

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, November 16, 2020
5:30 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Pledge of Allegiance.

Items.

1. Citizen's Comments.
2. Announcements & Recognitions.
3. Proclamations.
 - A. Approve the proclamation designating November 28, 2020 as "Small Business Saturday" and authorize the Mayor to sign.
4. Public Hearings.
 - A. Public Hearing - Request for a special exception by McCook Community Hospital (Project Sponsor); The Community Hospital Association (Land Owner); to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street.
 1. Adjourn the Public Hearing.
 - B. Approve a special exception to allow a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street due to special exception requirements A - I being satisfied.
 - C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held October 26, 2020.
 1. Adjourn the Public Hearing.
 - D. Receive and file the minutes of the July 27, 2020 Economic Development Plan Citizen's Advisory Review Committee meeting.
5. Consent Agenda.
 - A. Approve the minutes of the November 2, 2020 regular City Council meeting.
 - B. Approve the McCook Area Chamber of Commerce request to conduct the Annual Christmas "Light up the Bricks" Parade at 6:30 P.M. on Saturday, December 5, 2020 and the participation of the Fire and Police departments with the parade.
 - C. Receive and file a letter from Myers Construction, Inc. of Broken Bow, Nebraska, to Change the completion date of the West 5th and East 14th Water Main Project to June 15, 2021.

- D. Declare the listed abandoned and unclaimed vehicles and property as surplus city property to be disposed of in the appropriate legal manner.
 - E. Ratify the Mayor's appointment to the Senior Citizens Advisory Board - appoint Joe Ryland to replace Gene Meints - term expires September 2023.
 - F. Receive and file the minutes of the November 9, 2020 Planning Commission meeting.
 - G. Approve the Operating Assistance Documents for the 5311 Operating Assistance State Fiscal Year 2020-2021 for City of McCook McCook Transit, appoint Beth Siegfried to serve as the Accountable Executive, and authorize the Mayor and Accountable Executive to sign the appropriate documents.
6. Regular Agenda.
- A. Discussion regarding potentially rescheduling a capital improvement strategic planning meeting.
 - B. Council Comments.
- Adjournment.

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 3.A.

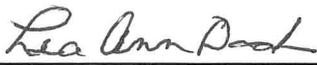
Approve the proclamation designating the November 28, 2020 as "Small Business Saturday" and authorize the Mayor to sign.

BACKGROUND:

Dawson Brunswick, McCook Chamber of Commerce, President/CEO will be present Monday night to address this proclamation

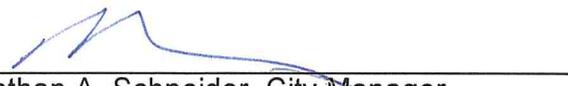
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

November 11, 2020



Nathan A. Schneider, City Manager

November 11, 2020

*Office of the Mayor
McCook, Nebraska
Proclamation*

"SMALL BUSINESS SATURDAY"

- WHEREAS, the City of McCook, Nebraska celebrates and supports our local small businesses and the contributions they make to our local economy and community;
- WHEREAS, there are currently 31.7 million small businesses in the United States, which represents 99.9% of all businesses with employees in the United States; and
- WHEREAS, small businesses employ more than 47% percent of the employees in the private sector in the United States and are responsible for 65% of net new jobs created over the past 20 years; and
- WHEREAS, small businesses contribute positively to the local community by supplying jobs and generating tax revenue, and are critical to the overall economic health of the United States; and
- WHEREAS, it is important for people to support the small businesses that they value in their community; and
- WHEREAS, advocacy groups, and public and private organizations in our community and across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday;

NOW, THEREFORE, I, Michael D. Gonzales, Mayor of the City of McCook do hereby proclaim November 28, 2020, as Small Business Saturday throughout this city, and urge all the people of McCook to be aware of and support the local small businesses that contribute back to our local community, schools, and economy on Small Business Saturday and throughout the year.

Dated this 16th day of November, 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

ENCOURAGE YOUR COMMUNITY TO SHARE JOY AND

SHOP SMALL[®]

ALL SEASON LONG



BY



WHAT IS SMALL BUSINESS SATURDAY[®]?

Since its inception in 2010, Small Business Saturday, proudly backed by American Express, has illuminated the significance of supporting small, independently owned businesses across the country. Falling between Black Friday and Cyber Monday, it's a day dedicated to supporting the diverse range of local businesses that help create jobs, boost the economy, and keep communities thriving across the country.

WHY SUPPORT SMALL BUSINESS SATURDAY?

- Demonstrates a conscious commitment to the communities in which we live.
- Creates goodwill within the communities.
- When we support small businesses, we help create jobs and local communities preserve their unique culture.

2019 SMALL BUSINESS SATURDAY FACTS:

- In 2019, U.S. consumers reported spending a record high total of an estimated \$19.6 billion at independent retailers and restaurants on Small Business Saturday.¹
- On average for every dollar spent at local small businesses 67 cents stays in the local community.²
- Elected officials in all 50 states, Washington, D.C., Puerto Rico, and other U.S. territories championed Small Business Saturday.

¹ The 2019 *Small Business Saturday Consumer Insights Survey* was conducted by Teneo on behalf of American Express and the National Federation of Independent Business (NFIB). The study is a nationally representative sample of 2,287 U.S. adults 18 years of age or older. The sample was collected using an email invitation and an online survey. The study gathered self-reported data and does not reflect actual receipts or sales. It was conducted anonymously on December 1, 2019. The survey has an overall margin of error of +/- 2.0%, at the 95% level of confidence. Projections are based on the current U.S. Census estimates of the U.S. adult population, age 18 years and over.

² The 2018 *Small Business Economic Impact Study* was conducted by Econsult Solutions, Inc. (ESI) on behalf of American Express. ESI calculated the share of national Gross Domestic Product (GDP), employment and employee compensation that small businesses with under 100 employees provide to the economy based on an analysis used by the U.S. Small Business Administration. ESI also estimated how much of each dollar spent at the average small business remains in their local community and used input-output analysis across 100 representative U.S. counties to calculate the additional impact that is generated locally as the result of the spending of employees and the spending of the small business with local suppliers and service providers.

- 802 local governments issued proclamations in support of Small Business Saturday covering all 50 states and Washington, D.C.
- American Express enlisted the support of nearly 100 large companies, known as Corporate Supporters, to help drive excitement for and promote Small Business Saturday.
- The Small Business Saturday Coalition, comprised of national, state and local associations that help coordinate activities for Small Business Saturday with small business owners and consumers, had 627 organizations help spread the Shop Small® message.
- According to the 2019 Small Business Saturday Consumer Insights Survey, 95% of consumers who shopped on Small Business Saturday reported the day makes them want to shop or eat at small, independently-owned businesses all year long, not just during the holiday season.³

JOIN THE COALITION:

Building on the success of previous years, the Coalition of supporters are more committed than ever. This includes support from advocacy organizations that join the initiative to motivate constituents through incentives and offers to not only Shop Small on November 28, 2020 but Shop Small all year long.

The coalition will be led by Women Impacting Public Policy, a business advocacy organization representing small businesses. [Join Us!](#)

Contact Info:

Small Business Saturday Program

Women Impacting Public Policy

Phone: (415) 434-4314 | Email: sbscoalition@wipp.org

³ The 2019 *Small Business Saturday Consumer Insights Survey* was conducted by Teneo on behalf of American Express and the National Federation of Independent Business (NFIB). The study is a nationally representative sample of 2,287 U.S. adults 18 years of age or older. The sample was collected using an email invitation and an online survey. The study gathered self-reported data and does not reflect actual receipts or sales. It was conducted anonymously on December 1, 2019. The survey has an overall margin of error of +/- 2.0%, at the 95% level of confidence. Projections are based on the current U.S. Census estimates of the U.S. adult population, age 18 years and over.

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 MCCOOK CITY COUNCIL MEETING**

4.A.
ITEM: Public Hearing - Request for a special exception by McCook Community Hospital (Project Sponsor) to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street.

4.B.
ITEM: Approve a special exception to allow a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street.

BACKGROUND:

The McCook Community Hospital has submitted a special exception application for its property located at 605 East 11th Street. The property is zoned Residential High Density District. The hospital is requesting that the property be granted a special exception to allow for a daycare facility.

The hospital is making this request as part of its COVID response contingency plan. Specifically, the special exception would address potential daycare shut-downs if local daycare providers are forced to close. The concern is that if numerous daycare providers close due to COVID, the hospital staff members would need a daycare alternative.

The hospital owns the property at 605 East 11th Street and the hospital has identified the property as an appropriate area for a temporary daycare facility. This request is temporary in nature. The hospital does not oppose eliminating the designation once the COVID pandemic subsides.

When reviewing the city's special exception criteria in relationship to the daycare request, special exception considerations A and B are typically the conditions that receive the most scrutiny.

With respect to A, the city is not concerned with ingress/egress issues. East 11th Street is a wide thoroughfare. The hospital owns a commercial facility to the North that employs numerous people. That facility has not experienced any ingress/egress concerns due to an uptick in traffic due to the facility's commercial nature. Additionally, SWAT's is located to the South. There have been no ingress/egress related concerns regarding the SWAT's facility. The hospital employees that would use the property for daycare purposes would enter the facility off of East 11th Street. They would exit the premises via East F Street. This circular ingress/egress pattern will help ease any traffic concerns.

As for consideration B, off-street parking should not be a concern. Blake Bethell, McCook Community Hospital facility manager, states that the maximum number of children the daycare would serve is twelve. The city's parking ordinance requires a 30% ratio of children to off-street parking spaces. Three to four spaces would be necessary. The residence has plenty of space available to accommodate three to four parking spaces. With respect to the additional special exception criteria, staff has no concerns.

As mentioned, this request is temporary in nature. When the COVID pandemic is over, the hospital is willing to have the designation removed if the governing body is inclined to do so.

The Planning Commission voted 8 - 0 to recommend approval of the request. Nobody spoke in opposition to the application.

