

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, May 18, 2020
5:30 PM - City Council Chambers & Audio/Teleconference

[Stream Meeting Here](#)

Call to Order and Roll Call.

Mayor's Statement and Open Meetings Act Announcement.

Rationale:

INTRODUCTION TO ZOOM TELECONFERENCE MEETING FORMAT

We welcome your attendance via audio/teleconference means and ask that you please mute your microphones so as not to disrupt the meeting progression. Public comment may also be provided by calling 308-345-2022, extension 224.

OPEN MEETINGS ACT ANNOUNCEMENT

In accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for public review on the City of McCook's website.
Items.

1. Citizen's Comments.

Rationale:

2. **The Council welcomes your input. You may address the Council at this time on items that are not on tonight's agenda. According to Nebraska Open Meeting Laws no action may be taken by Council.*
3. *At the appropriate time during the meeting, citizens wishing to comment on tonight's Agenda items will be given an opportunity.*
4. Announcements & Recognitions.
5. Proclamations.

A. Approve the proclamation designating the week of May 17 - 23, 2020 as "Emergency Medical Services Week" and authorize the Mayor to sign.

B. Approve the proclamation designating the week of May 17 - 23, 2020 as "National Public Works Week" and authorize the Mayor to sign.

6. Public Hearings.

A. Public Hearing - Request for a special exception by Chelsey Eng (Project Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue.

1. Adjourn the Public Hearing.

B. Approve a special exception to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the conditions that five (5) off-street parking stalls be constructed on the north side of the property by January 1, 2021 and that all federal, state, and local requirements be followed.

C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held April 27, 2020.

1. Adjourn the Public Hearing.

D. Receive and file the minutes of the October 28, 2019 Economic Development Plan Citizen's Advisory Review Committee meeting.

7. Consent Agenda.

Rationale:

8. **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 4, 2020 regular City Council meeting.

B. Receive and file the minutes of the May 11, 2020 Planning Commission meeting.

C. Receive and file the Financial Report for the period ending April 30, 2020.

D. Receive and file the claims for the month of April 2020 as published May 8, 2020.

E. Receive and file the Property Damage Incident Form from Lester Eugene Warren and instruct that it be submitted to the City's insurance carrier for review and appropriate action.

F. Adopt Resolution No. 2020-11 approving the execution of an Agency Agreement with the Department of Transportation-Division of Aeronautics of the State of Nebraska for Project No. 3-31-0052-016-2020 to be submitted by the Division to the Federal Aviation Administration to obtain Federal Assistance pursuant to the

CARES Act, to assist airports in defraying a portion of the economic damage caused by the Coronavirus Disease 2019 (COVID 19) in the form of 100% grants to be used for any lawful purpose for which airports are currently able to use their funds other than airport planning, development, construction, or maintenance at the McCook Ben Nelson Regional Airport and authorize the Mayor to sign the agreement.

9. Regular Agenda.

A. Receive and file discussion regarding COVID-19 updates, with one of the topics to include City of McCook baseball/softball facilities.

B. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM # 3.A.

RECOMMENDATION:

Approve the proclamation designating May 17-23, 2020 as Emergency Medical Services Week and authorize the Mayor to sign.

BACKGROUND:

May 17 – 23, 2020, is the 46th annual National EMS Week. In 1974, President Gerald Ford authorized EMS Week to celebrate EMS practitioners and the important work they do in our nation's communities. The American College of Emergency Physicians (ACEP) lead the annual EMS Week activities. ACEP, along with the National Association of EMTs, work together to ensure that the important contributions of EMS practitioners in safeguarding health, safety and wellbeing of their communities are fully celebrated and recognized.

This is the time to say thank you to the EMS professionals on the frontline of the COVID-19 crisis. Many understand that the 2020 EMS Week is not a top priority as the COVID-19 crisis continues. We all recognize that EMS professionals are on the frontlines of the crisis everyday – planning, adapting and responding to take care of our citizens and communities. Because of the impact of COVID-19 on many EMS services across the nation it is unlikely that they will be able to celebrate and participate in EMS Week in normal ways.

As a result, this year's campaign will focus on recognizing the selfless calling that makes EMS so vital. The 2020 EMS Week theme is ***Ready Today. Preparing for Tomorrow.*** This theme, which was developed long before the COVID-19 crisis, is particularly meaningful now as we see the EMS community rallying to continuing support those affected by the crisis, al while still responding to the everyday emergencies that challenges such as the lack of access to appropriate PPE and fellow workers who are stricken with this virus. Now, more than ever, it is important that we honor and celebrate our EMS professionals who are supporting the health and well-being of our community and our nation. Especially those brave individuals who give the ultimate sacrifice with their lives.

We will continue to assess the implications of how EMS Week can be recognized this year, abiding by national, state and local guidelines. We will celebrate in due time and when the time is right. Please take time to thank the EMS professionals in our region and send them best wishes for the safety and health of all of them who are on the frontlines.

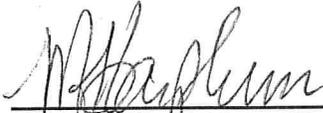
**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

**FISCAL
IMPACT:** None

RECOMMENDATION:

Approve the proclamation designating May 17-23, 2020 as
Emergency Medical Services Week and authorize the Mayor to
sign.

APPROVALS:



Marc A. Harpham, Fire Chief

7 May 2020
Date



Nate Schneider, City Manager

May 14, 2020
Date

*Office of the Mayor
McCook, Nebraska
Proclamation*

"2020 EMERGENCY MEDICAL SERVICES WEEK"

- WHEREAS, emergency medical services is a vital public service; and
- WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and
- WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and
- WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and
- WHEREAS, emergency medical services system consist of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and
- WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and
- WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; and

NOW, THEREFORE, I, Michael Gonzales, Mayor of the City of McCook, Nebraska, in recognition of this event do hereby proclaim the week of May 17 - 23, 2020, as

EMERGENCY MEDICAL SERVICES WEEK

with the theme, *EMS Strong: Ready Today, Preparing For Tomorrow,* I encourage the community to observe this week with appropriate programs, ceremonies and activities.

Dated this 18th day of May, 2020.

*In witness whereof I have hereunto set by
hand and caused this seal to be affixed.*

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: 3.B.

RECOMMENDATION:

APPROVE THE PROCLAMATION DESIGNATING THE WEEK OF MAY 17 - 23, 2020 AS "NATIONAL PUBLIC WORKS WEEK" AND AUTHORIZE THE MAYOR TO SIGN.

BACKGROUND:

In 1960, the American Public Works Association started a public information campaign to make the general public more aware of the work Public Works Departments did, to educate the public on the importance of public works to their daily lives: planning, building, managing and operating at the heart of their local communities to improve everyday quality of life, as well as promote the "often-unsung heroes" of our society, the professionals who serve the public every day with quiet dedication.

The 2020 National Public Works Week theme is "The Rhythm of Public Works". This year we ask our citizens to think about their communities as a symphony of essential services, working in concert to create a great place to live. Every community has a rhythm, a heartbeat that reflects its essence and tempo of life.

Public works keeps a community's rhythm moving by providing an orchestra of infrastructure services in transportation, stormwater infrastructure, public buildings and spaces, airports, parks, ballparks, swimming pools, cemeteries and grounds, solid waste collection and disposal, and right-of-way management. Public works provides the harmony needed for collaboration with all the stakeholders in capital projects, infrastructure solutions, and quality of life services.

In McCook, Public Works includes the following departments:

- Street**, including highways and right of way maintenance within the City limits (5 FT employees including the Public Works Director)
- Cemetery**, (2 FT employees)
- Parks**, including all parks as well as other City owned properties (2 FT employees)
- Ballparks**, including the Jaycees ball complex and Felling Field (1 FT employee)
- Swimming Pool** (Seasonal employees)
- Airport** (1 FT employee)
- Recycling** (1 FT employee)
- Solid Waste Collection**(Residential) (4 FT employees)
- Transfer Station** (3 FT employees)
- Solid Waste Hauling** (2 FT employees)

As shown above, the Public Works Department consists of a total of 21 employees. These employees have over 360 years of experience with the City. This is an average of over 17 years of service to the City per employee.

FISCAL

IMPACT: None.

RECOMMENDATION:

APPROVE THE PROCLAMATION DESIGNATING THE WEEK OF MAY 17 - 23, 2020 AS "NATIONAL PUBLIC WORKS WEEK" AND AUTHORIZE THE MAYOR TO SIGN.

APPROVALS:



Kyle Potthoff, Public Works Director

May 5, 2020



Nate Schneider, City Manager

May 5, 2020

*Office of the Mayor
McCook, Nebraska*

Proclamation

"NATIONAL PUBLIC WORKS WEEK"

WHEREAS, public works services provided in our community are an integral part of our community members' everyday lives and are designed to protect and enhance our human environment; and

WHEREAS, public works provide the physical infrastructure we must have for social and economic development, representing the investment of our tax money in our own future; and

WHEREAS, public works employees plan for, build and maintain some of our country's most valued assets, such as streets and highways, cemeteries, parks, ballparks, swimming pools, airports, public buildings, and solid waste collection; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction is vitally dependent upon the efforts and skill of public works officials who keep our communities livable and economically vibrant; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of McCook, Nebraska hereby proclaim the week of May 17 through 23, 2020 as

"National Public Works Week"

and call upon all community members and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort and quality of life.

Dated this 18th day of May, 2020.

*In witness whereof I have hereunto set by
hand and caused this seal to be affixed.*

Michael Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
MAY 18, 2020 MCCOOK CITY COUNCIL MEETING**

4.A.

ITEM: Public Hearing - Request for a special exception by Chelsey Eng (Project Sponsor) to locate a daycare center in a Medium Density Residential District (RM) - property located at 1211 Norris Avenue.

4.B

ITEM: Approve a special exception to allow a daycare center in a Medium Density Residential District (RM) - property located at 1211 Norris Avenue with the conditions that 5 off-street parking stalls be constructed on the north side of the property by January 1, 2021 and that all federal, state, and local requirements be followed.

BACKGROUND:

An application for a special exception has been submitted by Chelsey Eng to allow for a daycare center in a Medium Density Residential (RM) District. The property at issue is located at 1211 Norris Avenue. The owner of the property is Pat Cherry and Melanie Cherry, and Robert Chalupa and Carol Chalupa. The property owners and Ms. Eng have entered into a purchase agreement for the sale of the property. The purchase agreement is conditioned upon the grant of a special exception. Daycare centers are allowed in the Medium Density Residential District (RM) if a special exception is granted by the City Council.

Prior to the Cherry's and Chalupa's ownership, the property at 1211 Norris Avenue was used as a church. The property also contains a house that was used as a parsonage. Over the past few years, the property has remained vacant. If Ms. Eng's special exception application is approved, Ms. Eng would convert the "church" part of the property into a daycare facility. The "parsonage" would be used by Ms. Eng as her residence.

City Staff has reviewed the application and has engaged in numerous conversations with Ms. Eng about her intended use of the "church". Staff is of the opinion that the grant of a special exception with conditions is appropriate. This opinion is based on Ms. Eng's representations of her project relative to the special exception requirements found in Zoning Ordinance No. 2016-2929, Article 24 - Special Exceptions, Section 2402 (5) (A -I).

Attached to Ms. Eng's application is an attachment that explains how she intends to comply with the special exception requirements. The attachment adequately explains how Ms. Eng will comply with special exception considerations C-I. Upon review, Staff has worked with Ms. Eng to address potential concerns regarding considerations A and B.

With respect to consideration A, the property at 1211 Norris Avenue is fairly unique when compared to other properties in McCook. East M Street borders the property to the north. East M Street is extremely narrow at the East 100 block, then widens as it stretches east. For this reason, two properties in the vicinity have constructed circle drives, in part, to assure traffic safety and convenience. On review, Staff was concerned that a daycare facility at this particular location may negatively impact automotive and pedestrian safety, and convenience and traffic flow and control.

This brings us to consideration B. Consideration B requires a property to have sufficient off-street parking and loading areas where required. Due to the narrowness of East M Street, off-street parking becomes critical. Zoning Ordinance No. 2016-2929, Section 2111 - Off-Street Parking, states that a nursery or a primary school is required to have parking spaces equal to 30% of capacity, and 20% of capacity for all other educational facilities. Ms. Eng has informed Staff that at a maximum, her proposed daycare facility would provide care for 30 children. Based on the off-street parking ordinance,

EXHIBIT #1

PAGE(S) - 2

Ms. Eng would need to provide 9 parking spaces. The "parsonage" sits on the east side of the property, adjacent to the alley. The parsonage has 4, 45 degree, angled parking spaces available, 5 if the garage is included (which Ms. Eng intends to utilize for her own personal vehicle). That leaves 4 or 5 spaces that must be accounted for. Ms. Eng is in the process of hiring a contractor to construct a parking area whereby 5 stalls will be created to accommodate the property's parking needs. Staff has reviewed the layout of the property. Staff believes Ms. Eng can cut the curb and extend concrete to the sidewalk running along the north side of the property. There would need to be a slight adjustment to the sidewalk to provide 13 feet of space for the M Street parking stalls. The stalls would need to be angled. Taken together, counting the parking area off of the alley and creating 5 parking spaces by cutting the curb and concreting an area sufficient in size to meet the City's parking regulations, would assure compliance with Section 2111 of the Zoning Ordinance.

City Staff has received one phone call expressing concerns. The individual wasn't opposed to the grant of a special exception provided that Ms. Eng provided sufficient fencing on the south side of her property and accounted for ingress/egress/parking issues. As noted on Ms. Eng's attachment, the plan addresses fencing on the south portion of her property. Building Inspector, Barry Mooney, will work with Ms. Eng to make sure the fencing requirements are followed. Additionally, Ms. Eng states that she intends to construct a gated play area for her daycare children. The parking situation is addressed above.

Staff is comfortable with the grant of a special exception conditioned upon the construction of adequate parking spaces. Ms. Eng has stated to Staff that she is amenable to a condition being placed on the special exception that would require the 5 parking stalls on the north side of the property to be constructed as part of a special exception grant. Ms. Eng has spoke with at least one contractor about doing the work. The contractor has stated that he can construct the parking area, but that it will take time before he can complete the work due to other work obligations. Ms. Eng is in the process of reaching out to other contractors for additional quotes and time frames.

The Planning Commission voted 9-0 to approve the special exception application upon the conditions that 5 off-street parking stalls be constructed on the north side of the property by January 1, 2021 and that all federal, state, and local laws be followed.

RECOMMENDATIONS:

ITEM: ___Public Hearing - Request for a special exception by Chelsey Eng (Project Sponsor) to locate a daycare center in a Medium Density Residential District (RM) - property located at 1211 Norris Avenue.

ITEM: ___Approve a special exception to allow a daycare center in a Medium Density Residential District (RM) - property located at 1211 Norris Avenue with the conditions that 5 off-street parking stalls be constructed on the north side of the property by January 1, 2021 and that all federal, state, and local requirements be followed.

APPROVALS:



Lea Ann Doak, City Clerk

May 14, 2020



Nathan A. Schneider, City Manager

May 14, 2020

**NOTICE OF HEARING
REQUEST FOR
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow an in home child care center in a Residential Medium Density (RM) District.

ADDRESS: 1211 Norris Avenue

LEGAL DESCRIPTION: North half of Lot 11 and all of Lot 12, Block 11, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska

PROJECT SPONSOR/
DEVELOPER: Chelsy M. Eng

LAND OWNER: Robert J. Chalupa & Pat Cherry

Public Hearings will be held on the dates, times, and at the places listed below:

MAY 11, 2020 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

MAY 18, 2020 - 5:30 P.M.
MCCOOK CITY COUNCIL
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. The hearings will be conducted via audio conferencing means as allowed by the executive order issued by Governor Ricketts on March 17, 2020. The public may access the meeting by utilizing the following video conference link: <https://us04web.zoom.us/j/2470811045>. Meeting ID: 247 081 1045. To provide public comment during the scheduled Public Hearing, please call (308) 345-2022, extension 224. Please direct all inquiries to Nate Schneider, City Manager at 308-345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Publish: May 1, 2020.
Post: May 1, 2020.
Mail: May 1, 2020.

