

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, August 16, 2021  
5:30 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Pledge of Allegiance.

Items.

1. Announcements & Recognitions.
2. Public Hearings.
  - A. Conduct a public hearing on the application of Ambriz Ventures, LLC; dba "Sehnert's Bakery & Bieroc Café", for Class "CK" License #124450 - (Beer, Wine Distilled Spirits, On and Off Sale & Catering) License under the Nebraska Liquor Control Commission, to be located at 312 Norris Avenue, McCook, Nebraska.
    1. Reconvene as a City Council.
  - B. Recommend approval to the Nebraska Liquor Control Commission the application of Ambriz Ventures, LLC; dba "Sehnert's Bakery & Bieroc Café", for Class "CK" License #124450 - (Beer, Wine Distilled Spirits, On and Off Sale & Catering) License under the Nebraska Liquor Control Commission, to be located at 312 Norris Avenue, McCook, Nebraska.
  - C. Public Hearing - Request for a special exception by Anita Bartels to locate a Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st Street.
    1. Reconvene as a City Council.
  - D. Approve the special exception request from Anita Bartels to allow a Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I.
  - E. Public Hearing - Consider Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6.
    1. Reconvene as a City Council.

- F. Adopt Resolution No. 2021-12 providing for approval of Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6.
3. Consent Agenda.
- A. Approve the minutes of the August 2, 2021 regular City Council meeting, the August 9, 2021 special City Council meeting, and the August 11, 2021 Community meeting.
  - B. Adopt Resolution No. 2020-13 amending the rates for the ambulance service operated by the City of McCook, Nebraska.
  - C. Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company, Liquor License #LK-093351, for a Celebration of Life to be held in the Keystone Outdoor Space, 406 Norris Avenue, on September 25, 2021 from 3:00 P.M. to 12:00 A.M., with an alternate location of the Keystone Business Center, 402 Norris Avenue.
  - D. Receive and file the claims for the months of July 2021, published August 6, 2021.
  - E. Approve the Land Lease between the City of McCook, Red Willow County, and the Red Willow County Fair Board for a portion of the County Fairgrounds, also known as the Jaycees Ball Complex, and authorize the Mayor to sign.
  - F. Approve Supplemental Agreement 001 between the State of Nebraska, Department of Transportation (Department), and the City of McCook (Contractor) to increase federal funds to \$227,743 and reduce state funds to \$17,457 funding for the contract year between July 1, 2019 and ending June 30, 2021 and authorize the Mayor to sign said agreement.
  - G. Approve a request from McCook Community Hospital to close Industrial Park Drive from 5:15 P.M. to 7:30 P.M. on September 15, 2021, to conduct a community-wide full scale exercise.
  - H. Receive and file Topic for consideration for City Council Agenda received on August 3, 2021.
  - I. Receive and file the minutes of the August 9, 2021 Planning Commission meeting.
  - J. Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by McCook Lodging LLC, dba "Holiday Inn Express McCook, 711 N Highway 83, which holds License #C-122854, the applicant being Kirti K. Trivedi.
4. Regular Agenda.
- A. Consider on its second reading, Ordinance No. 2021-3018, updating McCook's Code of Ordinances to include a new section to Chapter 71, said Chapter and Section to be known as Chapter 71: Traffic Rules; Section 71/30: Engine Braking.
    - 1. Chairperson asks Clerk to read Ordinance by title.
    - 2. Consider approval of Ordinance No. 2021-3018 upon its second reading.
  - B. Ordinance No. 2021-3019 providing for the adoption of the budget for FY 2021/2022.
    - 1. Chairperson asks Clerk to read Ordinance by title.
    - 2. Consider approval of Ordinance No. 2021-3019 upon its first reading.

- C. Ordinance No. 2021-3020 providing for the adoption of the FY 2021/2022 Fiscal Year Employee Classification Pay Plan.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2021-3020 upon its first reading.
- D. Council Comments.
- E. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.
  - 1. Nebraska Open Meetings Act statement, if a motion to close passes.
  - 2. If moved into Executive Session, motion to close.

Adjournment.

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:**            2.

**RECOMMENDATION:**

ITEM A            Conduct a public hearing on the application of Ambriz Ventures, LLC; dba "Sehnert's Bakery & Bieroc Café", for Class "CX" License #124450 - (Beer, Wine Distilled Spirits, On and Off Sale & Catering) License under the Nebraska Liquor Control Commission, to be located at 312 Norris Avenue, McCook, Nebraska.

ITEM B            Recommend approval to the Nebraska Liquor Control Commission the application of Ambriz Ventures, LLC; dba "Sehnert's Bakery & Bieroc Café", for Class "CX" License #124450 - (Beer, Wine Distilled Spirits, On and Off Sale & Catering) License under the Nebraska Liquor Control Commission, to be located at 312 Norris Avenue, McCook, Nebraska.

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**BACKGROUND:**

Upon notice from the Liquor Control Commission, the City has 45 days to conduct a hearing concerning the requested license. The Council may choose not to make a recommendation of approval or denial to the Commission.

Per §53-133, the Liquor Control Commission shall set for hearing any application wherein:

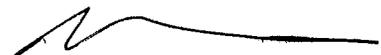
- 1) There is a recommendation of denial from the local governing body.
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

**FISCAL  
IMPACT:**        None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk-Treasurer

August 10, 2021

  
\_\_\_\_\_  
Nathan Schneider, City Manager

August 10, 2021

**EXHIBIT #1**

**PAGE(S) - 1**

## NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that Ambriz Ventures, LLC; dba "Sehnert's Bakery & Bieroc Cafe", has filed an application for Class "CK" License #124450 - (Beer, Wine, Distilled Spirits, On and Off Sale & Catering) under the Nebraska Liquor Control Commission, to be located at 312 Norris Avenue, McCook, Nebraska.

All persons desiring to give evidence before the McCook City Council in support of or protest against the issuance of such license may do so at the time of this hearing to be held Monday, August 16, 2021 at 5:30 P.M., C.D.S.T.; in the City Council Chambers, 505 West "C" Street, McCook, Nebraska.

-s- Lea Ann Doak  
City Clerk

Publish: August 5, 2021.

**EXHIBIT #2**



Pete Ricketts  
Governor

STATE OF NEBRASKA

NEBRASKA LIQUOR CONTROL COMMISSION

**Hobert B. Rupe**

*Executive Director*

301 Centennial Mall South, 5<sup>th</sup> Floor

P.O. Box 95046

Lincoln, Nebraska, 68509-5046

Phone (402) 471-2571

Fax (402) 471-2814 or (402) 471-2374

TSR USER 800-833-7252 (TTY)

Web Address <http://www.lcc.nebraska.gov/>

# RECEIPT

From: NLCC -KIM FREDERICK

To: MCCOOK CITY CLERK

Re: AMBRIZ VENTURES, LLC

DBA: SEHNERT'S BAKERY & BIEROC CAFE

License #: CK 124450

Please complete this page immediately and fax or email to us acknowledging you have received the application. Signatures are not required.

Lea Ann Doak

Clerk's Name (Acknowledgement of receipt of the application)

08/02/2021

Date Received

**EXHIBIT #3**

**PAGE(S) - 2**

**Kim Lowe**  
*Commissioner*

**Bruce Bailey**  
*Chairman*

**Harry Hoch**  
*Commissioner*

*An Equal Opportunity Employer*

## Lea Ann Doak

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**From:** Lea Ann Doak  
**Sent:** Monday, August 2, 2021 11:19 AM  
**To:** 'Frederick, Kim'  
**Subject:** RECEIPT 124450 Sehnert's Bakery Bieroc Cafe.pdf  
**Attachments:** RECEIPT 124450 Sehnert's Bakery Bieroc Cafe.pdf

### Lea Ann Doak, CMC

City Clerk-Treasurer  
505 West "C" Street  
PO Box 1059  
McCook NE 69001-1059  
308-345-2022 ext. 226  
308-345-1461 (Fax)

**APPLICATION FOR LIQUOR LICENSE  
CHECKLIST - RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov

<b>RECEIVED</b>	
JUL 26 2021	
NEBRASKA LIQUOR CONTROL COMMISSION	
Hot List: YES / <b>(NO)</b>	New/Replacing # <b>057785</b>
Class Type <b>CK</b>	<b>124450</b> Initial <b>KF</b>

Applicant name Ambriz Ventures, LLC

Trade name Sehnert's Bakery & Bieroc Cafe

Previous trade name Sehnert's Bakery & Bieroc Cafe

Contact email address andrew.james.ambriz@gmail.com

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

Cum hx

7-31-2026

0112 - Church Waver Road

*Is this? license for liquor?*  
Form 125  
- Matt ...  
Form 134 - Seal  
Approval letter Church  
Andrew 100%

TOP

**EXHIBIT #4**

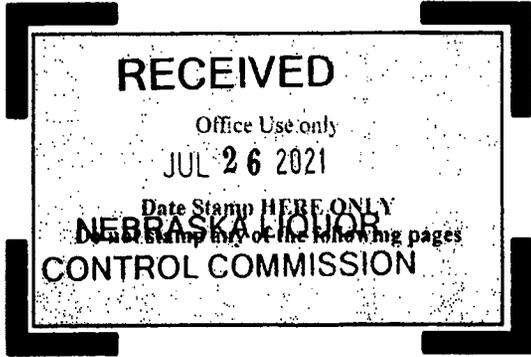
<p>Office use only</p> <p>PAYMENT TYPE <u>PayPort</u></p> <p>AMOUNT: <u>\$400-</u></p> <p>Received: <u>PR</u></p>	<p><b>PAGE(S) - 38</b></p>  <p>2100008019</p>
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# APPLICATION FOR CATERING ENDORSEMENT TO LICENSE

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License Class: C K

License Number: 124450



- Application fee \$100.00
- Please pay online at: [www.ne.gov/go/NLCCpayport](http://www.ne.gov/go/NLCCpayport)
- Processing time is approx. 45-60 days from receipt of application by the Nebraska Liquor Control Commission

**LICENSEE**

**Ambriz Ventures, LLC**

**TRADE NAME**

**Sehnert's Bakery**

**PREMISES ADDRESS**

**312 Norris Avenue**

**CITY**

**McCook**

**ZIP CODE**

**69001**

**CONTACT PERSON**

**Andrew Ambriz**

**PHONE NUMBER**

**(402) 922-0774**

**EMAIL**

**andrew.james.ambriz@gmail.com**

Signature of **AUTHORIZED LICENSEE REPRESENTATIVE**  
(Do not sign until in the presence of the Notary Public)

**Andrew James Ambriz**

Printed Name of **AUTHORIZED LICENSEE REPRESENTATIVE**

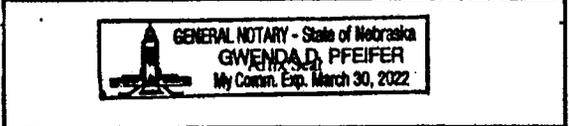
State of Nebraska, County of Boyd

The foregoing instrument was acknowledged before me this:

July 23, 2021  
(Date)

By: Andrew J. Ambriz  
Name of person signing document in front of Notary

Notary Public Signature



PayPort - \$100-

# PAYPORT

NEBRASKA.GOV

**PURCHASE RECEIPT**

**Nebraska Liquor Control Commission**

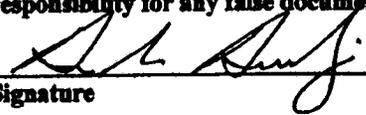
P.O. Box 95046  
Lincoln NE 68509-5046  
(402)471-4881  
jackie.matulka@nebraska.gov  
OTC Local Ref ID: 62494650  
7/22/2021 09:23 AM

Status: **APPROVED**  
Customer Name: Andrew J Ambriz  
Type: Visa  
Credit Card Number: \*\*\*\* \* 4915

Items	Quantity	TPE Order ID	Total Amount
Retail Liquor License (Class A, B, C, D, I, J, AB, AD, IB)	1	49074259	\$400.00
Applicant Name:: Ambriz Ventures, LLC			
Trade Name (DBA):: Sehnert's Bakery & Bieroc Cafe			
Address:: 618 Hillcrest Drive			
City:: Broken Bow			
State:: Nebraska			
Zip Code:: 68822			
Phone Number:: 402-922-0774			
Email Address:: andrew.james.ambriz@gmail.com			
Catering Endorsement (Class K)	1	49074259	\$100.00
License Number:: TBD			
Trade Name (DBA):: Sehnert's Bakery & Bieroc Cafe			
Address:: 312 Norris Avenue			
City:: McCook			
State:: Nebraska			
Zip Code:: 69001			
Phone Number:: 402-922-0774			
Email Address:: andrew.james.ambriz@gmail.com			
Total remitted to the Nebraska Liquor Control Commission			\$500.00
Total Amount Charged			\$512.45

1.  Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures". See Form 147 for further information, this form **MUST** be included with your application.
2.  Enclose application fee of \$400 (nonrefundable), check made payable to the Nebraska Liquor Control Commission or you may pay online at PAYPORT.
3.  Enclose the appropriate application forms;
  - Individual License (requires insert form 1)
  - Partnership License (requires insert form 2)
  - Corporate License (requires insert form 3a & 3c)
  - Limited Liability Company (LLC) (requires form 3b & 3c)
4.  If building is being leased send a copy of signed lease. Be sure the lease reads in the name of the individual(s), corporation or Limited Liability Company (LLC) making application. Lease term must run through the license year being applied for.
5.  If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
6.  If buying the business of a current liquor license holder:
  - a. Provide a copy of the purchase agreement from the seller (must read applicants name)
  - b. Provide a copy of alcohol inventory being purchased (must include brand names and container size)
  - c. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
7.  If requesting to operate on current liquor license; enclose Temporary Operating Permit (TOP) (Form 125).
8.  Enclose a list of any inventory or property owned by other parties that are on the premises.
9.  For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
  - a. For residency enclose proof of registered voter in Nebraska
  - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
  - c. See guideline for further assistance
10.  Corporation or Limited Liability Company (LLC) must enclose a copy of articles of incorporation; as filed with the Secretary of State's Office.
11.  Submit a copy of your business plan.

I acknowledge that this application is not a guarantee that a liquor license will be issued to me, and that the average processing period is 60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.

  
 \_\_\_\_\_  
 Signature

07-22-2021  
 Date

**APPLICATION FOR LIQUOR LICENSE  
RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov/

**RECEIVED**  
  
JUL 26 2021  
  
NEBRASKA LIQUOR  
CONTROL COMMISSION

**RETAIL LICENSE(S)**

Application Fee \$400 (nonrefundable)

- A BEER, ON SALE ONLY
- B BEER, OFF SALE ONLY
- C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
- D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
- I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
- J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
- AB BEER, ON AND OFF SALE
- AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
- IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31  
All other licenses run from May 1 – April 30  
Catering license (K) expires same as underlying retail license

- Individual License (requires insert 1 FORM 104)
- Partnership License (requires insert 2 FORM 105)
- Corporate License (requires insert 3a FORM 101 & 3c FORM 103)
- Limited Liability Company (LLC) (requires form 3b FORM 102 & 3c FORM 103)

Name Emily Wood

Phone number: (308) 345-6063

Firm Name Coffer, Wood, Lyons & Wood

Trade Name (doing business as) Behner's Bakery & Bieroc Cafe

Street Address #1 312 Norris Avenue

Street Address #2 \_\_\_\_\_

City McCook

County Red Willow

48

Zip Code 69001 + 3706

Premises Telephone number (308) 345-8500

Business e-mail address andrew.james.ambriz@gmail.com

Is this location inside the city/village corporate limits:

YES

NO

Mailing address (where you want to receive mail from the Commission)

Name Andrew Ambriz

Street Address #1 312 Norris Avenue

Street Address #2 \_\_\_\_\_

City McCook

State Nebraska

Zip Code 69001 + 3706

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

\*\*For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms

Building: length 120 x width 48 in feet

Is there a basement? Yes  No

If yes, length 120 x width 48 in feet

Is there an outdoor area? Yes  No

If yes, length 11 x width 35 in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

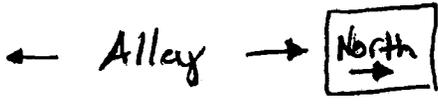
SEE ATTACHED

First floor of a 2 story bldg approx 120 x 48 including basement approx 120 x 48 with an outdoor area approx 11 x 35.

310 Norris

312 Norris

1/4" = 1 Box = 5 feet



24'

24'

21'

21'

62'

62'

12'

15'

50'

Biera Cafe

Bakery

120'

17'

48'

Main Level  
Basement  
Dimensions

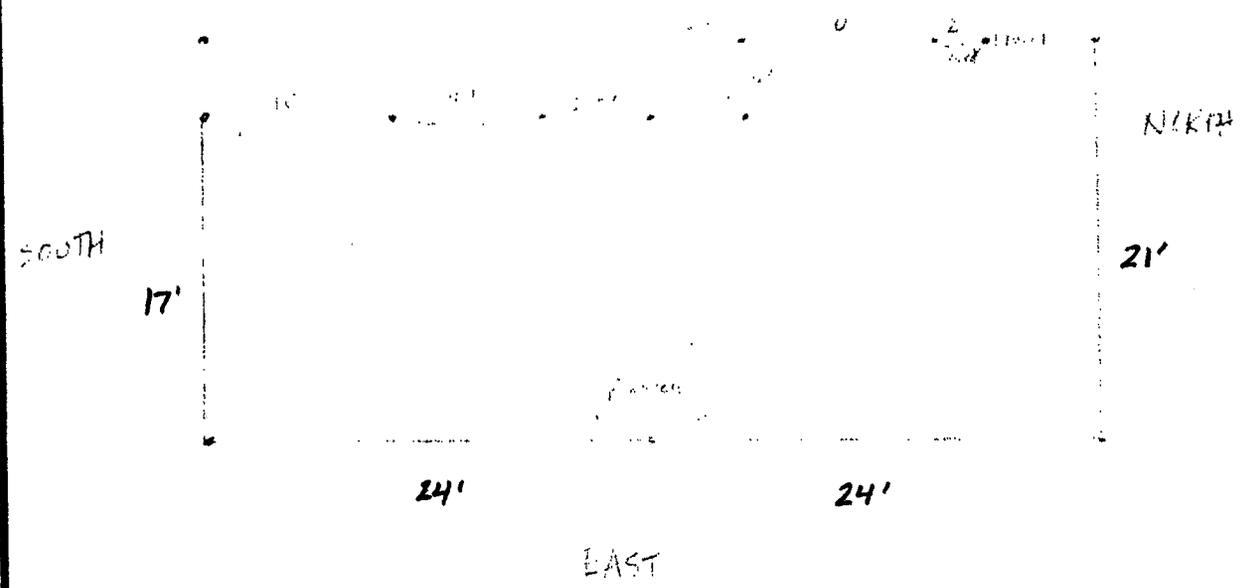
15' Bakery area  
17' Biera area

THE STATE OF TEXAS

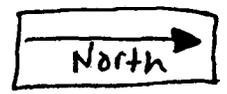
20 North

100

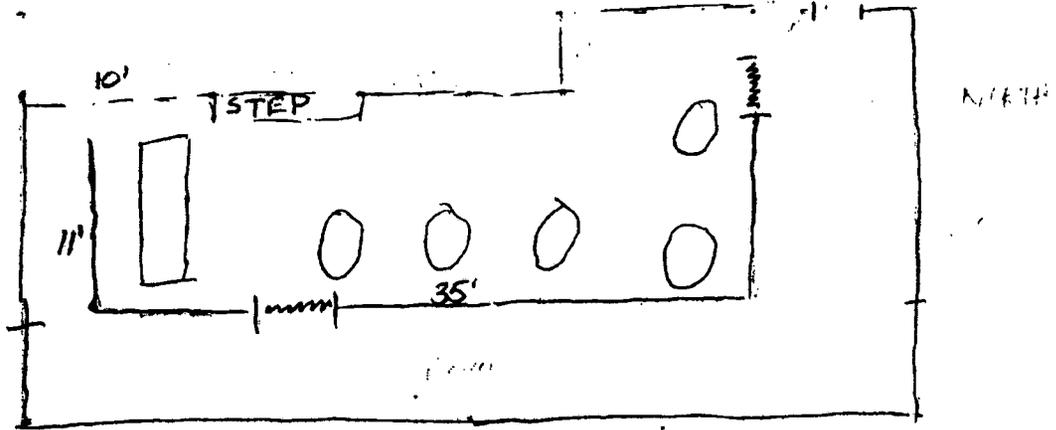
1/2 North



Notes: None



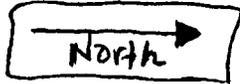
WALK WITH FENCED AREA



EAST

2 x 2 = 2 1/2

North



From the...

For the next...

...

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES  NO

If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Andrew Ambriz	10/2012	Lincoln, NE	Minor in Possession of Alcohol	Expunged - Juvenile Diversion in 2013
Andrew Ambriz	01/2014	Lincoln, NE	Stop/Yield Sign Infraction	Paid accompanying fine

2. Are you buying the business of a current retail liquor license?

YES  NO

If yes, give name of business and liquor license number Sehner's Bakery, 057785

- a) Submit a copy of the sales agreement
- b) Include a list of alcohol being purchased, list the name brand, container size and how many
- c) Submit a list of the furniture, fixtures and equipment

3. Was this premise licensed as liquor licensed business within the last two (2) years?

YES  NO

If yes, give name and license number Sehner's Bakery, 057785

4. Are you filing a temporary operating permit (TOP) to operate during the application process?

YES  NO

If yes:

- a) Attach temporary operating permit (TOP) (Form 125)
- b) TOP will only be accepted at a location that currently holds a valid liquor license.