APPROVALS:



Lea Ann Doak, City Clerk

November 10, 2020



Nathan A. Schneider, City Manager

November 10, 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 High Density (RH) District.

ADDRESS: 605 East 11th Street

LEGAL DESCRIPTION: W/2 of Block 4 (Replatted) and ½ Vacated "G" Street, Brown's Park Addition to the City of McCook, Red Willow County, Nebraska (Parcel ID: 000940200)

PROJECT SPONSOR/
DEVELOPER: Blake Bethell, Community Hospital Project Manager

LAND OWNER: The Community Hospital Association

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

NOVEMBER 9, 2020 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

NOVEMBER 16, 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. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Publish: October 30, 2020
Post: October 30, 2020
Mail: October 30, 2020

EXHIBIT #2

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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

BSB Construction, INC.
C/O Norma Lashley
209 E 2ND
Curtis, NE 69025

Royce Clapp
612 E 11
McCook, NE 69001

Barbara Remer
PO Box 2
McCook, NE 69001

SWATS
PO Box 582
McCook, NE 69001

James Thompson
13708 SO 131st
Springfield, NE 68059

Krystal Barratt
1205 E F
McCook, NE 69001

William and Tammy Jo Moore
1301 E F
McCook, NE 69001

Jaime Helm
1302 E F
McCook, NE 69001

Dennis and Brenda Liess
505 E 12th
McCook, NE 69001

Richard Kring
406 W 10
McCook, NE 69001

EXHIBIT #3

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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: Temporary Daycare
Description of Project: We would like to use the house that we just purchased at 605 East 11th for a temporary daycare if daycares in town close due to Covid. This will only be used for hospital employees children in the event that local daycare facilities close down.

Project sponsor or developer:

Name: Blake Bethell Community Hospital Project Manager
Address: 1301 East H Street
Phone number: 308-344-8336
Fax number: _____
E-mail Address: bbethell@CHMcCook.org

Land owner or owners:

Name: Community Hospital
Address: 1301 East H Street
Phone number: 308-344-8336
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)

Community Hospital Blake Bethell

Printed Name:

Printed Name:

Blake Bethell

Signature:

Signature:

10/5/2020
Date:

Address and physical location of the Proposed Land Use Action: 605 East 11th

Property Description (Of the parent parcel for subdivisions): _____

Required Information:

See Attached sheets for required information for:

- _____ Subdivisions
- x _____ 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:

_____ 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.)

X 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; *Ingress on West side of property, Egress on South side.*
- (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; *See map for parking*
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above; *See map*
- (D) utilities, with reference to locations, availability, and compatibility; *See map*
- (E) screening and buffering with reference to type, dimensions, and character; *Tree row on south, Fence on West*
- (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; *No signs of exterior lighting at this time.*

(G) required yards and other open space; *Fenced in yard see map.*

(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:	000940200
Map Number	
State Geo Code	4281-00-0-00000-000-0000
Cadastral #	C1-83-1
Images	Photo #1 Sketch #1
Current Owner:	COMMUNITY HOSPITAL ASSOCIATION /THE 1301 EAST H STREET P O BOX 1328 MCCOOK, NE 69001-1328
Situs Address:	605 EAST 11TH STREET MCCOOK 80
Tax District:	80
School District:	S.D. #17 GEN/SPEC BLD, 73-0017
Account Type:	Residential
Legal Description:	0 3 29 BROWN'S PARK ADDITION MCCOOK BLK 4, W/2 OF BLOCK (REPLATTED) & 1/2 VACATED G STREET
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	46900.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2020	\$140,731	\$23,057	\$0	\$117,674
2019	\$86,136	\$4,179	\$0	\$81,957

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,556.82	1.911555
2018	\$1,535.68	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
07/31/2019	\$275,000.00	2019 / 01058	HARRISON/ROBERT & DIANE
05/29/2019	\$0.00	2019 / 00711	CITY OF MCCOOK
03/09/2004	\$0.00	130 / 993	
03/09/2004	\$0.00	130 / 993	

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	5,001-12,000
Zoning:		Lot Size:	20,001 sq. ft. - .99 ac.

Residential Datasheet			
Zoning:		Style:	100% One Story
Year Built:	1910	Bathrooms:	1.00
Exterior:	100% Frame, Hardboard Sheets	Heating/Cooling:	100% Warmed & Cooled Air
Bedrooms:	1	Min Finish:	300 sq. ft
Roof Cover:	Composition Shingle	Part Finish:	0 sq. ft
Basement Size:	300 sq. ft	Garage 1:	Detached Garage(SF)
Building Size:	870 sq. ft	Garage 1 Size:	1200 sq. ft
Quality:	Average	Garage 2:	Detached Garage(SF)
Condition:	Good	Garage 2 Size:	529 sq. ft

Dwelling Data			
Description	Units	Value	
Slab w/Roof	168	\$2,462	
Enclosed Porch, Solid Walls	348	\$12,093	
PRE-FAB CARPORT DIRT	216	\$803	
Flat Value Wd Shed	350	\$350	
Wood Deck with Roof	280	\$7,017	
Slab w/Roof	360	\$5,677	

Photo/Sketch	

Recorded July 31, 2019, 2:15 P.M.

Inst. No. 2019-01058

Fees: \$ 16.00 Pages 2

Tamara
Register of Deeds, Red Willow County, NE

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7/31/19</u>
\$	<u>618.75</u> By <u>AT</u>

AFTER RECORDING RETURN TO:

McCook Abstract Company
PO Box 648
McCook, NE 69001

WARRANTY DEED

Robert Harrison and Diane Harrison, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, The Community Hospital Association, as joint tenants and not as tenants in common the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The West 1/2 of Block of Block 4 as per "Administrative Subdivision City of McCook Nebraska" Instrument 2006-00787 recorded May 26, 2006, along with the S1/2 of vacated G street adjacent to the West 1/2 of Block 4 All in Brown's Park Addition, and a tract of land 100 feet wide (east-west) by 300 feet long (north-south), the location of which is described as follows; Beginning at the northeast corner of Lot 12 in block 4, Brown's Park Addition, City of McCook; thence east 100 feet in the extended north line of said Block 4; thence south 300 feet on line parallel with the west line of said Block 4; thence west 100 feet to the south east corner of lot 7 in said Block 4; thence 300 feet north on a line parallel with the west line of said block to the place of beginning, being a part of the NWNW of Section 28, Township 3 North, Range 29 West of the 6th P.M., formerly known as the West 1/2 of Lots 1-6 inclusive, Block 4 City of McCook, Red Willow County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;

3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 7-30, 2019.

Robert Harrison
Robert Harrison

Diane Harrison
Diane Harrison

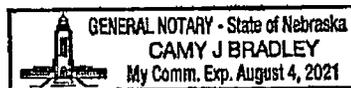
STATE OF Nebraska)
COUNTY OF Red Willow)

The foregoing instrument was acknowledged before me this 30th day of July, 2019 by Robert Harrison and Diane Harrison, husband and wife.

Camy J Bradley
Notary Public

My Commission Expires: 8-4-21

File No. M014250-



605 East 11 Street

Write a description for your map

Legend

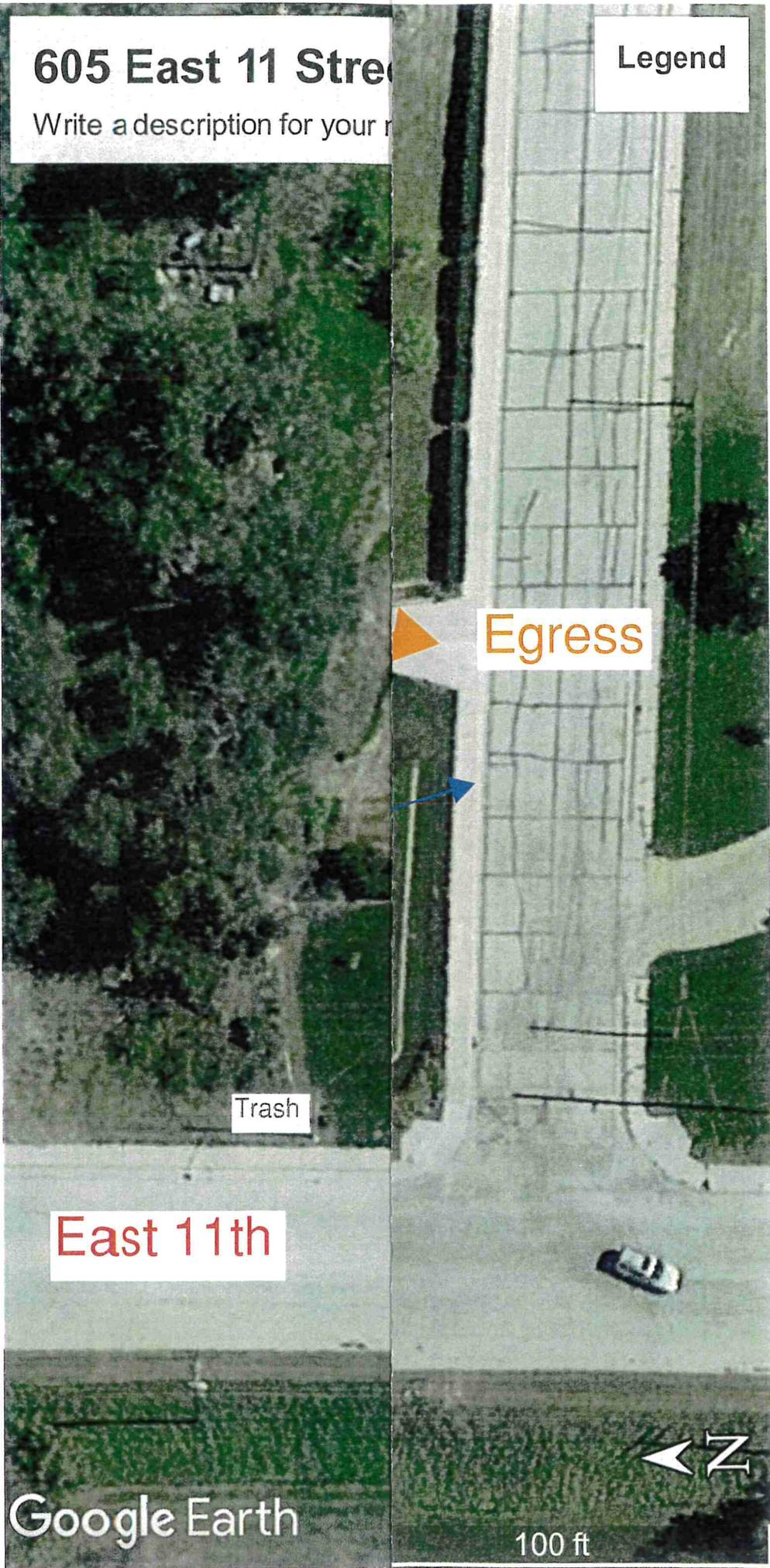
Egress

Trash

East 11th

Google Earth

100 ft



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.

