

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, April 17, 2023
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Trevor Smith, McCook Evangelical Free Church.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.
2. Public Hearings.
 - A. Public Hearing - Regarding the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, said property owned by Perry and Vicky Case.
 1. Adjourn the Public Hearing.
 - B. Ordinance No. 2023-3066 approving the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, said tract of land owned by Perry and Vicky Case.
 1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider approval of Ordinance No. 2023-3066 upon its first of three readings.
3. Proclamations.
 - A. Approve the proclamation designating April 18, 2023 as "Arbor Day" in the City of McCook and authorize the Mayor to sign.
 - B. Approve the proclamation designating April 24 - 28, 2023 as "National Library Week" in the City of McCook and authorize the Mayor to sign.
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 April 3, 2023 regular City Council meeting.
 - B. Accept the minutes of the April 10, 2023 Planning Commission meeting.

- C. Receive and file the claims for the month of March 2023, published April 13, 2023.
 - D. Ratify the Mayor's appointments to the Board of Health - reappoint Nate Schneider, Joel Smith, Linda Taylor, Dr. Jason Blomstedt, and Mary Beth Eisenmenger - terms expire June 2024.
 - E. Receive and file the Financial Report for the period ending March 31, 2023.
 - F. Receive and file the City of McCook - Tax Increment Financing Annual Report - dated April 2023.
5. Regular Agenda.
- A. Update regarding the swimming pool and ballpark projects.
 - B. Receive and file a reminder of the Special Meeting of the McCook City Council scheduled to be held on April 28, 2023 at which time a tour of the City of McCook facilities will occur.
 - C. Council Comments.
 - D. 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 collective bargaining - the Fraternal Order of Police Lodge 57.
 - 1. Nebraska Open Meetings Act statement, if the motion to close passes.
 - 2. Close Executive Session.
 - E. 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.
 - 1. Nebraska Open Meetings Act statement, if the motion to close passes.
 - 2. Close Executive Session.

Adjournment.

**CITY MANAGER'S REPORT
APRIL 17, 2023 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by Perry and Vicky Case.

ITEM NO. 2.B. Introduce and approve Ordinance No. 2023-3066 on first reading, providing for the annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by Perry and Vicky Case.

BACKGROUND:

The City of McCook has received a written petition from Perry and Vicky Case requesting a voluntary annexation of property they own east of the McCook Business Park and north of Ravenswood Road, said tract located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska. The full legal description is included in the this packet and incorporated into this report by reference. Also included with this report is a map, which will serve to provide visual context to the request.

The current McCook Business Park has rapidly developed over the course of the past 8 years. There is a need to expand McCook's industrial and commercial property options. This request runs hand-in-hand with McCook's future industrial and commercial development efforts.

Since the Perry and Vicky Case own the property at issue and are requesting a voluntary annexation, the majority of the State of Nebraska's requirements needed to annex a parcel of property is unnecessary, per Neb. Rev. Stat. 16-117(7). That said, the Council must hold a public hearing regarding the matter and must approve an ordinance authorizing the annexation.

The Planning Commission voted 6-0 (with one abstention) to recommend approval of the annexation to the City Council at the April 10, 2023 Planning Commission meeting. A resolution was adopted by the Planning Commission to that effect.

APPROVALS:



Nathan A. Schneider, City Manager

April 12, 2023



Lea Ann Doak, City Clerk

April 12, 2023

EXHIBIT #1

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**NOTICE OF PUBLIC HEARING
PROPOSED VOLUNTARY ANNEXATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on April 10, 2023, at 5:15 P.M. and by the McCook City Council on April 17, 2023, at 5:30 P.M. The hearings will be held in the City Council Chambers at the McCook Municipal Center, 505 West "C" Street, concerning the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska. Parcel located east of the current McCook Business Park.

All interested parties are invited to attend the public hearings at which time you will have an opportunity to be heard regarding the voluntary annexation.

Individuals requiring physical or sensory accommodations including interpreter service, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

-s- Lea Ann Doak, City Clerk
PO Box 1059
McCook, Nebraska 69001-1059

Publish: March 31, 2023.

EXHIBIT #2

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March 2, 2023

Lea Ann Doak, City Clerk
City of McCook
P.O. Box 1059
McCook, NE 69001

RE: Voluntary Annexation Petition\Request

Dear Ms. Doak:

Perry and Vicky Case hereby petitions the City of McCook, Nebraska to consider this request to voluntarily annex property into the City's corporate limits. We hereby affirm that Perry and Vicky Case owns the property described below, for which we are requesting annexation of.

As the owners of the referenced property in which the property is currently undeveloped. We would like the City Council to consider our request for annexation to pursue future development opportunities. The property in question, is a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska.

Referring to the SW corner of the said SW 1/4 of said Section 28, thence S86°25'18"E (assumed and all bearing relative to) along the South section line a distance of 1304.16 feet to a point on the South line of Section 28, Thence N01°53'45"E along the East line of lots 9 and 10 of the McCook Business Park Subdivision a distance of 475.14 feet to a Point, said Point being the Point of Beginning. Thence N01°53'45"E a distance of 907.47 feet to a point, said Point being the NE corner of Lot 6 of the McCook Business Park Subdivision, thence S87°05'30"E a distance of 967.16 feet to a point, thence Southeasterly along a curve to the right, with a Chord Bearing of S35°27'30"E, a Chord Distance of 487.46 feet, an Arc Length of 501.78 feet and a Radius of 604 feet to a point, thence S11°39'03"E a distance of 60 feet to a point, thence Southeasterly along a curve to the left, with a Chord Bearing of S26°52'01"E, a Chord Distance of 316.94 feet, an Arc Length of 320.70 feet and a Radius of 604 feet to a point, thence S02°54'30"W a distance of 650.60 feet to a point, thence N86°25'18"W a distance of 462.60 feet to a point, thence N02°54'30"E a distance of 353.99 feet to a point, thence N87°05'30"W a distance of 409.74 feet to a point, thence N02°54'30"E a distance of 99.24 feet to a point, thence N87°05'30"W a distance of 553.85 feet to the Point of Beginning.

Said tract containing 32.37 acres more or less subject to any easement, right-of-ways and reservations of record.

Sincerely,

Perry & Case *Vicky L. Case*

Perry and Vicky Case



*Hi LeaAnn,
I dropped the request off on behalf of the Case family. Could you keep me posted on when the request will go to the Planning Comm 1/2 City Council. Thanks,
Charlie McPherson*

EXHIBIT #3

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Legal Description

A tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows:

Referring to the SW corner of the said SW 1/4 of said Section 28, thence S86°25'18"E (assumed and all bearing relative to) along the South section line a distance of 1304.16 feet to a point on the South line of Section 28, Thence N01°53'45"E along the East line of lots 9 and 10 of the McCook Business Park Subdivision a distance of 475.14 feet to a Point, said Point being the Point of Beginning. Thence N01°53'45"E a distance of ±1074.39 feet to a point, said Point being on the South Right of Way line of BNSF Railroad, thence S88°58'16"E along said South ROW line a distance of ±1445.93 feet to a point, thence S02°54'30"W a distance of 1580.29 feet to a point, thence N86°25'18"W a distance of 462.60 feet to a point, thence N02°54'30"E a distance of 353.99 feet to a point, thence N87°05'30"W a distance of 409.74 feet to a point, thence N02°54'30"E a distance of 99.24 feet to a point, thence N87°05'30"W a distance of 553.85 feet to the Point of Beginning.

Said tract containing 41.97 acres more or less subject to any easement, right-of-ways and reservations of record.

EXHIBIT #4

PAGE(S) - 1

Proposed

PRELIMINARY PLAT

McCOOK BUSINESS PARK - PHASE II

AN ADDITION TO THE CITY OF McCOOK, REW WILLOW COUNTY, NEBRASKA

PLANNING COMMISSION APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this ___ day of ___, 2023.

Nate Schneider, Secretary; Kurt Voeberg, Chairman

MUNICIPAL APPROVAL

This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this ___ day of ___, 2023.

LeaAnn Doak, City Clerk; Linda Taylor, Mayor

RECORDING INFORMATION

State of Nebraska) County of Red Willow

Instrument No. _____

DATE: _____

TIME: _____

Register of Deeds: Tami Teel

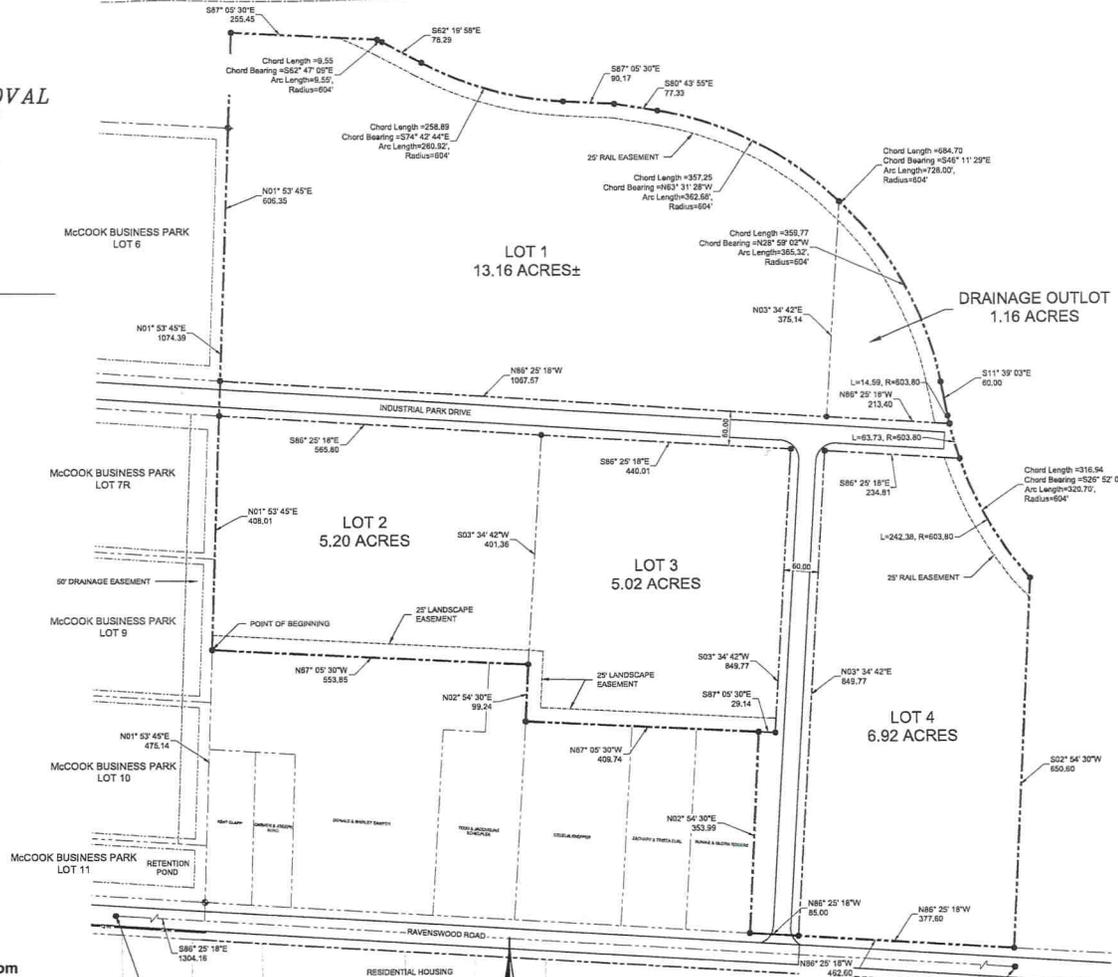
LEGEND

- PROPERTY LINE
LOT LINE
BLDG. SETBACK LINE
EASEMENT
D DEED DISTANCE
M MEASURED DISTANCE
R RECORD DISTANCE
P PLATTED DISTANCE
G GOVERNMENT DISTANCE
W.C. WITNESS CORNER
* FOUND CORNER
o CALCULATED POINT
o SET X X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

SURVEYOR GRUMMERT PROFESSIONAL SERVICES, LLC PO BOX 37, KENESAW, NE 68956 PHONE 402-879-5701 EMAIL jmgrummet@yahoo.com WWW.GRUMMERTSURVEYING.COM

ENGINEER W DESIGN ASSOCIATES

DESIGN ASSOCIATES INC. 1011 S. 10TH ST., SUITE 100, McCOOK, NE 68901



DEDICATION

McCOOK BUSINESS PARK PHASE II, as it appears on the foregoing Plat and as associated with the desires of the undersigned owners and proprietors. The said owners hereby dedicate the streets, alleys, easements and other open areas to the Public use and benefit.

