

# MCCOOK CITY COUNCIL

## REGULAR MEETING

**Monday, February 6, 2023  
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Kelley, United Methodist Church.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.
2. Presentations.
  - A. Accept the Financial Statements and Supplemental Information for Fiscal Year ending September 30, 2022 prepared by AMGL CPAs and Advisors.
3. Public Hearings.
  - A. Conduct a public hearing on the application of Old Sarge's Bar, Inc; dba "Old Sarge's Bar", for Class "IB" License #125468 - (Beer, Wine Distilled Spirits, On Sale, and Beer Off only) License under the Nebraska Liquor Control Commission, to be located at 114 West 1st Street, McCook, Nebraska.
    1. Reconvene as a City Council.
  - B. Recommend approval to the Nebraska Liquor Control Commission the application of Old Sarge's Bar, Inc; dba "Old Sarge's Bar", for Class "IB" License #125468 - (Beer, Wine Distilled Spirits, On Sale, and Beer Off only) License under the Nebraska Liquor Control Commission, to be located at 114 West 1st Street, McCook, Nebraska.
  - C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held January 23, 2023.
    1. Adjourn the Public Hearing.
  - D. Accept the minutes of the July 25, 2022 Economic Development Plan Citizen's Advisory Review Committee meeting.
4. Consent Agenda.

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

  - A. Approve the minutes of the January 16, 2023 regular City Council meeting.

- B. Accept the minutes of the November 9, 2022 Library Advisory Board meeting.
  - C. Ratify the Mayor's appointments to the Airport Advisory Commission - reappoint Dick Trail and Cleo Spencer - terms expire November 2025; Board of Zoning Adjustment - reappoint Ryan Moore, Jerry Reitz, and Greg Larson - terms expired January 2026; reappoint Tammie Hilker (Planning Commission Representative) and Rick Haney - terms expire September 2025; reappoint Andy Weber (Alternate) - term expires January 2026; Library Advisory Board - reappoint Pam Wolford - term expires June 2026; Parks Advisory Board - reappoint Jeremy LaBrie - term expires May 2025; and the Senior Citizens Advisory Board - reappoint Dan Stramel, Robert Patenburg and Jim Hamill - terms expire September 2025.
  - D. Award the bid for the 2023 Crack Sealing Project to Shelco Construction of Elsie, Nebraska in the amount of \$60,750.00, that being the lowest best bid.
  - E. Approve the specifications for the 2023 Armor Coating Project and set the time and date to receive bids as 2:30 P.M., February 28, 2023.
  - F. Approve the application for a Special Designated Liquor License submitted by the Knights of Columbus 1126, Liquor License #I-003702, for the Saint Patrick G.I.F.T Gala to be held at the St. Patrick School and Gym, 401 East "F" Street, on March 17, 2023 from 5:00 P.M. to 11:00 P.M. and March 18, 2023 from 5:00 P.M. to 12:00 A.M.
  - G. Authorize Great Plains Communications to occupy City Right-of-Way for the installation of a ground level fiber optic vault - 100 Block East 13th Street.
  - H. Approve the specifications for the Water Treatment Plant, Wastewater Treatment Plant, and East/West Golf Course lift stations SCADA upgrades and set the date to receive bids as February 28, 2023 at 2:00 P.M.
  - I. Receive and file the Financial Report for the period ending December 31, 2022.
5. Regular Agenda.
- A. Discussion regarding the City of McCook's entry sign project.
  - B. Ordinance No. 2023-3060 approving the zoning change request for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska; said zoning change to amend the current zoning designation from Residential Medium Density District (RM) and Agricultural District (AG), to Business Commercial District (BC).
    - 1. Chairperson asks Clerk to read Ordinance by title.
    - 2. Consider approval of Ordinance No. 2023-3060 upon its second reading of three readings.
  - C. Ordinance No. 2023-3061 approving the voluntary annexation of a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, said tract of land included in the parcel to be referred to as Heritage Pointe Addition No. 3.
    - 1. Chairperson asks Clerk to read Ordinance by title.
    - 2. Consider approval of Ordinance No. 2023-3061 upon its second reading of three readings.
  - D. Ordinance No. 2023-3062 amending the City of McCook Code of Ordinances, pertaining to Contractor's License - Sections 150.400 - 150.412.

1. Chairperson asks Clerk to read Ordinance by title.
  2. Consider approval of Ordinance No. 2023-3062 upon its first reading.
- E. Ordinance No. 2023-3063 providing for an amendment of Chapter 38: Fee Schedule - Appendix M, Building Regulation Fees (Contractor's License); of the City of McCook Code of Ordinances
1. Chairperson asks Clerk to read Ordinance by title.
  2. Consider approval of Ordinance No. 2023-3063 upon its first reading.
- F. Ordinance No. 2023-3059 amending the City of McCook Code of Ordinances, Section 34.40 - Miscellaneous and Travel Expenditures.
1. Chairperson asks Clerk to read Ordinance by title.
  2. Consider approval of Ordinance No. 2023-3059 upon its second reading of three readings.
- G. Update regarding the swimming pool and ballpark projects.
- H. Council Comments.
- Adjournment.

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**          1.  

Accept the Financial Statements and Supplemental Information for Fiscal Year ending September 30, 2022 prepared by AMGL CPAs and Advisors.

---

**BACKGROUND:**

At Monday's meeting a representative from AMGL CPAs and Advisors will present, via zoom, to review the audit report and address any questions from the Council.

A pdf of the audit is attached to the packet, if you would like to review a paper report before Monday, you may pick up a copy at the City Office.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

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

January 30, 2023

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

January 30, 2023

To the Honorable Mayor and City Council  
City of McCook  
McCook, Nebraska

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of McCook as of and for the year ended September 30, 2022, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in the City of McCook's internal control to be significant deficiencies:

The size of the City's accounting and administrative staff precludes certain internal controls that would be preferred if the office staff were large enough to provide optimum segregation of duties. This lack of segregation of duties creates an opportunity for employees to commit fraud that may go undetected. This situation suggests that the City Council remain involved in the financial affairs of the City to provide oversight and independent review functions.

SHAREHOLDERS:

Robert D. Almquist  
Phillip D. Maltzahn  
Marcy J. Luth  
Heidi A. Ashby  
Christine R. Shenk  
Michael E. Hoback  
Joseph P. Stump  
Kyle R. Overturf  
Tracy A. Cannon

1203 W 2nd Street  
P.O. Box 1407  
Grand Island, NE 68802  
P 308-381-1810  
F 308-381-4824  
EMAIL [cpa@gicpas.com](mailto:cpa@gicpas.com)

This communication is intended solely for the information and use of management, the City Council, and others within the City, and is not intended to be and should not be used by anyone other than these specified parties.

AMGL, PC.

Grand Island, Nebraska  
December 29, 2022

To the Honorable Mayor and City Council  
City of McCook  
McCook, Nebraska

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, the aggregate remaining fund information, and the fiduciary funds of the City of McCook for the year ended September 30, 2022, and have issued our report thereon dated December 29, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 20, 2022. Professional standards also require that we communicate to you the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of McCook are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended September 30, 2022. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the collectability of accounts receivable is based on historical utility revenues, historical loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the collectability of accounts receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

#### SHAREHOLDERS:

Robert D. Almquist  
Phillip D. Maltzahn  
Marcy J. Luth  
Heidi A. Ashby  
Christine R. Shenk  
Michael E. Hoback  
Joseph P. Stump  
Kyle R. Overturf  
Tracy A. Cannon

1203 W 2nd Street  
P.O. Box 1407  
Grand Island, NE 68802  
P 308-381-1810  
F 308-381-4824  
EMAIL [cpa@gjcpas.com](mailto:cpa@gjcpas.com)

Management's estimate of the depreciation of capital assets is based on the estimated useful life of the capital asset. We evaluated the key factors and assumptions used to develop the depreciation of capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. Five audit adjustments increased the fund balances of the City's governmental funds by \$74,119. Fourteen audit adjustments decreased the net position of the City's business-type funds by \$513,624. One audit adjustment did not change the net position of the City's component units. The following material misstatements detected as a result of audit procedures were corrected by management:

1. Depreciation expense of \$1,366,856 was recorded on the business-type funds, decreasing capital assets and increasing expenses.
2. Unbilled revenue and revenue were increased \$57,696 on the business-type funds.
3. Accounts receivable and revenue were both decreased \$50,017 on the business-type funds.
4. Capital asset additions of \$681,783 were reclassified on the business-type funds, increasing capital assets and decreasing expenses.
5. Inventory was increased and expenses decreased \$112,696 on the business-type funds.
6. Accounts payable and various expenses were decreased \$135,974 on the business-type funds.
7. Accrued interest payable and interest expense were both increased \$12,219 on the business-type funds.
8. County treasurer cash and property tax revenue were increased \$18,175 on the General Fund.
9. Principal payments and loan proceeds were reclassified, decreasing long-term debt \$19,982 on the business-type funds.

10. Self-insurance claims incurred but not paid and claims expense were increased \$37,800.
11. Due from Self-Insurance Fund and revenue were decreased \$93,293 on the Water Fund.
12. Due to Water Fund and expenses were decreased \$93,293 on the Self Insurance Fund.
13. TIF receivables and TIF payables were both decreased \$185,079.

#### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated December 29, 2022.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

In connection with our audit of the financial statements of the City of McCook as of September 30, 2022, we noted certain matters that we believe you should consider. Our observations were formed as a by-product of our audit procedures, which did not include a comprehensive review for the purpose of submitting detailed recommendations.

1. The CDA will receive TIF proceeds on the Blackwood Enterprises project of approximately \$3,300 based on the 2022 valuation. No qualifying TIF expenses have been approved on this project as of November 2, 2022, the date of our audit fieldwork. We recommend encouraging the redeveloper to submit their qualifying expenses as

soon as possible, as the amount of qualifying expenses to be reimbursed to the redeveloper needs to be determined before the TIF proceeds are collected in the 2023 calendar year.

2. Upon completing the utility billing testing procedures, we noticed there was an error with the water and sewer usage rates in the utility billing software. Rates in the utility billing software were rounded to two decimal places. However, the published ordinances are set to three decimal places. We suggest updating the rates in the utility billing software to match the rates on the ordinance.

#### Other Matters

We were engaged to report on the Fiduciary Funds combining statement of assets and liabilities, General Fund departmental combining statement of revenues and expenditures, and component unit combining statements, which accompany the financial statements but are not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the management's discussion and analysis and budgetary comparison schedules, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

#### Restriction on Use

This information is intended solely for the use of the City Council and management of the City of McCook and is not intended to be and should not be used by anyone other than these specified parties.

AMGL, P.C.

Grand Island, Nebraska  
December 29, 2022

**CITY OF MCCOOK, NEBRASKA**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**September 30, 2022**

## TABLE OF CONTENTS

|   | Page |
|---|------|
| INDEPENDENT AUDITOR’S REPORT  | 3    |
| MANAGEMENT’S DISCUSSION AND ANALYSIS  | 6    |
| FINANCIAL STATEMENTS  |      |
| Government-wide Financial Statements  |      |
| Statement of Net Position   | 18   |
| Statement of Activities   | 19   |
| Fund Financial Statements   |      |
| Balance Sheet - Modified Cash Basis - Governmental Funds  | 20   |
| Reconciliation of the Balance Sheet - Modified Cash Basis -<br>Governmental Funds to the Statement of Net Position  | 21   |
| Statement of Revenues, Expenditures, and Changes in Fund Balances -<br>Modified Cash Basis - Governmental Funds   | 22   |
| Reconciliation of the Statement of Revenues, Expenditures, and<br>Changes in Fund Balances - Modified Cash Basis - Governmental<br>Funds to the Statement of Activities | 23   |
| Statement of Fund Net Position - Proprietary Funds  | 24   |
| Statement of Revenues, Expenses, and Changes in Net Position -<br>Proprietary Funds   | 25   |
| Statement of Cash Flows - Proprietary Funds   | 26   |
| Statement of Assets and Liabilities - Modified Cash Basis - Fiduciary Funds   | 28   |
| Notes to Financial Statements   | 29   |
| SUPPLEMENTARY AND OTHER INFORMATION   |      |
| Budgetary Comparison Schedules - Modified Cash Basis  |      |
| General Fund  | 70   |
| Street Fund   | 72   |
| Economic Development Fund   | 73   |
| Capital Projects Fund   | 74   |
| Grant Fund  | 75   |
| Debt Service Fund   | 76   |
| Combining Statement of Assets and Liabilities - Modified Cash Basis -<br>Fiduciary Funds  | 77   |
| Combining Statement of Revenues and Expenditures - Modified Cash<br>Basis - General Fund Departments  | 78   |

## TABLE OF CONTENTS, Continued

|   | Page |
|---|------|
| SUPPLEMENTARY AND OTHER INFORMATION, continued  |      |
| Combining Statement of Net Position – Component Units   | 80   |
| Combining Statement of Activities – Component Units   | 81   |
| SINGLE AUDIT REPORTS  |      |
| Schedule of Expenditures of Federal Awards  | 82   |
| Independent Auditor’s Report on Internal Control Over Financial Reporting and<br>on Compliance and Other Matters Based on an Audit of Financial Statements<br>Performed in Accordance with <i>Government Auditing Standards</i> | 83   |
| Independent Auditor’s Report on Compliance for Each Major Program and on<br>Internal Control Over Compliance Required by the Uniform Guidance   | 85   |
| Schedule of Findings and Questioned Costs   | 88   |
| Summary Schedule of Prior Audit Findings  | 90   |

**SHAREHOLDERS:**

Robert D. Almquist  
Phillip D. Maltzahn  
Marcy J. Luth  
Heidi A. Ashby  
Christine R. Shenk  
Michael E. Hoback  
Joseph P. Stump  
Kyle R. Overturf  
Tracy A. Cannon

**INDEPENDENT AUDITOR’S REPORT**

To the Honorable Mayor and Members of the City Council  
City of McCook, Nebraska

**Report on the Audit of the Financial Statements**

**Opinions**

We have audited the accompanying financial statements of the governmental activities - modified cash basis, the business-type activities - accrual basis, the aggregate discretely presented component units - accrual basis, each major fund - modified cash basis for the governmental funds and accrual basis for the proprietary funds, and the aggregate remaining fund information - modified cash basis for the governmental funds of the City of McCook, Nebraska, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City’s financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities - modified cash basis, the business-type activities - accrual basis, the aggregate discretely presented component units - accrual basis, each major fund - modified cash basis for the governmental funds and accrual basis for the proprietary funds, and the aggregate remaining fund information - modified cash basis for the governmental funds of the City of McCook, Nebraska as of September 30, 2022, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in accordance with the basis of accounting described in Note A.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of McCook, Nebraska and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Emphasis of Matter—Basis of Accounting**

We draw attention to Note A of the financial statements, which describes the basis of accounting for the governmental activities and governmental funds. The governmental financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

1203 W 2nd Street  
P.O. Box 1407  
Grand Island, NE 68802  
P 308-381-1810  
F 308-381-4824  
EMAIL [cpa@gicpas.com](mailto:cpa@gicpas.com)

## **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified cash and accrual basis of accounting described in Note A, and for determining that the modified cash and accrual basis of accounting are acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of McCook, Nebraska's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of McCook, Nebraska's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of McCook, Nebraska's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of McCook, Nebraska's financial statements. The combining fiduciary fund statement, the statement of general fund departmental revenue and expenditures, the combining component unit financial statements, and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information described in the second sentence of this paragraph and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the financial statements as a whole.

## **Other Information**

Management is responsible for the other information included in the financial statements. The other information comprises the management's discussion and analysis and budgetary comparison schedules, but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2022, on our consideration of the City of McCook, Nebraska's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of McCook's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of McCook, Nebraska's internal control over financial reporting and compliance.

AMGL, PC.

Grand Island, Nebraska  
December 29, 2022

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

This discussion and analysis of the City of McCook's financial performance provides an overall review of the City's financial activities for the fiscal year ended September 30, 2022. The intent of this discussion and analysis is to look at the City's financial performance as a whole; readers should also review the financial statements to enhance their understanding of the City's financial performance.

**Financial Highlights**

For FY 21/22, the City increased the General Fund levy by \$0.01 to \$.359044. In FY 16/17 the City increased the levy by \$0.03, to \$.349044, which was the first increase since 2002. The City does not have a levy for bonded debt.

Pursuant to a 2015 sales tax ballot question, McCook's residents approved a 1.5% local option sales tax. 1/6 of the total sales tax receipts are utilized to fund economic development through a voter approved LB840 Program administered by the McCook Economic Development Corporation. The remaining 5/6 of the total sales tax receipts generated are utilized for the following purposes: property tax relief, capital improvement projects, capital outlay purchases, and debt reduction.

Total sales tax receipts were \$3,006,859, of which, \$267,715 were from motor vehicle sales restricted to Street Department use. This marks the highest sales tax receipts recognized by the City since the inception of McCook's local option sales tax in 2001. Staff believes there are two reasons for the continued growth in sales tax receipts. During the COVID-19 pandemic, many people chose to shop locally and to shop online. Recent State of Nebraska legislation requiring online sales to be taxed, coincides with more people shifting to online shopping during the pandemic.

For Capital Improvement Projects the Council committed \$350,000 for One & Longer Street Plan Improvements; \$150,000 for annual street maintenance, \$40,000 for drainage maintenance; and \$100,000 of uncommitted to be designated for future projects. The North Cherokee Paving Project - \$558,400 and the Overlay Project for a portion of East 1<sup>st</sup> Street - \$269,951 were completed using sales tax revenues and State of Nebraska Buyback dollars.

The 1/6th sales tax receipts generated \$500,776 for funding of the LB840, which included \$44,600 from motor vehicle sales restricted to Street Department use. The MEDC focused on development of workforce housing on land they own in the North Pointe subdivision land and in the Seminole/Park area. Funds were utilized to payoff the loan for the Seminole/Park area, infant childcare incentives, and a housing study. A \$100,000 loan was issued to Hot Tub Brokers.

In FY 20/21 the MEDC created a Rural Workforce Housing Investment Fund to be used for low interest, deferred loans hoping to lower the cost of construction of homes and to provide housing rehabilitation assistance. Funding was received through a \$250,000 Rural Workforce Housing Fund grant, a \$167,000 grant from the Nebraska Investment Finance Authority, and raised an estimated \$250,000 locally. Contributions from the City were \$54,300 from LB840 funds and \$25,000 from the City's ACE funds.

In March 2021, the Council extended for another five-year term the agreement with McCook Keno, LLC for the operation of Keno within the City of McCook. A fourth kiosk was also added at that time. The annual revenue for FY 21/22 was \$96,800, an decrease of 5% from last year. Of note, keno revenues have declined across the state of Nebraska. Revenues derived from the keno operation are to be used for "community betterment purposes." A transfer of \$64,000 was made to offset General Fund expenses.

The City received \$684,600 from the Coronavirus Relief Fund for presumptive payroll reimbursement for our Police, Firefighters, Paramedics, and E911 Dispatchers. The City designated these funds for E911 console,

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

radios, and equipment - \$150,000; Equipped Police vehicle \$47,900; Public Works Bucket Truck - \$125,000; Fire/Ambulance Extrication equipment - \$130,000; and a \$200,000 transfer to the City of McCook Self Insurance Fund. The City received its second installment of the expected \$1,338,000 from the American Rescue Plan Act. During the budget process the Council designated these funds to E911 console, radios, and equipment - \$440,000; internet to the Water Treatment Plant - \$20,000; Fan Press for the Wastewater Treatment Plant - \$500,000; and a drainage project along North Highway 83- \$300,000.

In FY 20/21 the McCook Ben Nelson Regional Airport received \$43,000 from the CARES Act Airport Grant for payroll reimbursement. Those funds were used to buy a new pickup for the Airport.

In October 2018, the City renewed the Professional Retail Operations Agreement with Nebraska Public Power District (NPPD) for the lease of its electric system. The term was extended from fifteen years to twenty-five years, commencing on January 1, 2019, with the City being paid 12.5% of the retail revenues. The agreement allows for the City to implement additional one-half percent incremental increases to an overall cap of 14%. Any one-half percent increase, if opted in the future, must be done annually. The current year's lease generated \$1,369,900. Of this amount, the City transferred \$400,000 to the Self Insured Health Insurance Fund and \$969,900 to the General Fund.

The natural gas franchise agreement with Black Hills Energy is for a term of 10 years with the franchise fee paid to the City quarterly. The franchise fee is \$0.018 per therm delivered. The annual revenue received was \$57,000.

The 4% Hotel Occupation tax established by the Council in April 2018 generated \$144,000 for the General Fund.

The City provides medical and dental insurance for eligible employees using a self-insurance fund. The fund is financed by operating transfers from the Governmental and Proprietary Fund of an average amount per employee, which is based on management's previous experience. Employee premiums per two-week period are \$20.00 for a single member, \$47.00 for an employee and spouse, \$40.00 for an employee and children, and \$80.00 for an employee and family. The fund covers up to \$35,000 in costs per employee. Any expenses over that amount are covered by an insurance carrier. The City uses a claims service to handle the insurance claims. For the current fiscal year, the City budgeted \$24,725 per employee for insurance. The actual cost per employee averaged \$26,000 due to the increased cost of medications and services provided. In FY 16/17 the City had one potential \$650,000 laser claim. Because of this laser, it was necessary to utilize a portion of the \$300,000 reserve held for a "worst case year." In order to replace the reserve, the City borrowed \$450,000 from Water Department Reserves, with a term of five years. The fifth and final payment of \$95,000 was made in FY 21/22. The City continues to work with Hays Companies to monitor these costs and assist in developing options to help contain these costs.

In March 2015 the City approved a disability pension annuity distribution for a former police officer. The City will pay the former employee \$1,573 per month for the remainder of the individual's life, per the disability annuity agreement.

During FY 21/22 the Redevelopment Plan for Quillan Courts was amended to identify property within the original redevelopment area that needed to be removed to provide for a new redevelopment project - the MEDC Infill Housing Project. The project consisted of the construction of a single family residential dwelling.

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

The North Pointe Redevelopment Project #2 was created on property owned by the McCook Economic Development Corporation (MEDC). MEDC desires to recruit a redeveloper to build approximately 25 market rate, workforce residential dwelling units and the necessary public infrastructure improvements.

In October 2017 the City issued \$8,605,000 of Series 2016 Combined Utilities Revenue Refunding Bonds to refinance the Water Department 2006 loan from the Nebraska Department of Environmental Quality Safe Water State Revolving Loan for \$9,922,000 to construct an Ion Exchange drinking water treatment facility to remove unsafe levels of Arsenic, Uranium, and Nitrate from the municipal water supply and the Wastewater Treatment Department loan from the Clean Water State Revolving Loan for \$3,930,000 for construction and improvements to meet Ammonia limits required by the National Pollutant Discharge Elimination System (NPDES) Permit. The S&P Global Ratings assigned its ‘A+’ long-term rating to these refunding bonds.

In April 2021 the Council called for the early redemption of the Series 2015 Combined Utilities Revenue Refunding Bonds and authorized the issuance of the Series 2021 Combined Utilities Revenue Refunding Bonds, in an amount not to exceed \$6,600,000. The proposed savings was an estimated \$545,000 over the course of the 15 year bond. The final bond issued was \$6,555,000.

In June 2015 the Water Department received a Nebraska Department of Environmental Quality Safe Water State Revolving Loan for \$1,320,072 for 16" transmission main replacement, East “H” Street water main replacement, and East “C” Street water main improvements. Total disbursements were \$1,650,090, with loan forgiveness of \$330,018. This loan is to be repaid over twenty years and was not included in the refinance because of loan terms that allow for no prepayment within five years of the Loan Date for those receiving loan forgiveness.

In May 2022 the Water Department received a Nebraska Department of Environment and Energy Safe Drinking Water State Revolving Loan for \$2,490,000 to replace the East 14<sup>th</sup> water main, the West 5<sup>th</sup> 16" Water Main, the 12" water main from South Street north to “A” Street, and a portion of the South Street water main. This loan includes Loan Forgiveness of up to 15% of eligible Project Costs (maximum \$373,500) plus an additional \$79,601 for Loan Forgiveness and is to be repaid over thirty years.

Ordinance No. 2022-3037 provided for a 3% per month rate increase for the base and 100 cubic feet charge, for both residential and commercial Sewer Use Charges. The last rate increase for the Sewer Enterprise was in 2021. Ordinance No. 2022-3036 provided for a 6% per month rate increase for the base and 100 cubic feet charge, for both residential and commercial Water Use Charges. The last rate increase for the Water Enterprise was in 2021. These rates are monitored and adjusted annually if necessary, to ensure funds are available for payment of the State Revolving Loans for the sewer and water improvements, Combined Utilities Bond, and to offset any increases in operating costs. This annual monitoring will continue now that these loans have been refinanced with refunding bonds.

Ordinance No. 2021-3022 provided for increases in Solid Waste Collection. Residential Trash Collection increased from \$23.75 to \$24.50 and Household/Commercial increased from \$65 to \$67 per ton. The last rate increase for Solid Waste Collection occurred in 2019.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City of McCook’s financial statements. The City’s financial statements comprise:

- Government-wide financial statements
- Fund financial statements

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

- Notes to the financial statements
- Supplementary and other information which further explains and supports the information in the financial statements

**Government-wide Financial Statements.** The *government-wide financial statements* report information about the City as a whole using accounting methods similar to those used by a private-sector business.

The government-wide financial statements distinguish the following functions of the City:

- *Governmental activities* are primarily supported by taxes and intergovernmental revenues. The governmental activities of the City include general government, economic development, public safety, public works, parks, cultural activities, and human service.
- *Business-type activities* are supported by user fees and charges which are intended to recover all or a significant portion of their costs. The City's electric, water, wastewater, and solid waste collection services are all included as business-type activities.

**Fund Financial Statements.** The fund financial statements provide detailed information about the City's most significant funds, not the City as a whole. Funds are groupings of activities that enable the City to maintain control over resources that have been segregated for particular purposes or objectives. All of the funds of the City of McCook can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

- *Governmental Funds.* The governmental funds are used to account for the financial activity of the City's basic services, similar to that described for the governmental activities in the government-wide financial statements. However, unlike the government-wide statements, which provide a long-term focus of the City, the fund financial statements focus on a short-term view of the inflows and outflows of spendable resources, as well as on the balances of spendable resources available at the end of the fiscal year.
- *Proprietary Funds.* The proprietary funds are used to account for the financial activity of the City's operations for which customers are charged a user fee; they provide both a long- and short-term view of financial information. The City maintains four enterprise funds which are a type of proprietary fund - the electric, water, wastewater, and solid waste operations. These enterprise funds are the same as the business-type activities in the government-wide financial statements.
- *Fiduciary Funds.* The City maintains fiduciary funds, which are used to account for resources held by the City in a trustee capacity or as a custodian for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City's own programs.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in both the government-wide and fund financial statements. The notes can be found immediately following the financial statements.

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

**Government-wide Financial Analysis**

**Summary Statements of Net Position**

|                          | Year Ended September 30, 2022                          |   |               | Year Ended September 30, 2021                          |   |               |
|--------------------------|--|---|---------------|--|---|---------------|
|                          | Governmental<br>Activities<br>(Modified<br>Cash Basis) | Business-type<br>Activities<br>(Accrual<br>Basis) | Total         | Governmental<br>Activities<br>(Modified<br>Cash Basis) | Business-type<br>Activities<br>(Accrual<br>Basis) | Total         |
| Current and Other Assets | \$ 9,653,358   | \$ 11,255,043                                     | \$ 20,908,401 | \$ 9,313,412   | \$ 9,999,388                                      | \$ 19,312,800 |
| Capital Assets           | 23,763,517   | 15,301,932  | 39,065,449    | 22,551,920   | 15,987,005  | 38,538,925    |
| Total Assets             | 33,416,875   | 26,556,975  | 59,973,850    | 31,865,332   | 25,986,393  | 57,851,725    |
| Long-term Liabilities    | 189,199  | 7,123,748   | 7,312,947     | 294,340  | 7,121,018   | 7,415,358     |
| Other Liabilities        | 166,523  | 1,006,581   | 1,173,104     | 270,077  | 1,141,448   | 1,411,525     |
| Total Liabilities        | 355,722  | 8,130,329   | 8,486,051     | 564,417  | 8,262,466   | 8,826,883     |
| Net Position:            |  |   |               |  |   |               |
| Net Investment in        |  |   |               |  |   |               |
| Capital Assets           | 23,468,995   | 8,363,297   | 31,832,292    | 22,156,503   | 9,028,389   | 31,184,892    |
| Restricted               | 4,717,398  | 1,009,943   | 5,727,341     | 5,189,541  | 926,093   | 6,115,634     |
| Unrestricted             | 4,874,760  | 9,053,406   | 13,928,166    | 3,954,871  | 7,769,445   | 11,724,316    |
| Total Net Position       | \$ 33,061,153  | \$ 18,426,646                                     | \$ 51,487,799 | \$ 31,300,915  | \$ 17,723,927                                     | \$ 49,024,842 |

Net position may serve over time as a useful indicator of a government's financial position. At the close of the current fiscal year, the City of McCook's assets exceeded its liabilities by \$51,487,799.

Capital assets (land, infrastructure, buildings, streets, improvements, and equipment), net of any debt issued to acquire these assets, comprise 61.8 percent of the City's net position. Although these capital assets assist the City in providing services to its citizens, they are generally not available to fund the operations of future periods.

An additional 11.1 percent of the City's net position is subject to external restrictions as to how it may be used. The remaining component of net position (\$13,928,166) is the unrestricted net position.

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

**Changes in Net Position**

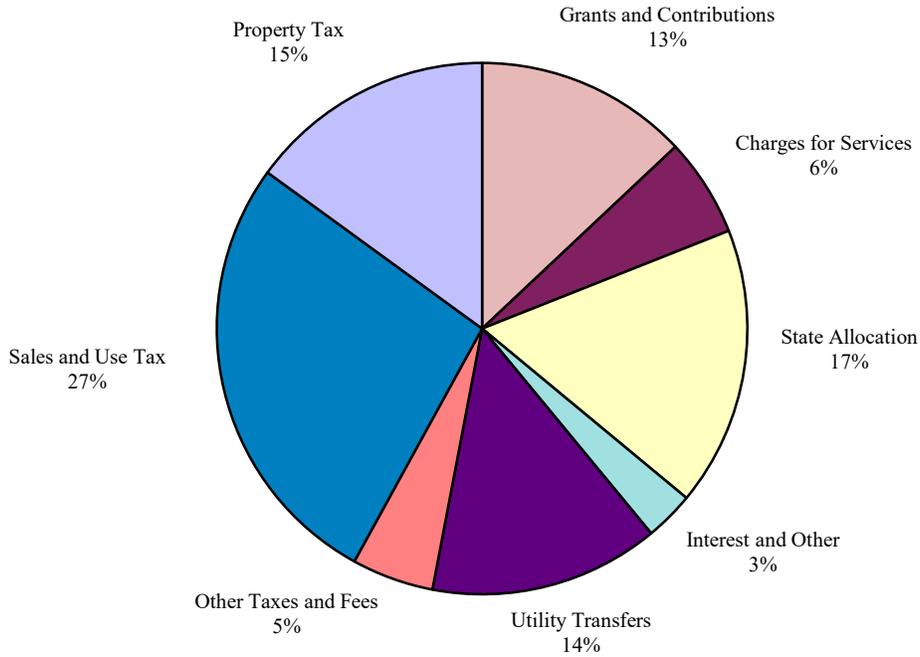
The following table presents a summary of revenues and expenses of the governmental and business-type activities:

|   | <u>September 30, 2022</u>                |   |                     | <u>September 30, 2021</u>                |   |                     |
|---|--|---|---------------------|--|---|---------------------|
|   | <u>Governmental</u><br><u>Activities</u> | <u>Business-type</u><br><u>Activities</u> | <u>Total</u>        | <u>Governmental</u><br><u>Activities</u> | <u>Business-type</u><br><u>Activities</u> | <u>Total</u>        |
| <b>Revenues</b>                           |  |   |                     |  |   |                     |
| Program Revenues:                         |  |   |                     |  |   |                     |
| Charges for Services                      | \$ 668,968                               | \$ 7,952,806                              | \$ 8,621,774        | \$ 694,489                               | \$ 7,503,738                              | \$ 8,198,227        |
| Operating Grants and Contributions        | 356,063                                  | -   | 356,063             | 443,876                                  | -   | 443,876             |
| Capital Grants and Contributions          | 1,139,069                                | 129,754                                   | 1,268,823           | 1,854,407                                | -   | 1,854,407           |
| General Revenues:                         |  |   |                     |  |   |                     |
| Property Taxes                            | 1,641,751                                | -   | 1,641,751           | 1,520,750                                | -   | 1,520,750           |
| Sales and Use Taxes                       | 3,005,859                                | -   | 3,005,859           | 2,908,422                                | -   | 2,908,422           |
| Other Taxes and Fees                      | 562,320                                  | -   | 562,320             | 598,730                                  | -   | 598,730             |
| State Allocation                          | 1,837,321                                | -   | 1,837,321           | 1,829,285                                | -   | 1,829,285           |
| Interest Income                           | 77,972                                   | 73,379                                    | 151,351             | 26,809                                   | 19,667                                    | 46,476              |
| Other                                     | 207,881                                  | -   | 207,881             | 239,175                                  | -   | 239,175             |
| Total Revenues                            | <u>9,497,204</u>                         | <u>8,155,939</u>                          | <u>17,653,143</u>   | <u>10,115,943</u>                        | <u>7,523,405</u>                          | <u>17,639,348</u>   |
| <b>Expenses</b>                           |  |   |                     |  |   |                     |
| General Government                        | 1,542,937                                | -   | 1,542,937           | 1,578,431                                | -   | 1,578,431           |
| Economic Development                      | 485,264                                  | -   | 485,264             | 476,659                                  | -   | 476,659             |
| Public Safety                             | 3,647,393                                | -   | 3,647,393           | 3,662,980                                | -   | 3,662,980           |
| Public Works                              | 1,909,638                                | -   | 1,909,638           | 1,962,482                                | -   | 1,962,482           |
| Environmental and Leisure                 | 1,667,197                                | -   | 1,667,197           | 1,945,812                                | -   | 1,945,812           |
| Interest Expense                          | 18,643                                   | -   | 18,643              | 24,541                                   | -   | 24,541              |
| Electric Utility                          | -  | 3,540                                     | 3,540               | -  | 3,539                                     | 3,539               |
| Water                                     | -  | 2,514,660                                 | 2,514,660           | -  | 2,533,284                                 | 2,533,284           |
| Sewer                                     | -  | 1,195,248                                 | 1,195,248           | -  | 1,232,112                                 | 1,232,112           |
| Solid Waste                               | -  | 2,205,666                                 | 2,205,666           | -  | 2,048,779                                 | 2,048,779           |
| Total Expenses                            | <u>9,271,072</u>                         | <u>5,919,114</u>                          | <u>15,190,186</u>   | <u>9,650,905</u>                         | <u>5,817,714</u>                          | <u>15,468,619</u>   |
| Increase in Net Position Before Transfers | 226,132                                  | 2,236,825                                 | 2,462,957           | 465,038                                  | 1,705,691                                 | 2,170,729           |
| Net Transfers                             | 1,534,106                                | (1,534,106)                               | -                   | 1,514,921                                | (1,514,921)                               | -                   |
| Increase in Net Position                  | <u>\$ 1,760,238</u>                      | <u>\$ 702,719</u>                         | <u>\$ 2,462,957</u> | <u>\$ 1,979,959</u>                      | <u>\$ 190,770</u>                         | <u>\$ 2,170,729</u> |

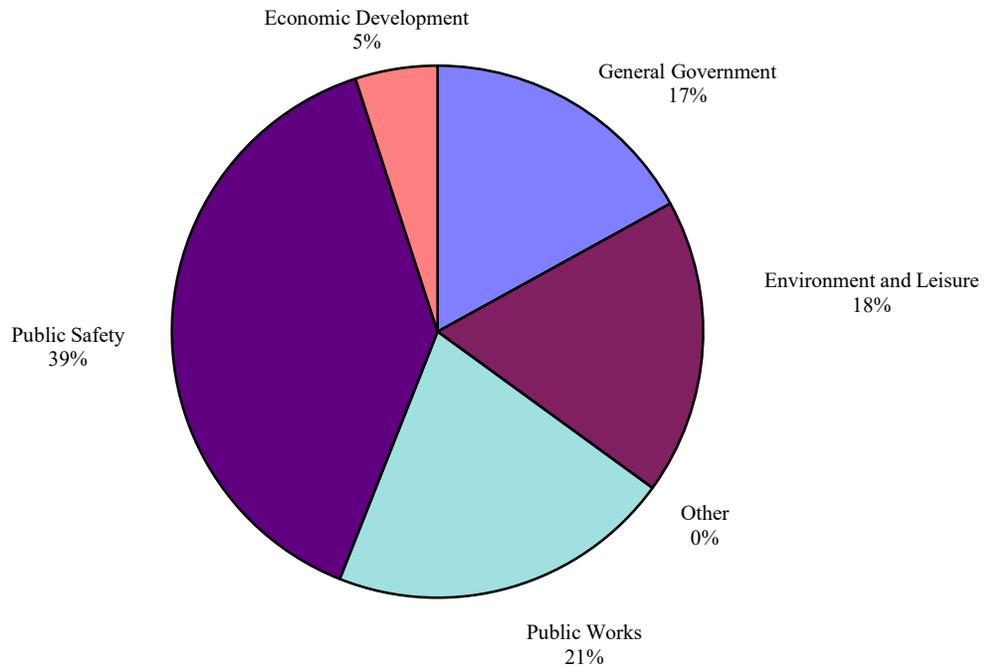
**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

**2022 Revenues by Source - Governmental Activities**



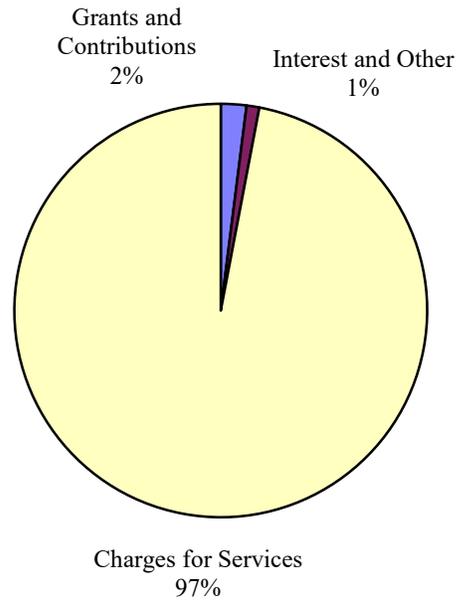
**2022 Expenses - Governmental Activities**



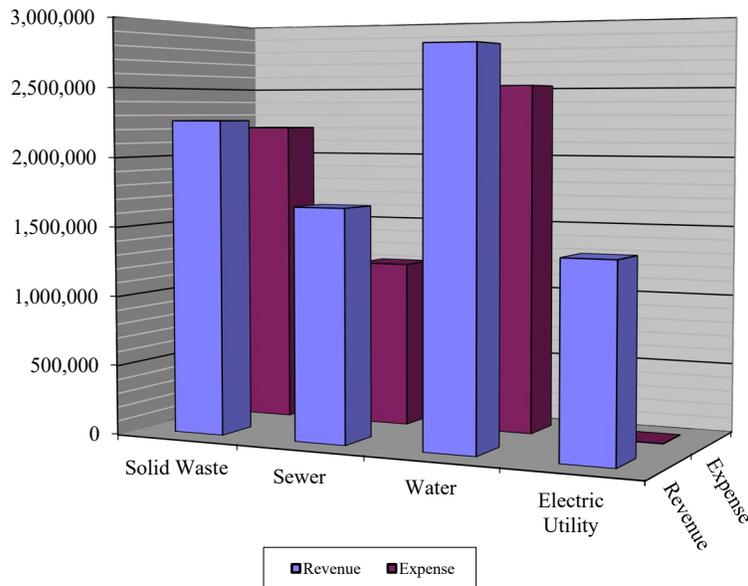
**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

**2022 Revenues by Source - Business-type Activities**



**2022 Expenses and Program Revenues - Business-type Activities**



**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

**Financial Analysis of the Government's Funds**

As noted earlier, the City of McCook used fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the City of McCook's *governmental* funds is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City of McCook's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of McCook's governmental funds reported combined ending fund balances of \$8,217,352. Approximately 12.9 percent of this total amount (\$1,057,573) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of fund balances is not available for new spending because it has already been 1) restricted to pay debt service (\$398,745), 2) restricted to fund capital projects (\$733,200), 3) endowed as nonspendable to fund perpetual care (\$159,319), 4) restricted for community betterment (\$43,171), 5) restricted to fund economic development projects (\$1,013,374), 6) restricted for federal projects (\$1,325,757), 7) restricted for street projects (\$1,043,832), 8) committed for capital projects (\$496,540), 9) assigned for storm/hail repairs (\$474,031), or 10) assigned for budgetary stabilization (\$1,471,810).

The General Fund is the chief operating fund of the City of McCook. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$1,057,573, while total fund balance reached \$3,185,242. As a measure of the General Fund's liquidity, it may be useful to compare unassigned and total fund balance to total fund expenditures. Unassigned fund balance represents 15.7 percent of General Fund total expenditures, while total fund balance represents 47.3 percent of General Fund total expenditures.

The fund balance of the City of McCook's General Fund increased by \$381,461 during the current fiscal year.

**Proprietary funds.** The City of McCook's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the proprietary funds at the end of the year were as follows: Electric and Emergency Fund - \$0, Water Fund - \$6,673,694, Sewer Fund - \$2,174,843, and Solid Waste Fund - \$204,869. The growth (decrease) in net position for the proprietary funds was as follows: Electric and Emergency Fund - decrease of \$(3,540), Water Fund – increase of \$273,135, Sewer Fund – increase of \$431,114, and Solid Waste Fund – increase of \$2,010. Other factors concerning the finances of these four funds have already been addressed in the discussion of the City of McCook's business-type activities.

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

**Budgetary Highlights**

No amendments to the 2021-2022 budget were made.

**Capital Asset and Debt Administration**

**Capital Assets.** The City of McCook's investment in capital assets for its governmental and business-type activities as of September 30, 2022, amounts to \$39,065,449 (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, distribution systems, buildings and improvements, machinery and equipment, office furniture and equipment, and vehicles.

Major capital asset events during the current fiscal year included the following:

- North Cherokee & East First asphalt project - \$793,910
- Weiland Field storm sewer - \$28,476
- Airport master plan - \$203,222
- Extrication equipment - \$123,340
- Motorola E911 console - \$275,412
- Police state bank radios - \$232,034
- Fire state bank radios - \$114,750
- 2022 Bucket truck with Manitex aerial platform - \$176,400
- John Deere 1580 terrain cut mower - \$24,500
- 2022 Ford F550 brush truck - \$57,750
- Three 2022 Ford Explorers for police - \$144,899
- 2022 Chevy 2500 - \$46,215
- West 5<sup>th</sup> and East 14<sup>th</sup> Gemini water main replacement - \$165,234
- Water Well #5 rehab - \$44,163
- Water shop roof - \$37,736
- Upgrade well/pump control - \$36,514
- Digester rehab - \$187,867
- Replace wastewater treatment plant outfall line - \$73,504
- 2022 container replacement - \$36,215

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

**City of McCook's Capital Assets**  
**(net of depreciation)**

|                                | <u>Year Ended September 30, 2022</u>     |   |                      | <u>Year Ended September 30, 2021</u>     |   |                      |
|--------------------------------|--|---|----------------------|--|---|----------------------|
|                                | <u>Governmental</u><br><u>Activities</u> | <u>Business-type</u><br><u>Activities</u> | <u>Total</u>         | <u>Governmental</u><br><u>Activities</u> | <u>Business-type</u><br><u>Activities</u> | <u>Total</u>         |
| Land                           | \$ 776,893                               | \$ 485,735                                | \$ 1,262,628         | \$ 776,893                               | \$ 485,735                                | \$ 1,262,628         |
| Construction in Progress       | 1,026,476                                | -   | 1,026,476            | 227,253                                  | -   | 227,253              |
| Infrastructure                 | 11,390,982                               | -   | 11,390,982           | 11,519,554                               | -   | 11,519,554           |
| Buildings and Improvements     | 8,121,755                                | 2,709,793                                 | 10,831,548           | 8,585,833                                | 2,837,813                                 | 11,423,646           |
| Machinery and Equipment        | 316,380                                  | 685,999                                   | 1,002,379            | 300,803                                  | 696,755                                   | 997,558              |
| Distribution Systems           | -  | 11,420,405                                | 11,420,405           | -  | 11,966,702                                | 11,966,702           |
| Office Furniture and Equipment | 1,244,409                                | -   | 1,244,409            | 534,619                                  | -   | 534,619              |
| Vehicles                       | 886,622                                  | -   | 886,622              | 606,965                                  | -   | 606,965              |
| <b>Total</b>                   | <u>\$ 23,763,517</u>                     | <u>\$ 15,301,932</u>                      | <u>\$ 39,065,449</u> | <u>\$ 22,551,920</u>                     | <u>\$ 15,987,005</u>                      | <u>\$ 38,538,925</u> |

Additional information on the City of McCook's capital assets can be found in Note C4 on pages 51-53 of this report.

**Long-term Debt**

**Outstanding Long-term Debt**

|   | <u>Year Ended September 30, 2022</u>     |   |                     | <u>Year Ended September 30, 2021</u>     |   |                     |
|---|--|---|---------------------|--|---|---------------------|
|   | <u>Governmental</u><br><u>Activities</u> | <u>Business-type</u><br><u>Activities</u> | <u>Total</u>        | <u>Governmental</u><br><u>Activities</u> | <u>Business-type</u><br><u>Activities</u> | <u>Total</u>        |
| Notes Payable                                     | \$ 294,522                               | \$ -                                      | \$ 294,522          | \$ 395,417                               | \$ -                                      | \$ 395,417          |
| Revenue Bonds                                     | -  | 5,985,000                                 | 5,985,000           | -  | 6,555,000                                 | 6,555,000           |
| Water SRF Loan                                    | -  | 953,635                                   | 953,635             | -  | 403,616                                   | 403,616             |
| <b>Total Long-term</b><br><b>Outstanding Debt</b> | <u>\$ 294,522</u>                        | <u>\$ 6,938,635</u>                       | <u>\$ 7,233,157</u> | <u>\$ 395,417</u>                        | <u>\$ 6,958,616</u>                       | <u>\$ 7,354,033</u> |

The City's long-term debt decreased \$120,876 (1.6 percent) during the year ended September 30, 2022, due primarily to scheduled principal payments. The City also drew \$583,306 on a new water note payable with Nebraska Department of Environment and Energy.

Additional information on the City of McCook's long-term debt can be found in Note C5 on pages 53-60 of this report.

**CITY OF MCCOOK, NEBRASKA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS, continued**  
**For The Year Ended September 30, 2022**

---

**Economic Factors and Next Year's Budgets and Rates**

- The unemployment rate for the City of McCook compares favorably to the State's average unemployment and the national average rate.
- Inflationary trends in the region compare favorably to national indices.
- Property tax asking for the year ending September 30, 2023, is \$1,683,261, a \$42,811 (2.6 percent) increase over the prior year.
- The City had a contractual commitment of \$360,291 on the airport master plan update. As of September 30, 2022, \$218,772 had been paid on this contract, leaving a remaining commitment of \$141,519 expected to be completed by September 2023.
- The City had a contractual commitment of \$830,271 for the North Cherokee Drive paving project. As of September 30, 2022, \$788,757 had been paid on this project, leaving a remaining commitment of \$41,514 expected to be completed during November 2022.
- The City had an \$88,250 contractual commitment for the water control panel replacement project. Nothing had been paid on this project as of September 30, 2022. The project is expected to be completed by April 2023.
- The City had a \$91,000 contractual commitment for the water well upgrade/pump control project. As of September 30, 2022, \$33,215 had been paid on this project, leaving a remaining commitment of \$57,785 expected to be completed by April 2023.

