

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, May 20, 2024
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Donelan, McCook Evangelical Free Church.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.
2. Proclamations.
 - A. Approve the proclamation designating the week of May 19-25, 2024 as "National Public Works Week" and authorize the Mayor to sign.
 - B. Approve the proclamation designating May 19-25, 2024, as "Emergency Medical Services Week" and authorize the Mayor to sign.
3. 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 May 6, 2024 regular City Council meeting and the May 15, 2024 special City Council meeting.
 - B. Accept the City of McCook - Tax Increment Financing Annual Report - dated April 2024.
 - C. Receive and file the claims for the month of April 2024, published May 14, 2024.
 - D. Receive and file the Financial Report for the period ending April 30, 2024.
 - E. Accept the minutes of the March 13, 2024 Library Advisory Board meeting.
4. Regular Agenda.
 - A. Approve Resolution No. 2024-10 to accept funding recommendation and authorize Mayor to execute all documents required to apply for funding through USDA-RD and Northland Securities for \$14,497,000 for completion of the Wastewater Improvements proposed within the completed Facility Plan Summary for the proposed WWTF upgrades.

B. Council Comments.
Adjournment.

**CITY MANAGER'S REPORT
MAY 15, 2023 CITY COUNCIL MEETING**

ITEM: **2.A.**

RECOMMENDATION:

APPROVE THE PROCLAMATION DESIGNATING THE WEEK OF MAY 19 - 25, 2024 AS "NATIONAL PUBLIC WORKS WEEK" AND AUTHORIZE THE MAYOR TO SIGN.

BACKGROUND:

In 1960, the American Public Works Association started a public information campaign to make the general public more aware of the work Public Works Departments do, to educate the public on the importance of public works to their daily lives: planning, building, managing and operating at the heart of their local communities to improve everyday quality of life, as well as promote the "often-unsung heroes" of our society, the professionals who serve the public every day with quiet dedication.

The 2024 National Public Works Week theme "Advancing Quality of Life For All" shines a spotlight on the way public works professionals advance our quality of life, whether as a first responder to an unforeseen situation, regular solid waste pickup, or a myriad of other ways they silently serve their community. Public works professionals provide essential services that lead to a healthier, happier, more vibrant community.

Public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of McCook. Public works in McCook includes providing infrastructure services in transportation including the highways within the City's corporate limits, stormwater infrastructure, public buildings and spaces, airport, parks, ballparks, swimming pool, cemeteries and grounds, solid waste collection and disposal, and Recycling.

This year we challenge our citizens to think about the role public works plays in creating a great place to live. By working together, the impact citizens and public works professionals can have on their communities is magnified and results in the ability to accomplish goals once thought unattainable.

Join us in celebrating the quiet work these professionals do that makes life better for all of us.

In McCook, Public Works includes the following departments and employees:

Street, including highways and right of way maintenance within the City limits (5 FT employees including the Public Works Director)

Kyle Potthoff - Public Works Director - 28 YEARS

Tyler Kalinski - Public Works Supervisor - 30 YEARS

Randy Zwickle - Equipment Operator III - 19 YEARS

Paul Younger - Lead Mechanic - 23 YEARS

Steve Miller - Equipment Operator II - 18 YEARS

Cemetery, (2 FT employees)

Seth Province - Sexton - 9 YEARS

Ron Leonard - Laborer I - 3 YEARS

Parks, including all parks as well as other City owned properties (3 FT employees)

Ron Maris - Maintenance/Groundskeeper - 20 YEARS

Matt Coulter - Laborer I - 24 YEARS

Clayton Stevens - Laborer - 3 YEAR

Ballparks, including the Jaycees ball complex and Felling Field (1 FT employee)

Kevin Siebrandt - Laborer II - In his 1st year

Swimming Pool (Seasonal employees)

Airport (1 FT employee)

Ken Vontz - Airport Maintenance Operator - 36 YEARS

Recycling (1 FT employee)

Joel Willers - Laboer I - 36 YEARS

Solid Waste Collection(Residential) (4 FT employees)

Dave Gummere - Equipment Operator III - 28 YEARS

Rick Lorentz - Laborer I - 14 YEARS

Rick Kinne - Refuse Collection Driver - 14 YEARS

Jerome Biegler - Refuse Collection Driver - 30 YEARS

Rick Province - Solid Waste Superintendent - 34 YEARS

Transfer Station (3 FT employees)

Ron Lauer - Administrative Assistant - 21 YEARS

Tony Rouse - Assistant Mechanic - 18 YEARS (Works primarily at the Street Shop as a Mechanic)

Solid Waste Hauling (2 FT employees)

Wayne Cook - Tractor/Trailer Operator - 8 YEARS

Greg Pollnow - Tractor/Trailer Operator - 4 YEARS

Years of service breakdown:

30+ - 5

25 to 29 - 2

20 to 24 - 4

15 to 19 - 3

10 to 14 - 2

5 to 9 - 2

1 to 4 - 4

As shown above, the Public Works Department consists of a total of 22 employees. These employees have roughly 410 years of experience with the City. This is an average of over 18.5 years of service to the City per employee.

Because of the dedication and longevity of our Public Works employees we currently have the following age range:

9 in their 60's

6 in their 50's

5 in their 40's

1 in their 30's

1 in their 20's

Eighteen of our employees have Commercial Drivers Licenses with 13 holding a class B and 5 holding a class A.