✓ 5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

YES  NO

If yes, list the lender(s) Farmers State Bank, Matt & Shelly Sehnert

✓ 6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

YES  NO

If yes, explain. (all involved persons must be disclosed on application)

**No silent partners**

✓ 7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

YES  NO

If yes, list such item(s) and the owner. Matt & Shelly Sehnert - items listed in Exhibit 2 (attached)

✓ 8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

YES  NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat.

53-177)(1)

✂ Provide letter of support or opposition, see FORM 134 - church or FORM 135 - campus

Grace Fellowship, 319 Norris Ave, McCook, NE 69001

✓ 9. Is anyone listed on this application a law enforcement officer?

YES  NO

If yes, list the person, the law enforcement agency involved and the person's exact duties.

✓ 10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

Great Western Bank, McCook/Broken Bow branch. Andrew Ambriz, Alix Ambriz.

✓ 11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

**SUPPLEMENTAL FORM FOR APPLICATION  
WITHIN 150' OF CHURCH**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH, 5<sup>TH</sup> FLOOR  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.loc.nebraska.gov

RECEIVED

Office Use
JUL 26 2021
NEBRASKA LIQUOR CONTROL COMMISSION

§53-177(2) If a proposed location for the sale at retail of any alcoholic liquor is within 150' of any church, a license may be issued if the commission gives notice to the affected church and holds a hearing as prescribed in §53-133

**PREMISE INFORMATION**

License number (if currently licensed) \_\_\_\_\_

Premise Name: Sehnert's Bakery

Address: 312 Norris Avenue

City: McCook

**CHURCH INFORMATION**

Name of Church: Grace Fellowship of McCook Inc

Address of Church: 319 Norris Ave McCook NE 69001

CONTACT PERSON (if available) Zene Hall

Phone Number - (if available) 308-249-0087

**DISTANCE FROM AFOREMENTIONED CHURCH**

X 124 FEET (closest corner of licensed premise to closest corner of church)  
Neb Rev Stat §53-177

**AMOUNT AND FREQUENCY OF SERVICES HELD AT CHURCH (if known)**

Every Sunday Morning

# Grace Fellowship of McCook



---

319 Norris Ave  
McCook, NE 69001  
308-300-4789  
[zane@gracemccook.com](mailto:zane@gracemccook.com)  
[www.gracemccook.com](http://www.gracemccook.com)

July 26, 2021

Dear Kim Frederick and the Nebraska Liquor Control Commission,

My name is Zane Hall and I am the Senior Pastor of Grace Fellowship of McCook. We are a small congregation which began in the Spring of 2019. We moved to our current location, downtown McCook, in the Summer of 2019. I was called to minister in McCook in November of 2019.

Since our move to McCook, my family has enjoyed many Saturday mornings at Sehnert's Bakery. I often use the bakery as a "second office" when meeting with congregants or a change of scenery while studying. I have thoroughly enjoyed getting to know the staff and all the bakery has to offer. I know, as does the rest of our congregation, that Sehnert's offers alcohol at various functions throughout the year. These functions are great community events, which support many local organizations. With that being said, Grace Fellowship of McCook is in full support of Sehnert's Bakery keeping their liquor license with the transfer of sale.

Sincerely,

Zane Hall  
Senior Pastor

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed **Form 116 – Affidavit of Non-Participation**.
- Partnership: All partners and spouses, spouses are exempt if they filed **Form 116 – Affidavit of Non-Participation**.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed **Form 116 – Affidavit of Non-Participation**.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed **Form 116 – Affidavit of Non-Participation**.

NLCC certified training program completed:

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

List of NLCC certified training programs Experience:

Applicant Name/Job Title	Date of Employment:	Name & Location of Business

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.

Lease: expiration date July 31st, 2026  
 Deed  
 Purchase Agreement

14. When do you intend to open for business? August 2nd, 2021

15. What will be the main nature of business? Bakery Items, Donuts & Coffee, Soups, Salads and Sandwiches

16. What are the anticipated hours of operation? Monday - Saturday 8:30 am - 3:00 pm. Closed Sunday.

17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

APPLICANT: CITY & STATE	YEAR		SPOUSE: CITY & STATE	YEAR	
	FROM	TO		FROM	TO
West Point, Nebraska	2009	2012	Spencer, NE	1993	2012
Lincoln, NE	2012	2016	Lincoln, NE	2012	2016
McCook, NE	2017	2018	McCook, NE	2017	2018
Broken Bow, NE	2018	2021	Broken Bow, NE	2018	2021

If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

**Applicant Notification and Record Challenge:** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures

  
 \_\_\_\_\_  
 Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Spouse

**Andrew James Ambriz**  
 \_\_\_\_\_  
 Print Name

**Alix Maree Ambriz**  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Spouse

\_\_\_\_\_  
 Print Name

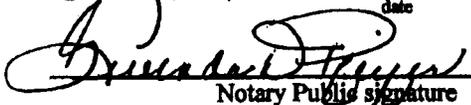
\_\_\_\_\_  
 Print Name

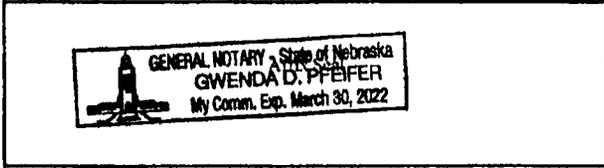
**ACKNOWLEDGEMENT**

State of Nebraska  
 County of Boyd  
July 23, 2021 date

The foregoing instrument was acknowledged before me this

by Andrew J Ambriz & Alix M Ambriz  
 name of person(s) acknowledged (individual(s) signing)

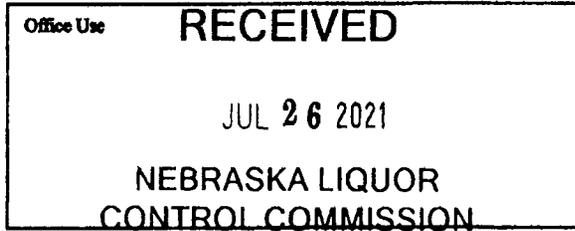
  
 \_\_\_\_\_  
 Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

**APPLICATION FOR LIQUOR LICENSE  
LIMITED LIABILITY COMPANY (LLC)  
INSERT - FORM 3b**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)



All members including spouse(s), are required to adhere to the following requirements:

- 1) All members spouse(s) must be listed
- 2) Managing/Contact member and all members holding over 25% interest and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.
- 3) Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License form 100 (even if a spousal affidavit has been submitted)

Attach copy of Articles of Organization (must show electronic stamp or barcode receipt by Secretary of States Office)

Name of Registered Agent: Emily Wood

Name of Limited Liability Company that will hold license as listed on the Articles of Organization

Ambriz Ventures, LLC

LLC Address: 124 West C Street

City: McCook State: NE Zip Code: 69001 +3612

LLC Phone Number: (308) 345-5063 LLC Fax Number (308) 345-2426

Name of Managing/Contact Member

Name and telephone number of contact member must be listed on following page

Last Name: Ambriz First Name: Andrew MI: J

Home Address: 618 Hillcrest Drive City: Broken Bow

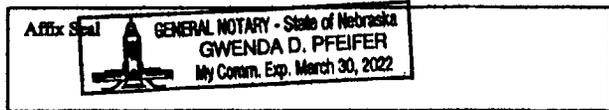
State: NE Zip Code: 69001 <sup>63802</sup> <sub>+4304</sub> Home Phone Number: (402) 922-0774

[Signature]  
Signature of Managing/Contact Member

**ACKNOWLEDGEMENT**

State of Nebraska  
County of Boyd  
July 23, 2021  
Date

The foregoing instrument was acknowledged before me this  
by Andrew J Ambriz  
name of person acknowledge



List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: Ambriz First Name: Andrew MI: J

Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Spouse Full Name (indicate N/A if single): Alix Maree Ambriz

Spouse Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Percentage of member ownership 100%

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

---

Is the applying Limited Liability Company controlled by another corporation/company?

YES

NO

If yes, provide the following:

- 1) Name of corporation \_\_\_\_\_
- 2) Supply an organizational chart of the controlling corporation named above
- 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

Indicate the company's tax year with the IRS (Example: January through December)

Starting Date: January Ending Date: December

Is the Non-Profit Corporation?

YES

NO

If yes, provide the Federal ID #. \_\_\_\_\_

In compliance with the ADA, this corporation insert form 3a is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

# Nebraska Secretary of State

## AMBRIZ VENTURES, LLC

Mon Jul 26 09:31:25 2021

**SOS Account Number**  
2106235122  
**Status**  
Active

### Principal Office Address

No address on file

### Registered Agent and Office Address

EMILY WOOD

124 WEST C STREET

P.O. BOX 100

MC COOK, NE 69001

### Designated Office Address

618 HILLCREST DRIVE

BROKEN BOW, NE 68822

### Nature of Business

Not Available

### Entity Type

Domestic LLC

Qualifying State: NE

### Date Filed

Jun 27 2021

### Next Report Due Date

Jan 01 2023

### Filed Documents

Filed documents for AMBRIZ VENTURES, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Jun 27 2021	\$0.90 = 2 page(s) @ \$0.45 per page	Purchase Now

### Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

### Online Certificate of Good Standing with Electronic Validation

**\$6.50**

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

Purchase Now

**NEBRASKA SECRETARY OF STATE ♦ ROBERT B. EVNEN**  
1201 N STREET, SUITE 120 • LINCOLN, NE • 68508  
**BUSINESS SERVICES DIVISION**

**Corporations**  
P.O.BOX 94608  
LINCOLN, NE 68509  
(402) 471-4079  
[sos.corp@nebraska.gov](mailto:sos.corp@nebraska.gov)

**Uniform Commercial Code**  
P.O.BOX 95104  
LINCOLN, NE 68509  
(402) 471-4080  
[sos.ucc@nebraska.gov](mailto:sos.ucc@nebraska.gov)

**Notary**  
P.O.BOX 95104  
LINCOLN, NE 68509  
(402) 471-2558  
[sos.notary@nebraska.gov](mailto:sos.notary@nebraska.gov)

COLFER, WOOD, LYONS & WOOD  
124 WEST C STREET  
P.O. BOX 100  
MCCOOK, NE, 69001  
United States

Receipt Number: 210625155856189-832923

Receipt Date: June 27, 2021

The following details your transaction(s) with the Secretary of State's Office.

Transactions posted to this receipt:

Entity Name / Filing Number	Type of Filing	Amount
AMBRIZ VENTURES, LLC	Certificate of Organization	\$ 120.00
	Total Amount:	\$ 120.00

# STATE OF NEBRASKA

United States of America,     } ss.  
State of Nebraska               }

Secretary of State  
State Capitol  
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the  
State of Nebraska, do hereby certify that

## AMBRIZ VENTURES, LLC

a Limited Liability Company filed a Certificate of Organization on June 27,  
2021.

I further certify that attached is a true and correct copy of the above  
mentioned Certificate of Organization.

*This certificate is not to be construed as an endorsement,  
recommendation, or notice of approval of the entity's financial  
condition or business activities and practices.*

In Testimony Whereof,



I have hereunto set my hand and  
affixed the Great Seal of the  
State of Nebraska on this date of

June 27, 2021

A handwritten signature in black ink, appearing to read "Robert B. Evnen".

Secretary of State

CERTIFICATE OF ORGANIZATION  
OF  
AMBRIZ VENTURES, L.L.C.

The undersigned, desiring to form a Limited Liability Company for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska, does hereby make this written certificate in duplicate, and hereby verifies:

1. The name of the Company shall be **Ambriz Ventures, L.L.C.**
2. The street name of the initial designated office is **618 Hillcrest Drive, Broken Bow, NE 68822.**
3. The initial agent and his address for service of process of the company is: **Emily Wood, 124 West C Street, P.O. Box 100, McCook, NE 69001.**
4. The company is organized to engage in and do any lawful act concerning any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws in Nebraska.
5. The total amount of cash contributed by the organizational members is **\$100.**
6. The total additional contributions agreed to be made by all members and the times of which or events upon happening of which they shall be made are as follows:  
**None.**
7. The members of the Company have the right to admit additional members from time to time, upon unanimous approval and upon additional terms and conditions of admission as may be determined by the members at the time of the admission. Except as provided in the Operating Agreement, the interests of the members in the Company may not be transferred or assigned.
8. In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company, then by unanimous consent the remaining members of the Company have the right to continue the business of the Company, at their election and option.
9. Management of the Company shall be vested in its members in proportion to their contribution to the capital of the Company, as adjusted from time to time, to reflect

additional contributions or withdrawals by the members. The name and address of the members are:

**NAME**

**ADDRESS**

Andrew Ambriz

618 Hillcrest Drive  
Broken Bow, NE 68822

10. The regulations of the internal affairs are set forth in the Operating Agreement of the Company and shall govern the operation of the business and members accordingly.

Executed in duplicate original counterparts by the undersigned member and organizer on the 22 day of June, 2021.

  
Andrew Ambriz, Organizer/Member

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

Office Use

**RECEIVED**

JUL 26 2021

NEBRASKA LIQUOR  
CONTROL COMMISSION

**FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE PROCESSED**

**MANAGER MUST:**

- Complete all sections of the application. Be sure it is signed by a **member or corporate officer**, corporate officer or member must be an individual on file with the Liquor Control Commission
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who **will not** participate in the business, **spouse must:**

- Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

Spouse who **will** participate in the business, the **spouse must:**

- Sign the application
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert not required

BARCODE

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov

Office Use	<b>RECEIVED</b>
	JUL 26 2021
	NEBRASKA LIQUOR CONTROL COMMISSION

**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form MUST be included with your application
- ✓ 21 years of age or older

Name of Corporation/LLC: Ambriz Ventures, LLC

Liquor License Number: \_\_\_\_\_ Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: Sehnert's Bakery

Premise Street Address: 312 Norris Avenue

City: McCook County: Red Willow Zip Code: 69001

Premise Phone Number: (308) 345-6500

Premise Email address: andrew.james.ambriz@gmail.com

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).



**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**  
(Faxed signatures are acceptable)

Major Information

Last Name: Ambriz First Name: Andrew MI: J

Home Address: 618 Hillcrest Drive

City: Broken Bow County: Custer Zip Code: 68822 + 4304

Home Phone Number: (402) 922-0774

Driver's License Number & State: [REDACTED] Nebraska

Social Security Number: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: Fullerton, CA

Email address: andrew.james.ambriz@gmail.com

[REDACTED]

YES  NO

[REDACTED]

Spouses Last Name: Ambriz First Name: Alix MI: M

Social Security Number: [REDACTED]

Driver's License Number & State: [REDACTED] Nebraska

Date Of Birth: [REDACTED] Place Of Birth: Yankton, SD

[REDACTED]

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
West Point, NE	2009	2012	Spencer, NE	1993	2012
Lincoln, NE	2012	2016	Lincoln, NE	2012	2016
McCook, NE	2017	2018	McCook, NE	2017	2018
Broken Bow, NE	2018	2021	Broken Bow, NE	2018	2021

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2017	2018	McCook Economic Development Corporation	Dennis Berry	308-345-1200
2018	2021	Custer Economic Development Corporation	Joyce Richardson	308-870-0781

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

**Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES       NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Andrew Ambriz	10/2012	Lincoln, NE	Minor in Possession of Alcohol	Expunged- Juvenile Diversion in 2013
Andrew Ambriz	01/2014	Lincoln, NE	Stop/Yield Sign-Infraction	Paid accompanying fine

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES       NO

IF YES, list the name of the premise(s):

\_\_\_\_\_

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES       NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

\*NLCC Training Certificate Issued: \_\_\_\_\_ Name on Certificate: \_\_\_\_\_

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

\*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:

5. Have you enclosed form 147 regarding fingerprints?

YES       NO

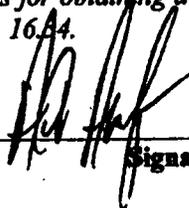
The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

**Applicant Notification and Record Challenge:** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.84.

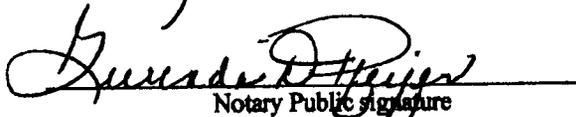
  
Signature of Manager Applicant

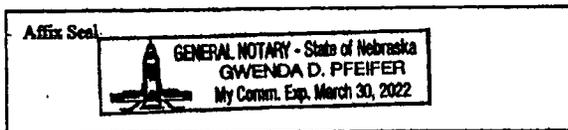
  
Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska  
County of Boyd The foregoing instrument was acknowledged before me this

July 23, 2021 date by Andrew T. Ambroz & Aliv Ambroz  
NAME OF PERSON BEING ACKNOWLEDGED

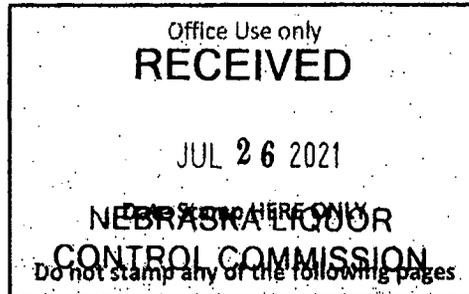
  
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***

The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

***Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.***

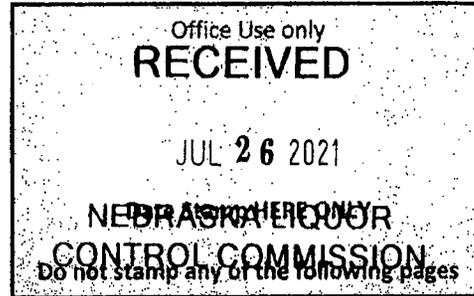
**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Schmert's Bakery & Bieroc Cafe  
Name of Person Being Fingerprinted: Andrew James Ambriz  
Date of Birth: [REDACTED] Last 4 SSN: 0363  
Date fingerprints were taken: 06/25/2021  
Location where fingerprints were taken: North Platte, NE - Troop D Headquarters  
How was payment made to NSP?  
 NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_  
My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

[Signature]  
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***  
The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

***Applicant Notification and Record Challenge:*** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Sehnert's Bakery & Biscuit Cafe  
Name of Person Being Fingerprinted: Alex Ambroz  
Date of Birth: [REDACTED] Last 4 SSN: 4351  
Date fingerprints were taken: 6/25/21  
Location where fingerprints were taken: North Platte, NE  
How was payment made to NSP?  
 NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_  
My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED





[Back to Lookup](#) / [Registrant Detail](#)

# Andrew James Ambriz

Political Party  
Nonpartisan

Precinct  
**BROKEN BOW NORTH**

No upcoming elections found for this registrant's jurisdiction.

## Districts

Hide

### Airport Authority

Broken Bow Airport Authority

### Board of Regents

Board of Regents District 7

### City Council (Ward)

Broken Bow East Ward

### Community College District

Mid Plains Com College At Lg  
Mid Plains Com College Dist 3

### County Board (Commiss./Superv)

County Supervisor District 4

### ESU District

ESU 10 District 9

### Judge of Appeals Court Dist.

Appeals Court Judge Dist 6

### Judge of County Court Dist.

County Judge Dist 8

### Judge of District Court Dist.

District Judge, Dist 8

### Judge of Supreme Court Dist.

Supreme Court Judge Dist 6

### Legislative District

Legislative District 36

### Mayor

Mayor of Broken Bow

### Natural Resources District

Lower Loup NRD SubD 2

### Public Service Comm District

PSC District 5

### School District

Broken Bow Public Schools

### State Board of Education

State Board of Education Dist7

### Township Board

Broken Bow Township

### U.S. Congressional District

U.S. Congressional District 3



[Back to Lookup](#) / [Registrant Detail](#)

# Alix Maree Ambriz

Political Party  
**Republican**

Precinct  
**BROKEN BOW NORTH**

No upcoming elections found for this registrant's jurisdiction.