By: Perry Case, Owner; Vicky Case, Owner

ACKNOWLEDGMENTS

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

Witness my hand and official Seal this ___ day of ___, My commission expires _____ Notary Public

LEGAL DESCRIPTION

A tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows:

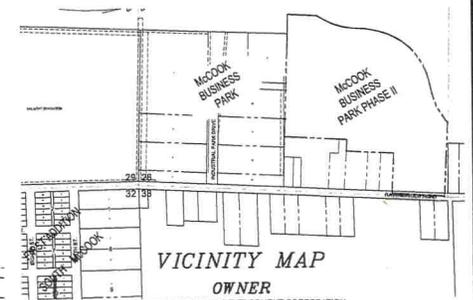
Referring to the SW corner of the said SW 1/4 of said Section 28, thence S88°25'18"E (assumed and all bearing relative to) along the South section line a distance of 1304.16 feet to a point on the South line of Section 28, Thence N01°53'45"E along the East line of lots 9 and 10 of the McCook Business Park Subdivision a distance of 475.14 feet to a Point, said Point being the Point of Beginning. Thence N01°53'45"E a distance of 1074.39 feet to a point, said Point being on the South Right of Way line of BNSF Railroad, thence S87°03'30"E along said South RDW line a distance of 1255.45 feet to a point, thence Southeastwly along a curve to the right, with a Chord Bearing of S42°47'09"E, a Chord Distance of 8.55 feet, an Arc Length of 8.55 feet and a Radius of 604 feet to a point, thence S87°03'30"E a distance of 78.28 feet to a point, thence Southeastwly along a curve to the left, with a Chord Bearing of S74°42'44"E, a Chord Distance of 288.89 feet, an Arc Length of 283.92 feet and a Radius of 604 feet to a point, thence S87°03'30"E a distance of 80.17 feet to a point, thence S80°43'55"E a distance of 77.33 feet to a point, thence Southeastwly along a curve to the right, with a Chord Bearing of S48°11'29"E, a Chord Distance of 684.70 feet, an Arc Length of 728.07 feet and a Radius of 604 feet to a point, thence S11°39'03"E a distance of 60.00 feet to a point, thence Southeastwly along a curve to the left, with a Chord Bearing of S28°52'01"E, a Chord Distance of 316.94 feet, an Arc Length of 320.70 feet and a Radius of 604 feet to a point, thence S02°54'20"W a distance of 650.60 feet to a point, thence N86°25'18"W a distance of 452.50 feet to a point, thence N02°54'30"E a distance of 353.99 feet to a point, thence N87°03'30"E a distance of 59.24 feet to a point, thence N02°54'30"E a distance of 59.24 feet to the Point of Beginning.

Said tract containing 34.64 acres more or less subject to any easement, right-of-way and reservations of record.

SURVEYORS CERTIFICATE

I, Joshua E. Grummet, a Licensed Professional Land Surveyor under the laws of the State of Nebraska, do hereby certify this plat of a survey was made by me or under my supervision, this ___ day of ___, 2023.

Joshua E. Grummet LS-783



VICINITY MAP OWNER: McCOOK ECONOMIC DEVELOPMENT CORPORATION, 402 NORRIS AVE SUITE 301, McCOOK, NE 68901. CURRENT AGRICULTURAL ZONING: MINIMUM LOT = 3 ACRES, MINIMUM FRONT YARD = 40 FEET, MINIMUM REAR YARD = 50 FEET, MINIMUM SIDE YARD = 20 FEET. PROPOSED INDUSTRIAL HEAVY ZONING: MINIMUM LOT = 10,000 SQ. FEET, MINIMUM FRONT YARD = 25 FEET, MINIMUM REAR YARD = 20 FEET, MINIMUM SIDE YARD = 10 FEET.

McCook Planning Commission
April 10, 2023
5:15 P.M. Central

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

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

Absent: Vice Chair Hilker; Commissioners Friehe, Stevens.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 6, 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 all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the January 9, 2023 regular Planning Commission meeting.

Motion to approve the minutes of the January 9, 2023 regular Planning Commission meeting. This motion, made by McDowell and seconded by Bradley, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, said property owned by Perry and Vicky Case.

Motion to recess as a Planning Commission 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 SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, said property owned by Perry and Vicky Case, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by McDowell, passed.

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

EXHIBIT #6

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Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the April 10, 2023 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Voluntary Annexation Petition/Request from Perry A. Case and Vicky L. Case (1 page); Exhibit #4 - Legal Description of the proposed annexation area (1 page); Exhibit #5 - Proposed Preliminary Plat of McCook Business Park - Phase II (1 page); and Exhibit #6 - Proposed Resolution No. PC2023-02 (3 pages).

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

Mr. Schneider noted that the City is working with Miller & Associates on a Blight and Substandard Study for this area, which will allow for Tax Increment Financing (TIF) to be utilized for infrastructure improvements.

Greg Wolford, W Design Associates, and Charlie McPherson, McCook Economic Development Corporation Executive Director, were present to address the request. Mr. and Mrs. Case are very interested in developing this area for industrial purposes, it is the last area to have rail service access. Because the Business Park is full, there is a need for the expansion for future development.

Commissioner comments included other blight designation in this area and if the landscaping easement on the proposed preliminary plat is a requirement.

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

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

2.B. Approve Planning Commission Resolution No. PC2023-02, recommending approval of the voluntary annexation of a tract of land located in SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to approve Planning Commission Resolution No. PC2023-02, recommending approval of the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska. This motion, made by Vosburg and seconded by Davidson, passed.

Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Hilker: ABSENT, Lyons: ABSTAIN, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 3, ABSTAIN: 1

2.C. Discussion regarding the City of McCook's planned updates to the Comprehensive Plan, zoning ordinance, and subdivision regulations.

In 2013, the City updated its Comprehensive Plan, zoning ordinance, and subdivision regulations. State law requires Comprehensive Plans to be updated every 10 years, which means it is time to update McCook's Comprehensive Plan. Additionally, it is prudent to review and update McCook's zoning ordinance and subdivision regulations at the same time the Comprehensive Plan is updated. RFP's have been issued for professional services and a Comprehensive Plan selection committee has been established by the City Council. Once a firm is selected, the Planning Commission will play a large role as McCook begins its planning updates.

2.D. Discussion regarding the City of McCook's upcoming recreation projects.

The City applied for a \$1.3 million Raise Grant to be utilized for ballpark complex planning - streets, walking trail, Highways 83 and 6/34 safety issues - both vehicle and pedestrian, installing sidewalks along Highway 83, water and sewer needs, improved vehicle access, possibility of extending West "J" Street, etc. The City can reapply for a Raise Construction grant after planning completed.

Staff has been working Austin McKillip, the City's attorney, on an agreement for the College Foundation to build the complex. When the project is completed, the City will then purchase the complex from the College Foundation, using bond proceeds.

The pool project proposed time line plans to have the pool completed in May or June 2024. A meeting is scheduled for April 19 to begin work with the Pool Committee to identify the Guaranteed Maximum Price to be included in the Construction Manager's contract. Carrothers Construction was selected as the Construction Manager. A \$562,000 CCCFF grant was received for the pool project.

2.E. Select new officers for the term of April 2023 through March 2024 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

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

McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 7, NAY: 0, ABSENT: 3

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:45 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

MCCOOK PLANNING COMMISSION

RESOLUTION NO. PC2023-02

A RESOLUTION OF THE MCCOOK PLANNING COMMISSION RECOMMENDING APPROVAL OF THE VOLUNTARY ANNEXATION OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 29 WEST OF THE 6TH P.M. IN RED WILLOW COUNTY, NEBRASKA, SAID PROPERTY OWNED BY PERRY AND VICKY CASE.

WHEREAS, at their meeting on April 10, 2023, the Planning Commission held a public hearing concerning the annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by Perry and Vicky Case, more particularly described in **Exhibit "A"**.

WHEREAS, this commission has reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE MCCOOK PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED by the McCook Planning Commission this 10th day of April, 2023.

MCCOOK PLANNING COMMISSION



Kurt Vosburg, Chairman

ATTEST:



Chad Lyons, Secretary

EXHIBIT #7

PAGE(S) - 2

Legal Description

A tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows:

Referring to the SW corner of the said SW 1/4 of said Section 28, thence S86°25'18"E (assumed and all bearing relative to) along the South section line a distance of 1304.16 feet to a point on the South line of Section 28, Thence N01°53'45"E along the East line of lots 9 and 10 of the McCook Business Park Subdivision a distance of 475.14 feet to a Point, said Point being the Point of Beginning. Thence N01°53'45"E a distance of ±1074.39 feet to a point, said Point being on the South Right of Way line of BNSF Railroad, thence S87°05'30"E along said South ROW line a distance of ±255.45 feet to a point, thence Southeasterly along a curve to the right, with a Chord Bearing of S62°47'09"E, a Chord Distance of 9.55 feet, an Arc Length of 9.55 feet and a Radius of 604 feet to a point, thence S62°19'58"E a distance of 78.29 feet to a point, thence Southeasterly along a curve to the left, with a Chord Bearing of S74°42'44"E, a Chord Distance of 258.89 feet, an Arc Length of 260.92 feet and a Radius of 604 feet to a point, thence S87°05'30"E a distance of 90.17 feet to a point, thence S80°43'55"E a distance of 77.33 feet to a point, thence Southeasterly along a curve to the right, with a Chord Bearing of S46°11'29"E, a Chord Distance of 684.70 feet, an Arc Length of 728.00 feet and a Radius of 604 feet to a point, thence S11°39'03"E a distance of 60.00 feet to a point, thence Southeasterly along a curve to the left, with a Chord Bearing of S26°52'01"E, a Chord Distance of 316.94 feet, an Arc Length of 320.70 feet and a Radius of 604 feet to a point, thence S02°54'30"W a distance of 650.60 feet to a point, thence N86°25'18"W a distance of 462.60 feet to a point, thence N02°54'30"E a distance of 353.99 feet to a point, thence N87°05'30"W a distance of 409.74 feet to a point, thence N02°54'30"E a distance of 99.24 feet to a point, thence N87°05'30"W a distance of 553.85 feet to the Point of Beginning.

Said tract containing 34.64 acres more or less subject to any easement, right-of-ways and reservations of record.