All of these factors were considered in preparing the City of McCook's budget for the 2023 fiscal year.

**Financial Contact**

This financial report is designed to provide the citizens, taxpayers, customers, investors, and creditors with a general overview of the City of McCook's finances and to demonstrate the City's accountability for the money with which the City is entrusted. If you have questions concerning any of the information presented in this report or requests for additional information, contact the City of McCook, 505 West C Street, P.O. Box 1059, McCook, NE 69001-1059, or call (308) 345-2022.

**CITY OF MCCOOK, NEBRASKA**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

|   | Primary Government                                     |   |                      | Component<br>Units<br>(Accrual<br>Basis) |
|---|--|---|----------------------|--|
|   | Governmental<br>Activities<br>(Modified<br>Cash Basis) | Business-type<br>Activities<br>(Accrual<br>Basis) | Total                |  |
| <b>ASSETS</b>                               |  |   |                      |  |
| Current assets:                             |  |   |                      |  |
| Cash and cash equivalents                   | \$ 4,385,765   | \$ 8,953,133                                      | \$ 13,338,898        | \$ 72,946                                |
| County treasurer cash                       | 64,229   | -   | 64,229               | -  |
| Current portion of notes receivable         | 77,812   | -   | 77,812               | 561,936                                  |
| Accounts receivable                         | -  | 96,230  | 96,230               | -  |
| Unbilled revenue                            | -  | 730,198   | 730,198              | -  |
| Reinsurance receivable                      | 51,900   | -   | 51,900               | -  |
| Inventory                                   | -  | 313,082   | 313,082              | -  |
| Total current assets                        | <u>4,579,706</u>                                       | <u>10,092,643</u>                                 | <u>14,672,349</u>    | <u>634,882</u>                           |
| Noncurrent assets:                          |  |   |                      |  |
| Restricted cash and cash equivalents        | 4,717,398  | 1,162,400   | 5,879,798            | -  |
| Noncurrent portion of notes receivable      | 356,254  | -   | 356,254              | 2,872,963                                |
| Capital assets:                             |  |   |                      |  |
| Land  | 776,893  | 485,735   | 1,262,628            | -  |
| Construction in progress                    | 1,026,476  | -   | 1,026,476            | -  |
| Other capital assets, net of depreciation   | 21,960,148   | 14,816,197  | 36,776,345           | -  |
| Net capital assets                          | <u>23,763,517</u>                                      | <u>15,301,932</u>                                 | <u>39,065,449</u>    | <u>-</u>                                 |
| Total noncurrent assets                     | <u>28,837,169</u>                                      | <u>16,464,332</u>                                 | <u>45,301,501</u>    | <u>2,872,963</u>                         |
| <b>Total assets</b>                         | <u>33,416,875</u>                                      | <u>26,556,975</u>                                 | <u>59,973,850</u>    | <u>3,507,845</u>                         |
| <b>LIABILITIES</b>                          |  |   |                      |  |
| Current liabilities:                        |  |   |                      |  |
| Accounts payable                            | -  | 118,064   | 118,064              | -  |
| Accrued expenses                            | -  | 184,721   | 184,721              | -  |
| Customer deposits                           | -  | 98,387  | 98,387               | -  |
| Accrued interest                            | -  | 21,452  | 21,452               | -  |
| Claims incurred not paid                    | 61,200   | -   | 61,200               | -  |
| Current portion of long-term obligations    | 105,323  | 583,957   | 689,280              | 561,936                                  |
| Total current liabilities                   | <u>166,523</u>   | <u>1,006,581</u>                                  | <u>1,173,104</u>     | <u>561,936</u>                           |
| Noncurrent liabilities:                     |  |   |                      |  |
| Accrued landfill closure costs              | -  | 715,000   | 715,000              | -  |
| Accrued deep well abandonment costs         | -  | 54,070  | 54,070               | -  |
| Noncurrent portion of long-term obligations | 189,199  | 6,354,678   | 6,543,877            | 2,872,963                                |
| Total noncurrent liabilities                | <u>189,199</u>   | <u>7,123,748</u>                                  | <u>7,312,947</u>     | <u>2,872,963</u>                         |
| <b>Total liabilities</b>                    | <u>355,722</u>   | <u>8,130,329</u>                                  | <u>8,486,051</u>     | <u>3,434,899</u>                         |
| <b>NET POSITION</b>                         |  |   |                      |  |
| Net investment in capital assets            | 23,468,995   | 8,363,297   | 31,832,292           | -  |
| Restricted for:                             |  |   |                      |  |
| Street improvements                         | 1,043,832  | -   | 1,043,832            | -  |
| Landfill postclosure                        | -  | 86,322  | 86,322               | -  |
| Deep injection well closure                 | -  | 30,492  | 30,492               | -  |
| Debt service                                | 398,745  | 893,129   | 1,291,874            | -  |
| Economic development                        | 1,013,374  | -   | 1,013,374            | -  |
| Perpetual care                              | 159,319  | -   | 159,319              | -  |
| Capital projects                            | 733,200  | -   | 733,200              | -  |
| Federal projects                            | 1,325,757  | -   | 1,325,757            | -  |
| Community betterment                        | 43,171   | -   | 43,171               | -  |
| Unrestricted                                | <u>4,874,760</u>                                       | <u>9,053,406</u>                                  | <u>13,928,166</u>    | <u>72,946</u>                            |
| <b>Total net position</b>                   | <u>\$ 33,061,153</u>                                   | <u>\$ 18,426,646</u>                              | <u>\$ 51,487,799</u> | <u>\$ 72,946</u>                         |

See notes to financial statements.

**CITY OF MCCOOK, NEBRASKA**  
**STATEMENT OF ACTIVITIES**  
**For the year ended September 30, 2022**

| <u>Functions/Programs</u>           | <u>Expenses</u>      | <u>Charges for<br/>Services</u> | <u>Program Revenues<br/>Operating<br/>Grants and<br/>Contributions</u> |
|-------------------------------------|----------------------|---------------------------------|--|
| <b>Primary government:</b>          |                      |                                 |  |
| <b>Governmental activities</b>      |                      |                                 |  |
| <b>(modified cash basis):</b>       |                      |                                 |  |
| General government                  | \$ 1,533,781         | \$ 37,252                       | \$ 14,280  |
| Economic development                | 485,264              | -                               | -  |
| Public safety                       | 3,294,750            | 452,618                         | 1,212  |
| Public works                        | 1,411,178            | 86,652                          | -  |
| Environment and leisure             | 1,293,517            | 92,446                          | 340,571  |
| Depreciation - unallocated          | 1,233,939            | -                               | -  |
| Interest and fees on long-term debt | 18,643               | -                               | -  |
| Total governmental activities       | 9,271,072            | 668,968                         | 356,063  |
| <b>Business-type activities</b>     |                      |                                 |  |
| <b>(accrual basis):</b>             |                      |                                 |  |
| Electric and emergency              | 3,540                | 1,369,858                       | -  |
| Water                               | 2,514,660            | 2,662,441                       | -  |
| Sewer                               | 1,195,248            | 1,659,889                       | -  |
| Solid waste                         | 2,205,666            | 2,260,618                       | -  |
| Total business-type activities      | 5,919,114            | 7,952,806                       | -  |
| <b>Total primary government</b>     | <b>\$ 15,190,186</b> | <b>\$ 8,621,774</b>             | <b>\$ 356,063</b>  |
| <b>Component units:</b>             |                      |                                 |  |
| Community Development Agency        | \$ 291,026           | \$ -                            | \$ -   |
| McCook Leasing Corporation          | -                    | -                               | -  |
| <b>Total component units</b>        | <b>\$ 291,026</b>    | <b>\$ -</b>                     | <b>\$ -</b>  |

See notes to financial statements.

| Net (Expenses) Revenues and Changes in Net Position |  |   |                      |  |
|---|--|---|----------------------|--|
| Primary Government                                  |  |   |                      |  |
| Capital<br>Grants and<br>Contributions              | Governmental<br>Activities<br>(Modified<br>Cash Basis) | Business-type<br>Activities<br>(Accrual<br>Basis) | Total                | Component<br>Units<br>(Accrual<br>Basis) |
| \$ -  | \$ (1,482,249)   |   | \$ (1,482,249)       |  |
| -   | (485,264)  |   | (485,264)            |  |
| -   | (2,840,920)  |   | (2,840,920)          |  |
| 821,256   | (503,270)  |   | (503,270)            |  |
| 317,813   | (542,687)  |   | (542,687)            |  |
| -   | (1,233,939)  |   | (1,233,939)          |  |
| -   | (18,643)   |   | (18,643)             |  |
| <u>1,139,069</u>                                    | <u>(7,106,972)</u>                                     | <u>\$ -</u>                                       | <u>(7,106,972)</u>   |  |
| -   | -  | 1,366,318   | 1,366,318            |  |
| 129,754   | -  | 277,535   | 277,535              |  |
| -   | -  | 464,641   | 464,641              |  |
| -   | -  | 54,952  | 54,952               |  |
| <u>129,754</u>                                      | <u>-</u>   | <u>2,163,446</u>                                  | <u>2,163,446</u>     |  |
| <u>\$ 1,268,823</u>                                 | <u>(7,106,972)</u>                                     | <u>2,163,446</u>                                  | <u>(4,943,526)</u>   |  |
| \$ -  |  |   |                      | \$ (291,026)                             |
| -   |  |   |                      | -  |
| <u>\$ -</u>   |  |   |                      | <u>(291,026)</u>                         |
| General revenues:                                   |  |   |                      |  |
| Taxes:  |  |   |                      |  |
| Property  | 1,641,751  | -   | 1,641,751            | -  |
| Motor vehicle                                       | 183,872  | -   | 183,872              | -  |
| Payments in lieu of taxes                           | 107,482  | -   | 107,482              | 2,988                                    |
| Occupation  | 175,319  | -   | 175,319              | -  |
| Sales tax   | 3,005,859  | -   | 3,005,859            | -  |
| Franchise   | 95,647   | -   | 95,647               | -  |
| State allocation                                    | 1,837,321  | -   | 1,837,321            | -  |
| TIF proceeds  | -  | -   | -                    | 288,038                                  |
| Keno proceeds                                       | 96,809   | -   | 96,809               | -  |
| Gain on disposal of capital assets                  | 17,587   | -   | 17,587               | -  |
| Miscellaneous                                       | 93,485   | -   | 93,485               | -  |
| Interest income                                     | 77,972   | 73,379  | 151,351              | 544                                      |
| Net transfers                                       | 1,534,106  | (1,534,106)                                       | -                    | -  |
| Total general revenues                              | <u>8,867,210</u>                                       | <u>(1,460,727)</u>                                | <u>7,406,483</u>     | <u>291,570</u>                           |
| Change in net position                              | 1,760,238  | 702,719   | 2,462,957            | 544                                      |
| Net position - September 30, 2021                   | <u>31,300,915</u>                                      | <u>17,723,927</u>                                 | <u>49,024,842</u>    | <u>72,402</u>                            |
| Net position - September 30, 2022                   | <u>\$ 33,061,153</u>                                   | <u>\$ 18,426,646</u>                              | <u>\$ 51,487,799</u> | <u>\$ 72,946</u>                         |

**CITY OF MCCOOK, NEBRASKA**  
**BALANCE SHEET - MODIFIED CASH BASIS -**  
**GOVERNMENTAL FUNDS**

**September 30, 2022**

|  | <u>General<br/>Fund</u> | <u>Street<br/>Fund</u> | <u>Economic<br/>Development<br/>Fund</u> |
|--|-------------------------|------------------------|--|
| <b>ASSETS</b>                              |                         |                        |  |
| Cash and cash equivalents                  | \$ 3,121,013            | \$ 1,043,832           | \$ 1,013,374                             |
| County treasurer cash                      | 64,229                  | -                      | -  |
|  | <u>3,185,242</u>        | <u>1,043,832</u>       | <u>1,013,374</u>                         |
| <b>Total assets</b>                        | <u>\$ 3,185,242</u>     | <u>\$ 1,043,832</u>    | <u>\$ 1,013,374</u>                      |
| <b>LIABILITIES AND<br/>FUND BALANCES</b>   |                         |                        |  |
| Liabilities:                               | \$ -                    | \$ -                   | \$ -                                     |
| Fund balances:                             |                         |                        |  |
| Nonspendable:                              |                         |                        |  |
| Perpetual care                             | 159,319                 | -                      | -  |
| Restricted for:                            |                         |                        |  |
| Capital projects                           | -                       | -                      | -  |
| Street improvements                        | -                       | 1,043,832              | -  |
| Economic development                       | -                       | -                      | 1,013,374                                |
| Debt service                               | -                       | -                      | -  |
| Federal projects                           | -                       | -                      | -  |
| Community betterment                       | -                       | -                      | -  |
| Committed for:                             |                         |                        |  |
| Capital projects                           | 496,540                 | -                      | -  |
| Assigned for:                              |                         |                        |  |
| Budgetary stabilization                    | 1,471,810               | -                      | -  |
| Storm/hail repairs                         | -                       | -                      | -  |
| Unassigned                                 | 1,057,573               | -                      | -  |
|  | <u>3,185,242</u>        | <u>1,043,832</u>       | <u>1,013,374</u>                         |
| <b>Total fund balances</b>                 | <u>3,185,242</u>        | <u>1,043,832</u>       | <u>1,013,374</u>                         |
| <b>Total liabilities and fund balances</b> | <u>\$ 3,185,242</u>     | <u>\$ 1,043,832</u>    | <u>\$ 1,013,374</u>                      |

See notes to financial statements.

| <u>Debt<br/>Service<br/>Fund</u> | <u>Capital<br/>Projects<br/>Fund</u> | <u>Grant<br/>Fund</u> | <u>Other<br/>Governmental<br/>Fund<br/>(Keno)</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|----------------------------------|--------------------------------------|-----------------------|---|---|
| \$ 398,745                       | \$ 733,200                           | \$ 1,799,788          | \$ 43,171   | \$ 8,153,123                            |
| -                                | -                                    | -                     | -   | 64,229                                  |
| <u>\$ 398,745</u>                | <u>\$ 733,200</u>                    | <u>\$ 1,799,788</u>   | <u>\$ 43,171</u>                                  | <u>\$ 8,217,352</u>                     |
| \$ -                             | \$ -                                 | \$ -                  | \$ -  | \$ -                                    |
| -                                | -                                    | -                     | -   | 159,319                                 |
| -                                | 733,200                              | -                     | -   | 733,200                                 |
| -                                | -                                    | -                     | -   | 1,043,832                               |
| -                                | -                                    | -                     | -   | 1,013,374                               |
| 398,745                          | -                                    | -                     | -   | 398,745                                 |
| -                                | -                                    | 1,325,757             | -   | 1,325,757                               |
| -                                | -                                    | -                     | 43,171  | 43,171                                  |
| -                                | -                                    | -                     | -   | 496,540                                 |
| -                                | -                                    | -                     | -   | 1,471,810                               |
| -                                | -                                    | 474,031               | -   | 474,031                                 |
| -                                | -                                    | -                     | -   | 1,057,573                               |
| <u>398,745</u>                   | <u>733,200</u>                       | <u>1,799,788</u>      | <u>43,171</u>                                     | <u>8,217,352</u>                        |
| <u>\$ 398,745</u>                | <u>\$ 733,200</u>                    | <u>\$ 1,799,788</u>   | <u>\$ 43,171</u>                                  | <u>\$ 8,217,352</u>                     |

CITY OF MCCOOK, NEBRASKA

RECONCILIATION OF THE BALANCE SHEET - MODIFIED  
CASH BASIS - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION

September 30, 2022

**Total fund balances - governmental funds** \$ 8,217,352

Amounts reported for *governmental activities* in the statement of net position are different because:

The Internal Service Fund is included as a governmental activity in the statement of changes in net position. 940,740

LB840 notes receivables are not due in the current period and therefore are not reported as assets in the governmental funds. 434,066

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is \$45,981,695 and the accumulated depreciation is \$22,218,178. 23,763,517

Long-term liabilities, including notes payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:

Notes payable (294,522)

**Total net position - governmental activities** \$ 33,061,153

See notes to financial statements.

**CITY OF MCCOOK, NEBRASKA**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - MODIFIED CASH BASIS - GOVERNMENTAL FUNDS**

**For the year ended September 30, 2022**

|  | <u>General<br/>Fund</u> | <u>Street<br/>Fund</u> | <u>Economic<br/>Development<br/>Fund</u> |
|--|-------------------------|------------------------|--|
| <b>REVENUES</b>  |                         |                        |  |
| Taxes:   |                         |                        |  |
| Property   | \$ 1,641,751            | \$ -                   | \$ -                                     |
| Motor vehicle  | 183,872                 | -                      | -  |
| Payments in lieu of taxes  | 107,482                 | -                      | -  |
| Occupation   | 175,319                 | -                      | -  |
| Sales tax  | 1,641,969               | 223,114                | 500,776                                  |
| Franchise  | 95,647                  | -                      | -  |
| Intergovernmental  | 738,114                 | 1,099,208              | -  |
| Grants   | 193,749                 | 147,242                | -  |
| Keno proceeds  | -                       | -                      | -  |
| Charges for services   | 826,337                 | 22,386                 | -  |
| Contributions  | 134,323                 | -                      | -  |
| Interest income  | 25,256                  | 5,141                  | 1,257                                    |
| Loan collections   | -                       | -                      | 100,977                                  |
| Sale of assets   | 27,681                  | -                      | -  |
| Insurance proceeds   | -                       | -                      | -  |
| Other revenue  | 84,407                  | -                      | -  |
| Total revenues   | <u>5,875,907</u>        | <u>1,497,091</u>       | <u>603,010</u>                           |
| <b>EXPENDITURES</b>  |                         |                        |  |
| General government   | 1,492,094               | -                      | -  |
| Economic development   | -                       | -                      | 468,949                                  |
| Public safety  | 3,089,654               | -                      | -  |
| Public works   | 286,603                 | 1,383,808              | -  |
| Environment and leisure  | 1,464,249               | -                      | -  |
| Capital outlay   | 343,657                 | 878,303                | -  |
| Principal payments on debt                                       | 44,247                  | 56,648                 | -  |
| Interest on long-term debt                                       | 8,048                   | 8,888                  | -  |
| Total expenditures   | <u>6,728,552</u>        | <u>2,327,647</u>       | <u>468,949</u>                           |
| <b>Excess (deficiency) of<br/>    revenues over expenditures</b> | <b>(852,645)</b>        | <b>(830,556)</b>       | <b>134,061</b>                           |
| <b>OTHER FINANCING SOURCES (USES)</b>                            |                         |                        |  |
| Transfers in   | 1,240,358               | 745,189                | -  |
| Transfers out  | (6,252)                 | -                      | -  |
| Net transfers  | <u>1,234,106</u>        | <u>745,189</u>         | <u>-</u>                                 |
| <b>Net change in fund balances</b>                               | <b>381,461</b>          | <b>(85,367)</b>        | <b>134,061</b>                           |
| Fund balances - September 30, 2021                               | <u>2,803,781</u>        | <u>1,129,199</u>       | <u>879,313</u>                           |
| Fund balances - September 30, 2022                               | <u>\$ 3,185,242</u>     | <u>\$ 1,043,832</u>    | <u>\$ 1,013,374</u>                      |

See notes to financial statements.

| <u>Debt<br/>Service<br/>Fund</u> | <u>Capital<br/>Projects<br/>Fund</u> | <u>Grant<br/>Fund</u> | <u>Other<br/>Governmental<br/>Funds<br/>(Keno)</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|----------------------------------|--------------------------------------|-----------------------|--|---|
| \$ -                             | \$ -                                 | \$ -                  | \$ -   | \$ 1,641,751                            |
| -                                | -                                    | -                     | -  | 183,872                                 |
| -                                | -                                    | -                     | -  | 107,482                                 |
| -                                | -                                    | -                     | -  | 175,319                                 |
| -                                | 640,000                              | -                     | -  | 3,005,859                               |
| -                                | -                                    | -                     | -  | 95,647                                  |
| -                                | -                                    | 44,239                | -  | 1,881,561                               |
| -                                | -                                    | 971,635               | -  | 1,312,626                               |
| -                                | -                                    | -                     | 96,809   | 96,809                                  |
| -                                | -                                    | 30,977                | -  | 879,700                                 |
| -                                | -                                    | -                     | -  | 134,323                                 |
| 2,974                            | 7,535                                | 12,118                | 303  | 54,584                                  |
| -                                | -                                    | -                     | -  | 100,977                                 |
| -                                | -                                    | -                     | -  | 27,681                                  |
| -                                | -                                    | 14,280                | -  | 14,280                                  |
| -                                | -                                    | 9,078                 | -  | 93,485                                  |
| <u>2,974</u>                     | <u>647,535</u>                       | <u>1,082,327</u>      | <u>97,112</u>                                      | <u>9,805,956</u>                        |
| -                                | -                                    | 22,982                | 27,106   | 1,542,182                               |
| -                                | -                                    | -                     | -  | 468,949                                 |
| -                                | -                                    | 201,853               | -  | 3,291,507                               |
| 138                              | -                                    | -                     | -  | 1,670,549                               |
| -                                | -                                    | 59,708                | -  | 1,523,957                               |
| -                                | 6,694                                | 1,193,071             | -  | 2,421,725                               |
| -                                | -                                    | -                     | -  | 100,895                                 |
| -                                | -                                    | -                     | -  | 16,936                                  |
| <u>138</u>                       | <u>6,694</u>                         | <u>1,477,614</u>      | <u>27,106</u>                                      | <u>11,036,700</u>                       |
| 2,836                            | 640,841                              | (395,287)             | 70,006   | (1,230,744)                             |
| -                                | -                                    | -                     | -  | 1,985,547                               |
| -                                | (745,189)                            | (30,000)              | (70,000)   | (851,441)                               |
| -                                | <u>(745,189)</u>                     | <u>(30,000)</u>       | <u>(70,000)</u>                                    | <u>1,134,106</u>                        |
| 2,836                            | (104,348)                            | (425,287)             | 6  | (96,638)                                |
| <u>395,909</u>                   | <u>837,548</u>                       | <u>2,225,075</u>      | <u>43,165</u>                                      | <u>8,313,990</u>                        |
| <u>\$ 398,745</u>                | <u>\$ 733,200</u>                    | <u>\$ 1,799,788</u>   | <u>\$ 43,171</u>                                   | <u>\$ 8,217,352</u>                     |

**CITY OF MCCOOK, NEBRASKA**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - MODIFIED CASH BASIS -  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

**For the year ended September 30, 2022**

**Total net change in fund balances - governmental funds** \$ (96,638)

Amounts reported for *governmental activities* in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures.

However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capitalized capital outlay (\$2,455,629) exceeded depreciation expense (\$1,233,939). Asset additions of \$33,904 were funded directly by donations.

1,221,690

Basis remaining on capital asset disposals does not impact the fund financial statements. However, the remaining basis is reported as a loss on disposal of capital assets in the statement of activities.

(10,093)

Principal payments received on LB840 loans are reported as revenue in the governmental fund statements, but these payments decrease the note receivable balance in the statement of activities.

(83,489)

Uncollectible LB840 notes receivable do not impact the governmental fund financial statements, but recording an allowance for potentially uncollectible LB840 loans increases bad debts expense on the statement of activities.

(116,315)

Principal advances on LB840 loans are reported as expenses in the governmental fund statements, but these advances increase the note receivable balance in the statement of activities.

100,000

The increase in net position of the Internal Service Fund is included as a governmental activity in the government wide statements.

644,188

Repayment of bond and note principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

100,895

**Change in net position of governmental activities**

\$ 1,760,238

See notes to financial statements.

**CITY OF MCCOOK, NEBRASKA**  
**STATEMENT OF FUND NET POSITION - PROPRIETARY FUNDS**  
**September 30, 2022**

|   | Electric and<br>Emergency<br>Fund | Water<br>Fund |
|---|-----------------------------------|---------------|
| <b>ASSETS</b>                               |                                   |               |
| Current assets:                             |                                   |               |
| Cash and cash equivalents                   | \$ -                              | \$ 6,074,598  |
| Accounts receivable                         | -                                 | 13,228        |
| Unbilled revenue                            | -                                 | 405,577       |
| Reinsurance receivable                      | -                                 | -             |
| Inventory                                   | -                                 | 313,082       |
| Total current assets                        | -                                 | 6,806,485     |
| Noncurrent assets:                          |                                   |               |
| Restricted cash and cash equivalents        | -                                 | 845,473       |
| Capital assets:                             |                                   |               |
| Land  | -                                 | 295,625       |
| Distribution systems                        | 170,000                           | 22,748,793    |
| Buildings and improvements                  | -                                 | 639,392       |
| Tools and equipment                         | -                                 | 858,114       |
| Accumulated depreciation                    | (151,417)                         | (16,217,723)  |
| Net capital assets                          | 18,583                            | 8,324,201     |
| Total noncurrent assets                     | 18,583                            | 9,169,674     |
| <b>Total assets</b>                         | 18,583                            | 15,976,159    |
| <b>LIABILITIES</b>                          |                                   |               |
| Current liabilities:                        |                                   |               |
| Accounts payable                            | -                                 | 42,688        |
| Sales tax payable                           | -                                 | 5,672         |
| Claims incurred not paid                    | -                                 | -             |
| Accrued payroll                             | -                                 | 18,252        |
| Accrued vacation                            | -                                 | 29,314        |
| Accrued sick leave                          | -                                 | 17,052        |
| Customer deposits                           | -                                 | 98,387        |
| Accrued interest                            | -                                 | 19,813        |
| Current portion of long-term obligations    | -                                 | 368,957       |
| Total current liabilities                   | -                                 | 600,135       |
| Noncurrent liabilities:                     |                                   |               |
| Accrued landfill postclosure costs          | -                                 | -             |
| Accrued deep well abandonment costs         | -                                 | 54,070        |
| Noncurrent portion of long-term obligations | -                                 | 5,584,678     |
| Total noncurrent liabilities                | -                                 | 5,638,748     |
| <b>Total liabilities</b>                    | -                                 | 6,238,883     |
| <b>NET POSITION</b>                         |                                   |               |
| Net investment in capital assets            | 18,583                            | 2,370,566     |
| Restricted for:                             |                                   |               |
| Landfill postclosure                        | -                                 | -             |
| Deep injection well closure                 | -                                 | 30,492        |
| Debt service                                | -                                 | 662,524       |
| Unrestricted                                | -                                 | 6,673,694     |
| <b>Total net position</b>                   | \$ 18,583                         | \$ 9,737,276  |

See notes to financial statements.

| <u>Business-type Activities - Enterprise Funds</u> |                     |                      | Governmental      |
|--|---------------------|----------------------|-------------------|
| <u>Sewer</u>                                       | <u>Solid Waste</u>  | <u>Total</u>         | Activities -      |
| <u>Fund</u>  | <u>Fund</u>         |                      | Internal Service  |
|  |                     |                      | <u>Fund</u>       |
| \$ 1,979,234                                       | \$ 899,301          | \$ 8,953,133         | \$ 950,040        |
| 20,176   | 62,826              | 96,230               | -                 |
| 204,944  | 119,677             | 730,198              | -                 |
| -  | -                   | -                    | 51,900            |
| -  | -                   | 313,082              | -                 |
| <u>2,204,354</u>                                   | <u>1,081,804</u>    | <u>10,092,643</u>    | <u>1,001,940</u>  |
| 230,605  | 86,322              | 1,162,400            | -                 |
| -  | 190,110             | 485,735              | -                 |
| 10,215,962   | -                   | 33,134,755           | -                 |
| 3,922,162  | 926,210             | 5,487,764            | -                 |
| 1,078,915  | 1,868,752           | 3,805,781            | -                 |
| (9,002,643)  | (2,240,320)         | (27,612,103)         | -                 |
| <u>6,214,396</u>                                   | <u>744,752</u>      | <u>15,301,932</u>    | <u>-</u>          |
| <u>6,445,001</u>                                   | <u>831,074</u>      | <u>16,464,332</u>    | <u>-</u>          |
| 8,649,355  | 1,912,878           | 26,556,975           | 1,001,940         |
| 8,297  | 67,079              | 118,064              | -                 |
| 8,897  | -                   | 14,569               | -                 |
| -  | -                   | -                    | 61,200            |
| 4,595  | 19,283              | 42,130               | -                 |
| 5,223  | 47,372              | 81,909               | -                 |
| 860  | 28,201              | 46,113               | -                 |
| -  | -                   | 98,387               | -                 |
| 1,639  | -                   | 21,452               | -                 |
| 215,000  | -                   | 583,957              | -                 |
| <u>244,511</u>                                     | <u>161,935</u>      | <u>1,006,581</u>     | <u>61,200</u>     |
| -  | 715,000             | 715,000              | -                 |
| -  | -                   | 54,070               | -                 |
| 770,000  | -                   | 6,354,678            | -                 |
| <u>770,000</u>                                     | <u>715,000</u>      | <u>7,123,748</u>     | <u>-</u>          |
| <u>1,014,511</u>                                   | <u>876,935</u>      | <u>8,130,329</u>     | <u>61,200</u>     |
| 5,229,396  | 744,752             | 8,363,297            | -                 |
| -  | 86,322              | 86,322               | -                 |
| -  | -                   | 30,492               | -                 |
| 230,605  | -                   | 893,129              | -                 |
| 2,174,843  | 204,869             | 9,053,406            | 940,740           |
| <u>\$ 7,634,844</u>                                | <u>\$ 1,035,943</u> | <u>\$ 18,426,646</u> | <u>\$ 940,740</u> |

**CITY OF MCCOOK, NEBRASKA**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES  
IN NET POSITION - PROPRIETARY FUNDS**

**For the year ended September 30, 2022**

|  | Electric and<br>Emergency<br>Fund | Water<br>Fund |
|--|-----------------------------------|---------------|
| <b>Operating revenues:</b>               |                                   |               |
| Charges for services                     | \$ 1,369,858                      | \$ 2,499,823  |
| Miscellaneous revenues                   | -                                 | 162,618       |
| Total operating revenues                 | 1,369,858                         | 2,662,441     |
| <b>Operating expenses:</b>               |                                   |               |
| Salaries and benefits                    | -                                 | 629,481       |
| Insurance and bonds                      | -                                 | 77,452        |
| Utilities and telephone                  | -                                 | 155,683       |
| Repairs and maintenance                  | -                                 | 207,573       |
| Equipment rent                           | -                                 | 8,975         |
| Contracted services                      | -                                 | 31,327        |
| Supplies                                 | -                                 | 17,785        |
| Plant chemicals                          | -                                 | 291,301       |
| Transportation                           | -                                 | 15,805        |
| Professional fees                        | -                                 | 27,139        |
| Sales tax                                | -                                 | 33,158        |
| Miscellaneous                            | -                                 | 76,396        |
| Depreciation                             | 3,540                             | 868,011       |
| Insurance claims and health premiums     | -                                 | -             |
| Total operating expenses                 | 3,540                             | 2,440,086     |
| Operating income                         | 1,366,318                         | 222,355       |
| <b>Nonoperating revenues (expenses):</b> |                                   |               |
| Interest income                          | -                                 | 48,776        |
| Grant revenue                            | -                                 | 129,754       |
| Interest expense                         | -                                 | (69,046)      |
| Loan fees                                | -                                 | (5,528)       |
| Total nonoperating revenues (expenses)   | -                                 | 103,956       |
| Income before transfers                  | 1,366,318                         | 326,311       |
| <b>Interfund transfers:</b>              |                                   |               |
| Transfers in                             | -                                 | 6,824         |
| Transfers out                            | (1,369,858)                       | (60,000)      |
| Net transfers                            | (1,369,858)                       | (53,176)      |
| <b>Change in net position</b>            | (3,540)                           | 273,135       |
| Net position - September 30, 2021        | 22,123                            | 9,464,141     |
| Net position - September 30, 2022        | \$ 18,583                         | \$ 9,737,276  |

See notes to financial statements.

Business-type Activities - Enterprise Funds

| <u>Sewer<br/>Fund</u> | <u>Solid Waste<br/>Fund</u> | <u>Total</u>         | <u>Governmental<br/>Activities -<br/>Internal Service<br/>Fund</u> |
|-----------------------|-----------------------------|----------------------|--|
| \$ 1,655,253          | \$ 2,246,491                | \$ 7,771,425         | \$ 2,190,994   |
| 4,636                 | 14,127                      | 181,381              | -  |
| <u>1,659,889</u>      | <u>2,260,618</u>            | <u>7,952,806</u>     | <u>2,190,994</u>   |
| 371,997               | 829,084                     | 1,830,562            | -  |
| 49,731                | 62,214                      | 189,397              | -  |
| 106,498               | 6,846                       | 269,027              | -  |
| 88,572                | 128,467                     | 424,612              | -  |
| 3,969                 | 1,122                       | 14,066               | -  |
| 14,756                | 879,582                     | 925,665              | -  |
| 18,580                | 11,216                      | 47,581               | -  |
| -                     | -                           | 291,301              | -  |
| 5,601                 | 170,929                     | 192,335              | -  |
| 14,165                | 11,213                      | 52,517               | -  |
| 91,015                | -                           | 124,173              | -  |
| 12,773                | 19,909                      | 109,078              | -  |
| 410,222               | 85,084                      | 1,366,857            | -  |
| -                     | -                           | -                    | 1,950,999  |
| <u>1,187,879</u>      | <u>2,205,666</u>            | <u>5,837,171</u>     | <u>1,950,999</u>   |
| 472,010               | 54,952                      | 2,115,635            | 239,995  |
| 17,089                | 7,514                       | 73,379               | 5,900  |
| -                     | -                           | 129,754              | -  |
| (6,159)               | -                           | (75,205)             | (1,707)  |
| (1,210)               | -                           | (6,738)              | -  |
| <u>9,720</u>          | <u>7,514</u>                | <u>121,190</u>       | <u>4,193</u>   |
| 481,730               | 62,466                      | 2,236,825            | 244,188  |
| 9,384                 | -                           | 16,208               | 400,000  |
| (60,000)              | (60,456)                    | (1,550,314)          | -  |
| <u>(50,616)</u>       | <u>(60,456)</u>             | <u>(1,534,106)</u>   | <u>400,000</u>   |
| 431,114               | 2,010                       | 702,719              | 644,188  |
| <u>7,203,730</u>      | <u>1,033,933</u>            | <u>17,723,927</u>    | <u>296,552</u>   |
| <u>\$ 7,634,844</u>   | <u>\$ 1,035,943</u>         | <u>\$ 18,426,646</u> | <u>\$ 940,740</u>  |

**CITY OF MCCOOK, NEBRASKA**  
**STATEMENT OF CASH FLOWS -**  
**PROPRIETARY FUNDS**

**For the year ended September 30, 2022**

|  | Electric and<br>Emergency<br>Fund |
|--|-----------------------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>                     |                                   |
| Receipts from customers  | \$ 1,369,858                      |
| Receipts from other funds  | -                                 |
| Payments to suppliers  | -                                 |
| Payments to employees  | -                                 |
| Net cash provided by operating activities                        | 1,369,858                         |
| <b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>          |                                   |
| Transfers from other funds                                       | -                                 |
| Transfers to other funds   | (1,369,858)                       |
| Change in due from/to other funds                                | -                                 |
| Net cash provided (used) by noncapital financing activities      | (1,369,858)                       |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b> |                                   |
| Purchase of property and equipment                               | -                                 |
| Grant proceeds   | -                                 |
| Increase in accrued deep well abandonment costs                  | -                                 |
| Proceeds from issuance of capital debt                           | -                                 |
| Principal payments on capital debt                               | -                                 |
| Interest paid on capital debt                                    | -                                 |
| Loan fees paid   | -                                 |
| Net cash used by capital and related financing activities        | -                                 |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>                     |                                   |
| Interest received  | -                                 |
| Increase in cash and cash equivalents                            | -                                 |
| Cash and cash equivalents - beginning of the year                | -                                 |
| Cash and cash equivalents - end of the year                      | \$ -                              |
| <b>Composition of cash and cash equivalents:</b>                 |                                   |
| Cash and cash equivalents  | \$ -                              |
| Restricted cash and cash equivalents                             | -                                 |
| Total cash and cash equivalents                                  | \$ -                              |

See notes to financial statements.

| Business-type Activities - Enterprise Funds |                       |                             |                      | Governmental<br>Activities -<br>Internal Service<br>Fund |
|---|-----------------------|-----------------------------|----------------------|--|
| <u>Water<br/>Fund</u>                       | <u>Sewer<br/>Fund</u> | <u>Solid Waste<br/>Fund</u> | <u>Total</u>         |  |
| \$ 2,656,397                                | \$ 1,656,999          | \$ 2,255,077                | \$ 7,938,331         | \$ -   |
| -   | -                     | -                           | -                    | 2,336,594  |
| (1,056,920)                                 | (409,158)             | (1,284,129)                 | (2,750,207)          | (2,058,799)  |
| (631,480)                                   | (377,174)             | (819,120)                   | (1,827,774)          | -  |
| <u>967,997</u>                              | <u>870,667</u>        | <u>151,828</u>              | <u>3,360,350</u>     | <u>277,795</u>   |
| 6,824                                       | 9,384                 | -                           | 16,208               | 400,000  |
| (60,000)                                    | (60,000)              | (60,456)                    | (1,550,314)          | -  |
| 93,293                                      | -                     | -                           | 93,293               | (93,293)   |
| <u>40,117</u>                               | <u>(50,616)</u>       | <u>(60,456)</u>             | <u>(1,440,813)</u>   | <u>306,707</u>   |
| (488,819)                                   | (289,434)             | (41,745)                    | (819,998)            | -  |
| 129,754                                     | -                     | -                           | 129,754              | -  |
| 3,380                                       | -                     | -                           | 3,380                | -  |
| 583,306                                     | -                     | -                           | 583,306              | -  |
| (383,288)                                   | (220,000)             | -                           | (603,288)            | -  |
| (57,822)                                    | (5,165)               | -                           | (62,987)             | (1,707)  |
| (5,528)                                     | (1,210)               | -                           | (6,738)              | -  |
| <u>(219,017)</u>                            | <u>(515,809)</u>      | <u>(41,745)</u>             | <u>(776,571)</u>     | <u>(1,707)</u>   |
| 48,776                                      | 17,089                | 7,514                       | 73,379               | 5,900  |
| 837,873                                     | 321,331               | 57,141                      | 1,216,345            | 588,695  |
| 6,082,198                                   | 1,888,508             | 928,482                     | 8,899,188            | 361,345  |
| <u>\$ 6,920,071</u>                         | <u>\$ 2,209,839</u>   | <u>\$ 985,623</u>           | <u>\$ 10,115,533</u> | <u>\$ 950,040</u>  |
| \$ 6,074,598                                | \$ 1,979,234          | \$ 899,301                  | \$ 8,953,133         | \$ 950,040   |
| 845,473                                     | 230,605               | 86,322                      | 1,162,400            | -  |
| <u>\$ 6,920,071</u>                         | <u>\$ 2,209,839</u>   | <u>\$ 985,623</u>           | <u>\$ 10,115,533</u> | <u>\$ 950,040</u>  |

**CITY OF MCCOOK, NEBRASKA**

**STATEMENT OF CASH FLOWS -  
PROPRIETARY FUNDS, Continued**

**For the year ended September 30, 2022**

|   | <u>Electric and<br/>Emergency<br/>Fund</u> |
|---|--|
| <b>Reconciliation of operating income to net cash provided<br/>by operating activities:</b> |  |
| Operating income  | \$ 1,366,318                               |
| Adjustments to reconcile operating income to net cash<br>provided by operating activities:  |  |
| Depreciation expense  | 3,540                                      |
| Change in assets and liabilities:   |  |
| Accounts receivable   | -  |
| Reinsurance receivable  | -  |
| Inventories   | -  |
| Customer deposits   | -  |
| Accounts payable  | -  |
| Claims incurred not paid  | -  |
| Sales tax payable   | -  |
| Accrued expenses  | -  |
| Net cash provided by operating activities   | <u>\$ 1,369,858</u>                        |

See notes to financial statements.

| Business-type Activities - Enterprise Funds |                       |                             |                     | Governmental<br>Activities -<br>Internal Service<br>Fund |
|---|-----------------------|-----------------------------|---------------------|--|
| <u>Water<br/>Fund</u>                       | <u>Sewer<br/>Fund</u> | <u>Solid Waste<br/>Fund</u> | <u>Total</u>        |  |
| \$ 222,355                                  | \$ 472,010            | \$ 54,952                   | \$ 2,115,635        | \$ 239,995   |
| 868,011                                     | 410,222               | 85,084                      | 1,366,857           | -  |
| (7,423)                                     | (6,943)               | (5,541)                     | (19,907)            | -  |
| -   | -                     | -                           | -                   | 145,600  |
| (112,696)                                   | -                     | -                           | (112,696)           | -  |
| 12,230                                      | -                     | -                           | 12,230              | -  |
| (1,630)                                     | (3,498)               | 7,369                       | 2,241               | -  |
| -   | -                     | -                           | -                   | (107,800)  |
| (10,851)                                    | 4,053                 | -                           | (6,798)             | -  |
| (1,999)                                     | (5,177)               | 9,964                       | 2,788               | -  |
| <u>\$ 967,997</u>                           | <u>\$ 870,667</u>     | <u>\$ 151,828</u>           | <u>\$ 3,360,350</u> | <u>\$ 277,795</u>  |

**CITY OF MCCOOK, NEBRASKA**

**STATEMENT OF ASSETS AND LIABILITIES - MODIFIED CASH BASIS -  
FIDUCIARY FUNDS**

**September 30, 2022**

|                                    | Custodial<br><u>Funds</u> |
|------------------------------------|---------------------------|
| <b>ASSETS</b>                      |                           |
| Cash                               | <u>\$ 155,095</u>         |
| <b>LIABILITIES HELD FOR OTHERS</b> |                           |
| Held for other purposes            | <u>\$ 155,095</u>         |

See notes to financial statements.

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS**

**INDEX**

|  | Page |
|--|------|
| <b>NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES</b>   |      |
| 1. Financial Reporting Entity                                | 30   |
| 2. Basis of Presentation                                     | 31   |
| 3. Measurement Focus and Basis of Accounting                 | 34   |
| 4. Assets, Liabilities, and Equity                           | 36   |
| 5. Revenues, Expenditures, and Expenses                      | 41   |
| <b>NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY</b>  |      |
| 1. Fund Accounting Requirements                              | 43   |
| 2. Deposit Laws and Regulations                              | 44   |
| 3. Revenue Restrictions                                      | 44   |
| 4. Debt Restrictions and Covenants                           | 44   |
| 5. Budgetary Data  | 46   |
| <b>NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS</b> |      |
| 1. Cash  | 47   |
| 2. Restricted Assets   | 48   |
| 3. Accounts and Notes Receivable                             | 49   |
| 4. Capital Assets  | 51   |
| 5. Long-term Debt  | 53   |
| 6. Interfund Transactions and Balances                       | 60   |
| <b>NOTE D – OTHER NOTES</b>                                  |      |
| 1. Employee Pension and Other Benefit Plans                  | 62   |
| 2. Risk Management   | 64   |
| 3. Commitments and Contingencies                             | 65   |
| 4. Interlocal Agreements                                     | 67   |
| 5. Union Agreements  | 67   |
| 6. Tax Abatements  | 68   |
| 7. Subsequent Events   | 68   |

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City of McCook, Nebraska (City) are prepared in accordance with the modified cash basis of accounting for governmental and fiduciary funds and the accrual basis for the proprietary funds and discretely presented component unit. The City’s reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

The accounting and reporting framework and the more significant accounting principles and practices are discussed in subsequent sections of this Note.

**1. Financial Reporting Entity**

The City of McCook, Nebraska, was incorporated as a City of the first class in 1933. The City operates under a City Manager form of government. The Mayor is elected by the Council. All members of the City Council are elected on four-year terms. The administration of the City government is performed under the direction of the Council by the City Manager. Services provided to residents include public safety, highways and streets, parks, recreation, water and sanitary sewer systems, garbage collection, and general administrative services.

The City’s financial reporting entity comprises the following:

|                                       |   |
|---------------------------------------|---|
| Primary Government:                   | City of McCook  |
| Discretely Presented Component Units: | Community Development Authority<br>McCook Leasing Corporation |

In determining the financial reporting entity, the City complies with the provisions of GASB Statement No. 61, and has addressed all potential component units (traditionally separate reporting entities) for which the City may be financially accountable, and, as such, should be included within the City’s financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization’s governing board and (1) it is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**1. Financial Reporting Entity, continued**

**Blended Component Units**

Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same or substantially the same as the City Council or the component unit provides services entirely to the City. These component units' funds are blended into those of the City by appropriate activity type to compose the primary government presentation. Currently, the City has no blended component units.

**Discretely Presented Component Units**

Discretely presented component units are separate legal entities that meet the component unit criteria described above but do not meet the criteria for blending. The following are the discretely presented component units:

**Brief Description of Activities  
and Relationship to the City**

McCook Community

Development Agency

On February 20, 2006, the City Council passed an ordinance repealing the CRA and creating a CDA for the City of McCook. The Mayor and the members of the City Council shall constitute the Agency and the City Manager shall serve as the director of the CDA.

McCook Leasing Corporation

Created in 2011 to provide for the construction and issuance of bonds for the construction of the combined Administration and Public Safety building. This entity had no activity during the year ended September 30, 2022.

**2. Basis of Presentation**

**Government-wide Financial Statements**

The Statement of Net Position and Statement of Activities display information about the reporting government as a whole. They include all funds of the reporting entity. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**2. Basis of Presentation, continued**

**Fund Financial Statements**

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. Funds are organized into two major categories: governmental and proprietary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type.
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least five percent of the corresponding total for all governmental and enterprise funds combined.

The funds of the financial reporting entity are described below:

**Governmental Funds**

*General Fund*

The General Fund is the primary operating fund of the City and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

*Special Revenue Funds*

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for certain purposes.

*Capital Project Funds*

Capital Project Funds are used to account for resources restricted for the acquisition or construction of specific capital projects.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**2. Basis of Presentation, continued**

**Governmental Funds, continued**

*Debt Service Fund*

The Debt Service Fund accounts for the accumulation of financial resources for the payment of interest and principal on the general long-term debt of the City other than debt-service payments made by enterprise funds. Ad valorem taxes are used for the payment of principal and interest on the City's general obligation bonds.

**Proprietary Funds**

*Enterprise Funds*

Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector.

*Internal Service Fund*

The Internal Service Fund accounts for activities that provide goods and services to other funds, departments or agencies of the primary government and its component units on a cost-reimbursement basis.

**Fiduciary Funds (Not included in government-wide statements)**

*Custodial Funds*

Custodial funds account for assets held by the City in a purely custodial capacity. The reporting entity includes ten custodial funds. Since these funds are custodial in nature (i.e., assets equal liabilities), they do not involve the measurement of results of operations.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. **Basis of Presentation, continued**

**Major and Nonmajor Funds**

The funds are further classified as major or nonmajor as follows:

| <b><u>Fund</u></b>                                    | <b><u>Brief Description</u></b>   |
|---|---|
| <i>Major:</i>   |   |
| Governmental:   |   |
| General Fund  | See page 32 for description.  |
| Street Fund   | The Street Fund is a Special Revenue Fund that accounts for the City’s share of highway allocation from the State of Nebraska.          |
| Debt Service Fund                                     | See page 33 for description.  |
| Capital Projects Fund                                 | See page 32 for description.  |
| Grant Fund  | The Grant Fund is a Special Revenue Fund that accounts for grant revenue and expenditures.  |
| Economic Development Fund                             | The Economic Development Fund is a Special Revenue Fund that accounts for sales tax proceeds to be used for LB840 economic development. |
| Proprietary:  |   |
| Enterprise:   |   |
| Electric and Emergency, Water, Sewer, and Solid Waste | See page 33 for description.  |
| <i>Nonmajor:</i>                                      |   |
| Governmental:   |   |
| Keno Fund   | The Keno Fund is a Special Revenue Fund that accounts for Keno proceeds and community betterment expenditures.                          |

3. **Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**3. Measurement Focus and Basis of Accounting, continued**

**Measurement Focus**

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined in item b, below.

