

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, January 4, 2021
5:30 PM - City Council Chambers & Audio/Teleconference

Stream Meeting Here REQUIRED PASSWORD 69001

Call to Order and Roll Call.

Mayor's Statement and Open Meetings Act Announcement.

Pledge of Allegiance.

Items.

1. Citizen Comments.
2. Announcements & Recognitions.
3. Consent Agenda.
 - A. Approve the minutes of the December 21, 2020 regular City Council meeting.
 - B. Approve a request from MEDC to allow Vision McCook funds to be used for promoting the community.
 - C. Authorize the Mayor to sign the Certificate of Compliance for the 2020 Maintenance Agreement between the City of McCook and the Nebraska Department of Roads.
 - D. Approve the renewal of Maintenance Agreement No. 17 between the Nebraska Department of Roads and the Municipality of McCook and authorize the Mayor to sign.
4. Regular Agenda.
 - A. Presentation from City Attorney Nathaniel Mustion regarding LB424, legislation amending the Nebraska Municipal Land Bank Act allowing all Nebraska communities to acquire, clean, maintain, and dispose of nuisance property.
 - B. Discussion regarding potentially rescheduling a capital improvement strategic planning meeting.
 - C. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
JANUARY 4, 2021 CITY COUNCIL MEETING**

ITEM: 3.A.

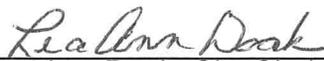
Approve the minutes of the December 21, 2020 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

December 31, 2020

McCook City Council
December 21, 2020
5:30 P.M. Central

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

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

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Fire Chief Harpham, Public Works Director Potthoff, Senior Services Director Siegfried, and Police Chief Smith.

Present via audio/teleconference means: Utilities Director Dutcher.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on December 17, 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 in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for public review at the entrance to the Council Chambers and on the City of McCook's website. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Gonzales called the meeting to order.

1. Citizen Comments.

No one was present for Citizen Comments.

2. Announcements & Recognitions.

City Manager Schneider informed the Council that because of COVID-19 issues the annual PFM report regarding utility rates is behind schedule. Staff will begin meetings with PFM the first of January and plan to bring the report to Council by the second meeting in February.

3. Public Hearings.

3.A. Public Hearing - Consider Replat of Lot 7, Block 2, Clary Subdivision Replat #3, Lot 7 will

be split and replatted as Lot 7R and 8R.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with respect to the Replat of Lot 7, Block 2, Clary Subdivision Replat #3, Lot 7 will be split and replatted as Lot 7R and 8R, with the City Attorney to act as hearing officer. This motion made by Calvin and seconded by Weedin, passed.

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

YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 21, 2020 City Council meeting (1 page), Exhibit #2 - Revised Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Notice of Public Hearing published and corrected (1 page); Exhibit #5 - Land Use Action Request Form and attachments (9 pages); Exhibit #6 - proposed Amended Planned Unit Development for Quillan Courts Project (2 pages); Exhibit #7 - minutes of the December 14, 2020 Planning Commission meeting; and Exhibit #8 - proposed Resolution No. 2020-34.

City Manager Schneider reviewed the following information presented in Exhibit #1: "An application has been received from the McCook Economic Development Corporation requesting the replat of a subdivision. In particular, the MEDC is requesting that a tract of land described as Block Two, Lot Seven, Clary Subdivision Replat No. 3 be split into two lots. Due to the fact that Block Two was previously subdivided, this request must be treated as a minor subdivision as opposed to an administrative lot split."

"If approved, Lot 7 would be divided into two lots: Replatted Lot 7R and Replatted Lot 8R. MEDC's application originally requested for the two lots to be described as Lot 7A and 7B. The Planning Commission, at the request of city staff, amended the proposed lots to 7R and 8R in order to promote consistency in line with similar replat requests."

"MEDC would like to divide these two lots in order to build two new houses. Per our zoning regulations and the Planned Unit Development Agreement that Quillan Courts is subject to, there is sufficient space to build a house on each of the proposed new lots."