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

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.

McCook Planning Commission
November 9, 2020
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Vosburg; Vice Chair Hilker; Commissioners Bradley (arrived 5:18 P.M.), Davidson, Dueland, Lyons (arrived 5:16 P.M.), McDowell, Graham.

Absent: Commissioners Friehe, Stevens; City Attorney Mustion.

City Officials present: City Manager Schneider, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on November 5, 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.

Chair Vosburg announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the October 12, 2020 regular Planning Commission meeting.

Motion to approve the minutes of the October 12, 2020 regular Planning Commission meeting. This motion, made by Tammie and seconded by McDowell, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: ABSENT, McDowell: YEA, Stevens: ABSENT
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Blake Bethell, Community Hospital Project Manager (Project Sponsor); The Community Hospital Association (Land Owner); to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street.

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 Blake Bethell, Community Hospital Project Manager (Project Sponsor); The Community Hospital Association (Land Owner); to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street, with the City Manager to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

EXHIBIT #6

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Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: YEA, McDowell: YEA, Stevens: ABSENT
YEA: 7, YAY: 0, ABSENT: 3

The City Manager received into evidence Exhibit #1 - City Manager's Report prepared for the November 9, 2020 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Land Use Application and attachments (9 pages); and Exhibit #5 - Findings and Determinations of McCook City Council (2 pages).

City Manager Schneider reviewed the following information contained in Exhibit #1: "The McCook Community Hospital has submitted a special exception application for its property located at 605 East 11th Street. The property is zoned Residential High Density District. The hospital is requesting that the property be granted a special exception to allow for a daycare facility."

"The hospital is making this request as part of its COVID response contingency plan. Specifically, the special exception would address potential daycare shut-downs if local daycare providers are forced to close. The concern is that if numerous daycare providers close due to COVID, the hospital staff members would need a daycare alternative."

"The hospital owns the property at 605 East 11th Street and the hospital has identified the property as an appropriate area for a temporary daycare facility. This request is temporary in nature. The hospital does not oppose eliminating the designation once the COVID pandemic subsides."

"When reviewing the city's special exception criteria in relationship to the daycare request, special exception considerations A and B are typically the conditions that receive the most scrutiny."

"With respect to A, the city is not concerned with ingress/egress issues. East 11th Street is a wide thoroughfare. The hospital owns a commercial facility to the North that employs numerous people. That facility has not experienced any ingress/egress concerns due to an up tick in traffic due to the facility's commercial nature. Additionally, SWAT's is located to the South. There have been no ingress/egress related concerns regarding the SWAT's facility. The hospital employees that would use the property for daycare purposes would enter the facility off of East 11th Street. They would exit the premises via East "F" Street. This circular ingress/egress pattern will help ease any traffic concerns."

"As for consideration B, off-street parking should not be a concern. Blake Bethell, McCook Community Hospital facility manager, states that the maximum number of children the daycare would serve is twelve. The city's parking ordinance requires a 30% ratio of children to off-street parking spaces. Three to four spaces would be necessary. The residence has plenty of space available to accommodate three to four parking spaces. With respect to the additional special exception criteria, staff has no concerns."

"As mentioned, this request is temporary in nature. When the COVID pandemic is over, the hospital is willing to have the designation removed if the governing body is inclined to do so."

Lori Beeby, representative for McCook Community Hospital, was present to address question of the Commission. She stated that the request is for temporary daycare, if needed; they are working to get their state license and approval from the State Fire Marshall; and their hours will be from 7:30 A.M. until 5:30 P.M.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Dueland, passed.
Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: YEA, McDowell: YEA, Stevens: ABSENT
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval of a special exception to the City Council to allow a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street, 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 901 West "L" Street. This motion, made by Vosburg and seconded by passed.
Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: YEA, McDowell: YEA, Stevens: ABSENT
YEA: 8, NAY: 0, ABSENT: 2

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:28 P.M.

Lea Ann Doak, City Clerk
Recording Secretary

**CITY MANAGER'S REPORT
NOVEMBER 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 October 26, 2020.

ITEM: 4.D. Receive and file the minutes of the July 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 October 26, 2020 and July 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

November 10, 2020



Nathan A. Schneider, City Manager

November 10, 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 November 16, 2020 at 5:30 p.m. in the City Council Chambers of the McCook Municipal Center 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: November 12, 2020

EXHIBIT #2

PAGE(S) - 1

AGENDA

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

QUARTERLY MEETING

MONDAY October 26, 2020

12:00 P.M.

AT THE HERITAGE SENIOR CENTER CONFERENCE ROOM

CALL TO ORDER

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

- ITEM NO. 1** Review and approve minutes of July 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: January 25, 2021
- 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 9/30/20

	Beginning	YTD	YTD	Ending	Program
	Cash on Hand	Receipts	Expenditures	Balance	Total
Loan & Grant Program	\$ 386,673.08	\$ 264,243.56	\$ 225,907.96	\$ 425,008.68	
Loan Repayments		\$ 100,471.25	\$ -	\$ 100,471.25	
Legal			\$ 187.50	\$ (187.50)	
Publishing			\$ 135.20	\$ (135.20)	
Miscellaneous		\$ 30.00		\$ 30.00	
Interest		\$ 1,120.71		\$ 1,120.71	
TOTAL				<u>\$ 526,307.94</u>	\$ 526,307.94
 Ending Balance					 <u><u>\$ 526,307.94</u></u>
 MEDC Administration	\$ -	\$ 130,668.00	\$ 130,668.00	\$ -	

McCook Growth Fund (LB840) AVAILABLE FUNDS

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

Balances as of 9/30/20

	<u>Program Balance</u>	<u>Funds Allocated</u>	<u>Project Commitments</u>	<u>Available</u>
Loan, Grants and Projects	\$ 526,307.94			
Infrastructure Improvement Grant				
Fibert to the Home Incentive		\$ 150,000.00		
Housing				
Innovative Housing Fund Grant Match		\$ 20,000.00		
SWNCBC Down Payment Assistance + Rehab Match		\$5,000.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$17,150		
Business Assistance				
Digital Façade Program		\$10,500		
Hormel Entrepreneurship Competition		\$5,000		
Total Reserved and Committed		<u>\$ 207,650.00</u>	<u>\$ -</u>	
Total Funds Available				<u><u>\$ 318,657.94</u></u>

McCook Growth Fund (LB840) Loan Status Report
09/30/2020

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
J and A Mullen, LLC	\$ 56,500.00	\$ -	3%	10	4/30/2020	\$ 563.62	\$ 2,181.84	\$ 54,881.78	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 30.00	3%	10	3/1/2020	\$ 746.70	\$ 2,722.70	\$ 53,754.00	Current
Straight Align, LLC	\$ 50,000.00		3%	10	11/1/2019	\$ 1,325.44	\$ 5,310.80	\$ 46,014.64	Current
Anna & Tanner Powell Loan No. 1 (Aphrodite Hair Design)	\$ 17,550.00		3%	10	4/1/2019	\$702.64	\$2,880.82	\$ 15,371.82	Current
Anna & Tanner Powell Loan No. 2 (Aphrodite Hair Design)	\$ 18,285.00		3%	7	4/1/2019	\$709.67	\$4,107.37	\$ 14,887.30	Current
C5, LLC (Laundromat)	\$ 50,000.00		3%	10	2/1/2019	\$1,928.17	\$ 25,000.00	\$ 26,928.17	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00		3%	5	5/1/2018	\$529.55	\$ 5,049.24	\$ 5,480.31	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$4,587.87	\$ 30,364.43	\$ 49,223.44	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$0.00	\$ 65,822.47	\$ 142,177.53	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00		4%	15	3/16/2015	\$26,527.25	\$ 25,165.26	\$ 121,361.99	Current*
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 53,057.62	\$ 125,565.30	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	\$ 944,657.92	\$ 30.00				\$49,812.07	\$279,049.13	\$ 715,450.86	

*Received loan verification from Midwest Housing Equity Group and it is currently being reviewed by MEDC's accountant.