FISCAL

IMPACT: None.

APPROVALS:



Kyle Potthoff, Public Works Director

May 15, 2024

Nate Schneider, City Manager

May 15, 2024

Office of the Mayor
McCook, Nebraska

Proclamation

"NATIONAL PUBLIC WORKS WEEK"

"Advancing Quality of Life for all"

WHEREAS, public works services provided in our community are an integral part of our community members' everyday lives and are designed to protect and enhance our human environment; and

WHEREAS, public works provide the physical infrastructure we must have for social and economic development, representing the investment of our tax money in our own future; and

WHEREAS, public works employees plan for, build and maintain some of our country's most valued assets, such as streets and highways, cemeteries, parks, ballparks, swimming pools, airports, public buildings, and solid waste collection; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction is vitally dependent upon the efforts and skill of public works officials who keep our communities livable and economically vibrant; and

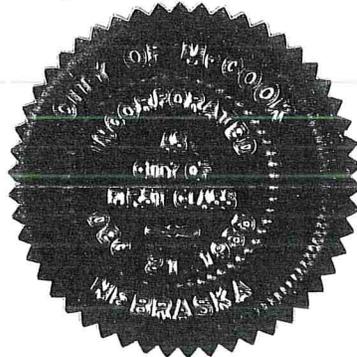
WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of McCook, Nebraska hereby proclaim the week of May 19 through 25, 2024 as

"National Public Works Week"

and call upon all community members and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort and quality of life.

Dated this 20th day of May, 2024.



*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
MAY 20, 2024, CITY COUNCIL MEETING**

ITEM # 2.B.

RECOMMENDATION:

Approve the proclamation designating May 19-25, 2024, as Emergency Medical Services Week and authorize the Mayor to sign.

BACKGROUND:

EMS is usually all about the moment. Thinking about your last patient could distract you from what's happening to the person lying on the stretcher in front of you right now. Worrying too much about the next call isn't too helpful, when you have no idea what it might bring. But the past holds immense lessons – whether it's the experience of the people who train us or the struggles and triumphs from EMS's earliest days.

EMS Week is the time we honor the entire EMS profession and its importance in protecting the safety and health of our citizens. Our community's EMS professionals serve a broad range of roles, from providing highly skilled care in the back of an ambulance, to serving as educators, to practicing community paramedicine, to conducting research. In the 50 years since we've been celebrating EMS Week, our profession has made enormous strides in pre-hospital care, data collection, emergency management, and community-based healthcare. We've developed comprehensive EMS systems that are ready for any kind of emergency – seven days a week, 24 hours a day – whether or not that includes going to the hospital.

This year, as we recognize the 50th Anniversary of the first National EMS Week, we honor those who came before us, especially those who challenged the status quo and raised the bar for all of us. And at the same time, we look forward, building on their efforts and committing ourselves to forge a future for the next generation of EMS professionals to serve their communities.

**FISCAL
IMPACT: None**

RECOMMENDATION:

Approve the proclamation designating May 19-25, 2024, as Emergency Medical Services Week and authorize the Mayor to sign.

APPROVALS:



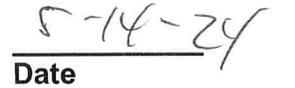
Marc A. Harpham, Fire Chief



Nate Schneider, City Manager



Date



Date

**CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING**

ITEM: 3.A.

Approve the minutes of the May 6, 2024 regular City Council meeting and the May 15, 2024 special City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 16, 2024

McCook City Council
May 6, 2024
5:30 PM Central

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

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

Absent: Councilmember Weedin.

I move to excuse the absence of Councilmember Weedin. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Assistant City Manager Koetter, Utilities Director Fawver, Fire Chief Harpham, Police Chief Hodgson, Public Works Director Potthoff, and Public Works Assistant Debbie Thorpe.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on May 3, 2024, 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 Jeremy Labrie, Memorial Methodist Church. 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 announced that a Parks Advisory Board meeting was scheduled for tomorrow, May 7, at noon.

2. Presentations.

- 2.A. Presentation from Sarah Schneider, Director of the McCook Area Chamber of Commerce, regarding the Chamber's upcoming events and the impact of the City of McCook's ACE contributions toward marketing McCook's community events.

Sarah Schneider, Director of the McCook Area Chamber of Commerce, gave an update on future events - Crazy Days, Bash on the Hills, Family Fun on the Bricks, Heritage Days, and Noel on Norris, planned by the Chamber.

3. Proclamations.

- 3.A. Approve a proclamation designating May 12 to May 18, 2024 as "National Skilled Nursing Care Week" and authorize the Mayor to sign.

Motion to approve a proclamation designating May 12 to May 18, 2024 as "National skilled Nursing Care Week" and authorize the Mayor to sign. This motion, made by Calvin and seconded by Rambali, passed.

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

- 3.B. Approve a proclamation designating May 5 through May 11, 2024 as "Professional Municipal Clerks Week" and authorize the Mayor to sign.