## Districts

Hide ▾

### Airport Authority

Broken Bow Airport Authority

### Board of Regents

Board of Regents District 7

### City Council (Ward)

Broken Bow East Ward

### Community College District

Mid Plains Com College At Lg  
Mid Plains Com College Dist 3

### County Board (Commiss./Superv)

County Supervisor District 4

### ESU District

ESU 10 District 9

### Judge of Appeals Court Dist.

Appeals Court Judge Dist 6

### Judge of County Court Dist.

County Judge Dist 8

### Judge of District Court Dist.

District Judge. Dist 8

### Judge of Supreme Court Dist.

Supreme Court Judge Dist 6

### Legislative District

Legislative District 36

### Mayor

Mayor of Broken Bow

### Natural Resources District

Lower Loup NRD SubD 2

### Public Service Comm District

PSC District 5

### School District

Broken Bow Public Schools

### State Board of Education

State Board of Education Dist7

### Township Board

Broken Bow Township

### U.S. Congressional District

U.S. Congressional District 3



Andrew Ambriz <andrew.james.ambriz@gmail.com>

---

## Fingerprinting Appointment Confirmation

1 message

---

ne-support@egov.com <ne-support@egov.com>  
To: andrew.james.ambriz@gmail.com

Fri, Jun 25, 2021 at 12:40 PM

### Fingerprinting Appointment

NEBRASKA STATE PATROL

**Thank You - Please keep this receipt for your records**

**Order ID** 63701022

**Order Date/Time** 06/25/2021 12:40:50 CDT

#### Payment Summary

**Fingerprint Fee** \$45.25

**NE.gov Fee** \$2.88

**NE.gov Total Fee** \$48.13

#### Additional Information

**Full Legal Name**

Andrew James Ambriz

**Appointment Type**

Liquor License

**Appointment Date/Time**

06/25/2021 2:45 PM

**Appointment Location**

300 W South River Rd, North Platte, NE 69101



Andrew Ambriz <andrew.james.ambriz@gmail.com>

---

## Fwd: Fingerprinting Appointment Confirmation

---

Alix Ambriz <alix.ambriz@gmail.com>  
To: Andrew Ambriz <andrew.james.ambriz@gmail.com>

Sat, Jul 3, 2021 at 9:49 AM

----- Forwarded message -----

From: <ne-support@egov.com>  
Date: Fri, Jun 25, 2021 at 12:50 PM  
Subject: Fingerprinting Appointment Confirmation  
To: <alix.ambriz@gmail.com>

### Fingerprinting Appointment

NEBRASKA STATE PATROL

**Thank You - Please keep this receipt for your records**

Order ID 63701848

Order Date/Time 06/25/2021 12:50:04 CDT

#### Payment Summary

Fingerprint Fee \$45.25

NE.gov Fee \$2.88

NE.gov Total Paid \$48.13

#### Additional Information

**Full Legal Name**  
Alix Ambriz

**Appointment Type**  
Liquor License

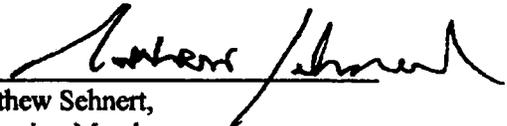
**Appointment Date/Time**

**ASSIGNMENT OF COMMERCIAL LEASE**

The undersigned on behalf of Mo Dough LLC, Landlord, under the Commercial Lease Agreement with Option to Purchase signed by Andrew Ambriz as Tenant, which Lease is dated June \_\_\_\_\_, 2021, does hereby consent to Tenant's Assignment of said Lease to Ambriz Ventures LLC, which LLC is in formation and awaiting the Certificate from the Nebraska Secretary of State, within the provision of paragraph 17 on Page 4 of said Lease.

DATED: June 25, 2021.

Mo Dough LLC, Landlord

By:   
Matthew Schnert,  
Managing Member

RESTRICTED: This information not to be released to other than authorized personnel.

**LIQUOR APPLICATION REPORT**

POLICE DEPARTMENT REPORT

DATE REQUESTED: August 2, 2021

DUE DATE: August 10, 2021

APPLICANT: Ambriz Ventures, LLC

DBA: Sehnert's Bakery & Bieroc Cafe

APPLICANT'S ADDRESS:

PHONE NUMBER (HOME): (BUSINESS):

PROPOSED LICENSE ADDRESS: 312 Norris Avenue

TYPE OF LICENSE: Class "CX" - License #124450  
(Beer, Wine & Distilled Spirits, On and Off Sale & Catering)

TYPE OF INVESTIGATION:

- Purchase of Business
- Upgrade of Existing License
- Expansion of Present Business
- Renewal - Long Form
- New and Additional License
- Transfer of Location
- Manager

TYPE OF BUSINESS:

- Hotel/Motel
- Liquor/On-Off Sale
- Liquor/Off-Sale Only
- Other - Convenience Store
- Restaurant/Food Service
- Liquor/On-Sale Only
- Entertainment/Bottle Club

TYPE OF OWNERSHIP:  Corporation  Partnership  Individual  
 Limited Liability Company (LLC)

\*\*\*\*\*

Investigation Completed by: Det. Kevin A. Hodgson

Date: 8/9/21

**EXHIBIT #5**

**PAGE(S) - 7**

**PREMISE:**

1. Type of Neighborhood:  Commercial;  Industrial;  Residential.

2. Condition:

a) Traffic: **Normal traffic for a business district**

b) Parking: **Angle parking in front of the business**

3. Designation of Adjacent Street (Local, Collector, Minor or Major Arterial, Highway):

**Local**

4. Street Width and Profile: **Normal curb to normal crown to normal curb; 65'**

5. Speed Limit: **25mph**

6. Average Daily Traffic Count:

**1 block north in 2017 was 2805 ADT; 1 block south in 2017 was 10890 ADT**

7. Accident Report at Adjacent Intersections: **No accidents reported in the last 6 months**

8. Analysis of Traffic Effects: **No adverse affects- already established business**

9. Ready for Operation:  Yes  No

If no, estimated date:

10. Type of Food Service:  Microwave  Grill  Kitchen

11. Number of Employees: Full Time: **6-7** Part Time: **17**

12. Does premise comply with legal distance from churches, schools, etc.?

Yes  No

If No, specify: **Cornerstone Fellowship Church is across the street and within the statutory distance. However, the Church wrote a letter to the Nebraska Liquor Control Commission in full support of the business**

13. The Business has been inspected within the last three (3) months by the City's Building Inspector.  Yes  No (If yes, attach report)

14. The Business has been inspected within the last three (3) months by the City's Fire Department.  Yes  No (If yes, attach report)

15. Estimated Seating Capacity: **80 +/-**

16. Estimated Number of Customers per Day: **N/A**

17. Hours of Operation: **Monday to Saturday 6:30a to 3:00p; Closed Sunday**

**FINANCING:** N/A

18. Purchase Price:

19. Property/Equipment Value:

20. Previous Year's Gross Receipts:

21. Amount Financed: Source:

Collateral:

Co-Signers:

22. Lease Agreement:

23. Estimated Annual Payroll:

24. Estimated Gross Income: %Food: %Liquor:

**MISCELLANEOUS:**

25. Number of Licenses and Types within competitive distance:

**El Puerto, Class I; Tequila's Mexican Grill, Class I; Casey's, Class D;**

**Cita Deli, Class C; Sarge's Bar, Class IB**

26. Is another person responsible for Daily Operation? ( ) Yes ( **X** ) No

If yes, who?

(complete investigation of manager form)

**PERSONAL HISTORY:**

27. Applicant's name: **Andrew J. Ambriz**

28. Date of Birth:

29. Sex: **M**

30. Home address: **1403 West Circle Dr. McCook, NE 69001**

31. Citizen of the United States? ( **X** ) Yes ( ) No

If Naturalized, Certificate Number:

Place:

32. Proper Residence has been Established? (  ) Yes ( ) No

If no, explain:

33. Criminal History – Has applicant been arrested and/or pled guilty to any ( ) misdemeanor? ( ) felony? (If felony, attach detailed description.) **NO**
34. Has applicant been cited for and/or been found in violation of the Liquor Laws of the State of Nebraska or other State in which previously licensed?  
( ) Yes (  ) No (If yes, attach detailed description)

35. Has applicant had a beneficial interest in another liquor license? ( ) Yes (  ) No  
If yes, Name, City, Address, Type of License:

36. Records Check Made (civil history): ( ) Yes (  ) No (Attach Records)

37. Investigation made of character/reputation of applicant, report details of investigation:  
**N/A**

38. Number of Hours that will be spent by applicant at license premises each week?

**Full Time**

39. Number of hours that will be spent by applicant working in occupation other than licensed premises each week?

**None**

41. Applicant will oversee in person the management of licensed premises? (  ) Yes ( ) No

42. Another person will be responsible for the management of the licensed premises?  
(  ) Yes ( ) No (If yes, attach investigative report for manager)

**PERSONAL HISTORY – SPOUSE:**

43. Spouses Name: **Alix Ambriz**
44. Date of Birth:
45. Sex: **F**
46. Home Address: **1403 West Circle Dr. McCook, NE 69001**
47. Citizen of the United States?  Yes  No  
If no, explain:
48. Proper residence has been established?  Yes  No  
If no, explain:
49. Criminal History – Has spouse been arrested and/or pled guilty to any  misdemeanor?  
 felony? (If felony, attach detailed description.) **No**
50. Has spouse been cited for and/or been found in violation of the Liquor Laws of the State of Nebraska or other State in which previously licensed?  
 Yes  No (If yes, attach detailed description.)
51. Has spouse had a beneficial interest in another liquor license?  Yes  No  
If yes, Name, City, Address, Type of License:
52. Records check made (civil history).  Yes  No (attach records)
53. Investigation made of character/reputation of spouse, report details of investigation: **N/A**
54. Number of Hours that will be spent by spouse at licensed premises each week?  
**Full Time – virtually; Part Time**
55. Number of Hours that will be spent by spouse working in occupation other than license premises each week? **N/A**
56. Spouse will oversee in person the management of the licensed premises?  
 Yes  No

57. Another person will be responsible for the management of the licensed premises?  
(  ) Yes ( ) No (If yes, attach investigative report for manager.)

**PERSONAL HISTORY – MANAGER:**

**Unable to connect with the Manager before the due date of this investigation**

58. Manager's Name: **Jamie Mockry**
59. Date of Birth:
60. Sex:
61. Home Address:
62. Citizen of the United States? (  ) Yes ( ) No  
If Naturalized, Certificate Number:  
Place:
63. Proper residence has been established? ( ) Yes ( ) No  
If no, explain:
64. Criminal History – Has manager been arrested and/or pled guilty to any  
( ) misdemeanor? ( ) felony? (If felony, attach detailed description.) **N/A**
65. Has manager been cited for and/or found in violation of the Liquor Laws of the State of  
Nebraska or other State in which previously licensed?  
( ) Yes ( ) No **Unknown**
66. Has manager had a beneficial interest in another liquor license? ( ) Yes ( ) No  
If yes, Name, City, Address, Type of License: **Unknown**
67. Records check made (civil history). ( ) Yes ( ) No (attach records) **No**
68. Investigation made of character/reputation of manager, report details of investigation:
69. Number of Hours that will be spent by manager at licensed premises each week:

**Unknown**

70. Number of Hours that will be spent by manager working in occupation other than licensed premises each week:

**Unknown**

RECOMMENDATION OF THE NEBRASKA LIQUOR CONTROL COMMISSION

Date Mailed from Commission Office: JULY 30, 2021

I, \_\_\_\_\_ Clerk of \_\_\_\_\_  
(City, Village or County)

Nebraska, hereby report to the Nebraska Liquor Control Commission in accordance with Revised Statutes of Nebraska, Chapter 53, Sec. 134 (7) the recommendation of said city, village or county, as the case may be relative to the application for a license under the provisions of the Nebraska Liquor Control Act as applied for by:

AMBRIZ VENTURES, LLC dba SEHNERT'S BAKERY & BIEROC CAFE  
312 NORRIS AVE, MCCOOK / RED WILLOW County, 69001  
Application for Class CK - 124450  
45 days - 9-13-2021

1. Notice of local hearing was published in a legal newspaper in or of general circulation in city, village or county, one time not less than 7 nor more than 14 days before time of hearing.

Check one Yes  No

The Statutes require that such hearing shall be held not more than 45 days after the date of receipt of this notice from the Commission.

2. Local hearing was held not more that 45 days after receipt of notice from the Nebraska Liquor Control Commission.

Check one Yes  No

3. Date of hearing of Governing Body: \_\_\_\_\_

4. Type or write the Motion as voted upon by the Governing Body. If additional Motions are made by the Governing Body, then use an additional page and follow same format.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Motion was made by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

6. Roll Call Vote: \_\_\_\_\_

\_\_\_\_\_

7. Check one: The motion passed: \_\_\_\_\_ The motion failed: \_\_\_\_\_

8. If the motion is for recommendation of denial of the applicant, then list the reasons of the governing body upon which the motion was made.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attached additional page if necessary)

\_\_\_\_\_  
Clerk's name DATE

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 MCCOOK CITY COUNCIL MEETING**

**2.C.**

**ITEM:** \_\_\_ Public Hearing - Request for a special exception by Anita Bartels to locate a Vacation Rental in a High Density Residential District (HRM) - property located at 408 East 1st Street.

**2.D.**

**ITEM:** \_\_\_ Approve a special exception to allow a Vacation Rental in a High Density Residential District (HRM) - property located at 408 East 1st Street, finding that Special Exception considerations A - I are satisfied.

---

**BACKGROUND:**

The City of McCook has received a special exception request from Anita Bartels and Emily Young. Specifically, the applicants have requested that the property located at 408 East 1<sup>st</sup> Street be granted special exception status for the purposes of operating a bed and breakfast and/or a vacation rental. Currently, the property is used for single family dwelling purposes. The applicants want to use the property as a vacation rental or bed and breakfast for a period of time. Ultimately, the applicants plan to move to McCook and make the property their permanent residence.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located on a through street, and the structure would not house numerous individuals. Additionally, there is adequate off-street parking on the lot to accommodate individuals that are renting the property. The applicant is proposing that a sign be located on the property's facade. The proposed sign would be 12" x 12", which complies with our sign regulations. The residential structure's footprint would remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

The McCook Planning Commission unanimously voted to recommend approval of the special exception request to the McCook City Council.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 10, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 10, 2021

**EXHIBIT #1**

**PAGE(S) - 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District.

ADDRESS: 408 East 1<sup>st</sup> Street

LEGAL DESCRIPTION: Lot Three (3), Block Ten (10), Original Town of the City of McCook, Red Willow County, Nebraska

PROJECT SPONSOR/  
DEVELOPER: Anita Bartels & Emily Young

LAND OWNER: Douglas and Anita Bartels

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

AUGUST 9, 2021 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

AUGUST 16, 2021 - 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: July 30, 2021  
Post: July 30, 2021  
Mail: July 30, 2021

**EXHIBIT #2**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

Tom Bredvick, President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> 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

Masonic Temple Craft  
PO Box 962  
McCook, NE 69001

MEDC-Keystone  
402 Norris  
Suite 301  
McCook, NE 69001

Alliance for Encouragement of Visual  
& Performing Arts  
PO Box 211  
McCook, NE 69001

Jon and Ronda Graff  
38575 Dr. 713  
McCook, NE 69001

Dan Miller  
71363 Rd 385  
McCook, NE 69001

PRP Holdings Mccook, LLC  
Attn: Phil Perry  
9200 Andermatt Dr.  
Lincoln, NE 68526

Mark and Dee Friehe  
1017 Country Club  
McCook, NE 69001

McCook Methodist Church  
105 E E  
McCook, NE 69001

High Plains Historical Society  
421 Norris  
McCook, NE 69001

Sharon Huegel  
515 Norris  
McCook, NE 69001

Kim and Jay Schilling  
37957 Rd 713  
McCook, NE 69001

Randy and Kim Bauer  
PO Box 91  
McCook, NE 69001

Harris and Judith Anderson  
PO Box 56  
McCook, NE 69001

Chayton Owens  
404 East 1<sup>st</sup>  
McCook, NE 69001

Sid and Sue Doak  
PO Box 761  
McCook, NE 69001

West Central Inc.  
PO Box 922  
McCook, NE 69001

Jenifer Carbajal  
209 E 3  
McCook, NE 69001

Roger and Coralee Krizek  
503 E 1<sup>st</sup>  
McCook, NE 69001

Mark Botts  
501 E 1<sup>st</sup>  
McCook, NE 69001

JGR Rentals, LLC  
1506 Parkway  
McCook, NE 69001

**EXHIBIT #3**

**PAGE(S) - 2**

Kyle and Kaylee Stewart  
411 East 1<sup>st</sup>  
McCook, NE 69001

Darrell and Natalie Mickey  
405 East 1<sup>st</sup>  
McCook, NE 69001

David Baker, Sr.  
205 E D  
McCook, NE 69001

Serena Knight  
309 ½ E 1<sup>st</sup>  
McCook, NE 69001

1<sup>st</sup> Congregational Church  
212 East E  
McCook, NE 69001

Terence Stevens  
404 E 2  
McCook, NE 69001

David and Linda Buck  
312 E 2  
McCook, NE 69001

1<sup>st</sup> National Bank and Trust  
409 E 1  
McCook, NE 69001

Matt and Michelle Sehnert  
401 E 1<sup>st</sup>  
McCook, NE 69001

Sharon Blackwell  
PO Box 426  
McCook, NE 69001

Travis and Christine Lindsay  
506 E 2  
McCook, NE 69001

Russell & Kip Jones  
765 Bedford Oaks Dr.  
Marietta, GA 30068

Kristie Lewandowski  
402 E 2  
McCook, NE 69001

Josiah and Victoria Hegwood  
310 E 2<sup>nd</sup>  
McCook, NE 69001

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

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

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

Name of Project: Sage Haus

Description of Project: Using an existing single family home as a Bed and Breakfast

Project sponsor or developer:

Name: Anita Bartels & Emily Young  
Address: 12323 W. Buckeye Road, DeWitt Nebraska 68341  
Phone number: 402-806-0469 or 402-821-2374  
Fax number: 402-821-3381  
E-mail Address: anitabartels@hotmail.com or clerk@salinecountyne.us

Land owner or owners:

Name: Douglas and Anita Bartels  
Address: 12323 W. Buckeye Road, DeWitt, Nebraska 68341  
Phone number: 402-806-0469  
Fax number: 402-821-3381  
E-Mail Address: anitabartels@hotmail.com or clerk@salinecountyne.us

**EXHIBIT #4**

**PAGE(S) - 6**

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) We are in the process of purchasing the property

Anita K. Bartels  
Printed Name:

Anita K. Bartels  
Signature:

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Signature:

07-19-2021  
Date:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

408 E. 1st Street, McCook, NE

Property Description (Of the parent parcel for subdivisions): Single family residence

**Required Information:**

See Attached sheets for required information for:

_____	Subdivisions
<u>X</u>	Zone Changes and special exceptions
_____	Planned developments

**FEE PAID:**      \$ 75.00 (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Anita K. Bartels  
Printed name

Anita K. Bartels  
Signature

07-19-2021  
Date



Parcel Information	
<b>Parcel ID:</b>	000710500
<b>Map Number</b>	
<b>State Geo Code</b>	4281-00-0-00000-000-0000
<b>Cadastral #</b>	C1-66-84
<b>Images</b>	<a href="#">Photo #1 Sketch #1</a>
<b>Current Owner:</b>	SHANER/STEVEN W & SUSAN J 651 E 350 S KAMAS, UT 84036
<b>Situs Address:</b>	408 EAST 1ST STREET MCCOOK
<b>Tax District:</b>	80
<b>School District:</b>	S.D. #17 GEN/SPEC BLD, 73-0017
<b>Account Type:</b>	Residential
<b>Legal Description:</b>	0 3 29 ORIGINAL MCCOOK BLK 10 LOT 3
<b>Lot Width:</b>	50.00
<b>Lot Depth:</b>	140.00
<b>Total Lot Size:</b>	7000.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2021	\$147,847	\$4,900	\$0	\$142,947
2020	\$147,847	\$4,900	\$0	\$142,947

Yearly Tax Information		
Year	Amount	Levy
2020	\$2,691.68	1.922795
2019	\$2,672.20	1.911555

2020 Tax Levy	
Description	Rate
S.D. #17 GEN/SPEC BLD	1.04970300
CITY OF MCCOOK GEN	0.34904400
HIGH PLAINS HISTORICAL	0.00167100
MID-PLAINS GEN/CAP IMP	0.07456000
S.D. #17 BOND	0.06913100
NATURAL RESOURCE	0.03224400
COUNTY	0.33145700
ED UNIT #15	0.01498500

Sales Information					
Sale Date	Sale Price	Book & Page	Grantor	Parcel Ids	
09/05/2003	\$113,000.00	130 / 618	PIERCE/SHANE C		
01/14/2000	\$80,100.00	127 / 680	ZIKMUND 'ETAL'/DAVID G		

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Residential	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>		<b>Lot Size:</b>	<10,000 sq. ft.

Land Information			
<b>Lot Width (ft)</b>	<b>Lot Depth (ft)</b>	<b>Description</b>	<b>Lot Size</b>
50.00	140.00	7000 S.F.	7000.00 sq ft

Residential Datasheet			
<b>Zoning:</b>		<b>Condition:</b>	Average - Good
<b>Year Built:</b>	1917	<b>Style:</b>	100% Two Story
<b>Exterior:</b>	100% Frame, Siding, Wood	<b>Bathrooms:</b>	2.00
<b>Bedrooms:</b>	4	<b>Heating/Cooling:</b>	100% Heat Pump
<b>Roof Cover:</b>	Composition Shingle	<b>Min Finish:</b>	0 sq. ft
<b>Basement Size:</b>	647 sq. ft	<b>Part Finish:</b>	0 sq. ft
<b>Building Size:</b>	2,614 sq. ft	<b>Garage 1:</b>	Detached Garage(SF)
<b>Quality:</b>	Average +	<b>Garage 1 Size:</b>	400 sq. ft

Dwelling Data			
<b>Description</b>	<b>Units</b>	<b>Value</b>	
Single 2-Story Fireplace	1	\$5,665	
Enclosed Porch, Solid Walls	98	\$5,485	
Raised Slab Porch with Roof	368	\$9,945	

Photo/Sketch	

## 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)

- X Include a description of the reason for the request for a change of zone:  
To use 408 E. 1st Street as a Bed and Breakfast. It is a currently  
a single family residence. We would make no change to egress.
- 
- X 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.)  
Article 9, Section 904 #15 Bed and Breakfast  
in the City of McCook Zoning Ordinance No. 2016-2929
- 
- 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;
  - (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
  - (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
  - (D) utilities, with reference to locations, availability, and compatibility;
  - (E) screening and buffering with reference to type, dimensions, and character;
  - (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district.