In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus is used as appropriate:

- a. All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. The proprietary funds utilize an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.
- c. Fiduciary funds are not involved in the measurement of results of operations; therefore, the measurement focus is not applied to them.

**Basis of Accounting**

In the government-wide Statement of Net Position and Statement of Activities, governmental activities are presented using the modified cash basis of accounting. This basis recognizes assets, liabilities, net position, revenues, and expenses when they result from cash transactions with a provision for depreciation. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected) and certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities) *are not recorded* in these financial statements. Under the modified cash basis of accounting, proceeds from the issuance of long-term debt increase liabilities and payment of long-term debt reduces liabilities. Capital assets are capitalized and depreciation is recognized over the estimated lives of the related assets. Right of use assets and related lease liabilities, as defined by GASB 87, are not reflected in the accompanying modified cash basis financial statements.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**3. Measurement Focus and Basis of Accounting, continued**

**Basis of Accounting, continued**

Business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified cash basis of accounting using a flow of current financial resources measurement focus. Proceeds from issuance of long-term debt are recognized as revenue when received and payment of long-term debt principal is reported as an expenditure when paid. Capital asset purchases are recorded as expenditures and depreciation is not recognized.

All proprietary funds and the discretely presented component units utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or the economic asset is used.

**4. Assets, Liabilities, and Equity**

**Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America and the modified cash basis of accounting requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Cash and Investments**

For the purpose of the Statement of Net Position, “cash and cash equivalents” include all demand accounts and savings accounts. For the purpose of the proprietary fund Statement of Cash Flows, “cash and cash equivalents” include all cash on hand, demand accounts, savings accounts, and equity in pooled cash which has an original maturity of three months or less. The County Treasurer’s cash represents revenues collected not yet remitted to the City.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**4. Assets, Liabilities, and Equity, continued**

**Cash and Investments, continued**

Investments are carried at fair value. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes B2, C1, and D2.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

**Receivables**

In the government-wide statements, receivables consist of all revenues earned at year end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Business-type activities report utility billings as their major receivables.

In the fund financial statements, proprietary fund receivables consist of all revenues earned at year end and not yet received. Utility accounts receivable compose the majority of proprietary fund receivables. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable.

**Inventory**

All inventories are valued at cost using the first-in/first-out (FIFO) method.

**Restricted Assets**

Restricted assets include cash and investments that are legally restricted as to their use. The primary restricted assets are related to debt service and proceeds of specific revenue sources that are legally restricted to expenditures for certain purposes.

**Capital Assets**

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**4. Assets, Liabilities, and Equity, continued**

**Capital Assets, continued**

*Government-wide Statements*

In the government-wide financial statements, property and equipment are accounted for as capital assets. The City has a \$5,000 capitalization threshold. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their estimated fair value at the date of donation. The City has elected the depreciation approach for reporting infrastructure.

Depreciation for capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The ranges of estimated useful lives by type of asset are as follows:

|                         |             |
|-------------------------|-------------|
| Buildings               | 25-50 years |
| Improvements            | 10-50 years |
| Machinery and Equipment | 3-20 years  |
| Utility System          | 25-50 years |

Beginning October 1, 2003, governmental funds' infrastructure assets were capitalized under the retroactive capitalization method. These assets have been valued at cost. The cost of normal maintenance, preservation, and repairs that do not add to the value of the assets or materially extend the assets' lives are not capitalized.

*Fund Financial Statements*

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**4. Assets, Liabilities, and Equity, continued**

**Compensated Absences**

The City's policies regarding vacation time and sick leave permit employees to accumulate earned but unused leave. In the event of termination, an employee is paid for all unused accumulated vacation time, accumulated compensatory time, and one-fourth of accumulated sick leave. Accumulated leave is accrued in the accompanying proprietary funds financial statement but not in the governmental funds.

**Long-term Debt**

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

*Government-wide Statements*

All long-term debt to be repaid from governmental and business-type resources is reported as liabilities in the government-wide statements. The long-term debt consists primarily of notes payable.

*Fund Financial Statements*

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest reported as expenditures. The accounting for proprietary funds is the same in the fund financial statements as it is in the government-wide statements.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Equity Classifications

*Government-wide Statements*

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – Consists of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

*Fund Financial Statements*

Governmental fund equity is classified as fund balance. Proprietary fund equity is classified the same as in the government-wide statements.

Effective October 1, 2010, the City adopted GASB Statement No. 54, which redefined how fund balances of the governmental funds are presented in the financial statements. Fund balances are classified as follows:

**Nonspendable**—Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

**Restricted**—Amounts that can be spent only for specific purposes because of the City Charter, City Code, state or federal laws or externally imposed conditions by grantors or creditors.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**4. Assets, Liabilities, and Equity, continued**

**Equity Classifications, continued**

*Fund Financial Statements, continued*

**Committed**—Amounts that can be used only for specific purposes determined by a formal action by City Council ordinance or resolution.

**Assigned**—Amounts that are designated by the Mayor for a specific purpose but are not spendable until a budget ordinance is passed by the City Council.

**Unassigned**—All amounts not included in other spendable classifications.

The details of the fund balances are included in the Governmental Funds Balance Sheet (page 20). Restricted funds are used first as appropriate. Assigned Funds are reduced to the extent that expenditure authority has been budgeted by the City Council or the Assignment has been changed by the Mayor. Decreases to fund balance first reduce Unassigned Fund balance; in the event that Unassigned Fund Balance becomes zero, then Assigned and Committed Fund Balances are used in that order.

**5. Revenues, Expenditures, and Expenses**

**Sales and Use Tax**

The City presently levies a 1.5 cent sales tax on taxable sales within the City. The sales tax is collected by the Nebraska Department of Revenue and remitted to the City in the month following receipt. The Nebraska Department of Revenue receives the sales tax approximately one month after collection by vendors. As of October 1, 2006, sales tax collected on the sale of motor vehicles is recorded in the Street Fund as required by LB904. The LB840 Fund received 16.67 percent of the non-motor vehicle sales tax collections for economic development. The balance of the sales tax may be used for budgeted General Fund appropriations and capital projects; purchase of capital equipment; improving, repairing or replacing the City's infrastructure, including but not limited to water quality improvements, City streets, parks, and other public facilities; and repaying or redeeming water, sewer and other City debt.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**5. Revenues, Expenditures, and Expenses, continued**

**Property Taxes**

The City has the power to levy taxes each year sufficient to pay any judgment existing against the City, the interest on bonded debt, and the principal on bonded debt maturing during the fiscal year or within six months thereafter, as well as taxes authorized by state law.

The tax levies for all political subdivisions in Red Willow County are certified by the County Board on or before October 15. Real estate taxes are due on December 31 and attach as an enforceable lien and become delinquent in two equal installments on May 1 and September 1. Personal property taxes are due in the same manner as real estate taxes. Delinquent taxes bear 14 percent interest.

Property taxes levied for 2021-2022 are recorded as revenue when received by the County.

**Electrical Distribution System Lease and Wholesale Power Contract**

The City of McCook, Nebraska, recognizes revenue under a net lease of the electric distribution system. Rental payments are equal to 12.5 percent of retail revenues from the distribution system, adjusted to eliminate revenues from tax-supported agencies and fuel cost and similar adjustments. The lessee will maintain the electric distribution system pursuant to prudent utility practice and provide insurance thereon.

The lease, entered into on January 1, 2019, is for a 25-year period. The lease is annually renewable thereafter, unless terminated by a minimum of five years prior written notice.

**Operating Revenues and Expenses**

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued**

**5. Revenues, Expenditures, and Expenses, continued**

**Expenditures/Expenses**

In the government-wide financial statements, expenses are classified by function for both governmental and business-type activities.

In the fund financial statements, expenditures are classified as follows:

Governmental Funds – by Character and Function

Proprietary Funds – by Operating and Nonoperating

In the fund financial statements, governmental funds report expenditures of financial resources. Proprietary funds report expenses relating to use of economic resources.

**Interfund Transfers**

Permanent reallocation of resources between funds of the reporting entity is classified as transfers. For the purposes of the Statement of Activities, all interfund transfers between individual governmental funds have been eliminated.

**NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

By its nature as a local government unit, the City and its component units are subject to various federal, state, and local laws and contractual regulations. An analysis of the City's compliance with significant laws and regulations and demonstration of its stewardship over City resources follows:

**1. Fund Accounting Requirements**

The City complies with all state and local laws and regulations requiring the use of separate funds. The legally required funds used by the City include Special Revenue, Debt Service, Capital Projects, and Agency Funds.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued**

**2. Deposit Laws and Regulations**

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The City's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance or with U.S. Treasury and U.S. agency securities having an aggregate value at least equal to the amount of the deposits. The City's demand deposits are insured up to \$250,000 and certificates of deposit/savings accounts are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). Any cash deposits or certificates of deposit in excess of the FDIC limits are insured by collateral held by the pledging institution in the City's name.

**3. Revenue Restrictions**

The City has various restrictions placed over certain revenue sources from state or local requirements. The primary restricted revenue sources are described in Note A2 for the various funds.

**4. Debt Restrictions and Covenants**

*Bonds Payable*

The various bond ordinances relating to the bonds payable contain some restrictions or covenants that are financial-related. These include covenants such as debt-service coverage requirements and required reserve account balances. The City is in compliance with the bond restrictions and covenants.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued**

**4. Debt Restrictions and Covenants, continued**

*Sewer Loans*

The City has established the following accounts to comply with the covenants listed in the sewer loan agreements.

1. Dedicated Source of Revenue for Repayment of the Loans – The City pledges the sewer user charge as the dedicated source of revenue for repayment of the loans.
2. Loan Principal and Interest Redemption Account - Out of the McCook Sewer Fund there shall be credited monthly, on or before the 15th day of each month to the Loan Principal and Interest Redemption Account, the following amounts:
  - a) An amount equal to 1/6th of the next maturing semi-annual interest payments. The loan interest reserve was \$1,639 at September 30, 2022.
  - b) An amount equal to 1/12th of the next maturing annual principal payments. The loan principal reserve was \$62,709 at September 30, 2022.
3. Debt Service Reserve – The debt service reserve was \$166,257 at September 30, 2022.

*Water Loans*

The City has established the following accounts to comply with the covenants listed in the water loan agreements.

1. Dedicated Source of Revenue for Repayment of the Loans – The City pledges the water user charge as the dedicated source of revenue for repayment of the loans.
2. Loan Principal and Interest Redemption Account - Out of the McCook Water Fund there shall be credited monthly, on or before the 15th day of each month to the Loan Principal and Interest Redemption Account, the following amounts:
  - a) An amount equal to 1/6th of the next maturing semi-annual interest payments. The loan interest reserve was \$20,893 at September 30, 2022.
  - b) An amount equal to 1/6th of the next maturing semi-annual principal payments. The loan principal reserve was \$107,563 at September 30, 2022.
3. Debt Service Reserve – The debt service reserve was \$534,068 at September 30, 2022.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued**

**5. Budgetary Data**

The City is required by state laws to adopt annual budgets for all fund types. Each budget is presented on the cash basis of accounting, which is consistent with the requirements of the state budget act.

The Nebraska Budget Act provides the prescribed budget practices and procedures that governing bodies are required to follow. The amounts that may be budgeted for certain specific funds are subject to various expenditure and/or tax levy limitations.

The City follows these procedures in establishing the budgetary data reflected in the accompanying financial statements.

- a. On or before August 1, the City prepares a budget for the fiscal year commencing October 1. The budget includes proposed expenditures and resources available.
- b. The budget is published with subsequent public hearings to obtain taxpayer comments.
- c. Prior to September 30, the City Council adopts the budget, which is then filed with the appropriate state and county officials.
- d. Total expenditures may not legally exceed total appropriations. Appropriations lapse at year end and any revisions require board approval.
- e. Appropriations lapse at the end of the fiscal year, except for capital improvement appropriations and certain encumbrances against operating budgets.
- f. The County Clerk certifies a preliminary property tax levy for each fund of the City which levied property taxes in the county the previous year based on the combined valuation and amount required for the City the prior year. The preliminary levy becomes the final levy unless the governing board passes, by a majority vote, a resolution setting the levy at a different amount.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued**

**5. Budgetary Data, continued**

- g. The property tax requirements resulting from the budget process are utilized by the County Assessor to establish the tax levy. Taxes are levied annually on or before October 15. Real property taxes and personal property taxes are due December 31 with the first half delinquent May 1 and the second half delinquent September 1.
- h. The City of McCook adopts a budget by ordinance for all funds.

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS**

The following notes present detail information to support the amounts reported in the financial statements for the City’s various assets, liabilities, equity, revenues, and expenditures/expenses.

**1. Cash**

**Deposits**

The City’s policies regarding deposits of cash are discussed in Note A4. The table presented below is designed to disclose how its deposits were insured or secured with collateral at September 30, 2022. The categories of collateral are defined as follows:

Category 1 – Insured by FDIC or collateralized with securities held by the City (or public trust) or by its agent in its name.

Category 2 – Uninsured but collateralized with securities held by the pledging financial institution’s trust department or agent in the City’s name.

Category 3 – Uninsured and uncollateralized; or collateralized with securities held by the pledging financial institution, or by its trust department or agent, but not in the City’s name; or collateralized with no written or approved collateral agreement.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**1. Cash, continued**

**Deposits, continued**

| <u>Types of Deposits</u> | <u>Total Bank<br/>Balance</u> | <u>Category<br/>1</u> | <u>Category<br/>2</u> | <u>Category<br/>3</u> | <u>Total<br/>Carrying<br/>Value</u> |
|--------------------------|-------------------------------|-----------------------|-----------------------|-----------------------|-------------------------------------|
| Demand deposits          | \$ 20,085,562                 | \$ 250,000            | \$ 19,835,562         | \$ -                  | \$ <u>19,446,737</u>                |

Reconciliation to Government-wide Statement of Net Position:

|  |                      |
|--|----------------------|
| Primary Government –                   |                      |
| Unrestricted cash and cash equivalents | \$ 13,338,898        |
| Restricted cash and cash equivalents   | 5,879,798            |
| Fiduciary Funds –                      |                      |
| Custodial Funds cash                   | 155,095              |
| Component Unit –                       |                      |
| Unrestricted cash and cash equivalents | <u>72,946</u>        |
|  | <u>\$ 19,446,737</u> |

**2. Restricted Assets**

The restricted assets as of September 30, 2022, are as follows:

|                            | <u>Governmental<br/>Activities</u> | <u>Business-type<br/>Activities</u> | <u>Total</u>        |
|----------------------------|------------------------------------|-------------------------------------|---------------------|
| Type of Restricted Assets: |                                    |                                     |                     |
| Cash and cash equivalents  | \$ <u>4,717,398</u>                | \$ <u>1,162,400</u>                 | \$ <u>5,879,798</u> |

The General Fund has \$159,319 of cash restricted for cemetery perpetual care. The Street Fund has \$1,043,832 of cash restricted for street improvements. The Economic Development Fund has \$1,013,374 of cash restricted for economic development. The Debt Service Fund has \$398,745 of cash restricted for debt service. The Capital Projects Fund has \$733,200 of cash restricted for Capital Projects. The Grant Fund has \$1,325,757 of cash restricted for Federal programs. The Keno Fund has \$43,171 of cash restricted for community betterment.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**2. Restricted Assets, continued**

The Water Fund has \$84,562 restricted for future closure costs on the deep injection well, \$98,387 restricted for customer deposits, and \$662,524 restricted for debt service. Funds of \$230,605 are restricted in the Sewer Fund for debt service. The Solid Waste Fund has funds of \$86,322 that are restricted for the future landfill postclosure costs. See Note B4 for additional disclosures.

**3. Accounts and Notes Receivable**

Accounts receivable of the business-type activities consist of utilities receivables. Receivables detail at September 30, 2022, is as follows:

|                           | <u>Business-type<br/>Activities</u> |
|---------------------------|-------------------------------------|
| Accounts receivable       | \$ 96,230                           |
| Unbilled revenue          | <u>730,198</u>                      |
| Total accounts receivable | <u>\$ 826,428</u>                   |

As of September 30, 2022, the City had the following LB840 notes receivable:

|  | <u>Balance</u> | <u>Terms</u>  |
|--|----------------|---|
| Clary Village                              | \$ 116,315     | 4%; due as TIF proceeds are collected; final maturity 3/31/31 |
| McCook Economic<br>Development Corporation | 82,305         | 0%; due as TIF proceeds are collected over 15 years           |
| McCook Economic<br>Development Corporation | 97,533         | 0%; due as TIF proceeds are collected over 15 years           |
| Head 2 Toe Spas                            | 1,368          | 3%; 60 monthly payments of \$179.69 due 6/1/18 - 5/1/23       |

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**3. Accounts and Notes Receivable, continued**

|                                   |                   |  |
|-----------------------------------|-------------------|--|
| Hot Tub Brokers                   | 93,115            | 2%; 120 monthly payments of \$919.56 due 1/1/21 – 12/1/31  |
| Early Morning Cackle              | 43,676            | 3%; 120 monthly payments of \$538.42 due 5/1/20 – 4/1/30   |
| Straight Align LLC                | 36,930            | 3%; 120 monthly payments of \$482.80 due 11/1/19 – 10/1/29 |
| Young Bison Daycare               | 44,792            | 3%; 120 monthly payments of \$545.61 due 6/1/20 – 5/1/30   |
| American Agricultural Laboratory  | 34,347            | 2%; 120 monthly payments of \$690.10 due 2/5/17 – 1/5/27   |
| Allowance for uncollectible notes | <u>(116,315)</u>  |  |
|                                   | <u>\$ 434,066</u> |  |

The Community Development Agency had the following TIF receivables and payables as of September 30, 2022:

|                     | <u>TIF<br/>Receivable</u> | <u>TIF<br/>Payable</u> |
|---------------------|---------------------------|------------------------|
| North Pointe        | \$ 82,305                 | \$ 82,305              |
| Clary Village       | 92,780                    | 92,780                 |
| Cobblestone         | 507,000                   | 507,000                |
| Quillan Courts      | 79,000                    | 79,000                 |
| N-Stant Convenience | 71,100                    | 71,100                 |
| Holiday Inn         | 1,097,293                 | 1,097,293              |
| Next Generation     | <u>1,505,421</u>          | <u>1,505,421</u>       |
|                     | <u>\$ 3,434,899</u>       | <u>\$ 3,434,899</u>    |
| Current portion     | \$ 561,936                | \$ 561,936             |
| Long-term portion   | <u>2,872,963</u>          | <u>2,872,963</u>       |
|                     | <u>\$ 3,434,899</u>       | <u>\$ 3,434,899</u>    |

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**4. Capital Assets**

Capital asset activity for the year ended September 30, 2022, was as follows:

|   | Balance at<br>October 1,<br><u>2021</u> | <u>Additions</u>    | <u>Disposals</u>   | <u>Reclass</u>   | Balance at<br>September 30,<br><u>2022</u> |
|---|---|---------------------|--------------------|------------------|--|
| <u>Governmental Activities:</u>               |   |                     |                    |                  |  |
| Capital assets not being depreciated:         |   |                     |                    |                  |  |
| Land  | \$ 776,893                              | \$ -                | \$ -               | \$ -             | \$ 776,893                                 |
| Construction in progress                      | 227,253                                 | 1,003,826           | -                  | (204,603)        | 1,026,476                                  |
| Total capital assets not being depreciated    | <u>1,004,146</u>                        | <u>1,003,826</u>    | <u>-</u>           | <u>(204,603)</u> | <u>1,803,369</u>                           |
| Other capital assets being depreciated:       |   |                     |                    |                  |  |
| Infrastructure                                | 16,475,400                              | 28,476              | -                  | 204,603          | 16,708,479                                 |
| Buildings and improvements                    | 19,359,076                              | 19,413              | -                  | -                | 19,378,489                                 |
| Machinery and equipment                       | 1,056,046                               | 99,767              | (18,926)           | -                | 1,136,887                                  |
| Furniture and equipment                       | 2,634,921                               | 848,153             | (117,610)          | -                | 3,365,464                                  |
| Vehicles                                      | 3,241,490                               | 455,994             | (108,477)          | -                | 3,589,007                                  |
| Total other capital assets at historical cost | <u>42,766,933</u>                       | <u>1,451,803</u>    | <u>(245,013)</u>   | <u>204,603</u>   | <u>44,178,326</u>                          |
| Less accumulated depreciation for:            |   |                     |                    |                  |  |
| Infrastructure                                | (4,955,846)                             | (361,651)           | -                  | -                | (5,317,497)                                |
| Buildings and improvements                    | (10,773,243)                            | (483,491)           | -                  | -                | (11,256,734)                               |
| Machinery and equipment                       | (755,243)                               | (74,097)            | 8,833              | -                | (820,507)                                  |
| Furniture and equipment                       | (2,100,302)                             | (138,363)           | 117,610            | -                | (2,121,055)                                |
| Vehicles                                      | (2,634,525)                             | (176,337)           | 108,477            | -                | (2,702,385)                                |
| Total accumulated depreciation                | <u>(21,219,159)</u>                     | <u>(1,233,939)*</u> | <u>234,920</u>     | <u>-</u>         | <u>(22,218,178)</u>                        |
| Other capital assets, net                     | <u>21,547,774</u>                       | <u>217,864</u>      | <u>(10,093)</u>    | <u>204,603</u>   | <u>21,960,148</u>                          |
| Governmental activities capital assets, net   | <u>\$ 22,551,920</u>                    | <u>\$ 1,221,690</u> | <u>\$ (10,093)</u> | <u>\$ -</u>      | <u>\$ 23,763,517</u>                       |

\* Depreciation expense was incurred by the following governmental activities:

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**4. Capital Assets, continued**

General Fund:

General government:

|                |          |
|----------------|----------|
| Administration | \$ 9,156 |
|----------------|----------|

Public safety:

|                     |               |
|---------------------|---------------|
| Fire                | 81,746        |
| Civil defense       | 11,220        |
| Ambulance           | 51,446        |
| Municipal Center    | 130,046       |
| Public safety       | 505           |
| Police              | <u>77,681</u> |
| Total public safety | 352,644       |

Public works:

|                    |               |
|--------------------|---------------|
| Public works       | 2,332         |
| Cemetery           | <u>12,497</u> |
| Total public works | 14,829        |

Environment and leisure:

|                               |                |
|-------------------------------|----------------|
| Airport                       | 144,464        |
| Library                       | 51,354         |
| Parks                         | 75,412         |
| Ball park                     | 18,215         |
| Pool                          | 12,185         |
| Auditorium                    | 23,662         |
| Public transportation         | 12,691         |
| Senior Center                 | <u>35,697</u>  |
| Total environment and leisure | <u>373,680</u> |

|                    |         |
|--------------------|---------|
| Total General Fund | 750,309 |
|--------------------|---------|

Special Revenue Funds:

|  |                     |
|--|---------------------|
| Street   | <u>483,630</u>      |
| Total Governmental Activities depreciation expense | <u>\$ 1,233,939</u> |

Construction in progress at September 30, 2022 consists of \$793,910 of costs incurred on the North Cherokee paving project, \$218,772 of costs incurred on the airport master plan update project, and \$13,794 of costs incurred on the swimming pool planning project. See note D3 for additional details regarding commitments remaining on these projects.

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**4. Capital Assets, continued**

|  | Balance at<br>October 1,<br><u>2021</u> | <u>Additions</u> | <u>Disposals</u> | Balance at<br>September 30,<br><u>2022</u> |
|--|---|------------------|------------------|--|
| <u>Business-type Activities:</u>                 |   |                  |                  |  |
| Capital assets not being depreciated:            |   |                  |                  |  |
| Land   | \$ 485,735                              | \$ -             | \$ -             | \$ 485,735                                 |
| Other capital assets being depreciated:          |   |                  |                  |  |
| Distribution systems                             | 32,576,924                              | 557,831          | -                | 33,134,755                                 |
| Buildings and improvements                       | 5,482,234                               | 5,530            | -                | 5,487,764                                  |
| Machinery and equipment                          | 3,687,358                               | 118,423          | -                | 3,805,781                                  |
| Total other capital assets at<br>historical cost | 41,746,516                              | 681,784          | -                | 42,428,300                                 |
| Less accumulated depreciation for:               |   |                  |                  |  |
| Distribution systems                             | (20,610,222)                            | (1,104,128)      | -                | (21,714,350)                               |
| Buildings and improvements                       | (2,644,421)                             | (133,550)        | -                | (2,777,971)                                |
| Machinery and equipment                          | (2,990,603)                             | (129,179)        | -                | (3,119,782)                                |
| Total accumulated depreciation                   | (26,245,246)                            | (1,366,857) *    | -                | (27,612,103)                               |
| Other capital assets, net                        | 15,501,270                              | (685,073)        | -                | 14,816,197                                 |
| Business-type capital assets, net                | \$ 15,987,005                           | \$ (685,073)     | \$ -             | \$ 15,301,932                              |

\* Depreciation expense was charged to functions as follows:

|   |              |
|---|--------------|
| Electric and Emergency                              | \$ 3,540     |
| Water   | 868,011      |
| Sewer   | 410,222      |
| Solid Waste   | 85,084       |
| Total Business-type Activities depreciation expense | \$ 1,366,857 |

**5. Long-term Debt**

The reporting entity's long-term debt is segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

**Changes in Long-term Debt**

The following is a summary of changes in long-term debt for the year ended September 30, 2022:

| <u>Type of Debt</u>               | <u>Balance<br/>October 1,<br/>2021</u> | <u>Additions</u>  | <u>Deductions</u>   | <u>Balance<br/>September 30,<br/>2022</u> | <u>Amounts Due<br/>Within<br/>One Year</u> |
|-----------------------------------|--|-------------------|---------------------|---|--|
| Governmental Activities:          |  |                   |                     |   |  |
| Notes payable                     | \$ 395,417                             | \$ -              | \$ (100,895)        | \$ 294,522                                | \$ 105,323                                 |
| Business-type Activities:         |  |                   |                     |   |  |
| Bonds payable                     | \$ 6,555,000                           | \$ -              | \$ (570,000)        | \$ 5,985,000                              | \$ 550,000                                 |
| Notes payable                     | 403,616                                | 583,306           | (33,287)            | 953,635                                   | 33,957                                     |
| Deep well abandonment costs       | 50,690                                 | 3,380             | -                   | 54,070                                    | -  |
| Landfill closure costs            | 715,000                                | -                 | -                   | 715,000                                   | -  |
| Total Business-type<br>Activities | <u>\$ 7,724,306</u>                    | <u>\$ 586,686</u> | <u>\$ (603,287)</u> | <u>\$ 7,707,705</u>                       | <u>\$ 583,957</u>                          |
| Component Units:                  |  |                   |                     |   |  |
| CDA notes payable                 | <u>\$ 3,619,978</u>                    | <u>\$ 82,718</u>  | <u>\$ (267,797)</u> | <u>\$ 3,434,899</u>                       | <u>\$ 561,936</u>                          |

**Governmental Activities**

The General and Street Funds are making the principal and interest payments on the governmental notes payable. As of September 30, 2022, the governmental long-term liabilities consisted of the following:

Notes payable:

Note payable of \$127,451 due to Horizon Bank, bearing interest of 3.99 percent. Annual principal and interest payments of \$21,227 are due commencing November 1, 2018, through November 1, 2024. The note is secured by self-contained breathing apparatuses.

\$ 56,101

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

**Governmental Activities, continued**

Notes payable, continued:

Note payable of \$159,955 due to McCook National Bank, bearing interest of 4.50 percent. Annual principal and interest payments of \$31,068 are due commencing April 1, 2020, through April 1, 2025. The note is secured by a 2019 Ford F-550 ambulance. 85,140

Note payable of \$114,040 due to McCook National Bank, bearing interest of 3.75 percent. Annual principal and interest payments of \$31,170 are due commencing November 1, 2020, through November 1, 2023. The note is secured by a 2020 Caterpillar 926M wheel loader. 58,977

Note payable of \$178,691 due to McCook National Bank, bearing interest of 4.50 percent. Annual principal and interest payments of \$34,365 are due commencing November 1, 2019, through November 1, 2024. The note is secured by a 2019 Mac Queen street sweeper. 94,304  
\$ 294,522

Current portion \$ 105,323  
Noncurrent portion 189,199  
Total \$ 294,522

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

**Business-type Activities**

As of September 30, 2022, the long-term debt payable from proprietary fund resources consisted of the following:

Notes payable:

\$1,650,090 Nebraska Department of Environment and Energy (DEE) water note payable, due in semi-annual principal and interest payments of \$41,195 commencing June 15, 2015, through June 15, 2032. The note bears interest of 2.0 percent. \$ 370,329

During the year ended September 30, 2022, the City drew \$583,306 on a \$2,036,899 Nebraska DEE water note payable, due in semi-annual principal payments of \$33,948 commencing December 15, 2024, through June 15, 2054. The note is non-interest bearing. 583,306

Bond payable:

On August 24, 2021, the City issued \$6,555,000 of Series 2021 Combined Utility Revenue Refunding Bonds to refinance the Series 2016 Combined Utility Revenue Refunding Bonds. The bonds are due in annual principal payments commencing June 15, 2022 through June 15, 2036. Interest ranging from 0.35 percent to 2.0 percent is due in semi-annual payments on December 15 and June 15. At September 30, 2022, the Water Fund owed \$5,000,000 and the Sewer Fund owed \$985,000 of the outstanding bonds. 5,985,000

Total business-type activity notes payable \$ 6,938,635

Current portion \$ 583,957

Noncurrent portion 6,354,678

Total \$ 6,938,635

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

**Component Units:**

Community Development Agency:

During the year ended September 30, 2015, the CDA issued a \$208,000 note payable to McCook Economic Development Corporation (MEDC) to finance North Pointe redevelopment expenses. This note is non-interest bearing and will be paid off as North Pointe TIF proceeds are collected over 15 years. \$ 82,305

During the year ended September 30, 2015, the CDA issued a \$180,000 note payable to MEDC to finance Clary Village redevelopment expenses. This note will be paid off as Clary Village TIF proceeds are collected over 15 years. 92,780

During the year ended September 30, 2016, the CDA entered into a TIF agreement with McCook Hotel Group, LLC for the Cobblestone Hotel Project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 507,000

During the year ended September 30, 2016, the CDA issued a \$110,000 note payable to MEDC to finance the Quillan Courts Project. This note will be paid to the redeveloper as Quillan Courts TIF proceeds are collected over 15 years. 79,000

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

**Component Units, continued:**

Community Development Agency, continued:

During the year ended September 30, 2020, the CDA entered into a TIF agreement with N-Stant Convenience to finance up to \$196,500 on the N-Stant project. This note will be paid to the redeveloper as N-Stant TIF proceeds are collected over 15 years. 71,100

During the year ended September 30, 2016, the CDA entered into a TIF agreement with McCook Lodging, LLC to finance up to \$1,400,000 on the Holiday Inn project. TIF collections were deferred until the 2019 tax year due to delays on this project. This note will be paid to the redeveloper as Holiday Inn TIF proceeds are collected over 15 years. 1,097,293

During the year ended September 30, 2018, the CDA entered into a TIF agreement with Next Generation, Inc. to finance up to \$1,744,000 on the Next Generation project. This note will be paid to the redeveloper as Next Generation TIF proceeds are collected over 15 years. 1,505,421

Total component unit debt \$ 3,434,899

Current portion \$ 561,936

Noncurrent portion 2,872,963

Total \$ 3,434,899

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

Annual debt service requirements to maturity, including principal and interest, for long-term debt as of September 30, 2022, are as follows:

| Year Ending<br>September 30, | Governmental Activities  |                  | Business-type Activities         |                  |                  |                           |                   |
|------------------------------|--------------------------|------------------|----------------------------------|------------------|------------------|---------------------------|-------------------|
|                              | Direct Placement - Notes |                  | Direct Placement - Notes Payable |                  |                  | Other Debt Issues - Bonds |                   |
|                              | Principal                | Interest         | Principal                        | Interest         | Fees             | Principal                 | Interest          |
| 2023                         | \$ 105,323               | \$ 12,507        | \$ 33,957                        | \$ 7,238         | \$ 3,619         | \$ 550,000                | \$ 66,145         |
| 2024                         | 109,725                  | 8,105            | 34,639                           | 6,555            | 3,278            | 540,000                   | 63,945            |
| 2025                         | 79,474                   | 3,918            | 103,232                          | 5,859            | 2,929            | 545,000                   | 61,245            |
| 2026                         | -                        | -                | 103,943                          | 5,149            | 2,574            | 680,000                   | 57,975            |
| 2027                         | -                        | -                | 104,667                          | 4,424            | 2,212            | 330,000                   | 53,215            |
| 2028-2032                    | -                        | -                | 533,064                          | 10,732           | 5,366            | 1,655,000                 | 215,750           |
| 2033-2037                    | -                        | -                | 40,133                           | -                | -                | 1,685,000                 | 89,395            |
|                              | <u>\$ 294,522</u>        | <u>\$ 24,530</u> | <u>\$ 953,635</u>                | <u>\$ 39,957</u> | <u>\$ 19,978</u> | <u>\$ 5,985,000</u>       | <u>\$ 607,670</u> |

| Year Ending<br>September 30, | Component Units       |             |
|------------------------------|-----------------------|-------------|
|                              | Direct Placement Debt |             |
|                              | Principal             | Interest    |
| 2023                         | \$ 561,936            | \$ -        |
| 2024                         | 415,040               | -           |
| 2025                         | 387,545               | -           |
| 2026                         | 378,440               | -           |
| 2027                         | 378,440               | -           |
| 2028-2032                    | 1,160,328             | -           |
| 2033-2037                    | 153,170               | -           |
|                              | <u>\$ 3,434,899</u>   | <u>\$ -</u> |

**Municipal Solid Waste Landfill Postclosure**

The City recognizes a proportionate share of the estimated total current cost of closure and postclosure care costs of the municipal solid waste landfill as an expense and a liability in each period that the landfill accepts solid waste.

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**5. Long-term Debt, continued**

**Municipal Solid Waste Landfill Postclosure, continued**

Under an agreement with the Nebraska Department of Environmental Quality, the City of McCook discontinued acceptance of solid waste after the completion of the current cell on September 1, 1996. According to the engineering study performed for the municipal solid waste landfill, the revised closure costs for the landfill were estimated at \$36,000. The postclosure care costs were estimated at \$44,948 annually for 30 years after closure as required by EPA rule “Solid Waste Disposal Facility Criteria.” The amount accrued has been adjusted for inflation. The total closure and postclosure cost estimate is \$1,384,440. The cumulative liability, which is based on the capacity of the landfill used to date, was \$715,000 at September 30, 2022. The City of McCook considers this amount available through the normal annual budgeting process. The City has a restricted cash reserve of \$86,322 as of September 30, 2022, consisting of a landfill postclosure reserve of \$86,322. The City was released from its landfill remedial action reserve in December 2016, so it no longer restricts cash for the remedial action reserve.

**Deep Well Abandonment Costs**

The City recognizes a proportionate share of the estimated total current cost of well abandonment for the deep injection well as an expense and a liability in each period that the well operates.

Under an agreement with the Nebraska Department of Environmental Quality, the City of McCook established an escrow account with a balance at September 30, 2022, of \$84,562 to be used for future deep well abandonment costs. The estimated cost of abandonment is being recognized over the 30-year estimated life of the well. The accrued deep well abandonment cost was \$54,070 at September 30, 2022.

**6. Interfund Transactions and Balances**

Operating transfers:

|                        | <u>Transfers In</u> | <u>Transfers Out</u> |
|------------------------|---------------------|----------------------|
| General Fund:          |                     |                      |
| Keno                   | \$ 70,000           | \$ -                 |
| Grant Fund             | 30,000              | -                    |
| Electric and Emergency | 969,858             | -                    |
| Water                  | 60,000              | ( 6,252)             |
| Sewer                  | 60,000              | -                    |
| Solid Waste            | <u>50,500</u>       | <u>-</u>             |
| Total General Fund     | 1,240,358           | ( 6,252)             |

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued**

**6. Interfund Transactions and Balances, continued**

Operating transfers, continued:

|                           | <u>Transfers In</u> | <u>Transfers Out</u>  |
|---------------------------|---------------------|-----------------------|
| Street Fund:              |                     |                       |
| Capital Projects          | 745,189             | -                     |
| Keno Fund:                |                     |                       |
| General                   | -                   | ( 70,000)             |
| Internal Service Fund:    |                     |                       |
| Electric                  | 400,000             | -                     |
| Grant Fund:               |                     |                       |
| General                   | -                   | ( 30,000)             |
| Capital Projects Fund:    |                     |                       |
| Street                    | -                   | ( 745,189)            |
| Water Fund:               |                     |                       |
| General                   | 6,252               | ( 60,000)             |
| Solid Waste               | <u>572</u>          | <u>-</u>              |
| Total Water Fund          | 6,824               | ( 60,000)             |
| Electric Fund:            |                     |                       |
| Internal Service Fund     | -                   | ( 400,000)            |
| General                   | <u>-</u>            | <u>( 969,858)</u>     |
| Total Electric Fund       | -                   | (1,369,858)           |
| Sewer Fund:               |                     |                       |
| General                   | -                   | ( 60,000)             |
| Solid Waste               | <u>9,384</u>        | <u>-</u>              |
| Total Sewer Fund          | -                   | ( 60,000)             |
| Solid Waste Fund:         |                     |                       |
| General                   | -                   | ( 50,500)             |
| Water                     | -                   | ( 572)                |
| Sewer                     | <u>-</u>            | <u>( 9,384)</u>       |
| Total Solid Waste Fund    | <u>-</u>            | <u>( 60,456)</u>      |
| Total Operating Transfers | \$ <u>2,401,755</u> | \$ <u>(2,401,755)</u> |

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE D – OTHER NOTES**

**1. Employee Pension and Other Benefit Plans**

The City participates in three employee benefit plans as follows:

| <u>Name of Plan</u>          | <u>Type of Plan</u>       |
|------------------------------|---------------------------|
| City General Plan            | Defined Contribution Plan |
| City Manager Plan            | Defined Contribution Plan |
| Police and Firefighters Plan | Defined Contribution Plan |

The City Manager Plan is administered by the City, and the Police and Firefighters Plan and the City General Plan are administered by a third party. None of the plans are included in these financial statements.

**City General Plan**

The City provides pension benefits for substantially all of the full-time employees (excluding all uniformed personnel covered under other retirement plans) through a defined contribution plan. The defined contribution plan includes all General and Proprietary Fund employees. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings.

Public employees are eligible to participate on the first day of the month following the date on which the employee meets the eligibility requirements. The City contributes up to six percent of the participant's base salary and the employee contributes from six percent to 15 percent of his or her base salary. The City's contributions for each employee (and interest allocated to the employee's account) are fully vested after seven years of continuous service. The City's total payroll and eligible compensation (excluding uniformed personnel) in the year ended September 30, 2022, was \$3,063,352 and \$2,633,099, respectively. All contributions, including \$187,101 in employee contributions and \$153,962 in City contributions, have been transferred to the plan's trustee during the year ended September 30, 2022.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**1. Employee Pension and Other Benefit Plans, continued**

**City General Plan, continued**

The Public Employee Plan, which is administered by CPI Qualified Plan Consultants, Inc., had plan assets with a market value of \$5,222,917 at September 30, 2022.

**City Manager Plan**

The City Manager currently participates in the City General pension plan. No contributions were made to the City Manager Plan during the year ended September 30, 2022. The balance of \$237,020 in the plan at September 30, 2022 represents balances for former City Managers.

**Police and Firefighters Plan**

The City provides pension benefits for the policemen and the firemen under separate defined contribution plans established by statutes of the State of Nebraska, effective January 1, 1984. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate from the date of employment. The City contributes 7 percent to the policemen's fund and 13 percent to the firemen's fund while the policemen contribute 7 percent and the firemen contribute 6.5 percent. The City's contributions for each fire employee (and interest allocated to the employee's account) are fully vested after seven years of continuous service. The City contributions for each police employee (and interest allocated to the employee's account) vest as follows: 40 percent after 2 years, 60 percent after 4 years, 80 percent after 6 years, and 100 percent after 7 years.

The City's total payroll and eligible compensation for policemen and firemen in the year ended September 30, 2022, was \$1,009,028 and \$781,248, respectively. All contributions, including \$70,632 and \$50,781, respectively, in employee contributions and \$70,632 and \$101,562, respectively, in City contributions, have been transferred to the plan's trustee during the year ended September 30, 2022. The City did not use any of the unallocated account in the policemen's and firemen's pension funds for the City's contribution during the year ended September 30, 2022.

The policemen and firemen plans had plan assets with a market value of \$2,490,600 and \$3,116,787, respectively, at September 30, 2022.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**2. Risk Management**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance to minimize the effect of possible exposure to these risks. There have been no significant reductions in insurance coverage from coverage in the prior year. During the past three fiscal years, there have been no settlements exceeding the amount of the City's insurance coverage.

**Deposits and Investments**

***Custodial Credit Risk.*** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All of the underlying securities for the City's investments at September 30, 2022, are held by the counterparties not in the name of the City. The underlying securities consist of cash, direct obligations of or guaranteed by the full faith and credit of the U.S. Government, and other similar obligations of the U.S. Government or its agencies.

***Interest Rate Risk.*** As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy requires that market conditions and investment securities be analyzed to determine the maximum yield to be obtained and to minimize the impact of rising interest rates. The City had no certificates of deposit as of September 30, 2022.

***Credit Risk.*** Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The City's investments consist of certificates of deposit, money market funds, and other securities backed by U.S. Government obligations, minimizing credit risk associated with the City's investment portfolio.

***Concentration of Credit Risk.*** The City's investment policy places no limit on the amount that may be invested in any one issuer. At September 30, 2022, the City's bank balances, totaling \$19,446,737, were all held at McCook National Bank.

***Foreign Currency Risk.*** This risk relates to adverse effects on the fair value of an investment from changes in exchange rates. The City's investments had no exposure to foreign currency risk and the City held no investments denominated in foreign currency at September 30, 2022.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**3. Commitments and Contingencies**

**Claims and Lawsuits**

Various claims and lawsuits are pending against the City. In the opinion of City management, the potential loss on all claims and lawsuits as of September 30, 2022, will not be significant to the City's financial statements.

**Construction Commitments**

As of September 30, 2022, the City had the following construction/contractual obligations:

| <u>Project</u>                             | <u>Contract Amount</u> | <u>Paid Through 9/30/22</u> | <u>Remaining Commitment</u> | <u>Expected Date of Completion</u> |
|--|------------------------|-----------------------------|-----------------------------|------------------------------------|
| Airport master plan:<br>Engineer           | \$ 360,291             | \$ 218,772                  | \$ 141,519                  | September 2023                     |
| North Cherokee Drive paving:<br>Contractor | 830,271                | 788,757                     | 41,514                      | November 2022                      |
| Police radios:<br>Vendor                   | 289,907                | 275,412                     | 14,495                      | October 2022                       |
| Swimming pool plan:<br>Engineer            | 17,750                 | 15,087                      | 2,663                       | December 2022                      |
| Well upgrade/pump control:<br>Engineer     | 91,000                 | 33,215                      | 57,785                      | April 2023                         |
| Water control panel:<br>Vendor             | 88,250                 | -                           | 88,250                      | April 2023                         |

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**3. Commitments and Contingencies, continued**

**Self-Insurance Fund**

The City provides medical and dental insurance for eligible employees using a self-insurance fund. The fund is reported in the Internal Service Fund and is financed by operating transfers from the Proprietary and General Funds of an average amount per employee, which is based on management's previous experience. The Self-Insurance Fund covers up to \$35,000 in costs per employee. Any expenses over that amount are covered by an insurance carrier. The City also uses a claims service to handle the insurance claims.

**Disability Pension Annuity**

On March 16, 2015, the City approved a disability pension annuity distribution for a former police officer. Under terms of the disability annuity agreement, the City will pay the former employee \$1,573 per month for the rest of the individual's life.

**Other Commitments**

The City is party to additional commitments for five copiers with monthly payments totaling \$1,008, a digital mailing system for \$200 per month, a telecommunications site for \$150 per month, and tower space from McCook Public Power District for \$50 per month. Also, the City has a commitment for \$2,000 per year for landfill land.

**CITY OF MCCOOK, NEBRASKA**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**4. Interlocal Agreements**

The City has the following interlocal agreements in effect as of September 30, 2022:

| <u>Parties to Agreement</u>                                     | <u>Term</u>           | <u>Description</u>   |
|---|-----------------------|--|
| Red Willow County   | 8/7/06 - indefinite   | Establish and provide E-911 services                                 |
| McCook Public Schools and Red Willow County                     | 10/1/11 - indefinite  | Joint grant writer services  |
| Red Willow Western Rural Fire Protection District               | 3/2/02 - indefinite   | Hazmat response team assistance                                      |
| Red Willow County Fire Districts and Municipal Fire Departments | 6/18/01 - indefinite  | Mutual fire assistance   |
| Red Willow County   | 10/1/96 - indefinite  | Ambulance services   |
| Red Willow County   | 3/16/20 - 3/16/30     | Building inspection and permitting services for Calabria Subdivision |
| McCook Public Schools   | 1/19/02 - indefinite  | School resource officer  |
| Red Willow County   | 4/1/05 - indefinite   | Fuel purchases   |
| Nebraska First Class Cities                                     | 10/18/10 - indefinite | Federal transportation funding                                       |
| Public Alliance for Community Energy                            | 2/19/88 - indefinite  | Acquisition, management, distribution, and sale of energy            |
| Red Willow County   | 10/1/11 - indefinite  | Snow removal   |

**5. Union Agreements**

The City is subject to the following union contracts:

- McCook Professional Firefighters Association Local 2100, Lieutenants CBA
- McCook Professional Firefighters Association Local 2100, Firefighters CBA
- McCook Fraternal Order of Police Lodge 57

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**6. Tax Abatements**

The Community Development Agency (CDA), who is authorized by Nebraska statutes to enter into property tax abatement agreements for the purpose of developing properties in blighted areas, has entered into tax increment financing (TIF) agreements with various redevelopers. The TIF program has the stated purpose of increasing valuation, business activity and employment in the community.

Under the TIF program, redevelopers can apply for TIF financing whereby the property tax they pay on the increased valuation of property under a TIF agreement is returned to the redeveloper by the CDA to finance the project for a period of up to 15 years.

Information relevant to the abatements granted by the CDA for the year ended September 30, 2022 is as follows:

| <u>TIF Project:</u>   | <u>Date of<br/>TIF Agreement</u> | <u>2022 TIF<br/>Valuation</u> | <u>TIF Proceeds Received<br/>during the year ended<br/>9/30/2022</u> |
|-----------------------|----------------------------------|-------------------------------|--|
| Keystone              | May 2009                         | \$ 1,496,500                  | \$ 28,588  |
| North Pointe          | July 2014                        | 1,976,800                     | 26,143   |
| Clary Village         | March 2015                       | 407,002                       | 8,641  |
| Cobblestone Hotel     | May 2015                         | 2,738,437                     | 52,312   |
| Quillan Courts        | June 2016                        | 427,166                       | 8,169  |
| Holiday Inn           | March 2016                       | 4,975,021                     | 50,621   |
| Next Generation, Inc. | February 2017                    | 11,261,851                    | 113,564  |
| N-Stant Convenience   | April 2020                       | 255,754                       | -  |
| Blackwood Enterprises | March 2020                       | 179,937                       | -  |
|                       |                                  |                               | <u>\$ 288,038</u>  |

**7. Subsequent Events**

Management has evaluated subsequent events through December 29, 2022, the date on which the financial statements were available for issue.