Motion to approve a proclamation designating May 5 through May 11, 2024 as "Professional Municipal Clerks Week" and authorize the Mayor to sign. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

4. Public Hearings.

- 4.A. Conduct a public hearing on the application of Taste of Texas BBQ, Inc.; dba "Taste of Texas BBQ", for Class "I" License #125223 - (Beer, Wine, Distilled Spirits, On Sale Only) License under the Nebraska Liquor Control Commission, to be located at 112 West 11th Street, McCook, Nebraska; replacing existing License #54088.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on the application of Taste of Texas BBQ, Inc.; dba "Taste of Texas BBQ", for Class "I" License #125223 - (Beer, Wine, Distilled Spirits, On Sale Only) License under the Nebraska Liquor Control Commission, to be located at 112 West 11th Street, McCook, Nebraska; replacing existing License #54088, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated May 6, 2024 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Receipt from NLCC - Kim Frederick indicating the form was received on April 5, 2024 (1 page); Exhibit #4 - Redacted application and all attachments (58 pages); Exhibit #5 - Police Department Report (6 pages); and Exhibit #6 - Recommendation to the Nebraska Liquor Control

Commission (1 page).

The applicant, Brian Williams, was present to address questions from the Council.

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

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

YEA: 4, NAY: 0, ABSENT: 1

4.B. Recommend approval to the Nebraska Liquor Control Commission the application of Taste of Texas BBQ, Inc.; dba "Taste of Texas BBQ", for Class "I" License #125223 - (Beer, Wine, Distilled Spirits, On Sale Only) License under the Nebraska Liquor Control Commission, to be located at 112 West 11th Street, McCook, Nebraska; replacing existing License #54088.

Motion to recommend approval to the Nebraska Liquor Control Commission the application of Taste of Texas BBQ, Inc.; dba "Taste of Texas BBQ", for Class "I" License #125223 - (Beer, Wine, Distilled Spirits, On Sale Only) License under the Nebraska Liquor Control Commission, to be located at 112 West 11th Street, McCook, Nebraska; replacing existing License #54088. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

4.C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held April 22, 2024.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on a report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held April 22, 2024 with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Taylor, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated May 6, 2024 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Agenda for the April 22, 2024 meeting of the Economic Development Plan Citizen's Advisory Review Committee and attachments (10 pages); and Exhibit #4 - the minutes of the January 22, 2024 Economic Development Plan Citizen's Advisory Review Committee (3 pages).

Charlie McPherson, McCook Economic Development Director, reviewed the information presented in Exhibit #3 and answered questions from the Council.

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

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

YEA: 4, NAY: 0, ABSENT: 1

- 4.D. Accept the minutes of the January 22, 2024 Economic Development Plan Citizen's Advisory Review Committee meeting.

Motion to accept the minutes of the January 22, 2024 Economic Development Plan Citizen's Advisory Review Committee meeting. This motion, made by Calvin and seconded by Rambali, passed.

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

5. Consent Agenda.

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

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

- 5.A. Approve the minutes of the April 15, 2024 regular City Council meeting.
- 5.B. Approve the request from the McCook Arts Council/Creative District to close Norris Avenue from the north side of "D" Street to the South Side of "E" Street on May 16, June 20, July 18, August 15, September 19, and October 17 from 4:00 P.M. to 10:00 P.M. for their Third Thursday Events.
- 5.C. Approve the request from Tricia Wagner to close the following streets for the 8th Annual Cruisin' the Bricks Cruise Night and Car Show on Saturday, June 22 from 7:30 A.M. to 7:30 P.M. - West 2nd Street from "B" Street to halfway between West "C" Street and West "D" Street (including the intersection at West 2nd and "C" Street) and West "C" Street from West 1st Street to West 3rd Street(including alleys and the intersection of West 2nd Street and West "C" Street; and on Saturday, June 22 from 7:00 P.M. TO 8:30 P.M. - West "C" Street from Norris Avenue to West 1st Street (including the alley), East "C" Street from Norris Avenue to East 1st Street (including the alley), and turning off the traffic signal at the intersection of Norris Avenue and "C" Street.
- 5.D. Accept the minutes of the January 16, 2024 Senior Center Advisory Board meeting.
- 5.E. Ratify the Mayor's appointments to the Airport Advisory Commission - appointing Katrina Frey to fill the remaining term of Griff Malleck - term expires November 2026.
- 5.F. Approve Change Order No. 1 in the amount of (\$697.25) for the Business Park Phase II Water & Sewer Project and authorize the Mayor to sign.
- 5.G. Approve compensation amount paid to the paid-on-call members of the City of McCook Fire Department to \$20.00 per call and \$20.00 per training session attended.

6. Regular Agenda.

- 6.A. Presentation from Debbie Thorpe regarding the City of McCook's recent nuisance abatement efforts.

Debbie Thorpe, Public Works Assistant, gave a presentation highlight a few of the PRT's efforts over the past five years.

- 6.B. Council Comments.

There were no council comments.

- 6.C. 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 for Sports Complex.

Motion to go into executive session for the protection of public interest for a strategy session with respect to real estate purchase for a Sports Complex at 6:28 P.M. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to real estate purchase for a Sports Complex. The Council will reconvene in public session following this closed session.

Included in the executive session were City Manager Schneider, City Attorney Mustion, Assistant City Manager Koetter, City Clerk Doak, Public Works Director Potthoff, MEDC Executive Director Charlie McPherson.

I move to come out of executive session at 7:01 P.M. This motion, made by Calvin and seconded by Taylor, passed.