X Explain how the project complies with the Comprehensive Plan: To open a  
small business using an existing single family dwelling with  
no change to the egress. Maintaining the same footprint, parking  
is also available off street.

No signage or obstructions at intersections or the street. The  
only signage would be an approx. 12" square attached to the house.

PROPOSED EXAMPLE:



**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.

\_\_\_\_\_

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 \_\_\_\_\_, 2012.

McCook Planning Commission  
Regular Meeting  
August 9, 2021  
5:15 P.M. 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, Davidson, Dueland, Lyons, McDowell, Stevens, Mockry.

Absent: Commissioner Friehe.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on August 5, 2021, 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 July 12, 2021 regular Planning Commission meeting.

Motion to approve the minutes of the July 12, 2021 regular Planning Commission meeting. This motion, made by Vosburg and seconded by McDowell, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Anita Bartels to locate a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st 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 from Anita Bartels to locate a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st Street, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT,

**EXHIBIT #6**

Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: YEA  
YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the August 9, 2021 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (6 pages); and Exhibit #5 - Findings and Determinations of McCook City Council (2 pages).

City Manager Schneider reviewed the information provided in Exhibit #1 and noted that after further staff review the request meets the definition of a Vacation Rental, not the Bed and Breakfast definition. The Commission will be reviewing as a Vacation Rental.

Bob Gaulke and Emily Young, applicant, were present to address questions from the Commission.

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 Stevens, passed.

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

2.B. Recommend approval to the City Council the special exception from Anita Bartels to allow a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I.

I move to recommend approval to the City Council the special exception from Anita Bartels to allow a Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I. This motion, made by Vosburg and seconded by McDowell, passed.

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

2.C. Public Hearing - Consider Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the proposed Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

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

YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the August 9, 2021 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published and posted (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Land Use Action Request Form and attachments (5 pages); and Exhibit #5 - proposed Final Plat Bishop Acres Fourth Subdivision.

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

Andy Long, McCook Economic Development Director, was present to address their request with the Commission.

Richard Smock, owner of Lot 5 along "R" Street, expressed safety concerns with the additional traffic that would be created at the intersection of West 9<sup>th</sup> and "R" Streets; and concerns regarding the cost of the required sidewalk that he will have on his corner lot and with grade issues from his lot to the west.

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 Hilker, passed.

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

2.D. Recommend to the McCook City Council approval Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6.

Motion to recommend to the McCook City Council approval of the Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6. This motion, made by McDowell and seconded by Lyons, passed.

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

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:17 P.M.

---

Lea Ann Doak, Recording Secretary

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 MCCOOK CITY COUNCIL MEETING**

**2.E.**  
ITEM NO. \_\_\_ Public Hearing - Consider Replat of Original Clary Subdivision and Replat Number One, Part of Block 2 and Block 3, said replat to be known as Replat Number 6.

**2.F.**  
ITEM NO. \_\_\_ Approve the Replat of Original Clary Subdivision and Replat Number One, Part of Block 2 and Block 3, said replat to be known as Replat Number 6.

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**BACKGROUND:**

An application has been received from the McCook Economic Development Corporation requesting the replat of Clary Subdivision through the minor subdivision process. In particular, the MEDC is requesting that two parcels of land be subdivided from the property listed above. The properties would be described as Lot 7A and Lot 7B. Due to the fact that Block 2 and Block 3 were previously subdivided, this request must be treated as a minor subdivision as opposed to an administrative lot split.

MEDC would like to subdivide these two lots from the whole in order to provide for two residential lots. Per our zoning regulations, there is sufficient space to build a house on each of the proposed new lots. The two lots will also have access to R Street and West 7<sup>th</sup> Street, respectively, through the use of "flag" extensions. Ultimately, the property owner will dedicate the "flag" extensions to the City of McCook, with said extensions to be held by the City of McCook in trust for street purposes.

The McCook Planning Commission voted unanimously to recommend approval of the replat to the McCook City Council.

**APPROVALS:**

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 10, 2021

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 10, 2021

**EXHIBIT #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
FINAL PLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the final plat on the following described property to be known as Clary Subdivision Replat No. 6, Replat of Original Clary Subdivision & Replat No. 1 Part of Block 2 & Block 3:

A tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of Lot 7 of the CLARY SUBDIVISION REPLAT NO. 1, to be known as Lot 7A; and

A tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the ORIGINAL CLARY SUBDIVISION, to be known as Lot 7B.

A PUBLIC HEARING ON THE ABOVE-DESCRIBED FINAL PLAT APPROVAL WILL BE HELD ON THE DATE, TIME, AND AT THE PLACE LISTED BELOW:

AUGUST 9, 2021 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

AUGUST 16, 2021 - 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 final plat may attend the public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225

-s- Lea Ann Doak  
City Clerk

Publish: July 30, 2021.  
Mail: July 30, 2021.  
Post: July 30, 2021.

**PAGE(S) - 1**

**EXHIBIT #2**

Property Owners Notified:

RED WILLOW CO. SCHOOL DIST. #17  
700 WEST 7<sup>TH</sup>  
MCCOOK, NE 69001

RED WILLOW COUNTY  
C/O TAMI TEEL  
502 NORRIS AVE  
MCCOOK, NE 69001

JOHN D ALLEN  
1203 W Q  
MCCOOK, NE 69001

TYLER & HILARY NEFF  
1001 W R ST  
MCCOOK, NE 69001

CRAIG AND CHERYL CHRISTNER  
808 SPRUCE  
MCCOOK, NE 69001

DAVID AND JOANN BARENBERG  
901 W R  
MCCOOK, NE 69001

JOHN AND ELIZABETH NOTHNAGEL  
805 SPRUCE  
MCCOOK, NE 69001

MICHAEL AND NANCY HEDKE  
801 W R  
MCCOOK, NE 69001

DAVE AND ANGELA MCCARTY  
1700 W 4  
MCCOOK, NE 69001

TOM AND JODY BENNETT  
2101 W 7<sup>TH</sup>  
MCCOOK, NE 69001

DARIN AND JENNIFER MORGAN  
304 ELIZABETH  
MCCOOK, NE 69001

TOM BREDVICK, PRESIDENT  
MCCOOK PUBLIC SCHOOLS  
600 WEST 7<sup>TH</sup>  
MCCOOK, NE 69001

RED WILLOW CO. PLANNING COMMISSION  
502 NORRIS AVE  
MCCOOK, NE 69001

JOHN WALTERS  
71822 OLD HWY 17  
CULBERTSON, NE 69024

MEDC  
C/O ANDY LONG  
402 NORRIS AVE  
MCCOOK, NE 69001

RICHARD AND STACEE SMOCK  
903 W R  
MCCOOK, NE 69001

THOMAS AND MIKA LENTZ  
805 W R  
MCCOOK, NE 69001

VICKI SYDOW  
803 W R  
MCCOOK, NE 69001

BENJAMIN AND LINDSAY WEBB  
802 SPRUCE  
MCCOOK, NE 69001

MICHAEL R WIGGS  
3292 E 3180 SOUTH ST  
ST GEORGE, UT 84790

GARFIELD GEORGE GRIM  
801 SPRUCE  
MCCOOK, NE 69001

**EXHIBIT #3**

**PAGE(S) - 1**

**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 (replat)
- Major Subdivision
- Planned Development(Includes Zone Change)

Name of Project: Clary Subdivision Replat No. 6

Description of Project: Replat of Original Clary Subdivision & Replat No. 1  
to accomodate Lots 7A and 7B.

Project sponsor or developer:

Name: McCook Economic Development Corporation

Address: 402 Norris Avenue, McCook, NE 69001

Phone number: (308)345-1200

Fax number: \_\_\_\_\_

E-mail Address: andy@mccookne.org

Land owner or owners:

Name: McCook Economic Development Corporation

Address: 402 Norris Avenue, McCook, NE 69001

Phone number: (308)345-1200

Fax number: \_\_\_\_\_

E-Mail Address: andy@mccookne.org

**EXHIBIT #4**

**PAGE(S) - 5**

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)

McCook Economic Development Corporation	<u>Dennis Berry</u>
Printed Name:	Printed Name:
_____	<u>Dennis Berry</u>
Signature:	Signature:
Dennis Berry, President	
<u>8.2.2021</u>	
Date:	

Address and physical location of the Proposed Land Use Action: see attached survey

Property Description (Of the parent parcel for subdivisions): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

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

**Fee, complete application, and required attachments accepted by:**

_____	_____	_____
Printed name	Signature	Date

## REQUIRED ATTACHMENTS:

### For Subdivisions:

\_\_\_\_\_ Sketch Plan:

- (1) General lot layout on a topographic background of the proposed subdivision including approximate location of streets, alleys, lots and other significant features.
- (2) Surrounding streets, alleys, and land use features.
- (3) General location of existing sewer and waterlines (developments not intending to use city sewer and water are to include a written explanation of the proposal to satisfy these utility needs.)
- (4) General location of utility easements and types of utilities to be included.
- (5) General location of any open space and an explanation of the type of facilities that will be provided.

\_\_\_\_\_ Attachments: in addition to the above noted sketch plat, the subdivider shall attach the following:

- (1) A letter requesting only zoning change or special exception required for the development to proceed.
- (2) Written description of the type of housing, commercial, industrial, or public uses to be included in the subdivision.
- (3) An explanation of what the general character of the area will be when it is developed and how it will relate to the adjacent surrounding areas.
- (4) An explanation of how the proposed development relates to the Comprehensive Plan (Particularly in regard to land use, thoroughfare, and public facilities)
- (5) Is it the intent to use Deed Restrictions or any other method of controlling the character and/or the quality of the area?

\_\_\_\_\_ If so, briefly explain what they might consist of.

\_\_\_\_\_  
(Attach explanation)

\_\_\_\_\_ Attach proposed Subdivision Agreement. (See Part D of the Subdivision Regulations)

\_\_\_\_\_ Preliminary Plat Submission:

- \_\_\_\_\_ (a) Plat Submission Requirements: The subdivider shall submit to the Zoning Administrator:  
\_\_\_\_\_ five (5) copies of the preliminary plat and any supplemental materials specified by the Planning Commission of conditional approval. (The plat submission requirements are stipulated under C-3 Procedure for conditional approval of Preliminary Plat of the City of McCook Subdivision Regulations)
- \_\_\_\_\_ (b) Fees: A plat review fee shall accompany the preliminary plat in the amount specified in the City Fee Ordinance. (See Attached list of fees for building, zoning, and subdivision actions)
- \_\_\_\_\_ (c) Scale and Preliminary Plat contents. Preliminary plats shall be a scale of one (1) inch to one hundred (100) feet or 1" = 200' if seventy-five percent (75%) of the lots are one (1) acre or larger, and shall be prepared with the following information:
- \_\_\_\_\_ (1) The proposed name of the subdivision (the name shall not duplicate or too closely resemble the name or names of any existing subdivision).
- \_\_\_\_\_ (2) The location of the boundary lines of the subdivision and reference to the section or quarter section lines.
- \_\_\_\_\_ (3) The names and addresses of the owner, developer, and the engineer who prepared the plat.
- \_\_\_\_\_ (4) Scale of the plat, one inch = one hundred feet or larger.
- \_\_\_\_\_ (5) Date of preparation and north point.
- \_\_\_\_\_ (6) Present zoning.
- \_\_\_\_\_ (7) Existing conditions:
- \_\_\_\_\_ aa. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision shall be shown on the Preliminary Plat.
- \_\_\_\_\_ bb. All existing sewers, water mains, gas mains, culverts, or other underground installations, within the proposed subdivision, or adjacent thereto, with pipe size and manholes, grades and location shall be shown. Control elevation of surface drainage entering and existing from the property.
- \_\_\_\_\_ cc. Names of adjacent subdivisions together with arrangement of streets and lots, and owners of adjacent parcels of unsubdivided land shall be shown.

- \_\_\_\_\_ dd. Topography (unless specifically waived) with contour intervals of not more than five (5) feet, referred to City or U.S.G.S. datum shall be shown; also location of water courses, bridges, wooded areas, lakes, ravines, and such other features as may be pertinent to the subdivision shall be shown.
- \_\_\_\_\_ (8) The general arrangement of lots and their approximate size.
- \_\_\_\_\_ (9) Location and width of proposed streets, alleys, pedestrian ways, and easements. Control elevation shall be shown for all street intersections.
- \_\_\_\_\_ (10) The general plan of sewage disposal, water supply and utilities in areas where public sewers and/or water are proposed to serve the subdivision. In other cases a notation shall be made on the plat indicating type of sewage disposal, and water system proposed.
- \_\_\_\_\_ (11) Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.
- \_\_\_\_\_ (12) General layout of adjacent unsubdivided property to show how streets and other public facilities, in the proposed subdivision, relate to the unsubdivided property.
- \_\_\_\_\_ (13) The subdivider shall indicate by letter when improvements as required will be installed or requested.
- \_\_\_\_\_ (14) Any proposed restrictive covenants for the land involved shall accompany the plat.
- \_\_\_\_\_ (15) a letter requesting annexation of the subdivision if it is in the planning jurisdiction to be served with city utilities.

# CLARY SUBDIVISION REPLAT NO. 6

## REPLAT OF ORIGINAL CLARY SUBDIVISION & REPLAT NO.1

### PART OF BLOCK 2 & BLOCK 3

City of McCook, Red Willow County, Nebraska

#### DEDICATION

McCOOK ECONOMIC DEVELOPMENT CORPORATION, as it appears on the foregoing Plat and as described with the desires of the undersigned owner and proprietor. The said owner hereby dedicates the streets, alleys, easements and other open areas to the Public use and benefit.

By: \_\_\_\_\_  
Dennis Barry, President MEDC

#### ACKNOWLEDGMENT

Personally appeared before me a Notary Public in and for the State of Nebraska, Dennis Barry, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this \_\_\_\_\_ day of \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

#### PLANNING COMMISSION APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Nate Schneider, City Manager      Kurt Vosburg, Chairman      Chad Lyons, Secretary

#### MUNICIPAL APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

LesAnn Doak, City Clerk      Michael Gonzales, Mayor

#### RECORDING INFORMATION

State of Nebraska) County of Red Willow)  
Instrument No. \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

Register of Deeds: Tami Teel

**SURVEYOR**  
GRUMMERT PROFESSIONAL SERVICES, LLC  
2837 W. HWY 6, STE 206, HASTINGS, NE 68901  
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com  
WWW.GRUMMERTSURVEYING.COM

#### ENGINEER

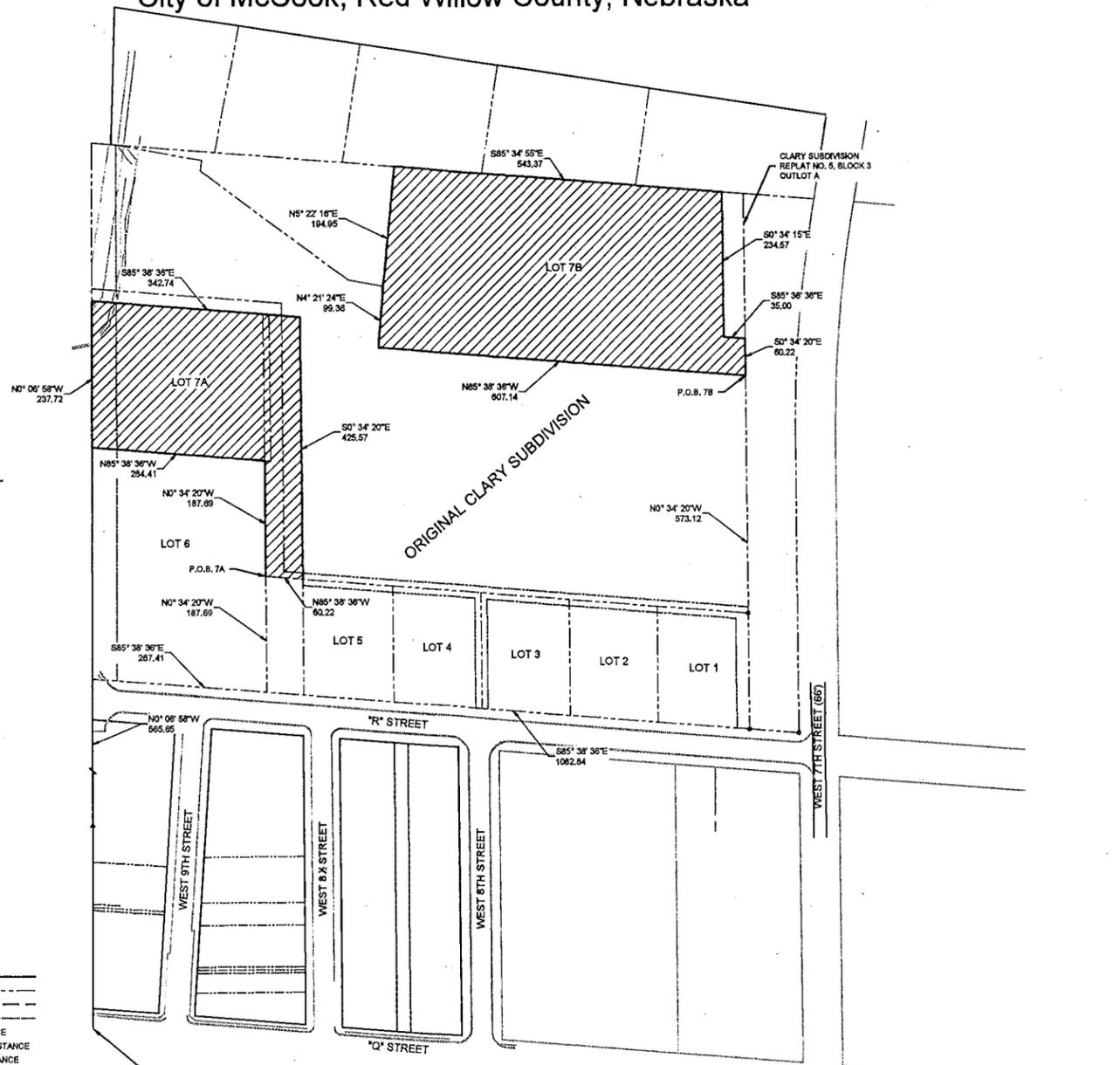
**DESIGN ASSOCIATES**  
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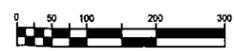


#### LEGEND

- |           |   |
|-----------|---|
| —         | PROPERTY LINE   |
| - - -     | LOT LINE  |
| - · - · - | BLDG. SETBACK LINE  |
| - - - - - | EASEMENT  |
| D         | DEED DISTANCE   |
| M         | MEASURED DISTANCE   |
| R         | RECORD DISTANCE   |
| P         | PLATTED DISTANCE  |
| O         | GOVERNMENT DISTANCE   |
| W.C.      | WITNESS CORNER  |
| ◆         | FOUND CORNER  |
| ⊙         | CALCULATED POINT  |
| ●         | SET 1" x 24" REBAR WITH BLUE LEADS CAP UNLESS NOTED OTHERWISE |



REPLAT NO. 6, PART OF BLOCK 2 & 3



#### SURVEYORS CERTIFICATE

LOT 7A  
A tract of land located in the NE 1/4 of said Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of Lot 7 of the CLARY SUBDIVISION REPLAT NO. 1, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 287.41 feet, thence N00°34'20"W a distance of 187.69 feet to a point, which is the Point of Beginning, thence N00°34'20"W a distance of 187.69 feet, thence N85°38'36"W a distance of 284.41', thence N00°06'58"W a distance of 237.72, thence S85°38'36"E a distance of 342.74, thence S00°34'20"E a distance of 425.57 feet, thence N85°38'36"W a distance of 60.22 feet, to the Point of Beginning.

Said tract containing 2.13 acres more or less subject to any easement, right-of-ways and reservations of record.

LOT 7B  
A tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the ORIGINAL CLARY SUBDIVISION, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 573.12 feet, to a point, which is the Point of Beginning, thence N85°38'36"W a distance of 607.14 feet, thence N04°21'24"E a distance of 99.36 feet, thence N05°22'16"E a distance of 194.95 feet, thence S85°34'53"E a distance of 543.37 feet, thence S00°34'15"E a distance of 234.57 feet, thence S65°38'36"E a distance of 35.00 feet, S00°34'20"E a distance of 60.22 feet to the Point of Beginning.

Said tract containing 3.82 acres more or less subject to any easement, right-of-ways and reservations of record.