EXHIBIT "A"

*Legal amended for
Council approval*

ORDINANCE NO. 2023-3066

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 located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows:

Referring to the SW corner of the said SW 1/4 of said Section 28, thence S86°25'18"E (assumed and all bearing relative to) along the South section line a distance of 1304.16 feet to a point on the South line of Section 28, Thence N01°53'45"E along the East line of lots 9 and 10 of the McCook Business Park Subdivision a distance of 475.14 feet to a Point, said Point being the Point of Beginning. Thence N01°53'45"E a distance of ±1074.39 feet to a point, said Point being on the South Right of Way line of BNSF Railroad, thence S88°58'16"E along said South ROW line a distance of ±1445.93 feet to a point, thence S02°54'30"W a distance of 1580.29 feet to a point, thence N86°25'18"W a distance of 462.60 feet to a point, thence N02°54'30"E a distance of 353.99 feet to a point, thence N87°05'30"W a distance of 409.74 feet to a point, thence N02°54'30"E a distance of 99.24 feet to a point, thence N87°05'30"W a distance of 553.85 feet to the Point of Beginning.

Said tract containing 41.97 acres more or less subject to any easement, right-of-ways and reservations of record.

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.

EXHIBIT #8

PAGE(S) - 3

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, Ex-Officio Mayor
and President of the Council

ATTEST:

Lea Ann Doak, City Clerk

Publish:

**CITY MANAGER'S REPORT
APRIL 17, 2023 CITY COUNCIL MEETING**

ITEM: **3.A.**

RECOMMENDATION:

**APPROVE THE PROCLAMATION DESIGNATING APRIL 18, 2023 AS
"ARBOR DAY" IN THE CITY OF McCOOK AND AUTHORIZE THE MAYOR TO
SIGN.**

BACKGROUND:

The City of McCook is designating April 18, 2023 as "Arbor Day" to promote the planting of trees in the City. The City of McCook Tree Board and City Staff will be planting a tree in the K9 Corners dog park located in Barnett Park on Tuesday April 18th at 9:00 a.m. We encourage the public to attend.

The City of McCook tree rebate program runs from March 20th thru June 4th and then again in the fall from August 21st thru November 19th.

Members of the McCook Tree Board are Leigh Farrell, Dan Dueland, Ashley Sydow, Johanna Scott and Larry Eisenmenger. The board is assisted by local Arborist Bruce Hoffman.

A description of the Tree Rebate Program is attached.

**FISCAL
IMPACT:** None.

APPROVALS:



Kyle Potthoff, Public Works Director

April 11, 2023



Nate Schneider, City Manager

April 11, 2023

Office of the Mayor
McCook, Nebraska

Proclamation

"ARBOR DAY"

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, McCook has been recognized as a Tree City USA by The National Arbor Day Foundation and desires to continue its tree-planting practices,

NOW, THEREFORE, I, Linda Taylor, Mayor of the City of McCook, Nebraska, do hereby proclaim April 18, 2023 as the day of celebration of "**ARBOR DAY**" in the City of McCook, and urge all citizens to plant a tree and to support efforts to protect our trees and woodlands.

Dated this 17th day of April, 2023.

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

Linda Taylor, Mayor

ATTEST:

Lea Ann Doak, City Clerk

2023 TREE REBATE PROGRAM

The City of McCook is sponsoring a Tree Rebate Program in an effort to encourage property owners to plant trees. This rebate program, as developed by the McCook Tree Advisory Board, is available to purchasers of trees under the following conditions:

1. The tree(s) must be planted on your property located in the city limits of McCook.
2. Two trees will be rebated per property owner or tenant, per lot, per spring and per fall. A third tree may be purchased and rebated if at least one of the three trees is planted on the terrace street right-of-way in the spring or in the fall. The owner must contact Digger's Hotline at 1-800-331-5666 for locates prior to planting the tree.
3. Shade, Ornamental, and Focus Trees must be a minimum of six feet (6') high. Conifer Trees must be a minimum of four feet (4') high, limited to **ONE** and **CANNOT** be planted on the terrace.

4. Trees must be one of the following types:

SHADE TREES:

Amur Corktree
Catalpa
Hackberry
Elm (Dutch Elm Disease Resistant)
Golden Raintree
Emerald Queen Maple
Red Pointe Maple
Hot Wings Tatarian Maple
Kentucky Coffee
Linden
Thornless, Seedless Honey Locust
Oak (English, White, Heritage or Bur Oak)
Pecan
Oak Leaf Mountain Ash
Ginkgo

ORNAMENTAL TREES:

Canadian Red Cherry
Flowering Crab Apple
Flowering Hawthorne
Weeping Mulberry
Weeping Cherry
Japanese Lilac
Yellow Wood

CONIFER TREES:

Ponderosa

FOCUS TREE:

Sugar Maple

5. Trees must be purchased by residents of McCook from McCook businesses.
6. Trees must be purchased and paid for in full between the dates of March 20, 2023 and June 4, 2023 with rebate requests received by June 19, 2023 in the spring. Trees must be purchased between the dates of August 21, 2023 and November 19, 2023 with rebate requests received by December 4, 2023 in the fall.
7. Upon planting the tree, the property owner shall mulch around the base of the tree a diameter of three (3') feet and two (2") inches deep, with a shredded wood or wood chip type mulching material. The cost of this mulching material may be included in the cost of the tree provided that the cost does not exceed the maximum rebate amount.
8. In order to receive a rebate, the purchaser must present a paid sales receipt stating the type, size and cost of the tree to the City Clerk at the McCook City Offices. Upon presenting the paid sales receipt, the purchaser will be required to sign a certification stating that the tree will be planted in accordance with these guidelines.
9. **FOCUS TREE - SUGAR MAPLE:** A rebate equal to 75% of the total purchase price of each focus tree (price of tree plus price of mulch material), not to exceed \$100.00 per tree (maximum of three trees total), will be paid upon meeting the guidelines set out above.
10. **SHADE, ORNAMENTAL, & CONIFER TREES:** A rebate equal to 75% of the total purchase price of each shade, ornamental, & conifer tree (price of tree plus price of mulch material), not to exceed \$75.00 per tree (maximum of three trees total), will be paid upon meeting the guidelines set out above.
11. Non residential or any other special exception plantings must be approved by the McCook Tree Advisory Board before the rebate will be offered.

TREE REBATE CERTIFICATION

TODAY'S DATE _____

NAME _____ ADDRESS _____

PHONE NO. _____ MCCOOK, NEBRASKA 69001

TREE #1: TYPE _____

COST OF TREE _____ COST OF MULCH _____ TOTAL _____

TYPE #2: TYPE _____

COST OF TREE _____ COST OF MULCH _____ TOTAL _____

TYPE #3: TYPE _____

COST OF TREE _____ COST OF MULCH _____ TOTAL _____

ADDRESS WHERE TREE(S) WILL BE PLANTED _____
(only if different from address above)

WHERE PURCHASED _____

DATE OF PURCHASE _____

By signing this certificate, the above-named tree purchaser hereby agrees to plant the tree(s) in compliance with the guidelines set out under the Tree Rebate Program of the City of McCook.

Signature _____

Date _____

- FOR OFFICE USE ONLY -

ACCOUNT NO. 10-028-52590

REBATE ## _____

AMOUNT OF REBATE \$ _____

APPROVED FOR PAYMENT BY: _____

**CITY MANAGER'S REPORT
APRIL 17, 2023 CITY COUNCIL MEETING**

ITEM: 3.B.

Approve the proclamation designating April 24 - 28, 2023 as "National Library Week" in the City of McCook and authorize the Mayor to sign.

BACKGROUND:

National Library Week is a time to celebrate our nation's libraries, library workers' contributions and promote library use and support. The theme for National Library Week 2023 is "There's More to the Story," illustrating the fact that in addition to the books in library collections, available in a variety of formats, libraries offer so much more. Many libraries now lend items like museum passes, games, musical instruments, and tools. Library programming brings communities together for entertainment, education, and connection through book clubs, storytimes, movie nights, crafting classes, and lectures. And library infrastructure advances communities, providing internet and technology access, literacy skills, and support for businesses, job seekers, and entrepreneurs.

In the mid-1950s, research showed that Americans were spending less on books and more on radios, televisions and musical instruments. Concerned that Americans were reading less, the American Library Association (ALA) and the American Book Publishers formed a nonprofit citizens organization called the National Book Committee in 1954. The committee's goals were ambitious. They ranged from "encouraging people to read in their increasing leisure time" to "improving incomes and health" and "developing strong and happy family life." With the cooperation of ALA and with help from the Advertising Council, the first National Library Week was observed in 1958 with the theme "Wake Up and Read!"

This National Library Week, residents of McCook are encouraged to visit the McCook Public Library to show the library staff that their efforts and services provided are appreciated.

**FISCAL
IMPACT:** None.

APPROVALS:

Jody Crocker, Library Director

April 12, 2023



Nathan A. Schneider, City Manager

April 12, 2023

Office of the Mayor
McCook, Nebraska

Proclamation

"NATIONAL LIBRARY WEEK 2022"

- WHEREAS, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life;
- WHEREAS, libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;
- WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all;
- WHEREAS, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships;
- WHEREAS, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs;
- WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals;
- WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all;
- WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

NOW, THEREFORE, be it resolved that I, Linda Taylor, Mayor of the City of McCook, proclaim National Library Week, April 24 - 28, 2023 in McCook. During this week, I encourage all residents to visit their library to explore the wealth of resources available.

Dated this 17th day of April, 2023.

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

Linda Taylor, Mayor

ATTEST:

Lea Ann Doak, City Clerk



**CITY MANAGER'S REPORT
APRIL 17, 2023 CITY COUNCIL MEETING**

ITEM: 4.A.

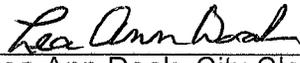
Approve the minutes of the April 3, 2023 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 12, 2023

McCook City Council
April 3, 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, Weedon, Muehlenkamp, Rambali.

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Assistant City Manager Koetter, Deputy City Clerk Burkey, Library Director Crocker, Utilities Director Fawver, Fire Chief Harpham, Public Works Director Potthoff, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on March 30, 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. Invocation was provided by Jamie Mockry. 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 that a Planning Commission meeting is scheduled for April 10, at 5:15 P.M., to consider the voluntary annexation of a parcel of land just to the east of the McCook Business Park; that the City received notice of award for a CCCFF grant in the amount of \$562,000 to be put towards the pool project; and reminded them of the special City Council meeting scheduled for April 28 to tour City of McCook facilities.

2. Proclamations.

2.A. Approve the proclamation designating the month of April 2023 as "Child Abuse Prevention Month" in the City of McCook and authorize the Mayor to sign.

Motion to approve the proclamation designating the month of April 2023 as "Child Abuse Prevention Month" in the City of McCook and authorize the Mayor to sign. This motion, made by Calvin and seconded by Weedon, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

Barb Ostrum, Chairman of the Southwest Nebraska Child Advocacy Team Board, presented the proclamation request to the Council.

2.B. Proclaim the week of April 9 - 15, 2023, as "National Public Safety Telecommunicators Week" and authorize the Mayor to sign.

Motion to proclaim the week of April 9 - 15, 2023, as "National Public Safety Telecommunicators Week" and authorize the Mayor to sign. This motion, made by Calvin and seconded by Weedin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

Police Chief Smith presented the proclamation request to the Council.

2.C. Approve the proclamation designating the week of April 9 -15, 2023 as "Public Transit Week" in the City of McCook and authorize the Mayor to sign.

Motion to approve the proclamation designating the week of April 9 -15, 2023 as "Public Transit Week" in the City of McCook and authorize the Mayor to sign. This motion, made by Calvin and seconded by Muehlenkamp, 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 Rambali, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

3.A. Approve the minutes of the March 20, 2023 regular City Council meeting and the February 10, 2023 special City Council meeting.

3.B. Receive and file the claims for the month of February 2023, published March 24, 2023.

3.C. Receive and file the Property Damage Incident Form from Miguel Camacho and instruct that it be submitted to the City's insurance carrier for review and appropriate action.