Rambali: ABSENT, Weedin: ABSENT, Taylor: YEA, Calvin: YEA, Muehlenkamp: YEA
YEA: 3, NAY: 0, ABSENT: 2

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 7:02 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

McCook City Council
May 15, 2024
12:00 P.M. Central

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, special, 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, Utilities Director Fawver, Fire Chief Harpham, Public Works Director Potthoff, and Senior Services Director Siegfried.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on May 10, 2024, 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 and called the meeting to order.

1. Regular Agenda.

- 1.A. 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 for Sports Complex.

Motion to go into executive session for the protection of public interest for a strategy session with respect to real estate purchase for a Sports Complex at 12:01 P.M. This motion, made by Calvin and seconded by Weedon, passed.

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

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to real estate purchase for a Sports Complex. The Council will reconvene in public session following this closed session.

Included in the executive session were City Manager Schneider, City Attorney Mustion, Assistant City Manager Koetter, City Clerk Doak, Public Works Director Potthoff, Utilities Director Fawver.

Motion to come out of executive session at 12:10 P.M. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

YEA: 5, NAY: 0

- 1.B. Authorize City of McCook staff to negotiate a purchase agreement with John Walters to purchase property legally described as Part of the Northwest Quarter (NW1/4) Northwest Quarter (NW1/4), Northeast Quarter (NE1/4) Northwest Quarter (NW1/4); Southwest Quarter (SW1/4) Northwest Quarter (NW1/4); and part of the Southeast Quarter (SE1/4) Northwest (NW), Section Nineteen (19), Township Three (3), Range Twenty-nine (29), West of the 6th P.M., Red Willow County, Nebraska, said real estate to be used for public infrastructure projects, which shall include ballpark facilities.

Motion to authorize City of McCook staff to negotiate a purchase agreement with John Walters to purchase property legally described as Part of the Northwest Quarter (NW1/4) Northwest Quarter (NW1/4), Northeast Quarter (NE1/4) Northwest Quarter (NW1/4); Southwest Quarter (SW1/4) Northwest Quarter (NW1/4); and part of the Southeast Quarter (SE1/4) Northwest (NW), Section Nineteen (19), Township Three (3), Range Twenty-nine (29), West of the 6th P.M., Red Willow County, Nebraska, said real estate to be used for public infrastructure projects, which shall include ballpark facilities. This motion, made by Calvin and seconded by Muehlenkamp. Discussion followed.

City Manager Schneider read the following statement:

First off, I'd like to thank everyone for being here. Specifically, I would like to thank Lloyd and Elizabeth Benjamin and their generosity, regardless of what the future holds. Today is an exciting day for McCook and the City Council and staff are ecstatic to share this day with you. I know there are a lot of questions and theories floating around our community regarding the ballpark, I'd like to ease some of the concerns and dispel some of the negative rumors and discourse. I have prepared a time line of events to detail where we began with the ballpark discussion, and where we are now. I think it will be clear to everyone that the steps we have taken will serve to provide amazing recreational opportunities for our youth and additional economic benefits while being good shepherds of the tax payer and rate payers dollars.

In order to paint a comprehensive picture, I will start at the beginning of the ballpark discussions and work my way to the present. I will do my best to focus on the pertinent details:

- In 2020, Lloyd Benjamin contacted a member of the city's staff to inquire about the possibility of a ballpark project in McCook. Mr. Benjamin had also contacted a council member inquiring about the same issue. I was later brought into the conversation. Mr. Benjamin stated that his wife and him would like to donate \$2.5 million to help build a ballpark. At the request of the donors, we kept the matter quiet in order to determine if such a project was feasible. Also during this time, Mr. Benjamin informed city staff that he would be providing the planning and engineering for the project.

- A large amount of time was spent identifying a location for a ballpark. As everyone who is familiar with McCook knows, McCook is not blessed with large amounts of nearby developable real estate. The Benjamins located a lot that was for sale located at the intersection of Road 716 and Drive 383. The lot was large enough for a recreational complex and within close proximity of McCook. For all intents and purposes, the property appeared to be a good location for a recreational complex.
- Individual discussions were had with the council members to determine if each individual council member was supportive of a ballpark project, to which the replies were yes. All of the discussions were had individually so as to comply with Nebraska's Open Meetings Act.
- The Benjamins purchased the land in July of 2021. At the time of the purchase, Mr. Benjamin informed city staff that he would deliver cost estimates for the ballpark project to us by October of 2021. Mr. Benjamin was experienced with ballpark construction and felt confident that he would be able to get quotes and prices within the stated period of time.
- Since the purchase of the land and due to inflation and economic uncertainty, Mr. Benjamin has informed city staff that he had difficulty in getting comprehensive pricing and quality estimates. The lack of known costs has proved to be a complicating factor in proceeding with the ballpark project as originally envisioned.
- A group of stakeholders (which included the city, college, school, hospital, Legion, YMCA, and various ballpark users) was formed in late 2021/early 2022 at the request of Mr. Benjamin in order to determine what a new complex would consist of. The members were selected by college staff.
- At the beginning of 2022, city staff began working on identifying potential funding options for pool and ballpark projects. Other communities that had developed recreational projects utilized an additional voter approved ½ cent sales tax to fund their endeavors. Staff contacted a bond underwriter to help assist with generating bond runs to determine available financing. A voter approved ½ cent sales tax became the obvious revenue generating device to build the two community projects. In April of 2022, two council members and city staff met with our bond underwriter and bond counsel to map out the ballot question and financing requirements associated with the ½ cent sales tax.
- During early 2022, city staff requested estimate and pricing updates from Mr. Benjamin, understanding that it was imperative to have adequate information to protect the community's interest. As mentioned previously, Mr. Benjamin stated that it was difficult to get estimates due to uncertain economic conditions. Despite the lack of estimates, Mr. Benjamin did provide the City an initial ballpark complex concept and informed us that the entire project (2 championship fields, 2 4-plexes, three soccer fields, a parking lot, 32 water wells, a lagoon system and other related amenities) would cost approximately \$19-\$20 million dollars. Mr. Benjamin stated that one of the 4-plexes could be removed, which would result in a construction cost of \$15 million. No additional specifics were included. \$15 million became the target number due to the fact Mr. Benjamin told us that the \$15 million dollar version of the project was the minimum amount he