I, Joshua Eugene Grummert, a Licensed Professional Land Surveyor under the laws of the State of Nebraska, do hereby certify this plat of a survey was made by me or under my supervision, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Joshua E. Grummert LS-783



#### VICINITY MAP

**OWNER**  
McCOOK ECONOMIC DEVELOPMENT CORPORATION  
DENNIS BARRY, PRESIDENT  
402 NORRIS AVE SUITE 301  
McCOOK, NE 68001

#### RESIDENTIAL MEDIUM DENSITY ZONING

MINIMUM LOT = 5,000 SQ. FEET  
MINIMUM FRONT YARD = 20 FEET  
MINIMUM REAR YARD = 15 FEET  
MINIMUM SIDE YARD = 5 & 8 FEET

**EXHIBIT #5**

**PAGE(S) - 1**

McCook Planning Commission  
Regular Meeting  
August 9, 2021  
5:15 P.M. 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, Davidson, Dueland, Lyons, McDowell, Stevens, Mockry.

Absent: Commissioner Friehe.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on August 5, 2021, 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 July 12, 2021 regular Planning Commission meeting.

Motion to approve the minutes of the July 12, 2021 regular Planning Commission meeting. This motion, made by Vosburg and seconded by McDowell, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Anita Bartels to locate a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st 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 from Anita Bartels to locate a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st Street, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT,

Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: YEA  
YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the August 9, 2021 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (6 pages); and Exhibit #5 - Findings and Determinations of McCook City Council (2 pages).

City Manager Schneider reviewed the information provided in Exhibit #1 and noted that after further staff review the request meets the definition of a Vacation Rental, not the Bed and Breakfast definition. The Commission will be reviewing as a Vacation Rental.

Bob Gaulke and Emily Young, applicant, were present to address questions from the Commission.

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 Stevens, passed.

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

2.B. Recommend approval to the City Council the special exception from Anita Bartels to allow a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I.

I move to recommend approval to the City Council the special exception from Anita Bartels to allow a Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I. This motion, made by Vosburg and seconded by McDowell, passed.

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

2.C. Public Hearing - Consider Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the proposed Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

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

YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the August 9, 2021 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published and posted (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Land Use Action Request Form and attachments (5 pages); and Exhibit #5 - proposed Final Plat Bishop Acres Fourth Subdivision.

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

Andy Long, McCook Economic Development Director, was present to address their request with the Commission.

Richard Smock, owner of Lot 5 along "R" Street, expressed safety concerns with the additional traffic that would be created at the intersection of West 9<sup>th</sup> and "R" Streets; and concerns regarding the cost of the required sidewalk that he will have on his corner lot and with grade issues from his lot to the west.

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 Hilker, passed.

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

YEA: 9, NAY: 0, ABSENT: 1

2.D. Recommend to the McCook City Council approval Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6.

Motion to recommend to the McCook City Council approval of the Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6. This motion, made by McDowell and seconded by Lyons, passed.

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

YEA: 9, NAY: 0, ABSENT: 1

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:17 P.M.

---

Lea Ann Doak, Recording Secretary

RESOLUTION NO. 2021-12

WHEREAS, the McCook Chamber of Commerce Corporation applied for approval of a replat of Original Clary Subdivision & Replat No. 1 Part of Block 2 & Block 3, of the City of McCook, Red Willow County, Nebraska located within the corporate limits of the City of McCook to be known as Clary Subdivision Replat No. 6, to the City of McCook, Red Willow County, Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. That the plat of Clary Subdivision Replat No. 6 of the City of McCook, Red Willow County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes and accepted and ordered filed and recorded in the Office of the Register of Deeds of Red Willow County, Nebraska.

SECTION 2. That the Mayor and City Clerk be and are hereby authorized and directed to execute the final plat on behalf of the City of McCook, Nebraska.

PASSED AND APPROVED THIS 16<sup>th</sup> DAY OF AUGUST, 2021.

\_\_\_\_\_  
Michael D. Gonzales, Mayor

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk

**EXHIBIT #7**

**PAGE(S) - 1**

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:           3.A.**

Approve the minutes of the August 2, 2021 regular City Council meeting, the August 9, 2021 special City Council meeting, and the August 11, 2021 Community meeting.

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

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Lea Ann Doak, City Clerk

August 11, 2021

McCook City Council  
August 2, 2021  
5:30 P.M. Central

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

Present: Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: Mayor Gonzales.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Dutcher, Water Superintendent Fawver, 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 August 5, 2021, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

## **1. Announcements & Recognitions.**

City Manager Schneider informed the Council that a Pool Committee meeting is scheduled for August 4, 2021 at noon in the McCook Municipal Center upstairs Training Room; a Planning Commission meeting on August 9, 2021 at 5:15 P.M.; City Council Budget Retreat on August 9, 2021 at 6:45 P.M.; a meeting with NDOT Department of Aeronautics on August 6, 2021 at 1:00 P.M. in the McCook Municipal Center upstairs Training Room; a meeting regarding a possible future pool project is scheduled for August 11, 2021 at 7:00 P.M. at the McCook Christian Church; and the second reading of the budget ordinance is scheduled for August 30, 2021.

Utilities Director Dutcher informed the Council of a water outage that occurred in the area at East 14<sup>th</sup> and East "C" Street and Apollo and East "F" Street and outlined the current water restrictions that are in place.

## **2. Public Hearings.**

2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review

Committee regarding meeting held July 26, 2021.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on a report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held July 26, 2021 with the City Attorney to act as hearing officer. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: ABSENT, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 4, NAY: 0, ABSENT: 1

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated August 2, 2021 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Agenda for the July 26, 2021 meeting of the Economic Development Plan Citizen's Advisory Review Committee and attachments (8 pages); and Exhibit #4 - the minutes of the January 25, 2021 Economic Development Plan Citizen's Advisory Review Committee (3 pages).

Andy Long, McCook Economic Development Director, and Sean Wolfe, president of the Economic Development Plan Citizen's Advisory Review Committee, reviewed the information presented in Exhibit #3 and answered questions from the Council.

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

Gonzales: ABSENT, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 4, NAY: 0, ABSENT: 1

2.B. Receive and file the minutes of the October 26, 2020 Economic Development Plan Citizen's Advisory Review Committee meeting.

Motion to receive and file the minutes of the October 26, 2020 Economic Development Plan Citizen's Advisory Review Committee meeting. This motion, made by Rambali and seconded by Muehlenkamp, passed.

Gonzales: ABSENT, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 4, NAY: 0, ABSENT: 1

### **3. Consent Agenda.**

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

Gonzales: ABSENT, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 4, NAY: 0, ABSENT: 1

3.A. Approve the minutes of the July 19, 2021 regular City Council meeting.

3.B. Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Casey's Retail Company, which holds License #D-123291, Casey's General Store 2984, 204 West "B" Street; License #D-123295, Casey's General Store 1954, 810 East "B" Street; and License #D-123296, Casey's General Store 2291, 704

West "B" Street; the applicant being Krystal M. Carter.

- 3.C. Receive and file the minutes of the May 2021 Library Advisory Board meeting and the June 8, 2021 Swimming Pool Committee meeting.
- 3.D. Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a reception to be held at the McCook City Auditorium, 302 West 5th Street, on August 28, 2021 from 12:00 P.M. to 1:00 A.M.
- 3.E. Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for a Chamber Open House Mixer to be held at the Community Hospital-Medical Specialist Center, 1301 East H Street, on August 27, 2021 from 8:00 A.M. to 11:00 P.M.

**4. Regular Agenda.**

- 4.A. Ordinance No. 2021-3018 update McCook's Code of Ordinances to include a new section to Chapter 71, said Chapter and Section to be known as Chapter 71: Traffic Rules; Section 71.30: Engine Braking.

Mayor Gonzales introduced Ordinance No. 2021-3018 and asked the Clerk to read said ordinance by title:

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 71 - TRAFFIC RULES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; ADDING SUBSECTION - MOTOR VEHICLES; SECTION 71.30 - ENGINE BRAKES; DEFINITIONS, PROHIBITED, AFFIRMATIVE DEFENSE, AND PENALTY; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

Ordinance No. 2021-3018 has been introduced, read by title, and I move to approve upon its first reading. This motion, made by Calvin and seconded by Weedin, passed.

Gonzales: ABSENT, Calvin: YEA, Weedin: YEA, Muehlenkamp: NAY, Rambali: YEA  
YEA: 3, NAY: 1, ABSENT: 1

Council discussion included that a rancher who brings cattle into town suggested making the ordinance effective between 10:00 P.M. and 7:00 A.M.; supported the proposed ordinance because of the language regarding a proper muffler system which eliminates some of the noise; and that a police officer would have to personally hear/witness the truck in order to enforce, could not be on the complaint basis.

Rick Johnson and Kristi Clapp spoke in support of the proposed ordinance.

Dale Dueland suggested the establishment some hours for enforcement.

- 4.B. Update from City Attorney, Nathaniel Mustion, regarding the creation of a regional land bank.

City Attorney Mustion gave an update on the creation of a regional land bank.

It was the consensus of the Council that the creation of an interlocal agreement between the communities creating how the land bank would function and to identify each community's cost should occur before addressing the needed ordinances.

- 4.C. Approve the following requests from the Prairie Roots Committee for the Prairie Roots Festival: To use the lower shelter house area of Kelley Park on Saturday, August 21, 2021 from 8:00 A.M. to 11:00 P.M.; to close Kelley Park Road that extends from East 5th Street to Kelley Park Drive from 8:00 A.M. to 11:00 P.M.; and to close the walking trail that extends from East 5th Street to Kelley Park Drive from 8:00 A.M. to 11:00 P.M.

Motion to approve the following requests from the Prairie Roots Committee for the Prairie Roots Festival: To use the lower shelter house area of Kelley Park on Saturday, August 21, 2021 from 8:00 A.M. to 11:00 P.M.; to close Kelley Park Road that extends from East 5th Street to Kelley Park Drive from 8:00 A.M. to 11:00 P.M.; and to close the walking trail that extends from East 5th Street to Kelley Park Drive from 8:00 A.M. to 11:00 P.M. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

- 4.D. Council Comments.

There were no council comments.

- 4.E. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.

Due to the absence of Mayor Gonzales, motion to postpone consideration of this item until the August 16, 2021 City Council meeting. This motion, made by Muehlenkamp and seconded by Calvin, passed.

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

### **Adjournment.**

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:40 P.M.

---

Michael D. Gonzales, Mayor

ATTEST:

---

Lea Ann Doak, City Clerk-Treasurer

McCook City Council  
Special Meeting  
August 9, 2021  
6:45 P.M. Central

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, special, and public session at 6:45 o'clock P.M. in the City Council Chambers.

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

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Dutcher, Water Superintendent Fawver, 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 August 5, 2021, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

**1. Announcements & Recognitions.**

There were no announcements or recognitions.

**2. 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

2.A. Adopt Resolution No. 2021-11 approving the execution of an Agency Agreement with the Nebraska Department of Transportation, Aeronautics Division for Grant No. 3-31-052-019-2021 and authorize the Mayor to sign.

2.B. Approve the application for a Special Designated Liquor License submitted by Loop Brewing

Company, Liquor License #LK-093351, for a wedding reception to be held at the Red Willow County Community Building, 1412 West 5th Street, on August 28, 2021 from 3:00 P.M. to 12:00 A.M.

**3. Regular Agenda.**

3.A. Review of Proposed FY2021/2022 Annual Budget.

Bruce McDowell, representing the K9 Park to be developed in Barnett Park, informed the Council that they are continuing with the project and requested that the Council move forward with the lease agreement with them for the southern portion of Barnett Park.

Each of the Department Heads reviewed their proposed budget and capital requests with the Council.

3.B. Council Comments.

There were no council comments.

**Adjournment.**

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 10:44 P.M.

---

Michael D. Gonzales, Mayor

ATTEST:

---

Lea Ann Doak, City Clerk-Treasurer

McCook City Council  
Community Meeting  
August 11, 2021  
7:00 PM Central

A COMMUNITY MEETING REGARDING A POTENTIAL SWIMMING POOL PROJECT was held in open, special, and public session at 7:00 o'clock P.M. at the McCook Christian Church.

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

Absent: Councilmember Muehlenkamp.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Public Works Director Potthoff, Senior Services Director Siegfried.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on August 6, 2021, 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.

A copy of the Open Meetings Act was posted by the entrance to the McCook Christian Church and available for public review.

1. Presentation and discussion with Kyle McCawley, Lamp Rynearson, regarding a possible pool project.

Mr. McCawley gave a presentation on the status of the current pool, possible options and features for a new pool, outlined the survey that will be conducted to get input from the community regarding what they want in a pool and encouraged all to complete the survey. After his presentation, he opened the meeting up to questions from the public.

City Manager Schneider also addressed questions from the public.

Adjournment.

There meeting adjourned at 8:30 P.M.

---

Michael D. Gonzales, Mayor

ATTEST:

---

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:**        **3.B.**

Adopt Resolution No. 2020-13 amending the rates for the ambulance service operated by the City of McCook, Nebraska.

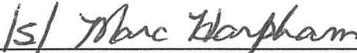
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**BACKGROUND:**

Refer to information provided in the proposal from Fire Chief Harpham.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Marc A. Harpham, Fire Chief

August 11, 2021

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 11, 2021

## AMBULANCE BASE RATE ADJUSTMENT PROPOSAL

In February of 2001 the City of McCook signed a contract with EMS Billing Services to take over the ambulance billing for the City of McCook Fire Department. At that time the ambulance base rates were adjusted to coincide with the government reimbursement rates. In order to stay current with the rates, periodic adjustments should be made.

These proposed rates are based on comparing the current government reimbursement rates to our current customary charges. In order to keep our reimbursement rates to their maximum level, we are recommending these proposed changes. These rates will continue to change annually and we will continue to make proposed changes as we see fit.

This proposed rate increase will also assist the Department with funding for additional equipment and the increase in supply needs for our increase in ambulance calls.

### Proposed Changes

<u>Current Charge/Description</u>		<u>Proposed Charge</u>
BLS Non-Emergency Base	\$525.00	\$525.00 (no change)
BLS Emergency Base	\$700.00	\$750.00 (increase \$50)
ALS Non Emergency Base	\$750.00	\$750.00 (no change)
ALS Emergency Level 1	\$1000.00	\$1000.00 (no change)
ALS Emergency Level 2	\$1250.00	\$1250.00 (no change)
Mileage change)	\$18.00/pt. mile	\$18.00/ pt. mile (no
Advanced Life Support Treatment with No Transport (Assessment, IV, Medication)	\$200.00	\$250.00 (increase \$50)
Intergovernmental Transport	\$250.00	\$250.00
ALS Paramedic Intercept	\$100.00	\$100.00
Lift Assist/no transport*	Currently no charge	\$85.00 after 6 (new)

\*If lift assist is for a Nursing Home or an Assisted Living Facility, the facility will be charged, not the patient.

RESOLUTION NO. 2021-13

A RESOLUTION AMENDING THE RATES FOR THE AMBULANCE SERVICE OPERATED BY THE CITY OF MCCOOK, NEBRASKA; AMENDING THE CITY OF MCCOOK CODE OF ORDINANCES, BY ADDING APPENDIX O: CITY AMBULANCE FEES, TO CHAPTER 38: FEE SCHEDULE; AND REPEALING ALL OTHER RESOLUTIONS IN CONFLICT HEREWITH.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. That the City of McCook Code of Ordinances, Chapter 38: Fee Schedule; shall be amended by adding Appendix O: City Ambulance Fees, to read as follows:

**“APPENDIX O: CITY AMBULANCE FEES**

Basic Life Support (BLS) Non Emergency Base Rate .....	\$525.00
Basic Life Support (BLS) Emergency Base Rate .....	\$750.00
Advanced Life Support (ALS) Non Emergency Base Rate .....	\$750.00
Advanced Life Support (ALS) Emergency Level 1 Base Rate .....	\$1,000.00
Advanced Life Support (ALS) Emergency Level 2 Base Rate .....	\$1,250.00
Mileage .....	\$18.00 patient mile
Advanced Life Support (ALS) Treatment with No Transport (Assessment, IV, Medication) .....	\$250.00
Intergovernmental Transport Fee .....	\$250.00
Advanced Life Support (ALS) Paramedic Intercept.....	\$100.00
Lift Assist/no transport* No charge for first six (6) annually, then .....	\$85.00

\*If requested by Nursing Home or an Assisted Living Facility,  
the facility will be charged, not the patient.

SECTION 2. These rates shall take effect and be in force as of October 1, 2021.

SECTION 3. Any and all other resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 16<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
Michael D. Gonzales, Mayor

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:           3.C.**

Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company, Liquor License #LK-093351, for a Celebration of Life to be held in the Keystone Outdoor Space, 406 Norris Avenue, on September 25, 2021 from 3:00 P.M. to 12:00 A.M., with an alternate location of the Keystone Business Center, 402 Norris Avenue.

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**BACKGROUND:**

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

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 11, 2021

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

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

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

404 West A Street McCook Ne, 69001  
Retail Liquor License Address or Non-Profit Business Address

LK-93351  
Retail License Number or Non-Profit Federal ID #

Sept 25th 2021  
Consecutive Dates only  
Event Date(s):

3p.m.  
Event Start Time(s):

12 a.m.  
Event End Time(s):

None  
Alternate Date:

Keystone 402 Norris Ave McCook Ne, 69001  
Alternate Location Building & Address:

Keystone Outdoor Space 402 Norris Ave McCook  
Event Building Name:

402 Norris Ave McCook Ne, 69001  
Event Street Address/City:

Indoor area to be licensed in length & width:     X    

Outdoor area to be licensed in length & width: 100 X 50 (Diagram Form #109 must be attached)

Celebration of Life Estimate # of attendees: 150  
Type of Event:

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

Adam Sigfried Event Contact Name: 308-340-2400 Event Contact Phone Number:

Coppermillrestaurantllc@yahoo.com  
Event Contact Email:

Adam Sigfried Printed Name: Adam Sigfried  
\*Signature Authorized Representative:

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

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

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

**Local Governing Body completes below:**

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

\_\_\_\_\_  
Local Governing Body Authorized Signature

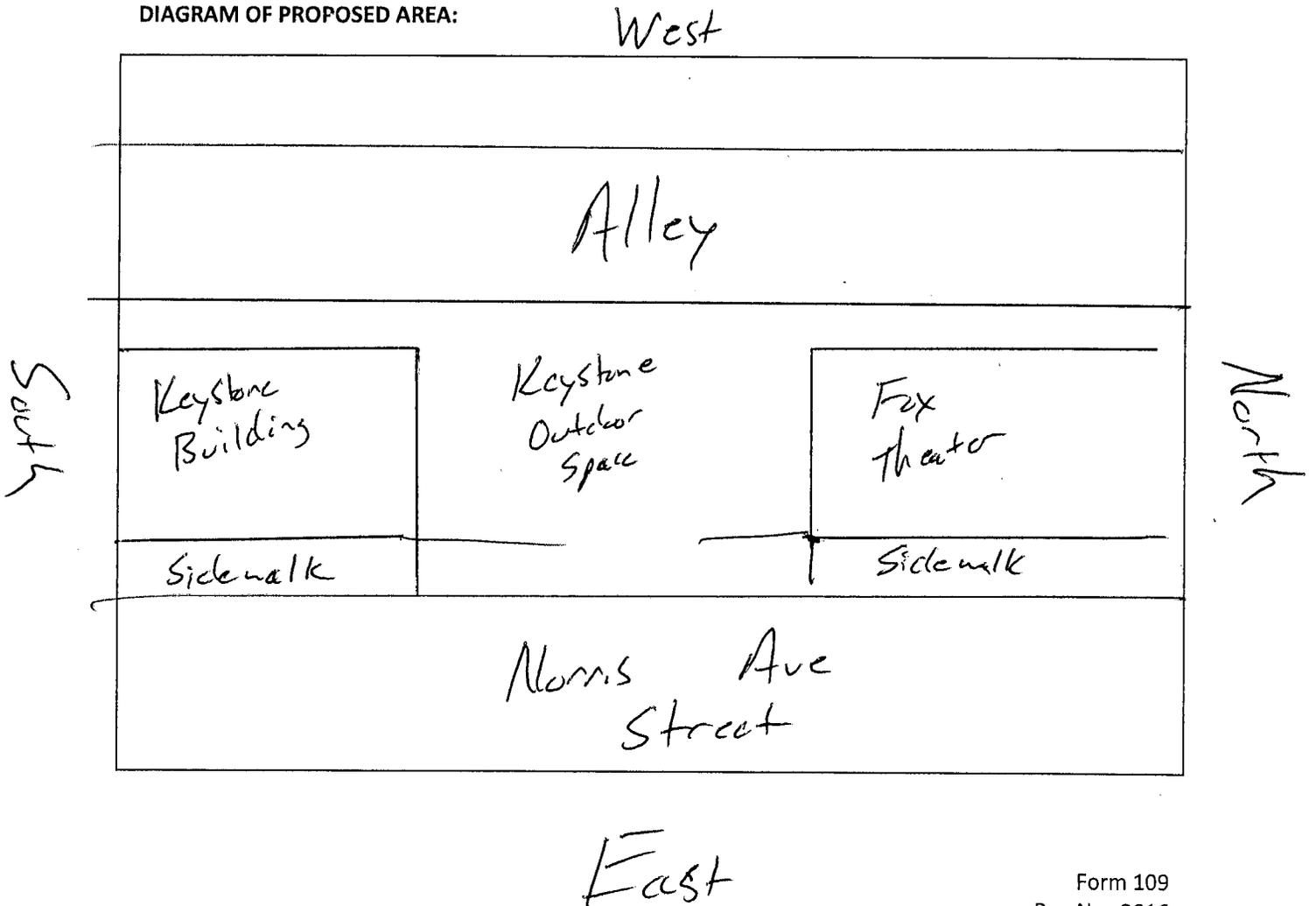
\_\_\_\_\_  
Date

# OUTDOOR AREA DIAGRAM

HOW AREA WILL BE PATROLLED *Security will be present and will be checking id's.*

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

DIAGRAM OF PROPOSED AREA:



**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:        3.D.**

Receive and file the claims for the months of July 2021, published August 6, 2021.