EXHIBIT #2

PAGE(S) - 1

OWNERSHIP LIST FOR MAILING:

Tom Bredvick, President
McCook Public Schools
600 West 7th Street
McCook NE 69001

Red Willow Co. School Dist. #17
700 West 7th Street
McCook NE 69001

Red Willow County
%Tami Teel
502 Norris Avenue
McCook NE 69001

Red Willow County Planning Commission
502 Norris Avenue
McCook NE 69001

Collin and Jennifer Rogers
100 8th #D1
Beaver City, NE 68926

Sharon and Richard Karr
PO Box 843
McCook, NE 69001

Mike and Angela Karr
1305 West 1
McCook, NE 69001

Andrea Ostrum
1303 West 1st
McCook, NE 69001

Larry and Janet Rich
1301 West 1st
McCook, NE 69001

Daniel and Roxann Hurt
1211 West 1st
McCook, NE 69001

DCMJ
907 West B
McCook, NE 69001

Spencer Walter
1207 West 1st
McCook, NE 69001

Joshua and Audrey Stevens
1205 West 1
McCook, NE 69001

Craig and Michelle Dickes
1203 West 1
McCook, NE 69001

Gary and Cindy Siebrandt
1201 West 1st
McCook, NE 69001

Mary Sue Wurster
1202 Norris
McCook, NE 69001

Brett and Mindy Schmitz
1204 Norris Ave
McCook, NE 69001

Joseph Weskamp
1206 Norris
McCook, NE 69001

Larry and Linda Richards
1208 Norris
McCook, NE 69001

Tom and Nancy Buresh
1212 Norris
McCook, NE 69001

Robin Schaffert
1302 Norris
McCook, NE 69001

Timothy and Lisa O'Conner
1304 Norris
McCook, NE 69001

Troy and Rita Erdman
1306 Norris
McCook, NE 69001

Brian and Connie Buhr
1310 Norris
McCook, NE 69001

EXHIBIT #3

Keenan Meissner
38463 Rd 731
McCook, NE 69001

Richard Hauxwell
1305 Norris
McCook, NE 69001

Pat Cherry
Robert Chalupa
107 S Cherokee
McCook, NE 69001

Nathaniel Berry
Erica Rodriguez
1205 Norris
McCook, NE 69001

Wesley and Paula Yeager
1201 Norris
McCook, NE 69001

Kimberly Johnson
107 E M
McCook, NE 69001

John and Susan Chrislip
110 E N
McCook, NE 69001

Shane and Marla Messersmith
113 E M
McCook, NE 69001

William Whitaker
103 W 2
McCook, NE 69001

Eileen Hubert Trust
901 Sunset
McCook, NE 69001

Roger and Marjorie Wilson
1202 East 1st
McCook, NE 69001

Terry Pinkal
1307 Norris
McCook, NE 69001

Brenda Kinkaid
1301 Norris
McCook, NE 69001

Kenneth and Dorinda Polly
1207 Norris
McCook, NE 69001

Betty Bradley
1203 Norris
McCook, NE 69001

Delores Henton
401 Prairie Ridge
McCook, NE 69001

Tracy and Ana Warner
109 E M
McCook, NE 69001

Maureen Johnson
111 E M
McCook, NE 69001

Mary and Dale Dueland
112 E N
McCook, NE 69001

Makayla Frisch
1208 East 1
McCook, NE 69001

James and Lori Stull
1204 East 1st
McCook, NE 69001

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

This request is for a:
(Check all that apply)

- Zone Change
- Special Exception
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development (Includes Zone Change)

Name of Project: Bless Eng's Daycare Center
Description of Project: I want to turn 1211 Norris Ave into a
Monday-Friday Daycare facility.

Project sponsor or developer:
Name: Chelsea M Eng
Address: 411 East 4th St
Phone number: 308-737-1499
Fax number: _____
E-mail Address: engchelsea@iclad.com

Land owner or owners:
Name: Pat Cherry
Address: _____
Phone number: 308-340-4937
Fax number: _____
E-Mail Address: _____

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Chelsey M Eng
Printed Name:

Printed Name:

[Signature]
Signature:

Signature:

3-10-2020
Date:

Address and physical location of the Proposed Land Use Action: 1211 Morris Ave
North half lot 11 & all of lot 12 Block 11 Hillcrest addition
Property Description (Of the parent parcel for subdivisions): North half lot 11
& all of lot 12 Block 11 Hillcrest addition.

Required Information:

See Attached sheets for required information for:

- _____ Subdivisions
- _____ Zone Changes and special exceptions
- _____ Planned developments

FEE PAID: \$ _____ (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

REQUIRED ATTACHMENTS:

For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

_____ Include a description of the reason for the request for a change of zone:

Currently the property at 1211 N. Davis Ave is zoned Commercial. We would like to change the zoning to include zoning for special exception day care.

_____ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

_____ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (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, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of 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 properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

_____ Explain how the project complies with the Comprehensive Plan: _____

Parcel Information	
Parcel ID:	001208500
Map Number	
State Geo Code	4281-00-0-00000-000-0000
Cadastral #	C1-59-35
Images	Photo #1 Sketch #1 Sketch #2
Current Owner:	CHALUPA/ROBERT J & PAT CHERRY PO BOX 668 MCCOOK, NE 69001-0668
Situs Address:	1211 NORRIS AVENUE
Tax District:	80
School District:	S.D. #17 GEN/SPEC BLD, 73-0017
Account Type:	Commercial
Legal Description:	0 3 29 HILLCREST ADDITION MCCOOK BLK 11, N/2 LOT 11 & ALL LOT 12
Lot Width:	75.00
Lot Depth:	140.00
Lot Size:	7350.00

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$67,998	\$7,350	\$0	\$60,648
2018	\$67,998	\$7,350	\$0	\$60,648

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,229.00	1.911555
2018	\$1,212.98	1.870361

2019 Tax Levy	
Description	Rate
COUNTY	0.32006800
S.D. #17 BOND	0.07105000
CITY OF MCCOOK GEN	0.34904400
MID-PLAINS GEN/CAP IMP	0.07404300
S.D. #17 GEN/SPEC BLD	1.04913600
ED UNIT #15	0.01499300
NATURAL RESOURCE	0.03157200
HIGH PLAINS HISTORICAL	0.00164900

Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
09/12/2016	\$60,000.00	2016 / 01439	NORRIS AVENUE CHAPEL INC NORRIS AVENUE CHAPEL INC
09/17/2014	\$71,000.00	2014 / 01680	SPENCER/RODERICK D SPENCER/RODERICK D
07/13/2011	\$66,000.00	2011 / 01097	CHURCH OF GOD CHURCH OF GOD
12/13/1947	\$0.00	069 / 556	

* Submitted to the City
on April 6th,
* A + B addressed in Report.

- A) On Norris we would keep this area clear. We would tell the parents that no Parking is allowed, and this would help keep traffic flow down.
- a. On M street we would like to put a Child drop off sign on the south side. At a most the drop off time would be 5 mins.
Also, on the back side of the churches house there is enough room for 6 cars to be parked or a drop of loading zone there.
- B. The only noise that would take place is when children would be outside playing.
- C. Trash pick-up would stay the same at this location.
- D. Utilities would stay the same at this location.
- E. No changes would be made at location.
- F. Would like to have a sign. At this time property does have a sign that meet zoning requirements.
- G. The south side of the church would be fenced in the play area. And all back area would be gated in the keep all children from going to the front of the church. No children would ever be out gates area.
- H. The house on this property myself and children would live in.
- i. No other existing properties would be used.

My proposal meets the City of McCook Comprehensive Plan.

Thank you
Chelsey M Eng

EXHIBIT #5

PAGE(S) - 1

REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT, is made and entered into by and between Pat Cherry and Melanie A. Cherry, husband and wife, and Robert J. Chalupa and Carol Chalupa, husband and wife, hereinafter referred to as "SELLER," and Chelsey M. Eng, a single person, hereinafter referred to as "BUYER."

Seller agrees to sell and Buyer agrees to purchase the following described real estate on the terms and conditions set forth below.

I.

REAL ESTATE

The North half of Lot 11 and all of Lot 12, Block 11, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

Included in this sale to Buyer are two stoves, two microwaves, two refrigerators, and misc. furniture. No part of the purchase price is apportioned to these items of personal property, and Buyer accepts the personal property in as is condition. Seller makes no warranties or representations to Buyer whatsoever as to the condition of the personal property and suitability of any use intended by Buyer. This agreement shall operate as a bill of sale conveying the personal property to Buyer upon closing.

III.

CONTINGENCIES

Buyer's performance under this agreement is contingent upon Buyer receiving financing from Hershey State Bank, which Buyer shall proceed immediately in good faith to obtain. If Buyer is unable to obtain bank financing then Buyer may terminate this agreement, whereupon all obligations of the parties to each other will cease, in which event Buyer's earnest money deposit shall be returned to Buyer less Buyer's share of expenses incurred to the date of termination elected by Buyer.

Buyer's performance under this agreement is also contingent upon the approval and permission of the Nebraska State Fire Marshall for the Buyer to operate Buyer's day/childcare business on the premises and buildings situated thereon in as is condition, which Buyer shall proceed immediately in good faith to obtain. If Buyer does not obtain such approval and permission from the Nebraska State Fire Marshall of the premises and buildings, then Buyer may

EXHIBIT #6

PAGE(S) - 5

terminate this agreement, whereupon all obligations of the parties to each other will cease, in which event Buyer's earnest money deposit shall be returned to Buyer less Buyer's share of expenses incurred to the date of termination elected by Buyer; or, Buyer may elect to proceed to closing and accept the premises and buildings in as is condition without Nebraska State Fire Marshall approval, and perform any remodeling, modifications, additions, or alterations to the premises and buildings at Buyer's sole expense as required by the Nebraska State Fire Marshall in order for Buyer to gain Nebraska State Fire Marshall approval, which shall only occur after closing and only after ownership and possession is conveyed to Buyer. Seller is under no obligation to perform any remodeling, modifications, additions, or alterations whatsoever to gain Nebraska State Fire Marshall approval.

However, Seller does agree to perform the following at Seller's expense: Repair siding on the east side of the church building; install a gate in the cedar fence between the church building and the house; replace the drywall below or around the electrical box in the house; and open the dryer vent access in the house.

Buyer intends to operate a day/childcare business on the premises and use the buildings to operate such business. Currently there is pending before the City of McCook, Nebraska under its municipal authority Buyer's application to conduct her day/childcare business, which proper zoning, exception, or use Buyer shall continue in good faith to obtain. Buyer's performance under this agreement is also contingent upon Buyer obtaining the proper approval, authority, and permission from the City of McCook to occupy and use the premises and buildings to conduct Buyer's day/childcare business. If Buyer does not obtain such approval and permission from the City of McCook under its municipal authority, then Buyer may terminate this agreement, where upon all obligations of the parties to each other will cease, in which event Buyer's earnest money deposit shall be returned to Buyer less Buyer's share of expenses incurred to the date of termination elected by Buyer; or, Buyer may elect to proceed to closing without the City of McCook's zoning or use approval and at Buyer's own expense Buyer may meet any requirements of the City of McCook to gain zoning or use approval, which shall only occur after closing and only after ownership and possession is conveyed to Buyer. Seller is under no obligation whatsoever to do or perform anything on Buyer's behalf to gain City of McCook approval.

Buyer hereby represents to Seller that these are the only contingencies Buyer desires to be included in this purchase agreement, and that there are no other contingencies whereby Buyer desires the option to terminate this agreement so as to be relieved from Buyer's performance of this agreement.

IV. INSPECTIONS

BUYER acknowledges that she has had the opportunity to inspect the property. BUYER shall have the right to perform any additional inspections, including termite and wood destroying insect inspection, survey, and appraisal desired by Buyer upon reasonable notice to Seller. Any such inspections shall be at the sole expense of the Buyer and shall not cause damage to Seller's

property. Seller shall not be under any obligation to Buyer whatsoever to repair, remedy, or treat any damage, defect, condition, or infestation discovered by any inspection conducted by Buyer.

In addition to the contingencies above, Buyer may, at Buyer's sole election, elect to terminate this agreement if material defects or conditions are shown by any inspections, or Buyer may elect to proceed to closing and accept the entire premises in as is condition. If Buyer elects to terminate this agreement, then all obligations of the parties to each other will cease, in which event Buyer's earnest money deposit shall be returned to Buyer less Buyer's share of expenses incurred to the date of termination.

V. TITLE

Seller will convey marketable title to the real estate to Buyer by Warranty Deed. If Seller is unable to convey marketable title due to any defects in title, Seller may, at Seller's sole election, elect to cure the defect or defects within a reasonable time, in which instance the date of closing will be extended accordingly, or, Seller may elect to terminate this agreement, where upon all obligations of the parties to each other will cease and Buyer's earnest money deposit will be returned to Buyer less Buyer's share of expenses incurred to the date of such termination.

The parties agree that an owner's policy of title insurance will be purchased from McCook Abstract Company, the cost of which will be shared equally by Buyer and Seller.

Seller makes no warranties whatsoever as to the condition of the premises, boundaries, use of the premises by others, including easements and restrictions, condition of the property and buildings, or the suitability thereof for any intended use by the Buyer, including any zoning and use of the property intended by Buyer under any zoning and use code and regulations of the City of McCook, Nebraska, and the State of Nebraska. Buyer's acceptance of the property is based solely on Buyer's inspection and investigation thereof and not on any representations of the Seller.

VI. RISK OF LOSS

Seller shall keep the property insured against damage or loss by fire, wind, storm, or other casualty to the date of closing. Risk of Loss shall pass to Buyer at closing. In the event of such damage or loss, Seller may, at Seller's sole election, elect to terminate this agreement, in which event all obligations of the parties to each other will cease, and Buyer's earnest money deposit will be returned to Buyer less Buyer's share of expenses incurred to the date of termination; repair the damage; or assign or transfer the proceeds of any insurance payment to the Buyer.

**VII.
CLOSING AND EXPENSES**

Closing shall be on or before July 1, 2020, which closing date will be the date of possession. Closing shall be conducted by McCook Abstract Company, the cost of which closing shall be shared equally by the Buyer and Seller, excluding any closing cost attributed to Buyer's loan and lender.

SELLER shall as their expense pay the cost of the preparation of the Warranty Deed, Documentary Stamp Tax, and one-half of the cost of the preparation of this Purchase Agreement.

General real estate taxes and special assessments, if any, for 2019 and all prior years shall be paid by Seller. General real estate taxes and any special assessments for 2020 shall be prorated to the date of possession using the general real estate taxes and assessments for 2019 as the basis. Prorated taxes for 2020 and all subsequent years and special assessments are the responsibility of the Buyer. All of Seller's expenses maybe withheld from the purchase price paid by Buyer at closing to the credit of the Seller.

Buyer shall pay as her expense one-half of the cost of the preparation of this Purchase Agreement, the cost of any lender's policy of title insurance, all closing costs associated with her bank loan, and all filing and recording fees.

Failure by Buyer to perform under this agreement, unless terminated for reasons as set forth above, will entitle Seller to retain Buyer's earnest money deposit as liquidated damages.

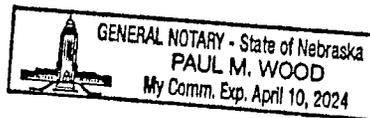
This agreement shall extend to and be binding upon the heirs, successors, and assigns of the parties.

Pat Cherry
Pat Cherry, SELLER

Melanie A. Cherry
Melanie A. Cherry, SELLER

STATE OF NEBRASKA)
) ss.
RED WILLOW COUNTY)

Subscribed and sworn to before me this 29th day of April, 2020, by Pat Cherry and Malanie A. Cherry, husband and wife, Sellers.



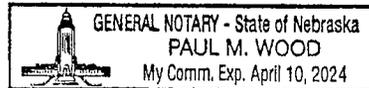
Paul M. Wood
Notary Public

Robert J. Chalupa
Robert J. Chalupa, **SELLER**

Carol Chalupa
Carol Chalupa, **SELLER**

STATE OF NEBRASKA)
) ss.
RED WILLOW COUNTY)

Subscribed and sworn to before me this 29th day of April, 2020, by Robert J. Chalupa and Carol Chalupa, husband and wife, Sellers.

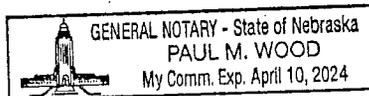


Paul M. Wood
Notary Public

Chelsey M. Eng
Chelsey M. Eng, **BUYER**

STATE OF NEBRASKA)
) ss.
RED WILLOW COUNTY)

Subscribed and sworn to before me this 29th day of April, 2020, by Chelsey M. Eng, Buyer.



Paul M. Wood
Notary Public

FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL

CASE NO. _____

SIGNED: _____
Mayor

DATE _____

ATTEST: _____
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES NO

1. The proposed special exception use would satisfactorily provide for:
 - 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 attention 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 and economic effect and comparability and harmony with properties in the district;
 - g) required yard and other open space;
 - h) general compatibility with adjacent properties and other property in the district.
 - i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.

2. The specific rules governing special exceptions have been complied with.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

EXHIBIT #7

PAGE(S) - 2

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will _____, will not _____ adversely affect the public interest. The special exception herein requested is _____, is not _____ hereby granted subject to the stipulations noted below, if any.

THIS _____ DAY OF _____, 2018.

ARTICLE 24

SPECIAL EXCEPTIONS

Article 24 - Special Exceptions

Section 2401. Special Exceptions. As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

Section 2402. Conditions for Granting Special Exceptions. A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
 - 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 area, 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;

EXHIBIT #8

PAGE(S) - 2

- 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.

submitted by the proper officials to the City Council for its approval and no subdivision permit or special use permit may be issued without the approval of these documents by the City Council.

Section 2111. Off-Street Parking.¹ Off-street motor vehicle parking and loading space shall be provided on any lot on which any of the indicated structures and uses are hereafter established. Such space shall be provided with vehicular access to a street or any alley. For the purpose of computing the number of parking spaces available in a given area, the formula of one hundred sixty-two (162) square feet per parking space shall be required. Minimum off-street parking and loading requirements, which shall be applicable to the indicated structures and uses in all the zoned districts, except, in the Central Business District (CB) shall be in accordance with the regulations of this division. If minimum off-street parking and loading space cannot be reasonably provided on the same lot on which the principal structure or use is conducted in the opinion of the Board of Zoning Adjustment, the Board may permit such space to be provided on other off-street property, provided, that such space lies within four hundred (400) feet of the entrance to each principal structure or use.

1. General provisions.

- A. **Utilization.** Required accessory off-street parking facilities provided for the uses hereinafter listed shall be solely for the parking of motor vehicles in operating condition of patrons, occupants or employees of such uses.
- B. **Area.** A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.
- C. **Access.** Each required off-street parking space shall open directly upon a driving aisle having a width in accordance with the angle of parking as follows:

<u>Aisle Width</u>	<u>Parking Angle</u>			
	0°	45°	60	90°
One-way traffic	12'	12'	18'	24'
Two-way traffic	20'	20'	20'	24'

Driveways connecting an off-street parking area to a street shall not be less than twelve (12) feet in width for one-way traffic and twenty (20) feet in width for two-way traffic except that ten (10) foot wide driveways are permissible for two-way traffic when the driveway is not longer than fifty (50) feet, it provides access to no more than 6 spaces, and sufficient turnaround space is provided so that vehicles will not back into a public street.