"If this subdivision request is approved, the Planned Unit Development Agreement will need to be revised in order to account for the fact Lot 7 will be divided into Replatted Lot 7R and Replatted Lot 8R. A copy of the proposed amended planned unit agreement is attached. Staff requests that the City Council approve the proposed agreement as part of the replat process."

"On December 14, 2020, the McCook Planning Commission voted unanimously to recommend approval of the application and to amend the Planned Unit Development Agreement."

Andy Long, McCook Economic Development Corporation (MEDC) Executive Director, was present to address questions from the Council.

Councilmember Weedin asked who the realtor would be for the homes. Mr. Long responded that

the MEDC would be, for this program.

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

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

- 3.B. Adopt Resolution No. 2020-34 providing for the approval of the Replat of Lot 7, Block 2, Clary Subdivision Replat No. 3, where by Lot 7 will be split and replatted as Lot 7R and 8R, with said Replat to be known as Clary Subdivision Replat No. 4, as well as recommend approval of the Amended Planned Unit Development Agreement for Quillan Courts Project.

Motion to adopt Resolution No. 2020-34 providing for the approval of the Replat of Lot 7, Block 2, Clary Subdivision Replat No. 3, where by Lot 7 will be split and replatted as Lot 7R and 8R, with said Replat to be known as Clary Subdivision Replat No. 4, as well as recommend approval of the Amended Planned Unit Development Agreement for Quillan Courts Project. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

4. Consent Agenda.

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

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

- 4.A. Approve the minutes of the December 7, 2020 regular City Council meeting.
- 4.B. Receive and file the claims for the month of November 2020 as published December 11, 2020.
- 4.C. Award the bid for the 2020 Crack Sealing Project to Stripe and Seal, LLC of Hays, Kansas in the amount of \$48,000.00, that being the lowest best bid.
- 4.D. Approve Resolution No. 2020-32 amending and updating the City of McCook's Employee Handbook.
- 4.E. Receive and file the minutes of the September 9, 2020 Library Advisory Board meeting and the December 14, 2020 Planning Commission meeting.
- 4.F. Approve Resolution No. 2020-33 authorizing city staff to submit a letter of intent to the Nebraska Department of Economic Development Civic and Community Center Financing Fund for preliminary planning purposes.

5. Regular Agenda.

- 5.A. Receive and file a report from the McCook Chamber of Commerce - 2020 Fourth Quarter Report.

Dawson Brunswick, McCook Chamber of Commerce President, per the Memorandum of Understanding with the City gave an update on the City of McCook ACE Funds contributed to the Chamber for event promotion purposes.

- 5.B. Approve the use of ACE funds in the amount of \$25,000 as part of a \$250,000 local pledge for a Rural Workforce Housing grant.

Motion to approve the use of ACE funds in the amount of \$25,000 as part of a \$250,000 local pledge for a Rural Workforce Housing grant. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

YEA: 5, NAY: 0

- 5.C. Receive and file a discussion regarding COVID-19 related items and updates.

Fire Chief Harpham gave an update on the Moderna vaccine that the city is expected to receive this coming week. The distribution will follow the CDC guidelines; first targets health care personnel; second are essential works; and the third are adults with high-risk medical conditions and adults aged 65-plus. The vaccine is expected to be available to the general public in late spring.

Ronda Graff, who is organizing a local campaign of local people in leadership positions, to commit to promotional activities to help remind us that wearing masks and other precautions are still necessary.

- 5.D. Discussion regarding potentially rescheduling a capital improvement strategic planning meeting.

Discussion included a live public meeting of the council; including a zoom format; how to address questions from the public who are attending remotely; the importance of getting public input; the need to have the meeting before the budget season begins in May; and hiring an outside facilitator to conduct the meeting.

- 5.E. Council Comments.