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**BACKGROUND:**

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

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

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

CITY OF MCCOOK  
CLAIMS FOR JULY 2021

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

20/20 TECHS-SC 3300.00; 7-D LOCKSHOP-S 234.86; ACE-S 1006.27; ACME-S 570.75; AKRS-S 195.15; AL'S-SC 415.00; AMERICAN AG LAB-SC 1307.26; ANYTIME TRI-STATE TOWING-SC 205.00; APPLIED CONNECTIVE TECH-S 264.40, SC 75.00; ARBOR DAY FOUNDATION-S 20.00; ARNOLD POOL-S 246.70; ARROW CAR WASH-S 116.33; BLACK HILLS ENERGY-SC 1297.50; BSB CONST-CO 19367.10, SC 51967.40; BW TELCOM-SC 144.14; C&K-S 131.63; CAMBRIDGE TELE-SC 244.51; CAROLINA SOFTWARE-S 200.00; CARQUEST-S 996.05; CASH WA-S 8316.16; CDW-G-SC 1952.90; CENTURY LINK-SC 1209.95; CITY OF MCCOOK-PS 387646.00; CITY SELF INS-BT 145676.00; UTILITIES-SC 10066.05; CITY TRANSFER STATION-CO 694.20; COMPUTER SUPPLIES/SRVS-S 1119.64; CPS HR CONSULTING-SC 401.35; J. CROCKER-SC 131.84; CULLIGAN-S 48.30; D & S HARDWARE-S 1055.45; DANKO ER EQUIP-S 316.92; DELL MARKETING-SC 2817.26; DEMCO, INC-S 209.45; DEVENY-S 59.60; DIAMOND VOGEL-S 864.29; DOUBLED-S 262.00; DULTMEIER SALES-S 51.31; EAKES-S 1056.80; ELDON STUTSMAN-S 8006.40; ELLERBROCK-NORRIS-SC 2613.00; FAIRBANKS SCALE-S 1190.00; FARRELL'S-S 100.88; FASTENAL-S 145.18; FICA-PS 19601.90; FOUR WINDS ANIMAL CLINIC-SC 160.09; FRENCHMAN VALLEY COOP-S 23128.08; FRONTIER COMMUNICATIONS-SC 34.19; FUSION CLOUD-SC 83.19; GARDNER MEDIA-S 73.71; GARRISONS-S 841.00; GERIH CONCRETE-CO 2850.00; GOOD SKY LLC-SC 625.00; GOOGLE SVCS-SC 473.60; GREAT PLAINS COMM-SC 2500.98; HAIL VARSITY-S 35.88; G. HALL-SC 30.00; HAYES COMPANIES-SC 10000.00; HENNING BROS-SC 118.00; HERITAGE SENIOR CENTER-SC 45.50; HG KLUG SONS, INC-S 1101.19; HIGH PLAINS RADIO-SC 54.00; HOLIDAY INN-SC 119.95; HOMETOWN FAMILY RADIO-SC 100.00; HOMETOWN LEASING-SC 1508.46; IDEAL-S 211.38; IIMC-SC 115.00; INDUSTRIAL PROCESS TECH-CO 25159.00; INLAND TRUCK PARTS-S 51.34; ISLAND SPRINKLER-S 1811.72; J BAR J LANDFILL-SC 48164.64; M. JORDAN-SC 75.00; K & C GRAIN-S 29479.93; K-C MOTOR & ELEC-S 323.87, SC 14943.49; KEARNEY HUB-S 462.59; KIESLER-S 330.00; KOHL'S AUTO-S 22.00; KURITA

TONKAWATER-SC 1200.00; LAW ENFORCEMENT SYS-S 210.00; LEAGUE OF NE MUN-SC 17891.00; LIFE-ASSIST-S 2140.17; I. ASCHOFF-SC 1635.00; LYNN PEAVEY CO-S 87.50; MARRIS GEN CON-S 2932.50; MC GAZETTE-SC 1270.60; MC HUMANE SOCIETY-S 3304.38; MPPD-SC 1445.15; L. MCGINLEY-SC 536.12; MCKESSON-S 776.07; MEAD-S 200.55; MEDICARE PS 5410.06; MERCHANT SRVS-SC 993.03; METTLER TOLEDO INC-S 945.76; MICROMARKETING-S 2954.31; MIDLANDS TOXI-SC 35.00; MILLER AND ASSOC-S 1373.40; MOUSEL, BROOKS, SCHNEIDER, MUSTION-SC 4402.00; MUNICIPAL PIPE-S 3800.00; MUNICIPAL SUPPLY-S 3027.87; MUTUAL OF OMAHA-SC 1854.02; MYERS CONCO 71813.82; NAT'L ASSOC OF SCHOOL RES.-SC 345.00; NE DEPT OF HEALTH-SC 19.00; NE DEPT REVENUE-SC 20397.29; NE DEPT OF REV LOTTERY-SC 6942.00; NE TRUCK CENTER-S 1569.92; NEBRASKA LAND TIRE-S 297.02; NEW FRONTIER AG-S 147.00; NICK'S DIST-S 1395.96; NEBRASKA MACHINERY-S 226.32; NORRIS INST-SC 10000.00; NPPD-SC 38538.81; NSVFA-SC 587.00; NWEA-SC 100.00; O'REILLY-S 27.26; OCLC, INC-SC 1828.38; ONE CALL CONCEPTS-SC 222.69; PAPER TIGER-S 90.00; PAULSEN INC-S 2401.12; PAVEMENT REPAIR -CO 1075.00; PEDICATRIC ER-S 3570.70; PETROTEK ENG-SC 4227.17; PLATTE VALLEY COMM-S 310.00; QUADIENT-SC 1000.00; QUADIENT-SC 600.00; QUICK MED-SC 4082.82; QUILL-S 242.81; R & R REPAIR-S 914.47; RADWELL-S 431.14; RED WILLOW CO CRT-SC 17.00; RED WILLOW CO HEALTH-SC 175.00; S. REICHERT-SC 210.00; S. RENNER-SC 210.00; ROCHESTER MIDLAND-S 300.00; RUGGLES TRAILER-S 20.00; S & S TIRE-CO 898.86; SANDRY FIRE-S 2110.46; SENSEL WELDING-S 30.65; B. SIEGFRIED-SC 377.12; SILVER STATE CO-SC 560.00; J. SLATEN-SC 210.00; SOUTHWEST FARM & AUTO-S 1931.90; SWANSON SIGN CO-SC 105.00; THE PIT CREW-S 65.00; TITAN MACHINERY-S 509.86; TK ELEVATOR CO.-S 338.01; TRI AIR TESTING-SC 195.01; TYLER TECH-SC 17.30; UMR-SC 157578.47; USPS-SC 1358.84; US FOODS-S 753.94; UTILTIY REFUND-315.39; VAN DIEST SUPPLY-S 2544.38; VERIZON-SC 2509.98; VOLZ-S 9.71; WAGNER FORD-S 1730.27; WALMART-S 1228.25; WESTSIDE WELDING-S 12.00; J. WHITE-SC 120.00.

-s- Lea Ann Doak  
City Clerk

Publish: August 6, 2021

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:           3.E.**

**RECOMMENDATION:**

**APPROVE THE LAND LEASE BETWEEN THE CITY OF McCOOK, RED WILLOW COUNTY AND THE RED WILLOW COUNTY FAIR BOARD FOR A PORTION OF THE COUNTY FAIRGROUNDS, ALSO KNOWN AS THE JAYCEES BALL COMPLEX, AND AUTHORIZE THE MAYOR TO SIGN.**

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**BACKGROUND:**

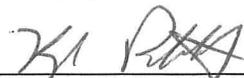
This lease is for property located at the Red Willow County Fairgrounds that has been home to the Jaycees Ball Complex since June of 1972. The current lease is scheduled to terminate on August 31, 2022. On April 3, 2019 Nate Schneider and Kyle Potthoff met with the Red Willow County Fair Board to discuss the possible extension of the current lease. The Fair Board voted unanimously to add an additional 20 years to the current lease. There were no additional changes to the lease recommended by either party. The lease will now be extended to August 31, 2042.

**FISCAL  
IMPACT:**     None.

**RECOMMENDATION:**

**APPROVE THE LAND LEASE BETWEEN THE CITY OF McCOOK, RED WILLOW COUNTY AND THE RED WILLOW COUNTY FAIR BOARD FOR A PORTION OF THE COUNTY FAIRGROUNDS, ALSO KNOWN AS THE JAYCEES BALL COMPLEX, AND AUTHORIZE THE MAYOR TO SIGN.**

**APPROVALS:**

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

AUGUST 11, 2021

  
\_\_\_\_\_  
Nate Schneider, City Manager

AUGUST 11, 2021

## LEASE AGREEMENT

This agreement made and entered into this 31st day of August, 2021 by and between the City of McCook, Nebraska, hereinafter called the "City", and Red Willow County, Nebraska, and the Red Willow County Fair Board, hereinafter collectively called the "Lessors".

1. In consideration of the promises and duties to be performed by it as hereinafter set forth, the Lessors lease to the City for the period of Twenty-one (21) years from the date of this agreement that portion of the county fairgrounds located in the City of McCook, Red Willow County, Nebraska described as follows:

A tract of land in the NW1/4 of the SE1/4 of Section 19, Township 3 North, Range 29 West of the Sixth P.M., in Red Willow County, Nebraska; more particularly described as follows:

Beginning at a point in the north line of West M Street on the quarter section line of said Section 19. Thence north along said quarter section line for a distance of 660 feet, more or less to a point; thence easterly along a line parallel to said north line of West M Street, for a distance of 830 feet; more or less; to a point; thence south along a line, parallel to the quarter section line, for a distance of 260 feet; more or less; to a point; thence easterly along a line, parallel to the north line of said West M Street, for a distance of 300 feet; more or less; to a point; thence south along a line parallel to the quarter section line, for a distance of 400 feet; more or less; to a point in the north line of said West M Street; thence westerly along said north line of West M Street to the point of beginning. Containing 15.35 acres more or less.

Except a tract of land, deeded to the City of McCook, more particularly described as follows:

Beginning at a point 487.06 feet north of the north line of West M Street, said point being in the west line of the SE1/4 of Section 19, Township 3 North, Range 29 West of the Sixth P.M., in Red Willow County, Nebraska; thence north along said quarter section line for a distance of 120 feet to a point; thence turning a deflection angle of 91 Degrees 18 Minutes to the right and proceeding easterly for a distance of 150 feet to a point; thence turning a deflection angle of 88 Degrees 42 Minutes to the right and proceeding south for a distance of 72 feet to a point; thence turning a deflection angle of 45 Degrees 6 Minutes to the right and proceeding southwesterly for a distance of 66.6 feet to a point; thence turning a deflection angle of 46 Degrees 12 Minutes to the right and proceeding westerly for a distance of 103 feet, more or less to the point of beginning and containing 0.39 acres, more or less.

2. This lease is on the following conditions to be performed by the parties;

a) Rent shall be \$1.00 per year, payable on the anniversary of this agreement.

b) The City shall operate and maintain a baseball and sports facility on the premises and should the City at any time cease to operate and maintain such a facility, then this lease and all rights thereunder shall at that time terminate and all improvements and facilities constructed becomes the property of Red Willow County. The site will be maintained by the City in a pleasing, safe, and sanitary manner while under its control.

c) City and Lessors agree that the leased property shall be dedicated in perpetuity for public recreation purposes as required by Section 6(f)(3) of the Land and Water Conservation Act of 1965. Should City default, or upon termination of this lease, the Lessors will take steps as are necessary to assure compliance with this requirement.

d) The City shall have the right to make improvements as it sees fit at its own expense.

e) The cost of all utilities required on the property shall be borne by the City.

f) The City shall have complete responsibility and power over the use of the property and shall be able to adopt any rules and regulations necessary to insure effective use of the property.

g) The City shall cooperate in all ways possible with the County to insure that use of the property does not distract from the Red Willow County Fair.

h) The maintenance of the property and any improvements shall be the responsibility of the City.

i) The City agrees to be responsible for any vandalism and hold the County harmless from any liability arising out of the use of the property.

j) In the event that fees are ever charge by the City for use of the property, such fees will be reasonable and comparable to fees charged at other similar public facilities in the area.

k) The City and Lessors will, where applicable, comply with all civil rights and handicap accessibility standards.

3. The City shall not assign or transfer this lease or any interest therein nor sublet said property or any part thereof without the written consent of the Lessors. This clause shall not be construed to prohibit the City from letting seasonal concession contracts or renting the facilities for performances. This lease may not be revoked by the County without cause.

4. This lease shall supersede the existing Lease Agreement with the City for the property dated August 31, 1994.

5. This lease shall extend to and be binding on the successors and assigns of the parties hereto.

THE CITY OF MCCOOK

ATTEST:

By \_\_\_\_\_  
Michael D. Gonzales, Mayor

\_\_\_\_\_  
Lea Ann Doak, City Clerk-Treasurer

RED WILLOW COUNTY, NEBRASKA

ATTEST:

By \_\_\_\_\_  
Earl McNutt, Chairman of  
Board of Commissioners

\_\_\_\_\_  
Tami Teel, County Clerk

RED WILLOW COUNTY FAIR BOARD

By \_\_\_\_\_  
Bob Logan, Chairman

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF RED WILLOW        )

Before me, a Notary Public, duly qualified in and for said County and State, personally came Michael D. Gonzales, Mayor of the City of McCook, Nebraska, who is personally known to me to be the identical person whose name is affixed to the above Lease Agreement as Mayor of said City of McCook, and he acknowledged the said instrument to be his voluntary act and deed, and the voluntary act and deed of said City.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF RED WILLOW        )

Before me, a Notary Public, duly qualified in and for said County and State, personally came Earl McNutt, Chairman of the Red Willow County, Nebraska Board of Commissioners, who is personally known to me to be the identical person whose name is affixed to the above Lease Agreement as Chairman of the Red Willow County, Nebraska Board of Commissioners, and he acknowledged the said instrument to be his voluntary act and deed, and the voluntary act and deed of said Red Willow County, Nebraska.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF RED WILLOW        )

Before me, a Notary Public, duly qualified in and for said County and State, personally came Bob Logan, Chairman of the Red Willow County Fair Board, who is personally known to me to be the identical person whose name is affixed to the above Lease Agreement as Chairman of the Red Willow County Fair Board, and he acknowledged the said instrument to be his voluntary act and deed, and the voluntary act and deed of said Red Willow County Fair Board.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

**APRIL 3, 2019**  
**REGULAR MEETING OF THE**  
**RED WILLOW COUNTY FAIR BOARD**

The meeting was called to order at 7:36 p.m. and it was stated that the open meeting poster was in Deb's office. All Board members were present except for Jo Teter and Chas Fritsche. Also in attendance were Deb Lafferty, Earl McNutt, James Teel, Jesse Chmeil, Jeff Tidyman, Kyle Potthoff, Nate Schneider, and Jayden Clafin.

First on the Agenda was the ballfield lease with Kyle Potthoff, to be renewed. It is a long-term lease which started in 1972-2012 with a grant in 1984 which added 10 years. Their long-term improvements for the next 1-5 years include having the parking lot resurfaced and back stop work. They are also interested in helping with the tree project if we go forward on that. Deb Korte made a motion to sign a new lease for 20 years (2042), Wayne Watkins 2<sup>nd</sup> the motion, unanimous.

Jeff Tidyman from Engineering International was at the meeting to let us know that he was working with the Tom and Alice Kiplinger foundation on their brochure to make a map of the facility. His 2<sup>nd</sup> reason for attending was that because so much information is in Charlie Collins, Don Klein and Scott Boehm's heads and not on paper...we need to get some maps of the fairgrounds showing water lines, new electrical lines, sewer, etc. Jeff would charge \$98.00 per hour to work on the project. Shawn Smith made a motion to cap the cost at \$1,800.00 for the maps, Don Klein 2<sup>nd</sup> the motion, unanimous. Jeff also had questions about covering the grandstands. His idea was to enclose but have large doors and good lighting so that it would feel open. He wondered if it was worth going forward with his designs. The board was not ready at this time to start a plan but all agreed that we need to be progressive.

Having a BBQ contest at fair time was talked about again since Josh Keenzport said his club, the Young Guns, would help. Location for the contestants was discussed. The board decided to invite Josh to the next fair board meeting and get his ideas and answer some questions.

The board looked at bids for more new chairs in the Community Building, because of the raise in price since last year was substantial, Wayne made a motion to order 200 at once, for a better price, Kalli Nelms 2<sup>nd</sup> the motion, unanimous.

CITY MANAGER'S REPORT  
August 16, 2021 CITY COUNCIL MEETING  
ITEM 3.F.

**RECOMMENDATION:** Approve the Supplemental Agreement 001 between the State of Nebraska, Department of Transportation (Department), and the City of McCook (Contractor) to increase federal funds to \$227,743 and reduce state funds to \$17,457 funding for the contract year beginning July 1, 2019 and ending June 30, 2021.

**BACKGROUND:** The Department and Contractor had entered into an agreement for the purpose of providing federal and state funds to assist the Contractor in the provision of transportation services for the general public from July 1, 2019 to June 30, 2021. The state funds from the original agreement are fully expended and now becomes necessary that a supplemental agreement be executed to provide additional state funds for the reimbursement of allowable expenses during the agreement term.

The Department is increasing Federal funds to \$227,743 reducing state funds to \$17,457 to assist the contractor in providing public transportation services within the city limits of McCook.

Except as specifically amended by the Supplemental Agreement, all terms and conditions of the original Agreement executed by the Contractor on and the Department on May 29, 2019 shall remain in full force and effect.

**FISCAL IMPACT:** None

**RECOMMENDATION:** Approve the supplemental agreement and authorize the Mayor to sign.

**APPROVALS:**

  
\_\_\_\_\_  
Beth Siegfried, Senior Services Director

8-3-2021  
Date

  
\_\_\_\_\_  
Nate Schneider, City Manager

8-11-21  
Date



## Supplemental Agreement 001 Nebraska Department of Transportation and City of McCook

Steve Ricketts, Governor

This Supplemental Agreement is between the State of Nebraska, Department of Transportation (Department), and City of McCook (Contractor). The Department and Contractor agree as follows:

1. The Department and Contractor made and entered into an agreement for the purpose of providing federal and state funds to assist the Contractor in the provision of transportation services for the general public in Nebraska's non-urban areas for the period beginning July 1, 2019 and ending June 30, 2021.
2. The funds from the original project, RPT-M731(220), control #71120L and agreement PI1984, are fully expended and now becomes necessary that a supplemental agreement be executed to provide the additional funds for the reimbursement of allowable expenses during the agreement term.
3. The Department is increasing the federal funds to \$227,743 and reducing state funds to \$17,457 to assist the Contractor in providing public transportation services for Nebraska's non-urban areas. Required local match is \$17,457.
4. All contractual provisions required by the current Master Agreement between the Department and the Federal Transit Administration are hereby incorporated by reference.
5. Except as specifically amended by this Supplemental Agreement, all terms and conditions of the original Agreement fully executed by the Department on May 29, 2019 shall remain in full force and effect.

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

EXECUTED by City of McCook. this \_\_\_\_ day of \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

EXECUTED by the State of Nebraska, Department of Transportation this \_\_\_\_ day of \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
Jodi Gibson, Manager – Local Assistance Division

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**FY21 Year End Supplemental Agreement M731**

3 messages

**Wagner, Marisue** <marisue.wagner@nebraska.gov>  
To: Beth Siegfried <bsiegfried@cityofmccook.com>  
Cc: "Langdale, Linda" <Linda.Langdale@nebraska.gov>

Fri, Jul 30, 2021 at 8:58 AM

Attached is a supplemental agreement that requires your prompt attention. Please have the agreement signed and returned to me at your earliest opportunity but no later than August 27, 2021. If that does not allow you sufficient time for your process, please notify me.

This supplemental agreement was necessary because your transit system's expenses (July 1, 2019 – June 30, 2021) exceeded the funding that was awarded to you on the initial agreement executed before the covid pandemic started. When the Coronavirus Aid, Relief, and Economic Security Act (CARES) funding became available, we adjusted our system to reimburse systems at 100%. It is now necessary to complete the process by adjusting your award to cover your system's total expenditures and to allocate between funds.

Please keep in mind that the 24-month cycle included July 2019 through February 2020 was not 100% funded. In March of 2020, CARES funding was used.

If you have any questions, feel free to contact me.

Marisue Wagner

Federal Aid Administrator III

Local Assistance Division - Transit

Nebraska Department of Transportation

402-479-3127

**NEBRASKA**

Good Life. Great Journey.