- D. **Measurements.** Each required off-street parking space shall be installed as follows:

<u>Parking Angle</u>	<u>Perpendicular To Base Line</u>	<u>Distance Along Curb</u>
90°	18'	9'
60°	16'	10.4'
45°	13'	12.7'

EXHIBIT #9

PAGE(S) - 2

¹Revised September 18, 2017 - Ordinance No. 2017-2951

Schedule of Minimum Off-Street Parking and Loading Requirements		
	Minimum Number of Parking Spaces	Minimum Off-Street Loading Spaces
Residential: Single family, two-family dwellings Multifamily: Efficiency and one-bedroom Two-bedrooms Three or more bedrooms Mobile home park	2 per dwelling unit 1 per dwelling unit 1 ½ per dwelling unit 2 per dwelling unit 2 per mobile home	None required. " " " "
Hotel and motels	1 per rental unit plus 1 for every 4 employees.	1 space per establishment.
Hospitals, Nursing Homes, Rest Homes or similar Uses	1 for every 2½ patient beds and 1 for each staff and employee on the largest shift.	3 spaces per establishment.
Medical Clinics	5 spaces per staff doctor or dentist.	None required.
Educational: Nursery and Primary All other types	Parking spaces = 30% of capacity in students. Parking spaces = 20% of capacity in students.	2 spaces per structure.
Funeral Homes and Chapels	8 spaces per reposeing room.	2 spaces per structure.
Eating and drinking establishments	Parking spaces = 30% of capacity in persons.	2 spaces per structure.
Places of public assembly such as auditoriums, theaters, stadiums, community halls, churches, etc.	1 for every 4 seats	None for churches, all other facilities shall have at least 1.
Bowling alley	4 spaces per alley.	1 space per establishment
Libraries	1 space per 500 square feet of floor area.	1 space per structure.
Private clubs and lodges	1 space per 500 square feet of floor area.	1 space per establishment.
Retail sales department stores, taverns, grocery stores, etc.	1 per 500 square feet of floor area as determined by exterior wall dimensions.	
Professional office establishments.	1 per 500 square feet of floor area as determined by exterior wall dimensions.	1 space per establishment.
Manufacturing, Industrial Uses.	1 space for every 2 employees on the largest shift.	2 spaces per establishment.
Veterinary Establishments	3 spaces per staff doctor.	None required.
Wholesale and Distributing Operations.	1 space per 2 employees on largest shift.	2 spaces per establishment.
Automobile Service Stations	1 space per 2 employees on largest shift.	1 space per establishment.
Manufacturing, Storage, Warehouse and Transportation Terminals	1 space per 1 employee on largest shift.	2 spaces per establishment.

McCook Planning Commission
May 11, 2020
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened via public audio and teleconference means at 5:15 o'clock P.M. The meeting was open to the public via audio and teleconference means pursuant to the Governor's Executive Order No. 20-03 issued on March 17, 2020.

Present via audio/teleconference means were: Chair Vosburg; Vice Chair Hilker; Commissioners Bradley, Davidson, Dueland, Friehe, Lyons, McDowell, Stevens.

Absent: Alternate Graham.

City Officials present via audio/teleconference means were: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Deputy City Clerk Burkey.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on May 7, 2020, 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 Planning Commission. 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 via audio/teleconference means.

Chair Vosburg announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act was available for public review on the Home Page of the City of McCook website.

1. Approve the minutes of the April 13, 2020 regular Planning Commission meeting.

Motion to approve the minutes of the April 13, 2020 regular Planning Commission meeting. This motion, made by Stevens and seconded by Vosburg, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA
YEA: 9, NAY: 0, ABSENT: 1

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Chelsey Eng (Project Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Chelsey Eng (Project

EXHIBIT #10

PAGE(S) - 5

Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA

YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the May 11, 2020 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (6 pages); Exhibit #5 - applicants responses to Special Exception Considerations A - I (1 page); Exhibit #6 - Real Estate Purchase Agreement (5 pages); Exhibit #7 - Findings and Determinations of McCook City Council (2 pages); Exhibit #8 - City of McCook Zoning Ordinance #2016-2929 - Article 24 - Special Exceptions (2 pages); and Exhibit #9 - City of McCook Zoning Ordinance No. 2016-2929 - Section 2111. Off-Street Parking (2 pages).

City Manager Schneider noted that because a copy of the Real Estate Purchase Agreement was attached in Exhibit #6 it was not necessary for Pat and Melanie Cherry or Robert and Carol Chalupa be present. Mr. Schneider reviewed the following information included in Exhibit #1:

“An application for a special exception has been submitted by Chelsey Eng to allow for a daycare center in a Medium Density Residential (RM) District. The property at issue is located at 1211 Norris Avenue. The owner of the property is Pat Cherry and Melanie Cherry, and Robert Chalupa and Carol Chalupa. The property owners and Ms. Eng have entered into a purchase agreement for the sale of the property. The purchase agreement is conditioned upon the grant of a special exception. Daycare centers are allowed in the Medium Density Residential District (RM) if a special exception is granted by the City Council.”

“Prior to the Cherry's and Chalupa's ownership, the property at 1211 Norris Avenue was used as a church. The property also contains a house that was used as a parsonage. Over the past few years, the property has remained vacant. If Ms. Eng's special exception application is approved, Ms. Eng would convert the "church" part of the property into a daycare facility. The "parsonage" would be used by Ms. Eng as her residence.”

“City Staff has reviewed the application and have engaged in numerous conversations with Ms. Eng about her intended use of the "church". Staff is of the opinion that the grant of a special exception with conditions is appropriate. This opinion is based on Ms. Eng's representations of her project relative to the special exception requirements found in Zoning Ordinance No. 2016-2929, Article 24 - Special Exceptions, Section 2402 (5) (A -I).”

“Attached to Ms. Eng's application is an attachment that explains how she intends to comply with the special exception requirements. The attachment adequately explains how Ms. Eng will comply with special exception considerations C-I. Upon review, Staff has worked with Ms. Eng to address potential concerns regarding considerations A and B.”

“With respect to consideration A, the property at 1211 Norris Avenue is fairly unique when compared to other properties in McCook. East “M” Street borders the property to the north. East “M” Street is extremely narrow at the East 100 block, then widens as it stretches east. For this reason, two properties in the vicinity have constructed circle drives, in part, to assure traffic safety and convenience. On review, Staff was concerned that a daycare facility at this particular location may negatively impact automotive and pedestrian safety and convenience and traffic flow and control.”

“This brings us to consideration B. Consideration B requires a property to have sufficient off-street parking and loading areas where required. Due to the narrowness of East M Street, off-street parking becomes critical. Zoning Ordinance No. 2016-2929, Section 2111 - Off-Street Parking, states that a nursery or a primary school is required to have parking spaces equal to 30% of capacity, and 20% of capacity for all other educational facilities. Ms. Eng has informed Staff that at a maximum, her proposed daycare facility would provide care for 30 children. Based on the off-street parking ordinance, Ms. Eng would need to provide 9 parking spaces. The "parsonage" sits on the east side of the property, adjacent to the alley. The parsonage has 5 parking spaces available, 6 if the garage is included (which Ms. Eng intends to utilize for her own personal vehicle). That leaves 3 or 4 spaces that must be accounted for. Ms. Eng is in the process of hiring a contractor to construct a parking area whereby 4 stalls will be created to accommodate the property's parking needs. Staff has reviewed the layout of the property. Staff believes Ms. Eng can cut the curb and extend concrete to the sidewalk running along the north side of the property. Based on our observations, Staff believes there is sufficient right-of-way to provide sufficient area for the required 4 parking stalls. The stalls would need to be angled to provide adequate space. Taken together, counting the parking area off of the alley and creating 4 parking spaces by cutting the curb and concreting an area sufficient in size to meet the City's parking regulations, would assure compliance with Section 2111 of the Zoning Ordinance.”

“City Staff has received one phone call expressing concerns. The individual wasn't opposed to the grant of a special exception provided that Ms. Eng provided sufficient fencing on the south side of her property and accounted for ingress/egress/parking issues. As noted on Ms. Eng's attachment, the plan addresses fencing on the south portion of her property. Additionally, Ms. Eng states that she intends to construct a gated play area for her daycare children. The parking situation is addressed above.”

“Staff is comfortable with the grant of a special exception conditioned upon the construction of adequate parking spaces. Ms. Eng has stated to Staff that she is amenable to a condition being placed on the special exception that would require the 4 parking stalls on the north side of the property to be constructed as part of a special exception grant. Ms. Eng has spoke with James Hegwood about doing the work. Mr. Hegwood has stated that he can construct the parking area, but that it will take time before he can complete the work due to other work obligations.”

“Staff encourages the Planning Commission to create a timed condition for the off-street parking to be completed. At this time, Staff is unsure of when Mr. Hegwood would be able to complete the work. As such, any conditional grant should include a time commitment component. Ms. Eng can provide information on the estimated time of completion at the Planning Commission meeting.”

City Manager Schneider added that he, Ms. Eng, Public Works Director Potthoff, and Building Official Mooney met this morning and determined that only 4 spaces would be provided in the parsonage area, making it necessary to require that Ms. Eng install 5 off-street stalls on the north side of the building, and may need to provide ADA parking.

Ms. Eng expressed concerns with college students utilizing the parking area and snow removal from the area; to provide service for 30 children she will be required to have two staff, including herself, one more would be required if she for infants; to accommodate local businesses, her hours will be 5:15 A.M. to 7:15 P.M.; her biggest time for drop-offs would be from 7:30 A.M. to 8:00 A.M., with the average drop-off being two minutes, five minutes at the most; she can address her ADA requirements in her application to the state; when first opening she would place someone outside to help parents unload their children; when first opening the main entrance would be on the east, when the "M" Street parking was completed the main entrances would be on the west and north side; she would like to extend the play area further to the west; she has visited with the property owner to the south and he would like to maintain his chainlink fence, so she plans to utilize a privacy fence along with the chainlink; she believes that it will take three to four months for Mr. Hegwood to complete the parking; and the planned closing date is set for July 1.

Commissioner discussion included what the distance is from the existing sidewalk on the north to the curb, the distance is less than the required 13' for the 45° parking angle, which could be adjusted during construction; what are the fencing requirements, the fence will need to meet building code when constructed; will the parking be required to be completed before opening, no, that is why the need for the condition on approval; how long will be needed for construction of the parking; Norris Avenue is wide enough and can be used for parking before construction is completed; and verifying that only one concern was received from the public regarding parking,

Andy Long, McCook Economic Development Director, spoke in support of the project

With no further comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Lyons, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA

YEA: 9, NAY: 0, ABSENT: 1

2.B. Recommend approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the condition that sufficient off-street parking be constructed within a specified time period to be determined by the Planning Commission.

Motion to recommend approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the condition that five off-street parking stalls be constructed within five months from closing. This motion, made by Stevens and seconded by Hilker.

Discussion occurred regarding what was an adequate time to allow for construction.

Motion to amend the motion on the floor, recommending approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the conditions that five off-street parking stalls be constructed on the north side of the property by January 1, 2021 and that all federal, state, and local requirements be followed. This motion, made by Lyons and seconded by Dueland, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA

YEA: 9, NAY: 0, ABSENT: 1

3. Select new officers for the term of April 2020 through March 2021 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

Motion to retain the current officers for another term; Kurt Vosburg, Chair; Tammie Hilker, Vice-Chair; and Chad Lyons, Secretary. This motion, made by McDowell and seconded by Dueland, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA

YEA: 9, NAY: 0, ABSENT: 1

City Manager Schneider stated that a meeting will likely be scheduled in June.

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:00 P.M.

Lea Ann Doak, Recording Secretary

CITY MANAGER'S REPORT
MARCH 16, 2020 CITY COUNCIL MEETING

ITEM: 4.C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held April 27, 2020.

ITEM: 4.D. Receive and file the minutes of the January 27, 2020 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarterly Economic Development Plan Citizen's Advisory Review Committee meetings were held on April 27, 2020 and January 27, 2020. 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 13, 2020



Nathan A. Schneider, City Manager

May 13, 2020

EXHIBIT #1

PAGE(S) - 1

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on May 18, 2020 at 5:30 p.m. The hearing will be conducted via audio conferencing means as allowed by the executive order issued by Governor Ricketts on March 17, 2020. The public may access the meeting by utilizing the following video conference link: <https://us04web.zoom.us/j/2470811045>. Meeting ID: 247 081 1045. The hearing will be held concerning the findings and suggestions of the 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 15, 2020

EXHIBIT #2

PAGE(S) - 1

AGENDA

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

QUARTERLY MEETING

MONDAY APRIL 27, 2020

12:00 P.M.

ZOOM VIDEO CONFERENCING

CALL TO ORDER

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

- ITEM NO. 1** Review and approve minutes of January 27, 2020 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 27, 2020
- ITEM NO. 7** Adjournment

EXHIBIT #3

PAGE(S) - 11

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

Program Year 10/01/19 - 9/30/20

Balances as of 3/31/2020

	Beginning	YTD	YTD	Ending	Program
	Cash on Hand	Receipts	Expenditures	Balance	Total
Loan & Grant Program	\$ 386,673.08	\$ 127,088.74	\$ 165,416.46	\$ 348,345.36	
Loan Repayments		\$ 35,430.16	\$ -	\$ 35,430.16	
Legal			\$ -	\$ -	
Publishing			\$ 59.60	\$ (59.60)	
Interest		\$ 601.91		\$ 601.91	
TOTAL					\$ 384,317.83
Ending Balance					<u>\$ 384,317.83</u>
MEDC Administration	\$ -	\$ 65,334.00	\$ 65,334.00	\$ -	

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/19 - 9/30/20

Balances as of 3/31/2020

	Program Balance	Funds Allocated	Project Commitments	Available
Loan, Grants and Projects	\$ 384,317.83			
Infrastructure Improvement Grant				
Ravenswood Road Improvements		\$ 3,881.53		
Business Park Grant Clawback		\$ 55,000.00		
Fibert to the Home Incentive		\$ 150,000.00		
Housing				
Innovative Housing Fund Grant Match		\$ 20,000.00		
Workforce Housing Incentive Grant Program		\$ 60,000.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$17,150		
Total Reserved and Committed		<u>\$ 306,031.53</u>	\$ -	
Total Funds Available				<u><u>\$ 78,286.30</u></u>

McCook Growth Fund (LB840) Loan Status Report
03/31/2020

Current Loans	Loan Amount (a)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (b)	Payments Made (c)	Loan Balance Remaining (a+b-c)	Loan Status
Early Morning Cackle, LLC	\$ 55,700.00	3%	10	3/1/2020	\$ 54.94	\$ -	\$ 55,754.94	Current
Straight Align, LLC	\$ 50,000.00	3%	10	11/1/2019	\$ 616.04	\$ 2,414.00	\$ 48,202.04	Current
Anna & Tanner Powell Loan No. 1 (Aphrodite Hair Design)	\$ 17,550.00	3%	10	4/1/2019	\$465.22	\$1,864.06	\$ 16,151.16	Current
Anna & Tanner Powell Loan No. 2 (Aphrodite Hair Design)	\$ 18,285.00	3%	7	4/1/2019	\$475.70	\$2,657.71	\$ 16,102.99	Current
C5, LLC (Laundromat)	\$ 50,000.00	3%	10	2/1/2019	\$1,464.38	\$ 16,000.00	\$ 35,464.38	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00	3%	5	5/1/2018	\$442.28	\$ 4,459.69	\$ 5,982.59	Current
American Agricultural Laboratory	\$ 75,000.00	2%	10	2/5/2017	\$4,074.45	\$ 26,223.83	\$ 52,850.62	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00	0%	22	4/2/2015	\$0.00	\$ 40,456.33	\$ 167,543.67	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00	4%	15	3/16/2015	\$23,484.19	\$ 20,480.19	\$ 123,004.00	Current
MEDC Clary Village TIF	\$ 178,622.92	0%	17	3/16/2015	\$0.00	\$ 42,010.65	\$ 136,612.27	Current
East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)	\$ 105,000.00	2%	15	7/11/2012	\$12,191.16	\$ 57,386.58	\$ 59,804.58	Current
Totals	\$ 888,157.92				\$43,268.36	\$213,953.04	\$ 717,473.24	

LB840 PROGRAM BALANCES

3/31/2020

Unaudited

	(C) BEGINNING CASH ON HAND 10/1/2019	(D) FY 19/20 ANTICIPATED RECEIPTS	(E) FY 19/20 YTD RECEIPTS	(F) FY 19/20 YTD EXPENDITURES	(G) ENDING PROGRAM BALANCES (C + E - F = G)
Motor Vehicle Sales Tax ** (**Not available to MEDC)	\$ 239,910.01	\$ 37,000.00	\$ 18,556.11	\$ 68,648.38	\$ 190,122.75
Interest			\$ 305.01		
Loan/Grant/Program	\$ 386,673.08	\$ 225,744.00	\$ 127,113.74	\$ 165,416.46	\$ 384,317.83
Loan Repayment		\$ 55,000.00	\$ 35,405.16		
Legal					
Publishing				\$ 59.60	
Interest			\$ 601.91		
MEDC Administration	\$ -	\$ 130,668.00	\$ 65,334.00	\$ 65,334.00	\$ -
BALANCES	\$ 626,583.09	\$ 448,412.00	\$ 247,315.93	\$ 299,458.44	\$ <u>574,440.58</u>