On October 3, 2022, Council approved a \$591,235 contract and a deductive change order of \$132,445 with Prime Solution, Inc. for rotary fan press equipment.

On October 17, 2022, Council approved a \$170,429 contract with Cahoj Earthmoving Inc. for the North Highway 83 drainage improvements.

**CITY OF MCCOOK, NEBRASKA**

**NOTES TO FINANCIAL STATEMENTS, Continued**

**September 30, 2022**

**NOTE D – OTHER NOTES, continued**

**7. Subsequent Events, continued**

On November 7, 2022, Council approved the purchase of a 2023 TruVac FLXX Hydro Excavator truck from MacQueen Equipment for \$434,317.

On November 7, 2022, Council also awarded the bid for a 2024 Freightliner M2106 with a KANN31 Yard Packer body to Nebraska Truck Center for \$252,578.

On November 21, 2022, Council approved a redevelopment agreement for Tax Increment Financing for the Engineering International Redevelopment project.

On November 21, 2022, Council also authorized and imposed an additional one-half of one percent (0.50%) city sales and use tax as approved by voters at the November 8, 2022 general election. These additional sales tax proceeds will be used to service debt on the recreational bond to be issued for the City's recreational facilities project.

## **SUPPLEMENTARY AND OTHER INFORMATION**

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
GENERAL FUND**

**Year ended September 30, 2022**

|   | Budget<br>(Original and<br>Final) | Actual           | Variances -<br>Actual Over<br>(Under) Final<br>Budget |
|---|-----------------------------------|------------------|---|
| <b>RESOURCES (INFLOWS)</b>                  |                                   |                  |   |
| Taxes:                                      |                                   |                  |   |
| Property                                    | \$ 1,644,450                      | \$ 1,641,751     | \$ (2,699)  |
| Motor vehicle                               | 170,000                           | 183,872          | 13,872  |
| Payments in lieu of taxes                   | 115,000                           | 107,482          | (7,518)   |
| Occupation                                  | 141,000                           | 175,319          | 34,319  |
| Franchise                                   | 90,000                            | 95,647           | 5,647   |
| Sales                                       | 1,418,998                         | 1,641,969        | 222,971   |
| Intergovernmental                           | 653,000                           | 738,114          | 85,114  |
| Grants                                      | 636,864                           | 193,749          | (443,115)   |
| Charges for services                        | 583,247                           | 826,337          | 243,090   |
| Interest income                             | 5,000                             | 25,256           | 20,256  |
| Contributions                               | 106,500                           | 134,323          | 27,823  |
| Sale of assets                              | -                                 | 27,681           | 27,681  |
| Other                                       | 160,000                           | 84,407           | (75,593)  |
| Total resources                             | <u>5,724,059</u>                  | <u>5,875,907</u> | <u>151,848</u>  |
| <b>CHARGES TO APPROPRIATIONS (OUTFLOWS)</b> |                                   |                  |   |
| General government:                         |                                   |                  |   |
| Administrative                              | 787,814                           | 627,987          | (159,827)   |
| Publicity                                   | 8,750                             | 4,380            | (4,370)   |
| City Council                                | 562,228                           | 78,982           | (483,246)   |
| Health operating                            | 787,075                           | 787,074          | (1)   |
| Total general government                    | <u>2,145,867</u>                  | <u>1,498,423</u> | <u>(647,444)</u>                                      |
| Public safety:                              |                                   |                  |   |
| Fire  | 1,609,965                         | 1,181,878        | (428,087)   |
| Ambulance                                   | 174,880                           | 138,037          | (36,843)  |
| Police                                      | 2,305,613                         | 1,971,171        | (334,442)   |
| Civil defense                               | 10,075                            | 87,494           | 77,419  |
| Total public safety                         | <u>4,100,533</u>                  | <u>3,378,580</u> | <u>(721,953)</u>                                      |
| Public works:                               |                                   |                  |   |
| Building and zoning                         | 99,604                            | 84,982           | (14,622)  |
| Cemetery                                    | 236,078                           | 221,049          | (15,029)  |
| Total public works                          | <u>335,682</u>                    | <u>306,031</u>   | <u>(29,651)</u>                                       |
| Environment and leisure:                    |                                   |                  |   |
| Public transportation                       | 177,330                           | 176,774          | (556)   |
| Senior Center                               | 447,304                           | 442,755          | (4,549)   |
| Library                                     | 361,567                           | 333,518          | (28,049)  |
| Parks                                       | 281,264                           | 259,793          | (21,471)  |
| Ballparks                                   | 156,669                           | 141,597          | (15,072)  |
| Auditorium                                  | 50,056                            | 51,701           | 1,645   |
| Pool  | 99,232                            | 6,724            | (92,508)  |
| Airport                                     | 173,619                           | 132,656          | (40,963)  |
| Total environment and leisure               | <u>1,747,041</u>                  | <u>1,545,518</u> | <u>(201,523)</u>                                      |
| Total charges to appropriations             | <u>8,329,123</u>                  | <u>6,728,552</u> | <u>(1,600,571)</u>                                    |

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
GENERAL FUND, Continued**

**Year ended September 30, 2022**

|  | Budget<br>(Original and<br><u>Final</u> ) | <u>Actual</u>         | Variances -<br>Actual Over<br>(Under) Final<br><u>Budget</u> |
|--|---|-----------------------|--|
| Resources under charges<br>to appropriations   | (2,605,064)                               | (852,645)             | 1,752,419  |
| <b>OTHER FINANCING SOURCES (USES)</b>  |   |                       |  |
| Transfers in   | 1,225,500                                 | 1,240,358             | 14,858   |
| Transfers out  | -   | <u>(6,252)</u>        | <u>(6,252)</u>   |
| Net transfers  | <u>1,225,500</u>                          | <u>1,234,106</u>      | <u>8,606</u>   |
| <br><b>RESOURCES AND OTHER FINANCING<br/>SOURCES (USES) OVER (UNDER)<br/>CHARGES TO APPROPRIATIONS</b> | <br><u>\$ (1,379,564)</u>                 | <br><u>\$ 381,461</u> | <br><u>\$ 1,761,025</u>                                      |

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
STREET FUND**

**Year ended September 30, 2022**

|  | Budget<br>(Original and<br><u>Final</u> ) | <u>Actual</u>      | Variances -<br>Actual Over<br>(Under) Final<br><u>Budget</u> |
|--|---|--------------------|--|
| <b>RESOURCES (INFLOWS)</b>   |   |                    |  |
| Sales tax  | \$ 191,200                                | \$ 223,114         | \$ 31,914  |
| Intergovernmental  | 1,036,000                                 | 1,099,208          | 63,208   |
| Grants   | 150,000                                   | 147,242            | (2,758)  |
| Charges for services   | 22,386                                    | 22,386             | -  |
| Interest income  | -   | 5,141              | 5,141  |
|  | <hr/>                                     | <hr/>              | <hr/>  |
| Total resources  | 1,399,586                                 | 1,497,091          | 97,505   |
| <b>CHARGES TO APPROPRIATIONS<br/>(OUTFLOWS)</b>                                      |   |                    |  |
| Public works   | 985,032                                   | 1,383,808          | 398,776  |
| Capital outlay   | 587,902                                   | 878,303            | 290,401  |
| Principal payments on debt   | -   | 56,648             | 56,648   |
| Interest expense   | -   | 8,888              | 8,888  |
|  | <hr/>                                     | <hr/>              | <hr/>  |
| Total charges to appropriations  | 1,572,934                                 | 2,327,647          | 754,713  |
| Resources under charges<br>to appropriations   | (173,348)                                 | (830,556)          | (657,208)  |
| <b>OTHER FINANCING SOURCES (USES)</b>  |   |                    |  |
| Transfers in   | -   | 745,189            | 745,189  |
|  | <hr/>                                     | <hr/>              | <hr/>  |
| <b>RESOURCES AND OTHER FINANCING<br/>SOURCES UNDER CHARGES<br/>TO APPROPRIATIONS</b> | <u>\$ (173,348)</u>                       | <u>\$ (85,367)</u> | <u>\$ 87,981</u>   |

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
ECONOMIC DEVELOPMENT FUND**

**Year ended September 30, 2022**

|   | Budget<br>(Original and<br><u>Final</u> ) | <u>Actual</u>     | Variances -<br>Actual Over<br>(Under) Final<br><u>Budget</u> |
|---|---|-------------------|--|
| <b>RESOURCES (INFLOWS)</b>                  |   |                   |  |
| Sales tax                                   | \$ 449,802                                | \$ 500,776        | \$ 50,974  |
| Interest income                             | -   | 1,257             | 1,257  |
| Loan collections                            | <u>100,000</u>                            | <u>100,977</u>    | <u>977</u>   |
| Total resources                             | 549,802                                   | 603,010           | 53,208   |
| <b>CHARGES TO APPROPRIATIONS (OUTFLOWS)</b> |   |                   |  |
| Economic development                        | <u>1,268,739</u>                          | <u>468,949</u>    | <u>(799,790)</u>   |
| <b>RESOURCES OVER (UNDER)</b>               |   |                   |  |
| <b>CHARGES TO APPROPRIATIONS</b>            | <u>\$ (718,937)</u>                       | <u>\$ 134,061</u> | <u>\$ 852,998</u>  |

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
CAPITAL PROJECTS FUND**

**Year ended September 30, 2022**

|   | Budget<br>(Original and<br><u>Final</u> ) | <u>Actual</u>       | Variances -<br>Actual Over<br>(Under) Final<br><u>Budget</u> |
|---|---|---------------------|--|
| <b>RESOURCES (INFLOWS)</b>  |   |                     |  |
| Sales tax   | \$ 640,000                                | \$ 640,000          | \$ -   |
| Interest income   | -   | 7,535               | 7,535  |
| Total resources   | <u>640,000</u>                            | <u>647,535</u>      | <u>7,535</u>   |
| <b>CHARGES TO APPROPRIATIONS (OUTFLOWS)</b>                                       |   |                     |  |
| Capital projects  | <u>1,347,578</u>                          | <u>6,694</u>        | <u>(1,340,884)</u>   |
| Resources over (under) charges<br>to appropriations                               | (707,578)                                 | 640,841             | 1,348,419  |
| <b>OTHER FINANCING USES</b>   |   |                     |  |
| Transfers out   | <u>-</u>                                  | <u>(745,189)</u>    | <u>(745,189)</u>   |
| <b>RESOURCES AND OTHER<br/>FINANCING USES UNDER<br/>CHARGES TO APPROPRIATIONS</b> | <u>\$ (707,578)</u>                       | <u>\$ (104,348)</u> | <u>\$ 603,230</u>  |

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
GRANT FUND**

**Year ended September 30, 2022**

|   | Budget<br>(Original and<br><u>Final</u> ) | <u>Actual</u>              | Variances -<br>Actual Over<br>(Under) Final<br><u>Budget</u> |
|---|---|----------------------------|--|
| <b>RESOURCES (INFLOWS)</b>  |   |                            |  |
| Intergovernmental   | \$ 51,400                                 | \$ 44,239                  | \$ (7,161)   |
| Sales tax   | 12,500                                    | -                          | (12,500)   |
| Grant revenue   | 735,014                                   | 971,635                    | 236,621  |
| Charges for services  | 25,000                                    | 30,977                     | 5,977  |
| Interest income   | -   | 12,118                     | 12,118   |
| Insurance proceeds  | -   | 14,280                     | 14,280   |
| Other revenues  | -   | 9,078                      | 9,078  |
| Total resources   | <u>823,914</u>                            | <u>1,082,327</u>           | <u>258,413</u>   |
| <b>CHARGES TO APPROPRIATIONS (OUTFLOWS)</b>                               |   |                            |  |
| General government  | 432,233                                   | 22,982                     | (409,251)  |
| Public safety   | 420,024                                   | 201,853                    | (218,171)  |
| Environment and leisure   | 25,000                                    | 59,708                     | 34,708   |
| Capital outlay  | 2,112,459                                 | 1,193,071                  | (919,388)  |
| Total charges to appropriations   | <u>2,989,716</u>                          | <u>1,477,614</u>           | <u>(1,512,102)</u>   |
| Resources under charges to appropriations                                 | (2,165,802)                               | (395,287)                  | 1,770,515  |
| <b>OTHER FINANCING USES</b>   |   |                            |  |
| Transfers out   | -   | (30,000)                   | (30,000)   |
| <b>RESOURCES AND OTHER FINANCING USES UNDER CHARGES TO APPROPRIATIONS</b> | <u><u>\$ (2,165,802)</u></u>              | <u><u>\$ (425,287)</u></u> | <u><u>\$ 1,740,515</u></u>                                   |

**CITY OF MCCOOK, NEBRASKA**

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -  
DEBT SERVICE FUND**

**Year ended September 30, 2022**

|   | Budget<br>(Original and<br><u>Final</u> ) | <u>Actual</u>   | Variances -<br>Actual Over<br>(Under) Final<br><u>Budget</u> |
|---|---|-----------------|--|
| <b>RESOURCES (INFLOWS)</b>                                      |   |                 |  |
| Special assessments   | \$ 395,856                                | \$ -            | \$ (395,856)   |
| Interest  | -   | 2,974           | 2,974  |
| Total resources   | <u>395,856</u>                            | <u>2,974</u>    | <u>(392,882)</u>   |
| <br><b>CHARGES TO APPROPRIATIONS (OUTFLOWS)</b>                 |   |                 |  |
| Other improvements  | <u>395,856</u>                            | <u>138</u>      | <u>(395,718)</u>   |
| <br><b>RESOURCES OVER (UNDER)<br/>CHARGES TO APPROPRIATIONS</b> |   |                 |  |
|   | <u>\$ -</u>                               | <u>\$ 2,836</u> | <u>\$ 2,836</u>  |

**CITY OF MCCOOK, NEBRASKA**

**COMBINING STATEMENT OF ASSETS AND LIABILITIES -  
MODIFIED CASH BASIS - FIDUCIARY FUNDS**

**September 30, 2022**

|                                    | <u>Special<br/>Fire</u> | <u>Senior Center<br/>Contributions</u> | <u>School</u>   | <u>Library<br/>Memorial</u> |
|------------------------------------|-------------------------|--|-----------------|-----------------------------|
| <b>ASSETS</b>                      |                         |  |                 |                             |
| Cash                               | <u>\$ 1,158</u>         | <u>\$ 67,213</u>                       | <u>\$ 1,214</u> | <u>\$ 45,081</u>            |
| <b>LIABILITIES HELD FOR OTHERS</b> |                         |  |                 |                             |
| Held in trust for other purposes   | <u>\$ 1,158</u>         | <u>\$ 67,213</u>                       | <u>\$ 1,214</u> | <u>\$ 45,081</u>            |

| <u>Von Reissen<br/>Library</u> | <u>McCook<br/>Volunteer<br/>Fire and<br/>Rescue</u> | <u>Ambulance</u> | <u>Public<br/>Works</u> | <u>Community<br/>Paramedic<br/>Program</u> | <u>K-9</u>      | <u>Fire<br/>Safety<br/>Trailer</u> | <u>Police/<br/>DARE</u> | <u>Total<br/>Custodial<br/>Funds</u> |
|--------------------------------|---|------------------|-------------------------|--|-----------------|------------------------------------|-------------------------|--------------------------------------|
| <u>\$ 1</u>                    | <u>\$ 7,043</u>                                     | <u>\$ 7,271</u>  | <u>\$ 4,994</u>         | <u>\$ 4,316</u>                            | <u>\$ 4,316</u> | <u>\$ 11,000</u>                   | <u>\$ 1,488</u>         | <u>\$ 155,095</u>                    |
| <u>\$ 1</u>                    | <u>\$ 7,043</u>                                     | <u>\$ 7,271</u>  | <u>\$ 4,994</u>         | <u>\$ 4,316</u>                            | <u>\$ 4,316</u> | <u>\$ 11,000</u>                   | <u>\$ 1,488</u>         | <u>\$ 155,095</u>                    |

**CITY OF MCCOOK, NEBRASKA**

**COMBINING STATEMENT OF REVENUES AND EXPENDITURES -  
MODIFIED CASH BASIS - GENERAL FUND DEPARTMENTS**

**Year ended September 30, 2022**

|  | <u>Administrative</u> | <u>Publicity</u>  | <u>Auditorium</u>  | <u>City<br/>Council</u> |
|--|-----------------------|-------------------|--------------------|-------------------------|
| <b>REVENUES</b>  |                       |                   |                    |                         |
| Taxes:   |                       |                   |                    |                         |
| General property tax   | \$ 1,641,751          | \$ -              | \$ -               | \$ -                    |
| Motor vehicle tax  | 183,872               | -                 | -                  | -                       |
| Payments in lieu of taxes  | 107,482               | -                 | -                  | -                       |
| Occupation tax   | 175,319               | -                 | -                  | -                       |
| Franchise  | 95,647                | -                 | -                  | -                       |
| Sales  | 1,641,969             | -                 | -                  | -                       |
| Intergovernmental revenue:   |                       |                   |                    |                         |
| State assistance   | 553,224               | -                 | -                  | -                       |
| County assistance  | -                     | -                 | -                  | -                       |
| Rural fire   | -                     | -                 | -                  | -                       |
| School resource officer  | -                     | -                 | -                  | -                       |
| Licenses and permits   | 9,185                 | -                 | -                  | -                       |
| Rental and fees  | 289,978               | -                 | -                  | -                       |
| Admission fees and concessions   | -                     | -                 | -                  | -                       |
| Grants   | -                     | -                 | -                  | -                       |
| Contributions  | 5,000                 | -                 | -                  | -                       |
| Interest income  | 24,064                | -                 | -                  | -                       |
| Sale of assets   | 27,681                | -                 | -                  | -                       |
| Other receipts   | 84,407                | -                 | -                  | -                       |
| Total revenues   | <u>4,839,579</u>      | <u>-</u>          | <u>-</u>           | <u>-</u>                |
| <b>EXPENDITURES</b>  |                       |                   |                    |                         |
| Personnel services:  |                       |                   |                    |                         |
| Salaries and benefits  | 413,481               | -                 | 10,622             | 9,689                   |
| Operating expenses:  |                       |                   |                    |                         |
| Insurance  | 12,532                | -                 | 10,259             | 9,454                   |
| Interlocal agreement   | -                     | -                 | -                  | 42,605                  |
| Contract services  | 1,676                 | 1,260             | 387                | 5,448                   |
| Professional fees  | 69,002                | -                 | -                  | -                       |
| Meetings, seminars, and dues   | 25,340                | 505               | -                  | 5,509                   |
| Repairs and maintenance  | 40,272                | -                 | 6,096              | -                       |
| Printing, postage, and publications  | 9,162                 | -                 | -                  | -                       |
| Transportation   | 6,060                 | -                 | -                  | 1,985                   |
| Utilities and telephone  | 3,134                 | -                 | 16,217             | -                       |
| Total operating expenses   | <u>167,178</u>        | <u>1,765</u>      | <u>32,959</u>      | <u>65,001</u>           |
| Supplies   | 9,601                 | -                 | -                  | 1,687                   |
| Other expenses   | 16,053                | 2,615             | -                  | 2,605                   |
| Capital outlay   | 6,329                 | -                 | 8,120              | -                       |
| Principal payments   | -                     | -                 | -                  | -                       |
| Interest on long-term debt   | -                     | -                 | -                  | -                       |
| Total expenditures   | <u>612,642</u>        | <u>4,380</u>      | <u>51,701</u>      | <u>78,982</u>           |
| Excess (deficiency) of revenues over<br>expenditures before transfers            | 4,226,937             | (4,380)           | (51,701)           | (78,982)                |
| <b>TRANSFERS FROM (TO)<br/>OTHER FUNDS</b>                                       | <u>1,210,358</u>      | <u>-</u>          | <u>-</u>           | <u>-</u>                |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER EXPENDITURES<br/>AFTER TRANSFERS</b> | <u>\$ 5,437,295</u>   | <u>\$ (4,380)</u> | <u>\$ (51,701)</u> | <u>\$ (78,982)</u>      |

| <u>Police</u>         | <u>Fire</u>           | <u>Ambulance</u>  | <u>Civil<br/>Defense</u> | <u>Building and<br/>Zoning</u> | <u>Library</u>      | <u>Cemetery</u>     |
|-----------------------|-----------------------|-------------------|--------------------------|--------------------------------|---------------------|---------------------|
| \$ -                  | \$ -                  | \$ -              | \$ -                     | \$ -                           | \$ -                | \$ -                |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | 3,434               | -                   |
| 69,322                | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | 53,463                | -                 | -                        | -                              | -                   | -                   |
| 34,000                | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | 30,807                         | -                   | -                   |
| 7,646                 | 5,290                 | 364,242           | -                        | -                              | 5,512               | 1,380               |
| -                     | -                     | -                 | -                        | -                              | -                   | 28,610              |
| 1,212                 | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| <u>112,180</u>        | <u>58,753</u>         | <u>364,242</u>    | <u>-</u>                 | <u>30,807</u>                  | <u>8,946</u>        | <u>29,990</u>       |
| 1,489,451             | 953,285               | -                 | -                        | 75,737                         | 223,293             | 115,548             |
| 102,593               | 76,291                | 5,002             | 235                      | 3,782                          | 9,576               | 9,492               |
| -                     | -                     | -                 | -                        | -                              | -                   | -                   |
| 6,272                 | 6,808                 | 40,563            | -                        | -                              | -                   | 5,000               |
| 163                   | 645                   | 150               | -                        | 735                            | -                   | -                   |
| 9,246                 | 10,506                | 5,953             | -                        | 145                            | 180                 | -                   |
| 111,588               | 39,011                | 12,486            | 6,610                    | 1,954                          | 14,467              | 15,100              |
| -                     | -                     | 678               | -                        | -                              | 726                 | -                   |
| 46,662                | 8,372                 | 8,905             | -                        | 356                            | 130                 | 2,159               |
| 61,694                | 4,819                 | 4,239             | 379                      | 850                            | 14,723              | 44,644              |
| <u>338,218</u>        | <u>146,452</u>        | <u>77,976</u>     | <u>7,224</u>             | <u>7,822</u>                   | <u>39,802</u>       | <u>76,395</u>       |
| 5,500                 | 4,479                 | 7,448             | -                        | 444                            | 7,381               | 10,095              |
| 25,318                | 14,758                | 19,545            | -                        | 75                             | 63,042              | 486                 |
| 112,684               | 41,678                | 2,000             | 80,270                   | 904                            | -                   | 18,525              |
| -                     | 18,196                | 26,051            | -                        | -                              | -                   | -                   |
| -                     | 3,030                 | 5,017             | -                        | -                              | -                   | -                   |
| <u>1,971,171</u>      | <u>1,181,878</u>      | <u>138,037</u>    | <u>87,494</u>            | <u>84,982</u>                  | <u>333,518</u>      | <u>221,049</u>      |
| (1,858,991)           | (1,123,125)           | 226,205           | (87,494)                 | (54,175)                       | (324,572)           | (191,059)           |
| <u>30,000</u>         | <u>(6,252)</u>        | <u>-</u>          | <u>-</u>                 | <u>-</u>                       | <u>-</u>            | <u>-</u>            |
| <u>\$ (1,828,991)</u> | <u>\$ (1,129,377)</u> | <u>\$ 226,205</u> | <u>\$ (87,494)</u>       | <u>\$ (54,175)</u>             | <u>\$ (324,572)</u> | <u>\$ (191,059)</u> |

**CITY OF MCCOOK, NEBRASKA**

**COMBINING STATEMENT OF REVENUES AND EXPENDITURES -  
MODIFIED CASH BASIS - GENERAL FUND DEPARTMENTS, Continued**

**Year ended September 30, 2022**

|  | <u>Parks</u>        | <u>Ballparks</u>    | <u>Pool</u>       | <u>Airport</u>     |
|--|---------------------|---------------------|-------------------|--------------------|
| <b>REVENUES</b>  |                     |                     |                   |                    |
| Taxes:   |                     |                     |                   |                    |
| General property tax   | \$ -                | \$ -                | \$ -              | \$ -               |
| Motor vehicle tax  | -                   | -                   | -                 | -                  |
| Payments in lieu of taxes  | -                   | -                   | -                 | -                  |
| Occupation tax   | -                   | -                   | -                 | -                  |
| Franchise  | -                   | -                   | -                 | -                  |
| Sales  | -                   | -                   | -                 | -                  |
| Intergovernmental revenue:   |                     |                     |                   |                    |
| State assistance   | -                   | -                   | -                 | -                  |
| County assistance  | -                   | -                   | -                 | -                  |
| Rural fire   | -                   | -                   | -                 | -                  |
| School resource officer  | -                   | -                   | -                 | -                  |
| Licenses and permits   | -                   | -                   | -                 | -                  |
| Rental and fees  | -                   | -                   | -                 | 73,487             |
| Admission fees and concessions   | -                   | -                   | -                 | -                  |
| Grants   | -                   | -                   | -                 | -                  |
| Contributions  | -                   | -                   | -                 | -                  |
| Interest income  | -                   | -                   | -                 | -                  |
| Sale of assets   | -                   | -                   | -                 | -                  |
| Other receipts   | -                   | -                   | -                 | -                  |
| Total revenues   | <u>-</u>            | <u>-</u>            | <u>-</u>          | <u>73,487</u>      |
| <b>EXPENDITURES</b>  |                     |                     |                   |                    |
| Personnel services:  |                     |                     |                   |                    |
| Salaries and benefits  | 130,979             | 54,139              | -                 | 74,226             |
| Operating expenses:  |                     |                     |                   |                    |
| Insurance  | 12,591              | 5,708               | 2,360             | 15,175             |
| Interlocal agreement   | -                   | -                   | -                 | -                  |
| Contract services  | -                   | -                   | -                 | -                  |
| Professional fees  | -                   | -                   | 300               | 698                |
| Meetings, seminars, and dues   | 366                 | -                   | -                 | 965                |
| Repairs and maintenance  | 18,872              | 17,013              | -                 | 18,364             |
| Printing, postage, and publications  | -                   | -                   | -                 | -                  |
| Transportation   | 2,099               | 1,000               | -                 | 2,496              |
| Utilities and telephone  | 39,755              | 32,542              | 1,498             | 16,344             |
| Total operating expenses   | <u>73,683</u>       | <u>56,263</u>       | <u>4,158</u>      | <u>54,042</u>      |
| Supplies   | 12,000              | 6,695               | -                 | 1,197              |
| Other expenses   | -                   | -                   | 2,566             | 3,191              |
| Capital outlay   | 43,131              | 24,500              | -                 | -                  |
| Principal payments   | -                   | -                   | -                 | -                  |
| Interest on long-term debt   | -                   | -                   | -                 | -                  |
| Total expenditures   | <u>259,793</u>      | <u>141,597</u>      | <u>6,724</u>      | <u>132,656</u>     |
| Excess (deficiency) of revenues over<br>expenditures before transfers            | (259,793)           | (141,597)           | (6,724)           | (59,169)           |
| <b>TRANSFERS FROM (TO) OTHER FUNDS</b>   | <u>-</u>            | <u>-</u>            | <u>-</u>          | <u>-</u>           |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER EXPENDITURES<br/>AFTER TRANSFERS</b> | <u>\$ (259,793)</u> | <u>\$ (141,597)</u> | <u>\$ (6,724)</u> | <u>\$ (59,169)</u> |

| <u>Unemployment</u> | <u>Uncollectible<br/>Tax</u> | <u>Senior<br/>Center</u> | <u>HandiBus</u>    | <u>Health<br/>Operating</u> | <u>Perpetual<br/>Care</u> | <u>Total</u>      |
|---------------------|------------------------------|--------------------------|--------------------|-----------------------------|---------------------------|-------------------|
| \$ -                | \$ -                         | \$ -                     | \$ -               | \$ -                        | \$ -                      | \$ 1,641,751      |
| -                   | -                            | -                        | -                  | -                           | -                         | 183,872           |
| -                   | -                            | -                        | -                  | -                           | -                         | 107,482           |
| -                   | -                            | -                        | -                  | -                           | -                         | 175,319           |
| -                   | -                            | -                        | -                  | -                           | -                         | 95,647            |
| -                   | -                            | -                        | -                  | -                           | -                         | 1,641,969         |
| -                   | -                            | 501                      | 24,170             | -                           | -                         | 581,329           |
| -                   | -                            | -                        | -                  | -                           | -                         | 69,322            |
| -                   | -                            | -                        | -                  | -                           | -                         | 53,463            |
| -                   | -                            | -                        | -                  | -                           | -                         | 34,000            |
| -                   | -                            | -                        | -                  | -                           | -                         | 39,992            |
| -                   | -                            | -                        | 3,600              | -                           | 6,600                     | 757,735           |
| -                   | -                            | -                        | -                  | -                           | -                         | 28,610            |
| -                   | -                            | 126,851                  | 65,686             | -                           | -                         | 193,749           |
| -                   | -                            | 118,931                  | 10,392             | -                           | -                         | 134,323           |
| -                   | -                            | -                        | -                  | -                           | 1,192                     | 25,256            |
| -                   | -                            | -                        | -                  | -                           | -                         | 27,681            |
| -                   | -                            | -                        | -                  | -                           | -                         | 84,407            |
| -                   | -                            | <u>246,283</u>           | <u>103,848</u>     | -                           | <u>7,792</u>              | <u>5,875,907</u>  |
| -                   | -                            | 174,046                  | 147,627            | 787,074                     | -                         | 4,659,197         |
| -                   | -                            | 6,347                    | 11,320             | -                           | -                         | 292,717           |
| -                   | -                            | 4,670                    | -                  | -                           | -                         | 47,275            |
| -                   | -                            | 300                      | -                  | -                           | -                         | 67,714            |
| -                   | -                            | 2,000                    | 1,000              | -                           | -                         | 74,693            |
| -                   | -                            | 619                      | 125                | -                           | -                         | 59,459            |
| -                   | -                            | 15,404                   | 4,300              | -                           | -                         | 321,537           |
| -                   | -                            | 950                      | -                  | -                           | -                         | 11,516            |
| -                   | -                            | 479                      | 6,122              | -                           | -                         | 86,825            |
| -                   | -                            | <u>14,608</u>            | <u>2,155</u>       | -                           | -                         | <u>257,601</u>    |
| -                   | -                            | 45,377                   | 25,022             | -                           | -                         | 1,219,337         |
| -                   | -                            | 25,088                   | 86                 | -                           | -                         | 91,701            |
| -                   | 15,345                       | 192,728                  | 4,039              | -                           | -                         | 362,366           |
| -                   | -                            | 5,516                    | -                  | -                           | -                         | 343,657           |
| -                   | -                            | -                        | -                  | -                           | -                         | 44,247            |
| -                   | -                            | -                        | -                  | -                           | -                         | 8,047             |
| -                   | <u>15,345</u>                | <u>442,755</u>           | <u>176,774</u>     | <u>787,074</u>              | -                         | <u>6,728,552</u>  |
| -                   | (15,345)                     | (196,472)                | (72,926)           | (787,074)                   | 7,792                     | (852,645)         |
| -                   | -                            | -                        | -                  | -                           | -                         | 1,234,106         |
| <u>\$ -</u>         | <u>\$ (15,345)</u>           | <u>\$ (196,472)</u>      | <u>\$ (72,926)</u> | <u>\$ (787,074)</u>         | <u>\$ 7,792</u>           | <u>\$ 381,461</u> |

**CITY OF MCCOOK, NEBRASKA**

**COMBINING STATEMENT OF NET POSITION -  
COMPONENT UNITS**

**September 30, 2022**

|   | <u>Community<br/>Development<br/>Agency</u> | <u>McCook<br/>Leasing<br/>Corporation</u> | <u>Total</u>     |
|---|---|---|------------------|
| <b>ASSETS</b>                               |   |   |                  |
| Current assets:                             |   |   |                  |
| Cash and cash equivalents                   | \$ 72,946                                   | \$ -                                      | \$ 72,946        |
| Current portion of note receivable          | <u>561,936</u>                              | <u>-</u>                                  | <u>561,936</u>   |
| Total current assets                        | 634,882                                     | -   | 634,882          |
| Noncurrent assets:                          |   |   |                  |
| Noncurrent portion of note receivable       | <u>2,872,963</u>                            | <u>-</u>                                  | <u>2,872,963</u> |
| <b>Total assets</b>                         | 3,507,845                                   | -   | 3,507,845        |
| <b>LIABILITIES</b>                          |   |   |                  |
| Current liabilities:                        |   |   |                  |
| Current portion of long-term obligations    | 561,936                                     | -   | 561,936          |
| Noncurrent liabilities:                     |   |   |                  |
| Noncurrent portion of long-term obligations | <u>2,872,963</u>                            | <u>-</u>                                  | <u>2,872,963</u> |
| <b>Total liabilities</b>                    | <u>3,434,899</u>                            | <u>-</u>                                  | <u>3,434,899</u> |
| <b>NET POSITION</b>                         |   |   |                  |
| Unrestricted                                | <u>\$ 72,946</u>                            | <u>\$ -</u>                               | <u>\$ 72,946</u> |

See notes to financial statements.

**CITY OF MCCOOK, NEBRASKA**

**COMBINING STATEMENT OF ACTIVITIES -  
COMPONENT UNITS**

**For the year ended September 30, 2022**

| <u>Functions/Programs</u>    | <u>Expenses</u>   | <u>Charges for<br/>Services</u> | <u>Program Revenues<br/>Operating<br/>Grants and<br/>Contributions</u> |
|------------------------------|-------------------|---------------------------------|--|
| <b>Component units:</b>      |                   |                                 |  |
| Community Development Agency | \$ 291,026        | \$ -                            | \$ -   |
| McCook Leasing Corporation   | -                 | -                               | -  |
| <b>Total component units</b> | <b>\$ 291,026</b> | <b>\$ -</b>                     | <b>\$ -</b>  |

See notes to financial statements.

|   | Net (Expenses) Revenues and Changes in Net Position |   |                  |
|---|---|---|------------------|
|   | Primary Government                                  |   |                  |
| <u>Capital<br/>Grants and<br/>Contributions</u> | <u>Community<br/>Development<br/>Agency</u>         | <u>McCook<br/>Leasing<br/>Corporation</u> | <u>Total</u>     |
| \$ -  | \$ (291,026)  | \$ -                                      | \$ (291,026)     |
| -   | -   | -   | -                |
| <u>\$ -</u>                                     | <u>(291,026)</u>                                    | <u>-</u>                                  | <u>(291,026)</u> |
| General revenues:                               |   |   |                  |
| TIF proceeds                                    | 288,038   | -   | 288,038          |
| Payments in lieu of tax                         | 2,988   | -   | 2,988            |
| Interest income                                 | 544   | -   | 544              |
|   | <u>544</u>  | <u>-</u>                                  | <u>544</u>       |
| Change in net position                          | 544   | -   | 544              |
| Net position - September 30, 2021               | <u>72,402</u>                                       | <u>-</u>                                  | <u>72,402</u>    |
| Net position - September 30, 2022               | <u>\$ 72,946</u>                                    | <u>\$ -</u>                               | <u>\$ 72,946</u> |

**SINGLE AUDIT REPORTS**

**CITY OF MCCOOK, NEBRASKA**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**Year ended September 30, 2022**

| <u>Federal Grantor/Pass-Through<br/>Grantor/Program or Cluster Title</u>               | <u>Federal<br/>AL<br/>Number</u> | <u>Pass-Through<br/>Identifying<br/>Number</u> | <u>Expenditures</u>      |
|--|----------------------------------|--|--------------------------|
| <b><u>Department of Transportation</u></b>   |                                  |  |                          |
| Passed Through Nebraska Department of Transportation:                                  |                                  |  |                          |
| Public Transportation for Nonurbanized Areas   | 20.509                           | 71120N   | \$ 93,694                |
| COVID 19 - Public Transportation for Nonurbanized Areas                                | 20.509                           | 00547B   | 18,710                   |
| Total for AL #20.509   |                                  |  | <u>112,404</u>           |
| Airport Improvement Program  | 20.106                           | 3-31-052-018                                   | 218,771                  |
| COVID 19 - Airport Improvement Program   | 20.106                           | 3-31-052-019                                   | 32,000                   |
| Total for AL #20.106   |                                  |  | <u>250,771</u>           |
| Highway Safety Cluster:  |                                  |  |                          |
| State and Community Highway Safety   | 20.600                           | 47-6006273                                     | 363                      |
| National Priority Safety Programs  | 20.616                           | 47-6006273                                     | 1,442                    |
| Total Highway Safety Cluster   |                                  |  | <u>1,805</u>             |
| Total Department of Transportation   |                                  |  | 364,980                  |
| <b><u>Department of Health and Human Services</u></b>                                  |                                  |  |                          |
| Passed Through West Central Nebraska Area Agency on Aging:                             |                                  |  |                          |
| Aging Cluster:   |                                  |  |                          |
| Title III, Part B - Supportive Services and Senior Centers                             | 93.044                           | 47-6006273                                     | 22,801                   |
| Title III, Part C - Nutrition Services   | 93.045                           | 47-6006273                                     | 68,405                   |
| Nutrition Services Incentive Program   | 93.053                           | 47-6006273                                     | 24,436                   |
| Total Aging Cluster/Total Passed Through West Central<br>Nebraska Area Agency on Aging |                                  |  | <u>115,642</u>           |
| COVID 19 - Provider Relief Fund  | 93.498                           | n/a  | <u>40,529</u>            |
| Toal Department of Health and Human Services   |                                  |  | 156,171                  |
| <b><u>National Endowment for the Humanities</u></b>                                    |                                  |  |                          |
| Passed Through Nebraska Library Commission   |                                  |  |                          |
| COVID 19 - Grants to States  | 45.310                           | 47-6006273                                     | 5,829                    |
| <b><u>Department of the Treasury</u></b>   |                                  |  |                          |
| COVID 19 - Coronavirus State and Local Fiscal Recovery Funds                           | 21.027                           | n/a  | <u>439,132 *</u>         |
| <b>Total Federal Awards</b>  |                                  |  | <u><u>\$ 966,112</u></u> |

\*Major Program

**NOTE A - BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards includes the federal grant and loan activity of the City of McCook, Nebraska, and is presented on the cash basis of accounting. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in or used in the preparation of the financial statements

The City has not elected to use the 10 percent de minimis cost rate.

**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and  
Members of the City Council  
City of McCook, Nebraska

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities - modified cash basis, the business-type activities - accrual basis, the aggregate discretely presented component units - accrual basis, each major fund - modified cash basis for the governmental funds and accrual basis for the proprietary funds, and the aggregate remaining fund information - modified cash basis for the governmental funds of the City of McCook, Nebraska, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City’s financial statements, and have issued our report thereon dated December 29, 2022. Our report on the financial statements disclosed that, as described in Note A to the financial statements, the City of McCook, Nebraska, prepares its financial statements for the governmental funds on the modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of McCook’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal

**SHAREHOLDERS:**

Robert D. Almquist  
Phillip D. Maltzahn  
Marcy J. Luth  
Heidi A. Ashby  
Christine R. Shenk  
Michael E. Hoback  
Joseph P. Stump  
Kyle R. Overturf  
Tracy A. Cannon

1203 W 2nd Street  
P.O. Box 1407  
Grand Island, NE 68802  
P 308-381-1810  
F 308-381-4824  
EMAIL [cpa@gicpas.com](mailto:cpa@gicpas.com)

control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as 2022-001, that we consider to be a significant deficiency.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City of McCook's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **City of McCook's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the City of McCook's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

AMGL, PC.

Grand Island, Nebraska  
December 29, 2022

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH  
MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE  
REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor and  
Members of the City Council  
City of McCook, Nebraska

**Report on Compliance for Each Major Federal Program**

**Opinion on Each Major Federal Program**

We have audited the City of McCook, Nebraska's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2022. The City of McCook, Nebraska's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of McCook, Nebraska complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2022.

**Basis for Opinion on Each Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of McCook, Nebraska and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of McCook, Nebraska's compliance with the compliance requirements referred to above.

**SHAREHOLDERS:**

Robert D. Almquist  
Phillip D. Maltzahn  
Marcy J. Luth  
Heidi A. Ashby  
Christine R. Shenk  
Michael E. Hoback  
Joseph P. Stump  
Kyle R. Overturf  
Tracy A. Cannon

1203 W 2nd Street  
P.O. Box 1407  
Grand Island, NE 68802  
P 308-381-1810  
F 308-381-4824  
EMAIL [cpa@gicpas.com](mailto:cpa@gicpas.com)

## **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statues, regulations, rules, and provisions of contracts or grant agreements applicable to the City of McCook, Nebraska's federal programs.

## **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of McCook, Nebraska's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City of McCook, Nebraska's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of McCook, Nebraska's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of McCook, Nebraska's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of McCook, Nebraska's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## Report on Internal Control over Compliance

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

AMGL, INC.

Grand Island, Nebraska  
December 29, 2022

## CITY OF MCCOOK, NEBRASKA

### SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year ended September 30, 2022

1. A summary of auditor's results:
  - (i) Unmodified opinions were issued on all opinion units of the City of McCook, Nebraska, as of September 30, 2022, and for the year then ended.
  - (ii) One significant deficiency disclosed during the audit of the financial statements is reported in the "Independent Auditor's Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*." The significant deficiency is not reported as a material weakness.
  - (iii) The audit disclosed no instances of noncompliance that are material to the financial statements of the City of McCook, Nebraska.
  - (iv) The audit did not disclose any significant deficiencies in the internal control over major programs for the City of McCook, Nebraska.
  - (v) An unmodified opinion was issued on compliance for major programs.
  - (vi) The audit did not disclose any audit findings that we are required to report under 2 CFR section 200.516(a).
  - (vii) Major Program: #21.027 – COVID 19 – Coronavirus State and Local Fiscal Recovery Funds.
  - (viii) The dollar threshold used to distinguish between Type A and Type B programs was \$750,000.
  - (ix) The City of McCook, Nebraska did not qualify as a low-risk auditee.

**CITY OF MCCOOK, NEBRASKA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS, Continued**

**Year ended September 30, 2022**

2. Findings relating to the financial statements that are required to be reported in accordance with GAGAS.

2022-001

Condition: There is not adequate segregation of duties.

Criteria: Adequate segregation of duties should be in place to ensure internal control over cash receipts, disbursements, and recording of transactions.

Cause: There are a limited number of accounting personnel.

Effect: Because of the lack of segregation, the same employees may participate in multiple facets of a transaction.

Recommendation: Management should remain aware of this lack of segregation and continue diligence in oversight and review of transactions.

Views of Responsible Officials and Planned Corrective Actions: It is impractical to further segregate duties due to the limited number of accounting personnel. However, management will continue to review/oversight of transactions.

3. Findings and questioned costs for Federal awards that shall include audit findings as defined in 2 CFR section 200.516(a).

None

**CITY OF MCCOOK, NEBRASKA**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**Year ended September 30, 2022**

Program

Findings for the year ended September 30, 2021

There were no prior audit findings.

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:** 2

**RECOMMENDATION:**

ITEM A Conduct a public hearing on the application of Old Sarge's Bar, Inc; dba "Old Sarge's Bar", for Class "IB" License #125468 - (Beer, Wine Distilled Spirits, On Sale, and Beer Off only) License under the Nebraska Liquor Control Commission, to be located at 114 West 1<sup>st</sup> Street, McCook, Nebraska.

ITEM B Recommend approval to the Nebraska Liquor Control Commission the application of Old Sarge's Bar, Inc; dba "Old Sarge's Bar", for Class "IB" License #125468 - (Beer, Wine Distilled Spirits, On Sale, and Beer Off only) License under the Nebraska Liquor Control Commission, to be located at 114 West 1<sup>st</sup> Street, McCook, Nebraska.

---

**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.

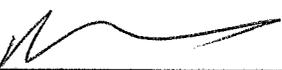
**FISCAL**

**IMPACT:** None.

**APPROVALS:**

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

January 30, 2023

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

January 30, 2023

**EXHIBIT #1**

**PAGE(S) - 1**

## NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that Old Sarge's Bar, Inc.; dba "Old Sarge's Bar", has filed an application for Class "IB" License #125468 - (Beer, Wine, Distilled Spirits, On Sale, and Beer Off Sale only) under the Nebraska Liquor Control Commission, to be located at 114 West 1<sup>st</sup> Street, McCook, Nebraska.

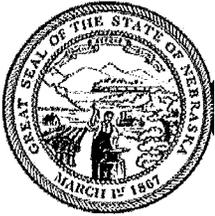
All persons desiring to give evidence before the McCook City Council in support of or protest against the issuance of such license may do so at the time of this hearing to be held Monday, February 6, 2023 at 5:30 P.M., C.S.T.; in the City Council Chambers, 505 West "C" Street, McCook, Nebraska.

-s- Lea Ann Doak  
City Clerk

Publish: January 26, 2023.

**EXHIBIT #2**

**PAGE(S) - 1**



**Jim Pillen**  
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: Kim Frederick

To: MCCOOK CITY CLERK

Re: OLD SARGE'S BAR INC

DBA: OLD SARGE'S BAR

License #: IB 125468

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)

**01/13/2023**

Date Received

**EXHIBIT #3**

**PAGE(S) - 2**

**Kim Lowe**  
*Commissioner*

**Bruce Bailey**  
*Chairman*

**Harry Hoch**  
*Commissioner*

*An Equal Opportunity Employer*

**ldoak@cityofmccook.com**

---

**From:** ldoak@cityofmccook.com  
**Sent:** Friday, January 13, 2023 3:41 PM  
**To:** 'Frederick, Kim'  
**Subject:** RE: 125468 Old Sarge's Bar \_Redacted.pdf  
**Attachments:** receipt.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)

---

**From:** Frederick, Kim <Kim.Frederick@nebraska.gov>  
**Sent:** Friday, January 13, 2023 1:52 PM  
**To:** Lea Ann Doak <ldoak@cityofmccook.com>  
**Subject:** 125468 Old Sarge's Bar \_Redacted.pdf

***Kim Frederick***

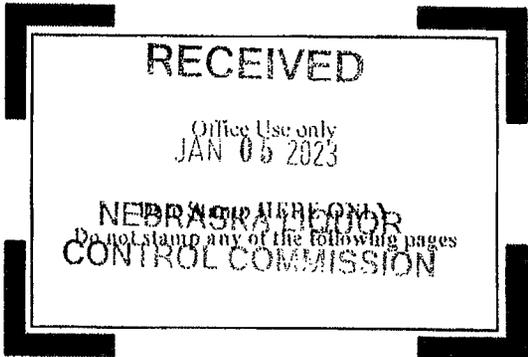
Licensing Division  
**Nebraska Liquor Control Commission**  
301 Centennial Mall South  
Lincoln, NE 68509  
[kim.frederick@nebraska.gov](mailto:kim.frederick@nebraska.gov)  
(402) 471-4885  
(402) 471-2814 (Fax)  
<https://lcc.nebraska.gov>

**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  
EMAIL: [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License  
Class: 1B

License Number:  
**125468**



Office Use Only  
NEW (REPLACING) 042757 TOP Yes / No  
Hot List Yes No Initial: KF

**PLEASE READ CAREFULLY**

See directions on the next page. 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.

APPLICANT NAME Old Sarge's Bar, Inc.