Mayor Gonzales noted that Blaine Budke had offered the use of his store for the Annual Toy Box event that was canceled due to Covid concerns, more than 500 families were served. The Council wished all a Merry Christmas and a Happy New Year.

Adjournment.

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

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
JANUARY 4, 2020 MCCOOK CITY COUNCIL MEETING

ITEM **3.B.** Approve a request from MEDC to allow Vision McCook funds to be used for promoting the community.

BACKGROUND:

In 2008, a marketing and promotional program called Vision McCook was launched. The goal of the program was to promote local attractions, develop marketing materials designed to highlight McCook, and coordinate the groups that are charged with promoting McCook. The City of McCook contributed to the program.

Vision McCook has been inactive for a few years. There is still \$1,307.98 left over in the Vision McCook bank account. MEDC would like to use these funds to help upgrade McCook's digital presence. Specifically, MEDC would like to create a platform that promotes workforce development efforts. MEDC has already received a \$3,000 grant from Parker-Hannifin to put toward the digital upgrade project. MEDC's objective is in line with the original goals of Vision McCook

APPROVALS:



Nathan A. Schneider, City Manager

December 30, 2020



Lea Ann Doak, City Clerk

December 30, 2020

CITY MANAGER'S REPORT
JANUARY 4, 2021 CITY COUNCIL MEETING

ITEM: 3.C.

RECOMMENDATION:

AUTHORIZE THE MAYOR TO SIGN THE CERTIFICATE OF COMPLIANCE FOR THE 2020 MAINTENANCE AGREEMENT BETWEEN THE CITY OF MCCOOK AND THE NEBRASKA DEPARTMENT OF ROADS.

BACKGROUND:

The City of McCook is responsible for the surface maintenance of all State of Nebraska highways located within the City limits. This document certifies that all roadway surface maintenance has been accomplished as per terms of the maintenance agreement between the City of McCook and the Nebraska Department of Roads.

FISCAL IMPACT: None.

RECOMMENDATION:

AUTHORIZE THE MAYOR TO SIGN THE CERTIFICATE OF COMPLIANCE FOR THE 2020 MAINTENANCE AGREEMENT BETWEEN THE CITY OF MCCOOK AND THE NEBRASKA DEPARTMENT OF ROADS.

APPROVALS:



Kyle Potthoff, Public Works Director

December 28, 2020



Nate Schneider, City Manager

December 28, 2020

CERTIFICATE OF COMPLIANCE

Maintenance Agreement No. 17 QE _____ Supp _____
Maintenance Agreement between the Nebraska Department of Transportation and the
Municipality of McCook
Municipal Extensions in McCook

We hereby certify that all roadway surface maintenance has been accomplished as per terms of the Maintenance Agreement specified above.

As per Section 8d of the Agreement, we are submitting this certificate to District Engineer Kurt Vosburg, Department of Transportation, McCook, Nebraska.

ATTEST: _____ day of _____, 20__.

City Clerk

Mayor/Designee

I hereby certify that all roadway surface maintenance was performed as per the above listed agreement and payment for the same should be made.

District Engineer, Department of Transportation

For Office Use Only	
Agreement No.:	_____
Pay/Bill Code:	_____
Contractor No.:	_____
Amount:	\$ _____

**CITY MANAGER'S REPORT
JANUARY 4, 2021 CITY COUNCIL MEETING**

ITEM: 3.D.

RECOMMENDATION:

APPROVE THE RENEWAL OF MAINTENANCE AGREEMENT NO. 17 BETWEEN THE NEBRASKA DEPARTMENT OF ROADS AND THE MUNICIPALITY OF MCCOOK AND AUTHORIZE THE MAYOR TO SIGN.

BACKGROUND:

This agreement outlines the maintenance responsibilities of both the City of McCook and the Nebraska Department of Roads concerning Highways 6 & 34 and Highway 83. The Nebraska Department of Roads is responsible for 10.66 lane miles within the corporate city limits of McCook and pays the the City of McCook an amount of \$2,100.00 per lane mile for the maintenance of these miles. This amounts to an annual payment of \$22,386.00.