would consider donating his \$2.5 million towards. Also, Mr. Benjamin stated that all \$15 million had to be raised in order to proceed with the ballpark project.

- During May of 2022, financial discussions began in earnest. At that time, the city believed there was approximately \$10,000,000 available public funds and private donations. The Benjamins insisted that the additional \$5 million be fundraised. The College Foundation committed to serving as the fundraising entity for the project.
- During the Summer of 2022, the City continued to honor the request of the donors to keep their identity anonymous. The City was also still lacking pricing estimates for the project. Despite the lack of information, the City began to work on a bond authorization and attempted to make the project known to the public without disclosing the donors' identities. The item was discussed at town hall meetings and council meetings. Staff began working on the ballot language. Due to the mentioned uncertainties, the ballot question language was intentionally left fluid in order to assure that a project would occur if there was a favorable vote in November of 2022.
- Following one of the town hall meetings, a concerned citizen contacted city staff expressing concerns about the proposed method of irrigation and water service. Staff reached out to Jack Russell at the MNRD to discuss the issue. Mr. Russell provided staff data that clearly illustrated there was no underground water supply available at the proposed site. Staff relayed the information and data to Mr. Benjamin. Mr. Benjamin had estimated his proposed system of submersible wells at \$320,000. Staff contacted Miller & Associates to get an estimate for extending water to the site. Miller & Associates came back with an estimate of \$1.5 million, which was \$1.2 million more than the submersible well estimate. Staff was concerned that the additional costs would be absorbed by the rate payers and looked for alternatives.
- The recreational bond issue was discussed with the city council at a meeting held on August 1, 2022. The city council instructed staff to bring a bond resolution back to the council at the next council meeting for a vote. A resolution was passed to put the bond language on the November ballot at the August 15, 2022 meeting. Due to the uncertainty of the funding available for the ballpark project and the preferred ballpark method/location, discussions at the meeting included two alternatives. The first option was a build project. The second option was a renovation project. The two alternatives were necessary in the event the Benjamins' proposed project would not come to fruition. The ballot question had to provide certainty that if the bond passed, a ballpark project would occur, one way or the other. To this end, staff met with the RW County Fair Board to discuss the possibility of renovating the Jaycee Complex if necessary, to which the Fair Board stated to come back to them if it appeared the first option would not work.
- During this time frame, Mr. Benjamin emphasized that he wanted to control and construct the project. Specifically, Mr. Benjamin did not want the project to be a City project. Staff's concern was that if the City did not bid the project out per State law, the City could be subject to civil liability. Staff sought out specialized legal counsel to assist with its review of State law to determine whether Mr. Benjamin's preferred method was possible since public funds were being used. Private counsel determined that Mr. Benjamin's method of construction was allowable, however, the City would need to remain out of the construction phase of the project completely.

The City's funding couldn't be part of the build out due to concerns over State bidding laws. Our attorney recommended that the City pay a specified amount at the end of construction to account for the City's portion of the project costs. A purchase agreement establishing each parties' responsibilities was recommended. Mr. Benjamin was comfortable with the purchase agreement method of solidifying obligations. As part of the purchase agreement, Mr. Benjamin stated that he would assume responsibility for financing any amounts necessary for project construction or they would locate an entity to assist with construction financing. Everyone understood that the purchase agreement was conditioned upon the City paying an agreed upon amount at the completion of construction. Also during these discussions, staff was informed that the College Foundation would serve as the construction manager for the project, not just the fundraising entity, and that any agreement would be between the City and the College Foundation.

- During this time frame, staff became concerned about the continued maintenance and care of the proposed ballpark project. Staff stated to Mr. Benjamin that it was the City's belief that turf was necessary in order to successfully maintain the ballpark. Turf needed to be considered due to playability and maintenance costs. Staff was informed by Mr. Benjamin that the project would not include turf.
- After the bond passed in November of 2022, staff had numerous meetings with the college, hospital, and college foundation. During our research of potential grant opportunities during this time, it became clear that Mr. Benjamin's preferred method of delivery would impede the project's ability to receive grant funding. Additionally, it was clear that a sales tax exemption would not be available due to the fact that the College Foundation was ineligible for such treatment. Also, it became clear during these meetings that nobody felt comfortable with the lack of information that was being shared regarding cost estimates and pricing. Other than drawings, nobody knew the specifics. At a meeting in November of 2022, all the stakeholders (not including Mr. Benjamin) agreed that it would be beneficial for the project to fall under the City's umbrella.
- In February of 2023, the City began drafting the purchase agreement between the College Foundation and the City. Staff worked with its attorney to form an agreement that fit Mr. Benjamin's wishes while also serving to protect the City and its taxpayers and rate payers. A draft was given to the College Foundation on March 24, 2023. No communication was received back on the purchase agreement until June 26, 2023, when a revised draft was given to the City. A request was made by the donors for staff to sign the agreement, which was not feasible. Any such agreement had to go through the city council. Staff informed the other party that a review of the revisions was necessary.
- Upon review it was found that due to changes made by the College Foundation and Mr. Benjamin, modifications had to be made to protect the City and its taxpayers. One of the purchase agreement revisions found in the College Foundation's draft called for the City to remove an exhibit that included the itemized specs for the ballpark. The specs were an important element as it provided the City with a list of deliverables, something that had been lacking despite repeated requests. Instead of specs, Mr. Benjamin wanted the City to revise the exhibit to allow for a rendering to serve as the deliverable attachment. Staff replied that we did not need