3.D. Approve the application for a Special Designated Liquor License submitted by Ambriz Ventures, LLC, Liquor License #CK-124450, for a corporate reception to be held at the McCook Municipal Auditorium, 302 West 5th Street, on May 5, 2023 from 2:00 P.M. to 11:00 P.M.

- 3.E. Accept the minutes of the January 11, 2023 Library Advisory Board meeting.
- 3.F. Ratify the Mayor's appointments to the Parks Advisory Board - reappoint Mark Friehe and Tom Bredvick - terms expire May 2026 and to the Tree Advisory Board - reappoint Dan Dueland, Johanna Scott, and Larry Eisenmenger - terms expire April 2028.
- 3.G. Award bid and approve the purchase of one (1) new 4-wheel drive Airport Rescue and Firefighting (ARFF) vehicle to Unruh Fire, Inc., who submitted the lowest responsible bid of \$375,381.98.
- 3.H. Approve Bid Specifications and Documents for one (1) new 4-wheel drive Type I Ambulance and set the date to receive bids as April 26, 2023 at 2:00 P.M.
- 3.I. Approve Resolution No. 2023-04 adopting the Title VI - Non-Discrimination Plan 2023 for the City of McCook Public Transit and authorize the Mayor to execute said plan on behalf of the City.
- 3.J. Adopt Resolution 2023-05 approving the McCook Municipal Center Information Technology Disaster Recovery Plan.
- 3.K. Appoint Charlie McPherson, Molly Smith, Gene Weedin, Linda Taylor, Kurt Vosburg, Troy Bruntz, and Nate Schneider to the comprehensive plan, zoning ordinance, and subdivision regulation selection committee.

4. Regular Agenda.

- 4.A. Receive a request from Brian Radel to consider allowing sea containers in a Highway Commercial District and give direction to the staff.

With Mr. Radel not being present, motion to table until the April 17, 2023 City Council meeting the request from Brian Radel to consider allowing sea containers in a Highway Commercial District and give direction to the staff This motion, made by Weedin and seconded by Rambali, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

- 4.B. Receive and file a Subaward Agreement between the State of Nebraska Department of Economic Development and the City of McCook for the purpose of supporting a Rural Workforce Housing Land Development project on the property located at 1200 West 4th Street (a/k/a Saint Catherine's lot); this project is being supported, in whole or in part, by federal award number SLFRP1965 awarded to the City of McCook, as a subawardee, of the funds awarded to the State of Nebraska (Department of Economic Development) from the U.S. Department of Treasury.

Motion to receive and file a Subaward Agreement between the State of Nebraska Department of Economic Development and the City of McCook for the purpose of supporting a Rural Workforce

Housing Land Development project on the property located at 1200 West 4th Street (a/k/a Saint Catherine's lot); this project is being supported, in whole or in part, by federal award number SLFRP1965 awarded to the City of McCook, as a subawardee, of the funds awarded to the State of Nebraska (Department of Economic Development) from the U.S. Department of Treasury. This motion, made by Muehlenkamp and seconded by Weedon, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

City Manager Schneider informed the Council that the City of McCook has been notified by the Nebraska Department of Economic Development that McCook's application for the Rural Workforce Housing Land Development Program has been approved in the amount up to \$1,000,000 for workforce housing land development. McCook's grant application identified 1200 West 4th Street (a/k/a Saint Catherine's lot) as the parcel in need of redevelopment. Two separate plans were proposed in McCook's grant application. One option would focus on rehabilitation of the property following the preparation and review of a feasibility study provided by the current owner. Under this option, the grant funds can be used to rectify asbestos or lead mitigation issues on the property. Construction costs would be borne solely by the owner/developer. Under the second option, if rehabilitation of the property is not a feasible option, the grant funds may be utilized to purchase the property from the owner, and if determined, can be used to demolish the existing property for future housing development opportunities to be conducted in conjunction with the Rural Workforce Housing Land Development program. The award is subject to a three year time limit, which gives the current property owner, the City of McCook, and the McCook Economic Development Corporation some flexibility on determining the best option for our community. The City of McCook and MEDC are appreciative of the current property owner's willingness to work with the City toward developing a plan.

4.C. Update regarding the swimming pool and ballpark projects.

City Manager Schneider gave an update regarding the swimming pool and ballpark projects.

The City received notice of award for a CCCFF grant in the amount of \$562,000 to be put towards the pool project, 44 applications were submitted and 19 were approved; Andy Smith, Lamp Rynearson will be scheduling a meeting with the Pool Committee and Fritz Carrothers Construction to begin discussion on the Guaranteed Maximum Price (GMP) for pool construction; Carrothers Construction is working on their initial cost estimates for the proposed pool concept; plan to have the final contract document with Carrothers Construction and the bond ordinance for the pool project to the Council in May; and a good meeting was held with the College Foundation and their attorney, Austin McKillip with Cline Williams, the City's attorney, and the Benjamin's this past week, hope to have final plans and a contract completed in the next couple of months so that fund-raising can begin.

Tony Spilinek inquired about what the plans are for Felling Field.

4.D. Hear a brief presentation from City Attorney regarding the Nebraska Open Meetings Act as it pertains to citizen comments and agenda items.

City Attorney Mustion reviewed the Nebraska Open Meetings Act, the definition of a meeting, notice of meeting and agenda requirements, rights of the public attending public meetings, the creation of the City's agenda, and the procedure established for requesting possible future agenda items.

The City Council made the decision in 2021 to remove the recurring agenda item called Citizen's Comments. That portion of the agenda allowed citizens to make comments on any topic that they wanted to address. Due to concerns about violating the Open Meetings Act the City Council made the decision to no longer have the agenda item. By law, only the items officially listed on the regular meeting agenda can be discussed at a City Council meeting.

4.E. Ordinance No. 2023-3064 providing for the amendment of Chapter 38: Fee Schedule - Appendix E, Water Department Rates and Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2023-3064 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX E , WATER DEPARTMENT RATES AND FEES; OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR A RATE TO BE CHARGED FOR WATER BY THE MCCOOK WATER DEPARTMENT; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2022-3055 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2023-3064 has been read by title and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Muehlenkamp.

Utilities Director Fawver reviewed with the Council some of the current price increases for valves, hydrants, salt etc., that help explain the need for the 6% rate increase; that no date has been determined yet with Maguire Iron for cleaning of the east and west water towers, the towers must be drained down before cleaning and if it is too cold ice will form on the inside causing a safety hazard; and that the state received an anonymous call regarding McCook's water quality, their response was that the recently published Consumer Confidence Report for McCook should address any issues they may have.

Mr. Fawver also informed the Council that the State will not have SRF funding available for at least the next 2½ years. These funds were proposed to be utilized for the funding of the needed water and wastewater improvements. Staff is working with Miller & Associates to identify other funding available.

Rose Weskamp inquired about how the random testings homes are selected for testing.

Councilmember Calvin called for the question as Ms. Weskamp's question does not pertain the 6% proposed rate increase.

Mayor Taylor called the question, motion on the floor passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Mayor Taylor stated for the record that Ordinance No. 2023-3064 is declared lawfully passed and adopted upon publication as required by law.

4.F. Ordinance No. 2023-3065 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2023-3065 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX D, SEWER DEPARTMENT RATES AND FEES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2022-3037 AND ANY AND ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

Ordinance No. 2023-3065 has been read by title and I move to approve upon its third and final reading. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Mayor Taylor stated for the record that Ordinance No. 2023-3065 is declared lawfully passed and adopted upon publication as required by law.

4.G. Council Comments.

There were no council comments.

Adjournment.

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

Linda Taylor, Ex-Officio Mayor
and President of the Council

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
APRIL 17, 2023 CITY COUNCIL MEETING**

ITEM: 4.B.

RECOMMENDATION:

Accept the minutes of the April 10, 2023 Planning Commission meeting.

BACKGROUND:

Accept minutes from the various board and commission meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 12, 2023

McCook Planning Commission
April 10, 2023
5:15 P.M. Central

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

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

Absent: Vice Chair Hilker; Commissioners Friehe, Stevens.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 6, 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 all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the January 9, 2023 regular Planning Commission meeting.

Motion to approve the minutes of the January 9, 2023 regular Planning Commission meeting. This motion, made by McDowell and seconded by Bradley, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, said property owned by Perry and Vicky Case.

Motion to recess as a Planning Commission 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 SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, said property owned by Perry and Vicky Case, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by McDowell, passed.

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

Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the April 10, 2023 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Voluntary Annexation Petition/Request from Perry A. Case and Vicky L. Case (1 page); Exhibit #4 - Legal Description of the proposed annexation area (1 page); Exhibit #5 - Proposed Preliminary Plat of McCook Business Park - Phase II (1 page); and Exhibit #6 - Proposed Resolution No. PC2023-02 (3 pages).

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

Mr. Schneider noted that the City is working with Miller & Associates on a Blight and Substandard Study for this area, which will allow for Tax Increment Financing (TIF) to be utilized for infrastructure improvements.

Greg Wolford, W Design Associates, and Charlie McPherson, McCook Economic Development Corporation Executive Director, were present to address the request. Mr. and Mrs. Case are very interested in developing this area for industrial purposes, it is the last area to have rail service access. Because the Business Park is full, there is a need for the expansion for future development.

Commissioner comments included other blight designation in this area and if the landscaping easement on the proposed preliminary plat is a requirement.

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

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

2.B. Approve Planning Commission Resolution No. PC2023-02, recommending approval of the voluntary annexation of a tract of land located in SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to approve Planning Commission Resolution No. PC2023-02, recommending approval of the voluntary annexation of a tract of land located in the SW 1/4 of Section 28, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska. This motion, made by Vosburg and seconded by Davidson, passed.

Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Hilker: ABSENT, Lyons: ABSTAIN, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 3, ABSTAIN: 1

2.C. Discussion regarding the City of McCook's planned updates to the Comprehensive Plan, zoning ordinance, and subdivision regulations.

In 2013, the City updated its Comprehensive Plan, zoning ordinance, and subdivision regulations. State law requires Comprehensive Plans to be updated every 10 years, which means it is time to update McCook's Comprehensive Plan. Additionally, it is prudent to review and update McCook's zoning ordinance and subdivision regulations at the same time the Comprehensive Plan is updated. RFP's have been issued for professional services and a Comprehensive Plan selection committee has been established by the City Council. Once a firm is selected, the Planning Commission will play a large role as McCook begins its planning updates.

2.D. Discussion regarding the City of McCook's upcoming recreation projects.

The City applied for a \$1.3 million Raise Grant to be utilized for ballpark complex planning - streets, walking trail, Highways 83 and 6/34 safety issues - both vehicle and pedestrian, installing sidewalks along Highway 83, water and sewer needs, improved vehicle access, possibility of extending West "J" Street, etc. The City can reapply for a Raise Construction grant after planning completed.

Staff has been working Austin McKillip, the City's attorney, on an agreement for the College Foundation to build the complex. When the project is completed, the City will then purchase the complex from the College Foundation, using bond proceeds.

The pool project proposed time line plans to have the pool completed in May or June 2024. A meeting is scheduled for April 19 to begin work with the Pool Committee to identify the Guaranteed Maximum Price to be included in the Construction Manager's contract. Carrothers Construction was selected as the Construction Manager. A \$562,000 CCCFF grant was received for the pool project.

2.E. Select new officers for the term of April 2023 through March 2024 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

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

McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 7, NAY: 0, ABSENT: 3

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:45 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

**CITY MANAGER'S REPORT
APRIL 17, 2023 2022 CITY COUNCIL MEETING**

ITEM: 4.C.