CITY OF MCCOOK
LB840
RECEIPT REGISTER
10/01/2019 - 03/31/2020

	Total Receipt	Receipt Breakdown		
		MV Sales Tax	Loan/Grant Pro	MEDC Adm
10/21/19 Nebr Dept of Rev	\$ 33,898.52		\$ 23,009.52	\$ 10,889.00
11/21/19 Nebr Dept of Rev	\$ 31,132.98		\$ 20,243.98	\$ 10,889.00
12/20/19 Nebr Dept of Rev	\$ 31,229.80		\$ 20,340.80	\$ 10,889.00
10/21/19 MV - Nebr Dept of Rev	\$ 3,263.98	\$ 3,263.98		
11/21/19 MV - Nebr Dept of Rev	\$ 3,209.46	\$ 3,209.46		
12/20/19 MV - Nebr Dept of Rev	\$ 2,971.61	\$ 2,971.61		
10/31/19 Interest	\$ 151.79	\$ 151.79	\$ -	
11/30/19 Interest	\$ 139.97	\$ 2.07	\$ 137.90	
12/31/19 Interest	\$ 158.51	\$ -	\$ 158.51	
10/15/19 Clary - Loan Repayment	\$ 5,624.14		\$ 5,624.14	
10/04/19 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
10/04/19 Powell - Loan Repay	\$ 411.07		\$ 411.07	
10/04/19 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
10/31/19 Kool - Loan Repay	\$ 180.00		\$ 180.00	
10/31/19 Kool - Loan Repay	\$ 180.00		\$ 180.00	
10/31/19 C5 LLC - Loan Repay	\$ 2,000.00		\$ 2,000.00	
11/13/19 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
11/13/19 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
11/13/19 Powell - Loan Repay	\$ 411.07		\$ 411.07	
11/13/19 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
12/13/19 C5 LLC - Loan Repay	\$ 2,000.00		\$ 2,000.00	
12/13/19 Kool - Loan Repay	\$ 180.00		\$ 180.00	
12/13/19 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
12/13/19 C5 LLC - Loan Repay	\$ 1,500.00		\$ 1,500.00	
12/13/19 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
12/13/19 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
12/13/19 Powell - Loan Repay	\$ 411.07		\$ 411.07	
01/21/20 Nebr Dept of Rev	\$ 22,129.55		\$ 11,240.55	\$ 10,889.00
02/20/20 Nebr Dept of Rev	\$ 45,472.48		\$ 34,583.48	\$ 10,889.00
03/20/20 Nebr Dept of Rev	\$ 28,559.41		\$ 17,670.41	\$ 10,889.00
01/21/20 MV - Nebr Dept of Rev	\$ 2,604.63	\$ 2,604.63		
02/20/20 MV - Nebr Dept of Rev	\$ 3,805.41	\$ 3,805.41		
03/20/20 MV - Nebr Dept of Rev	\$ 2,701.02	\$ 2,701.02		
01/31/20 Interest	\$ 155.60	\$ 151.15	\$ 4.45	
02/29/20 Interest	\$ 140.62		\$ 140.62	
03/31/20 Interest	\$ 160.43		\$ 160.43	
01/10/20 C5 LLC - Loan Repay	\$ 1,000.00		\$ 1,000.00	
01/10/20 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
01/10/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
01/10/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
01/10/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
01/10/20 Refund Closing Fees	\$ 25.00		\$ 25.00	
01/17/20 East Ward Village	\$ 8,180.00		\$ 8,180.00	
01/29/20 Kool - Loan Repay	\$ 180.00		\$ 180.00	
02/10/20 Kool - Loan Repay	\$ 180.00		\$ 180.00	
02/10/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
02/10/20 C5 LLC - Loan Repay	\$ 2,000.00		\$ 2,000.00	

02/10/20 C5 LLC - Loan Repay	\$	500.00		\$	500.00					
02/10/20 Str Align - Loan Repay	\$	482.80		\$	482.80					
02/10/20 American Ag Lab - Loan Repay	\$	690.10		\$	690.10					
03/04/20 C5 LLC - Loan Repay	\$	500.00		\$	500.00					
03/04/20 Powell - Loan Repay	\$	411.07		\$	411.07					
03/04/20 Kool - Loan Repay	\$	180.00		\$	180.00					
03/04/20 Str Align - Loan Repay	\$	482.80		\$	482.80					
03/04/20 American Ag Lab - Loan Repay	\$	690.10		\$	690.10					
	\$	247,315.93	\$	18,861.12	\$	163,120.81	\$	65,334.00	\$	247,315.93

CITY OF MCCOOK
 LB840 FUND
 CHECK REGISTER
 10/01/2019 - 03/31/2020

PAYEE	DESCRIPTION	ACCT. NO.	DATE	CK NO.	AMOUNT
Straight Align, LLC	Loan	45 068 54465	10/1/2019	1298	\$ 50,000.00
In Fiscal Year 18/19				1299	\$ -
Void				1300	\$ -
BSB Construction	Ravenswood Rd	45 068 54465	10/16/2019	1301	\$ 9,011.02
		45 068 54835		1301	\$ 14,712.38
McCook Economic Development	Straight Align Loan Fees	45 068 54465	10/18/2019	1302	\$ 625.20
McCook Economic Development	Administration	45 068 54885	10/23/2019	1303	\$ 10,889.00
McCook Daily Gazette	Publishing	45 068 54020	11/13/2019	1304	\$ 13.20
McCook Economic Development	Administration	45 068 54885	11/13/2019	1305	\$ 10,889.00
McCook Economic Development	SWNCBC D/C Assistance PR	45 068 54465	11/26/2019	1306	\$ 5,000.00
McCook Daily Gazette	Notice of Meeting	45 068 54020	12/11/2019	1307	\$ 12.40
	Notice of Hearing Amend Plan	45 068 54020		1307	\$ 22.00
McCook Economic Development	Administration	45 068 54885	12/11/2019	1308	\$ 10,889.00
BSB Construction	Ravenswood Rd	45 068 54465	1/16/2020	1309	\$ 3,881.53
		45 068 54835		1309	\$ 11,295.39
BSB Construction	Ravenswood Rd	45 068 54465	11/20/2019	1310	\$ 10,629.62
		45 068 54835		1310	\$ 30,932.58
McCook Economic Development	Administration	45 068 54885	1/16/2020	1311	\$ 10,889.00
McCook Economic Development	Administration	45 068 54885	2/12/2020	1312	\$ 10,889.00
McCook Daily Gazette	Publishing	45 068 54020	2/12/2020	1313	\$ 12.00
W Deslgn	Ravenswood Rd	45 068 54465	3/4/2020	1314	\$ 569.09
		45 068 54835		1314	\$ 11,708.03
				1315	
McCook Economic Development	Administration	45 068 54885	3/13/2020	1316	\$ 10,889.00
McCook Economic Development	Retail Strategies	45 068 54465	3/13/2020	1317	\$ 30,000.00
Early Morning Cackle, LLC	Loan	45 068 54465	3/18/2020	1318	\$ 55,700.00
TOTAL					\$ 299,458.44
TOTAL BY PROGRAM					
	Publishing	45 068 54020			\$ 59.60
	Legal	45 068 54030			\$ -
	LB840 Loan/Grant/Programs	45 068 54465			\$ 165,416.46
	LB840 Street Sales Tax Res	45 068 54835			\$ 68,648.38
	LB840 MEDC Administration	45 068 54885			\$ 65,334.00
TOTAL					\$ 299,458.44

**McCook Growth Fund (LB840) Economic Development Program
2nd Quarter Report
October 1, 2019-March 31, 2020**

Approved, but not yet completed or paid:

Workforce Housing Incentive Grant Program	2019	\$60,000.00
--	-------------	--------------------

One of the challenges new housing developers have is the cost to build makes it difficult to build and sell or rent a property for a profit. The board approved allocating \$60,000.00 for an incentive to encourage housing developers to build multiple housing units in McCook. The incentive would provide \$10,000 reimbursement for each living unit eligible. Basic requirements to apply include:

- New construction/build projects only for single-family, multi-family houses, townhomes or duplexes built for sale or lease.
- A developer must commit to constructing at least two new housing units.
- The homes cannot be owner-occupied.
- Homes must be located within the 2 mile city zoning area.
- Living units must be a minimum of 1,200 square feet with a one car garage.
- Homes cannot be TIF eligible (must be located outside a blight area).
- General contractors must apply and be approved by MEDC BEFORE construction begins on the project. Applications made after work commences may not receive benefits.
- The maximum sales price per home is \$275,000. Rental units cannot cost more than \$200,000 per unit to construct.

Ravenswood Infrastructure Grant	2018	\$3,881.53
--	-------------	-------------------

The MEDC board voted to contribute \$39,000 toward the grant to improve Ravenswood Road. Along with a contribution from the city, we received a \$137,500 grant from the Department of Transportation. This will open up three more industrial park lots.

Business Park Claw back	2019	\$55,000
--------------------------------	-------------	-----------------

As a part of the Department of Transportation Grant, there is a claw back provision. If we don't create the number of jobs or capital investment required from the grant to improve the Ravenswood Road for business park access in five years, we are required to pay back part of the grant on a prorated basis. The total amount of the Department of Transportation portion of the grant was \$137,500 so the board has voted to hold in reserve 1/5 of that amount every year until the five year lookback is done.

Housing Match	2019	\$20,000
----------------------	-------------	-----------------

This housing match is \$20,000 for an innovative housing grant proposal. The State of Nebraska had \$2,000,000 in housing trust fund left after the initial application round. The state opened up innovative housing proposals. We worked with Cambridge and Benkelman to put together a regional proposal that was awarded. The pool of money is to be used between the three communities for capital to build workforce housing. We have been awarded a \$405,000 grant for the innovative housing proposal.

Fiber to the Home Financing Incentive	2020	\$150,000
--	-------------	------------------

The McCook Economic Development Corporation Board has determined the availability of fiber to the home is essential to the future development of the community and the region. MEDC also recognizes the difficulty in building a fiber network to residential areas in rural communities. In an effort to assist with financing, MEDC offers the following finance program. MEDC will offer a \$150,000 loan at 1% annual interest with a 10 year term. As the company meets conditions set on the loan, they will be eligible for up to \$150,000 in financing from MEDC at 1% annual interest with a 10 year term for year 2 and year 3 of the expansion project. This could total \$450,000 in financing at 1% over three years.

Early Childhood Education New Provider Scholarship/Startup Funds	2019	\$17,150
---	-------------	-----------------

The McCook Community 4 Kids Core Team has spent the last year analyzing the childcare environment around McCook, devising programs to improve childcare access, and raise money to fund the programs. This program provides scholarships for individuals to take an 8 week on-line course starting on March 8. After successful completion of the program and acquiring licensure, developing a business plan, and developing a parent handbook, individuals will receive \$3,000 in startup money. Individuals who receive the startup money need to agree to stay in business for two years or pay back a portion of the startup money.

LB 840 Expenses in the 2nd Quarter

Loan, Grant, and Program Fund

W Design – Ravenswood Rd	2020	\$569.09
---------------------------------	-------------	-----------------

This amount is the portion from the LB 840 loan, grant, and program fund for Ravenswood Road improvements.

Retail Strategies	2020	\$30,000
--------------------------	-------------	-----------------

MEDC board voted to continue working with Retail Strategies for national retail recruitment into McCook. Although things have slowed down currently, Retail Strategies is involved in conversations with a handful of franchises looking to add a location in McCook.

Early Morning Cackle, LLC

2020

\$55,700.00

This amount was a Growth Fund Gap loan to help in the business transition of The Spirit Shop and Bottle Shop. The transition of the business helps retain 7.0 FTE.

Other Expenses

Program Administration and Operations

1/16/2020

\$10,889.00

Program Administration and Operations

2/21/2020

\$10,889.00

Program Administration and Operations

3/13/2020

\$10,889.00

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

Monday – January 27, 2020
12:00 P.M. - Heritage Senior Center

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 12:25 P.M. at the Heritage Senior Center.

A copy of the Open Meetings Act is posted by the entrance to the McCook Heritage Senior Center Conference Room and available for public review.

Present: Chairperson Sean Wolfe; Andy Long, MEDC; Nate Schneider, City Manager; Tracy Burkey, Recording Secretary; Members, Jeanette Peters, Leon Kuhlen, and Jordan Johnson.

Absent: Members Gary Wiemers, Sarah Renner and Danielle Johnson.

(1) REVIEW AND APPROVE MINUTES OF OCTOBER 28, 2019 MEETING.

J. Johnson introduced a motion to approve the October 28, 2019 minutes; J. Peter seconded the motion. All members present voted in the affirmative. Motion passed. 4 VOTES YEA, 0 NAY, 3 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 10/1/19 - 9/30/20 quarter with the committee. Long stated that they are offering an incentive to fiber companies to bring fiber to residential properties within the city.

Workforce Housing Incentive Grant program is to encourage housing developers to build housing to buy or rent. The board approved allocating \$60,000 for an incentive to encourage housing developers to build multiple housing units in McCook. The incentive would provide \$10,000 reimbursement for each eligible living unit. The maximum sales price per home is \$275,000. Rental units cannot cost more than \$200,000 per unit to construct. Other restrictions apply.

At the State level McCook has been approved for the Innovative Housing Fund Grant Match and the Down Payment Grant Match. The first match is \$20,000 for an innovative housing grant. This will create a \$495,000 pool of money to be used between McCook, Cambridge and Benkelman for building workforce housing. The second match is in partnership with Southwest Nebraska Betterment Corporation to create \$255,000 for up to \$20,000 in down payment and closing cost assistance for 10 first time home buyers.

EXHIBIT #4

PAGE(S) - 2

(3) UPDATE OF REVENUES COLLECTED.

Long reviewed the McCook Growth Fund Loan Status Report and all loans are current. There was no loan payment received in 2019 on the East Ward Village loan. East Ward Village is a non-recourse loan and payment is made from residual cash when there is sufficient cash flow to make a yearly payment.

Long also reviewed the LB840 Program Balances report, receipt register and check register with the committee.

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Long wanted to thank the City Council for approving adding Early Childhood Education as a LB840 qualifying business. The recruitment process is in the works. On March 8, 2020 they will be providing an 8 week online course to help potential providers qualify for \$3,000 in start up money.

(5) DISCUSS NEW LB840 PLAN

Removed from agenda.

(6) MEDC STRATEGIC PLANNING

Removed from agenda.

(7) OPEN DISCUSSION

Schneider discussed the importance of the Blight and Substandard Areas that were approved at the City Council meeting.

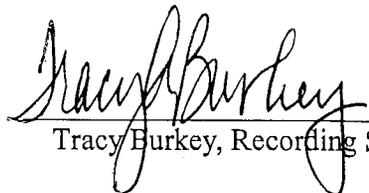
Long stated that all spaces on the four floors of the Keystone are currently rented out and that Keystone cash flow was in the black for 2019.

(8) NEXT MEETING DATE

Next meeting date will be April 27, 2020 at 12:00 PM at the Heritage Senior Center conference room.

(9) ADJOURNMENT

Meeting adjourned at 12:53 PM.


Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: 5.A.

Approve the minutes of the May 4, 2020 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 13, 2020

McCook City Council
May 4, 2020
5:30 PM Central

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular/audio conferencing, and public session at 5:30 o'clock P.M. The meeting was open to the public via audio and teleconference means pursuant to the Governor's Executive Order No. 20-03 issued on March 17, 2020.

Present: Mayor Gonzales, Councilmember Calvin.

Present via audio/teleconference means: Councilmember Hepp, Weedon, Muehlenkamp.

Absent: None.

City Officials present: City Manager Schneider, City Clerk Doak, Deputy City Clerk Burkey, Police Chief Brown.

City Officials and members of the public present via audio/teleconference means: City Attorney Mustion, Library Director Crocker, Utilities Director Dutcher, Fire Chief Harpham, Public Works Director Potthoff, McCook Daily Gazette Reporter Lorri Sughrue, McCook Economic Development Corporation Executive Andy Long, and Southwest Nebraska Public Health Department Director Myra Stoney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 30, 2020, 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 via audio/teleconference means.

Mayor Gonzales announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for public review on the City of McCook's website and called the meeting to order.

1. Citizen's Comments.

There were no comments from the public.

2. Announcements & Recognitions.

City Manager Schneider informed the Council that the process of filling the Police Chief position will be starting with a meeting of the Civil Service Commission on May 13, 2020. A committee of

two Council Members, Chief Brown, City Manager Schneider, and possibly a retired Police Chief will serve on the committee.

3. Proclamations.

- 3.A. Approve and authorize the Mayor to sign a proclamation declaring the week of May 3 - 9, 2020 as "Drinking Water Week".

Motion to approve and authorize the Mayor to sign a proclamation declaring the week of May 3 - 9, 2020 as "Drinking Water Week". This motion, made by Calvin and seconded by Hepp, passed.

Gonzales: YEA, Hepp: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA.
YEA: 5, NAY: 0

- 3.B. Proclaim May 15 "Police Officers Memorial Day" and the week of May 10 - 16, 2020 as "National Police Week" and authorize the Mayor to sign said proclamation.

Motion to proclaim May 15 "Police Officers Memorial Day" and the week of May 10 - 16, 2020 as "National Police Week" and authorize the Mayor to sign said proclamation. This motion, made by Hepp and seconded by Calvin, passed.

Gonzales: YEA, Hepp: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA.
YEA: 5, NAY: 0

4. Consent Agenda.

Councilmember Weedon requested that Item B be removed from the Consent Agenda and placed on the Regular Agenda.

Motion to approve the consent agenda. This motion, made by Gonzales and seconded by Hepp, passed.