LB840 PROGRAM BALANCES

9/30/2020

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	\$ 40,734.20	\$ 69,288.38	\$ 211,890.16
Interest			\$ 534.33		
Loan/Grant/Program	\$ 386,673.08	\$ 225,744.00	\$ 264,243.56	\$ 225,907.96	\$ 526,307.94
Loan Repayment		\$ 55,000.00	\$ 100,471.25		
Legal				\$ 187.50	
Publishing				\$ 135.20	
Miscellaneous			\$ 30.00		
Interest			\$ 1,120.71		
MEDC Administration	\$ -	\$ 130,668.00	\$ 130,668.00	\$ 130,668.00	\$ -
BALANCES	\$ 626,583.09	\$ 448,412.00	\$ 537,802.05	\$ 426,187.04	\$ <u>738,198.10</u>

CITY OF MCCOOK
LB840
RECEIPT REGISTER
10/01/2019 - 09/30/2020

	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	
04/21/20 Nebr Dept of Rev	\$	28,129.61		\$	17,240.61	\$ 10,889.00
05/21/20 Nebr Dept of Rev	\$	28,796.85		\$	17,907.85	\$ 10,889.00
06/21/20 Nebr Dept of Rev	\$	30,372.60		\$	19,483.60	\$ 10,889.00
04/21/20 MV - Nebr Dept of Rev	\$	2,784.58	\$ 2,784.58			
05/21/20 MV - Nebr Dept of Rev	\$	3,554.30	\$ 3,554.30			
06/21/20 MV - Nebr Dept of Rev	\$	1,889.60	\$ 1,889.60			
04/30/20 Interest	\$	141.69	\$ 135.86	\$	5.83	
05/30/20 Interest	\$	129.17		\$	129.17	
06/30/20 Interest	\$	151.60		\$	151.60	
04/06/20 Kool - Loan Repay	\$	180.00		\$	180.00	
04/06/20 Powell - Loan Repay	\$	411.07		\$	411.07	
04/06/20 C5 LLC - Loan Repay	\$	500.00		\$	500.00	
04/06/20 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00	
04/06/20 Str Align - Loan Repay	\$	482.80		\$	482.80	
04/06/20 American Ag Lab - Loan Repay	\$	690.10		\$	690.10	
05/05/20 Kool - Loan Repay	\$	14.55		\$	14.55	
05/05/20 Powell - Loan Repay	\$	411.07		\$	411.07	
05/05/20 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00	
05/05/20 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00	
05/05/20 C5 LLC - Loan Repay	\$	2,000.00		\$	2,000.00	
05/05/20 Str Align - Loan Repay	\$	482.80		\$	482.80	
05/05/20 American Ag Lab - Loan Repay	\$	690.10		\$	690.10	
05/18/20 EMC - Loan Repay	\$	538.22		\$	538.22	
06/05/20 Kool - Loan Repay	\$	15.00		\$	15.00	
06/05/20 Powell - Loan Repay	\$	411.07		\$	411.07	
06/05/20 C5 LLC - Loan Repay	\$	500.00		\$	500.00	
06/05/20 Mullen - Loan Repay	\$	545.61		\$	545.61	
06/05/20 Str Align - Loan Repay	\$	482.80		\$	482.80	
06/05/20 American Ag Lab - Loan Repay	\$	690.10		\$	690.10	
06/12/20 North Pointe - Loan Repay	\$	16,267.33		\$	16,267.33	
06/12/20 Clary - Loan Repayment	\$	4,513.37		\$	4,513.37	
06/22/20 EMC - Loan Repay	\$	568.62		\$	568.62	
06/22/20 EMC - Loan Repay	\$	538.62		\$	538.62	
06/26/20 Clary - Loan Repayment	\$	2,468.63		\$	2,468.63	
07/22/20 Nebr Dept of Rev	\$	35,474.05		\$	24,585.05	\$ 10,889.00
08/21/20 Nebr Dept of Rev	\$	41,670.47		\$	30,781.47	\$ 10,889.00
09/21/20 Nebr Dept of Rev	\$	38,020.24		\$	27,131.24	\$ 10,889.00
07/22/20 MV - Nebr Dept of Rev	\$	3,165.17	\$ 3,165.17			
08/21/20 MV - Nebr Dept of Rev	\$	5,051.89	\$ 5,051.89			
09/21/20 MV - Nebr Dept of Rev	\$	5,732.55	\$ 5,732.55			
07/31/20 Interest	\$	158.65	\$ 93.46	\$	65.19	
08/31/20 Interest	\$	167.01		\$	167.01	
09/30/20 Interest Not Posted End of Year						
07/17/20 Mullen - Loan Repay	\$	545.61		\$	545.61	
07/17/20 Powell - Loan Repay	\$	411.07		\$	411.07	
07/17/20 C5 LLC - Loan Repay	\$	500.00		\$	500.00	
07/17/20 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00	
07/17/20 Str Align - Loan Repay	\$	482.80		\$	482.80	

07/17/20 American Ag Lab - Loan Repay	\$	690.10	\$	690.10
08/10/20 Kool - Loan Repay	\$	200.00	\$	200.00
08/10/20 Powell - Loan Repay	\$	411.07	\$	411.07
08/10/20 C5 LLC - Loan Repay	\$	500.00	\$	500.00
08/10/20 Mullen - Loan Repay	\$	545.01	\$	545.01
08/10/20 Str Align - Loan Repay	\$	482.80	\$	482.80
08/10/20 American Ag Lab - Loan Repay	\$	690.10	\$	690.10
06/09/20 Melssner - Loan Repay	\$	180.00	\$	180.00
09/09/20 Mullen - Loan Repay	\$	545.61	\$	545.61
09/09/20 Powell - Loan Repay	\$	411.07	\$	411.07
09/09/20 C5 LLC - Loan Repay	\$	500.00	\$	500.00
09/09/20 C5 LLC - Loan Repay	\$	500.00	\$	500.00
09/09/20 Str Align - Loan Repay	\$	482.80	\$	482.80
09/09/20 Spirit Shop - Loan Repay	\$	538.62	\$	538.62
09/09/20 Spirit Shop - Loan Repay	\$	538.62	\$	538.62
09/09/20 American Ag Lab - Loan Repay	\$	690.10	\$	690.10
09/14/20 Clary - Loan Repayment	\$	18.00	\$	18.00
09/23/20 Clary - Equity Loan Repayment	\$	4,685.07	\$	4,685.07
09/25/20 North Pointe - Loan Repay	\$	9,098.81	\$	9,098.81
09/25/20 Clary - Loan Repayment	\$	4,046.97	\$	4,046.97

\$ 537,802.05 \$ 41,268.53 \$ 365,865.52 \$ 130,668.00 \$ 537,802.05

CITY OF MCCOOK
 LB840 FUND
 CHECK REGISTER
 10/01/2019 - 09/30/2020

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 Design	Ravenswood Rd	45 068 54465	3/4/2020	1314	\$ 569.09
		45 068 54835		1314	\$ 11,708.03
Void				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
McCook Economic Development	Administration	45 068 54885	4/15/2020	1319	\$ 10,889.00
McCook Economic Development	Loan Fees - EMC	45 068 54465	4/15/2020	1320	\$ 752.00
McCook Economic Development	Loan Fees - Str Align	45 068 54465	4/15/2020	1321	\$ 12.50
McCook Daily Gazette	Publishing	45 068 54020	4/15/2020	1322	\$ 12.00
MNB Cashiers Check	Mullen Loan	45 068 54465	4/28/2020	1323	\$ 56,500.00
McCook Daily Gazette	Publishing	45 068 54020	5/6/2020	1324	\$ 17.20
McCook Economic Development	Administration	45 068 54885	5/13/2020	1325	\$ 10,889.00
Mousel, Brooks, Schneider	Legal	45 068 54030	6/3/2020	1326	\$ 187.50
McCook Economic Development	Administration	45 068 54885	6/10/2020	1327	\$ 10,889.00
McCook Economic Development	Loan Fees - Melsner	50 068 54465	6/10/2020	1328	\$ 125.00
McCook Economic Development	Loan Fees - Mullen	45 068 54465	6/10/2020	1329	\$ 602.00
McCook Daily Gazette	Publishing	45 068 54020	6/10/2020	1330	\$ 22.00
W Design	Ravenswood Rd	45 068 54835	4/22/2020	57985	\$ 249.60
W Design	Ravenswood Rd	45 068 54835	5/1/2020		\$ 390.40
McCook Economic Development	Administration	45 068 54885	7/22/2020	1331	\$ 10,889.00
McCook Economic Development	Administration	45 068 54885	8/12/2020	1332	\$ 10,889.00
McCook Daily Gazette	Publishing	45 068 54020	8/12/2020	1333	\$ 24.40
McCook Economic Development	Reward Membership	45 068 54465	9/23/2020		\$ 2,500.00
McCook Economic Development	Administration	45 068 54885	9/23/2020	1334	\$ 10,889.00
TOTAL					\$ 426,187.04
TOTAL BY PROGRAM					
	Publishing	45 068 54020			\$ 135.20
	Legal	45 068 54030			\$ 187.50
	LB840 Loan/Grant/Programs	45 068 54465			\$ 225,907.96
	LB840 Street Sales Tax Res	45 068 54835			\$ 69,288.38
	LB840 MEDC Administration	45 068 54885			\$ 130,668.00
TOTAL					\$ 426,187.04

**McCook Growth Fund (LB840) Economic Development Program
First Quarter Report
October 1, 2019-September 30, 2020**

Approved, but not yet completed or paid:

Housing Match	2019	\$20,000
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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. The MEDC initiatives have gone towards funding education and start up expenses for childcare programs, providing an incentive for providers to increase the number of infants they serve, and to provide scholarships for students to complete early childhood education programs and work in the area of early childhood education.

SWNCBC DPA with Rehab Grant	2020	\$5,000
------------------------------------	-------------	----------------

We partnered with Southwest Nebraska Community Betterment Corporation for a Down payment Assistance Program. We paid \$1,000 in grant writing and \$5,000 in matching funds and were able to award over \$70,000 in down payment assistance to 7 McCook households who closed on a primary residence. We are partnering with SWNCBC on their next grant that was awarded to provide Down Payment Assistance and Rehab money to home buyers.

Hormel Entrepreneurship Competition =	2020	\$5,000
--	-------------	----------------

MEDC board committed to funding \$5,000 to help sponsor the Hormel Entrepreneurship Competition that is scheduled to be hosted in the spring. This program is in a revised version for the fourth time and previous winners have included Citta Deli and Saltwater Hills Shrimp Company.

Digital Façade Program 2020 \$10,500

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

LB 840 Expenses in the 4th Quarter

Loan, Grant, and Program Fund

REWARDS 2020 \$2,500

This expense is to help cover MEDC's share of REWARDS membership to provide grant writing to the city, county, school, hospital, and MEDC.