Receive and file the claims for the month of March 2023, published April 13, 2023.

BACKGROUND:

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

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

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 12, 2023

CITY OF MCCOOK
CLAIMS FOR MARCH 2023

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

20/20 TECHS-SC 4438.25; ACE-S 1573.10; AKRS-S 4201.79, CO 27800.00;
AMERICAN AG LAB-SC 2644.50; AMERICAN ELECTRIC-S 65.00;
AMERITAS-CLAIMS-SC 4701.04; AMERITAS DENTAL-SC 360.62; ANYTIME
TRI-STATE TOWING-SC 195.00; ARROW CAR WASH-S 47.03; ATCO INT'L-S 392.00;
AURORA COOP-S 10456.31; BAMFORD, INC -SC 150.00, S 600.00; BARCO MUNI
PRODUCTS-S 388.59; BELLA SASSAS-S 225.00; BETTER HOMES & GARDENS-S
38.42; BLACK HILLS ENERGY-SC 10644.84; BOOKS BY THE BUSCHEL-S 287.50; J
BORTNER-SC 2800.00; T BURKEY-SC 350.31; BW TELECOM-SC 144.14; C&K-S
458.52, SC 14.76; CAMBRIDGE TELEPHONE-SC 234.12; CARQUEST-S 2784.07;
CASH WA-S 17619.22; CDW-G-SC 895.85; CENGAGE LEARNING-S 1068.89;
CENTURY LINK-SC 756.55; CITY OF MCCOOK-PS 596985.46; CITY SELF INS-BT
166893.75; UTILITIES-SC 2657.68; CLINE WILLIAMS, WRIGHT JOHNSON-SC
1320.00; CONSOLIDATED MANAGMENT-SC 21.75; CORNHUSKER-SC 1320.00; J.
CROCKER-SC 77.50; CROELL, INC-CO 1208.75; CULLIGAN-S 720.20; F CUMMINS-
SC 216.00; D & S HARDWARE-S 91.10, SC 14.40; DAS ACCT-SC 1278.00, S 66.00;
DE NORA WATER TECH-SC 731.07; DETECTACHEM-S 266.28; DEVENY
CHRYSLER-S 130.24; DIAMOND VOGEL-S 1352.28; L DOAK-SC 223.48; DYNAMISM,
INC-S 12288.14; EAKES-S 1961.13, SC 1357.30; ENVIRONMENTAL ANALYSIS-SC
220.30; FASTENAL-S 115.92; P FAWVER-SC 341.25; FBI NAT'L ACADEMY-SC
150.00; FICA-PS 29293.64; FRENCHMAN VALLEY COOP-S 3450.75; FRONTIER
COMM-SC 62.19; GALLS-S 1882.78; GARRISONS-S 266.50; GARVER-SC 17019.70;
GLASS EXPRESS-S 85.00; GOOGLE SVCS-SC 516.00; GREAT PLAINS COMM-SC
2841.99; GUYNAN MACHINE-S 719.89; HAYS COMPANIES-SC 10000.00; HENNING
BROS-SC 59.00; HERITAGE SENIOR CENTER-SC 60.00; HIGH PLAINS RADIO-SC
60.00; HOLIDAY INN-SC 804.65; HOMETOWN LEASING-SC 757.83; IDEAL LINEN-S
123.05; INT'L SOCIETY OF FIRE-SC 135.00; J BAR J LANDFILL-SC 31848.22; JHB
GROUP-CO 4203.12; JUSTICE DATA SOLUTIONS-SC 3300.00; K & C GRAIN-S

10174.61; KOHL'S AUTO PARTS-S 310.09; KOHLER TRAILER SALES-SC 483.77; LAMP RYNEARSON-CO 1331.25, SC 1331.25; D. LANNIGAN-SC 25.00; LCL TRUCK EQ-S 60.04; LEAGUE OF MUNI-SC 2625.75; LIFE-ASSIST-S 746.50; LINCOLN WINWATER WORKS-S 1317.23; MACQUEEN EQ-CO 3812.50, S 1301.67; MARIS GEN CONST-S 730.93; MC CLINIC-SC 310.83; MC GAZETTE-SC 945.57; MC HUMANE SOCIETY-S 4237.79; MPPD-SC 447.86; MPS-SC 30.00; MC NET SC 69.95; MCKESSON MEDICAL-S 741.68; MEDICARE-PS 8331.89; MEAD-S 112.79; MENARDS-S 759.00; R. METCALF-SC 10.47; MICROMARKETING-S 2795.67; MIDAMERICA BOOKS-S 935.33; MIDWEST CONNECT-S 320.70, SC 1930.58; MILCO-SC 2454.95; MILLER AND ASSOC-CO 40041.20, SC 2180.00; MNB BANK-CO 31068.08; MOUSEL, BROOKS, SCHNEIDER, MUSTION, SCHIFFLET-SC 4678.00; MUNICIPAL SUPPLY-S 3292.67, CO 14477.82; MUTUAL OF OMAHA-SC 745.90; NE DEPT REV-SALES TAX-SC 9334.05; NE PUBLIC HEALTH-SC 16.00; NE LIBRARY ASSOC-SC 60.00; NEBRASKALAND TIRE-S 2424.43; NICK'S DIST-S 1214.10; NMC-S 1486.15; NPPD-SC 38800.81, S 6513.28; O'REILLY-S 92.79; ONE BILLING SOL-SC 5399.26; ONE CALL-SC 30.62; PAPER TIGER-S 90.00; PARDE ELECTRIC-S 120.00; PAULSEN INC-S 2166.95; PFM-SC 10041.26; PINPOINT COMM-SC 121.31; PLATTE VALLEY COMM-S 310.00; POAN-SC 127.75; PRAIRIE STATES COMM-SC 862.50, S 145.50; PRAISE WINDOWS-S 2150.00; PROTEX CENTRAL-S 1045.00; PSYCHOLOGICAL RESOURCES-SC 450.00; QUADIANT-SC 1000.00; QUALITY URGENT CARE-SC 350.00; QUILL-S 90.97; RAILROAD MGMT-SC 2496.57; RAVENSWOOD ELEC-S 436.49; RWCO HEALTH-SC 200.00; RWCO TREAS-CO 2879.20; S REICHART-SC 190.00; RHOMAR IND-SC 1147.56; RUGGLES TRAILER SALES-SC 25.00, S 25.00; RUTT'S HEATING & AC-S 810.00; SANDRY FIRE SUPPLY-SC 2065.76, S 5747.00; SHELCO CONST-CO 42702.81; SHURCO-S 5014.74; B SIEGFRIED-S 20.79; SIRCHIE FINGER PRINT-S 140.23; J SLATEN-SC 12.96; SNELL SRVS-S 369.97; SOUTHWEST FARM & AUTO-S 1394.52; STATE OF NE-SC 30.00; TELEFLEX-S 677.50; TITAN MACHINERY S 849.94; TK ELEVATOR-S 361.29; TRAVELERS-SC 133305.92; TRI CITY AUTO PARTS-S 249.00; UMR-SC 386198.28; UNIVERSITY OF NE-SC 50.00; US DEPT OF AG-SC 800.00; US FOODS-S 1478.42; UTILITY REFUNDS-202.10; VERIZON-SC 5435.06; VOLZ-S 1405.88; WAGNER

FORD-CO 40917.00; WALMART-S 2092.13; WEATHERCRAFT-S 130.00; WEX BANK-S 10006.40; J WHITE-SC 216.00; T WILLIAMS-SC 1832.30; WITMER PUBLIC SAFETY-S 415.58.

-s- Lea Ann
Doak City Clerk

Publish: APRIL 13, 2023

**CITY MANAGER'S REPORT
APRIL 17, 2023 CITY COUNCIL MEETING**

ITEM: **4.D.**

RECOMMENDATION:

Ratify the Mayor's appointments to the:

- Board of Health - reappoint Nate Schneider, Joel Smith, Linda Taylor, Dr. Jason Blomstedt, and Mary Beth Eisenmenger - terms expire June 2024
-

BACKGROUND:

All appointees are willing to serve another term on this board.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 12, 2023

BOARD OF HEALTH

NATE SCHNEIDER
City Manager
PO Box 1059
Term Expires - June 2024

345-2022 (O)

JOEL SMITH
Chief of Police
PO Box 1059
Term Expires - June 2024

345-3450 (O)

LINDA TAYLOR
Mayor
1002 West "I" Street
Term Expires - June 2024

DR. JASON BLOMSTEDT
603 East "M" Street
Term Expires - June 2024

344-4110 (O)
345-8893 (H)

MARY BETH EISENMENGER
1613 Centennial Drive
Term Expires - June 2024

340-9115 (C)
345-6303 (O)

*Denotes Chairperson
1 yr. term

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

ITEM: 4.E.

Receive and file the Financial Report for the period ending March 31, 2023.

BACKGROUND:

The Treasurer's Report (Attachment A) gives the beginning cash balances as of October 1, 2022, plus Total (YTD) Receipts, minus Total (YTD) Disbursements, giving the ending cash balance on March 31, 2023.

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 March 31, 2023.

Attachment C is a Financial Summary of Revenue and Expense by Fund for the quarter ending March 31, 2023.

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

April 11, 2023



Nathan A. Schneider, City Manager

April 11, 2023

ATTACHMENT

A

City of McCook, Nebraska
 TREASURER'S REPORT
 Period Ending March 31, 2023 (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
TOTAL BEGINNING CASH	\$	19,452,080.95
Receipts:		
Taxes	\$	2,533,970.60
Fees, Permits and Licenses	\$	267,313.61
Intergovernmental Services	\$	1,031,365.39
Charges - Current Services	\$	1,025,321.51
Public Utilities	\$	2,004,391.14
Use of Money & Property	\$	1,282,648.66
Interfund Transfers	\$	2,411,866.44
Other Revenue	\$	824,729.88
Unapplied/Accounts Payable	\$	1,999.62
PLUS TOTAL RECEIPTS	\$	11,383,606.85
Disbursements:		
Personal Services	\$	3,800,727.31
Supplies	\$	827,600.90
Services & Charges	\$	3,602,904.42
Budget Transfers	\$	1,718,127.94
Capital Outlay	\$	861,213.35
Unapplied/Accounts Payable	\$	578.22
MINUS TOTAL DISBURSEMENTS	\$	10,811,152.14
Ending Cash Balance March 31, 2023		
McCook National Bank - Public Funds	\$	18,571,117.42
McCook National Bank - Primary Operating	\$	120,677.22
McCook National Bank - LB840 Funds	\$	1,218,264.45
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	\$	88,322.16
McCook National Bank - Pension	\$	13,946.48
TOTAL ENDING CASH	\$	20,024,535.66

Dated: March 31, 2023

-s- Lea Ann Doak, City Clerk

ATTACHMENT

B

City of McCook, Nebraska
TREASURER'S REPORT
CASH BALANCE BY FUNDS
Period Ending March 31, 2023 (unaudited)