Gonzales: YEA, Hepp: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA.
YEA: 5, NAY: 0

- 4.A. Approve the minutes of the April 20, 2020 regular City Council meeting and the April 30, 2020 special City Council meeting.
- 4.C. Authorize Great Plains Communications to occupy city right of way to install fiber optic cable on West "C" and West 9th Streets, supplying service to the Stagemeyer Complex and the YMCA, replacing permit approved on March 2, 2020.
- 4.D. Authorize the City Attorney for the City of McCook to commence litigation against William T. Baker and Marie Baker, owners of a nuisance property located at 406 East 1st Street, enjoining the maintenance of the nuisance property, ordering the owners to abate the nuisance, and in the absence of action by the owners permitting the City of McCook to abate the nuisance or demolish the structure.

- 4.E. Receive and file Change Order Number 1 for the McCook Public Library HVAC Project in the amount of \$3,612 and authorize the Mayor to sign.
- 4.F. Approve the Land Lease with Chris Wagner for use of his property for practice fields and authorize the Mayor to sign.

5. Regular Agenda.

- 4.B. Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a wedding reception to be held at the McCook Municipal Auditorium, 302 West 5th Street, on May 30, 2020 from 12:00 P.M. to 1:00 A.M.

Due to the auditorium not being opened yet as a result of COVID-19, this item was removed from consideration upon the request of the wedding party.

- 5.A. Receive and file discussion regarding COVID-19 updates.

City Manager Schneider gave an update on COVID-19. The City is trying to follow the Governor's regulations, the parks remain open with all equipment closed to public use; the Recycling Center, Auditorium, and Municipal Center will remain closed until May 31. The Library and Senior Center facilities will also remain closed until May 31 and will continue the services as currently provided. The upcoming budget season will be a challenge. No specific numbers are available yet, it is a given that sales tax, highway allocation, hotel tax, and keno revenues will be down. The City will receive \$30,000 from the Cares Act for the Airport and \$15,000 has been received for the ambulance service, as of yet nothing will be available for cities.

Myra Stoney, Southwest Nebraska Public Health Department Director, gave an update of the updated Directive Health Measures for our area. Social distancing of at least six-feet and limits to gatherings of 10 people or less are still in place. Her department will be mailing out the directives regarding the re-opening of restaurants, churches, hair salons, barbers, massage parlors, and tattoo artists.

- 5.B. Authorize City Staff to close the McCook Public Pool for the 2020 Summer.

City Manager Schneider reviewed the following information contained in his City Manager's Report: "During a weekly phone conference with Governor Ricketts in early April, Governor Ricketts stated July 15 was considered the earliest date public pools should open. Governor Ricketts reiterated during the phone conference that the 6 foot social distancing requirement and 10 person rule would need to be observed by public pools. Taken as a whole, these directives make it difficult to open the pool and comply with the social mandates. The question becomes, should the City of McCook open the public pool on July 15? In a typical year, advertisements for life guards and basket helpers would have already ran and the positions would have been filled by now. With the uncertainty associated with public pool openings, City Staff has not hired pool employees for the Summer of 2020. Staff is concerned that potential pool employees will find different summer jobs that would make it difficult to staff the pool after July 15. Additionally, a significant majority of our lifeguards and

basket helpers are college or high school students. Typically, the pool employees have obligations that start at the beginning of August that would limit our ability to effectively operate and staff the pool for longer than a few weeks. Based on the information we have at this time, City Staff believes it would be in the best interest of our citizens' safety and welfare to close the pool for Summer 2020. Staff is asking the City Council for guidance on this matter in the form of an action item.

Discussion was held. Motion to authorize City Staff to close the McCook Public Pool for the 2020 Summer. This motion, made by Calvin and seconded by Weedon, passed.

Gonzales: YEA, Hepp: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA.

YEA: 5, NAY: 0

5.C. Approve on its third and final reading Ordinance No. 2020-3005 amending Chapter 31: City of McCook Policies, of the City of McCook Code of Ordinances, Section 31.56 - Sale or Conveyance of Property.

Mayor Gonzales asked the Clerk to read Ordinance No. 2020-3005 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 31: CITY POLICIES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; SECTION 31.56 - SALE OR CONVEYANCE OF PROPERTY; TO UPDATE LANGUAGE REGARDING REMONSTRANCE AND PETITION; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2020-3005 has been introduced, read by title, and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Weedon, passed.

Gonzales: YEA, Hepp: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA.

YEA: 5, NAY: 0

Mayor Gonzales stated for the record that Ordinance No. 2020-3005 is declared lawfully passed and adopted upon publication as required by law.

5.D. Approve on its third and final reading Ordinance No. 2020-3006 amending Chapter 30: Government Officials, of the City of McCook Code of Ordinances, Section 30.002 - Bonds Required and Section 30.040 - City Clerk.

Mayor Gonzales asked the Clerk to read Ordinance No. 2020-3006 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 30: GOVERNMENT OFFICIALS, OF THE CITY OF MCCOOK CODE OF ORDINANCES; SECTION 30.002 - BONDS REQUIRED; RELATING TO OFFICIAL BONDS AND OATHS; TO CHANGE PROVISIONS RELATING TO FILING REQUIREMENTS; SECTION 30.040 - CITY CLERK; TO CLARIFY CLERK IS UNDER THE DIRECTION OF THE CITY MANAGER; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2020-3006 has been introduced, read by title, and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Hepp, passed.
Gonzales: YEA, Hepp: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA.
YEA: 5, NAY: 0

Mayor Gonzales stated for the record that Ordinance No. 2020-3006 is declared lawfully passed and adopted upon publication as required by law.

5.E. Council Comments.

Council comments included thanking Law Enforcement, First Responders, and City Staff for all that they have done to keep our community safe during COVID-19 pandemic; noted the success of last Friday's Cruise Night and the concert held at Janssen Kool Honda; to remember to limit gatherings to 10 or less and to maintain social distancing of six-feet; and to stay safe.

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:30 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: 5.B.

RECOMMENDATION:

Receive and file the minutes of the May 11, 2020 Planning Commission meeting.

BACKGROUND:

Receive minutes from the various board and commission meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 13, 2020

McCook Planning Commission
May 11, 2020
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened via public audio and teleconference means at 5:15 o'clock P.M. The meeting was open to the public via audio and teleconference means pursuant to the Governor's Executive Order No. 20-03 issued on March 17, 2020.

Present via audio/teleconference means were: Chair Vosburg; Vice Chair Hilker; Commissioners Bradley, Davidson, Dueland, Friehe, Lyons, McDowell, Stevens.

Absent: Alternate Graham.

City Officials present via audio/teleconference means were: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Deputy City Clerk Burkey.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on May 7, 2020, 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 Planning Commission. 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 via audio/teleconference means.

Chair Vosburg announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act was available for public review on the Home Page of the City of McCook website.

1. Approve the minutes of the April 13, 2020 regular Planning Commission meeting.

Motion to approve the minutes of the April 13, 2020 regular Planning Commission meeting. This motion, made by Stevens and seconded by Vosburg, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA
YEA: 9, NAY: 0, ABSENT: 1

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Chelsey Eng (Project Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Chelsey Eng (Project

Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA

YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the May 11, 2020 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (6 pages); Exhibit #5 - applicants responses to Special Exception Considerations A - I (1 page); Exhibit #6 - Real Estate Purchase Agreement (5 pages); Exhibit #7 - Findings and Determinations of McCook City Council (2 pages); Exhibit #8 - City of McCook Zoning Ordinance #2016-2929 - Article 24 - Special Exceptions (2 pages); and Exhibit #9 - City of McCook Zoning Ordinance No. 2016-2929 - Section 2111. Off-Street Parking (2 pages).

City Manager Schneider noted that because a copy of the Real Estate Purchase Agreement was attached in Exhibit #6 it was not necessary for Pat and Melanie Cherry or Robert and Carol Chalupa be present. Mr. Schneider reviewed the following information included in Exhibit #1:

“An application for a special exception has been submitted by Chelsey Eng to allow for a daycare center in a Medium Density Residential (RM) District. The property at issue is located at 1211 Norris Avenue. The owner of the property is Pat Cherry and Melanie Cherry, and Robert Chalupa and Carol Chalupa. The property owners and Ms. Eng have entered into a purchase agreement for the sale of the property. The purchase agreement is conditioned upon the grant of a special exception. Daycare centers are allowed in the Medium Density Residential District (RM) if a special exception is granted by the City Council.”

“Prior to the Cherry's and Chalupa's ownership, the property at 1211 Norris Avenue was used as a church. The property also contains a house that was used as a parsonage. Over the past few years, the property has remained vacant. If Ms. Eng's special exception application is approved, Ms. Eng would convert the "church" part of the property into a daycare facility. The "parsonage" would be used by Ms. Eng as her residence.”

“City Staff has reviewed the application and have engaged in numerous conversations with Ms. Eng about her intended use of the "church". Staff is of the opinion that the grant of a special exception with conditions is appropriate. This opinion is based on Ms. Eng's representations of her project relative to the special exception requirements found in Zoning Ordinance No. 2016-2929, Article 24 - Special Exceptions, Section 2402 (5) (A -I).”

“Attached to Ms. Eng's application is an attachment that explains how she intends to comply with the special exception requirements. The attachment adequately explains how Ms. Eng will comply with special exception considerations C-I. Upon review, Staff has worked with Ms. Eng to address potential concerns regarding considerations A and B.”

“With respect to consideration A, the property at 1211 Norris Avenue is fairly unique when compared to other properties in McCook. East “M” Street borders the property to the north. East “M” Street is extremely narrow at the East 100 block, then widens as it stretches east. For this reason, two properties in the vicinity have constructed circle drives, in part, to assure traffic safety and convenience. On review, Staff was concerned that a daycare facility at this particular location may negatively impact automotive and pedestrian safety and convenience and traffic flow and control.”

“This brings us to consideration B. Consideration B requires a property to have sufficient off-street parking and loading areas where required. Due to the narrowness of East M Street, off-street parking becomes critical. Zoning Ordinance No. 2016-2929, Section 2111 - Off-Street Parking, states that a nursery or a primary school is required to have parking spaces equal to 30% of capacity, and 20% of capacity for all other educational facilities. Ms. Eng has informed Staff that at a maximum, her proposed daycare facility would provide care for 30 children. Based on the off-street parking ordinance, Ms. Eng would need to provide 9 parking spaces. The "parsonage" sits on the east side of the property, adjacent to the alley. The parsonage has 5 parking spaces available, 6 if the garage is included (which Ms. Eng intends to utilize for her own personal vehicle). That leaves 3 or 4 spaces that must be accounted for. Ms. Eng is in the process of hiring a contractor to construct a parking area whereby 4 stalls will be created to accommodate the property's parking needs. Staff has reviewed the layout of the property. Staff believes Ms. Eng can cut the curb and extend concrete to the sidewalk running along the north side of the property. Based on our observations, Staff believes there is sufficient right-of-way to provide sufficient area for the required 4 parking stalls. The stalls would need to be angled to provide adequate space. Taken together, counting the parking area off of the alley and creating 4 parking spaces by cutting the curb and concreting an area sufficient in size to meet the City's parking regulations, would assure compliance with Section 2111 of the Zoning Ordinance.”

“City Staff has received one phone call expressing concerns. The individual wasn't opposed to the grant of a special exception provided that Ms. Eng provided sufficient fencing on the south side of her property and accounted for ingress/egress/parking issues. As noted on Ms. Eng's attachment, the plan addresses fencing on the south portion of her property. Additionally, Ms. Eng states that she intends to construct a gated play area for her daycare children. The parking situation is addressed above.”

“Staff is comfortable with the grant of a special exception conditioned upon the construction of adequate parking spaces. Ms. Eng has stated to Staff that she is amenable to a condition being placed on the special exception that would require the 4 parking stalls on the north side of the property to be constructed as part of a special exception grant. Ms. Eng has spoke with James Hegwood about doing the work. Mr. Hegwood has stated that he can construct the parking area, but that it will take time before he can complete the work due to other work obligations.”

“Staff encourages the Planning Commission to create a timed condition for the off-street parking to be completed. At this time, Staff is unsure of when Mr. Hegwood would be able to complete the work. As such, any conditional grant should include a time commitment component. Ms. Eng can provide information on the estimated time of completion at the Planning Commission meeting.”

City Manager Schneider added that he, Ms. Eng, Public Works Director Potthoff, and Building Official Mooney met this morning and determined that only 4 spaces would be provided in the parsonage area, making it necessary to require that Ms. Eng install 5 off-street stalls on the north side of the building, and may need to provide ADA parking.

Ms. Eng expressed concerns with college students utilizing the parking area and snow removal from the area; to provide service for 30 children she will be required to have two staff, including herself, one more would be required if she for infants; to accommodate local businesses, her hours will be 5:15 A.M. to 7:15 P.M.; her biggest time for drop-offs would be from 7:30 A.M. to 8:00 A.M., with the average drop-off being two minutes, five minutes at the most; she can address her ADA requirements in her application to the state; when first opening she would place someone outside to help parents unload their children; when first opening the main entrance would be on the east, when the "M" Street parking was completed the main entrances would be on the west and north side; she would like to extend the play area further to the west; she has visited with the property owner to the south and he would like to maintain his chainlink fence, so she plans to utilize a privacy fence along with the chainlink; she believes that it will take three to four months for Mr. Hegwood to complete the parking; and the planned closing date is set for July 1.

Commissioner discussion included what the distance is from the existing sidewalk on the north to the curb, the distance is less than the required 13' for the 45° parking angle, which could be adjusted during construction; what are the fencing requirements, the fence will need to meet building code when constructed; will the parking be required to be completed before opening, no, that is why the need for the condition on approval; how long will be needed for construction of the parking; Norris Avenue is wide enough and can be used for parking before construction is completed; and verifying that only one concern was received from the public regarding parking,

Andy Long, McCook Economic Development Director, spoke in support of the project

With no further comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Lyons, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA

YEA: 9, NAY: 0, ABSENT: 1

2.B. Recommend approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the condition that sufficient off-street parking be constructed within a specified time period to be determined by the Planning Commission.

Motion to recommend approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the condition that five off-street parking stalls be constructed within five months from closing. This motion, made by Stevens and seconded by Hilker.

Discussion occurred regarding what was an adequate time to allow for construction.

Motion to amend the motion on the floor, recommending approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 1211 Norris Avenue with the conditions that five off-street parking stalls be constructed on the north side of the property by January 1, 2021 and that all federal, state, and local requirements be followed. This motion, made by Lyons and seconded by Dueland, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA
YEA: 9, NAY: 0, ABSENT: 1

3. Select new officers for the term of April 2020 through March 2021 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

Motion to retain the current officers for another term; Kurt Vosburg, Chair; Tammie Hilker, Vice-Chair; and Chad Lyons, Secretary. This motion, made by McDowell and seconded by Dueland, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: YEA, Graham: ABSENT, Lyons: YEA, McDowell: YEA, Stevens: YEA
YEA: 9, NAY: 0, ABSENT: 1

City Manager Schneider stated that a meeting will likely be scheduled in June.

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:00 P.M.

Lea Ann Doak, Recording Secretary

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: 5.C.

Receive and file the Financial Report for the period ending April 30, 2020.

BACKGROUND:

The Treasurer's Report (Attachment A) gives the beginning cash balances as of October 1, 2019, plus Total (YTD) Receipts, minus Total (YTD) Disbursements, giving the ending cash balance on April 30, 2020.

Per the Banking Services Agreement with McCook National Bank, all funds are deposited into the Public Funds Account at a higher rate of interest. The bank then sweeps in increments of \$100,000 to the Primary Operating Account to cover disbursements as they clear the bank. The Payroll Account is also a sweep account and maintains a \$1,000 balance.

All of the bank accounts are interest bearing, except the Payroll Account and the Purchase Account. The Purchase Account is our VISA credit card.

Attachment B gives the ending cash balances by fund as of April 30, 2020.

Attachment C is a Financial Summary of Revenue and Expense by Fund for the quarter ending April 30, 2020.