**FISCAL
IMPACT:** None

RECOMMENDATION:

APPROVE THE RENEWAL OF MAINTENANCE AGREEMENT NO. 17 BETWEEN THE NEBRASKA DEPARTMENT OF ROADS AND THE MUNICIPALITY OF MCCOOK AND AUTHORIZE THE MAYOR TO SIGN.

APPROVALS:



Kyle Potthoff, Public Works Director

December 28, 2020



Nate Schneider, City Manager

December 28, 2020



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

AGREEMENT RENEWAL

Maintenance Agreement No. 17
Maintenance Agreement between the Nebraska Department of Transportation and the
Municipality of McCook
Municipal Extensions in McCook

We hereby agree that Maintenance Agreement No. 17 described above be renewed for the period January 1, 2021 to December 31, 2021.

All figures, terms and exhibits to remain in effect as per the original agreement dated, January 1, 2017, with Attachments B and C attached hereto.

In witness whereof, the parties hereto have caused these presents to be executed by their proper officials thereunto duly authorized as of the dates indicated below.

Executed by the City this _____ day of _____, 20__.

ATTEST: City of McCook

City Clerk/Witness

Mayor/Designee



Executed by the State this _____ day of _____, 20__.

ATTEST: State of Nebraska

District Engineer, Department of Transportation

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF ROADS

Attachment "A"

MAINTENANCE OPERATION AND RESPONSIBILITY
Municipal extensions and connecting links
(Streets Designated Part of the State Highway System excluding Freeways)

Maintenance Responsibility
 Neb. Rev. Stat. § 39-2105

<u>Maintenance Operation</u> Neb. Rev. Stat. § 39-1339	<u>Metropolitan</u> <u>Cities</u> <u>(Omaha)</u>	<u>Primary</u> <u>Cities</u> <u>(Lincoln)</u>	<u>1st Class</u> <u>Cities</u>	<u>2nd Class</u> <u>Cities & Villages</u>
Surface maintenance of the traveled way equivalent to the design of the rural highway leading into municipality.	Department	Department	Department	Department
Surface maintenance of the roadway exceeding the design of the rural highway leading into the municipality including shoulders and auxiliary lanes.	City	City	City	City
Surface maintenance on parking lanes.	City	City	City	Department
Maintenance of roadway appurtenances (including, but not limited to, sidewalks, storm sewers, guardrails, handrails, steps, curb or grate inlets, driveways, fire plugs, or retaining walls)	City	City	City	City or Village
Mowing of the right-of-way, right-of-way maintenance and snow removal.	City	City	City	City or Village
Bridges from abutment to abutment, except appurtenances.	Department	Department	Department	Department

Maintenance Responsibility
 Neb. Rev. Stat. § 60-6, 120 & § 60-6, 121

<u>Maintenance Operation</u> Neb. Rev. Stat. § 39-1339	<u>Metropolitan</u> <u>Cities</u> <u>(Omaha)</u>	<u>Primary</u> <u>Cities</u> <u>(Lincoln)</u>	<u>1st Class</u> <u>Cities</u> <u>> 40,000</u>	<u>1st Class</u> <u>Cities</u> <u>< 40,000</u>	<u>2nd Class</u> <u>Cities</u>
Pavement markings limited to lane lines, centerline, No passing lines, and edge lines on all connecting links except state maintained freeways	City	City	City	Department	Department
Miscellaneous pavement marking, including angle and parallel parking lanes, pedestrian crosswalks, school crossings, etc.	City	City	City	City	City
Maintenance and associated power costs of traffic signals and roadway lighting as referred to in original project agreement.					
Procurement, Installation and maintenance of guide and route marker signs	City	City	City	Department	Department
Procurement, Installation and maintenance of regulatory and warning signs.	City	City	City	Department	Department



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

City Maintenance Agreement

Attachment B

City of: MCCOOK

Date: 12/31/20

Surface Maintenance

From Attachment "C", it is determined that the State's responsibility for surface maintenance within the City limits is 10.66 lane miles. Pursuant to Sections 1a, 8a, 8d of the Agreement and to Attachment "C" made part of this Agreement through reference, the State agrees to pay to the City the sum of \$2,100.00 per lane mile for performing the surface maintenance on those lanes listed on Attachment "C".