Beginning Cash on Hand, October 1, 2022	Beginning Cash	YTD Revenue	YTD Expenditures	Ending Cash
General Fund - 10	\$ 3,575,164.58	\$ 3,929,935.15	\$ 4,608,530.32	\$ 2,896,569.41
General Fund Unapplied/Accts. Payable	\$ 2,519.00	\$ 1,665.00	\$ 20.92	\$ 4,163.08
Street Fund - 15	\$ 427,843.11	\$ 191,332.15	\$ 88,000.00	\$ 531,175.26
Special Revenue - 20	\$ 1,799,787.84	\$ 129,208.32	\$ 180,893.65	\$ 1,748,102.51
Special Revenue Unapplied/Accts. Payable	\$ -		\$ -	\$ -
Debt Service - 30	\$ 398,745.43	\$ 6,524.00	\$ -	\$ 405,269.43
Community Redevelopment Authority - 40	\$ 72,946.36	\$ 163,958.04	\$ 155,177.97	\$ 81,726.43
Economic Development Fund - 45	\$ 1,013,373.90	\$ 312,050.95	\$ 107,160.40	\$ 1,218,264.45
Pension Trust - 50	\$ 5,343.21	\$ 18,040.25	\$ 9,436.98	\$ 13,946.48
Trust & Agency - 60	\$ 357,584.48	\$ 108,454.89	\$ 63,707.94	\$ 402,331.43
Internal Service Fund - 65	\$ 950,039.53	\$ 1,363,023.21	\$ 1,473,166.88	\$ 839,895.86
Enterprise Fund - 70	\$ 10,115,278.54	\$ 4,825,016.29	\$ 4,044,177.75	\$ 10,896,117.08
Enterprise Fund Unapplied/Accts. Payable	\$ 254.80	\$ 334.62	\$ 557.30	\$ 32.12
Capital Improvement - 80	\$ 733,200.17	\$ 334,063.98	\$ 80,322.03	\$ 986,942.12
BALANCES	\$ 19,452,080.95	\$ 11,383,606.85	\$ 10,811,152.14	\$ 20,024,535.66

Dated: March 31, 2023

-s- Lea Ann Doak, City Clerk

ATTACHMENT C

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: MARCH 31ST, 2023

10 -GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
GENERAL REVENUE	10,577,173	10,577,173	608,491.28	3,845,175.15	3,480,886.14	6,731,997.85	63.65
RESERVES/CO TREASURER BAL	<u>1,798,887</u>	<u>1,798,887</u>	<u>32,782.00</u>	<u>84,760.00</u>	<u>90,089.00</u>	<u>1,714,127.00</u>	<u>95.29</u>
TOTAL REVENUES	12,376,060	12,376,060	641,273.28	3,929,935.15	3,570,975.14	8,446,124.85	68.25
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ADMINISTRATION	791,193	791,193	79,302.14	357,000.51	290,648.24	434,192.49	54.88
PUBLICITY	8,750	8,750	94.74	3,860.58	2,381.29	4,889.42	55.88
AUDITORIUM	52,201	52,201	7,559.00	28,921.89	19,276.99	23,279.11	44.60
COUNCIL	574,381	574,381	26,197.51	142,844.83	121,338.25	431,536.17	75.13
POLICE	2,280,517	2,280,517	202,947.86	1,003,371.08	871,460.65	1,277,145.92	56.00
MUNICIPAL CENTER	102,694	102,694	10,560.84	71,463.45	55,746.45	31,230.55	30.41
FIRE	2,479,053	2,479,053	167,645.87	877,039.98	667,536.71	1,602,013.02	64.62
AMBULANCE	181,576	181,576	46,038.23	99,716.92	92,003.85	81,859.08	45.08
CIVIL DEFENSE	9,709	9,709	105.58	504.48	428.48	9,204.52	94.80
BUILDING & ZONING	101,414	101,414	11,098.20	50,923.92	47,377.74	50,490.08	49.79
LIBRARY	377,218	377,218	38,426.92	186,910.00	158,248.14	190,308.00	50.45
STREET	1,143,869	1,143,869	138,157.62	607,422.97	513,267.89	536,446.03	46.90
CEMETERY	255,032	255,032	16,893.06	123,156.37	105,286.86	131,875.63	51.71
PARKS	266,425	266,425	21,128.09	114,988.23	116,261.88	151,436.77	56.84
BALL PARKS	129,638	129,638	10,193.05	46,050.24	73,820.22	83,587.76	64.48
POOL	13,372	13,372	740.15	17,116.89	2,120.54	3,744.89)	28.01-
AIRPORT	176,011	176,011	17,242.87	85,358.31	66,843.60	90,652.69	51.50
UNEMPLOYMENT	10,000	10,000	0.00	0.00	0.00	10,000.00	100.00
UNCOLLECTABLE TAX	16,000	16,000	631.52	3,826.53	3,895.93	12,173.47	76.08
SENIOR CENTER	509,676	509,676	50,725.17	232,849.48	213,738.17	276,826.52	54.31
PUBLIC TRANSPORTATION	197,007	197,007	18,413.41	88,800.59	87,549.46	108,206.41	54.93
HEALTH OPERATING	861,250	861,250	71,771.00	430,626.00	393,537.00	430,624.00	50.00
RESERVES/CO TREASURER BAL	<u>623,887</u>	<u>623,887</u>	<u>1,484.50</u>	<u>35,777.07</u>	<u>95,748.00</u>	<u>588,109.93</u>	<u>94.27</u>
TOTAL EXPENDITURES	11,160,873	11,160,873	937,357.33	4,608,530.32	3,998,516.34	6,552,342.68	58.71
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,215,187	1,215,187	(296,084.05)	(678,595.17)	(427,541.20)	1,893,782.17	155.84

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

15 -STREET FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
STREET IMPROVEMENTS	575,602	575,602	186,615.15	191,332.15	147,678.02	384,269.85	66.76
TOTAL REVENUES	575,602	575,602	186,615.15	191,332.15	147,678.02	384,269.85	66.76
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET 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	186,615.15	103,332.15	147,678.02 (	103,332.15)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: MARCH 31ST, 2023

20 -SPECIAL REVENUE
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	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	17,020.00	38,296.00	109,343.00	91,415.00	70.48
PUBLIC TRANSIT GRANTS	66,000	66,000	0.00	0.00	18,709.70	66,000.00	100.00
ACE REVENUE SHARING	23,939	23,939	100.00	11,195.00	9,101.00	12,744.00	53.24
MCCOOK RECREATIONAL TRAIL	54,272	54,272	168.00	887.00	48.00	53,385.00	98.37
CCCF 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	368.00	2,123.00	531.00	120,606.00	98.27
ENHANCED E911	45,353	45,353	495.00	9,193.36	15,799.14	36,159.64	79.73
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
INSURANCE REIMBURSEMENT	465,025	465,025	1,341.00	7,389.00	11,468.25	457,636.00	98.41
PSAP FUNDS	137,722	137,722	4,188.70	28,690.90	28,120.36	109,031.10	79.17
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	2,779.00	14,814.00	32,526.00	906,902.00	98.39
BIRDELLA NELSON TECH CTR	0	0	1,253.24	16,620.06	0.00	(16,620.06)	0.00
TOTAL REVENUES	2,017,612	2,017,612	27,712.94	129,208.32	225,646.45	1,888,403.68	93.60

	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	17,019.70	30,906.63	93,792.99	98,804.37	76.17
PUBLIC TRANSIT GRANTS	66,000	66,000	0.00	0.00	18,709.70	66,000.00	100.00
ACE REVENUE SHARING	23,939	23,939	0.00	3,839.00	17,096.00	20,100.00	83.96
MCCOOK RECREATIONAL TRAIL	54,272	54,272	0.00	0.00	0.00	54,272.00	100.00
CCCF GRANT-SWIMMING POOL	11,718	11,718	1,331.25	1,331.25	7,031.80	10,386.75	88.64
MCCOOK COMM FOUNDATION	0	0	0.00	0.00	0.00	0.00	0.00
COVID-19 CARES ACT	122,729	122,729	0.00	40,343.62	135,430.00	82,385.38	67.13
ENHANCED E911	45,353	45,353	3,300.00	5,829.09	118,892.53	39,523.91	87.15
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
INSURANCE REIMBURSEMENT	465,025	465,025	0.00	40,850.00	100.00	424,175.00	91.22
PSAP FUNDS	137,722	137,722	1,530.79	13,602.52	20,759.39	124,119.48	90.12
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	(610.04)	21,988.40	398,640.01	899,727.60	97.61
BIRDELLA NELSON TECH CTR	0	0	12,288.14	22,203.14	0.00	(22,203.14)	0.00
TOTAL EXPENDITURES	2,017,612	2,017,612	34,859.84	180,893.65	810,452.42	1,836,718.35	91.03
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(7,146.90)	(51,685.33)	(584,805.97)	51,685.33	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

30 -DEBT SERVICE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	397,286	397,286	1,235.00	6,524.00	344.00	390,762.00	98.36
BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	397,286	397,286	1,235.00	6,524.00	344.00	390,762.00	98.36
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	397,286	397,286	0.00	0.00	122.84	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	122.84	397,286.00	100.00
REVENUES OVER/(UNDER) EXPENDITURES	0	0	1,235.00	6,524.00	221.16 (	6,524.00)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

40 -COMMUNITY DEVELOPMENT
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	0.00	796.70	31,000.00	100.00
CITY INVESTMENTS	72,602	72,602	228.00	2,555.00	63.00	70,047.00	96.48
NORTH POINTE	30,000	30,000	1,754.75	9,572.80	1,741.90	20,427.20	68.09
CLARY VILLAGE LLC	9,500	9,500	0.00	0.00	240.82	9,500.00	100.00
MCCOOK HOTEL GROUP/COBBL	60,000	60,000	0.00	0.00	1,457.87	60,000.00	100.00
QUILLAN COURTS	15,000	15,000	0.00	463.46	2,331.74	14,536.54	96.91
MCCOOK LODGING/HOLIDAY I	100,000	100,000	0.00	45,323.83	2,648.57	54,676.17	54.68
NEXT GENERATION	220,000	220,000	0.00	101,572.63	5,995.50	118,427.37	53.83
N-STANT CONVENIENCE	20,000	20,000	0.00	4,470.32	0.00	15,529.68	77.65
BLACKWOOD ENTERPRISES	200,000	200,000	0.00	0.00	0.00	200,000.00	100.00
TOTAL REVENUES	758,102	758,102	1,982.75	163,958.04	15,276.10	594,143.96	78.37
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	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	0.00	0.00	31,000.00	100.00
CITY INVESTMENTS	72,602	72,602	0.00	0.00	0.00	72,602.00	100.00
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
TOTAL EXPENDITURES	758,102	758,102	0.00	155,177.97	2,104.02	602,924.03	79.53
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	1,982.75	8,780.07	13,172.08 (	8,780.07)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

45 -ECONOMIC DEVELOPMENT FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
ECONOMIC DEVELOPMENT FUN	1,554,742	1,554,742	43,714.05	312,050.95	288,838.85	1,242,691.05	79.93
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	43,714.05	312,050.95	288,838.85	1,242,691.05	79.93
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ECONOMIC DEVELOPMENT FUN	1,554,742	1,554,742	29,340.00	107,160.40	232,969.40	1,447,581.60	93.11
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	29,340.00	107,160.40	232,969.40	1,447,581.60	93.11
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	14,374.05	204,890.55	55,869.45 (	204,890.55)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

50 -PENSION TRUST
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
POLICE OFFICER DISABILIT	<u>23,343</u>	<u>23,343</u>	<u>11.85</u>	<u>18,040.25</u>	<u>16,002.16</u>	<u>5,302.75</u>	<u>22.72</u>
TOTAL REVENUES	<u>23,343</u>	<u>23,343</u>	<u>11.85</u>	<u>18,040.25</u>	<u>16,002.16</u>	<u>5,302.75</u>	<u>22.72</u>
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
POLICE OFFICER DISABILIT	<u>23,343</u>	<u>23,343</u>	<u>1,572.83</u>	<u>9,436.98</u>	<u>9,436.45</u>	<u>13,906.02</u>	<u>59.57</u>
TOTAL EXPENDITURES	<u>23,343</u>	<u>23,343</u>	<u>1,572.83</u>	<u>9,436.98</u>	<u>9,436.45</u>	<u>13,906.02</u>	<u>59.57</u>
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(1,560.98)	8,603.27	6,565.71	(8,603.27)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