TRADE (DBA) NAME Old Sarge's Bar

PREVIOUS TRADE (DBA) NAME N/A

CONTACT NAME AND PHONE NUMBER Michelle Wood, 308-350-0271

CONTACT EMAIL ADDRESS chellebw@yahoo.com

Crim hx  
o

Reed

~~SES print~~  
~~Business Plan~~  
~~Notes~~  
~~Reed~~  
~~Business Plan~~

~~no list submitted~~

Office use only  
PAYMENT TYPE Pay Post  
AMOUNT \$400 RCPT  
RECEIVED: 1-5-2023  
DATE DEPOSITED \_\_\_\_\_



FORM 100  
REV 12/7/2022  
PAGE 1

EXHIBIT #4

# DIRECTIONS

Each item must be included with your application

1. Application fee of \$400 (nonrefundable), please pay online thru our PAYPORT system or enclose payment made payable to the Nebraska Liquor Control Commission
2. Enclose the appropriate application forms
  - Individual License (Form 104)
  - Partnership License (Form 105)
  - Corporate License (Form 101 & Form 103)
  - Limited Liability Company (LLC) (Form 102 & Form 103)Corporation or Limited Liability Company (LLC) must be active with the Nebraska Secretary of State
3. 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 Applicant Guidelines for further assistance
4. Form 147 - Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures".
5. If purchasing an already licensed business; include Form 125—Temporary Operating Permit (TOP)
  - a. Form 125 must be signed by the seller (current licensee) and the buyer (applicant)
  - b. Provide a copy of the business purchase agreement from the seller (current licensee sells "the business currently licensed" to applicant)
  - c. Provide a copy of alcohol inventory being purchased (must include quantity, brand name and container size)
  - d. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
6. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
7. If building is being leased, send a copy of signed lease in the name of the applicant. Lease term must run through the license year being applied for.
8. Submit a copy of your business plan.

**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES  
CHECK DESIRED CLASS**

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)  
CLASS C LICENSE TERM IS FROM NOVEMBER 1 - OCTOBER 31  
ALL OTHER CLASSES TERM IS MAY 1 - APRIL 30

- A BEER, ON SALE ONLY  
 B BEER, OFF SALE ONLY\*\*  
 C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE\*\*  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES \_\_\_\_\_ NO \_\_\_\_\_  
 D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY\*\*  
 F BOTTLE CLUB,  
 I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES \_\_\_\_\_ NO \_\_\_\_\_  
 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 endorsement (Submit Form 106) - Catering license (K) expires same as underlying retail license  
 Class G Growler endorsement (Submit Form 165) - Class C licenses only

\*\*Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES \_\_\_\_\_ NO X

**ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED**

**CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING**

- Individual License (requires insert FORM 104)  
 Partnership License (requires insert FORM 105)  
 Corporate License (requires FORM 101 & FORM 103)  
 Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

**NAME OF YOUR BUSINESS AND HOME ADDRESS AND PHONE NUMBER (if applicable)**

Name Alexis L. Davidson Phone Number 308-345-2580  
Firm Name Goodwin Siegfried, LLP  
Email address adavidson@mccooknet.com  
Should we contact you with any questions on the application? YES X NO \_\_\_\_\_

**PREMISES INFORMATION**

Trade Name (doing business as) Old Sarge's Bar

Street Address 114 West 1st St

City McCook County Red Willow 48 Zip Code 69001 +3642

Premises Telephone number 308-345-2922

Business e-mail address chellebw@yahoo.com

Is this location inside the city/village corporate limits YES X NO \_\_\_\_\_

**MAILING ADDRESS (where you want to receive mail from the Commission)**

Check if same as premises

Name Old Sarge's Bar

Street Address 114 West 1st St

City McCook State NE Zip Code 69001 +3642

**DESCRIPTION AND DIAGRAM OF THE AREA TO BE LICENSED**

IN THE SPACE PROVIDED BELOW DRAW OR ATTACH A DIAGRAM OF THE AREA TO BE LICENSED  
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS  
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)  
INDICATE THE DIRECTION OF NORTH

Building length 104 x width 25 in feet

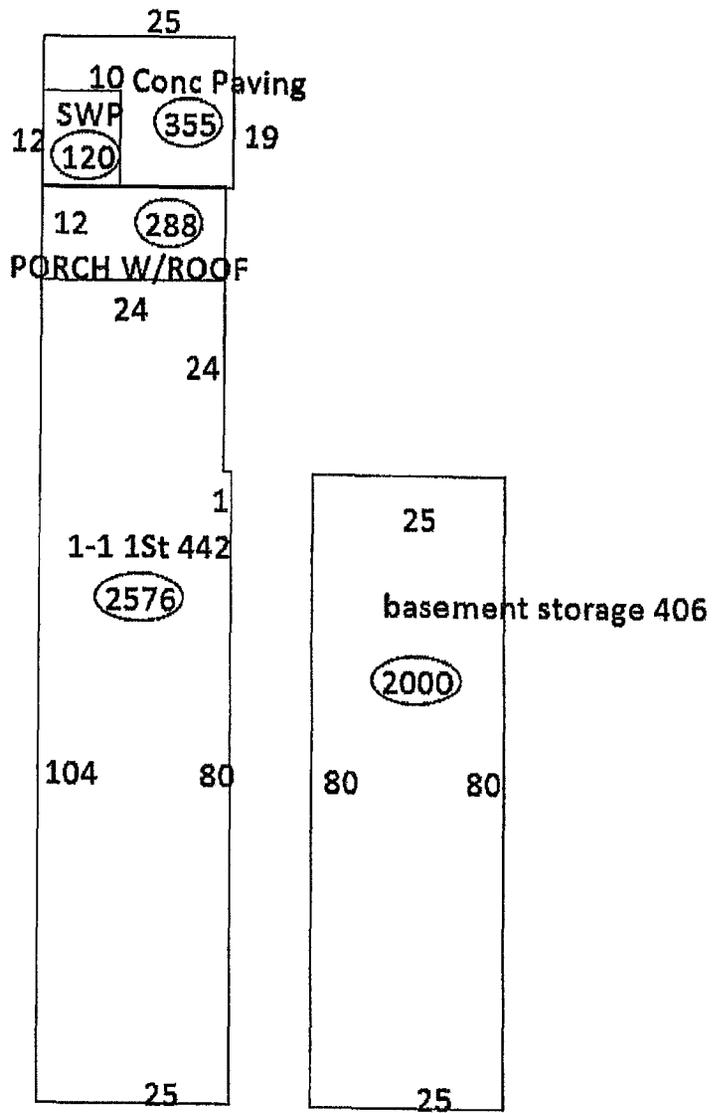
Is there a basement? Yes X - storage No \_\_\_\_\_ If yes, length 80 x width 25 in feet

Is there an outdoor area? Yes X No \_\_\_\_\_ If yes, length 24 x width 10 in feet+

\*If including an outdoor area permanent fencing is required. Please contact the local governing body for other requirements regarding

fencing  
Number of floors of the building 1

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



**APPLICANT INFORMATION**

**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 |
|-------------------|------------------------------|--------------------------------|---|-------------|
| Michelle Wood     | early 1990's                 | Nashville, TN                  | Stop Sign Violation                     | Fine        |
| Michelle Wood     | early 1990's                 | Nashville, TN                  | Failure to Appear -forgot to pay fine   | Fine        |
| Michelle Wood     | Various - do not recall      | Nebraska                       | Speeding ticket(s)                      | Fines       |
| Leonard Wood      | 1961                         | McCook, NE                     | Car Accident - Wreckless Driving CHarge | Fine        |
| Leonard Wood      | Various - do not recall      | Nebraska                       | Speeding ticket(s)                      | Fines       |
|                   |                              |                                |   |             |

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

YES  NO

If yes, provide business name and license number Old Sarge's Bar, 042757

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

YES  NO

If yes, give name of business and liquor license number Old Sarge's Bar, Inc. 042757

**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)

a) Submit a copy of the business purchase 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

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) Seller

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** 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1,100)

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. \_\_\_\_\_

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for 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 (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

---

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15)

YES  NO

---

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

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

MNB Bank; those authorized to write checks/withdrawals will be Michelle Wood and Carla Malleck

---

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.

N/A

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) |
|----------------|----------------|--|
| N/A            |                |  |
|                |                |  |
|                |                |  |

**Experience**

| Applicant Name/Job Title | Date of Employment | Name & Location of Business                  |
|--------------------------|--------------------|--|
| Michelle Wood            | 2001 - Present     | Old Sarge's Bar, Inc, 114 West C, McCook, NE |
| Michelle Wood            | 2000 - 2001        | McCook Elks Club, McCook, NE                 |
|                          |                    |  |

13. If the property 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 be in the name of applicant as owner or lessee**

Lease expiration date \_\_\_\_\_  
 Deed \_\_\_\_\_  
 Purchase Agreement

14. When do you intend to open for business? January 16, 2022

15. What will be the main nature of business? Bar and Keno, Pizza sales one day/week

16. What are the anticipated hours of operation? Tuesday through Sunday 8 a.m. - 1 a.m.; Monday 3 p.m. - 1 a.m.

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

| RESIDENCES FOR THE PAST 10 YEARS |      |         |                                  |      |         |
|----------------------------------|------|---------|----------------------------------|------|---------|
| APPLICANT CITY & STATE           | YEAR |         | SPOUSE CITY & STATE              | YEAR |         |
|                                  | FROM | TO      |                                  | FROM | TO      |
| 74044 Rd. 378, Maywood, NE 69038 | 2003 | Present | 74044 Rd. 378, Maywood, NE 69038 | 2003 | Present |
|                                  |      |         |                                  |      |         |
|                                  |      |         |                                  |      |         |
|                                  |      |         |                                  |      |         |

If necessary, attach a separate sheet

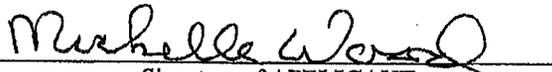
**PERSONAL OATH AND CONSENT OF INVESTIGATION**  
**SIGNATURE PAGE - PLEASE READ CAREFULLY**

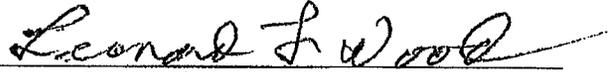
The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) 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 by all applicant(s) and spouse(s) owning more than 25%**  
**(YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

  
Signature of **APPLICANT**

  
Signature of **SPOUSE**

  
Printed Name of **APPLICANT**

  
Printed Name of **SPOUSE**

\_\_\_\_\_  
Signature of **APPLICANT**

\_\_\_\_\_  
Signature of **SPOUSE**

\_\_\_\_\_  
Printed Name of **APPLICANT**

\_\_\_\_\_  
Printed Name of **SPOUSE**

Document:

Tenn. Code Ann. § 39-16-609



&lt; Previous

Next &gt;

**Tenn. Code Ann. § 39-16-609****Copy Citation**

Current through the 2022 Regular Session.

**TN - Tennessee Code Annotated**   **Title 39 Criminal Offenses**   **Chapter 16 Offenses**  
**Against Administration of Government**   **Part 6 Obstruction of Justice**

**39-16-609. Failure to appear.**

(a) It is unlawful for any person to knowingly fail to **appear** as directed by a lawful authority if the person:

- (1) Has been lawfully issued a criminal summons pursuant to § 40-6-215;
- (2) Has been lawfully commanded to **appear** for booking and processing pursuant to a criminal summons issued in accordance with § 40-6-215;
- (3) Has been lawfully issued a citation in lieu of arrest under § 40-7-118;
- (4) Has been lawfully released from custody, with or without bail, on condition of subsequent appearance at an official proceeding or penal institution at a specified time or place; or
- (5) Knowingly goes into hiding to avoid prosecution or court appearance.

(b) It is a defense to prosecution under this section that:

- (1) The appearance is required by a probation and parole officer as an incident of probation or parole supervision; or
  - (2) The person had a reasonable excuse for **failure to appear** at the specified time and place.
- (c) Nothing in this section shall apply to witnesses.

(d) **Failure to appear** is a Class A misdemeanor.

(e) Any sentence received for a violation of this section must be ordered to be served consecutively to any sentence received for the offense for which the defendant failed to **appear**.

(f) [Deleted by 2019 amendment.]

**History**

Acts 1989, ch. 591, § 1; 1990, ch. 709, § 1; 1990, ch. 980, § 16; 1997, ch. 317, § 1; 1998, ch. 1049, § 15; 2004, ch. 727, § 1; 2019, ch. 486, § 4.

Copyright © 2023 by The State of Tennessee All rights reserved

[< Previous](#)

[Next >](#)



[About](#)  
[Privacy Policy](#)

[Cookie Policy](#)  
[Terms & Conditions](#)



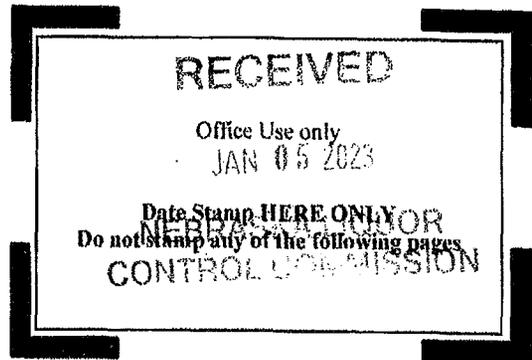
Copyright © 2023 LexisNexis.

**CORPORATION  
FORM 101**

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

License  
Class: 1B

License Number:  
125468



**INSTRUCTIONS**

1. All officers, directors and stockholders and their spouses must be listed
2. President/CEO and all members holding over 25 % shares of stock and their spouse must sign the signature page of the application
3. Form 147 is required for President/CEO and all members holding over 25% shares of stock and their spouses must submit fingerprints.
4. Attach copy of Articles of Organization

**Name of Corporation that will hold license as listed on the Articles of Incorporation**

Old Sarge's Bar, Inc.

Name of Registered Agent: Michelle Wood

Corporation Address: 114 West C Street

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

Corporation Phone Number: 308-345-2922 Fax Number: \_\_\_\_\_

Total Number of Corporation Shares Issued: 1250

**Name of President/CEO**

Name and information must be listed on following page

Last Name: Wood First Name: Michelle MI: K

Home Address: 74044 Rd. 378 City: Maywood

State: NE Zip Code: 69038 + 4436 Phone Number: 308-350-0271

Michelle Wood  
Signature of Present/CEO

List names of all officers, directors and stockholders including spouses (even if a spousal affidavit has been submitted)

Last Name: Wood First Name: Michelle MI: K

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

Title: Sole Shareholder Number of Shares 1,250

Spouse Full Name (indicate N/A if single): Leonard Wood

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

*\* spouse*

---

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

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

Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_

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

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

---

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

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

Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_

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

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

---

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

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

Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_

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

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

Is the applying corporation owned 100% by another corporation/company??

YES             NO

If yes, provide Form 185

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

Starting Date: January 1                      Ending Date: December 31

Is this a Non-Profit Corporation?

YES             NO

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

# Nebraska Secretary of State

## OLD SARGE'S BAR, INC.

Fri Jan 13 07:29:13 2023

**SOS Account Number**

1674437

**Status**

Active

**Principal Office Address**

114 WEST 1ST ST  
MCCOOK, NE 69001

**Registered Agent and Office Address**

KIRT D. MATSON  
114 WEST 1ST ST.  
MCCOOK, NE 69001

**Nature of Business**

BAR-RESTAURANT

**Entity Type**

Domestic Corp

**Date Filed**

Oct 08 1998

**Next Report Due Date**

Jan 01 2024

| Corporation Position | Name          | Address                             |
|----------------------|---------------|-------------------------------------|
| President            | KIRT D MATSON | 37966 DRIVE 715<br>MCCOOK, NE 69001 |
| Secretary            | KIRT D MATSON | 37966 DRIVE 715<br>MCCOOK, NE 69001 |
| Treasurer            | KIRT D MATSON | 37966 DRIVE 715<br>MCCOOK, NE 69001 |

**Filed Documents**

Filed documents for OLD SARGE'S BAR, INC. 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                                |   |
|--------------------|-------------|--------------------------------------|---|
| Articles Perpetual | Oct 08 1998 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |

| Document                  | Date Filed  | Price                                |   |
|---------------------------|-------------|--------------------------------------|---|
| Proof of Publication      | Nov 04 1998 | \$0.45 = 1 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Non Payment of Taxes      | Apr 16 1999 |                                      |   |
| Certificate of Revival    | Jul 19 1999 | \$0.45 = 1 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Jul 19 1999 | \$1.35 = 3 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Jan 26 2000 | \$0.45 = 1 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Jan 22 2001 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Feb 04 2002 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Mar 06 2003 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Feb 10 2004 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Feb 16 2006 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Mar 06 2008 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Mar 02 2010 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Mar 05 2012 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Change of Agent or Office | Mar 16 2012 | \$0.45 = 1 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Feb 27 2014 | \$0.45 = 1 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Mar 03 2016 | \$0.45 = 1 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Tax Return                | Jan 25 2018 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Occupation Tax Report     | Mar 25 2020 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |
| Occupation Tax Report     | Feb 18 2022 | \$0.90 = 2 page(s) @ \$0.45 per page | <input type="button" value="Purchase Now"/> |

### Good Standing Documents

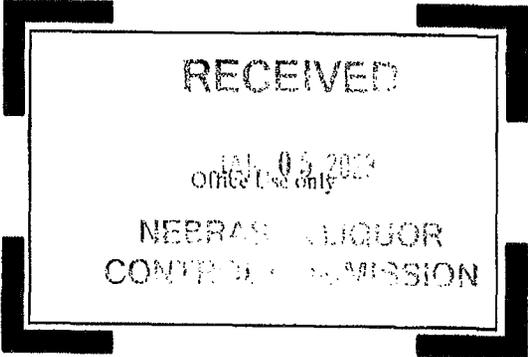
- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

**MANAGER APPLICATION  
FORM 103**

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

License  
Class: 1B

License Number:  
125408



**MANAGER MUST:**

- Be at least 21-years of age
- Complete all sections of the application.
- Form must be signed by a **member or corporate officer**
- Include Form 147 –Fingerprints are required
- Provide a copy of one of the following: US birth certificate, US Passport or naturalization papers
- Be a resident of the state of Nebraska and be a registered voter in the State of Nebraska,
- Spouse who **will** participate in the business, the **spouse must meet the same requirements as the manager applicant:**

Spouse who **will not** participate in the business

- Complete the Spousal Affidavit of Non Participation (Form 116). **Be sure to complete both halves of this form.**

**CORPORATION/LLC INFORMATION**

Name of Corporation/LLC: Old Sarge's Bar, Inc.

**PREMISES INFORMATION**

Premises Trade Name/DBA: Old Sarge's Bar

Premises Street Address: 114 West C Street

City: McCook County: Red Willow Zip Code: 69001 +3612

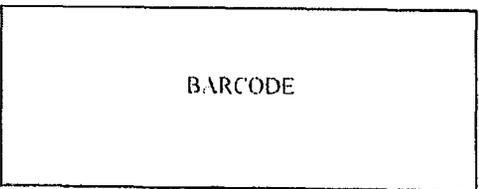
Premises Phone Number: 308-345-2922

Premises Email address: chellebw@yahoo.com

Michelle Waseel

**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

The individual whose name is listed as a corporate officer or managing member as reported or listed with the Commission.



**MANAGER INFORMATION**

Last Name: Wood First Name: Michelle MI: K

Home Address: 74044 Rd 378

City: Maywood County: Frontier Zip Code: 69038 4436

Home Phone Number: 308-362-4928

Driver's License Number: [REDACTED]

Social Security Number: [REDACTED]

Date of Birth: [REDACTED] Place of Birth: McCook, NE

Email address: chellebw@yahoo.com

**Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)**

YES  NO

*\* Spouse*

**Spouse's information**

Spouses Last Name: Wood First Name: Leonard MI:

Social Security Number: [REDACTED]

Driver's License Number: [REDACTED]

Date of Birth: [REDACTED] Place of Birth: Maywood, NE

**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 |
| Maywood, NE  | 2003      | Present | Maywood, NE  | 2003      | Present |
|              |           |         |              |           |         |
|              |           |         |              |           |         |
|              |           |         |              |           |         |

**MANAGER'S LAST TWO EMPLOYERS**

| YEAR FROM TO |         | NAME OF EMPLOYER      | NAME OF SUPERVISOR | TELEPHONE NUMBER      |
|--------------|---------|-----------------------|--------------------|-----------------------|
| 2001         | Present | Old Sarge's Bar, Inc. | Kirt Matson        | 308-345-2922          |
| 2000         | 2001    | McCook Elks Club      |                    | No Longer in Business |

**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 |
|-------------------|------------------------------|---------------------------------|---|-------------|
| Michelle Wood     | early 1990's                 | Nashville, TN                   | Stop Sign Violation                                       | Fine        |
| Michelle Wood     | early 1990's                 | Nashville, TN                   | Failure to Appear - Forgot to pay Stop Sign ticket        | Fine        |
| Michelle Wood     | Various - Do not recall      | Nebraska                        | Speeding ticket(s)  | Fine        |
| Leonard Wood      | 1961                         | McCook, NE                      | Involved in car accident - charged with wreckless driving | Fine        |
| Leonard Wood      | Various - Do Not Recall      |                                 | Speeding ticket(s)  | Fines       |
|                   |                              |                                 |   |             |

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.

| 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:                         |
|----------------------------|---------------------|--|
| Michelle Wood/Bartender    | 2001-Present        | Old Sarge's Bar, Inc., 114 West C St, McCook, NE     |
| Michelle Wood/Bartender    | 2000-2001           | McCook Elks Club, McCook, NE (no longer in business) |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |
|                            |                     |  |

5. Have you enclosed Form 147 regarding fingerprints?

YES       NO

**PERSONAL OATH AND CONSENT TO INVESTIGATION**  
**SIGNATURE PAGE - PLEASE READ CAREFULLY**

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.

*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 by applicant and spouse.**

Michelle Wood  
Signature of **APPLICANT**

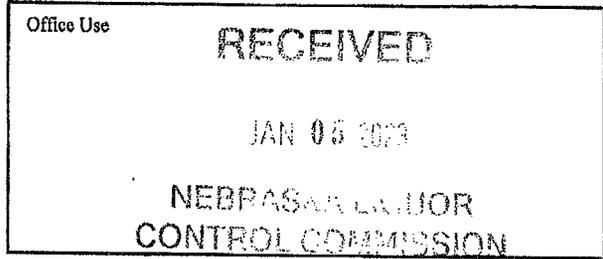
Michelle Wood  
Printed Name of **APPLICANT**

Leonard Wood  
Signature of **SPOUSE**

LEONARD Wood  
Printed Name of **SPOUSE**

**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.

Leonard L. Wood  
Signature of **NON-PARTICIPATING SPOUSE**

Michelle Wood  
Signature of **APPLICANT**

LEONARD L. WOOD  
Print Name

Michelle Wood  
Print Name

State of Nebraska, County of Red Willow

State of Nebraska, County of Red Willow

The foregoing instrument was acknowledged before me  
this 5<sup>th</sup> day of January, 2023 (date)

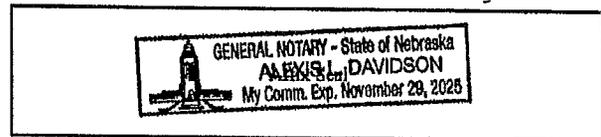
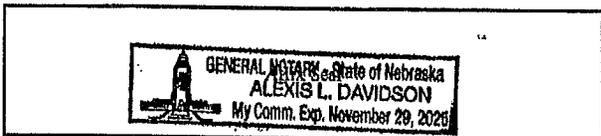
The foregoing instrument was acknowledged before me  
this January 5, 2023 (date)

by Leonard L. Wood  
Name of person acknowledged  
(Individual signing document)

by Michelle Wood  
Name of person acknowledged  
(Individual signing document)

Alexis L. Davidson  
Notary Public Signature

Alexis L. Davidson  
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.

**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

|   |
|---|
| Office Use only                         |
| <b>RECEIVED</b>                         |
| JAN 06 2022                             |
| Date Stamp HERE ONLY                    |
| NEBRASKA LIQUOR                         |
| CONTROL COMMISSION                      |
| Do not stamp any of the following pages |

**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 Old Sarge's Bar

Name of Person Being Fingerprinted: Michelle Wood

Date of Birth: [REDACTED] Last 4 SSN: [REDACTED]

Date fingerprints were taken: 1-5-23

Location where fingerprints were taken: North Platte ST Patrol of Rice

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

Michelle Wood

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



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

# Michelle K Wood

Political Party  
Republican

Precinct  
Maywood

## Election Details

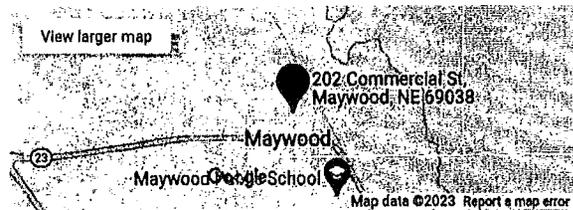
11/08/2022 2022 General Election ▼

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

### Maywood Community Hall

📍 202 North Commercial Street Maywood, NE 69038



## Early Voting Sites

### Clerk's Office



[#1 Wellington Street Stockville, NE 69042](#)

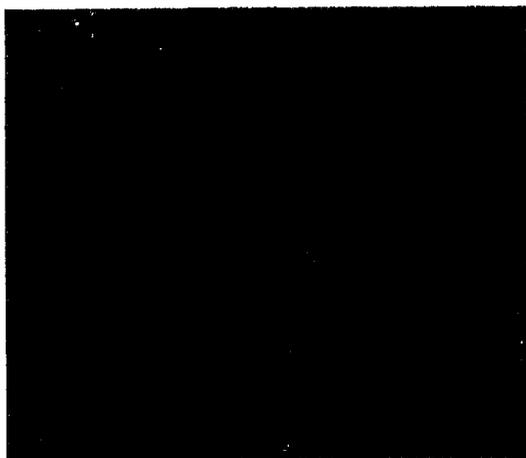
## Ballot Styles

Maywood 04

## Districts

Show ▼

© Copyright 2023 - ESSVR, LLC. All rights reserved.



## BUSINESS PLAN

### **History:**

Old Sarge's Bar was established in the late 1990's and is somewhat of a landmark bar in the downtown McCook area, known for its "neighborhood bar" feel. Michelle Wood contributes over 20 years of experience to the bar, having gained significant knowledge of the clientele and preferences of the area during this time.

### **Operations:**

We operate Tuesday through Sunday from 8:00 a.m. to 1:00 a.m., and Mondays from 3:00 p.m. to 1:00 a.m. Our hours are unique as we offer more business hours than other local businesses. Our location is centrally located, and is in walking distance to the BNSF Railroad as well as other local restaurants, bars, and other businesses.

### **Products:**

Old Sarge's offers beer, wine and alcohol sales on premises. Our customers enjoy playing Keno while in the bar, and during more mild-weather months can take advantage of our outdoor patio area. Tuesday evenings are homemade pizza night, which is well-known in the area and frequented by many McCook residents.



List of Alcohol being Purchased

Technically, only shares of stock are being purchased by Applicant. All alcohol is owned by the corporation. The alcohol owned by the corporation as of the date of closing will be dependent upon what is sold between now and that date. Attached are the most recent invoices for purchase from distributors showing alcohol on hand.

List of furniture, fixtures, and equipment

Again, all furniture, fixtures, and equipment are owned by the corporation and the only thing being purchased by Applicant is shares of the corporation. The corporation owns, tables, chairs, stools, bar, barware and glasses, coolers and refrigerator, interior decorations (including signs), pizza oven, dishwasher.

## STOCK PURCHASE AGREEMENT

This Stock Purchase Agreement is made and entered into by and among Old Sarge's Bar, Inc., a Nebraska corporation, herein called the "Corporation", Kirt Matson, herein called "Seller", and Michelle Wood, herein called "Buyer", as of the date and year last written.

WHEREAS, Seller is the sole shareholder of the outstanding stock of the Corporation;  
and,

WHEREAS, Buyer desires to acquire all the outstanding stock of Corporation (the "Purchased Shares") owned by Seller subject to the terms and provisions of this Agreement;  
and,

WHEREAS, Corporation joins in the execution of this Agreement for the purpose of joining in the making of all warranties and representations of Seller made in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties agree as follows:

1. **Sale of Purchased Shares.** Buyer shall purchase, and Seller shall sell, the Purchased Shares for a purchase price equal to the sum of Two Hundred Six Thousand Five Hundred Fifty and 00/100s Dollars (\$210,048.00) ("the Purchase Price"), subject to the terms of this Agreement. The Purchase Price, as so adjusted, shall be paid by Buyer to Seller as follows: monthly payments of not less than \$2,500.00 per month for a period of 100 months, commencing the 1<sup>st</sup> day of March, 2023 and continuing on the first day of each month thereafter until fully paid. The total sum paid shall include interest at the rate of 4.27% per annum, amortized over the life of the contract.

The Buyer shall have no right to prepay any or all of the said payments unless upon the express written consent of Seller. In the event the Buyer shall fail to make any payment due and payable under the terms of this agreement then Seller, after providing ninety (90) days' written notice to Buyer, may declare the entire remaining principal and interest immediately due and payable and enforce the collection thereof by resort to remedies in any Deed of Trust given pursuant to this agreement or any other legal or equitable remedy.

2. **Delivery of Certificates by Selling Stockholders.** The transfer of the Purchased Shares by Seller shall be effected by the delivery to Buyer at Closing of certificates representing the Purchased Shares, endorsed in blank or accompanied by stock powers executed in blank, with all signatures guaranteed in a manner reasonably satisfactory to counsel to Buyer.

3. **Excluded Assets.** The parties hereto understand and agree that personal assets of Seller shall remain the property of Seller and are no part of this transaction. Those assets include four (4) personal deer mounts and Seller's Nebraska license plate collection (which includes \_\_\_ number of license plates), which are all currently on display at the principal place of business of the Company. Seller agrees to allow Company and Buyer to continue to display the personal property, but retains the right to remove it upon ten (10) days' notice to Buyer.

4. **Transfer of Liquor License.** The Corporation and Seller shall execute such documents as may be necessary to provide for the transfer of the Nebraska Liquor License held in the name of the Corporation and the name of Seller as Corporate manager. The Parties understand and agree that this process may take as much as ninety (90) days to complete, during which time the present status of the Liquor License of the Corporation shall remain in full force and affect.

5. **Security.** Buyer, in order to secure the promise to pay the sums due under the terms and conditions of this Agreement, and the Corporation, in order to secure the payment of the sums due under the terms and conditions of this Agreement, each hereby agree that the Buyer and Corporation shall make, cause to be executed and deliver, a Promissory Note, Security Agreement, and Deed of Trust for the benefit of Seller in the amount set forth in this Agreement, which Deed of Trust shall be recorded in the records of Red Willow County, Nebraska and shall cover the following described property:

Lot Five (5), Block Twenty-nine (29), Original Town of  
McCook, Red Willow County, Nebraska

and which Deed of Trust shall contain (among other provisions) a Power of Sale in the Trustee in event of default in the underlying transaction and a Due on Sale Clause in the event of the transfer of ownership of the real estate herein described.

The Security Agreement shall pledge as collateral the Buyer's shares of stock in the Corporation, and it is agreed (and shall be reflected in the Security Agreement) that said shares may not be transferred or sold so as long as Buyer has outstanding amounts due to Seller pursuant to the Promissory Note referenced herein.

6. **Corporate Action.** During the time required for the performance of the terms and conditions of this Agreement, Buyer shall be the only stockholder whose shares of stock are permitted to vote and Buyer shall have all authority to execute such documents as may be necessary to conduct business of the Corporation. In addition, Buyer shall be authorized and

empowered to elect such directors who shall appoint such officers as may be deemed appropriate by Buyer as shareholder and the directors of the Corporation.

**7. Warranties of Seller and Corporation.** Seller and Corporation hereby warrant to Buyer that the shares of stock owned by Seller are unencumbered and that the real estate hereinabove described and owned by the Corporation has not been encumbered by the Corporation during Seller's ownership of the shares of stock of the Corporation.

Additionally, Corporation is a corporation duly organized, validly existing, and in good standing under the laws of Nebraska, and has all requisite corporate power and authority to own and operate its business and to perform any corporate action contemplated by this Agreement. Corporation is duly qualified to do business in all jurisdictions where the nature of its business requires such qualification and has all licenses and authorizations required by any governmental authority for the conduct of its business. Corporation has duly filed any and all certificates and reports required to be filed to date by the laws of its place of incorporation and any other applicable law.

**8. Capitalization.** The authorized capital stock of Corporation consists solely of 10,000 shares of common stock, having a par value of \$1.00 per share, of which 1,250 shares are issued and outstanding. All of the common stock issued and outstanding (referred to as Purchased Shares) is owned by Seller, who owns 1,250 shares. All outstanding shares were validly issued and are fully paid and non-assessable and free from all restrictions, liens, encumbrances, and interest in others. There are no options, convertible or other securities, or rights or warrants with respect to any shares of capital stock or securities of Corporation authorized, issued, or outstanding.

**9. Prior Agreements of the Parties.** All of the Parties hereto agree that this Agreement shall be in place of and shall supersede any prior Agreements among the Parties hereto regarding shares or purchase of shares of stock and that such Agreements, if any, shall be, by this Agreement, deemed null and void.

**10. Operation of Business of Corporation.** From the date of this Agreement to Closing (or the earlier termination of this Agreement), except to the extent to which Buyer shall otherwise consent, the business of Corporation shall be operated only in the ordinary course or otherwise as permitted by this Agreement, and best efforts shall be exerted by Corporation and Selling Stockholders to preserve intact the present business organization and relationships of Corporation.

**11. Taxes.** Corporation has timely filed all tax returns required to be filed and has, or shall have, paid or made adequate provisions for the payment of all taxes, whether or not reflected in its returns as filed, due, and payable (including taxes for that portion of its current

fiscal year to and including the Closing Date) to any taxing authority as of the date of Closing. There are no tax liens on any of Corporation's property. There are no pending tax examinations or tax claims asserted, and there is no basis for any claim. No agreements for the extension of time for the assessment of any amounts of tax have been entered into by or on behalf of Corporation, nor has Corporation filed a consent under IRC §341(f). Corporation has withheld proper and accurate amounts from its employee payrolls for all periods in full and complete compliance with all tax withholding provisions (including, without limitation, income tax withholding, Social Security, and unemployment taxes).

**12. Insurance.** All insurance policies maintained by Corporation are in effect, and Corporation is not in default of any of its obligations under any such policies.

**13. Accounts Payable.** Any accounts payable incurred prior to the Closing Date shall be paid by the Corporation prior to the date of Closing.

**14. Inventories.** The inventories of Corporation shall be maintained at levels typically held in the normal course of business from the date of this Agreement through the Closing Date.

**15. Cash and Bank Accounts.** The Parties hereto hereby agree that they have provided for the retention of cash in the Corporation and the Corporation's accounts in the amount of \$7,000.00 as of the date of Closing. Any cash held by Corporation in excess of this amount (after payment of the Accounts Payable and taxes as outlined herein) may be distributed to Seller as dividends as of December 31, 2022.

**16. Access to Records and Property of Corporation.** Between the date of this Agreement and the time of Closing, Corporation shall make available to Buyer and its representatives, at all reasonable times and following reasonable notice, access to all the property, contracts, books, and records of Corporation, and shall furnish during such period all information concerning the affairs and condition of Corporation as Buyer may reasonably request. All such data and information shall be kept confidential among Buyer and its representatives prior to Closing (and at all times if Closing shall not occur), except insofar as disclosure may be necessary in order to comply with applicable legal requirements; and all documents and other information relating to Corporation supplied to Buyer or its representatives shall be returned, upon request, to Corporation if Closing shall not occur.

**17. Execution of Documents.** Corporation and Seller shall execute and file, or join in the execution and filing of, any applications or other documents that may be necessary in order to obtain the authorization, approval, or consent of any governmental body that may be required or that Buyer may reasonably request in connection with the execution of this Agreement or consummation of the transactions contemplated by this Agreement.

18. **Closing.** The closing ("Closing") of the transaction contemplated by this Agreement shall take place on such date and time as shall be approved by the parties hereto ("the Closing Date"), but in no event later than January 15, 2023 unless otherwise agreed by the parties and shall take place in McCook, Nebraska at the offices of Goodwin Siegfried, LLP, 116 West C Street, McCook, NE 69001. The parties agree that they will fully cooperate with each other in connection with any steps required to be taken as part of their obligations under this Agreement, and to effect Closing, including the execution and delivery of such documents and the taking of such actions at or after Closing as shall reasonably be requested by one party or the other.

19. **Effective Date.** This Agreement shall be effective as of January 1, 2023 and that the Parties will take such steps as may be necessary to provide that Buyer will be authorized and empowered to draw checks upon any Corporation accounts upon the execution of required resolutions or other documents made necessary by the financial institution in which such accounts may be located.

20. **Survival of Corporation.** This sale and purchase is a sale and purchase of stock of the Corporation and the Corporation shall survive the performance of the terms and conditions of this Agreement and shall, during the performance of the terms and conditions of this Agreement shall continue in existence unless performance of the terms and conditions of this Agreement are made a part of any Corporate Dissolution.

21. **Legal Representation.** The parties acknowledge that the drafter of this agreement, Alexis Davidson of Goodwin Siegfried, LLP, represents the Seller in this transaction. Buyer acknowledges they have been advised of their right to seek independent legal counsel if they so desire, and each party hereby waives their right to any complaint of conflict of interest.

22. **Nonassignability.** Neither this Agreement nor any part hereof shall be assignable by Buyer or by Seller without the prior written consent of the other party.

23. **Notices.** All notices and other communications shall be in writing and shall be deemed to have been duly given if personally delivered or mailed in the U.S. by certified or registered mail, postage prepaid, return receipt requested, to the parties and their counsel at the following addresses or at such other addresses as may be given in writing by one party to the other at least five days prior to the mailing of such notice:

If to Seller, to: Kirt Matson, 37966 Dr. 715, McCook, NE 69001 with an  
informational copy to: Alexis L. Davidson, PO Box 607, McCook, NE 69001

If to Corporation, to: Old Sarge's Bar, Inc., 114 West B Street, McCook, NE 69001

If to Buyer, to: Michelle Wood, 74044 Rd. 378, Maywood, NE 69038.

**24. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

**25. Entire Agreement.** This Agreement contains the entire understanding of the parties related to the subject matter of this Agreement, and it shall not be amended or modified in any way except by subsequent agreement executed in writing.

**26. Construction.** This Agreement shall be construed and enforced in accordance with the laws of Nebraska.

**27. Publicity.** Prior to Closing, no press release or public announcement shall be made with respect to this Agreement or to the transactions contemplated by it unless previously approved in writing by Buyer and Seller.

**28. Survival of Representations and Warranties.** The covenants, agreements, representations, and warranties of the parties contained in this Agreement or in any schedule, exhibit, certificate, or other writing delivered pursuant to or in connection with this Agreement shall survive Closing.

**29. Binding Effect and Benefit.** Subject to Paragraph 16, this Agreement shall be binding upon, and inure to the benefit of, the respective personal representatives, successors, and permitted assigns of the parties.

**30. Waiver; Remedies.** No failure or delay in exercising any right or remedy pursuant to this Agreement shall constitute a waiver of any other right or remedy pursuant hereto. Resort to one form of remedy shall not constitute a waiver of other alternative remedies.

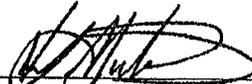
**31. Headings.** The captions of paragraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of construction.

**32. Expenses.** Legal and other professional expenses incurred in connection with the transactions contemplated by this Agreement shall be paid by the Corporation except as otherwise expressly provided.

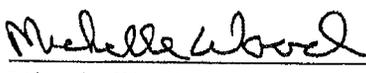
[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have duly executed this Agreement under seal as of the date indicated with their signature below.

Old Sarge's Bar, Inc.

By:   
Kirt Matson, President  
Date: 12-22-22

  
Kirt Matson, Individually, Seller  
Date: 12-22-22

  
Michelle Wood, Buyer  
Date: 12-22-22

**Roberts, Rebecca**

---

**From:** Alexis Davidson <adavidson@mccooknet.com>  
**Sent:** Thursday, January 5, 2023 11:41 AM  
**To:** LCC Front Desk  
**Subject:** Application  
**Attachments:** Application for Temporary Operating Permit.pdf; Application for Liquor License Form 100.pdf; Corporation Form 101.pdf; Manager Application - Form 103.pdf; Spousal Affidavit of Non Participation FOrM 116.pdf; Michelle birth cert.pdf

Good morning:

I represent Old Sarge's Bar, Inc. The current owner, Kirt Matson, is in the process of selling all shares of the corporation to Michelle Wood. I am attaching completed forms for Michelle's application:

- 1) Application for Temporary Operating Permit
- 2) Application for Liquor License (form 100) (including attachments)
- 3) Corporation – Form 101
- 4) Manager Application – Form 103
- 5) Spousal Affidavit of Non-Participation – Form 116
- 6) Copy of Michelle's birth certificate

Michelle is having her fingerprints completed at the Nebraska State Patrol today, and they will be submitted electronically to you.

Please confirm receipt of this email, and let me know if any additional information is needed.

Thank you in advance for your time.

Regards,

**Alexis L. Davidson**  
Attorney at Law  
Goodwin Siegfried, LLP  
116 West C Street  
P.O. Box 607  
McCook, NE 69001

P: (308) 345-2580

F: (308) 345-2581

Email: [adavidson@mccooknet.com](mailto:adavidson@mccooknet.com)

Website: [www.swnebraskalaw.com](http://www.swnebraskalaw.com)

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee, and may contain confidential and/or privileged information which may be legally protected from disclosure. If you are not the intended recipient of this message, or if this message was sent to you in error, please immediately notify the sender by reply mail and delete this message as well as any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying or storage of this message or its attachments is strictly prohibited.

# PAYPORT

NEBRASKA.GOV

(COPY)

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: 77846206  
1/5/2023 12:40 PM

Status: **APPROVED**  
Customer Name: Michelle Wood  
Type: Discover  
Credit Card Number: \*\*\*\* \* 6167

| Items  | Quantity | TPE Order ID | Total Amount |
|--|----------|--------------|--------------|
| Retail Liquor License (Class A, B, C, D, I, J, AB, AD, IB) | 1        | 75815174     | \$400.00     |

Applicant Name:: **Michelle Wood**  
Trade Name (DBA):: **Old Sarges Bar**  
Address:: **114 west 1st**  
City:: **McCook**  
State:: **NE**  
Zip Code:: **69001**  
Phone Number:: **308-345-2922**  
Email Address:: **Chellebw@yahoo.com**

|  |          |
|--|----------|
| Total remitted to the Nebraska Liquor Control Commission | \$400.00 |
| Total Amount Charged                                     | \$409.96 |

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

**LIQUOR APPLICATION REPORT**

**POLICE DEPARTMENT REPORT**

DATE REQUESTED: January 16, 2023

DUE DATE: January 27, 2023

APPLICANT: Old Sarge's Bar, Inc.

DBA: Old Sarge's Bar

APPLICANT'S ADDRESS:

PHONE NUMBER (HOME): (BUSINESS):

PROPOSED LICENSE ADDRESS: 114 West 1<sup>st</sup> Street

TYPE OF LICENSE: Replacing License #042757, new Class "IB" - License #125468  
(Beer, Wine & Distilled On Sale, Beer Off Sale only)

TYPE OF INVESTIGATION:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Purchase of Business | <input checked="" 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 type="checkbox"/> Manager                               |
| <input type="checkbox"/> Renewal - Long Form             |  |

TYPE OF BUSINESS:

- |  |  |
|--|--|
| <input type="checkbox"/> Hotel/Motel                             | <input type="checkbox"/> Restaurant/Food Service   |
| <input checked="" type="checkbox"/> Liquor/On-Beer only 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: Det. Kevin A. Hodgson

Date: 1/19/23

**EXHIBIT #5**

**PAGE(S) - 6**

**PREMISE:**

1. Type of Neighborhood:       Commercial;  Industrial;  Residential.
2. Condition:
  - a) Traffic: **Normal traffic conditions adjacent to a major arterial street and side street**
  - b) Parking: **Limited on street angle parking**
3. Designation of Adjacent Street (Local, Collector, Minor or Major Arterial, Highway):

**Local for West 1<sup>st</sup> Major Arterial for B St.**
4. Street Width and Profile: **Normal curb to normal crown to normal curb, there are curb cut outs for driveway entrances for Casey's (Middle Store) and Farrell's Pharmacy across the street.**
5. Speed Limit: **25mph**
6. Average Daily Traffic Count: **On West B St. west of the Norris Ave. intersection the Nebraska Department of Transportation tallied an Average Daily Traffic Count of 10,980 vehicles**
7. Accident Report at Adjacent Intersections: **No accidents have been reported in the last 6 months**
8. Analysis of Traffic Effects: Based on no traffic accidents in the last 6 months one could have the opinion that there shouldn't be adverse traffic affects.
9. Ready for Operation:  Yes       No  
If no, estimated date:
10. Type of Food Service:       Microwave       Grill       Kitchen

**The facility has a pizza oven that is used for baking pizza's one day a week. The cook makes extra and freezes them. Otherwise, there is no food service.**
11. Number of Employees:      Full Time: **None**      Part Time: **10**
12. Does premise comply with legal distance from churches, schools, etc.?  
 Yes       No  
If No, specify:
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)

**MFD has not been to the building in the last 3 months but couldn't comment as to whether the Fire Marshall's Office has. The applicant thinks that the Fire Dept. has not been to inspect in the last 3 months.**

15. Estimated Seating Capacity: **Total seating is 125 persons**  
16. Estimated Number of Customers per Day: **50-125 per day**  
17. Hours of Operation: **Tuesday – Sunday, 8a to 1a; Monday, 3p to 1a**

**FINANCING:**

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: **Citta Deli, Class C; Casey's Store #2984, Class D; Fuller's Family Restaurant, Class C; Loop Brewing Co., Class I; Tequila's Mexican Grill, Class I.**  
26. Is another person responsible for Daily Operation? ( **X** ) Yes ( ) No  
If yes, who?  
(complete investigation of manager form)

**PERSONAL HISTORY:    CORPORATE LICENSE APPLICATION**

27. Applicant's name: **Old Sarge's Bar**

28. Date of Birth: N/A
29. Sex: N/A
30. Home address: **114 West 1st St.**
31. Citizen of the United States?  Yes  No N/A  
If Naturalized, Certificate Number:  
Place:
32. Proper Residence has been Established?  Yes  No N/A  
If no, explain:
33. Criminal History – Has applicant been arrested and/or pled guilty to any N/A  
 misdemeanor?  felony? (If felony, attach detailed description.)
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? N/A  
 Yes  No (If yes, attach detailed description)
35. Has applicant had a beneficial interest in another liquor license?  Yes  No N/A  
If yes, Name, City, Address, Type of License: N/A
36. Records Check Made (civil history):  Yes  No (Attach Records) N/A
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?  
N/A
39. Number of hours that will be spent by applicant working in occupation other than  
licensed premises each week?  
N/A
41. Applicant will oversee in person the management of licensed premises?  Yes  No  
N/A
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:**

**COPORATE LICENSE NOT APPLICABLE**

43. Spouses Name:
44. Date of Birth:
45. Sex:
46. Home Address:
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.)
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:
54. Number of Hours that will be spent by spouse at licensed premises each week?
55. Number of Hours that will be spent by spouse working in occupation other than license premises each week?
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:**

58. Manager's Name: **Michelle Wood**

59. Date of Birth: **N/A**

60. Sex: **Female**

61. Home Address: **74044 RD 378 Maywood, NE 69038**

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.)