Staff is always available to address any questions that the Council may have. The Department Heads receive monthly financial reports and it is their responsibility to monitor their individual budgets. It is the bottom-line per department that is monitored. If they go over on a line item, that must adjust for it in another line item.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk-Treasurer

May 4, 2020



Nathan A. Schneider, City Manager

May 4, 2020

ATTACHMENT

A

City of McCook, Nebraska
 TREASURER'S REPORT
 Period Ending April 30, 2020 (unaudited)

Beginning Cash on Hand, October 1, 2019			
McCook National Bank - Public Funds	\$	14,783,153.94	
McCook National Bank - Primary Operating	\$	(477,204.91)	
McCook National Bank - LB840 Funds	\$	626,583.09	
McCook National Bank - Payroll	\$	1,000.00	
McCook National Bank - CRA	\$	57.93	
Purchases Account	\$	10,000.00	
Petty Cash	\$	900.00	
NDEQ Irrevocable Escrow	\$	82,076.80	
McCook National Bank - Pension	\$	17,923.39	
TOTAL BEGINNING CASH			\$ 15,044,490.24
Receipts:			
Taxes	\$	2,335,169.40	
Fees, Permits and Licenses	\$	252,957.40	
Intergovernmental Services	\$	2,214,145.65	
Charges - Current Services	\$	1,044,019.75	
Public Utilities	\$	1,923,108.33	
Use of Money & Property	\$	1,280,329.75	
Interfund Transfers	\$	2,398,588.27	
Other Revenue	\$	708,995.52	
Unapplied/Accounts Payable	\$	838.00	
PLUS TOTAL RECEIPTS			\$ 12,158,152.07
Disbursements:			
Personal Services	\$	3,784,772.65	
Supplies	\$	709,766.36	
Services & Charges	\$	4,555,612.68	
Budget Transfers	\$	1,743,490.43	
Capital Outlay	\$	2,520,060.65	
Unapplied/Accounts Payable	\$	0.00	
MINUS TOTAL DISBURSEMENTS			\$ 13,313,702.77
Ending Cash Balance April 30, 2020			
McCook National Bank - Public Funds	\$	13,175,481.42	
McCook National Bank - Primary Operating	\$	61,634.37	
McCook National Bank - LB840 Funds	\$	540,630.93	
McCook National Bank - Payroll	\$	1,036.93	
McCook National Bank - CRA	\$	57.93	
Petty Cash	\$	900.00	
Purchase Account	\$	10,000.00	
NDEQ Irrevocable Escrow	\$	82,259.58	
McCook National Bank - Pension	\$	16,938.38	
TOTAL ENDING CASH	\$	13,888,939.54	\$ 13,888,939.54

Dated: April 30, 2020

-s- Lea Ann Doak, City Clerk

ATTACHMENT B

City of McCook, Nebraska
 TREASURER'S REPORT
 CASH BALANCE BY FUNDS
 Period Ending April 30, 2020 (unaudited)

Beginning Cash on Hand, October 1, 2019	Beginning Cash	YTD Revenue	YTD Expenditures	Ending Cash
General Fund - 10	\$ 2,690,439.97	\$ 3,754,735.25	\$ 4,591,706.92	\$ 1,853,468.30
General Fund Unapplied/Accts. Payable	\$ 3,341.00	\$ 838.00	\$ 0.00	\$ 4,179.00
Street Fund - 15	\$ 89,694.69	\$ 154,126.12	\$ 32,816.86	\$ 211,003.95
Special Revenue - 20	\$ 895,594.29	\$ 1,311,490.30	\$ 1,291,522.10	\$ 915,562.49
Debt Service - 30	\$ 347,818.45	\$ 10,723.80	\$ 0.00	\$ 358,542.25
Community Redevelopment Authority - 40	\$ 65,818.36	\$ 15,977.64	\$ 0.00	\$ 81,796.00
Economic Development Fund - 45	\$ 626,583.09	\$ 281,635.78	\$ 367,959.94	\$ 540,258.93
ED Fund Unapplied/Accts. Payable				\$ 0.00
Pension Trust - 50	\$ 17,923.39	\$ 6,879.14	\$ 7,864.15	\$ 16,938.38
Trust & Agency - 60	\$ 290,496.43	\$ 99,654.31	\$ 104,493.01	\$ 285,657.73
Internal Service Fund - 65	\$ 567,643.45	\$ 1,157,626.01	\$ 1,244,883.82	\$ 480,385.64
Enterprise Fund - 70	\$ 8,541,728.03	\$ 4,924,015.77	\$ 5,037,348.75	\$ 8,428,395.05
Enterprise Fund Unapplied/Accts. Payable	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Capital Improvement - 80	\$ 907,409.09	\$ 440,449.95	\$ 635,107.22	\$ 712,751.82
	\$ 15,044,490.24			\$ 13,888,939.54
		\$ 12,158,152.07	\$ 13,313,702.77	

Dated: April 30, 2020

-s- Lea Ann Doak, City Clerk

ATTACHMENT C

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

10 -GENERAL FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
GENERAL REVENUE	8,679,944	8,679,944	581,419.63	3,681,235.25	4,106,414.33	4,998,708.75	57.59
RESERVES/CO TREASURER BAL	<u>1,512,071</u>	<u>1,512,071</u>	<u>10,500.00</u>	<u>73,500.00</u>	<u>77,415.00</u>	<u>1,438,571.00</u>	<u>95.14</u>
TOTAL REVENUES	10,192,015	10,192,015	591,919.63	3,754,735.25	4,183,829.33	6,437,279.75	63.16
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ADMINISTRATION	628,920	628,920	55,496.82	329,751.88	321,985.53	299,168.12	47.57
PUBLICITY	7,750	7,750	417.63	2,939.56	2,707.24	4,810.44	62.07
AUDITORIUM	46,785	46,785	2,436.39	58,556.93	25,788.40	11,771.93	25.16
COUNCIL	648,537	648,537	19,595.58	220,828.74	248,228.69	427,708.26	65.95
POLICE	1,745,831	1,745,831	170,226.22	1,010,412.24	942,084.58	735,418.76	42.12
MUNICIPAL CENTER	98,303	98,303	7,722.00	62,044.91	55,025.20	36,258.09	36.88
FIRE	1,346,686	1,346,686	110,862.19	711,259.87	720,721.26	635,426.13	47.18
AMBULANCE	152,883	152,883	15,410.73	97,243.75	76,428.33	55,639.25	36.39
CIVIL DEFENSE	25,055	25,055	47,844.28	57,914.01	8,819.27	32,859.01	131.15
BUILDING & ZONING	84,939	84,939	7,939.27	47,748.84	43,327.70	37,190.16	43.78
LIBRARY	351,658	351,658	30,639.04	211,823.78	181,430.35	139,834.22	39.76
STREET	1,361,077	1,361,077	73,168.26	507,920.13	552,447.49	853,156.87	62.68
CEMETERY	202,726	202,726	23,608.99	109,980.78	119,132.71	92,745.22	45.75
PARKS	282,608	282,608	19,016.41	134,332.91	119,885.50	148,275.09	52.47
BALL PARKS	167,061	167,061	8,821.15	76,231.14	74,250.17	90,829.86	54.37
POOL	114,527	114,527	156.88	15,873.50	3,456.72	98,653.50	86.14
AIRPORT	169,504	169,504	13,321.76	88,631.29	89,010.45	80,872.71	47.71
UNEMPLOYMENT	10,000	10,000	0.00	0.00	0.00	10,000.00	100.00
UNCOLLECTABLE TAX	14,000	14,000	855.11	3,458.18	4,151.65	10,541.82	75.30
SENIOR CENTER	418,123	418,123	36,007.07	221,184.42	195,339.29	196,938.58	47.10
PUBLIC TRANSPORTATION	169,085	169,085	13,708.59	91,535.05	84,196.07	77,549.95	45.86
HEALTH OPERATING	586,150	586,150	48,838.00	341,866.00	341,866.00	244,284.00	41.68
RESERVES/CO TREASURER BAL	<u>562,071</u>	<u>562,071</u>	<u>1,460.69</u>	<u>190,169.01</u>	<u>2,245.00</u>	<u>371,901.99</u>	<u>66.17</u>
TOTAL EXPENDITURES	9,194,279	9,194,279	707,553.06	4,591,706.92	4,212,527.60	4,602,572.08	50.06
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	997,736	997,736	(115,633.43)	(836,971.67)	(28,698.27)	1,834,707.67	183.89

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

15 -STREET FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
STREET IMPROVEMENTS	468,244	468,244	89.00	154,126.12	156,020.65	314,117.88	67.08
TOTAL REVENUES	468,244	468,244	89.00	154,126.12	156,020.65	314,117.88	67.08
=====							
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
STREET IMPROVEMENTS	468,244	468,244	0.00	32,816.86	0.00	435,427.14	92.99
TOTAL EXPENDITURES	468,244	468,244	0.00	32,816.86	0.00	435,427.14	92.99
=====							
REVENUES OVER/(UNDER) EXPENDITURES	0	0	89.00	121,309.26	156,020.65	(121,309.26)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: APRIL 30TH, 2020

20 -SPECIAL REVENUE
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
FAA GRANTS	1,581,834	1,581,834	5,610.00	1,096,540.49	0.00	485,293.51	30.68
ACE REVENUE SHARING	56,053	56,053	22.00	20,211.00	14,685.00	35,842.00	63.94
MCCOOK RECREATIONAL TRAIL	53,246	53,246	35.00	477.00	666.00	52,769.00	99.10
CDBG BOOE PUBLIC WORKS	0	0	0.00	0.00	0.00	0.00	0.00
ENHANCED E911	267,102	267,102	3,878.68	19,542.39	21,845.78	247,559.61	92.68
RAVENSWOOD RD PROJECT	0	0	0.00	137,500.00	0.00	137,500.00	0.00
INSURANCE REIMBURSEMENT	419,611	419,611	179.00	3,647.00	5,247.00	415,964.00	99.13
PSAP FUNDS	130,987	130,987	4,719.06	33,572.42	29,351.36	97,414.58	74.37
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
DOWNTOWN REVITAL - CDBG	0	0	0.00	0.00	0.00	0.00	0.00
SKATE PARK IMPROVEMENTS	4,642	4,642	0.00	0.00	0.00	4,642.00	100.00
AUD/CONVEN CTR FEASIBILI	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	2,548,260	2,548,260	14,443.74	1,311,490.30	71,795.14	1,236,769.70	48.53

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FAA GRANTS	1,581,834	1,581,834	0.00	1,130,438.77	29,600.34	451,395.23	28.54
ACE REVENUE SHARING	56,053	56,053	0.00	23,072.00	765.00	32,981.00	58.84
MCCOOK RECREATIONAL TRAIL	53,246	53,246	0.00	0.00	0.00	53,246.00	100.00
CDBG BOOE PUBLIC WORKS	0	0	0.00	0.00	0.00	0.00	0.00
ENHANCED E911	267,102	267,102	9,946.74	36,097.57	15,255.87	231,004.43	86.49
RAVENSWOOD RD PROJECT	0	0	304.00	85,252.10	0.00	85,252.10	0.00
INSURANCE REIMBURSEMENT	419,611	419,611	0.00	0.00	0.00	419,611.00	100.00
PSAP FUNDS	130,987	130,987	5,983.09	16,661.66	32,953.76	114,325.34	87.28
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
DOWNTOWN REVITAL - CDBG	0	0	0.00	0.00	0.00	0.00	0.00
SKATE PARK IMPROVEMENTS	4,642	4,642	0.00	0.00	0.00	4,642.00	100.00
AUD/CONVEN CTR FEASIBILI	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	2,548,260	2,548,260	16,233.83	1,291,522.10	78,574.97	1,256,737.90	49.32
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(1,790.09)	19,968.20	(6,779.83)	(19,968.20)	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

30 -DEBT SERVICE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
AIRBASE JUDGEMENT	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	352,422	352,422	451.00	10,723.80	10,874.78	341,698.20	96.96
BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	352,422	352,422	451.00	10,723.80	10,874.78	341,698.20	96.96
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
AIRBASE JUDGEMENT	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	352,422	352,422	0.00	0.00	0.00	352,422.00	100.00
BOND RESERVE.	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	352,422	352,422	0.00	0.00	0.00	352,422.00	100.00
REVENUES OVER/ (UNDER) EXPENDITURES	0	0	451.00	10,723.80	10,874.78	(10,723.80)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

40 -COMMUNITY DEVELOPMENT
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	771.51	640.77	30,228.49	97.51
CITY INVESTMENTS	65,574	65,574	28.00	573.00	818.74	65,001.00	99.13
NORTH POINTE	25,000	25,000	5,909.70	7,430.85	8,096.36	17,569.15	70.28
CLARY VILLAGE LLC	9,500	9,500	0.00	233.20	193.68	9,266.80	97.55
MCCOOK HOTEL GROUP/COBBL	70,000	70,000	0.00	1,411.78	1,172.54	68,588.22	97.98
QUILLAN COURTS	15,000	15,000	0.00	177.37	147.27	14,822.63	98.82
MCCOOK LODGING/HOLIDAY I	134,000	134,000	0.00	2,445.07	0.00	131,554.93	98.18
NEXT GENERATION	150,000	150,000	0.00	2,934.86	2,437.50	147,065.14	98.04
TOTAL REVENUES	500,074	500,074	5,937.70	15,977.64	13,506.86	484,096.36	96.80
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	0.00	0.00	31,000.00	100.00
CITY INVESTMENTS	65,574	65,574	0.00	0.00	0.00	65,574.00	100.00
NORTH POINTE	25,000	25,000	0.00	0.00	0.00	25,000.00	100.00
CLARY VILLAGE LLC	9,500	9,500	0.00	0.00	0.00	9,500.00	100.00
MCCOOK HOTEL GROUP/COBBL	70,000	70,000	0.00	0.00	0.00	70,000.00	100.00
QUILLAN COURTS	15,000	15,000	0.00	0.00	0.00	15,000.00	100.00
MCCOOK LODGING/HOLIDAY I	134,000	134,000	0.00	0.00	0.00	134,000.00	100.00
NEXT GENERATION	150,000	150,000	0.00	0.00	0.00	150,000.00	100.00
TOTAL EXPENDITURES	500,074	500,074	0.00	0.00	0.00	500,074.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	5,937.70	15,977.64	13,506.86	(15,977.64)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

45 -ECONOMIC DEVELOPMENT FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
ECONOMIC DEVELOPMENT FUN	1,015,417	1,015,417	34,319.85	281,635.78	285,714.81	733,781.22	72.26
KEYSTONE BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
KEYSTONE BOND REDEMPTION	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,015,417	1,015,417	34,319.85	281,635.78	285,714.81	733,781.22	72.26
<hr/>							
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ECONOMIC DEVELOPMENT FUN	1,015,417	1,015,417	68,501.50	367,959.94	86,247.00	647,457.06	63.76
KEYSTONE BOND RESERVE	0	0	0.00	0.00	112,000.00	0.00	0.00
KEYSTONE BOND REDEMPTION	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,015,417	1,015,417	68,501.50	367,959.94	198,247.00	647,457.06	63.76
<hr/>							
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(34,181.65)	(86,324.16)	87,467.81	86,324.16	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

50 -PENSION TRUST
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
POLICE OFFICER DISABILIT	27,925	27,925	(3,144.08)	6,879.14	25,020.99	21,045.86	75.37
TOTAL REVENUES	27,925	27,925	(3,144.08)	6,879.14	25,020.99	21,045.86	75.37
<hr/>							
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
POLICE OFFICER DISABILIT	27,925	27,925	(1,572.83)	7,864.15	11,009.81	20,060.85	71.84
TOTAL EXPENDITURES	27,925	27,925	(1,572.83)	7,864.15	11,009.81	20,060.85	71.84
<hr/>							
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(1,571.25)	(985.01)	14,011.18	985.01	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

60 -AGENCY FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
PERPETUAL CARE	144,580	144,580	211.00	2,603.00	4,007.00	141,977.00	98.20
SENIOR CENTER CONTRIBUTIO	68,431	68,431	219.00	5,773.00	6,645.00	62,658.00	91.56
SCHOOL	8,050	8,050	1,685.72	7,260.00	6,980.00	790.00	9.81
FIRE CONTRIBUTIONS	4,075	4,075	0.00	20.00	1,270.00	4,055.00	99.51
LIBRARY MEMORIAL	29,978	29,978	100.00	9,825.00	260.00	20,153.00	67.23
COMMUNITY BETTERMENT	121,199	121,199	8,028.98	65,633.75	68,410.25	55,565.25	45.85
DARE CONTRIBUTIONS	5,145	5,145	0.00	0.00	280.15	5,145.00	100.00
PUBLIC WORKS CONTRIBUTION	6,266	6,266	0.00	5,000.00	0.00	1,266.00	20.20
AMBULANCE CONTRIBUTIONS	5,619	5,619	0.00	1,762.50	403.66	3,856.50	68.63
COMMUNITY PARAMEDIC PROG	4,398	4,398	0.00	0.00	0.00	4,398.00	100.00
POLICE CONTRIBUTIONS	7,500	7,500	50.00	1,777.06	2,085.99	5,722.94	76.31
TOTAL REVENUES	405,241	405,241	10,294.70	99,654.31	90,342.05	305,586.69	75.41

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
PERPETUAL CARE	144,580	144,580	0.00	2,075.00	0.00	142,505.00	98.56
SENIOR CENTER CONTRIBUTIO	68,431	68,431	216.10	4,082.87	0.00	64,348.13	94.03
SCHOOL	8,050	8,050	4,339.28	5,574.28	4,145.98	2,475.72	30.75
FIRE CONTRIBUTIONS	4,075	4,075	0.00	585.41	1,191.87	3,489.59	85.63
LIBRARY MEMORIAL	29,978	29,978	224.97	4,401.03	2,758.92	25,576.97	85.32
COMMUNITY BETTERMENT	121,199	121,199	13,466.00	73,919.09	65,306.00	47,279.91	39.01
DARE CONTRIBUTIONS	5,145	5,145	0.00	2,072.02	0.00	3,072.98	59.73
PUBLIC WORKS CONTRIBUTION	6,266	6,266	1,590.81	1,590.81	0.00	4,675.19	74.61
AMBULANCE CONTRIBUTIONS	5,619	5,619	0.00	2,871.10	386.50	2,747.90	48.90
COMMUNITY PARAMEDIC PROG	4,398	4,398	0.00	0.00	150.62	4,398.00	100.00
POLICE CONTRIBUTIONS	7,500	7,500	69.93	7,321.40	0.00	178.60	2.38
TOTAL EXPENDITURES	405,241	405,241	19,907.09	104,493.01	73,939.89	300,747.99	74.21
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(9,612.39)	(4,838.70)	16,402.16	4,838.70	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