60 -AGENCY FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
PERPETUAL CARE	164,975	164,975	803.00	5,184.00	4,636.00	159,791.00	96.86
SENIOR CENTER CONTRIBUTIO	83,101	83,101 (	1,347.00)	14,409.00	6,535.25	68,692.00	82.66
SCHOOL	8,050	8,050	5,044.79	5,984.79	5,875.00	2,065.21	25.65
FIRE CONTRIBUTIONS	7,793	7,793	0.00	14,192.76	3,983.55 (	6,399.76)	82.12-
LIBRARY MEMORIAL	54,658	54,658	0.00	6,225.00	15,295.00	48,433.00	88.61
COMMUNITY BETTERMENT	135,915	135,915	4,900.31	44,103.86	48,158.67	91,811.14	67.55
DARE CONTRIBUTIONS	1,776	1,776	0.00	2,126.50	434.66 (	350.50)	19.74-
PUBLIC WORKS CONTRIBUTION	6,994	6,994	300.45	376.05	0.00	6,617.95	94.62
AMBULANCE CONTRIBUTIONS	9,801	9,801	200.00	500.00	250.00	9,301.00	94.90
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	15,252.93	2,519.33 (	10,537.93)	223.50-
FIRE TRAINING TRAILER	14,500	14,500	0.00	100.00	0.00	14,400.00	99.31
TOTAL REVENUES	496,594	496,594	9,901.55	108,454.89	87,687.46	388,139.11	78.16
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET 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	200.00	4,494.90	1,348.57	78,606.10	94.59
SCHOOL	8,050	8,050	30.00	940.00	1,425.00	7,110.00	88.32
FIRE CONTRIBUTIONS	7,793	7,793	225.00	4,456.72	497.61	3,336.28	42.81
LIBRARY MEMORIAL	54,658	54,658	0.00	694.33	10,535.23	53,963.67	98.73
COMMUNITY BETTERMENT	135,915	135,915	6,250.00	52,634.00	49,977.00	83,281.00	61.27
DARE CONTRIBUTIONS	1,776	1,776	0.00	1,342.33	983.31	433.67	24.42
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	251.75	0.00	14,248.25	98.26
TOTAL EXPENDITURES	496,594	496,594	6,705.00	63,707.94	64,766.72	432,886.06	87.17
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	3,196.55	44,746.95	22,920.74 (	44,746.95)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

65 -INTERNAL SERVICE FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
FLEX DEPENDENT CARE	10,729	10,729	0.00	960.00	2,036.34	9,769.00	91.05
FLEX - MEDICAL	60,056	60,056	8,878.52	27,697.64	18,233.36	32,358.36	53.88
SELF INSURED HEALTH INSUR	<u>2,705,527</u>	<u>2,705,527</u>	<u>249,708.24</u>	<u>1,334,365.57</u>	<u>1,319,234.13</u>	<u>1,371,161.43</u>	<u>50.68</u>
TOTAL REVENUES	2,776,312	2,776,312	258,586.76	1,363,023.21	1,339,503.83	1,413,288.79	50.91
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FLEX DEPENDENT CARE	10,729	10,729	2,092.00	2,092.00	1,038.42	8,637.00	80.50
FLEX - MEDICAL	60,056	60,056	8,949.51	30,140.26	21,444.61	29,915.74	49.81
SELF INSURED HEALTH INSUR	<u>2,705,527</u>	<u>2,705,527</u>	<u>390,964.33</u>	<u>1,440,934.62</u>	<u>1,008,364.09</u>	<u>1,264,592.38</u>	<u>46.74</u>
TOTAL EXPENDITURES	2,776,312	2,776,312	402,005.84	1,473,166.88	1,030,847.12	1,303,145.12	46.94
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(143,419.08)	(110,143.67)	308,656.71	110,143.67	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: MARCH 31ST, 2023

70 -ENTERPRISE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
SOLID WASTE-LANDFILL POST	0	0	0.00	0.00	0.00	0.00	0.00
SOLID WASTE - RECYCLING	320,800	320,800	5,865.50	52,301.70	48,925.84	268,498.30	83.70
SOLID WASTE - COLLECTION	1,066,154	1,066,154	73,705.34	451,834.23	415,069.10	614,319.77	57.62
SOLID WASTE - TRANSFER ST LANDFILL RESERVE	1,475,222	1,475,222	101,041.76	561,073.53	519,591.40	914,148.47	61.97
SOLID WASTE - DISPOSAL	871,162	871,162	9,169.00	52,912.00	38,130.00	818,250.00	93.93
WATER MAINTENANCE & OPERA	464,160	464,160	37,412.40	203,302.16	174,821.65	260,857.84	56.20
WATER BOND & INTEREST RED	5,013,617	5,013,617	161,988.89	1,285,781.23	1,184,168.48	3,727,835.77	74.35
WATER CAPITAL - REPLACEME	1,245,246	1,245,246	34,201.00	200,967.00	219,819.00	1,044,279.00	83.86
WATER CAPITAL - DEVELOPME	4,859,232	4,859,232	39,312.00	228,670.00	163,538.00	4,630,562.00	95.29
WATER QUALITY SOLUTION	0	0	0.00	0.00	0.00	0.00	0.00
SEWER MAINTENANCE & OPERA	171,290	171,290	622.41	3,142.16	182.15	168,147.84	98.17
SEWER BOND & INTEREST RES	2,995,043	2,995,043	142,397.70	862,168.50	806,744.56	2,132,874.50	71.21
SEWER CAPITAL - REPLACEME	122,729	122,729	381.00	2,015.00	106.00	120,714.00	98.36
SEWER CAPITAL - DEVELOPME	3,131,593	3,131,593	41,110.00	243,562.00	258,572.00	2,888,031.00	92.22
COMBINED UTILITIES	1,361	1,361	6.00	31.00	0.00	1,330.00	97.72
ELECTRIC UTILITY	500,846	500,846	0.00	0.00	0.00	500,846.00	100.00
	<u>1,330,000</u>	<u>1,330,000</u>	<u>111,617.71</u>	<u>677,255.78</u>	<u>662,442.23</u>	<u>652,744.22</u>	<u>49.08</u>
TOTAL REVENUES	23,568,455	23,568,455	758,830.71	4,825,016.29	4,492,110.41	18,743,438.71	79.53

	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	2,454.95	6,221.64	4,769.31	8,328.36	57.24
SOLID WASTE - RECYCLING	364,340	364,340	13,208.63	57,864.51	54,568.10	306,475.49	84.12
SOLID WASTE - COLLECTION	1,066,154	1,066,154	75,586.96	433,086.05	387,934.30	633,067.95	59.38
SOLID WASTE - TRANSFER ST LANDFILL RESERVE	1,417,132	1,417,132	94,298.14	557,732.31	522,161.27	859,399.69	60.64
SOLID WASTE - DISPOSAL	871,162	871,162	0.00	0.00	0.00	871,162.00	100.00
WATER MAINTENANCE & OPERA	464,160	464,160	37,412.40	204,552.16	176,071.65	259,607.84	55.93
WATER BOND & INTEREST RED	5,013,617	5,013,617	263,991.56	1,225,395.95	1,080,455.70	3,788,221.05	75.56
WATER CAPITAL - REPLACEME	1,245,246	1,245,246	0.00	43,263.89	42,347.93	1,201,982.11	96.53
WATER CAPITAL - DEVELOPME	4,859,232	4,859,232	39,088.89	121,767.27	515,970.41	4,737,464.73	97.49
WATER QUALITY SOLUTION	0	0	0.00	0.00	0.00	0.00	0.00
SEWER MAINTENANCE & OPERA	171,290	171,290	0.00	0.00	0.00	171,290.00	100.00
SEWER BOND & INTEREST RES	2,995,043	2,995,043	128,675.23	666,797.77	664,838.44	2,328,245.23	77.74
SEWER CAPITAL - REPLACEME	122,729	122,729	0.00	0.00	0.00	122,729.00	100.00
SEWER CAPITAL - DEVELOPME	3,131,593	3,131,593	18,569.68	50,240.42	69,486.45	3,081,352.58	98.40
COMBINED UTILITIES	1,361	1,361	0.00	0.00	0.00	1,361.00	100.00
ELECTRIC UTILITY	500,846	500,846	0.00	0.00	0.00	500,846.00	100.00
	<u>1,330,000</u>	<u>1,330,000</u>	<u>111,617.71</u>	<u>677,255.78</u>	<u>662,442.23</u>	<u>652,744.22</u>	<u>49.08</u>
TOTAL EXPENDITURES	23,568,455	23,568,455	784,904.15	4,044,177.75	4,181,045.79	19,524,277.25	82.84
REVENUES OVER/(UNDER) EXPENDITURES	0	0 (	26,073.44)	780,838.54	311,064.62 (	780,838.54)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: MARCH 31ST, 2023

80 -CAPITAL IMPROVEMENTS FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
CAPITAL IMPROVE 2018	798,957	798,957	54,983.33	326,887.98	320,477.98	472,069.02	59.09
CAPITAL IMPROVE PRE 2018	<u>440,196</u>	<u>440,196</u>	<u>1,320.00</u>	<u>7,176.00</u>	<u>324.00</u>	<u>433,020.00</u>	<u>98.37</u>
TOTAL REVENUES	<u>1,239,153</u>	<u>1,239,153</u>	<u>56,303.33</u>	<u>334,063.98</u>	<u>320,801.98</u>	<u>905,089.02</u>	<u>73.04</u>
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
CAPITAL IMPROVE 2018	798,957	798,957	45,852.85	64,882.50	33,064.62	734,074.50	91.88
CAPITAL IMPROVE PRE 2018	<u>440,196</u>	<u>440,196</u>	<u>127.03</u>	<u>15,439.53</u>	<u>15,015.57</u>	<u>424,756.47</u>	<u>96.49</u>
TOTAL EXPENDITURES	<u>1,239,153</u>	<u>1,239,153</u>	<u>45,979.88</u>	<u>80,322.03</u>	<u>48,080.19</u>	<u>1,158,830.97</u>	<u>93.52</u>
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	10,323.45	253,741.95	272,721.79 (	253,741.95)	0.00

**CITY MANAGER'S REPORT
APRIL 17, 2023 CITY COUNCIL MEETING**

ITEM: 4.F.

Receive and file the City of McCook - Tax Increment Financing Annual Report - dated April 2023.

BACKGROUND:

On or before May 1 of each year, the City of McCook Community Development Agency (CDA) is required to compile information on the progress of redevelopment projects that are financed in whole or in part through Tax Increment Financing (TIF). The attached report is for calendar year 2022. The CDA must report this information to the City Council and other taxing entities affected by the division of taxes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 12, 2023



Tera Koetter, Assistant City Manager

April 12, 2023



Nathan A. Schneider, City Manager

April 12, 2023

**CITY OF MCCOOK
TAX INCREMENT FINANCING ANNUAL REPORT
APRIL 2023**

On or before May 1 of each year, the City of McCook Community Development Agency (CDA) is required to compile information on the progress of redevelopment projects that are financed in whole or in part through Tax Increment Financing (TIF). The CDA reports this information to the McCook City Council and other taxing entities affected by the division of taxes.

Redevelopment project plans are evaluated based on zoning regulations, land utilization, compliance with the City's Comprehensive Plan, TIF criteria set forth by the City and the Nebraska Community Development Law. The City of McCook has five Redevelopment Areas as outlined in attached Exhibit #1.

The City of McCook has eleven active redevelopment projects that have been financed in whole or in part through TIF. The total estimated costs for these redevelopment projects total \$42,298,342.

There was one redevelopment plan amended during 2022.