**DEPARTMENT OF TRANSPORTATION**

1400 Hwy 2 Lincoln, NE 68502

[dot.nebraska.gov](http://dot.nebraska.gov) | [Facebook](#) | [Twitter](#)

*From July 1st 2019  
to March 28, 2020  
was 80%  
1090  
1090*

*from ~~March~~ April first  
2020 to June 30  
Feds paid 100%*

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited unless specifically provided under the Nebraska Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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 **McCook.pdf**  
151K

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**Beth Siegfried** <bsiegfried@cityofmccook.com>  
To: "Wagner, Marisue" <marisue.wagner@nebraska.gov>

Mon, Aug 2, 2021 at 12:55 PM

Marisue,  
I was getting my documents together for our city council .  
Can you explain we fully expended our state fund and now need to reduce them by \$17,457?  
Thanks  
Beth  
[Quoted text hidden]

---

**Wagner, Marisue** <marisue.wagner@nebraska.gov>  
To: Beth Siegfried <bsiegfried@cityofmccook.com>

Mon, Aug 2, 2021 at 1:19 PM

Only your \$17,457 in local funds served as match. Feel free to call me.

Marisue Wagner

Local Assistance Division - Transit

402-479-3127

[Quoted text hidden]

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 MCCOOK CITY COUNCIL MEETING**

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**ITEM 3.G.**

Approve a request from McCook Community Hospital to close Industrial Park Drive from 5:15 p.m. to 7:30 p.m. on September 15, 2021, to conduct a community-wide full scale exercise.

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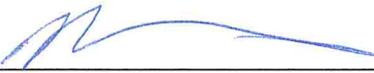
**BACKGROUND:**

The Community Hospital, McCook City Schools and McCook Community First Responders, would like to conduct a community-wide full scale exercise on Industrial Park Drive this fall. A copy of the request is attached for the Council's review.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

  
\_\_\_\_\_  
Nate Schneider, City Manager

August 11, 2021

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

August 11, 2021



To: McCook City Council  
From: Dari Olson, Safety Director  
Community Hospital  
RE: Community-wide Exercise  
Date: \_\_\_\_\_

Community Hospital, McCook City Schools and community First Responders (Fire, Police, EMS) would like to conduct a community-wide full scale exercise on Industrial Park Drive this fall.

We would like to use this area as the location of the exercise as we can control the number of “lookie loos” that these exercises usually have.

We plan to have around 12 victims (children and adults) as well as identified observers staged in this area. We do not plan to block both lanes of traffic, may request blocking off this area during the exercise.

An emergency Management planning committee has been working with local First Responders, the city Manager, Nate Schneider, Kyle Potthoff and members of the McCook City Schools.

We would like to hold the exercise on September 15, 2001 beginning at 5:30 p.m. This way we can stage the victims, observers, etc. simulating the event. We will assign Safety and Site Officers for the exercise.

Thank you for your attention and consideration for the 2021 Community-wide exercise.

**Dari Olson, CHSP, HEM**

*Safety Director*

*Community Hospital*

*PO Box 1328 | McCook, NE 69001*

*308.344.8362 | Fax 308.344.8358*

[dolson@chmccook.org](mailto:dolson@chmccook.org)

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:**        **3.H.**

Receive and file Topic for Consideration for City Council Agenda received on August 3, 2021.

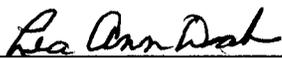
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**BACKGROUND:**

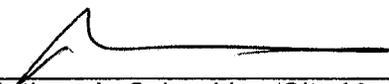
The attached request was received on August 3.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 11, 2021



Lea Ann Doak, City Clerk  
City of McCook  
505 West C St.  
P.O. Box 1059  
McCook, NE 69001

Telephone: (308)345-2022  
E-mail: [admin@cityofmccook.com](mailto:admin@cityofmccook.com)  
Website: [www.cityofmccook.com](http://www.cityofmccook.com)

## TOPIC FOR CONSIDERATION FOR CITY COUNCIL AGENDA

If you have a specific topic that you would like the City Council to consider at a future meeting, please complete the information below and submit to the City Clerk's office. The item will be reviewed and forwarded to city staff for appropriate action or scheduled for a future meeting of the City Council, if necessary. You will be notified of the staff recommendation or action taken on your request or when the item will be presented to the City Council for consideration.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date of Request: \_\_\_\_\_

Description of Requested Topic: (Please be as specific as possible and use additional sheets of paper if needed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### For Administrative Purposes:

Date Request Received: 8/3/21 Received by: Kyle

Action Taken: Talked with Bill Donze on 8/4/21 @ approx 8:30 a.m. at Barnett Park. Bill voiced his concerns about the overtaking of blue gill and possible illegal taking of fish. I left message with game & parks. On 8/9 I received a call from Brian Permycky with game and parks and passed on Mr. Donze's concerns. I also forwarded this information to JC PD (Joel) on 8/4/21.

Follow-Up Needed: \_\_\_\_\_

Signed: [Signature] Date: 8/11/21

Completed form must be received 2 weeks prior to the Council meeting to get on the agenda. For 1<sup>st</sup> Monday meeting of the month, form must be submitted by 3<sup>rd</sup> Monday of the month before. For 3<sup>rd</sup> Monday meeting of the month, form must be submitted by the 1<sup>st</sup> Monday of the month.



## Lea Ann Doak

---

**From:** noreply@civicplus.com  
**Sent:** Tuesday, August 3, 2021 5:26 PM  
**To:** admin@cityofmccook.com; ldoak@cityofmccook.com; burkey@cityofmccook.com  
**Subject:** Online Form Submittal: TOPIC FOR CONSIDERATION

If you are having problems viewing this HTML email, click to view a [Text version](#).

### TOPIC FOR CONSIDERATION

First Name:	Kathy
Last Name:	Donze
Street Address:	212 West 11th St
City:	McCook
State:	NE
Zip:	69001
Phone Number:	3083456213
Email Address:	bill22_250@hotmail.com
Date of Request:	8-03-21

Description of Requested Topic:  
(Please be as specific as possible)

caught number of out of area people taking way over limits of blue gill at barnett park for bait at lakes-- today had a man and waman use a casting net to catch blue gill and minnows out of barnett park-- have photos-- and will start taking photos of people doing this, if you can't help or won't I will start posting them to my facebook-- perhaps shaming them might stop it-- this is Mr. Bill - 4 years i have helped put fish in barnett park -- last year \$1,000 I spent- for children, handicapped and elderly to enjoy-- yes even I go down with my fly rod when I gout allows me some-- thank you for your TIME

For a printable form please use this link:

[Topic for Consideration Form](#)

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityofmccook.com/Admin/FormHistory.aspx?SID=1276>

The following form was submitted via your website: TOPIC FOR CONSIDERATION

First Name:: Kathy

Last Name:: Donze

Street Address:: 212 West 11th St

City:: McCook

State:: NE

Zip:: 69001

Phone Number:: 3083456213

Email Address:: bill22\_250@hotmail.com

Date of Request:: 8-03-21

Description of Requested Topic:

(Please be as specific as possible): caught number of out of area people taking way over limits of blue gill at barnett park for bait at lakes-- today had a man and waman use a casting net to catch blue gill and minnows out of barnett park-- have photos-- and will start taking photos of people doing this, if you can't help or won't I will start posting them to my facebook-- perhaps shaming them might stop it-- this is Mr. Bill - 4 years i have helped put fish in barnett park -- last year \$1,000 I spent- for children, handicapped and elderly to enjoy-- yes even I go down with my fly rod when I gout allows me some-- thank you for your TIME

Additional Information:

Form submitted on: 8/3/2021 5:26:11 PM

Submitted from IP Address: 64.64.129.60

Referrer Page: <https://www.cityofmccook.com/77/City-Council>

Form Address: <http://www.cityofmccook.com/Forms.aspx?FID=87>

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:**        3.I.

**RECOMMENDATION:**

Receive and file the minutes of the August 9, 2021 Planning Commission meeting.

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**BACKGROUND:**

Receive minutes from the various board and commission meetings.

**FISCAL  
IMPACT:**    None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

McCook Planning Commission  
Regular Meeting  
August 9, 2021  
5:15 P.M. 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, Davidson, Dueland, Lyons, McDowell, Stevens, Mockry.

Absent: Commissioner Friehe.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on August 5, 2021, 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 July 12, 2021 regular Planning Commission meeting.

Motion to approve the minutes of the July 12, 2021 regular Planning Commission meeting. This motion, made by Vosburg and seconded by McDowell, passed.

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

2. Public Hearings and Regular Agenda.

2.A. Public Hearing - Request for a special exception by Anita Bartels to locate a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st 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 from Anita Bartels to locate a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) District - property located at 408 East 1st Street, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT,

Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: YEA  
YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the August 9, 2021 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (6 pages); and Exhibit #5 - Findings and Determinations of McCook City Council (2 pages).

City Manager Schneider reviewed the information provided in Exhibit #1 and noted that after further staff review the request meets the definition of a Vacation Rental, not the Bed and Breakfast definition. The Commission will be reviewing as a Vacation Rental.

Bob Gaulke and Emily Young, applicant, were present to address questions from the Commission.

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 Stevens, passed.

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

2.B. Recommend approval to the City Council the special exception from Anita Bartels to allow a Bed and Breakfast/Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I.

I move to recommend approval to the City Council the special exception from Anita Bartels to allow a Vacation Rental in a Residential High Density (RH) at property legally described as Lot Three (3), Block Ten (10), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 408 East 1st Street); said special exception based upon special exception requirements A - I. This motion, made by Vosburg and seconded by McDowell, passed.

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

2.C. Public Hearing - Consider Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the proposed Replat of Original Clary Subdivision Replat and Replat No. 1, part of Block 2 and Block 3, said replat to be known as Replat No. 6, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

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

YEA: 9, NAY: 0, ABSENT: 1

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the August 9, 2021 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published and posted (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Land Use Action Request Form and attachments (5 pages); and Exhibit #5 - proposed Final Plat Bishop Acres Fourth Subdivision.

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

Andy Long, McCook Economic Development Director, was present to address their request with the Commission.

Richard Smock, owner of Lot 5 along "R" Street, expressed safety concerns with the additional traffic that would be created at the intersection of West 9<sup>th</sup> and "R" Streets; and concerns regarding the cost of the required sidewalk that he will have on his corner lot and with grade issues from his lot to the west.

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 Hilker, passed.

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

2.D. Recommend to the McCook City Council approval Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6.

Motion to recommend to the McCook City Council approval of the Replat of Original Clary Subdivision and Replat No. 1, Part of Block 2 and Block 3, said replat to be known as Replat No. 6. This motion, made by McDowell and seconded by Lyons, passed.

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

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:17 P.M.

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Lea Ann Doak, Recording Secretary

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

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**ITEM:** 3.J.

**RECOMMENDATION:**

Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by McCook Lodging LLC, dba "Holiday Inn Express McCook, 711 N Highway 83, which holds License #C-122854, the applicant being Kirti K. Trivedi.

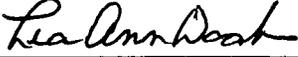
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**BACKGROUND:**

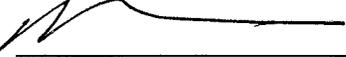
Upon notice from the Liquor Control Commission, this application is being presented to the Council for consideration. The Council may choose not to make a recommendation of approval or denial to the Commission.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

May 28, 2015

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

May 28, 2015



Pete Ricketts  
Governor

STATE OF NEBRASKA  
NEBRASKA LIQUOR CONTROL COMMISSION

**Hobert B. Rupe**  
Executive Director  
301 Centennial Mall South  
P.O. Box 95046  
Lincoln, Nebraska, 68509-5046  
Phone (402) 471-2571  
Fax (402) 471-2814 or (402) 471-2374  
TRS USER 800-833-7352 (TTY)  
Web Address <https://www.lcc.nebraska.gov>

Today's Date: August 5, 2021  
From: Rebecca Roberts  
To: McCook City Clerk

**I have attached a copy of a new corporate manager application submitted to the Nebraska Liquor Control Commission. Please complete the following information below to indicate your recommendation.**

Licensee Name: McCook Lodging LLC  
Trade Name (DBA): Holiday Inn Express McCook  
License Number: C-122854  
Manager Name: Trivedi, Kirti K  
Due Date: September 20, 2021

- APPROVED
- NO LOCAL RECOMMENDATION
- DENIED

COMMENTS: (YOU MAY ATTACH MINUTES AND/OR ADDITIONAL NOTES)

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Clerk's Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Kim Lowe**  
Commissioner

**Bruce Bailey**  
Chairman  
*An Equal Opportunity Employer*

**Harry Hoch**  
Commissioner

McCook

122854

BR

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov

Office Use
<b>RECEIVED</b>
AUG 03 2021
NEBRASKA LIQUOR CONTROL COMMISSION

**FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE PROCESSED**

**MANAGER MUST:**

- ✓ Complete all sections of the application. Be sure it is signed by a member or corporate officer. corporate officer or member must be an individual on file with the Liquor Control Commission
- ✓ Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- ✓ Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- ✓ Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who **will not** participate in the business, spouse must:

- ✓ Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

Spouse who **will** participate in the business, the spouse must:

N/A

- Sign the application
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert **not** required



0400  
0010

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form MUST be included with your application
- ✓ 21 years of age or older

**Corporation/LLC information**

Name of Corporation/LLC: MCCOOK LODGING LLC

**Premise information**

Liquor License Number: #122854 Class Type C (if new application leave blank)

Premise Trade Name/DBA: HOLIDAY INN EXPRESS MCCOOK

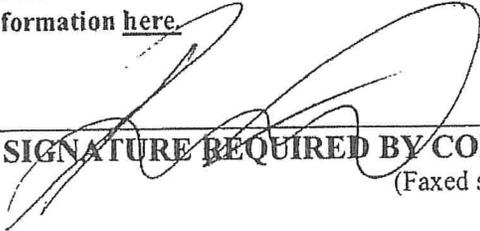
Premise Street Address: 711 N HIGHWAY 83

City: MCCOOK County: RED WILLOW Zip Code: 69001

Premise Phone Number: (402) 933-6959

Premise Email address: Kirti K. Trivedi kt@anantops.com

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).

  
**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**  
(Faxed signatures are acceptable)

Manager's information must be completed below PLEASE PRINT CLEARLY

Last Name: Trivedi <sup>spouse</sup> First Name: Kirti MI: K.

Home Address: 1177 Ironwood Cr.

City: Omaha County: Douglas Zip Code: 68152-5243

Home Phone Number: 402-432-4863 (Cell)

Driver's License Number & State: [REDACTED]

Social Security Number: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: Chicago, IL

Email address: kt@anantops.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

YES

NO

Spouse's information

Spouses Last Name: Trivedi First Name: Seema MI: \_\_\_\_\_

Social Security Number: [REDACTED]

Driver's License Number & State: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: New Delhi, India

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS

APPLICANT

SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Omaha, Nebraska	2007	present	Omaha, Nebraska	2009	present

**MANAGER'S LAST TWO EMPLOYERS**

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2013	Present	Anant Operations, Inc.	Self	402-933-6959
2004	Present	Trivedi, Inc.	Self	402-933-6959

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

**Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES       NO

If yes, please explain below or attach a separate page. See attached

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Kirti K. Trivedi				

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES       NO

IF YES, list the name of the premise(s):      See attached

---

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES       NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

\*NLCC Training Certificate Issued: 12/04/2018 Name on Certificate: Kirti K. Trivedi

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Kirti K. Trivedi	12/04/2018	RBST - Nebraska <i>exp. 12/4/21</i>

\*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Kirti K. Trivedi		See Attached

5. Have you enclosed form 147 regarding fingerprints?

YES       NO

PERSONAL OATH AND CONSENT OF INVESTIGATION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

**Applicant Notification and Record Challenge:** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Manager Applicant

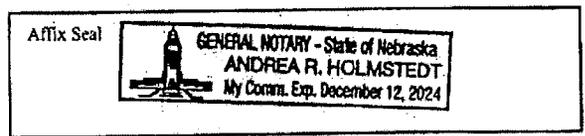
*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska  
County of Douglas The foregoing instrument was acknowledged before me this

August 2nd 2021 by Kirti K. Trivedi and Seema Trivedi  
date NAME OF PERSON BEING ACKNOWLEDGED

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

## ATTACHMENT TO MANAGER APPLICATION FOR LIQUOR LICENSE

## RESPONSE TO QUESTION 1.

**READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY. Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Kirti K. Trivedi	4/11/2017	Douglas County, NE	DUI 3 <sup>rd</sup> Offense	Guilty Plea/Admission in Court
	10/4/2016	Douglas County, NE	(1) DUI 3 <sup>rd</sup> Offense (2) Refusal	Preliminary Waived bindover to District Court-see disposition Dist. Ct. Case amended to DUI-3rd offense; Class W Misdemeanor
	21/21/2015	Douglas County, NE	No Valid Registration	Guilty Plea by Waiver
	12/17/2014	Lancaster County, NE	Improper Registration	Dismissed by Prosecutor
	12/27/2000	Kearney, NE	(1) Leave accident (2) Willful reckless drive amended to Careless	(1) Dismissed (2) Guilty plea by waiver
	8/12/2003	Lincoln, NE	Fail to deliver title on sale/No proof of Ins./No valid license	Dismissed
	12/7/2005	Lincoln, NE	(1) DUI (2) Drive on Suspended license (3) Negligent Drive	(1) Guilty (2) Dismissed (3) Dismissed
	4/19/2007	Lincoln, NE	Drive on Suspended license	Guilty
	8/28/2008	Omaha, NE	(1) DUI (2) Drive during revocation	(1) Guilty (2) Dismissed
	10/15/2001	Hall County, NE	Speeding	Guilty plea by waiver
	7/20/2001	Seward County, NE	Speeding	Guilty plea by waiver
	4/22/2003	Seward County, NE	Speeding	Guilty plea by waiver
	3/14/2005	Lincoln, NE	Speeding	Guilty plea by waiver
	11/1/1999	Adams County, NE	Speeding	Guilty
	12/6/2001	Red Willow County, NE	Speeding	Guilty plea by waiver
	4/9/2003	Cheyenne County, NE	No valid registration	License suspended to failing to appear
	10/27/2004	Adams County, NE	Speeding	Guilty plea by waiver
	12/2/2004	Harlan County, NE	Speeding	Guilty plea by waiver
	9/11/2000	Furnas County, NE	Speeding	Guilty plea by waiver
	1/25/2005	Gosper County, NE	Speeding	Guilty plea by waiver
	3/1/1996	Denver, CO	(1) Disturbing the Peace (2) Trespass	(1) Dismissed (2) Dismissed
	8/24/1997	Pueblo, CO	(1) Disorderly Conduct (2) Damage Property (3) Public Peace/ Possession of Liquor	(1) Guilty Plea (2) Guilty Plea (3) Guilty Plea
	3/26/1998	Pueblo, CO	Criminal Mischief \$400-\$15,000	Dismissed
	8/27/98	Pueblo, CO	Criminal Mischief \$100-\$400	Dismissed

## ATTACHMENT TO MANAGER APPLICATION FOR LIQUOR LICENSE

## RESPONSE TO QUESTION 2:

Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

License No.	Licensee/DBA Name
#123948 Class C	LNK Lodging, LLC d/b/a Holiday Inn Express & Suites Lincoln Airport
#087982 Class I	Tamarin Lodging, LLC d/b/a Holiday Inn Lincoln Southwest
#123950 Class C	Husker Management, Inc. d/b/a Holiday Inn Express Suites Lincoln Southeast
#099259 Class CK	DMK Union General Partnership d/b/a Holiday Inn Downtown Omaha
#117353 Class C	24 <sup>th</sup> Street Enterprises, LLC d/b/a Even Hotel Downtown Omaha
#123949 Class C	LNK2 Lodging, LLC d/b/a Fairfield Inn & Suites – Lincoln Airport
#122853 Class C	Farnam Lodging, LLC d/b/a Holiday Inn Express Downtown Omaha
#123938 Class C	Crete Lodging, LLC d/b/a Fairfield Inn Crete
#122854 Class C	McCook Lodging, LLC d/b/a Holiday Inn Express McCook
#123098 Class CK	Village Pointe Lodging d/b/a Aloft-Omaha West

ATTACHMENT TO MANAGER APPLICATION FOR LIQUOR LICENSE

RESPONSE TO QUESTION 4:

List alcohol related training and/or experience (when & where) of person making the application.

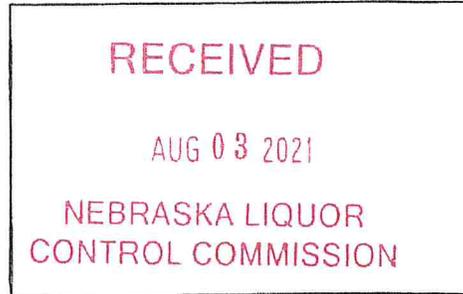
Kirti K. Trivedi Business Ownership and Management Experience. Liquor License number is listed for entities holding licenses and, if applicable, Kirt Trivedi's experience as manager of the licensed premises is listed.