Amount due the City for surface maintenance:

10.66 lane miles x \$2,100.00 per lane mile = \$22,386.00.

Snow Removal

From Attachment "A", it is determined that snow removal within City limits is the responsibility of the City. Pursuant to Section 8d of the Agreement and to Attachment "C" made a part of this Agreement through reference, the City agrees to pay to the State the sum of \$ _____ per lane mile for performing snow removal on those lanes listed on Attachment "C".

Amount due the State for snow removal:

_____ lane miles x \$ _____ per lane mile = \$ _____

Other (Explain)

ATTACHMENT "C"

City of MCCOOK

STATE OF NEBRASKA
DEPARTMENT OF TRANSPORTATION

RESPONSIBILITY FOR SURFACE MAINTENANCE
OF MUNICIPAL EXTENSIONS

NEB. REV. STAT. 39-1339
and NEB. REV. STAT. 39-2101

DESCRIPTION	HWY. NO.	REF POST		LENGTH IN MILES	WIDTH OF STREET	TOTAL DRIVING LANES	TOTAL LANE MILES	RESPONSIBILITY	
		FROM	TO					STATE	CITY
W. City Limit to West Walmart Dr	6	84.38	84.78	0.40		2	0.80	0.80	0.00
West Walmart Dr to Jct.	6	84.78	85.17	0.39		3	1.17	0.78	0.39
Taper (4-lane to 2-lane) East to Jct. US-83	6	85.17	85.23	0.06		5	0.30	0.12	0.18
Equation	6	85.23	85.34	0.11		0	0.00	0.00	0.00
Jct. US-83 to East 7 th St	6	85.34	86.84	1.50		5	7.50	3.00	4.50
East 7 th St to East City Limits	6	86.84	87.59	0.75		4	3.00	1.50	1.50
South City Limit to East Jct	83	13.82	14.42	0.60		4	2.40	1.20	1.20
West Jct. US-6/34 & US-83 North to end of Divided Hwy	83	15.86	16.14	0.28		4	1.12	0.56	0.56
End of Divided Hwy to Taper (5-lane to 3-lane)	83	16.14	17.26	1.12		5	5.60	2.24	3.36
Taper (5-lane to 3-lane) North to North City Limits	83	17.26	17.49	0.23		3	0.69	0.46	0.23
TOTALS				5.52			22.58	10.66	11.92

**CITY MANAGER'S REPORT
JANUARY 4, 2020 CITY COUNCIL MEETING**

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

BACKGROUND:

During this past legislative session, LB 424 was adopted into law. LB 424 amends the Nebraska Municipal Land Bank Act, providing a method for all Nebraska communities to enact local land banks. Under the law, Nebraska communities are permitted to create regional land banks. The regional land banks will have the authority to acquire, clean, maintain, and dispose of nuisance properties. In order to achieve this objective, LB 424 provides an avenue by which regional land banks can clear title, extinguish taxes, and assemble parcels. A land bank has the ability to recapture 50% of property taxes for five years.

Pursuant to LB 424, every municipality in the state can join a land bank. A requirement of this legislation is that all regional land banks must be comprised of more than one municipality. This is achieved through interlocal cooperation. LB 424 sets out the mechanical requirements for regional land banks. We have asked our City Attorney Nathaniel Mustion, to provide a presentation to our city council regarding LB 424.