**No to both**

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

66. Has manager had a beneficial interest in another liquor license? ( ) Yes (  ) No

If yes, Name, City, Address, Type of License:

67. Records check made (civil history). ( ) Yes (  ) No (attach records)

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:

**35 Hrs/week**

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

**0 Hrs/week**

**RECOMMENDATION OF THE NEBRASKA LIQUOR CONTROL COMMISSION**

Date Mailed from Commission Office: 01-13-2023

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:

OLD SARGE'S BAR, INC dba OLD SARGE'S BAR  
114 W 1ST ST, MCCOOK / RED WILLOW County, 69001  
Application for Class IB 125468  
45 days - 2-27-23

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  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

ITEM: 2.C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held January 23, 2023.

ITEM: 2.D. Accept the minutes of the October 24, 2022 Economic Development Plan Citizen's Advisory Review Committee meeting.

---

**BACKGROUND:**

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on October 24, 2022 and January 23, 2023. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

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

January 30, 2023

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

January 30, 2023

**EXHIBIT #1**

**PAGE(S) - 1**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on February 6, 2023 at 5:30 p.m. in the City Council Chambers of the McCook Municipal Center concerning the findings and suggestions of the LB840 Citizens Advisory Committee regarding the functions and progress of the economic development program for the City of McCook. Individuals requiring physical or sensory accommodations including interpreter services, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

-s- Lea Ann Doak,  
City Clerk-Treasurer

Publish: January 26, 2023

**EXHIBIT #2**

**PAGE(S) - 1**

**AGENDA**

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

**QUARTERLY MEETING**

**MONDAY, JANUARY 23  
12:00 P.M.  
HERITAGE SENIOR CENTER**

**CALL TO ORDER**

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

- ITEM NO. 1** Review and approve minutes of October 24, 2022 meeting.
- ITEM NO. 2** Review McCook LB840 Economic Development Program.
- ITEM NO. 3** Update of LB840 Program Balances.
- ITEM NO. 4** LB840 Confidentiality Commitment.
- ITEM NO. 5** Next meeting date: April 24, 2023.
- ITEM NO. 6** Adjournment.

**EXHIBIT #3**

**PAGE(S) - 9**

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

Program Year 10/01/22 - 9/30/23

**Q1 - 12/31/2022**

|                                 | <u>Beginning</u>    | <u>YTD</u>      | <u>YTD</u>          | <u>Ending</u>  | <u>Program</u>              |
|---------------------------------|---------------------|-----------------|---------------------|----------------|-----------------------------|
|                                 | <u>Cash on Hand</u> | <u>Receipts</u> | <u>Expenditures</u> | <u>Balance</u> | <u>Total</u>                |
| <b>Loan &amp; Grant Program</b> | \$ 707,328.72       | \$ 87,735.79    | \$ 16,075.00        | \$ 802,010.25  |                             |
| Loan Repayments                 |                     | \$ 21,641.74    |                     |                |                             |
| Legal                           |                     |                 | \$ -                |                |                             |
| Publishing                      |                     |                 | \$ 22.54            |                |                             |
| Miscellaneous                   |                     |                 | \$ -                | \$ -           |                             |
| Interest                        |                     | \$ 1,401.54     |                     |                |                             |
| TOTAL                           |                     |                 |                     | <hr/>          | \$ 802,010.25               |
| <b>Ending Balance</b>           |                     |                 |                     |                | <u><u>\$ 802,010.25</u></u> |
| <br>MEDC Administration         | \$ -                | \$ 35,520.00    | \$ 35,520.00        | \$ -           |                             |

**McCook Growth Fund (LB840) AVAILABLE FUNDS**

Program Year 10/01/22 - 9/30/2023

**Q1 - Balances as 12/31/2022**

|  | <b>Program<br/>Balance</b> | <b>Funds<br/>Allocated</b> | <b>Project<br/>Commitments</b> | <b>Available</b>            |
|--|----------------------------|----------------------------|--------------------------------|-----------------------------|
| <b>Loan, Grants and Projects</b>       | \$ 802,010.25              |                            |                                |                             |
| SWNCBC - DPA Grant Match               |                            | \$ 10,000.00               |                                |                             |
| North Pointe Platting Fees (29 Lots)   |                            | \$ 6,075.00                |                                |                             |
| Public Notice Publishing               |                            | \$22.54                    |                                |                             |
| REWARD Membership                      |                            |                            | \$ 2,500.00                    |                             |
| DED Micro-enterprise Lending           |                            |                            |                                |                             |
| Program - Grant Match                  |                            |                            | \$ 74,725.00                   |                             |
| C4K Initiatives - Infant & Expansion   |                            |                            | \$ 20,000.00                   |                             |
| <br>                                   |                            |                            |                                |                             |
| <b>Early Childhood Education</b>       |                            |                            |                                |                             |
| New Provider Scholarship/Startup Funds |                            | \$15,934.00                |                                |                             |
| <br>                                   |                            |                            |                                |                             |
| Total Reserved and Committed           |                            | <u>\$ 32,031.54</u>        | <u>\$ 97,225.00</u>            |                             |
| <b>Total Funds Available</b>           |                            |                            |                                | <u><u>\$ 672,753.71</u></u> |

**LB840 PROGRAM BALANCES**

**12/31/2022**

Unaudited

|   | (C)<br>BEGINNING<br>CASH ON HAND<br>10/1/2022 | (D)<br>FY 21/22<br>ANTICIPATED<br>RECEIPTS | (E)<br>FY 21/22<br>YTD<br>RECEIPTS | (F)<br>FY 21/22<br>YTD<br>EXPENDITURES | (G)<br>ENDING<br>PROGRAM<br>BALANCES<br>(C + E - F = G) |
|---|---|--|------------------------------------|--|---|
| Motor Vehicle Sales Tax **<br>(**Not available to MEDC) | \$ 306,045.18                                 | \$ 38,200.00                               | \$ 12,220.20                       | \$ -                                   | \$ 318,822.39   |
| Interest  |   |  | \$ 557.01                          |  |   |
| Loan/Grant/Program                                      | \$ 707,328.72                                 | \$ 280,522.00                              | \$ 87,735.79                       | \$ 16,075.00                           | \$ 802,010.25   |
| Loan Repayment  |   | \$ 130,000.00                              | \$ 21,641.74                       |  |   |
| Legal   |   |  |                                    | \$ -                                   |   |
| Publishing  |   |  |                                    | \$ 22.54                               |   |
| Miscellaneous   |   |  |                                    | \$ -                                   |   |
| Interest  |   |  | \$ 1,401.54                        |  |   |
| MEDC Administration                                     | \$ -  | \$ 142,080.00                              | \$ 35,520.00                       | \$ 35,520.00                           | \$ -  |
| <b>BALANCES</b>   | \$ 1,013,373.90                               | \$ 590,802.00                              | \$ 159,076.28                      | \$ 51,617.54                           | \$ <u>1,120,832.64</u>                                  |

McCook Growth Fund (LB840) Loan Status Report  
12-31-2022

| Current Loans   | Loan Amount (a)      | Late Payment Fees (b) | Interest Rate | Loan Term (Years) | Date Loan Made | Interest Earned (c) | Payments Made (d)   | Loan Balance Remaining (a+b+c-d) | Loan Status |
|---|----------------------|-----------------------|---------------|-------------------|----------------|---------------------|---------------------|----------------------------------|-------------|
| Hot Tub Brokers   | \$ 100,000.00        |                       | 2             | 10                | 12/13/2021     | \$ 1,853.00         | \$ 11,034.72        | \$ 90,818.28                     | Current     |
| J and A Mullen, LLC   | \$ 56,500.00         |                       | 3%            | 10                | 4/30/2020      | \$ 3,902.13         | \$ 16,913.91        | \$ 43,488.22                     | Current     |
| Early Morning Cackle, LLC   | \$ 55,700.00         | \$ 240.00             | 3%            | 10                | 3/19/2020      | \$ 4,017.06         | \$ 17,569.69        | \$ 42,387.37                     | Current     |
| Straight Align, LLC   | \$ 50,000.00         |                       | 3%            | 10                | 10/1/2019      | \$ 4,101.92         | \$ 18,346.40        | \$ 35,755.52                     | Current     |
| Bailey Kool dba Head 2 Toe Spa  | \$ 10,000.00         |                       | 3%            | 5                 | 5/1/2018       | \$742.81            | \$ 10,742.81        | \$ -                             | Paid off    |
| American Agricultural Laboratory  | \$ 75,000.00         |                       | 2%            | 10                | 2/5/2017       | \$6,442.21          | \$ 48,997.15        | \$ 32,445.06                     | Current     |
| MEDC North Pointe Phase I TIF Bond  | \$ 208,000.00        |                       | 0%            | 22                | 4/2/2015       | \$0.00              | \$ 133,513.12       | \$ 74,486.88                     | Current     |
| Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow) | \$ 120,000.00        |                       | 4%            | 15                | 3/16/2015      | \$38,277.05         | \$ 28,103.60        | \$ 130,173.45                    | *           |
| MEDC Clary Village TIF  | \$ 178,622.92        |                       | 0%            | 17                | 3/16/2015      | \$0.00              | \$ 84,010.65        | \$ 94,612.27                     | Current     |
| East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)    | \$ 105,000.00        |                       | 2%            | 15                | 7/11/2012      | \$14,447.01         | \$ 73,746.58        | \$ 45,700.43                     | Current     |
| <b>Totals</b>   | <b>\$ 958,822.92</b> | <b>\$ 240.00</b>      |               |                   |                | <b>\$73,783.19</b>  | <b>\$442,978.63</b> | <b>\$ 589,867.48</b>             |             |

\*The City auditor contacted MEDC Staff concerned that this loan is not going to get paid back as they are not even making their annual interest payments. MEDC staff has been and will continue to try to get more information from the borrower.

**CITY OF MCCOOK**  
**LB840**  
**RECEIPT REGISTER**  
**10/01/2022 - 12/31/2022**

|            |                              | Total Receipt | Receipt Breakdown |                 |              |               |
|------------|------------------------------|---------------|-------------------|-----------------|--------------|---------------|
|            |                              |               | MV Sales Tax      | Loan/Grant Prog | MEDC Adm     |               |
| 10/22/2022 | Nebr Dept of Rev             | \$ 41,064.34  |                   | \$ 29,224.34    | \$ 11,840.00 |               |
| 11/21/2022 | Nebr Dept of Rev             | \$ 45,909.93  |                   | \$ 34,069.93    | \$ 11,840.00 |               |
| 12/21/2022 | Nebr Dept of Rev             | \$ 36,281.52  |                   | \$ 24,441.52    | \$ 11,840.00 |               |
| 10/22/2022 | MV - Nebr Dept of Rev        | \$ 3,991.76   | \$ 3,991.76       |                 |              |               |
| 11/21/2022 | MV - Nebr Dept of Rev        | \$ 3,822.09   | \$ 3,822.09       |                 |              |               |
| 12/21/2022 | MV - Nebr Dept of Rev        | \$ 4,406.35   | \$ 4,406.35       |                 |              |               |
| 10/31/2022 | Interest                     | \$ 561.41     | \$ 557.01         | \$ 4.40         |              |               |
| 11/30/2022 | Interest                     | \$ 614.68     |                   | \$ 614.68       |              |               |
| 12/31/2022 | Interest                     | \$ 782.46     |                   | \$ 782.46       |              |               |
| 10/3/2022  | American Ag Lab - Loan Repay | \$ 690.10     |                   | \$ 690.10       |              |               |
| 10/4/2022  | Hot Tub Broker - Loan Repay  | \$ 919.56     |                   | \$ 919.56       |              |               |
| 10/10/2022 | Kool - Loan Repay            | \$ 180.00     |                   | \$ 180.00       |              |               |
| 10/10/2022 | Kool - Loan Repay            | \$ 180.00     |                   | \$ 180.00       |              |               |
| 10/10/2022 | Str Align - Loan Repay       | \$ 482.80     |                   | \$ 482.80       |              |               |
| 10/10/2022 | EMC - Loan Repay             | \$ 538.42     |                   | \$ 538.42       |              |               |
| 10/13/2022 | Clary Loan Payment           | \$ 2,920.22   |                   | \$ 2,920.22     |              |               |
| 10/24/2022 | Mullen/Bee Little Loan Repay | \$ 545.61     |                   | \$ 545.61       |              |               |
| 11/4/2022  | Kool - Loan Repay            | \$ 1,014.00   |                   | \$ 1,014.00     |              |               |
| 10/4/2022  | Str Align - Loan Repay       | \$ 482.80     |                   | \$ 482.80       |              |               |
| 11/4/2022  | Hot Tub Broker - Loan Repay  | \$ 919.56     |                   | \$ 919.56       |              |               |
| 11/7/2022  | American Ag Lab - Loan Repay | \$ 690.10     |                   | \$ 690.10       |              |               |
| 11/11/2022 | Mullen/Bee Little Loan Repay | \$ 545.61     |                   | \$ 545.61       |              |               |
| 11/15/2022 | EMC - Loan Repay             | \$ 538.42     |                   | \$ 538.42       |              |               |
| 11/30/2022 | Hot Tub Broker - Loan Repay  | \$ 919.56     |                   | \$ 919.56       |              |               |
| 12/7/2022  | Mullen/Bee Little Loan Repay | \$ 545.61     |                   | \$ 545.61       |              |               |
| 12/7/2022  | EMC - Loan Repay             | \$ 538.42     |                   | \$ 538.42       |              |               |
| 12/7/2022  | Str Align - Loan Repay       | \$ 482.80     |                   | \$ 482.80       |              |               |
| 12/7/2022  | American Ag Lab - Loan Repay | \$ 690.10     |                   | \$ 690.10       |              |               |
| 12/9/2022  | N Pointe - Loan Repay        | \$ 7,818.05   |                   | \$ 7,818.05     |              |               |
|            |                              | \$ 159,076.28 | \$ 12,777.21      | \$ 110,779.07   | \$ 35,520.00 | \$ 159,076.28 |

CITY OF MCCOOK  
 LB840 FUND  
 CHECK REGISTER  
 10/01/2022 - 12/31/2022

| PAYEE                       | DESCRIPTION              | ACCT. NO.    | DATE     | CK NO. | AMOUNT       |
|-----------------------------|--------------------------|--------------|----------|--------|--------------|
| McCook Economic Development | SW NE Comm Betterment Gr | 45 068 54465 | 10/12/22 | 1399   | \$ 10,000.00 |
|                             | N Pointe Platting Fees   |              |          |        | \$ 500.00    |
|                             | N Pointe Platting Fees   |              |          |        | \$ 5,575.00  |
|                             | Administration           | 45 068 54885 |          |        | \$ 11,840.00 |
| McCook Economic Development | Administration           | 45 068 54885 | 11/16/22 | 1400   | \$ 11,840.00 |
| McCook Gazette              | Publishing               | 45 068 54020 | 11/26/22 | 1401   | \$ 22.54     |
| McCook Economic Development | Administration           | 45 068 54885 | 12/14/22 | 1402   | \$ 11,840.00 |

**TOTAL** \$ 51,617.54

**TOTAL BY PROGRAM**

|                            |              |              |
|----------------------------|--------------|--------------|
| Publishing                 | 45 068 54020 | \$ 22.54     |
| Legal                      | 45 068 54030 | \$ -         |
| LB840 Loan/Grant/Programs  | 45 068 54465 | \$ 16,075.00 |
| LB840 Street Sales Tax Res | 45 068 54835 | \$ -         |
| LB840 MEDC Administration  | 45 068 54885 | \$ 35,520.00 |

**TOTAL** \$ 51,617.54



housing units on it. Over the course of the summer, the MEDC and property owners, went through a voluntary annexation process, submitted a requested to vacate the previous plats on the land, establish preliminary plats for the new addition, and went through the final platting and rezoning processes for housing development.

**SWNCB Grant Match DPA** **2022** **\$10,000**

The MEDC partnered with Southwest Nebraska Community Betterment Corporation (SWNCBC) for a Down Payment Assistance/Closing Costs Grant program in which we contributed \$10,000 of the \$27,000 match funds raised for the program. SWNCBC notified us last month that the grant was awarded to Southwestern Nebraska which includes the City of McCook for \$365,000 of Nebraska Housing Trust Fund dollars over the next 10 years.

**Other Expenses**

|  |                   |                    |
|--|-------------------|--------------------|
| <b>Program Administration and Operations</b> | <b>10/12/2022</b> | <b>\$11,840.00</b> |
| <b>Program Administration and Operations</b> | <b>11/16/2022</b> | <b>\$11,840.00</b> |
| <b>Program Administration and Operations</b> | <b>12/14/2022</b> | <b>\$11,840.00</b> |

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

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

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Chairperson Sean Wolfe and began at 12:28 P.M.

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

**Present:** Chairperson Sean Wolfe; Nate Schneider, City Manager; Tracy Burkey, Recording Secretary; Members, Leon Kuhlen, Jeanette Peters and Charlie McPherson, EDC Director.

**Absent:** Alexis Davidson and Jordan Johnson. Bob Elder has resigned his position on the board due to staffing issues at his place of employment.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on October 20, 2022 the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF JULY 25, 2022 MEETING.

Kuhlen introduced a motion to approve the July 25, 2022 minutes; Peters seconded the motion. All members present voted in the affirmative. Motion passed. 4 VOTES YEA, 0 NAY, 2 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

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

As of 9/30/2022 the LB840 Program balance is \$707,206.44. Funds currently allocated in the amount of \$37,009.00. Leaving an available balance of \$670,197.44 of unallocated funds.

(3) UPDATE OF REVENUES COLLECTED.

The McCook Growth Fund Loan Status Report and all loans are current. C5, LLC (Laundromat) has paid their loan in full. The LB840 Program Balances report, receipt register and check register were provided.

**EXHIBIT #4**

**PAGE(S) - 3**

#### (4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

##### **SWNCB Grant Match DPA**

The MEDC partnered with Southwest Nebraska Community Betterment Corporation (SWNCBC) for a Down Payment Assistance/Closing Costs Grant program in which we contributed \$10,000 of the \$27,000 match funds raised for the program. SWNCBC notified the MEDC that Southwest Nebraska was awarded \$365,000 of Nebraska Housing Trust Fund dollars to utilize over the next 10 years.

##### **Early Childhood Education New Provider Scholarship/Startup Funds**

“McCook Community 4 Kids Core Team has seen success developing programs to improve childcare access and quality. The MEDC initiatives have gone towards funding education and startup expenses for childcare programs, providing an incentive for providers to increase the number of infants they serve, and to provide scholarships for students to complete early childhood education programs and work in the area of early childhood education. This year, with assistance from state grants and local support, C4K is also looking to provide current providers with incentives to participate in the state’s quality incentives.” MEDC is currently trying to fill the grant writing position for Early Childhood Education. There are obstacles funding this position and Angela Allen is the current interim.

There is still a large demand in the area for infant care. Charlie has had one in-home provider inquire about opening a childcare center. But, has also heard of other in-home care providers that are planning on quitting.

There will be a meeting with Nebraska Children’s and Family, Charlie and Angela. They will be discussing the fact that once the grant ends, Nebraska Children’s and Family expect the community to pick up the funding to keep it going. Not sure how this will work.

##### **North Pointe Addition**

MEDC purchased this property for future housing development. Over the summer, MEDC and property owners, went through a voluntary annexation process, submitted a request to vacate the previous plats on the land, establish preliminary and final plats for the new addition and rezoning process for housing development. Will also be looking into the possibility of TIF funding for infrastructure.

##### **Hormel Business Plan Competition**

MEDC contributed \$5,000 towards the upcoming 2022/2023 Hormel Business Plan Competition. Over the last 10 years, 12 business have been awarded funds to help start or expand their businesses.

#### (5) OPEN DISCUSSION

Schneider discussed that Sales Tax revenues are starting to level out. May be starting to see the recession results.

Amanda Engell, Director of Housing Development, has been having discussions with employers regarding workforce housing. The Feds are currently offering a 2 to 1 match on funds raised to increase housing. This is a very good incentive and probably won't happen again.

St. Catherine's facility owner is looking into grants for funding a remodel on the property. She has gotten one quote on the roof repair that seemed really low. The owner has agreed to close off the tunnel between the main building and the mechanical rooms to alleviate squatters. The mechanical room could possibly qualify for grant funding.

Schneider stated that the DED does have possible grants that range from \$500,000 to \$1,000,000 for demolition. He thinks that this could cover up to half of the cost. The owner does not seem interested in demolition.

(6) NEXT MEETING DATE

Next meeting date will be January 23, 2023 at 12:00 PM at the Heritage Senior Center conference room.

(7) ADJOURNMENT

Meeting adjourned at 12:28 PM.

---

Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**        4.A.

Approve the minutes of the January 16, 2023 regular City Council meeting.

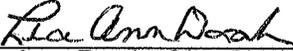
---

**BACKGROUND:**

Receive and approve the minutes.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

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

February 1, 2023

McCook City Council  
January 16, 2023  
5:30 P.M. Central

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

Present: Mayor Taylor, Councilmembers Calvin, Weedin, Muehlenkamp, Rambali.

Absent: None,

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Assistant City Manager Koetter, Library Director Crocker, Utilities Director Fawver, Fire Chief Harpham, Public Works Director Potthoff, Senior Services Director Siegfried, Police Chief Smith, Building Inspector Mooney, E911 Coordinator Doucet, and Dispatcher Roberts.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on January 12, 2023, 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 Taylor announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review. Jeff Donelan, McCook Evangelical Free Church, provided the invocation. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

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

City Manager Schneider informed the Council of the special meeting that has been scheduled on January 20 for tours of the Broken Bow and Lexington Wastewater Treatment Plants. We will meet in the Council Chambers at 8:00 A.M., the first tour is scheduled for 9:30 A.M. in Lexington, with the second tour after lunch in Broken Bow.

## **2. Public Hearings.**

2.A. Public Hearing - Regarding the Preliminary Plat and Final Plat for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the Preliminary Plat and Final Plat for Heritage Pointe Addition No. 3, a tract

of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Weedin, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the January 16, 2023 City Council meeting (2 pages); Exhibit #2 - Notice of Public Hearing published (1 page); Exhibit #3 - mailed and posted (1 page); Exhibit #4 - listing of property owners notified (1 page); Exhibit #5 - Heritage Pointe Addition No. 3 Final Plat (1 page); Exhibit #6 - Land Use Application and attachments (5 pages); Exhibit #7 - City of McCook Subdivision Regulations, Section 7 - Procedures (4 pages); and Exhibit #8 - minutes of the January 9, 2023 Planning Commission meeting (5 pages). Exhibits #1 - #8 were accepted into evidence, comments were taken from City Staff before opening to the public for comment.

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

Matt Davidson and Scott Clifford, Miller and Associates, representing the applicant Jerry Gohl, addressed the request with the Council.

Councilmember Weedin inquired about the construction of the proposed street.

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

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

2.B. Approve the Preliminary Plat and Final Plat for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska.

Motion to approve the Preliminary Plat and Final Plat for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

2.C. Public Hearing - Regarding a zoning change request for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska; said zoning change to amend the current zoning designation from Residential Medium Density District (RM) and Agricultural District (AG), to Business Commercial District (BC).

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public

comment with respect to a zoning change request for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska; said zoning change to amend the current zoning designation from Residential Medium Density District (RM) and Agricultural District (AG), to Business Commercial District (BC), with the City Attorney to act as hearing officer. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the January 16, 2023 City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #5 - Land Use Action Request Form and attachments (5 pages); Exhibit #6 - Map of the City of McCook's zoning districts (1 page); Exhibit #7 - minutes of the January 9, 2023 Planning Commission meeting (5 pages); Exhibit #8 - proposed Ordinance No. 2023-3060 (1 page). Exhibits #1 - #8 were accepted into evidence, comments were taken from City Staff before opening to the public for comment.

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

Matt Davidson and Scott Clifford, Miller and Associates, representing the applicant Jerry Gohl, addressed the request with the Council.

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

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

2.D. Ordinance No. 2023-3060 approving the zoning change request for Heritage Pointe Addition No. 3, a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska; said zoning change to amend the current zoning designation from Residential Medium Density District (RM) and Agricultural District (AG), to Business Commercial District (BC).

Mayor Taylor asked the Clerk to read Ordinance No. 2023-3060 by title.

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING MCCOOK ZONING ORDINANCE NO. 2016-2929 CHANGING THE ZONING CLASSIFICATION OF HERITAGE POINTE ADDITION NO. 3, TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA, FROM RESIDENTIAL MEDIUM DENSITY (RM) AND AGRICULTURAL (AG) TO BUSINESS COMMERCIAL (BC) DISTRICT; PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

Ordinance No. 2023-3060 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.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

- 2.E. Public Hearing - Regarding the voluntary annexation of a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, said tract of land included in the parcel to be referred to as Heritage Pointe Addition No. 3.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with respect to the voluntary annexation of a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, said tract of land included in the parcel to be referred to as Heritage Pointe Addition No. 3, with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Rambali, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the January 16, 2023, City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Voluntary Annexation Petition/Request from Matt Davidson on behalf of Jerry Gohl (1 page); Exhibit #4 - Legal Description of the proposed annexation area (1 page); Exhibit #5 - Planning Commission Resolution No. PC2023-01 (2 pages); Exhibit #6 - minutes of the January 9, 2023 Planning Commission meeting (5 pages); and Exhibit #7 - proposed Ordinance No. 2023-3061 (2 pages). Exhibits #1 - #7 were accepted into evidence, comments were taken from City Staff before opening to the public for comment.

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

Matt Davidson and Scott Clifford, Miller and Associates, representing the applicant Jerry Gohl, addressed the request with the Council.

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

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

- 2.F. Ordinance No. 2023-3061 approving the voluntary annexation of a tract of land located in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, said tract of land included in the parcel to be referred to as Heritage Pointe Addition No. 3.

Mayor Taylor asked the Clerk to read Ordinance No. 2023-3061 by title.

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY

OF MCCOOK, COUNTY OF RED WILLOW, STATE OF NEBRASKA, BY ANNEXING THERETO A CERTAIN TRACT OF LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF MCCOOK, NEBRASKA; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2023-3061 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.

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

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

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

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

- 3.A. Approve the minutes of the January 3, 2023 regular City Council meeting.
- 3.B. Ratify the Mayor's appointments to the Board of Health - appoint Nate Schneider, Joel Smith, Linda Taylor, Dr. Jason Blomstedt, and Mary Beth Eisenmenger - terms expire June 2023; Housing Agency Board - appoint Amanda Engell - term expires November 2027; and to the Planning Commission - reappoint Ron Friehe (Extra Territorial Representative), Camy Bradley, Tammie Hilker, and Bruce McDowell - terms expire September 2025.
- 3.C. Receive and file a report from the City Manager regarding the appointment of Cathy McDowell to the McCook Civil Service Commission.
- 3.D. Accept update regarding the additional one half of one percent (0.50%) city sales and use tax approved at the general election on November 8, 2022, increasing McCook's rate to two percent (2%) effective on April 1, 2023.
- 3.E. Authorize the City of McCook staff to complete an application for a Rural Business Development Grant.
- 3.F. Approve bid from Deveny Motors for one 2023 Dodge Durango pursuit vehicle priced at \$39,794.00.
- 3.G. Approve specifications for one (1) new current model year ½ ton 4-wheel drive extended cab pickup and set date to receive bids for February 7, 2023 at 2:00 p.m.
- 3.H. Appoint Linda Taylor, Gene Weedin, Andy Smith, Mike Gonzales, Jody Crocker, Grant Norgaard, Matthew Clause, Kyle Potthoff, and Nate Schneider to the McCook Swimming Pool construction manager selection committee.

3.I. Receive and file the claims for the month of December 2022, published January 12, 2023.

3.J. Accept the minutes of the January 9, 2023 Planning Commission meeting.

**4. Regular Agenda.**

4.A. Discussion of changes to the City of McCook's Chapter 150: Building Codes and Regulations: Contractor's License.

Building Inspector Mooney reviewed the proposed changes to the City of McCook's Code of Ordinances regarding Contractor's Licenses.

It was the consensus of the Council to have City Staff prepare ordinances for the proposed changes for contractor licensing and increases in the license fees to be brought back for Council consideration.

4.B. Receive and file a report from city staff updating the current organizational arrangement for the City of McCook's dispatch center.

Police Chief Smith and E911 Coordinator Doucet updated the Council regarding the proposed changes to the current organizational arrangement of the City's Dispatch Center. The proposal removes the Chief Dispatcher, replacing it with an Administrative Assistant. The E911 Coordinator was created because of the increased technical demands associated with operating and maintaining a dispatch center. At that time the Administrative Assistant duties were combined with the E911 Coordinator duties. Additionally, due to the ever changing landscape of federal, state, and local rules and regulations, the E911 Coordinator has assumed responsibilities traditionally performed by the Chief Dispatcher. Some minor modifications will need to be made to the current Administrative Assistant job description.

4.C. Update regarding the swimming pool and ballpark projects.

City Manager Schneider reviewed that various grants that are being applied for both of the projects and informed the Council that Melissa Trueblood, with the Nebraska Public Power District, is working on an impact study pertaining to the construction of the Sports Complex.

4.D. Approve the issuance of an RFP for swimming pool construction management services and set the date to receive proposals as 4:30 P.M., February 3, 2023.

Motion to approve the issuance of an RFP for swimming pool construction management services and set the date to receive proposals as 4:30 P.M., February 3, 2023. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

4.E. Approve conducting a study on whether the area east of the McCook Business Park is

substandard and blighted per Nebraska Revised Statutes Section 18-2109.

Motion to approve conducting a study on whether the area east of the McCook Business Park is substandard and blighted per Nebraska Revised Statutes Section 18-2109. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

4.F. Discuss City of McCook Zoning Regulation Article 24, Section 2402(5) - specifically, what factors/conditions the City Council must use when determining whether to grant a special exception.

City Attorney Mustion reviewed City of McCook Zoning Regulation Article 24, Section 2402(5) - pertaining to what factors/conditions the City Council must use when determining whether to grant a special exception.

4.G. Ordinance No. 2023-3059 amending the City of McCook Code of Ordinances, Section 34.40 - Miscellaneous and Travel Expenditures.

Mayor Taylor asked the Clerk to read Ordinance No. 2023-3059 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE CITY OF MCCOOK CODE OF ORDINANCES, SECTION 34.40 - MISCELLANEOUS AND TRAVEL EXPENDITURES; AMENDING SECTION (A)(1)(c) MEALS TRAVEL PER DIEM; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2023-3059 has been introduced, read by title, and I move to approve upon its first reading. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

4.H. Council Comments.

Councilmember Calvin extended heartfelt sympathy to the family of city employee Jerome Biegler, upon their loss of the son.

4.I. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to real estate purchase - property located 1200 West 4th Street.

Motion to go into executive session for the protection of public interest for a strategy session with respect to real estate purchase - property located 1200 West 4th Street at 6:37 P.M. This motion, made by Weedin and seconded by Calvin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to real estate purchase - property located 1200 West 4th Street. The Council will reconvene in public session following this closed session.

Motion to come out of executive session at 7:03 P.M. This motion, made by Calvin and seconded by Weedin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

**Adjournment.**

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 7:04 P.M.

---

Linda Taylor, Mayor

ATTEST:

---

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**        4.B.

**RECOMMENDATION:**

Accept the minutes of the November 9, 2022 Library Advisory Board meeting.

---

**BACKGROUND:**

Accept minutes from the various board and commission meetings.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

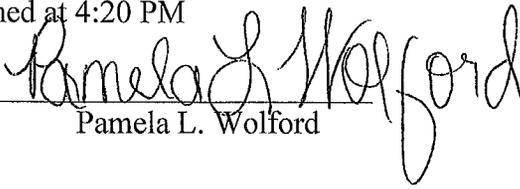
  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

January 31, 2023

**McCook Public Library Advisory Board Meeting Minutes**  
**November 9, 2022 at 4:00 PM CDT**

1. **Call to order / attendance:** Mary Dueland called the meeting to order with Jody Crocker, Staci Blomstedt, and Pam Wolford in attendance.
2. **Opportunity for Comments from the Public:**
3. Notice of the meeting was given in advance thereof by publication in the *McCook Gazette* on November 4, 2022, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Library Board. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.
4. **Read and Approve September 2022 meeting minutes:** Staci made the motion to approve the minutes with a second by Pam. The minutes were accepted 4-0.
5. **Open discussion from board members on items not on the agenda:** None
6. **Unfinished Business:** None
7. **Director's Report and update on upcoming activities:** 1. The library is busy. Lillianna Cerenil is the newest addition to the staff. 2. Azure is moving back to Lincoln, and her last day is the Wednesday before Thanksgiving. 3. The new story boards are up on the walking trail. 4. The Tuesday group is meeting. Staci B. has been helping with the group. 5. December 6 or 13 will be the "1000 Books" celebration. There will be book giveaways for all ages during the holidays. 6. Traci and Jody went for training with the Cricut for hats and jewelry. 7. "Make and Take" preparations are in the process for Summer Reading. The theme is "All Together Now". 8. Preparations for the holidays are being planned.
8. **New Business:** None
9. **Set date for next board meeting:** The next meeting will be Wednesday, January 11, 2023 at 4 PM.
10. **Meeting adjournment:** The motion was made by Staci to adjourn, and the meeting was adjourned at 4:20 PM

Secretary: \_\_\_\_\_

  
Pamela L. Wolford

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**            4.C.

**RECOMMENDATION:**

Ratify the Mayor's appointments to the:

- Airport Advisory Commission - reappoint Dick Trail and Cleo Spencer - terms expire November 2025;
- Board of Zoning Adjustment - reappoint Ryan Moore, Jerry Reitz, Greg Larson - terms expired January 2026; reappoint Tammie Hilker (Planning Commission Representative) and Rick Haney - terms expire September 2025; reappoint Andy Weber (Alternate) - term expires January 2026;
- Library Advisory Board - reappoint Pam Wolford - term expires June 2026;
- Parks Advisory Board - reappoint Jeremy LaBrie - term expires May 2025;
- Senior Citizens Advisory Board - reappoint Dan Stramel, Robert Patenburg and Jim Hamill - terms expire September 2025.

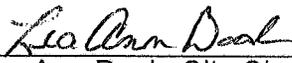
---

**BACKGROUND:**

The Mayor has contacted all appointees and they are willing to serve on the various boards.

**FISCAL  
IMPACT:**        None.

**APPROVALS:**

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

February 2, 2023

## AIRPORT ADVISORY COMMISSION

DAVID PFEFFER  
902 Airport Road - PO Box 274  
Appointed April 2016 (Replaced Doug Vap)  
Reappointed - October 2020  
Term Expires - November 2023  
[d.pfeffer7829@gmail.com](mailto:d.pfeffer7829@gmail.com)

345-5547 (H)  
340-7829 (C)

TREVOR TAYLOR  
904 W. 4<sup>th</sup> Street  
Appointed - August 2013 (Replaced Ken Allen)  
Reappointed - October 2020  
Term Expires - November 2023  
[tmtaylor98@gmail.com](mailto:tmtaylor98@gmail.com)

340-0131 (C)

GRIFF MALLECK  
Red Willow Aviation (FBO)  
PO Box 444  
Reappointed - September 2020  
Term Expires - November 2023  
[gmalleck@mccooknet.com](mailto:gmalleck@mccooknet.com)

345-3635 (O)  
345-3207 (H)  
345-3689 (F)  
340-1294 (C)

DICK TRAIL\*  
201 West "M" Street  
Appointed - September 2013 (Replaced Wally Hampton)  
Reappointed - January 2023  
Term Expires - November 2025  
[dickt@swnebr.net](mailto:dickt@swnebr.net)

345-5181 (H)  
340-7689 (C)

CLEO SPENCER  
Red Willow Aviation  
PO Box 444  
McCook, NE 69001  
Appointed - July 2022 (Replaced Jeff Williams)  
Reappointed - January 2023  
Term Expires - November 2025

(208)293-7848(C)

DOUG SKILES  
PO Box 36  
Appointed - November 2005  
Reappointed - February 2022  
Term Expires - November 2024  
[dskiles@slbwcpa.com](mailto:dskiles@slbwcpa.com)

345-5100 (O)  
345-2342 (H)  
345-2943 (F)

MIKE KUGLER  
#13 Sandpiper  
Reappointed - February 2022  
Term Expires - November 2024  
[mkugler@kuglercompany.com](mailto:mkugler@kuglercompany.com)

345-2280 (O)  
345-7006 (H)  
345-7756 (F)

\*Denotes Chairperson  
3 yr. terms

## BOARD OF ZONING ADJUSTMENT

TAMMIE HILKER\*\*

512 East 5th

Appointed - September 25 1995

Reappointed - January 2023

Term Expires - September 2025

(Planning Commission Representative)

[thilker@gpcom.net](mailto:thilker@gpcom.net)

345-3717 (H)

340-7861 (C)

GREG LARSON

402 Park Avenue

Appointed - November 2011 (replaced Duane Tappe)

Reappointed - January 2023

Term Expires - January 2026

[gatr96@yahoo.com](mailto:gatr96@yahoo.com)

350-1049 (C)

345-2280 (W)

RYAN MOORE

1412 Centennial Drive

Appointed - April 2016 (replaced Fred Shepherd)

Reappointed - January 2023

Term Expires - January 2026

[ryan@firstcentral.com](mailto:ryan@firstcentral.com)

340-1345 (C)

345-4994 (W)

JERRY REITZ\*

808 West 4<sup>th</sup> Street

Appointed - November 2008 (replaced Bill Longnecker)

Reappointed - January 2023

Term Expires - January 2026

[jplumber48@gmail.com](mailto:jplumber48@gmail.com)

345-7828 (H)

340-0866 (C)

RICK HANEY

71392 Road 385

Appointed - June 2017 (Replaced Keith Delano)

Reappointed - January 2023

Term Expires - September 2025

(Extra Territorial Representative)

[rick5haney@gmail.com](mailto:rick5haney@gmail.com)

350-0675(C)

ANDY WEBER - ALTERNATE

1109 Country Club

Appointed - August 2022 (replaced Dennis Chipman)

Reappointed - January 2023

Term Expires - January 2026

[andrew@wdesgin.com](mailto:andrew@wdesgin.com)

316-772-1906

\*Denotes Chairperson

\*\*Denotes Vice Chairperson

3 yr. terms

## BOARD OF ZONING ADJUSTMENT

TAMMIE HILKER\*\*

512 East 5th

Appointed - September 25 1995

Reappointed - January 2023

Term Expires - September 2025

(Planning Commission Representative)

[thilker@gpcom.net](mailto:thilker@gpcom.net)

345-3717 (H)

340-7861 (C)

GREG LARSON

402 Park Avenue

Appointed - November 2011 (replaced Duane Tappe)

Reappointed - June 2020

Term Expires - January 2023

[gatr96@yahoo.com](mailto:gatr96@yahoo.com)

350-1049 (C)

345-2280 (W)

RYAN MOORE

1412 Centennial Drive

Appointed - April 2016 (replaced Fred Shepherd)

Reappointed - January 2023

Term Expires - January 2026

[ryan@firstcentral.com](mailto:ryan@firstcentral.com)

340-1345 (C)

345-4994 (W)

JERRY REITZ\*

808 West 4<sup>th</sup> Street

Appointed - November 2008 (replaced Bill Longnecker)

Reappointed - January 2023

Term Expires - January 2026

[jplumber48@gmail.com](mailto:jplumber48@gmail.com)

345-7828 (H)

340-0866 (C)

RICK HANEY

71392 Road 385

Appointed - June 2017 (Replaced Keith Delano)

Reappointed - June 2020

Term Expires - September 2022

(Extra Territorial Representative)

[rick5haney@gmail.com](mailto:rick5haney@gmail.com)

350-0675(C)

ANDY WEBER - ALTERNATE

1109 Country Club

Appointed - August 2022 (replaced Dennis Chipman)

Reappointed - January 2023

Term Expires - January 2026

[andrew@wdesgin.com](mailto:andrew@wdesgin.com)

316-772-1906

\*Denotes Chairperson

\*\*Denotes Vice Chairperson

3 yr. terms

## LIBRARY ADVISORY BOARD

MARY DUELAND 345-6163 (H)  
112 East "N" Street  
Appointed - May 2015 (Replaced Kay Neuhaus)  
Reappointed - May 2021  
Term Expires - June 2025

PAM WOLFORD 345-6721 (H)  
702 Airport Road  
Reappointed - January 2023  
Term Expires - June 2026

STACI BLOMSTEDT 345-8893 (H)  
603 East "M" Street  
Appointed - August 2016 Replaced Nancy Buresh  
Reappointed - July 2020  
Term Expires - June 2023

SHARON BOHLING 345-4679 (H)  
205 West "E" Street  
Appointed - September 2013 Replaced Linda Crandall  
Reappointed - April 2020  
Term Expires - June 2024

KEVIN COCHRAN 612-269-2202  
1101 West 6<sup>th</sup> Street  
Appointed - May 2017 Replaced Steve Batty  
Reappointed - May 2021  
Term Expires - June 2025

4 yr. terms

## PARKS ADVISORY BOARD

CAITLIN WHITEHEAD

712 Norris Avenue

Appointed - August 2019

Reappointed July 2021

Term Expires - May 2024

[caitlin.whitehead1@gmail.com](mailto:caitlin.whitehead1@gmail.com)

Replaced Elizabeth Yilk

(720)448-0797 (C)

308-345-8817 (W)

TRICIA WAGNER

803 West "R" Street

Appointed - December 2022

Term Expires - May 2024

Replaced Natalie Smith

JEREMY LABRIE

519 Norris Avenue

Appointed - September 2020

Reappointed - January 2023

Term Expires - May 2025

[jeremy.labrie@yahoo.com](mailto:jeremy.labrie@yahoo.com)

Replaced Bill Larington

402-209-0451

MARK FRIEHE

Frenchman Valley Coop

PO Box 760

Appointed - June 1996

Reappointed - April 2020

Term Expires - May 2023

[mfriehe@fvcoop.com](mailto:mfriehe@fvcoop.com)

340-5710 (C)

345-1826 (H)

345-4060 (O)

TOM BREDVICK

302 Elizabeth Lane

Appointed - June 2021

Term Expires - May 2023

\*Denotes Chairperson

3 yr. terms

## SENIOR CITIZENS ADVISORY BOARD

DAN STRAMEL 340-8616  
PO Box 95  
Appointed - October 2019 (replaced John Anderson)  
Reappointed - January 2023  
Term Expires - September 2025

ROBERT PANTENBURG 345-6675  
1405 West Circle Drive  
Appointed - August 2016 (replaced Joan Dike)  
Reappointed - January 2023  
Term Expires - September 2025

JIM HAMILL 345-1956  
413 North Cherokee  
Appointed - March 2011 (replaced Carol Borgman)  
Reappointed - January 2023  
Term Expires - September 2025

JOHN ZLOMKE  
#4 Georgia Court  
Appointed - February 2022 (filled Sharon Parde remain term and new term)  
Term Expires - September 2025

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

JOHN DEON  
705 West "L" Street  
Appointed - February 2022 (Filled Vicki Sydow remaining term)  
Term Expires - September 2023

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

717-521-7446(c)  
[jryland@chmccook.org](mailto:jryland@chmccook.org)

\*Denotes Chairman  
3 yr. terms

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023  
CITY COUNCIL MEETING**

---

**ITEM: 4.D.**

**AWARD THE BID FOR THE 2023 CRACK SEALING PROJECT TO SHELCO CONSTRUCTION OF ELSIE, NEBRASKA IN THE AMOUNT OF \$60,750.00, THAT BEING THE LOWEST BEST BID.**

---

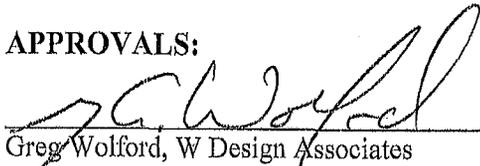
**BACKGROUND**

On January 31<sup>st</sup> bids were opened for the 2023 Crack Sealing Project. Attached is the tabulation of the bids received.

This cost is within the City's budget for street maintenance this year.

**FISCAL IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Greg Wolford, W Design Associates

Date: 31 Jan 23

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

Date: 2/1/23

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

Date: 2-1-23

**Bid Tabulation**  
**McCook Public Works - 2023 Crack Sealing Project**  
**McCook, NE 69001**

**Bid Date: 01/31/2023 @ 2:30 PM**

| CONTRACTOR  | TOTAL BASE BID | START DATE | COMPLETION DATE | BID/BOND | NOTES                 |
|---|----------------|------------|-----------------|----------|-----------------------|
| American Pavement Solutions<br>1455 Gruber Rd.<br>Green Bay, WI 54313<br>920-593-7386         | No Bid         |            |                 |          |                       |
| Armor Proseal, LLC<br>563 6530 Rd<br>Montrose, CO 81401<br>970-249-3030                       | No Bid         |            |                 |          |                       |
| B & H Paving<br>P.O. Box 524<br>Scott City, KS 67871  | \$76,500.00    | 4/15/2023  | 6/1/2023        | Bond     | \$3,825.00 per Pallet |
| Enric Strobe-Independent Contractor<br>86648 Settlers Rd.<br>Inman, NE 68742<br>402-340-6969  | No Bid         |            |                 |          |                       |
| Lot Pros<br>26838 Co Hwy 1<br>Fergus Falls, MN 56537<br>218-790-4489                          | No Bid         |            |                 |          |                       |
| PWXpress<br>1900 Coffeeport Rd.<br>Jacksonville, FL 32208<br>408-676-8941                     | No Bid         |            |                 |          |                       |
| Schodeller Construction<br>4410 S 40th Street, Ste. C<br>St. Joseph, MO 64503<br>816-288-5069 | \$127,921.00   | 4/1/2023   | 5/1/2023        | Bond     | \$6,396.05 per Pallet |
| Screed Tech LLC<br>70601 567th Avenue<br>Fairbury, NE 68352<br>402-587-1482                   | No Bid         |            |                 |          |                       |
| Shelco Construction<br>Quincy Ave.<br>Elsie, NE 69134<br>308-352-6741                         | \$60,750.00    | 3/15/2023  | 4/15/2023       | Check    | \$3,037.50 per Pallet |
| Stripe & Seal LLC<br>1518 Yocemento Ave.<br>Hays, KS 67601<br>785-623-7446                    | No Bid         |            |                 |          |                       |
| Super Sealing USA<br>399 Highway 77<br>Ardmore, OK 57078<br>605-665-8106                      | No Bid         |            |                 |          |                       |
| Topkote, Inc.<br>43439 SD Hwy 50<br>Yankton, SD 57078<br>605-665-8106                         | No Bid         |            |                 |          |                       |
| Wolverine Sealcoating, LLC<br>3235 County Farm Road<br>Jackson, MI 49201<br>517-962-4261      | No Bid         |            |                 |          |                       |

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM: 4.E.**

**RECOMMENDATION:**

**APPROVE THE SPECIFICATIONS FOR THE 2023 ARMOR COATING  
PROJECT AND SET THE TIME AND DATE TO RECEIVE BIDS AS 2:30 P.M.  
FEBRUARY 28, 2023**

---

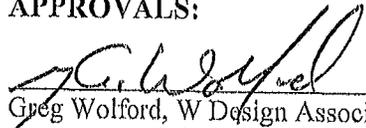
**BACKGROUND**

This is the annual armor coating maintenance done by the City.

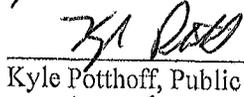
As has been done in the past, the City will receive bids for the contractor to supply oil in full transport loads. Included in the contractor's bid is applying the oil; then placing and rolling the gravel. The gravel is supplied by the City. The Specifications call for one complete transport of oil with the option of adding a second if funds are available.