Owner/Member Manager from date of incorporation and/or organization to the present:	Liquor License	Manager of Liquor License Premises
<i>ANANT OPERATIONS, INC.</i> Incorporation: October 29, 2013		
<i>HUSKER MANAGEMENT, INC.</i> (formerly Husker Lodging, Inc.) Date of Incorporation: July 30, 2004	#123950 Class C	2008-2017 Husker Management, Inc. d/b/a Holiday Inn Express & Suites Lincoln Southeast
<i>TRIVEDI, INC.</i> Date of Incorporation: January 22, 2004		
<i>24<sup>th</sup> STREET ENTERPRISES, L.L.C.</i> Date of Organization: November 1, 2013	#117353 Class C	2016-2017 24th Street Enterprises, LLC d/b/a Even Hotel Downtown Omaha
<i>ANANT CONSTRUCTION, L.L.C.</i> Date of Organization: April 15, 2016		
<i>ANANT ENTERPRISES, L.L.C.</i> Organization: March 4, 2013		
<i>ANANT PARTNERS, L.L.C.</i> Date of Organization: January 31, 2018		
<i>CRETE LODGING, L.L.C.</i> Date of Organization: May 11, 2015	#123938 Class C	
<i>DMK INVESTMENTS, L.L.C.</i> Organization: May 5, 2006 DMK Investments & Kirt Trivedi are the partners in DMK Union General Partnership	#099259 Class CK	2012-2017 DMK Union General Partnership d/b/a Holiday Inn Downtown Omaha
<i>FARNAM LODGING, L.L.C.</i> Date of Organization: November 3, 2016	#122853 Class C	
<i>HUPMOBILE, L.L.C.</i> Date of Organization: November 3, 2016		
<i>HUSKER LODGING, L.L.C.</i> Organization: March 17, 2005		
<i>LNK LODGING, L.L.C.</i> Organization: March 9, 2007	#123948 Class C	2016-2017 LNK Lodging, LLC d/b/a Holiday Inn Express & Suites Lincoln Airport
<i>LNK2 LODGING, L.L.C.</i> formerly <i>DMK DEVELOPMENT, L.L.C.</i> Date of Organization: February 28, 2007 Amended Certificate of Organization [Name Change]: February 9, 2015	#123949 Class C	

<b>MCCOOK LODGING, LLC</b> Date of Organization: July 25, 2012	#122854 Class C	
<b>NICHOL FLATS, LLC</b> Date of Organization: October 4, 2013		
<b>TAMARIN LODGING, L.L.C.</b> Date of Organization: November 1, 2007	#087982 Class I	2013-2017 Tamarin Lodging, LLC d/b/a Holiday Inn Lincoln Southwest (formerly Aura, Inc. d/b/a Aura Restaurant & Bar)
<b>VILLAGE POINTE LODGING, L.L.C.</b> Date of Organization: June 23, 2016	#123098 Class CK	

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the **NSP PayPort** online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***  
The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.*

\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\*

Trade Name \_\_\_\_\_

Name of Person Being Fingerprinted: Kirti K. Trivedi

Date of Birth:                      Last 4 SSN:                     

Date fingerprints were taken: 8-2-2021

Location where fingerprints were taken: 4411 S 108 ST Omaha NE 68127

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



[Back to Lookup](#) / Registrant Detail

# Kirti K Trivedi

Political Party  
Republican

Precinct  
FORT CALHOUN WEST PRECINCT

2020 General Election

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

## Polling Location

Ft Cal St John Baptist Catholic Church-Sh  
Schwertley Hall Ft Calhoun, NE 68023



## Early Voting Sites

Courthouse  
1000 S. 10th St., NE, Omaha

Ballot Styles  
02.01

## Districts

Show

**SPOUSAL AFFIDAVIT OF  
NON PARTICIPATION INSERT**

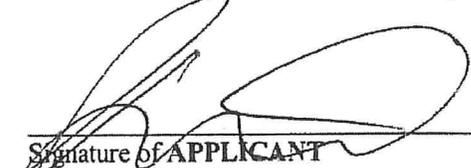
NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will not have any interest, directly or indirectly in the operation of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent myself as the owner or **in any way participate in the day to day operations of this business in any capacity.** The penalty guideline for violation of this affidavit is cancellation of the liquor license.

I acknowledge that I am the applicant of the non-participating spouse of the individual signing below. I understand that my spouse and I are responsible for compliance with the conditions set out above. If, it is determined that my spouse has violated (§53-125(13)) the commission may cancel or revoke the liquor license.

  
\_\_\_\_\_  
Signature of **NON-PARTICIPATING SPOUSE**  
**Seema Trivedi**  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of **APPLICANT**  
**Kirti K. Trivedi**  
\_\_\_\_\_  
Print Name

State of Nebraska, County of Douglas

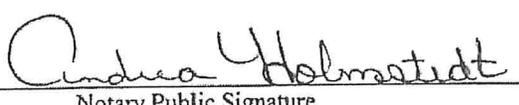
State of Nebraska, County of Douglas

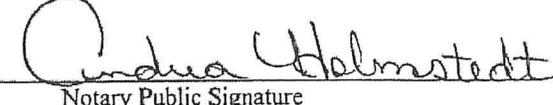
The foregoing instrument was acknowledged before me  
this August 2nd 2021 (date)

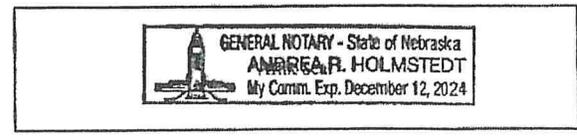
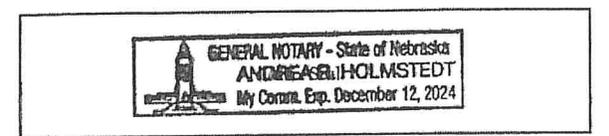
The foregoing instrument was acknowledged before me  
this August 2nd 2021 (date)

by Seema Trivedi  
\_\_\_\_\_  
Name of person acknowledged  
(Individual signing document)

by Kirti K. Trivedi  
\_\_\_\_\_  
Name of person acknowledged  
(Individual signing document)

  
\_\_\_\_\_  
Notary Public Signature

  
\_\_\_\_\_  
Notary Public Signature



In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities.  
A ten day advance period is requested in writing to produce the alternate format.

*Certificate of Achievement*

- for those who serve or sell alcohol in Nebraska

**KIRTI KRISHNAKANT TRIVEDI**

holds a

State Alcohol certificate

Permit # RB-0104424

Permit Expires: 12-04-2021 Amount Paid: \$

 Responsible Beverage Service Training  
N E B R A S K A 

General	Credential	Number	Earned	Expires
231 HAWKES BLD TOWER 20 Bldg 3547 COMPANY 58100	STATE ALCOHOL CITY ALCOHOL	RB-010474 LNK0164427	12-04-2018 12-04-2018	12-04-2021 12-04-2021

RESTRICTED: This information not to be released to other than authorized personnel.

LIQUOR APPLICATION REPORT

POLICE DEPARTMENT REPORT

DATE REQUESTED: August 2, 2021

DUE DATE: August 10, 2021

APPLICANT: McCook Lodging LLC - Kirti K. Trivedi, Manager

DBA: Holiday Inn Express McCook

APPLICANT'S ADDRESS:

PHONE NUMBER (HOME):

(BUSINESS):

PROPOSED LICENSE ADDRESS: 711 N Highway 83

TYPE OF LICENSE: Class "C" - License #122854

(Beer, Wine & Distilled Spirits, On and Off Sale)

TYPE OF INVESTIGATION:

- |  |   |
|--|---|
| <input type="checkbox"/> Purchase of Business          | <input type="checkbox"/> New and Additional License |
| <input type="checkbox"/> Upgrade of Existing License   | <input type="checkbox"/> Transfer of Location       |
| <input type="checkbox"/> Expansion of Present Business | <input checked="" type="checkbox"/> Manager         |
| <input type="checkbox"/> Renewal - Long Form           |   |

TYPE OF BUSINESS:

- |  |   |
|--|---|
| <input type="checkbox"/> Hotel/Motel               | <input checked="" type="checkbox"/> Restaurant/Food Service |
| <input type="checkbox"/> Liquor/On-Off Sale        | <input type="checkbox"/> Liquor/On-Sale Only                |
| <input type="checkbox"/> Liquor/Off-Sale Only      | <input type="checkbox"/> Entertainment/Bottle Club          |
| <input type="checkbox"/> Other - Convenience Store |   |

TYPE OF OWNERSHIP:  Corporation  Partnership  Individual

Limited Liability Company (LLC)

\*\*\*\*\*

Investigation Completed by: \_\_\_\_\_

*Sgt Joel Wilbers*

Date: 08-06-21

PERSONAL HISTORY - MANAGER:

56. Manager's Name: Kirti K. Trivedi

57. Date of Birth: 03-14-1977 58. \_\_\_\_\_

59. Home: 1177 Ironwood Cr. Omaha, NE 68152

60. Citizen of the United States? (  ) Yes ( ) No

If Naturalized, Certificate No. \_\_\_\_\_

Place: \_\_\_\_\_

61. Proper residency has been established? (  ) Yes ( ) No

If no, explain \_\_\_\_\_

62. Criminal History - Has manager been arrested and/or pled guilty to any Yes misdemeanor? No felony? If felony, attach detailed description.

63. Has manager been cited for and/or been found in violation of the Liquor Laws of the State of Nebraska or other State in which previously licensed?

(  ) Yes ( ) No (If yes, attach detailed description.) Other Business Employee ran out of wine and purchased from Retailer rather than Wholesale. Employee Terminated.

64. Has manager had a beneficial interest in another liquor license? (  ) Yes ( ) No No new violations.

(If yes, Name, City, Address, Type of License) His other Hotel properties. (Attached)

65. Record checks made (civil history). ( ) Yes (  ) No. (Attach records.)

66. Investigation made of character/reputation of manager, report details of investigation:

No

67. Number of hours that will be spent by manager at licensed premises each week?

50 to 60 hours per Week

68. Number of hours that will be spent by manager working in occupation other than licensed premises each week? Other Business Properties

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 MCCOOK CITY COUNCIL MEETING**

**4.A.**  
**ITEM NO.** Approve on second reading, Ordinance No. 2021-3018, updating McCook's Code of Ordinances to include a new section to Chapter 71, said Chapter and Section to be known as Chapter 71: Traffic Rules; Section 71.30: Engine Braking.

---

**BACKGROUND:**

Staff has been instructed to create an engine braking ordinance. Attached to this report is an ordinance for the City Council's consideration. The ordinance is modeled after Kearney's engine braking ordinance. The ordinance prohibits the use of compression brakes within the City of McCook's corporate boundaries, with exceptions provided for: 1) emergency braking situations, and 2) compression brakes that are muffled.

At the August 2, 2021 McCook City Council meeting, the council voted to approve Ordinance No. 2021-3018 on first reading.

**APPROVALS:**



Nathan A. Schneider, City Manager

August 11, 2021



Lea Ann Doak, City Clerk

August 11, 2021

ORDINANCE NO. 2021-3018

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 71 - TRAFFIC RULES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; ADDING SUBSECTION - MOTOR VEHICLES; SECTION 71.30 - ENGINE BRAKES; DEFINITIONS, PROHIBITED, AFFIRMATIVE DEFENSE, AND PENALTY; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1 That Chapter 71 - Traffic Rules; Subsection - Motor Vehicles; Section 71.30 - Engine Brakes; Definitions, Prohibited, Affirmative Defense, and Penalty shall be added to read as follows:

***"MOTOR VEHICLES***

§ 71.30 ENGINE BRAKES; DEFINITIONS, PROHIBITED, AFFIRMATIVE DEFENSE, AND PENALTY.

- (A) *Definition.* For the purposes of this Section, the term "engine brake" is hereby defined as a specific braking mechanism which utilizes the release of compressed air as part of an engine retarder or engine brake on any motor vehicle as a means of slowing or stopping said vehicle.
- (B) *Prohibition of Engine Brakes.* It shall be unlawful for anyone to operate a motor vehicle and use engine retarders or brakes as a means of slowing or stopping said vehicle within the city limits.
- (C) *Affirmative Defense.* The use of an engine retarder or brake in an emergency situation to avoid an imminent accident which would otherwise result in damage or injury to person(s) or property, or the fact that the motor vehicle is equipped with a proper muffler system which eliminates noise emitted or caused by the use of an engine retarder or brake system shall constitute affirmative defenses to the application of the provisions of this Section.
- (D) *Penalty.* Any person violating any of the provisions of this Section shall be deemed guilty of an infraction and, upon conviction thereof, shall be fined in accordance with the provisions of Section 71.99. Each day any such violation shall occur or continue shall constitute and be deemed a separate offense."

SECTION 2. Any and all other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law in its entirety or in pamphlet form.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Michael D. Gonzales, Mayor

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk

Published:

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

---

**ITEM:**        4.B.

Introduce and approve Ordinance No. 2021-3019 providing for the adoption of the budget for FY 2021/2022 upon its first reading.

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**BACKGROUND:**

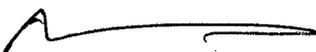
Ordinance No. 2021-3019 provides for the adoption of the budget for Fiscal Year 2021/2022 after discussion and consideration by the Council.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 11, 2021

**ORDINANCE NO. 2021-3019**

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2021, through September 30, 2022. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of McCook. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and the County Clerk of Red Willow County, Nebraska, for use by the levying authority.

Section 2. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

-s- Michael D. Gonzales  
Mayor

ATTEST:

-s- Lea Ann Doak  
City Clerk

**CITY MANAGER'S REPORT  
AUGUST 16, 2021 CITY COUNCIL MEETING**

---

**ITEM:**        **4.C.**

Introduce and approve Ordinance No. 2021-3020 providing for the adoption of the FY 2021/2022 Fiscal Year Employee Classification Pay Plan upon its first reading.

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**BACKGROUND:**

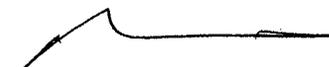
The attached ordinance provides for the adoption of the Employee Classification and Pay Plan for Fiscal Year 2021/2022.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 11, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 11, 2021

**ORDINANCE NO. 2021-3020**

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA PROVIDING FOR THE ADOPTION OF THE 2021/2022 FISCAL YEAR EMPLOYEE CLASSIFICATION AND PAY PLAN; PROVIDING FOR AN EFFECTIVE DATE FOR THE IMPLEMENTATION OF THE CLASSIFICATION AND PAY PLAN; REPEALING ANY AND ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. The 2021/2022 Employee Classification and Pay Plan shall be and is hereby adopted. Said Classification and Pay Plan is incorporated herein by reference the same as if set out in full. A copy of the Classification and Pay Plan shall be on file in the office of the City Clerk and is available for public inspection at any reasonable time. (Ref. City of McCook Code of Ordinances, § 30.075).

SECTION 2. The Employee Classification and Pay Plan shall be effective October 1, 2021.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

-s- Michael D. Gonzales  
Mayor

ATTEST:

-s- Lea Ann Doak  
City Clerk

Publish:

CITY OF MCCOOK  
 CLASSIFICATION AND PAY PLAN  
 FY 2021-2022

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>		<u>12-MONTH ANNUAL RANGE</u>
(S1)	Pool Basket Help	6.750	6.750	
(S2T)	Temporary Seasonal - work less than 90-Days Part-Time Laborer Maintenance Man Part-Time Clerical	10.000	- 11.000	
(S4)	Pool Seasonal/Seasonal II Pool Manager Seasonal II Assistant Pool Manager Pool Guard	10.500	- 13.000	
		9.000	- 11.000	
		9.000	- 11.000	
(3P)	Permanent Part-Time (No annual range adjustment - employees eligible for annual COLA & merit) Part-Time Clerical Part-Time Transit Driver Senior Center Aide Part-Time Maintenance	10.500	- 15.500	
(100)	Public Transportation Driver	12.909	- 18.262	26,851 - 37,985
(105)	Full-Time Custodial/Maintenance	13.317	- 19.998	27,699 - 41,596
(110)	Assistant Cook	13.619	- 17.905	28,328 - 37,242
(115)	Clerk II (Public Transit Dispatcher)	14.498	- 19.944	30,156 - 41,484

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>	<u>12-MONTH ANNUAL RANGE</u>
(120)	Head Cook	14.670 - 21.828	30,514 - 45,402
(125)	Laborer I Equipment Operator I	15.013 - 21.328	31,227 - 44,362
(130)	Transfer Station Assistant	15.262 - 19.820	31,745 - 41,226
(135)	Circulation Librarian	15.554 - 20.464	32,352 - 42,565
(140)	Public Safety Office Assistant Office Assistant	15.430 - 20.776	32,094 - 43,214
(145)	Disposal Plant Operator I	16.084 - 22.087	33,455 - 45,941
(150)	Catalogue/Media Librarian	16.269 - 21.369	33,840 - 44,448
(155)	Administrative Assistant	15.975 - 21.627	33,228 - 44,984
(160)	Laborer II	16.563 - 21.848	34,451 - 45,444
(165)	Equipment Operator II	16.511 - 22.098	34,343 - 45,964
(170)	Refuse Collection Driver	16.542 - 22.047	34,407 - 45,858
(175)	Utility Service Technician I (Meters)	16.615 - 22.441	34,559 - 46,677
(180)	Juvenile Services Librarian	16.615 - 22.951	34,559 - 47,738
(185)	Disposal Plant Operator II	17.682 - 22.961	36,779 - 47,759
(190)	Assistant Mechanic	18.071 - 25.417	37,588 - 52,867
(195)	Chief Dispatcher	18.269 - 23.305	38,000 - 48,474

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>	<u>12-MONTH ANNUAL RANGE</u>
(200)	Equipment Operator III Tractor-Trailer Operator Financial Administrative Assistant E911 Coordinator	17.863 - 24.086	37,155 - 50,099
(205)	Utility Service Technician II	18.665 - 25.209	38,823 - 52,435
(210)	Cemetery Sexton	19.872 - 25.802	41,334 - 53,668
(215)	Disposal Plant Operator III Water Plant Operator I	19.279 - 25.834	40,100 - 53,735
(220)	Maintenance/Groundskeeper II	19.268 - 26.228	40,077 - 54,554
(225)	Mechanic	19.050 - 26.634	39,624 - 55,399
(230)	Airport Maintenance Operator	23.000 - 29.586	47,840 - 61,539
(235)	Deputy City Clerk Human Resource Coordinator	19.955 - 30.618	41,506 - 64,031
(240)	Water Plant Operator II	22.244 - 29.880	46,268 - 62,150
(245)	Laborer Foreman	23.399 - 30.178	48,670 - 62,770
(250)	Building Inspector/Code Compliance Officer	24.377 - 32.105	50,704 - 66,779
(255)	Police Sergeant (42 hour) Sergeant/Patrol Supervisor	24.866 - 33.147	54,307 - 72,393

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>	<u>12-MONTH ANNUAL RANGE</u>
(260)	Library Director Senior Services Director Public Works Superintendent Solid Waste Superintendent Wastewater Superintendent Water Superintendent	27.539 - 35.738	57,281 - 74,335
(265)	City Clerk/Treasurer	30.213 - 43.125	62,843 - 89,700
(270)	Utilities Director	33.917 - 45.590	70,547 - 94,827
(275)	Public Works Director	34.749 - 47.702	72,278 - 99,220
(280)	Fire Chief Chief of Police	34.989 - 47.244	72,777 - 98,268

NOTE: 20 hour/week = 1,040 hour/year  
30 hour/week = 1,560 hour/year  
40 hour/week = 2,080 hour/year  
42 hour/week = 2,184 hour/year  
56 hour/week = 2,912 hour/year

**Firefighter/Paramedic - Union Contract**

Contract Year	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
10/1/2021 - 9/30/2022	\$ 16.306	\$ 16.985	\$ 17.470	\$ 18.086	\$ 18.734	\$ 19.371	\$ 20.053	\$ 20.751	\$ 21.476	\$ 22.223	\$ 23.002

The pay grid above is for firefighters/paramedics. Firefighters/paramedics/lieutenants will receive 15% more than the salaries shown on this grid. New employees hired as firefighters/EMT-1 will receive 7.5% less than the salaries shown on this grid. New employees hired as firefighters/EMT-B will receive 12.5% less than the salaries shown on this pay grid.

**Firefighter/Paramedic (40 hour work week) - Union Contract**

Contract Year	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
10/1/2021 - 9/30/2022	\$ 22.825	\$ 23.780	\$ 24.455	\$ 25.319	\$ 26.228	\$ 27.119	\$ 28.075	\$ 29.051	\$ 30.063	\$ 31.115	\$ 32.203

The pay grid above is for firefighters/paramedics. New employees hired as firefighters/EMT-1 will receive 7.5% less than the salaries shown on this grid. New employees hired as firefighters/EMT-B will receive 12.5% less than the salaries shown on this pay grid.

**Police Officers/Detectives/Dispatchers - Union Contract**

Contract Year	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
10/1/2020 - 9/30/2021								
Police Officers	\$ 20.247	\$ 21.108	\$ 22.058	\$ 23.050	\$ 24.087	\$ 25.292	\$ 26.557	\$ 27.885
Detectives	\$ 23.011	\$ 23.931	\$ 24.888	\$ 25.884	\$ 26.919	\$ 27.996	\$ 29.256	\$ 30.645
Dispatchers	\$ 15.310	\$ 15.877	\$ 16.464	\$ 17.073	\$ 17.704	\$ 18.377	\$ 19.076	\$ 19.839