65 -INTERNAL SERVICE FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
FLEX DEPENDENT CARE	10,930	10,930	576.93	1,884.65	595.00	9,045.35	82.76
FLEX - MEDICAL	67,938	67,938	4,587.42	24,268.80	25,312.42	43,669.20	64.28
SELF INSURED HEALTH INSUR	<u>2,451,925</u>	<u>2,451,925</u>	<u>21,135.44</u>	<u>1,131,472.56</u>	<u>1,054,905.98</u>	<u>1,320,452.44</u>	<u>53.85</u>
TOTAL REVENUES	2,530,793	2,530,793	26,299.79	1,157,626.01	1,080,813.40	1,373,166.99	54.26
=====							
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FLEX DEPENDENT CARE	10,930	10,930	290.00	1,439.86	635.00	9,490.14	86.83
FLEX - MEDICAL	67,938	67,938	4,590.95	31,444.01	32,452.05	36,493.99	53.72
SELF INSURED HEALTH INSUR	<u>2,451,925</u>	<u>2,451,925</u>	<u>134,324.12</u>	<u>1,211,999.95</u>	<u>1,109,180.72</u>	<u>1,239,925.05</u>	<u>50.57</u>
TOTAL EXPENDITURES	2,530,793	2,530,793	139,205.07	1,244,883.82	1,142,267.77	1,285,909.18	50.81
=====							
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(112,905.28)	(87,257.81)	(61,454.37)	87,257.81	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: APRIL 30TH, 2020

70 -ENTERPRISE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
SOLID WASTE-LANDFILL POST	0	0	0.00	0.00	0.00	0.00	0.00
SOLID WASTE - RECYCLING	275,800	275,800	5,867.64	44,000.16	124,366.13	231,799.84	84.05
SOLID WASTE - COLLECTION	883,613	883,613	64,306.84	467,010.38	459,100.01	416,602.62	47.15
SOLID WASTE - TRANSFER ST	1,061,347	1,061,347	86,996.84	580,926.86	509,570.59	480,420.14	45.27
LANDFILL RESERVE	760,280	760,280	6,499.00	49,032.00	34,342.00	711,248.00	93.55
SOLID WASTE - DISPOSAL	369,986	369,986	0.00	184,798.84	331,764.76	185,187.16	50.05
WATER MAINTENANCE & OPERA	4,169,322	4,169,322	154,623.81	1,183,432.86	1,097,625.02	2,985,889.14	71.62
WATER BOND & INTEREST RED	1,759,088	1,759,088	37,233.00	327,000.37	315,808.37	1,432,087.63	81.41
WATER CAPITAL - REPLACEME	2,627,307	2,627,307	27,959.00	208,761.00	215,358.00	2,418,546.00	92.05
WATER CAPITAL - DEVELOPME	0	0	0.00	0.00	0.00	0.00	0.00
WATER QUALITY SOLUTION	168,643	168,643	81.26	966.78	1,364.31	167,676.22	99.43
SEWER MAINTENANCE & OPERA	2,326,320	2,326,320	115,380.63	829,377.61	837,215.36	1,496,942.39	64.35
SEWER BOND & INTEREST RES	120,754	120,754	51.00	20,961.48	21,153.48	99,792.52	82.64
SEWER CAPITAL - REPLACEME	1,249,699	1,249,699	36,161.00	256,557.00	267,483.00	993,142.00	79.47
SEWER CAPITAL - DEVELOPME	1,361	1,361	1.00	12.00	16.00	1,349.00	99.12
SEWER - PHASE III AMMONIA	0	0	0.00	0.00	0.00	0.00	0.00
COMBINED UTILITIES	700,325	700,325	0.00	0.00	0.00	700,325.00	100.00
ELECTRIC UTILITY	<u>1,305,000</u>	<u>1,305,000</u>	<u>98,926.80</u>	<u>771,178.43</u>	<u>1,064,397.15</u>	<u>533,821.57</u>	<u>40.91</u>
TOTAL REVENUES	17,778,845	17,778,845	634,087.82	4,924,015.77	5,279,564.18	12,854,829.23	72.30

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
SOLID WASTE-LANDFILL POST	16,550	16,550	0.00	8,210.13	9,830.13	8,339.87	50.39
SOLID WASTE - RECYCLING	293,894	293,894	9,775.95	64,990.12	111,462.99	228,903.88	77.89
SOLID WASTE - COLLECTION	883,613	883,613	60,159.57	458,319.36	483,560.67	425,293.64	48.13
SOLID WASTE - TRANSFER ST	1,026,703	1,026,703	64,222.76	588,934.72	617,372.30	437,768.28	42.64
LANDFILL RESERVE	760,280	760,280	0.00	127,395.00	30,000.00	632,885.00	83.24
SOLID WASTE - DISPOSAL	369,986	369,986	24,091.83	210,140.67	334,264.76	159,845.33	43.20
WATER MAINTENANCE & OPERA	4,169,322	4,169,322	156,274.37	1,324,885.94	1,096,182.61	2,844,436.06	68.22
WATER BOND & INTEREST RED	1,759,088	1,759,088	0.00	616,567.07	118,861.00	1,142,520.93	64.95
WATER CAPITAL - REPLACEME	2,627,307	2,627,307	922.15	42,107.90	74,527.30	2,585,199.10	98.40
WATER CAPITAL - DEVELOPME	0	0	0.00	0.00	0.00	0.00	0.00
WATER QUALITY SOLUTION	168,643	168,643	0.00	250.00	1,687.50	168,393.00	99.85
SEWER MAINTENANCE & OPERA	2,326,320	2,326,320	141,859.00	800,654.63	859,442.88	1,525,665.37	65.58
SEWER BOND & INTEREST RES	120,754	120,754	0.00	0.00	0.00	120,754.00	100.00
SEWER CAPITAL - REPLACEME	1,249,699	1,249,699	0.00	23,714.78	232,083.43	1,225,984.22	98.10
SEWER CAPITAL - DEVELOPME	1,361	1,361	0.00	0.00	0.00	1,361.00	100.00
SEWER - PHASE III AMMONIA	0	0	0.00	0.00	0.00	0.00	0.00
COMBINED UTILITIES	700,325	700,325	0.00	0.00	0.00	700,325.00	100.00
ELECTRIC UTILITY	<u>1,305,000</u>	<u>1,305,000</u>	<u>98,926.80</u>	<u>771,178.43</u>	<u>1,064,397.15</u>	<u>533,821.57</u>	<u>40.91</u>
TOTAL EXPENDITURES	17,778,845	17,778,845	556,232.43	5,037,348.75	5,033,672.72	12,741,496.25	71.67
REVENUES OVER/(UNDER) EXPENDITURES	0	0	77,855.39	(113,332.98)	245,891.46	113,332.98	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2020

80 -CAPITAL IMPROVEMENTS FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
CAPITAL IMPROVE 2018	1,035,712	1,035,712	61,860.42	433,836.95	164,106.50	601,875.05	58.11
CAPITAL IMPROVEMENTS #3	0	0	0.00	0.00	130,324.91	0.00	0.00
CAPITAL IMPROVE #3 RES	0	0	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPROVE 1/2*	0	0	0.00	0.00	65,162.46	0.00	0.00
CAPITAL IMPROVE 1/2* RES	<u>790,669</u>	<u>790,669</u>	<u>287.00</u>	<u>6,613.00</u>	<u>12,129.00</u>	<u>784,056.00</u>	<u>99.16</u>
TOTAL REVENUES	1,826,381	1,826,381	62,147.42	440,449.95	371,722.87	1,385,931.05	75.88
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
CAPITAL IMPROVE 2018	1,035,712	1,035,712	7,717.50	504,889.69	9,657.50	530,822.31	51.25
CAPITAL IMPROVEMENTS #3	60,000	60,000	0.00	0.00	0.00	60,000.00	100.00
CAPITAL IMPROVE #3 RES	233,241	233,241	0.00	9,170.00	0.00	224,071.00	96.07
CAPITAL IMPROVE 1/2*	246,162	246,162	22,652.08	121,047.53	82,218.18	125,114.47	50.83
CAPITAL IMPROVE 1/2* RES	<u>251,266</u>	<u>251,266</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>251,266.00</u>	<u>100.00</u>
TOTAL EXPENDITURES	1,826,381	1,826,381	30,369.58	635,107.22	91,875.68	1,191,273.78	65.23
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	31,777.84	(194,657.27)	279,847.19	194,657.27	0.00

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: 5.D.

Receive and file the claims for the month of April 2020 as published May 8, 2020.

BACKGROUND:

Claims are presented to the Council and published each month as outline in the City Code of Ordinances.

Staff is always available to address any questions that the Council may have regarding a specific claim.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 14, 2020

CITY OF MCCOOK
CLAIMS FOR APRIL 2020

ABBREVIATIONS FOR LEGALS: PS - PERSONAL SERVICES; S- SUPPLIES; SC - SERVICES & CHARGES; CO - CAPITAL OUTLAY; BT - BUDGET TRANSFERS

20/20 TECHS-SC 7563.00; 7-D LOCKSHOP-S 12.50; ACE-S 1629.86; ACME PRINTING-S 677.50; AMERICAN AG LAB-SC 1154.83 ; AMERICAN ELECTRIC-S 67.40; ANYTIME TRI-STATE TOWING-SC 260.00; BARCO MUN PRODUCTS-S 3132.91; BETTER HOMES & GARDENS-S 36.28; BLACK HILLS ENERGY-SC 5174.64; BSB CONST-CO 19432.20; C&K-S 593.84; CAMBRIDGE TELE-SC 244.51; CAROLINA SOFTWARE-SC 200.00; CARQUEST-S 2553.65; CASH WA-S 13238.44; CENTER POINT, INC-S 148.02; CENTRAL NE BOBCAT-S 143.49; CENTURY LINK-SC 5974.54; CITY OF MCCOOK-PS 515179.78; CITY SELF INS-BT 129504.00; UTILITIES-SC 2997.94; CONSOLIDATED MGMT-SC 215.28; CONWAY SHIELD-S 58.99; CROELL, INC-CO 1069.88; CULLIGAN-S 38.80; D&L PEST-S 210.00; D & S HARDWARE-S 446.63; DAS STATE ACCTG-SC 470.00; DELTA MEDICAL SYS-S 390.51; DEMCO, INC-S 203.02; DEVENY MOTORS-S 823.97; DIAMOND VOGEL-S 410.86; DVORAK LAW GROUP-SC 10.00; EAKES-S 1252.28; ELLERBOCK-NORRIS-SC 1677.00; ENGINEERED CONTROLS-S 473.40; FARRELL'S-S 317.79; FASTENAL-S 1333.78; FICA-SC 25590.54; FEDERAL SIGNAL CORP-CO 47232.36; FLIGHTBRIDGEED-SC 2250.00; F-V COOP-S 13615.12; FRONTIER COMM-SC 52.19; FUSION CLOUD SRVS-SC 721.26; GALLS-S 122.97; GARDNER MEDICA-S 143.51; GARY'S SUPER FOODS-S 13.68; GARY'S INC-S 325.00; GEO-COMM-SC 570.00; GERHOLD-S 1419.94; GLASS EXPRESS-S 279.16; GOOGLE*SVCS-SC 450.00; GPM-CO 6129.40; GREAT PLAINS COMM-SC 2511.86; HAIL VARSITY-S 34.99; HENNING BROS-SC 59.00; HGTV MAG-S 39.97; HIGH PLAINS RADIO-SC 54.00; HOMETOWN LEASING-SC 1319.94; IDEAL LINEN-S 349.15; INDUSTRIAL PROCESS-CO 19200.00; INLAND TRUCK-S 270.59; INT'L SOC FIRE-SC 125.00; J BAR J-SC 41543.98; JACK'S UNIFORMS/EQUIP-S 2115.78; JOHN HANCOCK-SC 33561.92; K & C GRAIN-S 3901.02; KOHLER TRAILER-SC 39.45; KRUGER-S 1855.33; KUSTOM SIGNALS-S 1938.00; LONM -SC 2483.00; LIFE-ASSIST-S 3059.30; MALLECK OIL-S 387.80; DANIEL MALLORY-S 500.00; MARC-S 402.50; MARIS GEN CONT-S 343.80; MARIS, R.-S 90.00; MCCOOK CLINIC-SC 111.72; MCCOOK GAZETTE-SC 982.74; MC HUMANE SOC-SC

3488.88; MCNET-SC 91.40; MPPD-SC 1026.89; MPS-SC 30.00; MCKESSON MEDICAL-S 2747.99; MEAD LUMBER-S 357.20; MEDICARE-PS 7136.09; MERCHANT SRVS-SC 897.61; MICHAEL TODD & CO-SC 465.55, CO 465.55; MICROMARKETING-S 1542.38; MIDAMERICA BOOKS-S 63.80; MIDLAND'S TOXICOLOGY-SC 315.00; MIDEST CONNNECT-SC 210.00; MILLER & ASSOC-SC 922.15; MOUSEL LAW-SC 5540.50; MUNICIPAL PIPE-S 1829.38; MUNICIPAL SUPPLY-S 3011.04; MUTUAL OF OMAHA-SC 803.93; NASC-SC 20.00; NATIONWIDE MGMT-SC 300.00; NE DEPT HEALTH LABS-SC 19.00; NE DEPT OF REV-SC 14155.02; NE LAW ENF-SC 700.00; NE TRUCK CENTER-S 390.78; NEBRASKALAND TIRE-S 186.07; NEW FRONTIER AG-CO 13000.00; NICE INCONTACT-SC 2461.00; NICK'S DIST-S 1524.08; NE MACHINERY -S 345.58; NORTHERN TOOL & EQ-S 290.98; NPPD-SC 30793.85; NUTRI-SYSTEM-S 216.10; O'REILLY AUTO-S 532.90; ODEYS, INC-S 1590.81; ON THE SPOT-S 1826.00; ONE CALL CONCEPTS-SC 77.93; PAPER TIGER-S 50.00; PARDE ELEC-S 6410.01; PAVEMENT REPAIR-CO 2150.00; PLAINS EQUIP GRP-S 359.07; PLATTE VALLEY COMM-S 310.00; PLEASANT VALLEY FISH FARM-S 175.00, SC 200.00; POPULAR SUBSCRIPTION-S 29.95; PROTEX CENTRAL-S 315.00; QUADIANT FINANCE-SC 600.00; QUICK MED CLAIMS-SC 2191.51; QUILL-S 262.39; RAVENSWOOD ELEC.-S 199.69; RWAC-S 3.95; RED WILLOW AVIATION-S 509.74; RWCO HLTH-SC 20.00; S. RENNER-S 55.94; ROCHESTER MIDLAND-S 287.91; SANDHILL CATERING-SC 1482.00; SANDRY FIRE SUPPLY-S 2054.08; SCHROEDER & SCHROEDER-SC 787.50; SCOTTIES POTTIES-S 85.00; SW FARM & AUTO-S 521.04; STRYKER MEDICAL-S 132.09; SWANSON SIGNS-SC 224.00; T.O. HAAS-S 40.00; TASTE OF TX-S 112.29; THE PIT CREW-S 58.00; TELEFLEX-S 677.50; TITAN MACH-S 5258.75; TYLER TECH-SC 239.68; UMR-SC 138289.42; USPS-SC 1416.34; USA BLUEBOOK-S 330.97; UTILTIY REFUND-1146.62; VAN DIEST-S 6544.14; VERIZON-SC 2381.71; VOLZ-S 487.55; W-DESIGN-CO 2747.50; WAGNER CHEVY-S 332.99; WAGNER FORD-S 321.37; WALMART-S 1924.10; WASTE SYSTEMS-S 114.53; WATCHGUARD VIDEO-SC 365.00; WESTSIDE WELDING-S 71.50; WPCI-SC 88.50; ZOLL MEDICAL-S 493.11.

-s- Lea Ann Doak
City Clerk

Publish: May 8, 2020

**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: 5.E.

Receive and file the Property Damage Incident Form from Lester Eugene Warren and instruct that it be submitted to the City's insurance carrier for review and appropriate action.