Lea Ann Doak, City Clerk

December 30, 2020



Nathan A. Schneider, City Manager

December 30, 2020



LB 424: The Basics



The Problem

ST. CATHERINES
APARTMENTS

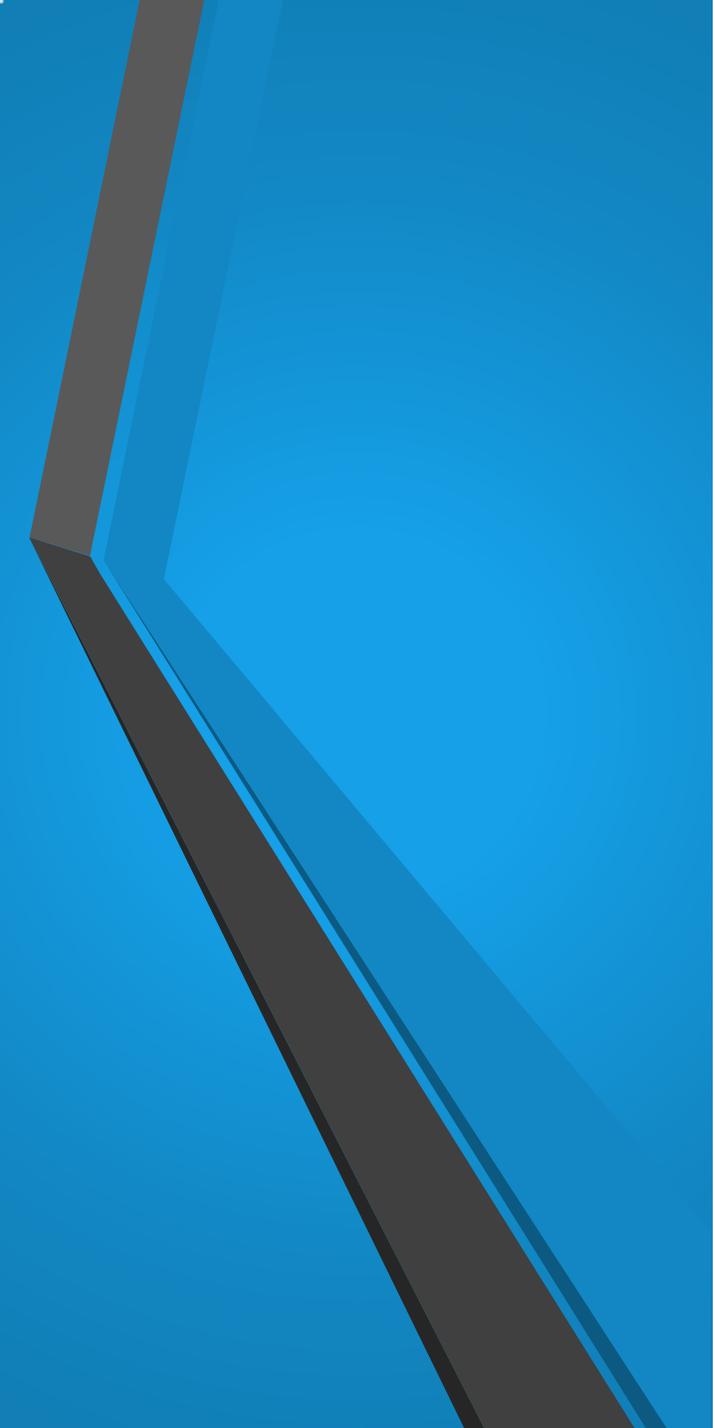
SECRETARIAT OF ST. CATHARINE
HOSPITAL

- Vacant, Abandon, and tax-delinquent properties represent lost revenue to municipalities and large costs associated with demolition, safety hazards, and the deterioration of neighborhoods



LB 424

- Every municipality in Nebraska can now join a land bank
- Every municipality, except Omaha and Lincoln, must join with one or more municipalities to create a land bank through the Interlocal Cooperation Act



What is a Land Bank?

- A public entity controlled by representatives of local municipalities that has the power to acquire, lease and dispose of real property.

