue.

APPROVALS:



June 1, 2022

Nathan A. Schneider, City Manager



June 1, 2022

Lea Ann Doak, City Clerk

Scott Snyder Request to Purchase City Property

My recommendation to the City Council would be for the City of McCook to retain the property that Scott Snyder is requesting to purchase.

The reason for my recommendation to retain the property is based on the importance of the Kelley Creek sewer main and manholes that occupy the property.

The Kelley Creek trunk line is a 15" sewer main that collects a large quantity of sewage from across McCook. This main cannot be interrupted and we must have access to the pipe and the manholes on the property for sewer line cleaning and jetting.

Pat Fawver

Utility Director

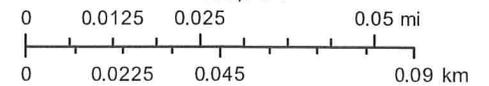


June 1, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,731

- Parcels
- Sections



**CITY MANAGER'S REPORT
JUNE 6, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM 4.E. Discuss and approve the 2022-2023 budget schedule.

BACKGROUND:

The 2022-2023 budget season is fast approaching. Historically, the council has discussed and approved the budget schedule prior to commencement. Included with this report is a proposed budget schedule.

APPROVALS:



Nathan A. Schneider, City Manager

June 1, 2022



Lea Ann Doak, City Clerk

June 1, 2022

**CITY OF McCOOK
PROPOSED BUDGET PREPARATION CALENDAR
Fiscal Year 2022 - 2023**

<u>Date</u>	<u>Action</u>	<u>By Whom?</u>
June 6, 2022	Approve Budget Calendar	City Council
June 8, 2022	Initial Staff meeting to distribute forms and information to begin budget preparation	City Clerk
June 2022	Calculate cost of living percentage change for past 12 months and give to City Clerk.	City Manager
June 20, 2022	City Council budget requests	City Council
June 22, 2022	Distribute Council Member's budget item requests to appropriate department heads for pricing and comments	City Clerk
June 24 - 30, 2022	Complete revenue estimates and review with City Manager	City Clerk
June & July 2022	Review budget requests with appropriate Boards and Commissions.	City Manager Department Heads
July 1, 2022	Begin review of Water and Sewer rates (possibly Solid Waste) with Public Financial Management (PFM)	Utilities Director City Clerk City Manager
July 5, 2022	Submit Capital Outlay/Equipment requests to City Manager	Department Heads
July 5, 2022	Submit budget proposals and proposed increases, both expenditures and revenue estimates to City Clerk. Prioritize new Capital Improvement Projects and capital requests.	City Manager Department Heads
July 11 - 22, 2022	Review operating budget requests with individual departments	City Manager City Clerk Department Heads
July, 2022	Complete review of entire budget and achieve balance between revenues and expenditures.	Department Heads City Manager City Clerk
August 1, 2022	City Manager annual evaluation	City Council City Manager
August 1 - 5, 2022	Begin printing of Preliminary Budget Document	City Clerk
August 8, 2022 Special Meeting	Deliver copies of Preliminary Budget to City Council Members and Media.	City Clerk City Manager
August 8, 2022 Special Meeting	Hold a public review meeting.	City Council and City Staff

August & September	Public Financial Management (PFM) presentation Water & Sewer Rates	City Manager City Clerk Utilities Director
August 15, 2022	Introduce Budget Ordinance, conduct first reading.	City Manager City Clerk City Council
August 20, 2022	County Assessor certifies assessed value on all taxable property	
August 22 or 29, 2022 Special Meeting	Conduct Second Reading of Budget Ordinance.	City Council
August 31 or September 1, 2022	Publish notice of budget public hearing and summary of Budget Statement and Public Hearing to change tax request from prior year.	City Clerk
September 6, 2022 Tuesday Meeting	Hold Public Hearing on budget, conduct third reading and adopt Budget Ordinance, adjust the restrictive funds limit for the unused restricted funds authority, if necessary, and hold Public Hearing to change tax request from prior year and approve its resolution.	City Council
September 19, 2022	Approve Resolution setting tax request	City Clerk
September 20, 2022	File Budget with County Board of Commissioners and State Auditor	City Clerk
October 13, 2022	File Resolution setting tax request with the County Clerk.	City Clerk

**CITY MANAGER'S REPORT
JUNE 6, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.F Receive and file an update from the City Attorney, Nathaniel J. Mustion, regarding ongoing discussions with local municipalities with respect to the establishment of a regional land bank.

BACKGROUND:

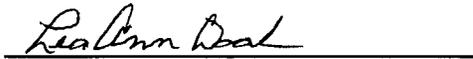
Staff will present an update regarding the ongoing efforts to create a regional land bank.

APPROVALS:



June 1, 2022

Nathan A. Schneider, City Manager



June 1, 2022

Lea Ann Doak, City Clerk