Other Expenses

Program Administration and Operations	7/22/2020	\$10,889.00
Program Administration and Operations	8/12/2020	\$10,889.00
Program Administration and Operations	9/23/2020	\$10,889.00

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

Monday – July 27, 2020
12:00 P.M. at the Keystone Business Center
3rd Floor Conference Room

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Chairperson Sean Wolfe and began at 12:06 P.M.

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

Present: Chairperson Sean Wolfe; Andy Long, MEDC; Nate Schneider, City Manager; Tracy Burkey, Recording Secretary; Members, Gary Wiemers, Leon Kuhlen. Via Zoom, Jordan Johnson, and Sarah Renner.

Absent: Members Jeanette Peters and Danielle Johnson.

(1) REVIEW AND APPROVE MINUTES OF APRIL 27, 2020 MEETING.

Kuhlen introduced a motion to approve the April 27, 2020 minutes; Wiemers seconded the motion. All members present voted in the affirmative. Motion passed. 7 VOTES YEA, 0 NAY, 2 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 03/1/20 - 06/30/20 quarter with the committee.

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.

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. The first home is currently being constructed in Benkelman. McCook is planning on utilizing the program to build a home at West 9th and Q Street in the near future.

EXHIBIT #4

PAGE(S) - 3

The SWNCBC Down Payment Assistance and Rehab Grant has paid out \$850,000 in down payment grant money in the last year.

On the Fiber to the Home Financing Incentive, the EDC is in discussion with one of the three companies they received proposals from. If NPPD agrees with them using the power poles for the lines, the hope is that all residents in the city will have fiber available by end of 2021. Schneider talked to Stan Clouse, NPPD, he said that they will do their best to work with everyone to get fiber to the homes.

Three individuals have taken advantage of the Early Childhood Education jump start program that was offered. An infant incentive program is also going to be offered to encourage providers to take on more infants. A third program they are looking into will be the a preschool education grant.

(3) UPDATE OF REVENUES COLLECTED.

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

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Long stated that the MEDC is reviewing strategic initiatives to decide what direction they are wanting to head next. Workforce development and housing are two areas they are going to continue working on.

Long stated that the co-work space on the 4th floor of the Keystone is almost up and ready to go. Long stated this space can be utilized by persons wanting to work remotely, but not inside their homes. Long is hoping this facility is open within the next three months.

(5) OPEN DISCUSSION

Schneider discussed the effects CV-19 has had on sales tax revenues. April sales tax numbers were down 3.8%. The month of May is up from last year at the same time. Schneider said that the City had already set the 2019/2020 down 10% prior to the pandemic. Due to the cut in the budget it appears that the numbers are going to end up being right in line. However, other revenues are expected to be lower.

Wolfe asked if we had heard of any residents or business that have been pained from the CV-19 pandemic. Corporate business seem to be doing well, but the local businesses have not been so fortunate. Wolfe stressed that human interaction will be the key to lowering the spread of Covid.

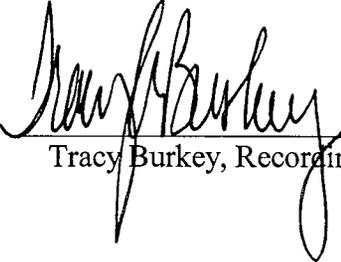
Gary Wiemers is resigning effective immediately. Committee members thanked Gary for his participation in the committee and wished him well.

(6) NEXT MEETING DATE

Next meeting date will be October 26, 2020 at 12:00 PM at the Heritage Senior Center conference room.

(9) ADJOURNMENT

Meeting adjourned at 12:36 PM.


Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 5.A.

Approve the minutes of the November 2, 2020 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

November 12, 2020

McCook City Council
November 2, 2020
5:30 PM Central

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

Present: Mayor Gonzales, Councilmembers Hepp, Weedin.

Present via telephone as provided for in Governor's Executive Order No. 20-34: Councilmember Muehlenkamp.

Absent: Councilmember Calvin; City Manager Schneider, City Attorney Mustion, City Clerk Doak.

City Officials present: Utilities Director Dutcher, Fire Chief Harpham, Public Works Director Potthoff, Senior Services Director Siegfried, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on October 29, 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.

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

Mayor Gonzales stated that due to the postponement of the Council Strategic Planning Meeting, Consent Agenda Item 3.E. will be removed from the agenda and due to the absence of City Attorney Mustion, Regular Agenda Item 4.A. will be postponed.

1. Citizen's Comments.

No one was present for Citizen's Comments.

2. Announcements & Recognitions.

Barb Ostrum announced that due to increase in COVID-19 cases the Toy Box will be cancelled this year. Bikes will be available by calling 345-1187 to make an appointment.

Public Works Director Potthoff announced that due to the recent up-tick in COVID-19 cases the Swimming Pool Committee meeting scheduled for November 5 and the Council Strategic Planning

meeting scheduled for November 10 have been cancelled.

Senior Services Director Siegfried announced that the Senior Center Building will be closed starting Thursday. Meals will be delivered or take out only.

3. Consent Agenda.

Consent Agenda Item E was removed from consideration.

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

Gonzales: YEA, Hepp: YEA, Calvin: ABSENT, Weedon: YEA, Muehlenkamp: YEA.
YEA: 4, NAY: 0, ABSENT: 1

- 3.A. Approve the minutes of the October 19, 2020 regular City Council meeting.
- 3.B. Receive and file the City of McCook Snow and Ice Control and Removal Operation Procedures and Policies.
- 3.C. Approve the specifications for City Street Crack Sealing and set the time and date to receive bids at 2:15 P.M. on November 24, 2020.
- 3.D. Approve specifications for the City Auditorium Front Step Replacement and set the time and date to receive bids as 2:00 P.M., November 24, 2020.
- 3.F. Authorize Pinpoint Communications to occupy city right of way for the installation of a communications cable along the west side of the alley adjacent to 811 East 4th Street and authorize the Mayor to sign the Application to Occupy Right of Way.
- 3.G. Adopt Resolution No. 2020-29 amending award of bid to STRYKER for three (3) New Ambulance Power Load Systems and Cots.

4. Regular Agenda.

- 3.E. Consider and authorize the use of Community Betterment Funds to cover the rental fees for the McCook Christian Church to use the McCook City Auditorium on November 10, 2020 to provide childcare during the City Council Strategic Planning meeting.

No action taken.

- 4.A. Receive and file a presentation from Nathaniel Mustion and Lisa Shifflet regarding LB 424, legislation amending the Nebraska Municipal Land Bank Act allowing all Nebraska communities to acquire, clean, maintain, and dispose of nuisance property.

Item postponed.

4.B. Council Comments.

Councilmember Weedin reminded everyone that Thursday is “Big Give Day” which supports the local organizations and Mayor Gonzales reminded everyone that tomorrow is election day, as an American you have the right to vote.

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 5:38 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Kyle Potthoff, Recording Secretary in the
absence of Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 5.B.

RECOMMENDATION:

Approve the McCook Area Chamber of Commerce request to conduct the Annual Christmas "Light up the Bricks" Parade at 6:30 P.M. on Saturday December 5, 2020 and the participation of the Fire and Police departments with the parade.

BACKGROUND:

The McCook Area Chamber of Commerce requests the assistance of Police and Fire Department staff and equipment to conduct the annual Christmas "Light up the Bricks" Parade activities on Saturday, December 5, 2020. This request includes lining up parade entries around Norris Park and conducting the parade from Norris Park down Norris Avenue to "C" Street and then west to West 2nd street beginning at 6:30 P.M.

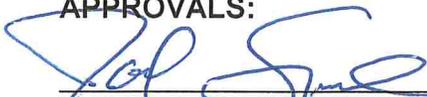
The McCook Police and Fire Departments will have personnel and equipment available to assist the McCook Chamber of Commerce in their proposed activities. This annual event presents no significant issues for the Police and Fire Departments.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

Approve the McCook Area Chamber of Commerce request to conduct the Annual Christmas "Light up the Bricks" Parade at 6:30 P.M. on Saturday December 5, 2020 and the participation of the Fire and Police departments with the parade.

APPROVALS:



Joel Smith, Chief of Police

November 11, 2020



Marc Harpham, Fire Chief

November 11, 2020



Nate Schneider, City Manager

November 11, 2020

Lea Ann Doak

From: Dawson Brunswick <dawson@mccookchamber.org> on behalf of Dawson Brunswick
Sent: Tuesday, November 10, 2020 2:58 PM
To: Clerk Lea Ann Doak
Subject: Council Request

Lea Ann,

Please reserve time on the agenda for your upcoming council meeting for the following:

- We are also planning to have the "Light up the Bricks" Parade on **Saturday, December 5, 2020 beginning at 6:30 p.m.** As we have done in past years, we plan to have the parade entries line up around Norris Park. The parade will proceed down Norris Avenue and turn on West C Street to West 2nd at which time they may disband. We are asking that the fire truck be a part of the parade, as the children love the big engine safety vehicles. We will not line up in any order as the floats will line up as they show up. Santa would like to ride in a fire truck again and we would request that they lead the parade. We would appreciate police support as has been provided in the past. As in past years, we will not need to block any part of Norris Avenue for the parade or post-parade activities.

Thank you for your consideration of these requests. If you have any questions or concerns, please feel free to contact me.

I hope you have a great rest of your day!

Thank you,

Dawson Brunswick | President/CEO

McCook Chamber of Commerce

402 Norris Avenue, Suite 320 | PO Box 337

McCook, NE 69001

308.345.3200

dawson@mccookchamber.org

Analytical | Learner | Achiever | Context | Command

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 5.C.

RECOMMENDATION:

RECEIVE AND FILE A LETTER FROM MYERS CONSTRUCTION, INC OF
BROKEN BOW, NEBRASKA TO CHANGE THE COMPLETION DATE OF THE
WEST 5TH AND EAST 14TH WATER MAIN PROJECT TO JUNE 15, 2021

BACKGROUND

Myers Construction, Inc of Broken Bow NE is under contract to construct two water mains for the City of McCook Water Department. First, is a 16 inch water main on West 5th from "G" Street to "M" Street. The new main will provide extra flow to the West 5th Booster Station that fills the West Water Tower and supplies water to the west side of McCook.