- (1) The MEDC Infill Housing Redevelopment Plan was amended in 2022. The amendment to the Plan corrects and clarifies the legal description of the Project Site. The new legal description is Lot 7R, Clary Subdivision Replat #4, City of McCook, Red Willow County, Nebraska.

There was one project approved during 2022.

- (1) In 2022, the Engineering International Redevelopment Project was approved. It is in Redevelopment Area #3 and includes private improvements of the renovation and rehabilitation of the commercial building on the project site. Public Improvements include land acquisition, site preparation, energy efficiency enhancements, architectural and engineering fees, and other eligible public improvements on the site and in the Redevelopment Area.

Two project agreements were amended during 2022.

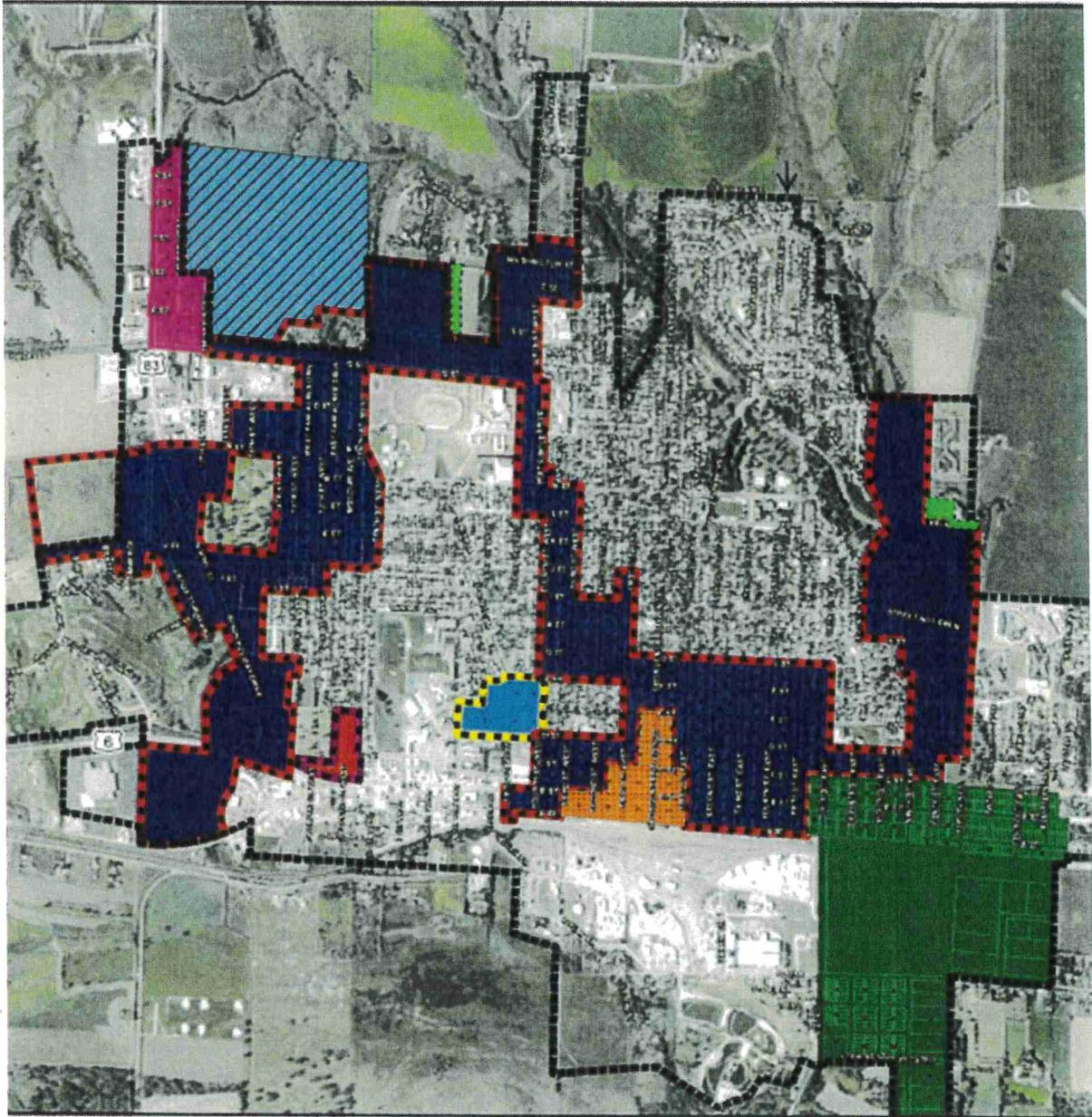
- (1) The MEDC Infill Housing Redevelopment Agreement was amended modifying the effective date of the project from January 1, 2022 to January 1, 2023. The amendment request was due to unanticipated construction delays of the project. The new maturity date will become December 31, 2038.
- (2) The Cobblestone Redevelopment Agreement was amended to modify and restate the tax increment development revenue bond to amend and correct the maturity date from December 31, 2030 to December 31, 2031. The Amended Bond shall make no other changes except to the maturity date of the bond.

Included with this report is a table which summarizes the City of McCook's Tax Increment Projects through December 31, 2022. The table provides a comparison between the initial project valuation of property included in each redevelopment project (as described in the individual redevelopment contracts) and the assessed value of the property included in each redevelopment project. The table is attached hereto, marked as Exhibit #2, and is incorporated into this document by reference.

During 2022, there were no TIF project bonds paid in full or that reached the 15-year term.

The percent of land within the corporate limits of the City of McCook designated as blighted as of 12/31/2022 was 29.3%

New Redevelopment Area Map



Legend

- | | |
|---|--|
|  McCook Corp. Boundary (3494.41 AC.) |  Amendment to Redevelopment Area #3 (17.43 AC.) |
|  1997 Area #1 (30.13 AC.) |  Redevelopment Area #4 (8.62 AC.) |
|  1997 Area #2 (263.69 AC.) |  2019 Area 5 [Inside] (46.57 AC.) |
|  2013 Area 3 (698.29 AC.) |  2019 Area 5 [Outside] (124.06 AC.) |
|  2013 Area #3 [Inside] (644.31 AC.) |  Amendment to Redevelopment Area #3 (4.9 AC.) |

CITY OF MCCOOK
TAX INCREMENT PROJECTS YEAR ENDING 12/31/2022

PROJECT NAME	AREA	TYPE	CONTRACT DATE	TIF BOND	ESTIMATED PROJECT COST	INITIAL PROJECTED VALUATION	BASE VALUE	BASE VALUE DATE	TIF EXCESS VALUE TAX YEAR 2021
Keystone Hotel Rehabilitation Amended Area - removed undeveloped Lots 8 & 9	1	Commercial	05/18/09 11/20/17	\$ 320,000.00	\$ 3,931,264.00	\$ 2,000,000.00	\$ 120,000.00 \$ 109,500.00	08/03/09 12/18/17	\$ 1,496,500.00
North Pointe Properties, LLC (27 lots in three phases) Phase I - 6 lots Phase I-Amend No. 1 (Lots 1 & 3) Phase I-Amend No. 2 (Lots 2 & 4) Phase I-Amend No. 3 (Lots 5 & 6)	3	Housing	07/07/14 05/16/16 05/15/17 05/07/18	\$ 208,000.00	\$ 208,000.00 + Developer Costs	\$ 5,000,000.00 \$ 1,750,000.00 **	\$ 89,079.00 \$ 27,268.00 \$ 38,420.00 \$ 45,695.00	04/20/15 07/14/17 05/17/18	\$ 670,532.00 \$ 707,611.00 \$ 598,657.00
Clary Village Amended Plan Area	3	Housing	03/16/15 11/20/17	\$ 180,000.00	\$ 2,657,520.00	\$ 716,000.00 ***	\$ 12,778.00 \$ 8,092.00	03/10/16 12/18/17	\$ 407,002.00
McCook Hotel Group, LLC (Cobblestone) 1st Amendment	3	Commercial	05/04/15 09/19/22	\$ 628,875.00	\$ 4,628,000.00	\$ 3,580,000.00	\$ 211,563.00	03/11/16	\$ 2,738,437.00
Quillan Courts 1st Amendment	3	Housing	06/06/16 10/18/21	\$ 110,000.00	\$ 3,566,160.00	\$ 557,000.00 ***	\$ 85,074.00 \$ 74,097.00	07/14/17 03/14/22	\$ 427,166.00
Next Generation, Inc., Facility Amended Plan	2	Industrial	02/20/17 09/04/18	\$ 720,000.00 \$ 1,024,000.00	\$ 9,061,907.00 \$ 6,529,616.00	\$ 4,500,000.00 \$ 10,485,856.00	\$ 51,475.00	11/02/17	\$ 11,261,851.00
McCook Lodging, LLC (Holiday Inn & Suites) 1st Amendment 2nd Amendment 3rd Amendment	3	Commercial	03/21/16 08/29/16 07/16/18 10/15/18	\$ 1,400,000.00	\$ 8,892,000.00	\$ 6,750,000.00 ***	\$ 202,995.00	08/01/18	\$ 4,975,021.00
Blackwood Enterprises 1st Amendment	3	Commercial	03/16/20 07/06/21	\$ 200,000.00	\$ 647,875.00	\$ 1,139,857.00	\$ 135,000.00	07/29/20	\$ 179,937.00
N-Stant Convenience 1st Amendment	4	Commercial	04/20/20 03/01/21	\$ 196,500.00	\$ 1,110,000.00	\$ 1,107,724.00	\$ 71,874.00	07/29/20	\$ 255,754.00
MEDC Infill Housing 1st Amendment	3	Housing	10/18/21 04/04/22	\$ 45,225.00	\$ 266,000.00	\$ 236,172.00			
Engineering International (Restored Homes, LLC)	3	Commercial	11/21/22	\$ 104,000.00	\$ 800,000.00	\$ 625,000.00			

TOTAL ESTIMATED PROJECT COSTS

\$ 42,298,342.00

**Estimated Fair Market Value

***Estimated valuation increase

EXHIBIT #2

COPIES OF ANNUAL REPORT TO:

McCook Community College
President
1205 East 3rd
McCook, NE 69001

Chairman of the Board
Educational Service Unit No 15
344 Main
PO Box 398
Trenton, NE 69044

Chairman of the Board
Middle Republican NRD
208 Center Ave
PO Box 81
Curtis, NE 69025

Commission Chairman
Red Willow County Commissioners
502 Norris Avenue
McCook, NE 69001

Board President
McCook School District
600 West 7th
McCook, NE 69001

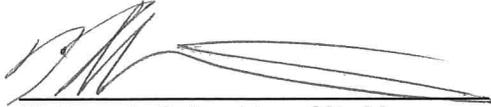
**CITY MANAGER'S REPORT
APRIL 17, 2023 MCCOOK CITY COUNCIL MEETING**

5.A.
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.

APPROVALS:



Nathan A. Schneider, City Manager

April 12, 2023



Lea Ann Doak, City Clerk

April 12, 2023

**CITY MANAGER'S REPORT
APRIL 17, 2023 MCCOOK CITY COUNCIL MEETING**

5.B. ITEM NO. 5.B. Receive and file a reminder of the Special Meeting of the McCook City Council scheduled to be held on April 28, 2023 at which time a tour of the City of McCook facilities will occur.

BACKGROUND:

A Special Meeting of the McCook City Council is scheduled to be held on April 28, 2023 for the purpose of conducting a public tour of the City of McCook's various facilities. The tour will begin at 8:00 a.m. at the McCook Council Chambers.

APPROVALS:



Nathan A. Schneider, City Manager

April 13, 2023



Lea Ann Doak, City Clerk

April 13, 2023