BACKGROUND:

Attached to this report you will find the Notice of Claim received from Lester Warren.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 13, 2020



Nathan A. Schneider, City Manager

May 13, 2020



PROPERTY DAMAGE INCIDENT FORM

PHONE NO.: 308-345-2022, ext. 224 EMAIL: burkey@cityofmccook.com
 FAX (303)345-1461

INCIDENT INFORMATION

LOCATION OF INCIDENT STREET: 312 SOUTH STREET	DATE OF INCIDENT 3-1-2020 ?	TIME OF INCIDENT 10:00 PM
CITY, STATE, ZIP: McCook NE 69001	POLICE OR FIRE DEPARTMENT CONTACTED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO NAME OF REPORTING OFFICER: Not known	
COUNTRY: RED Willow	POLICE REPORT NUMBER: not known	
DESCRIBE LOCATION OF INCIDENT: west side of House + south side of House		

REPORTING INDIVIDUAL INFORMATION

NAME: LESTER Eugene WARREN	PHONE NUMBER: 308 340 9593
STREET ADDRESS: 3 SOUTH STREET	CELL PHONE NUMBER: None
CITY, STATE, ZIP: McCook NE 69001	DATE OF BIRTH: 2-1-62

PROPERTY DAMAGE

DESCRIPTION OF PROPERTY DAMAGED:
Panel Patio Door south side of House
west side Double Hung window
Steel Door west side of House
ESTIMATE VALUE: 920.46 Installation 380.00 # 1300.46¹¹

CLAIM DETAILS What Happened: (Give as much detail as possible, include photos and witness information if applicable):

WARRENT served - TO THALER - miracle



Silver Line Windows - Abbreviated Quote Report
Buster Hall/Warren



Quote #: 1378 Print Date: 04/28/2020 Quote Date: 04/28/2020 RQ Version: 13.0 Page 1 Of 2

Dealer: Mead Lumber 107 East 1st McCook, Ne 69001 308-345-7807 Sales Rep: Josh Vrbas	Customer: Mead Lumber Address: , United States Phone: Contact:	Fax:
--	---	------

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 0001 1 8601, Double Hung Unit Size = 23 1/2" W x 53" H RO Size = 23 3/4" W x 53 3/4" H Standard, White, Low-E LS, Argon, DP40, Standard Glass, Standard Glass, Full Screen, Single Lock, Foam in Frame, Sill Angle, Head Expander, U-Factor: 0.30, SHGC: 0.23				\$ 80.00 243.19	243.19
 0002 1 5702, 2 Panel Patio Door Unit Size = 71 5/8" W x 79 3/4" H RO Size = 72 1/8" W x 80 1/4" H Nominal Size = 60 x 68 White, Left, Low-E LS, Argon, Standard PG, Tempered, Full Screen, U-Factor: 0.29, SHGC: 0.25				\$ 200.00 677.27	677.27

Steel Door Net 195⁰⁰ + Tax 100⁰⁰

Customer Signature _____

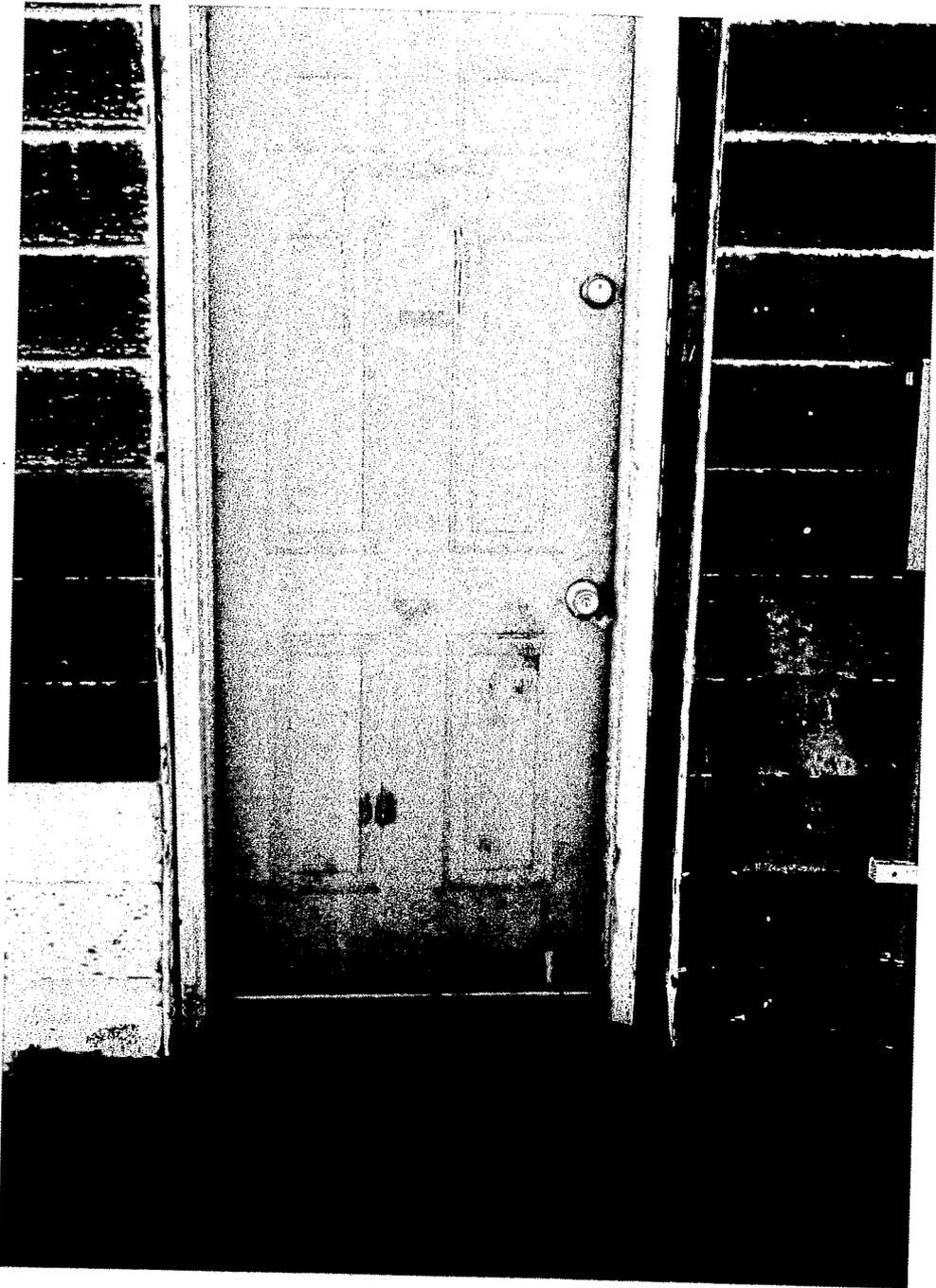
Dealer Signature _____

312 SOUTH STREET

Installation's 380.00

Subtotal	920.46
Tax (0.00 %):	0.00
Grand Total	920.46

West side Front Door outside



West side window top outside



South side PATIO DOOR + SCREEN out side



FRONT DOOR in side west



DOOR JAM inside West



West Door inside POOR JAM inside



West side Door in side



West side Frontdoor inside



West side Front Door inside



PATIO DOOR in side House



PATIO DOOR ^{in side} ~~outside~~ House



West Side window - in side House



**CITY MANAGER'S REPORT
MAY 18, 2020 CITY COUNCIL MEETING**

ITEM: **5.F.**

RECOMMENDATION:

ADOPT RESOLUTION NO. 2020-11 APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH THE DEPARTMENT OF TRANSPORTATION-DIVISION OF AERONAUTICS OF THE STATE OF NEBRASKA FOR PROJECT NO. 3-31-0052-016-2020 TO BE SUBMITTED BY THE DIVISION TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL ASSISTANCE PURSUANT TO THE CARES ACT, TO ASSIST AIRPORTS IN DEFRAYING A PORTION OF THE ECONOMIC DAMAGE CAUSED BY THE CORONAVIRUS DISEASE 2019 (COVID 19) IN THE FORM OF 100% GRANTS TO BE USED FOR ANY LAWFUL PURPOSE FOR WHICH AIRPORTS ARE CURRENTLY ABLE TO USE THEIR FUNDS OTHER THAN AIRPORT PLANNING, DEVELOPMENT, CONSTRUCTION, OR MAINTENANCE AT THE MCCOOK BEN NELSON REGIONAL AIRPORT AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT.

BACKGROUND:

The Coronavirus Disease 2019 (COVID 19), has resulted in significant damage to the economy of the United States. In response, the US Congress has passed an economic rescue package called the The Coronavirus Aid, Relief, and Economic Security Act; known as the CARES Act.

The Federal Aviation Administration (FAA) has received funding from the United States general fund, pursuant to the CARES Act, to assist airports in defraying a portion of the the economic damage in the form of 100% grants to be used for any lawful purpose for which airports are currently able to use their funds. These funds must be utilized for lawful purposes other than airport planning, development, construction, or maintenance.

FISCAL

IMPACT: Estimated funding is \$30,000.00

RECOMMENDATION:

ADOPT RESOLUTION NO. 2020-11 APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH THE DEPARTMENT OF TRANSPORTATION-DIVISION OF AERONAUTICS OF THE STATE OF NEBRASKA FOR PROJECT NO. 3-31-0052-016-2020 TO BE SUBMITTED BY THE DIVISION TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL ASSISTANCE PURSUANT TO THE CARES ACT, TO ASSIST AIRPORTS IN DEFRAYING A PORTION OF THE ECONOMIC DAMAGE CAUSED BY THE CORONAVIRUS DISEASE 2019 (COVID 19) IN THE FORM OF 100% GRANTS TO BE USED FOR ANY LAWFUL PURPOSE FOR WHICH AIRPORTS ARE CURRENTLY ABLE TO USE THEIR FUNDS OTHER THAN AIRPORT PLANNING, DEVELOPMENT, CONSTRUCTION, OR MAINTENANCE AT THE MCCOOK BEN NELSON REGIONAL AIRPORT AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT.

APPROVALS:



Kyle Potthoff, Public Works Director

May 13, 2020



Nate Schneider, City Manager

May 13, 2020

RESOLUTION NO. 2020-11

A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH NEBRASKA DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION FOR GRANT NO. 3-31-052-016-2020 TO BE SUBMITTED BY THE DEPARTMENT TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL NON-DEVELOPMENT ECONOMIC ASSISTANCE FOR MCCOOK BEN NELSON REGIONAL AIRPORT UNDER THE PROVISIONS OF THE FEDERAL CARES ACT:

Be it resolved by the Mayor and members of the City Council of Mc Cook, Nebraska, that:

1. The City of Mc Cook shall enter into an Agency Agreement with the Department of Transportation, Aeronautics Division for Grant No. 3-31-0052-016-2020 for the purpose of obtaining Federal non-development economic assistance for McCook Ben Nelson Regional Airport and that such agreement shall be set forth hereinbelow.
2. The Mayor of the City of Mc Cook is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Mc Cook, and the City Clerk is hereby authorized to attest said execution.
3. The said agreement, referred to hereinabove, is inserted in full and attached herewith, and made a part hereof as Exhibit "0".

PASSED AND APPROVED THIS 18th day of May, 2020.

Michael Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

April 29, 2020



Pete Ricketts, Governor

Mr. Nate Schneider, Airport Manager
City of MC Cook
Box 1059
MC Cook, NE 69001-1059

Subject: MC Cook Ben Nelson Regional Airport (KMCK)
MC Cook, Nebraska
AIP Project No. 3-31-0052-016-2020
Agency Agreement

Dear Mr. Schneider:

Currently, we do not have an Agency Agreement on file for this project. Therefore, enclosed are three copies of an agency agreement for this project. This agreement allows the department to act as the airport sponsor's agent for this project, as required by state law. Two copies of a resolution for the project are also enclosed for the Authority's action. Please **return one signed agreement and one resolution.**

The CIP data sheets and a request for federal funds have been forwarded to the Federal Aviation Administration. If you have any questions, please contact Anna Lannin, of the engineering division at your convenience (402-471-7931) or anna.lannin@nebraska.gov.

Sincerely,

NDOT – DIVISION OF AERONAUTICS

Prepared by:

Suman Pusparajah
Engineer I

Enclosures

Kyle Schneeweis, P.E., Director

Department of Transportation

1500 Highway 2
PO Box 94759
Lincoln, NE 68509-4759

dot.nebraska.gov

OFFICE 402-471-4567
FAX 402-479-4325
NDOT.ContactUs@nebraska.gov

Aeronautics Division

3431 Aviation Road, Ste. 150
PO Box 82088
Lincoln, NE 68501
OFFICE 402-471-2371
FAX 402-471-2906

Navigational Aids Office

Kearney Municipal Airport
5065 Airport Road
Kearney, NE 68847
OFFICE 308-865-5696
FAX 308-865-5697

Resolution No. _____

EXTRACT FROM THE MINUTES OF AN OFFICIAL MEETING OF THE CITY COUNCIL OF MC COOK, NEBRASKA, SPONSOR OF MC COOK BEN NELSON REGIONAL AIRPORT, HELD ON _____, 2020.

The following resolution was introduced by _____, read in full, seconded by _____ and considered:

A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH NEBRASKA DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION FOR GRANT NO. 3-31-052-016-2020 TO BE SUBMITTED BY THE DEPARTMENT TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL NON-DEVELOPMENT ECONOMIC ASSISTANCE FOR THE AIRPORT UNDER THE PROVISIONS OF THE FEDERAL CARES ACT:

Be it resolved by the Mayor and members of the City Council of Mc Cook, Nebraska, that:

1. The City of Mc Cook shall enter into an Agency Agreement with the Department of Transportation, Aeronautics Division for Grant No. 3-31-0052-016-2020 for the purpose of obtaining Federal non-development economic assistance for the Airport and that such agreement shall be set forth hereinbelow.
2. The Mayor of the City of Mc Cook is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Mc Cook, and the City Clerk is hereby authorized to attest said execution.
3. The said agreement, referred to hereinabove, is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

Upon calling for a vote on the resolution, ____ voted yea, and ____ voted nay, and the resolution therefore was declared passed and approved on _____, 20__.

ATTEST: _____
Clerk

Mayor

**AGENCY AGREEMENT
CARES Act-Only Funded Non-Development Grant**

Grant No. 3-31-0052-016-2020

This is an agreement between the City of MC Cook, of MC Cook, Nebraska, hereinafter referred to as the "Airport Sponsor" and the Nebraska Department of Transportation, Aeronautics Division, hereinafter referred to as the "Department," made and entered into in accordance with, and for the purpose of, complying with the laws of the State of Nebraska.

WHEREAS, the Coronavirus Disease 2019 (COVID-19), has resulted in significant damage to the economy of the United States. In response, the US Congress has passed an economic rescue package called The Coronavirus Aid, Relief, and Economic Security Act; known as the CARES Act; and

WHEREAS, the Federal Aviation Administration (FAA) has received funding from the United States general fund, pursuant to the CARES Act, to assist airports in defraying a portion of that economic damage in the form of 100% grants to be used for any lawful purpose for which airports are currently able to use their funds; and

WHEREAS, the Airport Sponsor desires to utilize CARES Act funding for lawful purposes other than airport planning, development, construction, or maintenance.

THEREFORE, the Airport Sponsor hereby designates the Department as its agent in accordance with §3-124 and §3-239, Neb. Rev. Stat. (Reissue 2012, Cumulative Supp. 2018, and Supp. 2019), and the Department hereby accepts such designation and agrees to act as the agent of the Airport Sponsor.

The Airport Sponsor hereby warrants, undertakes and agrees that if the Federal Aviation Administration makes a grant offer, and the Airport Sponsor executes a Grant Agreement, it will manage said airport in the manner set forth in the Grant Agreement and abide by the conditions, rules and regulations of the Federal Aviation Administration.

The terms and conditions of this Agency Agreement and the respective duties, undertakings and agreements of the parties with respect to this Agency Agreement, and with respect to the CARES Act grant, are as follows:

- A. The Department shall accept, receive, receipt for, and disburse all funds granted by the United States for airport aid in accordance with federal laws, rules and regulations and in accordance with §3-101 to §3-154 and §3-239, Neb. Rev. Stat. (Reissue 2012, Cumulative Supp. 2018, and Supp. 2019), as the agent of the Airport Sponsor.
- B. Upon receipt of such federal funds, the Department shall deposit them in the State Treasury, according to law, and shall cause disbursement to be made therefrom as follows:

FIRST: If the Department advances funds to the Airport Sponsor as the equivalent of the United States' share of allowable grant costs, the Department shall reimburse itself for any such advancement out of

such federal funds thereafter received.

SECOND: The Department shall cause the balance of such federal funds due the Airport Sponsor to be paid promptly to the Airport Sponsor.

- C. The Department shall maintain accurate records of all the funds received and expended by it in connection with the grant. These records shall be open to inspection by the Airport Sponsor, the Federal Aviation Administration and their authorized representatives in the offices of the Department at all reasonable times.
- D. The Airport Sponsor reserves the right, power and authority to execute the Application for Federal Assistance, the federal Grant Agreement, all contracts and agreements arising from the Airport Sponsor's use of CARES Act funds, and all amendments to these items. Aside from the matters so reserved, the Department shall, as agent for the Airport Sponsor, process, execute and submit to the Federal Aviation Administration all papers, forms and documents required by that agency for the approval, carrying out and completion of the grant.
- E. The Department agrees to furnish all services performed by it as agent of the Airport Sponsor, including, but not limited to, the services set forth in the attached Exhibit A, "Administrative Services", free of charge.

As used herein, the following words, terms and phrases shall have the meanings herein given:

"Application for Federal Assistance" means the document prepared as the formal application submitted to the Federal Aviation Administration for a grant of federal funds.

"Develop" means to plan, construct or improve the airport as defined in the Application for Federal Assistance.

"Grant Agreement" means the contract between the United States of America and the Airport Sponsor in which the Federal Aviation Administration, on behalf of the United States, agrees to pay a portion of the allowable costs of the grant.

Executed by the Nebraska Department of Transportation, Aeronautics Division this 29th day of April, 2020.

(SEAL)



Director

Executed by the Airport Sponsor this _____ day of _____, 20____.

**RESOLUTION
DO NOT SIGN**

Secretary

**RESOLUTION
DO NOT SIGN**

Chairman

EXHIBIT A
AGENCY AGREEMENT
ADMINISTRATIVE SERVICES

1. Prepare and secure execution of Applications for Federal Assistance and associated documents.
2. Prepare and process program changes.
3. Process Grant Agreements and amendments.
4. Review periodic pay estimates and forward federal funds to the Airport Sponsor.
5. Prepare applications, requests, transfers or letters of credit for Grant Agreement payments.
6. Prepare and/or process other federal documents not otherwise specifically covered above.

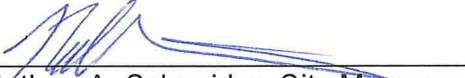
**CITY MANAGER'S REPORT
MAY 18, 2020 MCCOOK CITY COUNCIL MEETING**

ITEM **6.A.** Receive and file a discussion regarding COVID-19 updates, with one of the topics to include City of McCook baseball/softball facilities.

BACKGROUND:

This agenda item has been included to discuss COVID-19 issues and how they relate to the City of McCook. For this agenda item, Staff would like to focus on the City's ballpark facilities in relation to the Governor's relaxed Directed Health Measure and subsequent guidelines for playing organized softball and baseball. Staff would also like to discuss separate city facilities and the time line for opening those facilities. There is no action item associated with this discussion but Staff will be looking at the recommendations of the Council to begin the process of relaxing current COVID-19 related restrictions.

APPROVALS:



Nathan A. Schneider, City Manager

May 14, 2020



Lea Ann Doak, City Clerk

May 14, 2020