The second part of the project is in the area of East C, East D, East 14th and Gemini and replaces a section of 10 inch water main that has been plagued with leaks along with looping some smaller 6" mains that now dead-end.

Myers Construction and the Water Department have agreed that pushing the completion date back to June 15, 2021 benefits both the City and the contractor. With the extension, Myers has agreed to provide \$20,000 worth of extra work at no charge. The extra work will be decided upon by the Water Department before next spring.

This is an unusual turn of events, with Myers and the City experiencing understaffing from COVID cases. It is also the time of the year that weather becomes an issue. When all the options were considered no foreseeable damage or harm will result from extending the completion date.

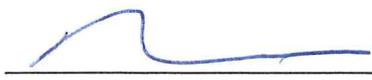
**FISCAL IMPACT: NONE, 2019-2020 Budget 70-053-56030
\$20,000 extra work to be completed at no cost to the Water
Department.**

APPROVALS:



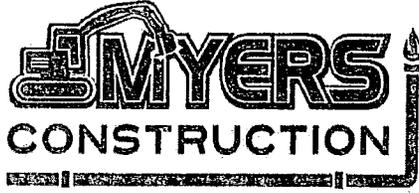
Jesse Dutcher, City Utility Director

Date: November 11, 2020



Nate Schneider, City Manager

Date: November 11, 2020



UNDERGROUND & UP

Myers Construction, INC.
79849 Hwy 2
Broken Bow, NE 68822

Office 308.872.5469
Fax 308.872.2218
After Hours 308.870.3504

Via Email

10/23/20

David Blau

Miller & Associates

109 East 2nd Street

McCook, NE 69001

Re: West 5th East 14th Water System Improvements

Dear David:

As you are aware the City of McCook awarded a contract to Myers Construction, Inc. for the above-referenced project. The original Lump Sum Amount for the Contract was \$582,325.71, with an original completion date of June 30th, 2020. Since then we reached a contract completion date change order of Nov 1, 2020. We are now asking for another contract completion date change order of substantial completion being June 1st and final completion June 15th with \$20,000 of free work provided to the city that can be determined at a later date.

We are asking for this change order in good faith because, our company has been impacted by unforeseen circumstances such as the COVID-19 pandemic and unusually cold weather early in the year. We have had several employees that have been impacted by Covid-19 and as a result have slowed our production times on our other various projects. Keeping our employees safe is our ultimate goal. Along with Covid-19 we are already seeing unusual cold weather moving in early. The average temp for October is typically still in the 60's and we are already seeing temp reach as low as 10 degrees.

Consequently, we feel that it is in the best interest for Myers Construction, Inc. and the city of McCook to begin this project in the spring to ensure safety of our employees and a high production of work.

Please advise whether this is acceptable to the City.

Thank You
Perry O. Myers

CITY MANAGERS REPORT

NOVEMBER 16, 2020 CITY COUNCIL MEETING

ITEM: 5.D.

RECOMMENDATION:

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

BACKGROUND:

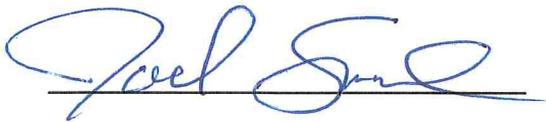
The McCook Police Department has secured title to the listed impounded, abandoned and unclaimed vehicles to be declared as surplus property. The department also has received additional items of abandoned, unclaimed and surplus property other than vehicles which are listed separately on the attached forms.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

FISCAL IMPACT:

RECOMMENDATION:

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

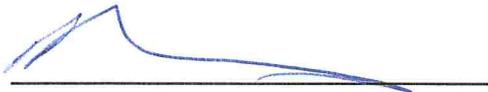
APPROVALS:



JOEL SMITH CHIEF OF POLICE

11-11-20

DATE



NATHAN A. SCHNEIDER CITY MANAGER

11-11-2020

DATE

POLICE DEPARTMENT VEHICLE SURPLUS

MAKE / MODEL	COLOR
1993 CHEVROLET GEO PRISM	GREEN
2004 PONTIAC MONTANA	SILVER
2004 HYUNDAI SANTA FE	RED
2001 LINCOLN CONTINENTAL	WHITE
2016 DODGE DART SXT	BLUE
2004 VOLKSWAGEN PASSAT	LT GREEN
2000 FORD WINDSTAR LX	MAROON
1997 HONDA ACCORDS LX/EX	RED
1994 GMC G2500 VAN	UNKNOWN
2009 DODGE CHARGER (SRO CAR)	WHITE

POLICE DEPARTMENT SURPLUS

General radio sound level measuring kit
Metal key holder lock box
Metal key holder lock box
Box of various winter coats and jackets
Box of various winter coats and jackets
New Sony vhs tapes
Metal clip board
Inspirational framed poster
Inspirational framed poster
Inspirational framed poster
Leather briefcase
Craftsman all-in-one cutting tool
Craftsman 24 volt lithium-ion battery
Porter Cable reciprocating saw
Craftsman line trimmer spool
Craftsman trimmer line
Craftsman 19.2 volt cordless drill and cordless right angle drill
Desk keyboard slide-out
Desk keyboard slide-out
Desk keyboard slide-out
Sony Handicam cassette video camera
Leather and canvas upper torso restraints
Adjustable gun and equipment holder
Digital audio recorder
Metal camera case
Computer monitor
Computer monitor
Plastic protective case
Various belts, pouches, fire tools, and gas masks
Minolta X700 camera and case
Ricoh AF40 camera and case
Polaroid Spectra AF camera and case
Kwikset Locksets security kit

WATER DEPARTMENT SURPLUS

CHRYSLER AUX. V8 ENGINE (PROPANE)

2 - AUGER STYLE HORIZONTAL BORE MACHINE

2 - ACETYLENE TURBO TORCHES & BOTTLES

ELECTRIC TRASH PUMP 2"

2 - 2 1/2 GALLON METAL CANS

3" HYDRAULIC TRASH PUMP

4 - CO2 BOTTLES

2 - O2 BOTTLES

HALOGEN WORK LIGHT W/O LEGS

HYDRAULIC JACK HAMMER

1984 FORD F800 DUMP TRUCK

1991 FORD F-350 DUMP TRUCK

WASTE WATER TREATMENT PLANT SURPLUS

FORKLIFT

SINGLE AXLE COVERED TRAILER

SINGLE AXLE FUEL TRAILER

SMALL GENERATOR TRAILER W/GENERATOR

GAS OPERATED SACK CONCRETE MIXER

GAS 2" TRASH PUMP

1/2 TON CHAIN HOIST

PIPE THREADER

HYDRAULIC METAL SHEAR (KEMP MACHINERY)

HONE REEL W/ 1/2" HOSE

GAS POWERED DIAPHRAM PUMP

DEWALT RADIAL ARM SAW

V8 GAS BACKUP GENERATOR

CITY OF MCCOOK AUCTION ITEMS

Senior Citizens Center:

1. 2-Ceiling Fans
2. 2003 Chevrolet Express Cutaway G30 Transit Bus 12 passenger plus room for one or two-wheel chairs with Wheelchair Lift.
3. 5-commercial grade foam Kitchen mats.
4. 60-Stackable banquet chairs.

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 5.E.

RECOMMENDATION:

Ratify the Mayor's appointments to the:

- Senior Citizens Advisory Board - appoint Joe Ryland to replace Gene Meints - term expires September 2023

BACKGROUND:

The Mayor has contacted all appointee and he is willing to serve on this board.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

November 11, 2020



Nathan A. Schneider, City Manager

November 11, 2020

SENIOR CITIZENS ADVISORY BOARD

DAN STRAMEL
PO Box 95

340-8616

Appointed - October 2019 (replaced John Anderson)
Term Expires - September 2022

ROBERT PANTENBURG
1405 West Circle Drive
Appointed - August 2016 (replaced Joan Dike)
Term Expires - September 2022

345-6675

JIM HAMILL
413 North Cherokee
Appointed - March 2011 (replaced Carol Borgman)
Reappointed - October 2020
Term Expires - September 2022

345-1956

SHARON PARDE
1112 East 5th Street
Appointed - November 2011 (replaced Trudy Nelson)
Reappointed - September 2016
Term Expires - September 2022

MARY KESLIN

Appointed - September 2017 Replaced Peggy Appleyard
Reappointed - October 2020
Term Expires - September 2023

VICKI SYDOW
803 West "R" Street
Appointed - October 2020 (Replaced Sharon King)
Term Expires - September 2023

JOE RYLAND
912 West 10th Street
Appointed - November 2020 (Replaced Gene Meints)
Term Expires - September 2023

717-521-7446(c)
jryland@chmccook.org

*Denotes Chairman
3 yr. terms

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 5.F.

RECOMMENDATION:

Receive and file the minutes of the November 9, 2020 Planning Commission meeting.

BACKGROUND:

Receive minutes from the various board and commission meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

November 12, 2020

McCook Planning Commission
November 9, 2020
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Vosburg; Vice Chair Hilker; Commissioners Bradley (arrived 5:18 P.M.), Davidson, Dueland, Lyons (arrived 5:16 P.M.), McDowell, Graham.

Absent: Commissioners Friehe, Stevens; City Attorney Mustion.

City Officials present: City Manager Schneider, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on November 5, 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.

Chair Vosburg announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the October 12, 2020 regular Planning Commission meeting.

Motion to approve the minutes of the October 12, 2020 regular Planning Commission meeting. This motion, made by Tammie and seconded by McDowell, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: ABSENT, McDowell: YEA, Stevens: ABSENT
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Blake Bethell, Community Hospital Project Manager (Project Sponsor); The Community Hospital Association (Land Owner); to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street.