**FISCAL IMPACT:** None.

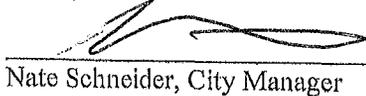
**APPROVALS:**

  
\_\_\_\_\_  
Greg WOLFORD, W Design Associates

Date: 30 Jan 23

  
\_\_\_\_\_  
Kyle POTTHOFF, Public Works Director

Date: 2/1/23

  
\_\_\_\_\_  
Nate SCHNEIDER, City Manager

Date: 2-1-23

## ADVERTISEMENT FOR BIDS

The CITY OF McCOOK, Nebraska will receive sealed bids for the 2023 Armor Coating Project and associated work as described in the Plans and Specifications until 2:30 P.M. CST at the Office of the City Clerk, McCook Municipal Center, P.O. Box 1059, 505 West "C" Street, McCook, Nebraska on February 28, 2023 and then such bids shall be publicly opened and read aloud in the City Council Chambers, McCook Municipal Center.

All bids must be made on the Proposal Form provided with the Plans and Specifications as prepared by W DESIGN ASSOCIATES, Consulting Engineers and Architects. Bids received after the closing will be returned unopened and shall not be considered.

Contractors may obtain paper copies of the Plans and Specifications from W Design Associates, 214 East 1<sup>st</sup> Street, McCook, Nebraska 69001 upon payment of \$15.00 for each set requested. Electronic copies may be obtained by email from [Breanna@wdesignea.com](mailto:Breanna@wdesignea.com) at no cost.

Each bid shall be accompanied by a certified check, cashier's check, or bid bond in an amount of not less than five percent (5%) of the total bid amount, and shall be made payable to the City of McCook, Nebraska as security that the bidder to whom the contract may be awarded will enter into contract to construct the project and give bond in the sum of the total contract amount for the construction of the project. Checks accompanying bids not accepted shall be returned to the bidders. Performance and Payment Bonds will be required for this project.

This project is the armor coating of various City streets in McCook.

No bid shall be withdrawn after opening the bids without the consent of the McCook City Council for a period of 45 days.

The City of McCook reserves the right to accept or reject any or all bids and to waive any informalities in the bidding.

Date: February 6, 2023.

-s- Lea Ann Doak  
City Clerk

Publish: February 9, 16, and 23, 2023.

**SPECIFICATIONS**

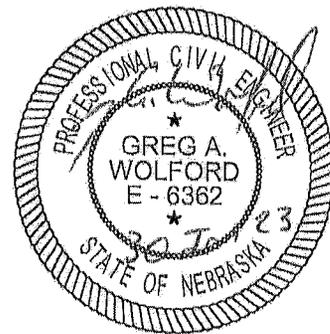
**FOR**

**CITY STREET ARMOR COATING**

**McCOOK, NEBRASKA**

**2023 ARMOR COATING PROJECT**

**JANUARY, 2023**



**W DESIGN ASSOCIATES**  
**CONSULTING ARCHITECTS & ENGINEERS**  
**McCOOK/HASTINGS, NEBRASKA**

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:        4.F.**

Approve the application for a Special Designated Liquor License submitted by the Knights of Columbus 1126, Liquor License #1-003702, for the Saint Patrick G.I.F.T Gala to be held at the St. Patrick School and Gym, 401 East "F" Street, on March 17, 2023 from 5:00 P.M. to 11:00 P.M. and March 18, 2023 from 5:00 P.M. to 12:00 A.M.

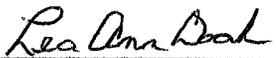
---

**BACKGROUND:**

The Knights will be catering this event at the St. Patrick School and Gym. 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

January 31, 2023

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

January 31, 2023

**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

Knights of Columbus 1126  
Retail Liquor License Name or \*Non-Profit Organization (\*Must include Form #201 as Page 2)

308 East 9th Street McCook, Nebraska 69001  
Retail Liquor License Address or Non-Profit Business Address

003702 Class I  
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only  
Event Date(s): 3-17-2023 3-18-2023 \_\_\_\_\_

Event Start Time(s): 5:00 PM 5:00 PM \_\_\_\_\_

Event End Time(s): 11:00 PM 12:00 AM \_\_\_\_\_

Alternate Date: \_\_\_\_\_

Alternate Location Building & Address: \_\_\_\_\_

Event Building Name: St. Patrick School & Gym

Event Street Address/City: 401 East F Street McCook, NE 69001

Indoor area to be licensed in length & width: 76' x 81'

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

Type of Event: St Patrick G.I.F.T. Gala Estimate # of attendees: 300

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

Event Contact Name: Rodney Solko Event Contact Phone Number: 785-475-4363

Event Contact Email: rodneysolko@hotmail.com

\*Signature Authorized Representative: Rodney Solko Printed Name Rodney Solko

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

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

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

**Local Governing Body completes below:**

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

Local Governing Body Authorized Signature

Date

**CITY MANAGER'S REPORT**  
**February 6, 2023 CITY COUNCIL MEETING**

**ITEM:**                  **4.G.**      

**RECOMMENDATION:**

**AUTHORIZE GREAT PLAINS COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF A GROUND LEVEL FIBER OPTIC VAULT.**

**BACKGROUND:**

Great Plains Communications of Blair, NE is asking permission to occupy City of McCook Right of Way for the purpose of installing a ground level vault over existing 1¼" underground fiber optic. Excavation will Begin 200 feet north of the intersection of East A St. & East 13<sup>th</sup> St. at an existing power pole and underground 1¼" fiber duct. Great Plains will excavate the existing fiber duct and install a new ground level vault next to the power pole. From the vault cable will go directly up the pole and continue with arial installation.

**FISCAL IMPACT:**        None.

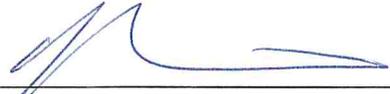
**APPROVALS:**

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

February 6, 2023

  
\_\_\_\_\_  
Pat Fawver, Utilities Director

February 6, 2023

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

February 6, 2023



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

### APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Great Plains Communications DATE: 1-30-2023  
ADDRESS: 1009 West B St. McCook PHONE: 402-278-2325  
FAX: 308-364-9060 START DATE: March 2023 FINISH DATE: April 2023

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

|  |  |  |
|--|--|--|
| <b>Type: (circle)</b><br>Over-Cross<br>Under-Cross<br><u>Occupy</u><br>Miscellaneous | <b>With a: (circle)</b><br>Water Line<br>Sewer Line<br>Gas Line<br>Telephone Line<br><u>(Underground) Aerial</u> | <u>Fiber optic</u><br>Tree Trimming/Removal<br>Grading<br>Other<br>Electric Line<br>(Underground Aerial) |
|--|--|--|

Location: Beginning 200' feet (East West North South) of Intersection EAST + East 13th  
and ending (East West North South) 160' feet of Intersection  
FB ST + East 13th ST.

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

**Performance Guarantee: (Make Payable to City of McCook)**  
Amount: \$ \_\_\_\_\_ Check No. \_\_\_\_\_ Or FID No. \_\_\_\_\_  
This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

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

[Signature]  
Applicant's Signature

Recommended By \_\_\_\_\_ Date \_\_\_\_\_ Director of Public Works Approval \_\_\_\_\_



Dig up existing fiber ducts and set ground level vault. Two 1 1/4" ducts to power pole from vault. Aerial const from power pole.

CITY MANAGER'S REPORT  
February 6, 2023 CITY COUNCIL MEETING

ITEM: **4.H.**

**RECOMMENDATION:**

Approve specifications for water treatment plant, wastewater treatment plant, and east/west golf course lift stations SCADA upgrades.

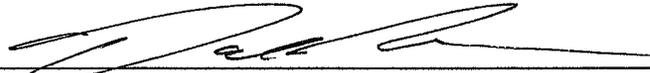
**BACKGROUND:**

This project involves the replacement of the existing obsolete SCADA (System/ Supervisory Control & data Acquisition) equipment at the Water Treatment Plant, Wastewater Treatment Plant, and Golf Course lift stations. The obsolete equipment was installed in or around 2006 and finding replacement parts is a serious issue. These systems cannot be down and must always operate. This equipment is the central nervous system of the plants and lift stations, and a control interface for the operators.

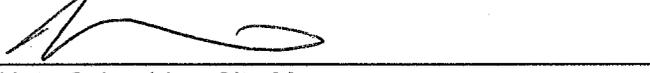
**FISCAL IMPACT:**

These Items will be funded from uncommitted funds in both Departments.

**APPROVALS:**

  
\_\_\_\_\_  
Pat Fawver, Utility Director

Date: 2/6/2023

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

Date: 2/6/2023

## ADVERTISEMENT FOR BIDS

Sealed BIDS will be received at the City Clerk's Office, City of McCook, 505 West C Street, McCook, Nebraska on February 28, 2023 until 2:00 PM Local Time, and then such BIDS shall be publicly opened and read aloud for furnishing all equipment and appurtenances required to upgrade the existing SCADA system components and other such work as may be incidental to **SCADA EQUIPMENT PROCUREMENT, McCOOK.**

The Owner reserves the right to reject any or all bids; and to waive irregularities or informalities to accept the BID it deems most beneficial. Bids received after the specified time of closing will be returned unopened. The Owner will accept only those sealed bids, either hand delivered or received via U.S. Mail or other commercial carrier. Items transmitted by facsimile or electronically will not be accepted.

The Contract Documents may be examined at the following locations:

Miller & Associates, 109 East 2<sup>nd</sup> Street, McCook, NE 69001  
City of McCook, 505 West C Street, McCook, NE 69001

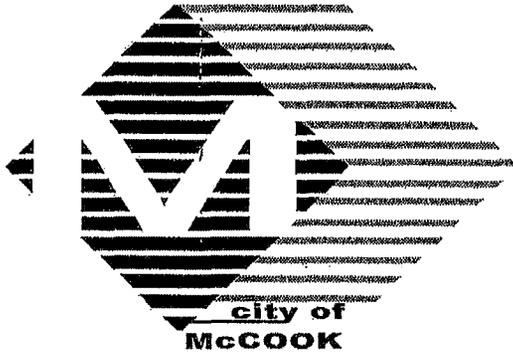
Copies of the Contract Documents may be obtained at the office of Miller & Associates, Consulting Engineers, P.C. located at 1111 Central Avenue, Kearney, Nebraska 68847, Telephone 308/234-6456 upon payment of \$20 for each half-size set. Full-size sets of documents can be obtained for a deposit of \$30

The Owner is an equal opportunity employer and requires all contractors and consultants to comply with all applicable Federal and State laws and regulations.

The Owner, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin, sex, age and disability/handicap in consideration for an award.

**CITY OF McCOOK**  
Lea Ann Doak, City Clerk

Publish: February 7, 14, 21, 2023.



DRAWINGS,  
SPECIFICATIONS AND  
CONTRACT DOCUMENTS  
FOR

# SCADA EQUIPMENT PROCUREMENT

McCOOK, NEBRASKA

2023

Project No. 200-C1-022-22



**Miller & Associates**

CERTIFICATE OF AUTHORIZATION #CA0021

Set # \_\_\_\_\_

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**         4.1.

Receive and file the Financial Report for the period ending December 31, 2022.

---

**BACKGROUND:**

The Treasurer's Report (Attachment A) gives the beginning cash balances as of October 1, 2021, plus Total (YTD) Receipts, minus Total (YTD) Disbursements, giving the ending cash balance on December 31, 2022.

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

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

Attachment B gives the ending cash balances by fund as of December 31, 2022.

Attachment C is a Financial Summary of Revenue and Expense by Fund for the quarter ending December 31, 2022.

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

**FISCAL  
IMPACT:**       None.

**APPROVALS:**

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

February 2, 2023

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

February 2, 2023

# ATTACHMENT

A

City of McCook, Nebraska  
 TREASURER'S REPORT  
 Period Ending December 31, 2022 (unaudited)

|  |           |                      |                         |
|--|-----------|----------------------|-------------------------|
| Beginning Cash on Hand, October 1, 2022  |           |                      |                         |
| McCook National Bank - Public Funds      | \$        | 18,671,683.72        |                         |
| McCook National Bank - Primary Operating | \$        | (335,089.91)         |                         |
| McCook National Bank - LB840 Funds       | \$        | 1,013,373.90         |                         |
| McCook National Bank - Payroll           | \$        | 1,000.00             |                         |
| McCook National Bank - CRA               | \$        | 57.93                |                         |
| Purchases Account                        | \$        | 10,000.00            |                         |
| Petty Cash                               | \$        | 1,150.00             |                         |
| NDEQ Irrevocable Escrow                  | \$        | 84,562.10            |                         |
| McCook National Bank - Pension           | \$        | 5,343.21             |                         |
| <b>TOTAL BEGINNING CASH</b>              |           |                      | <b>\$ 19,452,080.95</b> |
| Receipts:                                |           |                      |                         |
| Taxes                                    | \$        | 1,210,634.72         |                         |
| Fees, Permits and Licenses               | \$        | 124,044.92           |                         |
| Intergovernmental Services               | \$        | 422,226.48           |                         |
| Charges - Current Services               | \$        | 523,187.58           |                         |
| Public Utilities                         | \$        | 1,180,650.87         |                         |
| Use of Money & Property                  | \$        | 634,469.45           |                         |
| Interfund Transfers                      | \$        | 1,154,620.29         |                         |
| Other Revenue                            | \$        | 455,282.83           |                         |
| Unapplied/Accounts Payable               | \$        | 130.00               |                         |
| <b>PLUS TOTAL RECEIPTS</b>               |           |                      | <b>\$ 5,705,247.14</b>  |
| Disbursements:                           |           |                      |                         |
| Personal Services                        | \$        | 1,777,481.99         |                         |
| Supplies                                 | \$        | 321,166.51           |                         |
| Services & Charges                       | \$        | 1,691,169.87         |                         |
| Budget Transfers                         | \$        | 816,750.04           |                         |
| Capital Outlay                           | \$        | 373,148.20           |                         |
| Unapplied/Accounts Payable               | \$        | 334.91               |                         |
| <b>MINUS TOTAL DISBURSEMENTS</b>         |           |                      | <b>\$ 4,980,051.52</b>  |
| Ending Cash Balance December 31, 2022    |           |                      |                         |
| McCook National Bank - Public Funds      | \$        | 18,709,307.66        |                         |
| McCook National Bank - Primary Operating | \$        | 228,228.85           |                         |
| McCook National Bank - LB840 Funds       | \$        | 1,120,832.64         |                         |
| McCook National Bank - Payroll           | \$        | 1,000.00             |                         |
| McCook National Bank - CRA               | \$        | 57.93                |                         |
| Petty Cash                               | \$        | 1,150.00             |                         |
| Purchase Account                         | \$        | 10,000.00            |                         |
| NDEQ Irrevocable Escrow                  | \$        | 88,069.80            |                         |
| McCook National Bank - Pension           | \$        | 18,629.69            |                         |
| <b>TOTAL ENDING CASH</b>                 | <b>\$</b> | <b>20,177,276.57</b> | <b>\$ 20,177,276.57</b> |

Dated: December 31, 2022

-s- Lea Ann Doak, City Clerk

City of McCook, Nebraska  
 TREASURER'S REPORT  
 CASH BALANCE BY FUNDS  
 Period Ending December 31, 2022 (unaudited)

| Beginning Cash on Hand, October 1, 2022  | Beginning Cash          | YTD Revenue            | YTD Expenditures       | Ending Cash             |
|--|-------------------------|------------------------|------------------------|-------------------------|
| General Fund - 10                        | \$ 3,575,164.58         | \$ 1,926,654.67        | \$ 2,047,966.62        | \$ 3,453,852.63         |
| General Fund Unapplied/Accts. Payable    | \$ 2,519.00             | \$ 130.00              | \$ 1,530.04            | \$ 1,118.96             |
| Street Fund - 15                         | \$ 427,843.11           | \$ 2,783.00            | \$ 88,000.00           | \$ 342,626.11           |
| Special Revenue - 20                     | \$ 1,799,787.84         | \$ 40,177.03           | \$ 120,302.88          | \$ 1,719,661.99         |
| Special Revenue Unapplied/Accts. Payable | \$ -                    |                        | \$ -                   | \$ -                    |
| Debt Service - 30                        | \$ 398,745.43           | \$ 3,023.00            | \$ -                   | \$ 401,768.43           |
| Community Redevelopment Authority - 40   | \$ 72,946.36            | \$ 155,728.97          | \$ 155,177.97          | \$ 73,497.36            |
| Economic Development Fund - 45           | \$ 1,013,373.90         | \$ 159,076.28          | \$ 51,617.54           | \$ 1,120,832.64         |
| Pension Trust - 50                       | \$ 5,343.21             | \$ 18,004.97           | \$ 4,718.49            | \$ 18,629.69            |
| Trust & Agency - 60                      | \$ 357,584.48           | \$ 70,769.10           | \$ 28,560.39           | \$ 399,793.19           |
| Internal Service Fund - 65               | \$ 950,039.53           | \$ 617,142.01          | \$ 568,896.49          | \$ 998,285.05           |
| Enterprise Fund - 70                     | \$ 10,115,278.54        | \$ 2,545,800.12        | \$ 1,900,162.83        | \$ 10,760,915.83        |
| Enterprise Fund Unapplied/Accts. Payable | \$ 254.80               | \$ -                   | \$ (1,195.13)          | \$ 1,449.93             |
| Capital Improvement - 80                 | \$ 733,200.17           | \$ 165,957.99          | \$ 14,313.40           | \$ 884,844.76           |
| <b>BALANCES</b>                          | <b>\$ 19,452,080.95</b> | <b>\$ 5,705,247.14</b> | <b>\$ 4,980,051.52</b> | <b>\$ 20,177,276.57</b> |

Dated: December 31, 2022

-s- Lea Ann Doak, City Clerk

# ATTACHMENT

## B

# ATTACHMENT C

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

10 -GENERAL FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|   | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING  | % BUDGET<br>REMAINING |
|---|--------------------|-------------------|-------------------------|------------------------------|----------------------------|----------------------|-----------------------|
| <b>REVENUE SUMMARY</b>                    |                    |                   |                         |                              |                            |                      |                       |
| GENERAL REVENUE                           | 10,577,173         | 10,577,173        | 835,908.74              | 1,895,468.67                 | 1,531,791.10               | 8,681,704.33         | 82.08                 |
| RESERVES/CO TREASURER BAL                 | <u>1,798,887</u>   | <u>1,798,887</u>  | <u>31,186.00</u>        | <u>31,186.00</u>             | <u>33,689.00</u>           | <u>1,767,701.00</u>  | <u>98.27</u>          |
| <b>TOTAL REVENUES</b>                     | <b>12,376,060</b>  | <b>12,376,060</b> | <b>867,094.74</b>       | <b>1,926,654.67</b>          | <b>1,565,480.10</b>        | <b>10,449,405.33</b> | <b>84.43</b>          |
|   | =====              | =====             | =====                   | =====                        | =====                      | =====                | =====                 |
|   | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING  | % BUDGET<br>REMAINING |
| ADMINISTRATION                            | 791,193            | 791,193           | 59,852.07               | 159,456.63                   | 128,937.90                 | 631,736.37           | 79.85                 |
| PUBLICITY                                 | 8,750              | 8,750             | 96.24                   | 3,031.00                     | 768.03                     | 5,719.00             | 65.36                 |
| AUDITORIUM                                | 52,201             | 52,201            | 2,088.63                | 10,828.86                    | 9,353.97                   | 41,372.14            | 79.26                 |
| COUNCIL                                   | 574,381            | 574,381           | 31,444.27               | 72,444.06                    | 56,820.46                  | 501,936.94           | 87.39                 |
| POLICE                                    | 2,280,517          | 2,280,517         | 168,186.93              | 472,422.50                   | 407,094.35                 | 1,808,094.50         | 79.28                 |
| MUNICIPAL CENTER                          | 102,694            | 102,694           | 5,774.34                | 34,017.21                    | 30,979.59                  | 68,676.79            | 66.88                 |
| FIRE                                      | 2,479,053          | 2,479,053         | 97,597.78               | 315,999.59                   | 311,123.52                 | 2,163,053.41         | 87.25                 |
| AMBULANCE                                 | 181,576            | 181,576           | 11,390.73               | 28,421.56                    | 31,739.73                  | 153,154.44           | 84.35                 |
| CIVIL DEFENSE                             | 9,709              | 9,709             | 31.58                   | 261.74                       | 259.74                     | 9,447.26             | 97.30                 |
| BUILDING & ZONING                         | 101,414            | 101,414           | 8,437.95                | 24,763.07                    | 22,862.54                  | 76,650.93            | 75.58                 |
| LIBRARY                                   | 377,218            | 377,218           | 34,625.84               | 94,425.81                    | 73,726.33                  | 282,792.19           | 74.97                 |
| STREET                                    | 1,143,869          | 1,143,869         | 61,218.05               | 272,707.73                   | 262,027.96                 | 871,161.27           | 76.16                 |
| CEMETERY                                  | 255,032            | 255,032           | 9,357.93                | 47,733.53                    | 61,608.06                  | 207,298.47           | 81.28                 |
| PARKS                                     | 266,425            | 266,425           | 10,393.92               | 66,603.35                    | 49,793.58                  | 199,821.65           | 75.00                 |
| BALL PARKS                                | 129,638            | 129,638           | 4,210.46                | 23,862.01                    | 26,458.57                  | 105,775.99           | 81.59                 |
| POOL                                      | 13,372             | 13,372            | 276.87                  | 6,837.07                     | 1,351.26                   | 6,534.93             | 48.87                 |
| AIRPORT                                   | 176,011            | 176,011           | 15,137.47               | 42,125.69                    | 34,284.27                  | 133,885.31           | 76.07                 |
| UNEMPLOYMENT                              | 10,000             | 10,000            | 0.00                    | 0.00                         | 0.00                       | 10,000.00            | 100.00                |
| UNCOLLECTABLE TAX                         | 16,000             | 16,000            | 84.73                   | 741.65                       | 465.52                     | 15,258.35            | 95.36                 |
| SENIOR CENTER                             | 509,676            | 509,676           | 30,597.26               | 102,608.56                   | 96,959.84                  | 407,067.44           | 79.87                 |
| PUBLIC TRANSPORTATION                     | 197,007            | 197,007           | 12,078.76               | 39,420.43                    | 39,775.30                  | 157,586.57           | 79.99                 |
| HEALTH OPERATING                          | 861,250            | 861,250           | 71,771.00               | 215,313.00                   | 196,768.50                 | 645,937.00           | 75.00                 |
| RESERVES/CO TREASURER BAL                 | <u>623,887</u>     | <u>623,887</u>    | <u>1,773.57</u>         | <u>13,941.57</u>             | <u>36,905.00</u>           | <u>609,945.43</u>    | <u>97.77</u>          |
| <b>TOTAL EXPENDITURES</b>                 | <b>11,160,873</b>  | <b>11,160,873</b> | <b>636,426.38</b>       | <b>2,047,966.62</b>          | <b>1,880,064.02</b>        | <b>9,112,906.38</b>  | <b>81.65</b>          |
|   | =====              | =====             | =====                   | =====                        | =====                      | =====                | =====                 |
| <b>REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>1,215,187</b>   | <b>1,215,187</b>  | <b>230,668.36</b>       | <b>( 121,311.95)</b>         | <b>( 314,583.92)</b>       | <b>1,336,498.95</b>  | <b>109.98</b>         |

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

15 -STREET FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|------------------------------------|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <u>REVENUE SUMMARY</u>             |                    |                   |                         |                              |                            |                     |                       |
| STREET IMPROVEMENTS                | 575,602            | 575,602           | 910.00                  | 2,783.00                     | 184.00                     | 572,819.00          | 99.52                 |
| TOTAL REVENUES                     | 575,602            | 575,602           | 910.00                  | 2,783.00                     | 184.00                     | 572,819.00          | 99.52                 |
|                                    | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| STREET IMPROVEMENTS                | 575,602            | 575,602           | 0.00                    | 88,000.00                    | 0.00                       | 487,602.00          | 84.71                 |
| TOTAL EXPENDITURES                 | 575,602            | 575,602           | 0.00                    | 88,000.00                    | 0.00                       | 487,602.00          | 84.71                 |
|                                    | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
| REVENUES OVER/(UNDER) EXPENDITURES | 0                  | 0                 | 910.00 (                | 85,217.00)                   | 184.00                     | 85,217.00           | 0.00                  |

CITY OF MCCOOK  
STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
AS OF: DECEMBER 31ST, 2022

20 -SPECIAL REVENUE  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                            | ORIGINAL BUDGET  | CURRENT BUDGET   | MONTHLY REVENUE | YEAR-TO-DATE REVENUE | PRIOR YEAR YEAR-TO-DATE | BUDGET REMAINING    | % BUDGET REMAINING |
|----------------------------|------------------|------------------|-----------------|----------------------|-------------------------|---------------------|--------------------|
| <u>REVENUE SUMMARY</u>     |                  |                  |                 |                      |                         |                     |                    |
| FAA GRANTS                 | 129,711          | 129,711          | 0.00            | 7,389.00             | 0.00                    | 122,322.00          | 94.30              |
| PUBLIC TRANSIT GRANTS      | 66,000           | 66,000           | 0.00            | 0.00                 | 0.00                    | 66,000.00           | 100.00             |
| ACE REVENUE SHARING        | 23,939           | 23,939           | 68.00           | 194.00               | 14.00                   | 23,745.00           | 99.19              |
| MCCOOK RECREATIONAL TRAIL  | 54,272           | 54,272           | 147.00          | 413.00               | 23.00                   | 53,859.00           | 99.24              |
| CCCCFF GRANT-SWIMMING POOL | 11,718           | 11,718           | 0.00            | 0.00                 | 0.00                    | 11,718.00           | 100.00             |
| MCCOOK COMM FOUNDATION     | 0                | 0                | 0.00            | 0.00                 | 0.00                    | 0.00                | 0.00               |
| COVID-19 CARES ACT         | 122,729          | 122,729          | 328.00          | 1,073.00             | 301.00                  | 121,656.00          | 99.13              |
| ENHANCED E911              | 45,353           | 45,353           | 438.00          | 4,420.23             | 7,777.79                | 40,932.77           | 90.25              |
| RAVENSWOOD RD PROJECT      | 0                | 0                | 0.00            | 0.00                 | 0.00                    | 0.00                | 0.00               |
| INSURANCE REIMBURSEMENT    | 465,025          | 465,025          | 1,271.00        | 3,587.00             | 193.00                  | 461,438.00          | 99.23              |
| PSAP FUNDS                 | 137,722          | 137,722          | 4,136.70        | 16,173.80            | 14,055.18               | 121,548.20          | 88.26              |
| MUNICIPAL FACILITY CONST   | 34,785           | 34,785           | 0.00            | 0.00                 | 0.00                    | 34,785.00           | 100.00             |
| SKATE PARK IMPROVEMENTS    | 4,642            | 4,642            | 0.00            | 0.00                 | 0.00                    | 4,642.00            | 100.00             |
| AME RESCUE PLAN ACT-ARPA   | 921,716          | 921,716          | 2,445.00        | 6,927.00             | 271.00                  | 914,789.00          | 99.25              |
| BIRDELLA NELSON TECH CTR   | 0                | 0                | 0.00            | 0.00                 | 0.00                    | 0.00                | 0.00               |
| <b>TOTAL REVENUES</b>      | <b>2,017,612</b> | <b>2,017,612</b> | <b>8,833.70</b> | <b>40,177.03</b>     | <b>22,634.97</b>        | <b>1,977,434.97</b> | <b>98.01</b>       |

|   | ORIGINAL BUDGET  | CURRENT BUDGET   | MONTHLY EXPENDITURES | YEAR-TO-DATE EXPENDITURES | PRIOR YEAR YEAR-TO-DATE | BUDGET REMAINING    | % BUDGET REMAINING |
|---|------------------|------------------|----------------------|---------------------------|-------------------------|---------------------|--------------------|
| FAA GRANTS                                | 129,711          | 129,711          | 0.00                 | 0.00                      | 45,636.73               | 129,711.00          | 100.00             |
| PUBLIC TRANSIT GRANTS                     | 66,000           | 66,000           | 0.00                 | 0.00                      | 0.00                    | 66,000.00           | 100.00             |
| ACE REVENUE SHARING                       | 23,939           | 23,939           | 0.00                 | 0.00                      | 25,939.00               | 23,939.00           | 100.00             |
| MCCOOK RECREATIONAL TRAIL                 | 54,272           | 54,272           | 0.00                 | 0.00                      | 0.00                    | 54,272.00           | 100.00             |
| CCCCFF GRANT-SWIMMING POOL                | 11,718           | 11,718           | 0.00                 | 0.00                      | 7,031.80                | 11,718.00           | 100.00             |
| MCCOOK COMM FOUNDATION                    | 0                | 0                | 0.00                 | 0.00                      | 0.00                    | 0.00                | 0.00               |
| COVID-19 CARES ACT                        | 122,729          | 122,729          | 2,934.10             | 40,343.62                 | 195,619.62              | 82,385.38           | 67.13              |
| ENHANCED E911                             | 45,353           | 45,353           | 0.00                 | 2,529.09                  | 6,791.34                | 42,823.91           | 94.42              |
| RAVENSWOOD RD PROJECT                     | 0                | 0                | 0.00                 | 0.00                      | 0.00                    | 0.00                | 0.00               |
| INSURANCE REIMBURSEMENT                   | 465,025          | 465,025          | 40,850.00            | 40,850.00                 | 0.00                    | 424,175.00          | 91.22              |
| PSAP FUNDS                                | 137,722          | 137,722          | 1,854.91             | 5,286.73                  | 9,269.52                | 132,435.27          | 96.16              |
| MUNICIPAL FACILITY CONST                  | 34,785           | 34,785           | 0.00                 | 0.00                      | 0.00                    | 34,785.00           | 100.00             |
| SKATE PARK IMPROVEMENTS                   | 4,642            | 4,642            | 0.00                 | 0.00                      | 0.00                    | 4,642.00            | 100.00             |
| AME RESCUE PLAN ACT-ARPA                  | 921,716          | 921,716          | 13,698.44            | 22,598.44                 | 72,476.75               | 899,117.56          | 97.55              |
| BIRDELLA NELSON TECH CTR                  | 0                | 0                | 0.00                 | 8,695.00                  | 0.00                    | ( 8,695.00)         | 0.00               |
| <b>TOTAL EXPENDITURES</b>                 | <b>2,017,612</b> | <b>2,017,612</b> | <b>59,337.45</b>     | <b>120,302.88</b>         | <b>362,764.76</b>       | <b>1,897,309.12</b> | <b>94.04</b>       |
| <b>REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>0</b>         | <b>0</b>         | <b>( 50,503.75)</b>  | <b>( 80,125.85)</b>       | <b>( 340,129.79)</b>    | <b>80,125.85</b>    | <b>0.00</b>        |

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

30 -DEBT SERVICE  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|------------------------------------|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <u>REVENUE SUMMARY</u>             |                    |                   |                         |                              |                            |                     |                       |
| GENERAL OBLIGATION                 | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| SPECIAL ASSESSMENTS                | 397,286            | 397,286           | 1,071.00                | 3,023.00                     | 166.00                     | 394,263.00          | 99.24                 |
| BOND RESERVE                       | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| TOTAL REVENUES                     | 397,286            | 397,286           | 1,071.00                | 3,023.00                     | 166.00                     | 394,263.00          | 99.24                 |
| =====                              |                    |                   |                         |                              |                            |                     |                       |
|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| GENERAL OBLIGATION                 | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| SPECIAL ASSESSMENTS                | 397,286            | 397,286           | 0.00                    | 0.00                         | 0.00                       | 397,286.00          | 100.00                |
| BOND RESERVE                       | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| TOTAL EXPENDITURES                 | 397,286            | 397,286           | 0.00                    | 0.00                         | 0.00                       | 397,286.00          | 100.00                |
| =====                              |                    |                   |                         |                              |                            |                     |                       |
| REVENUES OVER/(UNDER) EXPENDITURES | 0                  | 0                 | 1,071.00                | 3,023.00                     | 166.00 (                   | 3,023.00)           | 0.00                  |

CITY OF MCCOOK  
STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
AS OF: DECEMBER 31ST, 2022

40 -COMMUNITY DEVELOPMENT  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|   | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|---|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <b>REVENUE SUMMARY</b>                    |                    |                   |                         |                              |                            |                     |                       |
| KEYSTONE BUS CENTER PROJ                  | 31,000             | 31,000            | 0.00                    | 0.00                         | 0.00                       | 31,000.00           | 100.00                |
| CITY INVESTMENTS                          | 72,602             | 72,602            | 196.00                  | 551.00                       | 31.00                      | 72,051.00           | 99.24                 |
| NORTH POINTE                              | 30,000             | 30,000            | 0.00                    | 7,818.05                     | 0.00                       | 22,181.95           | 73.94                 |
| CLARY VILLAGE LLC                         | 9,500              | 9,500             | 0.00                    | 0.00                         | 0.00                       | 9,500.00            | 100.00                |
| MCCOOK HOTEL GROUP/COBBL                  | 60,000             | 60,000            | 0.00                    | 0.00                         | 0.00                       | 60,000.00           | 100.00                |
| QUILLAN COURTS                            | 15,000             | 15,000            | 0.00                    | 463.46                       | 2,104.02                   | 14,536.54           | 96.91                 |
| MCCOOK LODGING/HOLIDAY I                  | 100,000            | 100,000           | 0.00                    | 45,323.83                    | 0.00                       | 54,676.17           | 54.68                 |
| NEXT GENERATION                           | 220,000            | 220,000           | 0.00                    | 101,572.63                   | 0.00                       | 118,427.37          | 53.83                 |
| N-STANT CONVENIENCE                       | 20,000             | 20,000            | 0.00                    | 0.00                         | 0.00                       | 20,000.00           | 100.00                |
| BLACKWOOD ENTERPRISES                     | 200,000            | 200,000           | 0.00                    | 0.00                         | 0.00                       | 200,000.00          | 100.00                |
| <b>TOTAL REVENUES</b>                     | <b>758,102</b>     | <b>758,102</b>    | <b>196.00</b>           | <b>155,728.97</b>            | <b>2,135.02</b>            | <b>602,373.03</b>   | <b>79.46</b>          |
|   |                    |                   |                         |                              |                            |                     |                       |
|   | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| KEYSTONE BUS CENTER PROJ                  | 31,000             | 31,000            | 0.00                    | 0.00                         | 0.00                       | 31,000.00           | 100.00                |
| CITY INVESTMENTS                          | 72,602             | 72,602            | 0.00                    | 0.00                         | 0.00                       | 72,602.00           | 100.00                |
| NORTH POINTE                              | 30,000             | 30,000            | 7,818.05                | 7,818.05                     | 0.00                       | 22,181.95           | 73.94                 |
| CLARY VILLAGE LLC                         | 9,500              | 9,500             | 0.00                    | 0.00                         | 0.00                       | 9,500.00            | 100.00                |
| MCCOOK HOTEL GROUP/COBBL                  | 60,000             | 60,000            | 0.00                    | 0.00                         | 0.00                       | 60,000.00           | 100.00                |
| QUILLAN COURTS                            | 15,000             | 15,000            | 463.46                  | 463.46                       | 2,104.02                   | 14,536.54           | 96.91                 |
| MCCOOK LODGING/HOLIDAY I                  | 100,000            | 100,000           | 45,323.83               | 45,323.83                    | 0.00                       | 54,676.17           | 54.68                 |
| NEXT GENERATION                           | 220,000            | 220,000           | 101,572.63              | 101,572.63                   | 0.00                       | 118,427.37          | 53.83                 |
| N-STANT CONVENIENCE                       | 20,000             | 20,000            | 0.00                    | 0.00                         | 0.00                       | 20,000.00           | 100.00                |
| BLACKWOOD ENTERPRISES                     | 200,000            | 200,000           | 0.00                    | 0.00                         | 0.00                       | 200,000.00          | 100.00                |
| <b>TOTAL EXPENDITURES</b>                 | <b>758,102</b>     | <b>758,102</b>    | <b>155,177.97</b>       | <b>155,177.97</b>            | <b>2,104.02</b>            | <b>602,924.03</b>   | <b>79.53</b>          |
|   |                    |                   |                         |                              |                            |                     |                       |
| <b>REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>0</b>           | <b>0</b>          | <b>( 154,981.97)</b>    | <b>551.00</b>                | <b>31.00</b>               | <b>( 551.00)</b>    | <b>0.00</b>           |

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

45 -ECONOMIC DEVELOPMENT FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|------------------------------------|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <u>REVENUE SUMMARY</u>             |                    |                   |                         |                              |                            |                     |                       |
| ECONOMIC DEVELOPMENT FUN           | 1,554,742          | 1,554,742         | 51,545.31               | 159,076.28                   | 147,472.14                 | 1,395,665.72        | 89.77                 |
| KEYSTONE BOND RESERVE              | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| KEYSTONE BOND REDEMPTION           | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| TOTAL REVENUES                     | 1,554,742          | 1,554,742         | 51,545.31               | 159,076.28                   | 147,472.14                 | 1,395,665.72        | 89.77                 |
| <hr/>                              |                    |                   |                         |                              |                            |                     |                       |
|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| ECONOMIC DEVELOPMENT FUN           | 1,554,742          | 1,554,742         | 11,840.00               | 51,617.54                    | 168,979.40                 | 1,503,124.46        | 96.68                 |
| KEYSTONE BOND RESERVE              | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| KEYSTONE BOND REDEMPTION           | 0                  | 0                 | 0.00                    | 0.00                         | 0.00                       | 0.00                | 0.00                  |
| TOTAL EXPENDITURES                 | 1,554,742          | 1,554,742         | 11,840.00               | 51,617.54                    | 168,979.40                 | 1,503,124.46        | 96.68                 |
| <hr/>                              |                    |                   |                         |                              |                            |                     |                       |
| REVENUES OVER/(UNDER) EXPENDITURES | 0                  | 0                 | 39,705.31               | 107,458.74 (                 | 21,507.26)(                | 107,458.74)         | 0.00                  |

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

50 -PENSION TRUST  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|------------------------------------|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <u>REVENUE SUMMARY</u>             |                    |                   |                         |                              |                            |                     |                       |
| POLICE OFFICER DISABILIT           | 23,343             | 23,343            | 18,003.50               | 18,004.97                    | 16,000.82                  | 5,338.03            | 22.87                 |
| TOTAL REVENUES                     | 23,343             | 23,343            | 18,003.50               | 18,004.97                    | 16,000.82                  | 5,338.03            | 22.87                 |
|                                    | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| POLICE OFFICER DISABILIT           | 23,343             | 23,343            | 1,572.83                | 4,718.49                     | 4,718.49                   | 18,624.51           | 79.79                 |
| TOTAL EXPENDITURES                 | 23,343             | 23,343            | 1,572.83                | 4,718.49                     | 4,718.49                   | 18,624.51           | 79.79                 |
|                                    | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
| REVENUES OVER/(UNDER) EXPENDITURES | 0                  | 0                 | 16,430.67               | 13,286.48                    | 11,282.33 (                | 13,286.48)          | 0.00                  |

CITY OF MCCOOK  
STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
AS OF: DECEMBER 31ST, 2022

60 -AGENCY FUND  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|   | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|---|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <b>REVENUE SUMMARY</b>                    |                    |                   |                         |                              |                            |                     |                       |
| PERPETUAL CARE                            | 164,975            | 164,975           | 430.00                  | 1,967.00                     | 2,764.00                   | 163,008.00          | 98.81                 |
| SENIOR CENTER CONTRIBUTIO                 | 83,101             | 83,101            | 5,361.00                | 6,331.00                     | 5,102.50                   | 76,770.00           | 92.38                 |
| SCHOOL                                    | 8,050              | 8,050             | 310.00                  | 910.00                       | 1,320.00                   | 7,140.00            | 88.70                 |
| FIRE CONTRIBUTIONS                        | 7,793              | 7,793             | 13,857.76               | 14,192.76                    | 3,773.55 (                 | 6,399.76)           | 82.12-                |
| LIBRARY MEMORIAL                          | 54,658             | 54,658            | 500.00                  | 5,500.00                     | 10,989.00                  | 49,158.00           | 89.94                 |
| COMMUNITY BETTERMENT                      | 135,915            | 135,915           | 7,246.45                | 25,539.81                    | 23,385.27                  | 110,375.19          | 81.21                 |
| DARE CONTRIBUTIONS                        | 1,776              | 1,776             | 0.00                    | 600.00                       | 0.00                       | 1,176.00            | 66.22                 |
| PUBLIC WORKS CONTRIBUTION                 | 6,994              | 6,994             | 75.60                   | 75.60                        | 0.00                       | 6,918.40            | 98.92                 |
| AMBULANCE CONTRIBUTIONS                   | 9,801              | 9,801             | 300.00                  | 300.00                       | 0.00                       | 9,501.00            | 96.94                 |
| COMMUNITY PARAMEDIC PROG                  | 4,316              | 4,316             | 0.00                    | 0.00                         | 0.00                       | 4,316.00            | 100.00                |
| POLICE CONTRIBUTIONS                      | 4,715              | 4,715             | 14,707.76               | 15,252.93                    | 1,044.94 (                 | 10,537.93)          | 223.50-               |
| FIRE TRAINING TRAILER                     | 14,500             | 14,500            | 0.00                    | 100.00                       | 0.00                       | 14,400.00           | 99.31                 |
| <b>TOTAL REVENUES</b>                     | <b>496,594</b>     | <b>496,594</b>    | <b>42,788.57</b>        | <b>70,769.10</b>             | <b>48,379.26</b>           | <b>425,824.90</b>   | <b>85.75</b>          |
|   | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
|   | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| PERPETUAL CARE                            | 164,975            | 164,975           | 0.00                    | 0.00                         | 0.00                       | 164,975.00          | 100.00                |
| SENIOR CENTER CONTRIBUTIO                 | 83,101             | 83,101            | 0.00                    | 4,294.90                     | 503.69                     | 78,806.10           | 94.83                 |
| SCHOOL                                    | 8,050              | 8,050             | 600.00                  | 600.00                       | 1,025.00                   | 7,450.00            | 92.55                 |
| FIRE CONTRIBUTIONS                        | 7,793              | 7,793             | 0.00                    | 0.00                         | 0.00                       | 7,793.00            | 100.00                |
| LIBRARY MEMORIAL                          | 54,658             | 54,658            | 0.00                    | 0.00                         | 749.40                     | 54,658.00           | 100.00                |
| COMMUNITY BETTERMENT                      | 135,915            | 135,915           | 18,750.00               | 24,695.00                    | 23,971.00                  | 111,220.00          | 81.83                 |
| DARE CONTRIBUTIONS                        | 1,776              | 1,776             | 76.58                   | 76.58                        | 913.52                     | 1,699.42            | 95.69                 |
| PUBLIC WORKS CONTRIBUTION                 | 6,994              | 6,994             | 0.00                    | 0.00                         | 0.00                       | 6,994.00            | 100.00                |
| AMBULANCE CONTRIBUTIONS                   | 9,801              | 9,801             | 0.00                    | 0.00                         | 0.00                       | 9,801.00            | 100.00                |
| COMMUNITY PARAMEDIC PROG                  | 4,316              | 4,316             | 0.00                    | 0.00                         | 0.00                       | 4,316.00            | 100.00                |
| POLICE CONTRIBUTIONS                      | 4,715              | 4,715             | 0.00 (                  | 1,106.09)                    | 0.00                       | 5,821.09            | 123.46                |
| FIRE TRAINING TRAILER                     | 14,500             | 14,500            | 0.00                    | 0.00                         | 0.00                       | 14,500.00           | 100.00                |
| <b>TOTAL EXPENDITURES</b>                 | <b>496,594</b>     | <b>496,594</b>    | <b>19,426.58</b>        | <b>28,560.39</b>             | <b>27,162.61</b>           | <b>468,033.61</b>   | <b>94.25</b>          |
|   | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
| <b>REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>0</b>           | <b>0</b>          | <b>23,361.99</b>        | <b>42,208.71</b>             | <b>21,216.65 (</b>         | <b>42,208.71)</b>   | <b>0.00</b>           |

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

65 -INTERNAL SERVICE FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|------------------------------------|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <b>REVENUE SUMMARY</b>             |                    |                   |                         |                              |                            |                     |                       |
| FLEX DEPENDENT CARE                | 10,729             | 10,729            | 384.00                  | 960.00                       | 692.34                     | 9,769.00            | 91.05                 |
| FLEX - MEDICAL                     | 60,056             | 60,056            | 2,812.92                | 13,075.76                    | 7,849.14                   | 46,980.24           | 78.23                 |
| SELF INSURED HEALTH INSUR          | <u>2,705,527</u>   | <u>2,705,527</u>  | <u>365,965.06</u>       | <u>603,106.25</u>            | <u>749,209.46</u>          | <u>2,102,420.75</u> | <u>77.71</u>          |
| TOTAL REVENUES                     | 2,776,312          | 2,776,312         | 369,161.98              | 617,142.01                   | 757,750.94                 | 2,159,169.99        | 77.77                 |
|                                    | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| FLEX DEPENDENT CARE                | 10,729             | 10,729            | 0.00                    | 0.00                         | 923.04                     | 10,729.00           | 100.00                |
| FLEX - MEDICAL                     | 60,056             | 60,056            | 1,324.97                | 3,428.65                     | 6,785.09                   | 56,627.35           | 94.29                 |
| SELF INSURED HEALTH INSUR          | <u>2,705,527</u>   | <u>2,705,527</u>  | <u>265,910.25</u>       | <u>565,467.84</u>            | <u>544,030.19</u>          | <u>2,140,059.16</u> | <u>79.10</u>          |
| TOTAL EXPENDITURES                 | 2,776,312          | 2,776,312         | 267,235.22              | 568,896.49                   | 551,738.32                 | 2,207,415.51        | 79.51                 |
|                                    | =====              | =====             | =====                   | =====                        | =====                      | =====               | =====                 |
| REVENUES OVER/(UNDER) EXPENDITURES | 0                  | 0                 | 101,926.76              | 48,245.52                    | 206,012.62                 | ( 48,245.52)        | 0.00                  |

CITY OF MccOOK  
STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
AS OF: DECEMBER 31ST, 2022