intricately detailed specs, but the exhibit needed to contain enough information to assure the City gets what it pays for. Following our discussion, the City was emailed a drawing with arrows pointing to various proposed elements in the ballpark. The drawing did not provide any additional information that the City did not already have.

- Based on the College Foundation's revisions, the City made additional changes to protect the City's and taxpayer's positions. On July 27, 2023, staff was contacted by Mr. Benjamin stating they would like to meet to finalize the agreement. Staff was told there were minor revisions to discuss. At a meeting held on July 28, 2023, Staff had the opportunity to review the revised agreement. It was found that the College Foundation changed the most fundamental provision of the agreement, with the College Foundation's proposal now requiring the City to pay for the construction costs during construction as opposed to paying for the project at completion. The City expressed concerns about the change, citing our continued position that we could not violate Nebraska's bidding laws. Staff and counsel reviewed the Foundation's proposal and offered a revised purchase agreement which put the onus on the Foundation if the City received insufficient deliverables.
- Staff began looking at the CMAR method of construction and attempted to convince Mr. Benjamin that the CMAR method would produce a successful project and make his vision feasible. The CMAR method is the same method used for the new swimming pool. Staff stated that by employing the CMAR method under the City's umbrella, grant funding could become a possibility and the sales tax exemption on purchased goods would apply. Staff and city council members were told that such a method would not be acceptable at a meeting held on August 28, 2023.
- Communication was limited following the August 28, 2023 meeting and it became apparent toward the end of 2023 that the project was stalled.
- Some important points need to be made in order to dispel non-truths that are flying around:
 - * The Benjamins did not donate their land to the City. The land was conditioned upon a meeting of the minds with respect to the ballpark construction project.
 - * The voter approved recreational sales tax will be used to build the ballpark project.
 - * The bond language was specifically designed to allow for the unknown due to the lack of information the City had at the time of the vote. This fact was also made known during council meeting leading up to the required resolution vote.
 - * The voters approved a ballpark project....it is required to move forward. Legally, it is mandatory.
 - * City Council and staff have made every effort to make the project affordable without going outside the scope of what the voters approved.

- * The City does not own the Jaycee Complex. It is owned by Red Willow County. Investing millions of dollars into a complex that is not city owned creates concerns.
- * We don't have any additional space to build recreational fields. There are no other spaces owned by the City that is useable for recreational purposes.
- At the end of 2023, a determination was made to reach out to John Walters. The City had worked with John previously with respect to drainage issues and potential sewer improvements and had a good relationship with him.
- The City has been interested in Mr. Walter's property for a very long time, said interest predating current staff and council members. Part of the interest is due to the location of the property relative to city infrastructure. Mr. Walter's property is adjacent to a waterline that runs along West Q Street. Another water main is located on Highway 83, flanking Mr. Walter's property to the west. Sewer extension has been programmed as part of our wastewater treatment project budgeted to occur within the next few years. Existing streets and highways serve as easy, accessible routes to the property. If we were to go west to the Benjamin site, these infrastructure items would have to be accounted for. Staff has worked with W Design and Miller & Associates to estimate these costs. Infrastructure extension costs to the Benjamin property are as follows:
 - * Sewer - \$1 million compared to \$600,000 to the Walters property
 - * Water - \$1.5 million as opposed to \$0 at the Walters property
 - * Streets - \$5.8 million to \$6.8 million
 - * This does not include potential highway improvements/West J Street improvements that may be needed to address accessibility
- Taking into account the estimated project cost of \$15,000,000, plus the extension projects that were not included in the original estimate, which total approximately \$9 million, the Walters property is much more economical to develop, even if the Benjamin donation does not come to fruition.
- The interest in Mr. Walter's property was demonstrated by the City when it declared the property blighted and substandard in 2019, which made TIF a feasible funding source for new development projects on the site ---- regardless of whether it was owned by the City or not.
- Back at the beginning of the identification process associated with Mr. Benjamin's ballpark vision, staff identified Mr. Walters property as one of the most desirable locations for development. At that time, however, the property was not listed for sale.
- At the end of 2023, Staff reached out to Mr. Walters to discuss whether the property was available for sale. John and Debra Walters stated that the property is only for sale to the City of McCook. John and Debra are some of the City of McCook and Southwest Nebraska's biggest supporters, and they want to see the property developed properly to assure McCook's continued viability for generations to come. Staff and council members are extremely grateful to the

Walters for their willingness to work with the City. If this moves forward, a dream of many will be realized.