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 Blake Bethell, Community Hospital Project Manager (Project Sponsor); The Community Hospital Association (Land Owner); to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street, with the City Manager to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: YEA, McDowell: YEA, Stevens: ABSENT
YEA: 7, YAY: 0, ABSENT: 3

The City Manager received into evidence Exhibit #1 - City Manager's Report prepared for the November 9, 2020 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Land Use Application and attachments (9 pages); and Exhibit #5 - Findings and Determinations of McCook City Council (2 pages).

City Manager Schneider reviewed the following information contained in Exhibit #1: "The McCook Community Hospital has submitted a special exception application for its property located at 605 East 11th Street. The property is zoned Residential High Density District. The hospital is requesting that the property be granted a special exception to allow for a daycare facility."

"The hospital is making this request as part of its COVID response contingency plan. Specifically, the special exception would address potential daycare shut-downs if local daycare providers are forced to close. The concern is that if numerous daycare providers close due to COVID, the hospital staff members would need a daycare alternative."

"The hospital owns the property at 605 East 11th Street and the hospital has identified the property as an appropriate area for a temporary daycare facility. This request is temporary in nature. The hospital does not oppose eliminating the designation once the COVID pandemic subsides."

"When reviewing the city's special exception criteria in relationship to the daycare request, special exception considerations A and B are typically the conditions that receive the most scrutiny."

"With respect to A, the city is not concerned with ingress/egress issues. East 11th Street is a wide thoroughfare. The hospital owns a commercial facility to the North that employs numerous people. That facility has not experienced any ingress/egress concerns due to an up tick in traffic due to the facility's commercial nature. Additionally, SWAT's is located to the South. There have been no ingress/egress related concerns regarding the SWAT's facility. The hospital employees that would use the property for daycare purposes would enter the facility off of East 11th Street. They would exit the premises via East "F" Street. This circular ingress/egress pattern will help ease any traffic concerns."

"As for consideration B, off-street parking should not be a concern. Blake Bethell, McCook Community Hospital facility manager, states that the maximum number of children the daycare would serve is twelve. The city's parking ordinance requires a 30% ratio of children to off-street parking spaces. Three to four spaces would be necessary. The residence has plenty of space available to accommodate three to four parking spaces. With respect to the additional special exception criteria, staff has no concerns."

"As mentioned, this request is temporary in nature. When the COVID pandemic is over, the hospital is willing to have the designation removed if the governing body is inclined to do so."

Lori Beeby, representative for McCook Community Hospital, was present to address question of the Commission. She stated that the request is for temporary daycare, if needed; they are working to get their state license and approval from the State Fire Marshall; and their hours will be from 7:30 A.M. until 5:30 P.M.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Dueland, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: YEA, McDowell: YEA, Stevens: ABSENT
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval of a special exception to the City Council to allow a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street, 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 901 West "L" Street. This motion, made by Vosburg and seconded by passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: YEA, Lyons: YEA, McDowell: YEA, Stevens: ABSENT
YEA: 8, NAY: 0, ABSENT: 2

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:28 P.M.

Lea Ann Doak, City Clerk
Recording Secretary

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

ITEM: 5.G.

RECOMMENDATION:

Approve the Operating Assistance Documents for the 5311 Operating Assistance State Fiscal Year 2020-2021 for City of McCook McCook Transit, appoint Beth Siegfried to serve as the Accountable Executive, and authorize the Mayor and Accountable Executive to sign the appropriate documents.

BACKGROUND:

These certificates and narratives are required this second year of the two year agreement providing operating assistance for the City of McCook Transit. They include the Certification of Compliance with Civil Rights, Certification of Restrictions on Lobbying, the Labor Narrative which describes the number of employees and the use of the funds, Acceptance of Special 5333(B) of Title 49, Certifications and Assurance for the FTA Programs, Transit Asset Management (TAM) Certification and Accountable Executive and the Certification of Equivalent Service which describes the transit bus and van in current use and the percentage of riders who need ADA assistance. These agreements will allow the City of McCook to continue public transit services for the City.

**FISCAL
IMPACT:** None.

APPROVALS:

prepared by

Beth Siegfried, Senior Services Director

November 19, 2020



Nate Schnieder, City Manager

November 19, 2020

5311 Operating Assistance State Fiscal Year 2020-2021

Exhibit A

- a. Certification of Compliance with Civil Rights
- b. Certification of Restrictions on Lobbying
- c. Labor Narrative
- d. Acceptance of Special 5333(B) of Title 49
- e. Certifications and Assurances for FTA Programs
- f. Transit Asset Management (TAM) Certification and Accountable Executive
- g. Certification of Equivalent Service

NDOT's Commitment to Civil Rights

Title VI of the Civil Rights Act of 1964 is a Federal law that protects individuals and groups from discrimination on the basis of their race, color, and national origin in programs and activities that receive Federal financial assistance. Reference to Title VI includes other civil rights provisions of Federal statutes and related authorities to the extent they prohibit discrimination in programs and activities receiving Federal financial assistance.

Title VI compliance is defined as when the recipient has effectively implemented all of the Title VI requirements or can demonstrate that every good faith effort has been made toward achieving this end.

All programs conducted by NDOT and the Section 5311 program recipients must meet the requirements. Education, training, work opportunities, benefits, and provision of services are examples of programs that must meet the Title VI requirements, whether provided directly by the recipient or its subrecipients, agents, contractors, or other vendors.

Discrimination is defined as: (*action or inaction*) whether intentional or unintentional, through which a person or group, solely because of race, color, national origin, disability, sex, age or income status, has been otherwise subjected to unequal treatment or impact, under any program or activity receiving Federal financial assistance.

A complaint may be filed by any individual or group that believes they have been subjected to discrimination or retaliation based on their race, color, national origin, sex, age, disability or income status. The complaint may be filed by the affected party or a representative and must be in writing.

Section 5311 program recipients who feel they have been discriminated against by any NDOT employee or its agent/contractor may contact the NDOT Transit Section. A review will be made to determine if NDOT has jurisdiction to investigate the issues raised. If NDOT does not have jurisdiction, the complaint will be forwarded to the appropriate agency. If NDOT does have jurisdiction, the allegations will be investigated and an attempt will be made to resolve the matter. If violations are found and negotiations to correct the violation are unsuccessful, enforcement proceedings may be initiated to attain compliance.

In addition, any individual or group who believes they have been discriminated against by an employee of a Section 5311 program recipient or its agent/contractor should first contact the Section 5311 recipient in writing. NDOT should also be notified of the complaint within 5 working days.

NDOT and the Section 5311 program recipients are prohibited from retaliating against any person because they reported an unlawful policy or practice, or made charges, testified, or participated in any complaint action under Title VI. If an individual or group believes they have been retaliated against, they should immediately contact NDOT to report their allegation. Filing a complaint with NDOT does not prevent an individual or group from seeking remedy through other resources.

Complaints should be addressed to:

Nebraska Department of Transportation

Attn: Kari Ruse

1400 Hwy 2

PO Box 94759

Lincoln NE 68509-4759

(402) 479-4694

kari.ruse@nebraska.gov

Certification of Compliance with Civil Rights

29 U.S.C. § 623, 42 U.S.C. § 2000 42 U.S.C. § 6102, 42 U.S.C. § 12112 42 U.S.C. § 12132,
49 U.S.C. § 5332 29 CFR Part 1630, 41 CFR Parts 60 et seq.

Civil Rights – The following requirements apply to the underlying contract:

- (1) Nondiscrimination – In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, Section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332, the applicant certifies it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. In addition, the Applicant agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.
- (2) Equal Employment Opportunity – The following equal employment opportunity requirements apply to the underlying contract:
 - (a) Race, Color, Creed, National Origin, Sex – In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the Applicant agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor,” 41 C.F.R. Parts 60 et seq. (which implement Executive Order No. 11246, “Equal Employment Opportunity,” as amended by Executive Order No. 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the Project. The Applicant agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Applicant agrees to comply with any implementing requirements FTA may issue.
 - (b) Age – In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § § 623 and Federal transit law at 49 U.S.C. § 5332, the Applicant agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Applicant agrees to comply with any implementing requirements FTA may issue.
 - (c) Disabilities – In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, the Applicant agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, “Regulations to implement the Equal Employment Provisions of the Americans with Disabilities Act,” 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the Applicant agrees to comply with any implementing requirements FTA may issue.
- (3) Disadvantaged Business Enterprise – To the extent authorized by Federal law, the Applicant agrees to facilitate participation by Disadvantaged Business Enterprises (DBEs) in the Project and assure that each subrecipient, lessee, third-party contractor, or other participant at their tier of the Project will facilitate participation by DBEs in the Project to the extent applicable.
- (4) Access to Services for Persons with Limited English Proficiency – The Applicant agrees to facilitate compliance with the policies of Executive Order No. 13166, “Improving Access to Services for Persons with Limited English Proficiency,” 42 U.S.C. Section 2000d-1 note, and follow applicable provisions of U.S. DOT Notice, “DOT Policy Guidance Concerning Recipients’ Responsibilities to Limited English Proficiency (LEP) Persons,” 70 Fed. Reg. 74087, December 14, 2005, except to the extent that FTA determines otherwise in writing.
- (5) The applicant also agrees to include these requirements in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

The following information is required by the Federal Transit Administration. The economic/racial/ethnic composition of your governing body or riders will not be considered as a factor in awarding grants.

Check Yes or No:

Has your transit agency received any Title VI nondiscrimination complaints in the last fiscal year? If Yes, attach all documentation to this application. Yes No

Our governing body (*Board of Director, City Council, etc.*) is made up predominantly of minority and/or low-income individuals. Yes No

Potential riders/clients of our transportation service will be predominantly minority and/or low income individuals. Yes No

Signature

Title

Date

CERTIFICATION OF RESTRICTIONS ON LOBBYING

I, Mike Gonzales Mayor of the City of McCook, hereby certify on
(Name and Title of Grantee Official)
behalf of City of McCook Transit :

- (1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any persons for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, or an officer in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard Form LLL, Disclosure Form to Report Lobbying", in accordance with its instructions.
- (3) The undersigned shall require that language of this certification be included in the award documents for all subawards at all tiers, *(including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements)* and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance is placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

(Note: Pursuant to 31 U.S.C. Section 1352 (c) (1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure.)