70 -ENTERPRISE FUND  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                           | ORIGINAL BUDGET   | CURRENT BUDGET    | MONTHLY REVENUE     | YEAR-TO-DATE REVENUE | PRIOR YEAR YEAR-TO-DATE | BUDGET REMAINING     | % BUDGET REMAINING |
|---------------------------|-------------------|-------------------|---------------------|----------------------|-------------------------|----------------------|--------------------|
| <b>REVENUE SUMMARY</b>    |                   |                   |                     |                      |                         |                      |                    |
| SOLID WASTE-LANDFILL POST | 0                 | 0                 | 0.00                | 0.00                 | 0.00                    | 0.00                 | 0.00               |
| SOLID WASTE - RECYCLING   | 320,800           | 320,800           | 5,811.68            | 20,438.92            | 26,071.45               | 300,361.08           | 93.63              |
| SOLID WASTE - COLLECTION  | 1,066,154         | 1,066,154         | 75,141.39           | 228,075.30           | 211,837.01              | 838,078.70           | 78.61              |
| SOLID WASTE - TRANSFER ST | 1,475,222         | 1,475,222         | 135,812.86          | 298,098.24           | 272,821.74              | 1,177,123.76         | 79.79              |
| LANDFILL RESERVE          | 871,162           | 871,162           | 21,997.00           | 25,864.00            | 19,049.00               | 845,298.00           | 97.03              |
| SOLID WASTE - DISPOSAL    | 464,160           | 464,160           | 19,989.65           | 50,216.94            | 92,580.04               | 413,943.06           | 89.18              |
| WATER MAINTENANCE & OPERA | 5,013,617         | 5,013,617         | 220,354.05          | 819,337.10           | 783,241.26              | 4,194,279.90         | 83.66              |
| WATER BOND & INTEREST RED | 1,245,246         | 1,245,246         | 93,172.00           | 99,373.00            | 109,859.00              | 1,145,873.00         | 92.02              |
| WATER CAPITAL - REPLACEME | 4,859,232         | 4,859,232         | 98,376.00           | 112,342.00           | 81,804.00               | 4,746,890.00         | 97.69              |
| WATER CAPITAL - DEVELOPME | 0                 | 0                 | 0.00                | 0.00                 | 0.00                    | 0.00                 | 0.00               |
| WATER QUALITY SOLUTION    | 171,290           | 171,290           | 494.60              | 1,380.80             | 90.44                   | 169,909.20           | 99.19              |
| SEWER MAINTENANCE & OPERA | 2,995,043         | 2,995,043         | 137,500.27          | 430,155.72           | 420,633.52              | 2,564,887.28         | 85.64              |
| SEWER BOND & INTEREST RES | 122,729           | 122,729           | 328.00              | 931.00               | 52.00                   | 121,798.00           | 99.24              |
| SEWER CAPITAL - REPLACEME | 3,131,593         | 3,131,593         | 118,083.00          | 120,822.00           | 106,750.00              | 3,010,771.00         | 96.14              |
| SEWER CAPITAL - DEVELOPME | 1,361             | 1,361             | 5.00                | 14.00                | 0.00                    | 1,347.00             | 98.97              |
| COMBINED UTILITIES        | 500,846           | 500,846           | 0.00                | 0.00                 | 0.00                    | 500,846.00           | 100.00             |
| ELECTRIC UTILITY          | 1,330,000         | 1,330,000         | 89,504.28           | 338,751.10           | 338,401.47              | 991,248.90           | 74.53              |
| <b>TOTAL REVENUES</b>     | <b>23,568,455</b> | <b>23,568,455</b> | <b>1,016,569.78</b> | <b>2,545,800.12</b>  | <b>2,463,190.93</b>     | <b>21,022,654.88</b> | <b>89.20</b>       |

|                           | ORIGINAL BUDGET | CURRENT BUDGET | MONTHLY EXPENDITURES | YEAR-TO-DATE EXPENDITURES | PRIOR YEAR YEAR-TO-DATE | BUDGET REMAINING | % BUDGET REMAINING |
|---------------------------|-----------------|----------------|----------------------|---------------------------|-------------------------|------------------|--------------------|
| SOLID WASTE-LANDFILL POST | 14,550          | 14,550         | 0.00                 | 0.00                      | 884.23                  | 14,550.00        | 100.00             |
| SOLID WASTE - RECYCLING   | 364,340         | 364,340        | 9,500.19             | 24,292.98                 | 25,891.44               | 340,047.02       | 93.33              |
| SOLID WASTE - COLLECTION  | 1,066,154       | 1,066,154      | 90,798.02            | 192,336.09                | 195,063.12              | 873,817.91       | 81.96              |
| SOLID WASTE - TRANSFER ST | 1,417,132       | 1,417,132      | 86,246.25            | 249,767.71                | 269,708.86              | 1,167,364.29     | 82.38              |
| LANDFILL RESERVE          | 871,162         | 871,162        | 0.00                 | 0.00                      | 0.00                    | 871,162.00       | 100.00             |
| SOLID WASTE - DISPOSAL    | 464,160         | 464,160        | 23,739.65            | 53,966.94                 | 93,830.04               | 410,193.06       | 88.37              |
| WATER MAINTENANCE & OPERA | 5,013,617       | 5,013,617      | 294,556.02           | 596,358.27                | 571,452.03              | 4,417,258.73     | 88.11              |
| WATER BOND & INTEREST RED | 1,245,246       | 1,245,246      | 0.00                 | 43,263.89                 | 42,347.93               | 1,201,982.11     | 96.53              |
| WATER CAPITAL - REPLACEME | 4,859,232       | 4,859,232      | 17,887.45            | 50,789.73                 | 448,480.47              | 4,808,442.27     | 98.95              |
| WATER CAPITAL - DEVELOPME | 0               | 0              | 0.00                 | 0.00                      | 0.00                    | 0.00             | 0.00               |
| WATER QUALITY SOLUTION    | 171,290         | 171,290        | 0.00                 | 0.00                      | 0.00                    | 171,290.00       | 100.00             |
| SEWER MAINTENANCE & OPERA | 2,995,043       | 2,995,043      | 182,413.32           | 321,332.88                | 300,629.84              | 2,673,710.12     | 89.27              |
| SEWER BOND & INTEREST RES | 122,729         | 122,729        | 0.00                 | 0.00                      | 0.00                    | 122,729.00       | 100.00             |
| SEWER CAPITAL - REPLACEME | 3,131,593       | 3,131,593      | 0.00                 | 29,303.24                 | 35,663.25               | 3,102,289.76     | 99.06              |
| SEWER CAPITAL - DEVELOPME | 1,361           | 1,361          | 0.00                 | 0.00                      | 0.00                    | 1,361.00         | 100.00             |
| COMBINED UTILITIES        | 500,846         | 500,846        | 0.00                 | 0.00                      | 0.00                    | 500,846.00       | 100.00             |
| ELECTRIC UTILITY          | 1,330,000       | 1,330,000      | 161,957.10           | 338,751.10                | 338,401.47              | 991,248.90       | 74.53              |

|                           |                   |                   |                   |                     |                     |                      |              |
|---------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|----------------------|--------------|
| <b>TOTAL EXPENDITURES</b> | <b>23,568,455</b> | <b>23,568,455</b> | <b>867,098.00</b> | <b>1,900,162.83</b> | <b>2,322,352.68</b> | <b>21,668,292.17</b> | <b>91.94</b> |
|---------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|----------------------|--------------|

|                                    |   |   |            |            |            |              |      |
|------------------------------------|---|---|------------|------------|------------|--------------|------|
| REVENUES OVER/(UNDER) EXPENDITURES | 0 | 0 | 149,471.78 | 645,637.29 | 140,838.25 | (645,637.29) | 0.00 |
|------------------------------------|---|---|------------|------------|------------|--------------|------|

CITY OF MCCOOK  
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL  
 AS OF: DECEMBER 31ST, 2022

80 -CAPITAL IMPROVEMENTS FUND  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 25.00

|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>REVENUE      | YEAR-TO-DATE<br>REVENUE      | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
|------------------------------------|--------------------|-------------------|-------------------------|------------------------------|----------------------------|---------------------|-----------------------|
| <u>REVENUE SUMMARY</u>             |                    |                   |                         |                              |                            |                     |                       |
| CAPITAL IMPROVE 2018               | 798,957            | 798,957           | 54,394.33               | 162,615.99                   | 160,215.99                 | 636,341.01          | 79.65                 |
| CAPITAL IMPROVE PRE 2018           | <u>440,196</u>     | <u>440,196</u>    | <u>1,183.00</u>         | <u>3,342.00</u>              | <u>133.00</u>              | <u>436,854.00</u>   | <u>99.24</u>          |
| TOTAL REVENUES                     | <u>1,239,153</u>   | <u>1,239,153</u>  | <u>55,577.33</u>        | <u>165,957.99</u>            | <u>160,348.99</u>          | <u>1,073,195.01</u> | <u>86.61</u>          |
|                                    | ORIGINAL<br>BUDGET | CURRENT<br>BUDGET | MONTHLY<br>EXPENDITURES | YEAR-TO-DATE<br>EXPENDITURES | PRIOR YEAR<br>YEAR-TO-DATE | BUDGET<br>REMAINING | % BUDGET<br>REMAINING |
| CAPITAL IMPROVE 2018               | 798,957            | 798,957           | 13,088.40               | 14,313.40                    | 30,951.62                  | 784,643.60          | 98.21                 |
| CAPITAL IMPROVE PRE 2018           | <u>440,196</u>     | <u>440,196</u>    | <u>0.00</u>             | <u>0.00</u>                  | <u>15,015.57</u>           | <u>440,196.00</u>   | <u>100.00</u>         |
| TOTAL EXPENDITURES                 | <u>1,239,153</u>   | <u>1,239,153</u>  | <u>13,088.40</u>        | <u>14,313.40</u>             | <u>45,967.19</u>           | <u>1,224,839.60</u> | <u>98.84</u>          |
| REVENUES OVER/(UNDER) EXPENDITURES | 0                  | 0                 | 42,488.93               | 151,644.59                   | 114,381.80 (               | 151,644.59)         | 0.00                  |

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 5.A. Discussion regarding the City of McCook's entry sign project.

---

**BACKGROUND:**

Staff has been working with Tri City Sign Company to select an entrance sign design for the City of McCook. Staff's original locations, the northeast intersection of Hwy. 6 and 34 and North Hwy. 83 and the northwest intersection of Hwy. 6 and 34 and South Hwy. 83, were complicated by the fact that they are included in the State of Nebraska's right of way. Following this discovery, Staff worked with the Nebraska Department of Transportation (NDOT) to locate additional sites that were outside of the State's right of way. Physical tours of the potential location were conducted with NDOT personnel. Four sites have been selected as appropriate sites to construct entrance signs. All four sites rest outside of the State's right of way. The sites are located along the highway entrances to McCook and cover traffic entering McCook from the east, south, west, and north.

The McCook City Council has allocated \$30,000 of sales tax receipts toward the entrance sign project. Tri States Sign Company's quote is attached to this report. Tri States Sign Company's quote came in just under \$30,000. The quote includes four fixed monument signs to be located at the aforementioned locations. A copy of the quote with associated graphics are attached to this report.

Due to the fact that the project is less than \$30,000 in value, the City of McCook's formal bidding requirements are not required. Tri City Signs Company has stated that their quote is good through the end of February 2023.

**APPROVALS:**

|  |                  |
|--|------------------|
| <br>_____ | January 31, 2023 |
| Nathan A. Schneider, City Manager  |                  |
| <br>_____ | January 31, 2023 |
| Kyle Potthoff, Public Works Director   |                  |
| <br>_____ | January 31, 2023 |
| Lea Ann Doak, City Clerk   |                  |

East Entrance

East Entrance

KARRER PARK



West Entrance

WESTVIEW PLAZA

West Entrance



South Entrance

South Entrance

BARNETT PARK

83

Veterans of Foreign Wars Memorial Hwy

Barnett Park Rd

Google earth

© 2020 Google



300 ft

North Entrance

North Entrance

NPPD PEAKER

N

Veterans of Foreign Wars Memorial Hwy

83

NPPD

Google earth

© 2020 Google



400 ft



363 N. Elm GRAND ISLAND, NE. 68801-4650  
 Phone: (308) 384-6335 Fax: (308) 384-0483

**DATE 12/20/2022**

Customer Information

Job Location

Billing Address

Name; Address; City, State, Zip

Or Ship To Address

Name; Address; City, State, Zip

|   |              |               |  |
|---|--------------|---------------|--|
| City of McCook<br>505 West C. Street<br>McCook NE 69001 |              | TBD           | SAME: City Offices<br>Nate Schneider, City Manager |
| Customer Phone:   | 308-345-2022 | Customer Fax: | Drawing # 11705                                    |

TRICITY SIGN COMPANY will furnish buyer with one or more hereinafter described signs according to drawing number and according to the terms and conditions hereunder.

Scope of work to be performed.

Manufacture and install four (4) internally illuminated single faced monument signs as shown in drawing #11705.

The city will be responsible for providing the holes needed to place the pipe to anchor the sign and the cost of the concrete.

The holes shall be 24" in diameter and 6' deep. Concrete is estimated to be 1 (one) yard per location.

Price.....\$29,875.00 plus sales tax and permit fees.

50% down payment before completion

Final electrical hook up to be completed by others

Sales Tax Status: Taxable \_\_\_\_\_ Exempt \_\_\_\_\_ Sales Tax # \_\_\_\_\_ State \_\_\_\_\_

All signs are custom built products and, at the option of seller, require payment in advance with order. Installation price is due upon installation. It is the responsibility of the purchaser to provide electrical power to the sign and to provide the final hookup.

NOTE: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days. This Contract with all conditions as noted, is herewith accepted by both parties.

\_\_\_\_\_  
Sales Representative

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
TRI-CITY SIGN COMPANY

\_\_\_\_\_  
By \_\_\_\_\_

By \_\_\_\_\_ Perry Strombeck \_\_\_\_\_

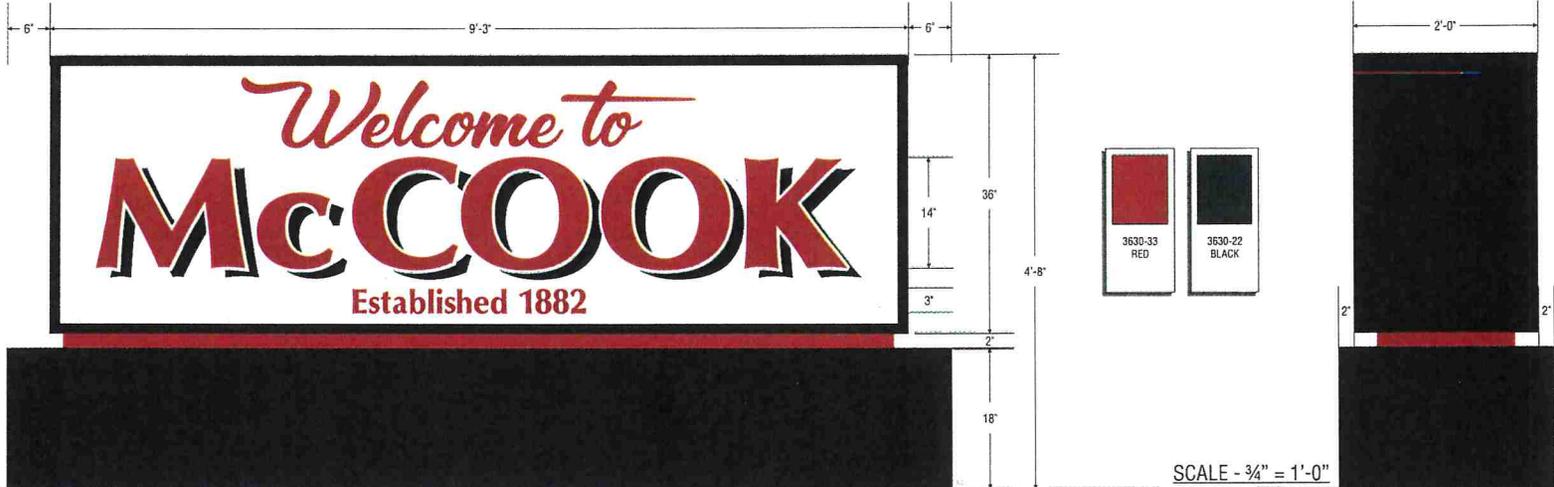
Title \_\_\_\_\_

Title \_\_\_\_\_ Sales \_\_\_\_\_

Guaranteed By \_\_\_\_\_

Acceptance Date \_\_\_\_\_

| S/F POLE SIGN DISPLAY |                                  |
|-----------------------|----------------------------------|
| INTERIOR FRAME:       | ANGLE IRON FRAME.                |
| CABINET COLOR:        | .063 ALUMINUM PAINTED BLACK.     |
| RETAINERS:            | .063 ALUMINUM PAINTED BLACK.     |
| REVEAL:               | PAINTED PMS 186C                 |
| FACE MATERIAL:        | WHITE PLEXIGLASS                 |
| FACE GRAPHICS:        | TRANSLUCENT VINYL (COLORS NOTED) |
| ILLUMINATION:         | LED                              |



SCALE - 3/4" = 1'-0"

| DESIGN TYPE  |  |
|--|--|
| <input checked="" type="checkbox"/> INTERIOR                   | <input type="checkbox"/> EXTERIOR            |
| <input type="checkbox"/> NEON DISPLAYS                         | <input type="checkbox"/> CHANNEL LETTERS     |
| <input type="checkbox"/> NON-ILLUM SIGNAGE                     | <input type="checkbox"/> REV CHANNEL LETTERS |
| <input type="checkbox"/> DUEL POLE SIGN                        | <input type="checkbox"/> SINGLE POLE SIGN    |
| <input type="checkbox"/> MONUMENT SIGN                         | <input type="checkbox"/> DIRECTIONAL         |
| <input type="checkbox"/> CHANGEABLE READER BOARD/ELE. DISPLAYS |  |

| PROJECT TYPE  |  |
|---|--|
| <input type="checkbox"/> NEW CONSTRUCTION               |  |
| <input type="checkbox"/> REMODELING                     |  |
| <input type="checkbox"/> TENANT CHANGES                 |  |
| <input type="checkbox"/> LANDLORD IMPROVEMENTS          |  |
| <input type="checkbox"/> CORPORATE CHANGES              |  |
| <input type="checkbox"/> AMENDMENTS TO EXCISING SIGNAGE |  |

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**NOTICE:**  
ALL GRAPHIC REPRODUCTIONS ARE SUBJECT BY APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED & DATED PRIOR TO ANY FABRICATION OF PRODUCT, THE CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_



|                  |                    |
|------------------|--------------------|
| DRAWING NO.      | 11705              |
| SALESPERSON:     | Perry Strombeck    |
| DRAWN BY:        | <i>[Signature]</i> |
| Scale: As Noted. | INSPECTED BY:      |
| Date: 12.21.22   |                    |
| Revised:         |                    |

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

**ITEM NO. 5.B.** Approve on second reading, Ordinance No. 2023-3060, allowing for the zoning change for Heritage Pointe Addition Lot 3, a tract of land located in the S ½ of the SE 1/4 of Section 24, Township 3 North, Range 30 West of the 6<sup>th</sup> P.M., Red Willow County, Nebraska; said zoning change to amend the current zoning designation from Residential Medium Density District (RM) and Agricultural District (AG), to Business Commercial District (BC).

---

**BACKGROUND:**

An application has been filed by Jerry Gohl requesting a zoning change of the current zoning designation for his recently subdivided property known as Heritage Pointe Addition Lot 3, from Residential Medium Density (RM - which is the current designation for the southern portion of proposed Heritage Pointe Addition No. 3) and Agricultural (AG - which is the designation for the northern portion of proposed Heritage Pointe Addition No. 3), to Business Commercial (BC). The intent behind Heritage Pointe Addition No. 3 is to allow for the building of a commercial structure on the created lot. The current land uses prescribed to the property at issue, RM and AG, don't allow for a commercial business to be principally permitted. Staff has reviewed the zone change request. Staff has noted there are commercial businesses in close proximity to the proposed Heritage Pointe Addition No. 3. Further, the City of McCook's Comprehensive Plan/Future Land Use Map contemplates the property north of West J Street to be dedicated to Business Commercial (BC) uses and structures. Mr. Gohl's application is consistent with McCook's long term goals.

The McCook City Council voted unanimously to approve the zoning change request ordinance on its first reading. Staff has received no inquiries on this agenda item since the first reading of Ordinance No. 2023-3060.

**APPROVALS:**



Nathan A. Schneider, City Manager

January 31, 2023



Lea Ann Doak, City Clerk

January 31, 2023

ORDINANCE NO. 2023-3060

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING MCCOOK ZONING ORDINANCE NO. 2016-2929 CHANGING THE ZONING CLASSIFICATION OF HERITAGE POINTE ADDITION NO. 3, TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA, FROM RESIDENTIAL MEDIUM DENSITY (RM) AND AGRICULTURAL (AG) TO BUSINESS COMMERCIAL (BC) DISTRICT; PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; 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 COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. In accordance with Article 27 of Zoning Ordinance No. 2016-2929 of the City of McCook, Red Willow County, Nebraska, the zoning classification of the following described property shall be and is hereby changed from Residential Medium Density (RM) and Agricultural (AG) to Business Commercial (BC) District, to wit:

Heritage Pointe Addition No. 3, to the City of McCook, Red Willow County, Nebraska.

SECTION 2. The City Clerk of the City of McCook, Nebraska is hereby directed to change the official zoning map of the City of McCook, Nebraska to show the above-described property to have a zoning classification of Business Commercial (BC) District.

SECTION 3. The provisions of Zoning Ordinance 2016-2929 are hereby amended as provided herein.

SECTION 4. This ordinance shall be in full force and take effect from and after its passage, approval and publication as required by law.

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Linda Taylor, Mayor

ATTEST:

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

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

**ITEM NO. 5.C.** Approve on second reading, Ordinance No. 2023-3061, allowing for the voluntary annexation of a tract of land located in the S ½ of the SE 1/4 of Section 24, Township 3 North, Range 30 West of the 6<sup>th</sup> P.M., Red Willow County, Nebraska, said tract of land now known as Heritage Pointe Addition Lot 3.

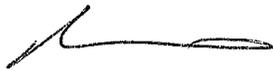
---

**BACKGROUND:**

An application has been filed by Jerry Gohl to voluntarily annex portions of the proposed Heritage Pointe Addition No. 3 subdivision created at the January 16, 2023 McCook City Council meeting. A part of the proposed subdivision is located within the City's corporate limits, while a portion of the property is not. The annexation request focuses on the real estate currently located outside of McCook's corporate limits, but within McCook's Two Mile Extra Territorial Jurisdiction. Mr. Gohl is requesting that the entirety of Heritage Pointe Addition No. 3 be located within McCook's corporate limits.

The McCook City Council voted unanimously to approve the zoning change request ordinance on its first reading. Staff has received no inquiries on this agenda item since the first reading of Ordinance No. 2023-3061.

**APPROVALS:**



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

January 31, 2023



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

January 31, 2023

ORDINANCE NO. 2023-3061

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF MCCOOK, COUNTY OF RED WILLOW, STATE OF NEBRASKA, BY ANNEXING THERETO A CERTAIN TRACT OF LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF MCCOOK, NEBRASKA; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING 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 following described real property is contiguous and adjacent to the City of McCook, Nebraska, is urban or suburban in nature, and has been proposed for annexation by the act, authority and acquiescence of the owners thereof:

A tract of land in the S1/2 of the SE1/4 of Section 24, Township 3 North, Range 30 West of the 6th P.M., Red Willow County, Nebraska, more particularly described as follows:

Considering the South line of Lot 1, Heritage Pointe Addition No. 2, an addition to the City of McCook, Nebraska and north right-of-way line of "J" Street in the City of McCook, Nebraska, with the platted bearing being S81°48'19"W and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Lot 1, Heritage Pointe Addition No. 2, a distance of 116.81 feet to the POINT OF BEGINNING;  
Thence continuing S81°48'19"W on south line of said Lot 1, Heritage Pointe Addition No. 2 and the north right-of-way line of said "J" Street, a distance of 189.12 feet;  
Thence leaving said north right-of-way line N00°33'22"E, a distance of 244.66 feet;  
Thence N81°59'10"E, a distance of 248.98 feet;  
Thence S78°53'56"E, a distance of 60.00 feet;  
Thence southerly on a non-tangent curve to the left having a central angle of 10°32'54", a radius of 170.00 feet, an arc length of 31.30 feet, and a chord bearing of S05°49'37"W, a distance of 31.25 feet to the Northwest corner of said Lot 1, Heritage Pointe Addition No. 2;  
Thence N89°26'50"W, a distance of 60.00 feet to the West line of Heritage Drive in McCook, Nebraska;  
Thence S00°33'10"W on said west right-of-way line, a distance of 19.10 feet;  
Thence S81°49'56"W, a distance of 56.10 feet;  
Thence S00°33'10"W, a distance of 183.00 feet to the Point of Beginning.

The above described tract contains 51264 square feet more or less.

SECTION 2. The corporate limits of the City of McCook, Nebraska, are hereby extended and increased so as to include and embrace within the corporate limits of the City of McCook, Nebraska, the territory described in SECTION 1 hereof, and such territory is hereby annexed and declared to be a part of the City of McCook, Nebraska.

SECTION 3. The real property hereby included within the corporate limits of the City of McCook and the persons residing thereon shall hereinafter be subject to all of the rules,

regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included with the City of McCook, Nebraska.

SECTION 4. The map or plat attached to this Ordinance is an accurate map of the territory annexed, and the same is hereby adopted as the official map and plat of the territory hereby annexed, which map and plat show the legal boundaries thereof.

SECTION 5. This Ordinance, with the certified copy of the official map attached hereto, shall be recorded in the office of the Clerk and Recorder of Red Willow County, Nebraska.

SECTION 6. If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be in effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be separable.

SECTION 7. 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, as the case may be.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Linda Taylor, Mayor

ATTEST:

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

Publish:

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**

5.D.

Introduce and approve on first reading Ordinance No. 2023-3062 amending the City of McCook Code of Ordinances, pertaining to Contractor's License Sections 150.400 - 150.412.

---

**BACKGROUND:**

McCook's Building Inspector and the Building and Housing Code Advisory and Appeals Board are recommending a revision to the Contractor's License requirements found in Chapter 150, Building Codes and Regulations of the McCook Code of Ordinances. Staff would like to have discussion with the city council for approval and adoption of the proposed changes.

**FISCAL**

**IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Barry Mooney, Building Inspector

February 1, 2023

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

February 1, 2023

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

February 1, 2023

## ORDINANCE NO. 2023-3062

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE CITY OF MCCOOK CODE OF ORDINANCES, PERTAINING TO CONTRACTOR'S LICENSE, REPEALING CURRENT SECTIONS 150.400- 150.412 AND INSERTING SECTIONS 150.400 - 150.414; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

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

Section 1. That the City of McCook Code of Ordinances, Contractor's License, current Sections 150.400 - 150.412, shall be amended to read as follows:

### CONTRACTOR'S LICENSE

#### **§150.400 LICENSE REQUIRED.**

No person or corporation shall engage in the practice of General Contractor, Building Contractor, Residential Contractor, Plumbing Contractor, Mechanical Contractor, Roofing Contractor or Limited Contractor in the City of McCook and the extraterritorial jurisdiction (ETJ) without first having obtained a license to engage in any such practice and without giving the proof of surety as hereinafter provided for in this subchapter.

(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020)

#### **§150.402 PERSONS EXEMPT FROM LICENSE REQUIREMENT.**

Any owner of record of a residential property, including the usual primary and accessory structures, shall be exempt from the contractor's licensing requirements and may be granted a building permit to improve said property and corresponding structures provided he or she personally purchases and installs all materials used, and further provided, all work shall be inspected and approved by the Building Inspector.

(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020; Ord. 2021-3032, passed 12-6-2021)

#### **§150.404 CONTRACTOR LICENSE; TYPES AND QUALIFICATIONS.**

Any person or persons desiring to engage in the practice as a contractor or as a limited contractor as hereinafter defined, shall first make application to the Building Inspector for the license(s) to engage in such practice(s). The contractor licenses and qualifications for each are as follows:

A. General Contractor. A General Contractor shall have an unlimited scope

of work. In order to qualify as a General Contractor, one (1) of the following requirements must be met: A college degree in Architecture, Construction Science or Engineering and proof of two (2) years on the job experience; a certification from a two (2) year program in the trade from an accredited community college, technical school or technical college with three (3) years documented field experience; or must have five (5) years documented field experience in the trade and proof of passing the ICC General Building Contractor (A) exam. Documented field experience for a general contractor application requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein.

B. Building Contractor. A Building Contractor shall have a scope of work limited to construction of commercial buildings, single-family dwellings, duplex dwellings, buildings consisting of three (3) or more townhouse units not exceeding three (3) stories in height and remodeling of all structures. In order to qualify as a Building Contractor, one (1) of the following requirements must be met: A college degree in Architecture, Construction Science or Engineering and two (2) years on the job experience; a certification from a two (2) year program in the trade from an accredited community college, technical school or technical college with three (3) years documented field experience; or must have five (5) years documented experience in the trade and proof of passing the ICC Building Contractor (B) exam. Documented field experience for a building contractor application requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein.

C. Residential Contractor. A Residential Contractor shall have a scope of work limited to construction of single-family dwellings, duplex dwellings, buildings consisting of three (3) or more townhouse units not exceeding three (3) stories in height and remodeling of all structures. In order to qualify as a Residential Contractor, one (1) of the following requirements must be met: A certification from a one (1) year program in the trade from an accredited community college, technical school or technical college with two (2) years documented field experience; or must have three (3) years documented experience in the trade and proof of passing the ICC Residential Building Contractor (C) exam. Documented field experience for a residential contractor application requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein.

D. Plumbing Contractor. A Plumbing Contractor shall have an unlimited scope of plumbing work. In order to qualify as a Plumbing Contractor, one (1) of the following requirements must be met: Proof of Certification of Master Plumber or Journeyman Plumber; a certification from a one (1) or two (2) year program in the trade through an accredited community college, technical school, technical college; or must have a Master's certificate that requires five (5) years documented field experience or a Journeyman's certificate that requires three (3) years documented field experience **and** proof of passing the ICC Master

Plumber or Journeyman Plumber exam. Documented field experience for plumbing contractor application requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein. Apprentice Plumber shall work only under the direct supervision of a certified master plumber or a certified journeyman plumber.

E. Mechanical Contractor. Heating, Ventilation and Air Conditioning (HVAC). A Mechanical Contractor shall have an unlimited scope of mechanical heating, ventilation and air conditioning work. In order to qualify as a Mechanical Contractor, one (1) of the following requirements must be met: Proof of certification of Master or Journeyman in heating, ventilation and air conditioning mechanics; a certification from a one (1) or two (2) year program in the trade through an accredited community college, technical school, or technical college; or must have a Master's certificate that requires five (5) years documented field experience or a Journeyman's certificate that requires three (3) years documented field experience **and** proof of passing the ICC Master Mechanical or Journeyman Mechanical exam. Documented field experience for a HVAC contractor application requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein. Apprentice to a Mechanical contractor shall work only under the direct supervision of a certified master mechanical installer or a certified journeyman mechanical installer.

F. Roofing Contractor. A Roofing Contractor shall be authorized to install, repair and replace residential and commercial roof coverings. In order to qualify as a Roofing Contractor, one (1) of the following requirements must be met: Two (2) years documented field experience in the trade; or proof of passing the ICC Roofing Contractor exam. Documented field experience for a roofing contractor application requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein.

G. Limited Contractor. A Limited Contractor license may be issued for each of the following types of work: Concrete, demolition, excavation, fencing, roofing, sign installation and structure moving. A Limited contractor must have two (2) years documented field experience in the trade for which a license is sought. Documented field experience requires written certification by the applicant that he or she has worked in the trade and been licensed for the same by this city or another jurisdiction for the applicable period of time as established herein.

H. Where a lawful contractor's license exists at the effective date of adoption or amendment of this Ordinance, such license may be continued so long as it remains otherwise lawful.

## **§150.406 APPLICATION REVIEW PROCESS, TERM AND APPEALS.**

A. Any person or persons desiring a contractor's license to perform work within the City of McCook and the City of McCook's extraterritorial jurisdiction (ETJ) shall complete an application and provide the required evidence of relevant education, experience, skills, and proficiency. All contractor license applications shall be accompanied by an application fee, as specified in Chapter 38, Appendix M Fee Schedule. The application fee is non-refundable.

B. All applicants for a contractor's license shall submit an application to the Building Inspector. Those applicants that meet the requirements of Section 150.403 shall be issued a contractor's license. The Building Inspector shall have fourteen (14) days for review. Unsuccessful applicants will be notified by certified mail. Any person whose application is disapproved must wait a minimum of forty-five (45) days before they can reapply. Reapplication shall be accompanied by an additional application fee.

C. All contractor's licenses issued by the Building Inspector shall be valid for a one (1) year term beginning January 1st and ending December 31st of every year. **The city will not prorate any license fee regardless of when the license is purchased.** All licenses shall be renewable annually as in the case of an original license on or before December 31st of every year. **Renewals received after January 31st will be subject to the initial license fee.**

D. An applicant that has been denied a contractor's license by the Building Inspector may file an appeal to the Building and Housing Code Advisory and Appeals Board. Such appeal shall be taken within thirty (30) days by filing with the Building Inspector from whom the appeal is taken and with the Building and Housing Code Advisory and Appeals Board a notice of appeal specifying the grounds thereof. The Building Inspector from whom the appeal is taken shall forthwith transmit to the Building and Housing Code Advisory and Appeals Board all the papers constituting the record upon which the action appealed from was taken. The Building and Housing Code Advisory and Appeals Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent or by attorney.

1. The Building and Housing Code Advisory and Appeals Board shall have the power to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Building Inspector based on or made in the enforcement of the requirements of the contractor's license.

2. Notice of public hearing shall be given as described above; the public hearing shall be held; any party may appear in person, by agent or by attorney; the Building and Housing Code Advisory and Appeals Board shall make findings that the requirements of this section have been met by the

applicant for a contractor's license; the Building and Housing Code Advisory and Appeals Board shall further make a finding that the reasons set forth in the application justify the granting of a contractor's license.

3. Any person or persons, jointly or severally, aggrieved by any decision of the Building and Housing Code Advisory and Appeals Board, may appeal as provided by Section 19-912 Neb. Rev. Stat., 1943.  
(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020)

#### **§150.408 INSURANCE REQUIREMENTS.**

Every person or company applying for a contractor's license shall present to the Building Inspector, to be filed, a certificate or policy of insurance with a minimum limit of one million (\$1,000,000) dollars for each occurrence (combined single limit of bodily injury and property damage). Minimum limit of one million (\$1,000,000) dollars aggregate for products - completed operations and with a minimum limit of two million (\$2,000,000) dollars general aggregate. This general aggregate limit shall apply separately to the Contractor's work under this agreement. Further that the issuing insurance company agrees to provide thirty (30) day written notice in the event of expiration or of proposed cancellation of the insurance policy as the City of McCook is listed as the Certificate Holder. Surety shall be conditioned that the principal, and all employees, will comply with all the ordinances of the City relating to model codes and to hold the City harmless on account of any damages arising from faulty performance or neglect of duty by the holder of such license.  
(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020)

#### **§150.410 REVOCATION OF LICENSE**

Any license issued under the provisions of this subchapter may be revoked by the Building Inspector upon proof that the licensee(s) has failed, neglected, or refused to comply with any of the provisions of this subchapter or with other ordinances of the City relating to or regulating the particular type of work for which such license was granted. No such license shall be revoked without the giving of a written notice of the intention to revoke such license and without giving such licensee a full opportunity to be heard before the Building and Housing Code Advisory and Appeals Board as to any complaint made against him or her. Upon the revocation of any license granted under the provisions of this subchapter, no refund shall be made of any part of the license fee previously paid by the licensee.  
(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020)

#### **§150.412 UNLAWFUL USE OF LICENSE.**

No license issued hereunder shall be assignable or transferable, and it shall

be unlawful for any licensee to permit its license to be used or allow permits to be taken out in the name of such licensee by any other person, firm, or corporation.

(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020)

**§150.414 RECORDS RETENTION.**

The Building & Zoning Department shall keep a complete record of all licenses issued and Certificate or Policy of Insurance registered under the provisions of this subchapter and shall cause suitable records of all official actions taken hereunder to be kept and preserved.

(Ord. 2016-2928, passed 5-16-2016; Ord. 2020-2996, passed 2-17-2020)

Section 2. Any other ordinance or code section passed and approved prior to passage, approval, and publication or posting of this ordinance and in conflict with its provisions is repealed.

Section 3. This ordinance shall take effect January 1, 2024 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Linda Taylor, Mayor

ATTEST:

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

Publish:

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 CITY COUNCIL MEETING**

---

**ITEM:**        5.E.

Introduce and approve on its first reading Ordinance No. 2023-3063 providing for an amendment of Chapter 38: Fee Schedule – Appendix M, Building Regulation and Zoning Application Fees; of the City of McCook Code of Ordinances.

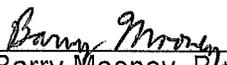
---

**BACKGROUND:**

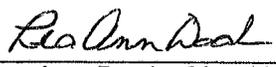
McCook's Building Inspector and the Building and Housing Code Advisory and Appeals Board are recommending a revision to the building regulation and zoning application fees found in Chapter 38, Appendix M of the McCook Code of Ordinances. McCook's current fee structure for contractor's license needs updated to reflect the changes being made to the contractor's license requirements as listed in Chapter 150. Staff would like to have the city council's approval and adoption of the proposed changes.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Barry Mooney, Building Inspector

February 1, 2023

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

February 1, 2023

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

February 1, 2023

## ORDINANCE NO. 2023-3063

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING CHAPTER 38: FEE SCHEDULE, APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES, OF THE MUNICIPAL CODE OF THE CITY OF MCCOOK, NEBRASKA; TO PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; 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 38, FEE SCHEDULE, APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES, of the City of McCook, Nebraska, Code of Ordinances is hereby amended to read as follows:

### APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

| PERMIT  | FEE   |
|---|---|
| <b>Building Permits</b><br>Construction Cost:<br>\$0 - \$5,000<br><br>\$5,001 - \$25,000<br><br>\$25,001 - \$50,000<br><br>\$50,001 - \$100,000<br><br>\$100,001 - \$500,000<br><br>\$500,001 - \$1,000,000<br><br>\$1,000,001 and up | \$25.00<br><br>\$25.00 for first \$5,000 plus \$5.00 for each additional \$1,000 or fraction thereof up to and including \$25,000<br><br>\$125.00 for first \$25,000 plus \$4.00 for each additional \$1,000 or fraction thereof up to and including \$50,000.<br><br>\$225.00 for first \$50,000 plus \$3.00 for each additional \$1,000 or fraction thereof up to and including \$100,000.<br><br>\$375.00 for first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof up to and including \$500,000.<br><br>\$1,375.00 for first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof up to and including \$1,000,000.<br><br>\$2,375.00 for first \$1,000,000 plus \$1.50 for each additional \$1,000 or fraction thereof. |
| <b>Plan Review</b> - by City Staff or its agents of drainage report, sanitary sewage disposal report, and water distribution report.  | \$100.00 minimum fee, or the appointed agents standard hourly rate plus 10%, whichever is greater.<br><br>Additional fees will be assessed should the project require extraordinary review by City Staff or its appointed agents.   |
| <b>Curb Cut Permit</b>  | \$25.00   |
| <b>Demolition Permit</b>  | \$100.00  |

|   |  |
|---|--|
| <b>Fence Permit</b>                       | \$25.00  |
| <b>Mechanical Permit</b>                  | \$25.00 minimum fee, plus \$3.00 per item over six (6) items                           |
| <b>Mobile Home Set Down Permit</b>        | \$25.00  |
| <b>Plumbing Permit</b>                    | \$25.00 minimum fee, plus \$3.00 per item over six (6) items                           |
| <b>Sidewalk Permit (New Construction)</b> | \$25.00  |
| <b>Sign Permit</b>                        | \$25.00 for first \$1,000 plus \$2.50 for each additional \$1,000 or fraction thereof. |
| <b>Structure Moving Permit</b>            | \$100.00   |
| <b>Right-of-Way Encroachment Permit</b>   | \$25.00  |
| <b>Zoning Applications:</b>               |  |
| Change of Zoning                          | \$75.00  |
| Lot Split/Lot Line Adjustment             | \$75.00  |
| Special Exception                         | \$75.00  |
| Variance                                  | \$75.00  |
| <b>Subdivisions:</b>                      |  |
| Preliminary Plat                          | \$500.00   |
| Final Plat                                | \$200.00 per lot, with a maximum of \$5,500  |
| <b>Mobile Home Park</b>                   | \$100.00   |
| <b>Contractors License</b>                |  |
| General Contractor                        | \$200.00 Initial License/nonconsecutive renewals<br>\$100.00 Renewal                   |
| Building Contractor                       | \$180.00 Initial License/nonconsecutive renewals<br>\$ 90.00 Renewal                   |
| Residential Contractor                    | \$150.00 Initial License/nonconsecutive renewals<br>\$ 75.00 Renewal                   |
| Plumbing Contractor                       | \$150.00 Initial License/nonconsecutive renewals<br>\$ 75.00 Renewal                   |
| Mechanical Contractor                     | \$150.00 Initial License/nonconsecutive renewals<br>\$ 75.00 Renewal                   |
| Roofing Contractor                        | \$120.00 Initial License/nonconsecutive renewals<br>\$ 60.00 Renewal                   |
| Limited Contractor                        | \$120.00 Initial License/nonconsecutive renewals<br>\$ 60.00 Renewal                   |

(Ord. 95-2335, passed 10-2-1995; Ord. 2000-2544, passed 2-21-2000; Ord. 2004-2688, passed 3-15-2004; Ord. 2004-2703, passed 8-16-2004)

SECTION 2. Any and all 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 in pamphlet form as required by law.

PASSED AND APPROVED \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Linda Taylor, Mayor

ATTEST:

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

Publish:

**CITY MANAGER'S REPORT**  
***February 6, 2023* CITY COUNCIL MEETING**

---

**ITEM: 5.F.**

Consider on its second reading Ordinance No. 2023-3059 amending the City of McCook Code of Ordinances, Section 34.40 - Miscellaneous and Travel Expenditures.

---

**BACKGROUND:**

Sections 13-2201 to 13-2204 of the Nebraska State Statutes, is known as the Local Government Miscellaneous Expenditure Act, which authorizes cities to expend public funds for certain types of expenditures incurred by elected and appointed officials, employees, or volunteers. A uniform policy must be adopted by each community.

When amending the policy in January 2022 the Council adopted the State of Nebraska's per person maximum cost per person for a recognition dinner of \$50. During those discussions it was noted that the \$30.00 per day meal allowance (breakfast \$5.00, lunch \$10.00, and dinner \$15.00) needed to be reviewed by staff. Up to a couple of years ago this rate was comparable to other communities.

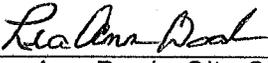
During staff research it was identified that in 2008 the provisions for travel expenses were added to the City's Code of Ordinances. The provisions incorporated were taken from the City's Employee Handbook dated May 20, 1996, with the daily rate of \$30.00. A memo to the Council from City Manager John Carter, dated September 1, 1989 states that the personal vehicle reimbursement in the employee handbook was changed from \$.20 per mile to the IRS-approved rate of \$.24 per mile and that meal reimbursement was changed to \$30.00 per day based on breakfast \$5.00, lunch \$10.00, and dinner \$15.00. The current meal allowance was established 33 years ago.

Current statute provides for meals to be set at a rate not exceeding the applicable federal per diem rate. This language has been included in the proposed ordinance.

The proposed ordinance was introduced and approved on its first reading at the January 16 council meeting. It is now ready to be read by title and considered on its second reading.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

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

January 31, 2023

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

January 31, 2023

**ORDINANCE NO. 2023-3059**

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE CITY OF MCCOOK CODE OF ORDINANCES, SECTION 34.40 - MISCELLANEOUS AND TRAVEL EXPENDITURES; AMENDING SECTION (A)(1)(c) MEALS TRAVEL PER DIEM; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

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

Section 1. That the City of McCook Code of Ordinances Section 34.40 - Miscellaneous and Travel Expenditures; shall be amended to read as follows:

**§ 34.40 MISCELLANEOUS AND TRAVEL EXPENDITURES.**

(A) The expenditure of public funds is hereby subject, pursuant to the State of Nebraska Local Government Miscellaneous Expenditure Act, to the following:

(1) Authorized expenses may include:

(a) Registration costs, tuition costs, fees or charges;

(b) Mileage at the then current rate allowed by Neb. RS 81-1176, or actual travel expense if travel is by commercial or charter means. In-state mileage shall be calculated by using the Official State Highway Map Mileage Chart, plus five miles per each day, or part thereof, that the person is engaged in city business. Out of state travel will be at actual odometer readings. When travel mode is optional, the lower of the reimbursable cost is authorized;

(c) 1. Meals, for travel requiring an overnight trip, at the then current rate of the applicable federal per diem (no receipts necessary), or pro-rata, based on the current rate of the applicable federal per diem for (A.) Breakfast; (B.) Lunch; or (C.) Dinner.

2. Actual receipts may be substituted for per diem when the total meal expenses for the trip exceeds the per diem. Banquets, lunches and other meals included in the registration fee or prepaid with the conference will be deducted from the per diem rate;

(d) When required to travel away from home overnight, and traveling includes a partial day on the departure day or a partial day on the return day, departures must occur prior to 6:00 a.m. for breakfast per diem and return must be after 8:00 p.m. for dinner per diem;

(e) Other transportation, lodging and miscellaneous expenses at actual cost upon the submission of proper vouchers/receipts.

(2) Authorized expenditures shall not include expenditures for meals of City Council members provided while attending a public meeting of the City Council unless such meeting is a joint meeting with one or more other governing bodies.

(3) Authorized expenditures shall not include expenditures for any expenses incurred by a spouse of an elected or appointed official, employee, or volunteer unless the spouse is also an elected or appointed official, employee, or volunteer of the city.

(B) The expenditure of public funds is hereby authorized, pursuant to the State of Nebraska Local Government Miscellaneous Expenditure Act, for the following purposes:

(1) Nonalcoholic beverages provided to individuals attending public meetings of the City Council.

(2) Nonalcoholic beverages and meals:

(a) Provided for any individuals while performing or immediately after performing relief, assistance, or support activities in emergency situations, including, but not limited to, tornado, severe storm, fire or accident;

(b) Provided for any volunteers during or immediately following their participation in any activity approved by the City Council, including but not limited to, mowing parks, picking up litter, removing graffiti or snow removal;

(c) Provided at one recognition dinner each year held for elected and appointed officials, employees, or volunteers. The maximum cost per person for such dinner shall not exceed \$50. The annual recognition dinner may be held separately for employees of each department or separately for volunteers, or any of them in combination.

(3) Plaques, certificates of achievement, or items of value awarded to elected or appointed officials, employees, or volunteers, including persons serving on local government boards or commissions, are subject to a \$300 limit on value. This amount shall not be amended or altered more than once in any 12-month period. This amount may be amended by resolution, only after a public hearing has been held.

(C) The following procedures shall be used for business travel:

(1) Transportation method: when travel is by air, advance ticketing will be utilized whenever possible to obtain the lowest available coach fare.

(2) Lodging:

(a) Reimbursement for non-commercial lodging is not permitted.

(b) When city personnel are accompanied by non-city personnel, only the costs attributed to the city personnel are reimbursable.

(3) Expenses:

(a) The following expenses are reimbursable upon submission of paid receipts: parking fees; taxi fares; shuttle fares; bus fares; highway tolls; registration fees; lodging; tuition fees; supplies or equipment required for travel or training; rental cars; fees for official functions related to travel and traveler's checks fees.

(b) The following expenses are not reimbursable: entertainment, including television rentals; personal expenses, such as, hygiene items, laundry, magazines; travel insurance and alcoholic beverages.

(4) Travel advances: employees shall receive approval by the City Manager for any trip, and any travel advance, before departing and before incurring any expenses (including prepaid transportation, lodging expenses, and registration fees). Travel advances will only be authorized when employees are required to travel away from home overnight. All travel expenses require the approval of the department head and City Manager.

(5) Expense claims:

(a) Personnel on authorized travel must submit expense claims to the Finance Administrative Assistant Department immediately upon return, but not later than ten working days after return to duty.

(b) All receipts, unexpended city funds, and funds due the city, shall be returned at that time.

(c) All expenses (including prepaid expenses) shall be summarized and accounted for on a "Report of Expense" form.

Section 2. Any other ordinance or code section passed and approved prior to passage, approval, and publication or posting of this ordinance and in conflict with its provisions is repealed.

Section 3. This ordinance shall take effect March 1, 2023 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Linda Taylor, Mayor

ATTEST:

---

Lea Ann Doak, City Clerk

Publish:

**CITY MANAGER'S REPORT  
FEBRUARY 6, 2023 MCCOOK CITY COUNCIL MEETING**

**5.G**  
ITEM NO.     Update regarding the swimming pool and ballpark projects.

---

**BACKGROUND:**

Staff would like to keep this item as a place keeper on the McCook City Council agendas while we work through the construction process for both the swimming pool and the ballpark. It is staff's intent to use this item for informational purposes.

**APPROVALS:**

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

January 31, 2023

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

January 31, 2023