- The sales tax will only be used to purchase that portion of the Walters property that will be developed for a sports complex. The City has uncommitted sales tax funds, unused ARPA funds, reserve funds, and other available options to pay for the rest of the land.
- One thing that needs to be stated. People often times state that city's should be run like a business. Due to federal and state requirements, that is just not possible. As much as we would like, it is the City's obligation to protect its citizens interests regardless of the situation.
- One item that needs to occur as a result of this process is to create a policy which requires donors who wish to donate to the City of McCook to do so without restrictions that may be untenable due to City restrictions. The policy will need to outline the responsibilities of both parties. All of this said, we do appreciate the sentiment associated with the Benjamins donation. The City of McCook has never received such a generous proposed gift. Hopefully the Benjamins will still want to donate to the project.

Today is a day that we may look back at and remember for a long time. The possibilities associated with this potential purchase go far beyond just a ballpark. City staff has never been as excited for McCook's future as it is right now. I would like to take this time to thank everyone involved, especially the citizens of McCook.

Colton Molcyk, Jerry Reitz, Blaine Budke, and Jamie Mockry asked questions, regarding public use of the facility, the scope of the project, cost of the purchase, and thanking staff for what they have done throughout the process.

Troy Bruntz, McCook Community Hospital President and CEO, stated that the hospital would still be participating in the project.

After discussion, motion on the floor was considered, passed.

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

YEA: 5, NAY: 0

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 12:40 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING**

ITEM: **3.B.**

Accept the City of McCook - Tax Increment Financing Annual Report - dated April 2024.

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 2023. 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

May 14, 2024



Tera Koetter, Assistant City Manager

May 14, 2024



Nathan A. Schneider, City Manager

May 14, 2024

**CITY OF MCCOOK
TAX INCREMENT FINANCING ANNUAL REPORT
APRIL 2024**

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 six Redevelopment Areas as outlined in attached Exhibit #1.

During 2023, additional parcels of land were identified that could benefit from the blight and substandard designation. Area #6 was added to include parcels to the east of the McCook Business Park and north of Ravenswood Road. Parcels of land located within Area #6 could be suitable for industrial development. This area contains 165.4 acres, more or less, located partially within and partially outside the corporate limits of McCook. A map illustrating the exact location of Area #6 is attached as Exhibit #2.

The City of McCook has thirteen active redevelopment projects that have been financed in whole or in part through TIF. The total estimated costs for these redevelopment projects total \$57,010,250.00.

There was one redevelopment plan amended during 2023.

- (1) The North Pointe Phase I Housing Redevelopment Plan was amended in 2023. The amendment to the Plan collectively combines the 2013 Redevelopment plan, the 2021 Redevelopment plan & the 2023 Minor Modification to be referred to as the "Redevelopment Plan". The purpose of the Substantial Modification is to authorize the issuance of additional TIF Indebtedness for the Project. The 2013 Plan states that excess incremental taxes from Phase I will be pledged to additional bonds issued by the CDA to assist in paying for installation of infrastructure in Phases II and III. Based on the amount of TIF already collected for Phase I, as well as the TIF projected to be received in the future, the CDA anticipates that there will be excess TIF from Phase I in the approximate amount of \$280,500. The CDA was willing to issue additional TIF indebtedness to the MEDC for this amount.

There was three projects approved during 2023.

- (1) North Pointe Phase II Redevelopment Project was approved May 1, 2023. This project is in Redevelopment Area #3 and includes private improvements including the construction of 17 dwelling units and associated improvements on the Project Site. Public improvements include land acquisition, site preparation, street and sidewalk improvements, water and sanitary sewer improvements and other eligible public improvements on the Project Site and in the Redevelopment Area.

- (2) The McCook Business Park Phase II Redevelopment Project was approved July 17, 2023. This project is in Redevelopment Area #6 and includes private improvements including the construction of all buildings and appurtenances necessary to operate a liquid livestock feeding business on the Project Site. Public improvements include site preparation, grading, site fill, construction of public streets and utilities, architectural, engineering, and legal fees, and other eligible public improvements on the Project Site and in the Redevelopment Area.
- (3) The Elevate Wellness Redevelopment Project was approved on September 18, 2023. It is in Redevelopment Area #3 and includes private improvements including construction of a commercial health and wellness facility on the project site. Public improvements include grading, site preparation, public utilities, energy efficiency enhancements, as well as the construction of a parking lot that will be used for public purposes, and other eligible public improvements on the Project Site and in the Redevelopment Area.

Three project agreements were amended during 2023.

- (1) The Clary Village Redevelopment Agreement was amended to extend the Maturity Date of the Bond to permit collection of TIF Revenues for the entire statutory period. The amendment request was due to the Redevelopment Agreement only permitting the collection of TIF Revenues for a period of thirteen years following the Effective Date instead of fifteen years. The new maturity date is December 31, 2031.
- (2) The Keystone Redevelopment Agreement was amended to extend the Maturity Date of the Bond to permit collection of TIF Revenues for the entire statutory period. The amendment request was due to the Redevelopment Agreement only permitting the collection of TIF Revenues for a period of fourteen years following the Effective Date instead of fifteen years. The new maturity date is December 31, 2025.
- (3) The Quillan Courts Redevelopment Agreement was amended to extend the Maturity Date of the Bond to permit collection of TIF Revenues for the entire statutory period. The amendment request was due to the Redevelopment Agreement only permitting the collection of TIF Revenues for a period of fourteen years following the Effective Date instead of fifteen years. The new maturity date is December 31, 2032.