The applicant certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Applicant understands and agrees that the provisions of 31 U.S.C. A 3801, et seq., apply to this certification and disclosure, if any.

Signature

Title

Date

LABOR

Please state in a narrative how this project will affect the employment conditions of your employees. What is the anticipated impact on employment of eligible public mass transportation providers in your proposed service area? Federal Transit Administration rules and regulations have defined public transportation as "any transportation by bus or rail or other conveyance, either publicly or privately owned, which provides to the public general or special services on a regular and continuing basis," Public transportation does not include the following: 1) school bus, charter or sightseeing service; 2) exclusive ride taxi service; and 3) service to individuals or groups which excludes use by the general public (*i.e., age or income restrictions*).

The term transportation service area of your project is intended to include the geographic area over which the project is operated and the area whose population is served by the project, including adjacent areas affected by the project.

Note: An eligible recipient includes those providers who are approved to receive Section 5311 assistance and other providers who qualify for Section 5311 assistance.

Applicants for Section 5311 assistance are required to abide by all conditions of the Section 5333 (b) warranty (see page d. of Exhibit A.) A listing of eligible public mass transportation providers in the applicant's transportation service area should be provided with this document.

Labor Narrative:

City of McCook Transit is applying for federal and state funds to operate the rural transit services in the service area indicated in its Section 5311 application for the current project year. The operating funds will be used for the portion of the budget to payroll expenses to retain the 6 EMPLOYEES who are drivers, dispatchers or the other related transit positions. Mayor Mike Gonzales agrees to the terms and conditions of the protective arrangements included in Section 5333(b) of Title 49 U.S. Code.

Beth Siegfried City of McCook Transit Manager will post, in a prominent and accessible place, the terms and conditions of the Warranty with a notice stating that City of McCook Transit has received federal assistance under the Federal Transit statute and has agreed to comply with these terms.

**ACCEPTANCE OF SPECIAL 5333(B) OF TITLE 49,
UNITED STATES CODE WARRANTY FOR APPLICATION
TO THE SMALL URBAN AND RURAL PROGRAM**

Name of Subrecipient: City of McCook Transit

Address: 1312 West 5th St.

McCook NE 69001

Telephone: 308-345-6098

The recipient, for and in consideration of a transportation grant to be made available to the recipient, pursuant to Section 5311 of Title 49, United States Code, hereby agrees to accept the terms and conditions of the Special 5333 (b) Warranty, incorporated herein and made a part hereof by reference, absent a waiver by the U.S. Department of Labor.

The recipient hereby agrees that it is the exclusive designated legally responsible party under the terms of the Special Section 5333 (b) Warranty and that the State of Nebraska, acting through the Nebraska Department of Roads assumes no obligation under the terms of the Special Warranty which are not otherwise part of its normal obligation as a grant administering agency.

The recipient hereby authorizes the presentation of this acceptance by the state of Nebraska to the U.S. Department of Labor as evidence of the Recipient's commitments above described.

City of McCook Transit

Subrecipient

Signature

Title

Date

FEDERAL FISCAL YEAR 2020 CERTIFICATIONS AND ASSURANCES FOR FTA ASSISTANCE PROGRAMS

(Signature pages alternate to providing Certifications and Assurances in TrAMS.)

Name of Applicant: City of McCook Transit

The Applicant certifies to the applicable provisions of categories 01–20. X

Or,

The Applicant certifies to the applicable provisions of the categories it has selected:

Category	Certification
01 Certifications and Assurances Required of Every Applicant	<u>N/A</u>
02 Public Transportation Agency Safety Plans	<u>N/A</u>
03 Tax Liability and Felony Convictions	<u>N/A</u>
04 Lobbying	<u>N/A</u>
05 Private Sector Protections	<u>N/A</u>
06 Transit Asset Management Plan	<u>N/A</u>
07 Rolling Stock Buy America Reviews and Bus Testing	<u>N/A</u>
08 Urbanized Area Formula Grants Program	<u>N/A</u>
09 Formula Grants for Rural Areas	<u>N/A</u>
10 Fixed Guideway Capital Investment Grants and the Expedited Project Delivery for Capital Investment Grants Pilot Program	<u>N/A</u>
11 Grants for Buses and Bus Facilities and Low or No Emission Vehicle Deployment Grant Programs	<u>N/A</u>

Certifications and Assurances

Fiscal Year 2020

	N/A
12 Enhanced Mobility of Seniors and Individuals with Disabilities Programs	N/A
13 State of Good Repair Grants	N/A
14 Infrastructure Finance Programs	N/A
15 Alcohol and Controlled Substances Testing	N/A
16 Rail Safety Training and Oversight	N/A
17 Demand Responsive Service	N/A
18 Interest and Financing Costs	N/A
19 Construction Hiring Preferences	N/A
20 Cybersecurity Certification for Rail Rolling Stock and Operations	N/A

FEDERAL FISCAL YEAR 2020 FTA CERTIFICATIONS AND ASSURANCES SIGNATURE

PAGE

(Required of all Applicants for federal assistance to be awarded by FTA in FY 2020)

AFFIRMATION OF APPLICANT

Name of the Applicant: City of McCook Transit

BY SIGNING BELOW, on behalf of the Applicant, I declare that it has duly authorized me to make these Certifications and Assurances and bind its compliance. Thus, it agrees to comply with all federal laws, regulations, and requirements, follow applicable federal guidance, and comply with the Certifications and Assurances as indicated on the foregoing page applicable to each application its Authorized Representative makes to the Federal Transit Administration (FTA) in federal fiscal year 2020, irrespective of whether the individual that acted on his or her Applicant's behalf continues to represent it.

FTA intends that the Certifications and Assurances the Applicant selects on the other side of this document should apply to each Award for which it now seeks, or may later seek federal assistance to be awarded during federal fiscal year 2020.

The Applicant affirms the truthfulness and accuracy of the Certifications and Assurances it has selected in the statements submitted with this document and any other submission made to FTA, and acknowledges that the Program Fraud Civil Remedies Act of 1986, 31 U.S.C. § 3801 *et seq.*, and implementing U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to any certification, assurance or submission made to FTA. The criminal provisions of 18 U.S.C. § 1001 apply to any certification, assurance, or submission made in connection with a federal public transportation program authorized by 49 U.S.C. chapter 53 or any other statute

Certifications and Assurances

Fiscal Year 2020

In signing this document, I declare under penalties of perjury that the foregoing Certifications and Assurances, and any other statements made by me on behalf of the Applicant are true and accurate.

Signature _____ Date: _____

Name _____ Authorized Representative of Applicant

City of McCook Transit provides transportation within the City limits of McCook. In our service area, most people who use our buses, or about 80% people, are over the age of 60. Approximately 20% of the people who use our buses are under the age of 60. We have approximately 5 people who use the lift to enter the vehicle. All but a few of those people are over the age of 60.

We operate one 12 + 2 passenger bus that is ADA accessible and one back up raised floor mini van. In the past year, we have not refused any ride because an ADA accessible bus was not available, or the person's mobility device would not work with our lifts.

TRANSIT ASSET MANAGEMENT CERTIFICATION

The Federal Transit Administration (FTA) implemented a Transit Asset Management (TAM) program under [CFR Title 49, Part 625](#). The TAM program provides a framework that prioritizes funding based on the condition and maintenance of transit assets, such as vehicles, equipment and facilities. The purpose of the FTA rulemaking is to achieve and maintain a state of good repair for transportation assets.

The TAM rule requires every transit provider that receives federal financial assistance under [49 U.S.C. Chapter 53](#) to develop a TAM plan or participate in a group TAM plan prepared by a sponsor. The Nebraska Department of Transportation (NDOT) is the sponsor of the group plan for rural public transportation providers receiving Section 5311 funds.

As a subrecipient of these funds, you are required to adopt the NDOT Transit TAM Plan or decline to participate in the group plan. Your agency is also required to name an Accountable Executive who is responsible for approving the group TAM plan. This individual serves as the participant agency's chief executive and should be involved in decision-making regarding investment prioritization.

NDOT's Group TAM Plan is available for review at https://s3.amazonaws.com/documentstndot/NDOR_Documents/General_Transit_Documents/NDOT+Transit+Asset+Management+Group+Plan.pdf

By signing below, you agree to be the Accountable Executive for your agency:

_____	_____
<i>Signature</i>	<i>Print Name</i>
_____	_____
<i>Title</i>	<i>Date</i>

If you decline to participate in the group TAM plan, you are required to develop a plan for your agency in compliance with federal regulations and report TAM information annually to the National Transit Database. Please notify your intention to decline participation in NDOT's group TAM plan by written notification to the address below:

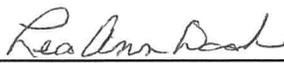
Kari Ruse
NDOT Transit Manager
PO Box 94759
Lincoln NE 68509-4759
kari.ruse@nebraska.gov
(402) 479-4694

**CITY MANAGER'S REPORT
NOVEMBER 16, 2020 CITY COUNCIL MEETING**

ITEM: 6.A. Discussion regarding potentially rescheduling a capital improvement strategic planning meeting.

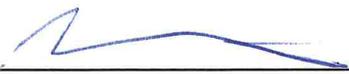
BACKGROUND:

During this past budget season, the McCook City Council emphasized its desire to hold discussions regarding desired capital improvements. Some of the capital improvements that have been discussed in the past include: a swimming pool rehabilitation project or a new swimming pool, an athletic facility project, and an upgrade to the auditorium. A strategic planning meeting was scheduled for November 10. Due to COVID concerns, the meeting was postponed. Staff is including this item to give the City Council an opportunity to determine how it wishes to proceed with scheduling a capital improvement strategic planning meeting.



Lea Ann Doak, City Clerk

November 11, 2020



Nathan A. Schneider, City Manager

November 11, 2020