Things a Land Bank Can Do

- Acquire, rehabilitate, develop, demolish real property
- Receive property by gift, transfer, foreclosure and purchase
- Collect 50% of the real property taxes on real property conveyed by the land bank for a period of 5 years after the conveyance
- Discharge and distinguish liens or claims for real property taxes or special assessment of political subdivisions, but not private liens or claims
- Adopt, amend and repeal bylaws
- Employ agents and employees
- Bid on property at sale for nonpayment of taxes or foreclosure
- Enter into contracts

Land Bank Boards

- Regional land bank boards must meet the following requirements:
 - Have an odd number of voting members totaling at least 7. These voting members are appointed by the chief executive officers of the member municipalities and confirmed by a 2/3 vote of the governing body of said municipality.
 - Have the following nonvoting members:
 - The City manager or designee of each member municipality
 - One member of the governing body of each member municipality
 - Other members as agreed to by the mayors and village board chairs, confirmed by 2/3 vote of each governing body



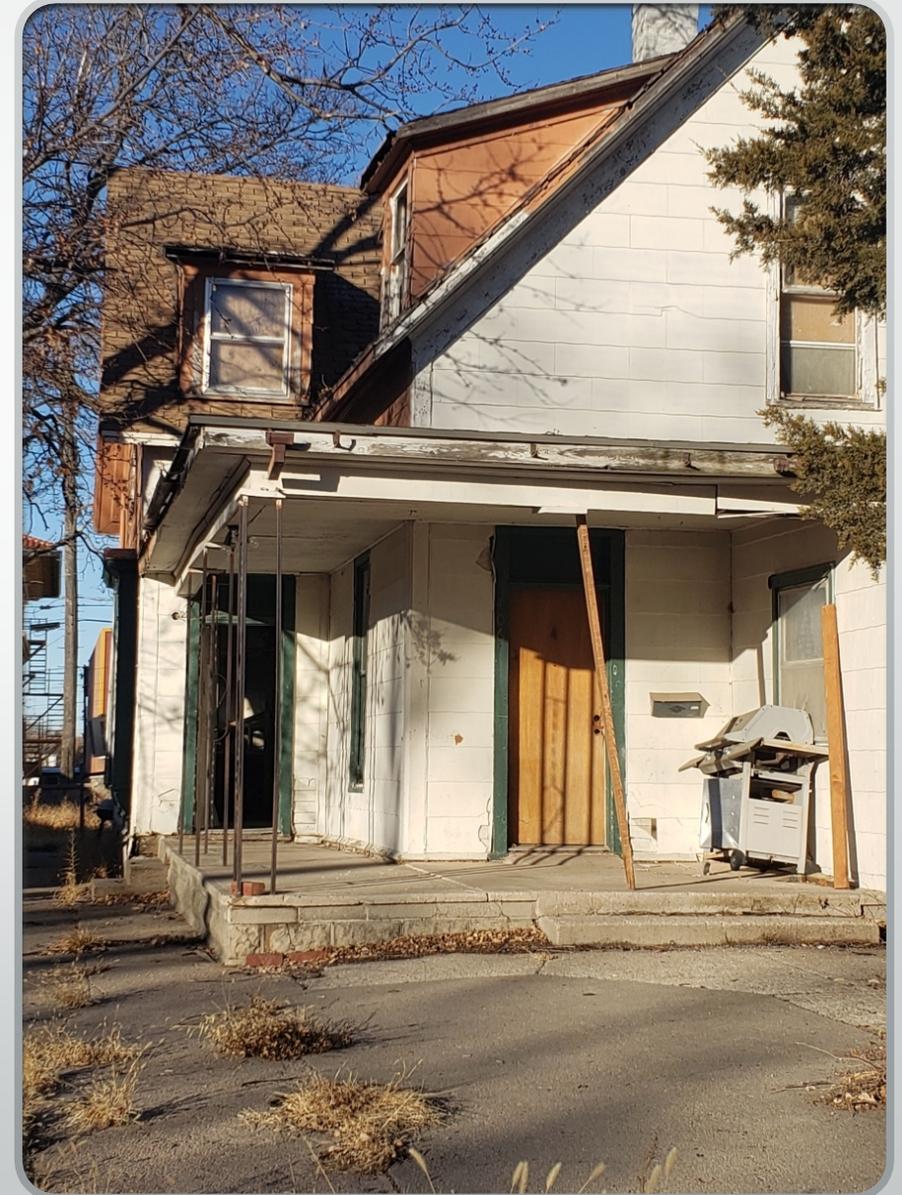
Reporting Requirements

- Monthly reports must be made to member municipalities
- Annual reports must be made to the member municipalities, the Speaker, the Executive Board, the Revenue Committee, and the Urban Affairs Committee.
- The Annual Report Must Include:
 - A listing of each property owned by the land bank
 - A list of entities and individuals who received more than \$2,500;
 - A list of financial institutions used;
 - The % of total parcels located in each municipality which is held by the land bank; and
 - A statement certifying that all board members and employees of the land bank comply with the conflict-of-interest requirements

A Case Study

406 East 1st

- Nuisance property with substantial structural issues
- Property does not have a clear title
- Property has existing tax liens against it
- Located in a residential area of town 1 block from downtown.
- Due to title issues and liens the property was not a good investment for local contractors



Neighboring Properties

404 East 1st



408 East 1st



What a Land Bank Could Do

- Acquire the Property from the Owner
- Clear title
- Extinguish back due taxes
- Contract with local contractor to refurbish property
- Sell the refurbished property
- Collect 50% of property taxes on refurbished property for 5 years

What Actually Happened

Property sat for years
as owner tried to find
buyer



City is set to tear
down the property
after taking the
owner to court for
maintaining a
nuisance property

Clear Advantages of Landbank Process

- Speed
- Convenience
- End the process with a refurbished property on the tax roll
- Land Bank can collect 50% of the real estate taxes creating revenue to invest in future nuisance properties



How Does a Land Bank Operate and How Do You Fund It?



Staffing

- Omaha
 - Executive Director
 - Property Manager
 - Maintenance Manager
 - Administrative Assistants

Our Firm has extensive
experience in:
Municipal Law
Real Estate Title Work
Real Estate Transactions
Real Estate Foreclosures
Tax Foreclosures



Funding: Association Model

- Public, Private and Philanthropic capitalization
- Public funding from assessment based on population
- Member assessments beginning 2021/2022 at \$3.25 per capita
- After properties begin to be refurbished and conveyed, land bank will begin receiving property tax revenue and potential profits from transactions
- Tax certificate investing

The image features a stylized logo on the left side, composed of several overlapping geometric shapes in shades of blue and grey. The background is a landscape of rolling golden-brown hills under a blue sky with scattered white clouds. The text 'SOUTHWEST NEBRASKA LANDBANK' is positioned on the right side of the image, centered vertically.

SOUTHWEST NEBRASKA LANDBANK

Potential Member Municipalities

McCook -
7,551

Culbertson -
573

Trenton -
540

Stratton -
329

Benkelman
- 824

Hayes
Center - 201

Palisade -
337

Wauneta -
567

Indianola -
551

Bartley -
268

Cambridge
- 1,026

Holbrook -
196

**CITY MANAGER'S REPORT
JANUARY 4, 2020 CITY COUNCIL MEETING**

ITEM: 4.B. Discussion regarding potentially rescheduling a capital improvement strategic planning meeting.

BACKGROUND:

At the December 7, 2020 McCook City Council meeting, the Council voiced a desire to have a capital improvement meeting in February. Staff is bringing this item back to the Council to choose a date. Staff advises against scheduling the special meeting on a Monday due to potential conflicts with council meetings, planning commission meetings, and board of zoning adjustment meetings.



Lea Ann Doak, City Clerk

December 30, 2020



Nathan A. Schneider, City Manager

December 30, 2020