Included with this report is a table which summarizes the City of McCook's Tax Increment Projects through December 31, 2023. 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 #3, and is incorporated into this document by reference.

During 2023, 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 12/31/2023 was 30.2%

COPIES OF ANNUAL REPORT TO:

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

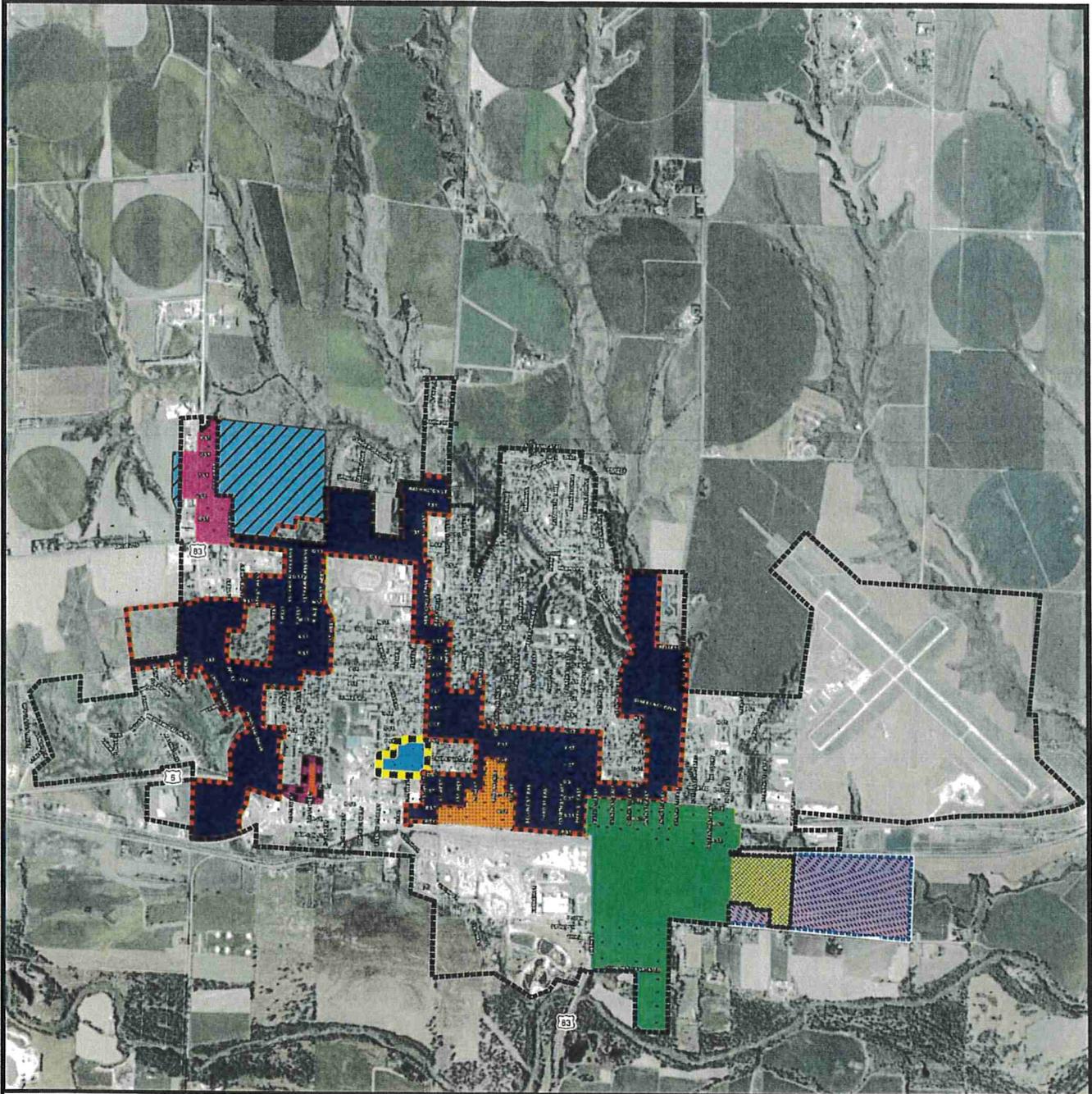
Chairman of the Board
Educational Service Unit No 15
344 Main
PO Box 398
Trenton, NE 69044

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

7/31/2023 2:55:10 PM Path: C:\Projects\2000\200-G1-026\GIS\200-G1-026 - Redevelopment Area All.mxd



Legend

-  McCook Corp. Boundary (3534.98 AC.)
-  1997 Area #1 (30.13 AC.)
-  1997 Area #2 (263.69 AC.)
-  2013 Area 3 (698.29 AC.)
-  2013 Area #3 [Inside] (644.31 AC.)

-  Amendment to Redevelopment Area #3 (17.43 AC.)
-  Redevelopment Area #4 (8.62 AC.)
-  2019 Area 5 [Inside] (55.91 AC.)
-  2019 Area 5 [Outside] (129.32 AC.)
-  2023 Area 6 [Inside] (41.97 AC.)
-  2023 Area 6 [Outside] (114.61 AC.)

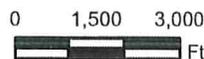
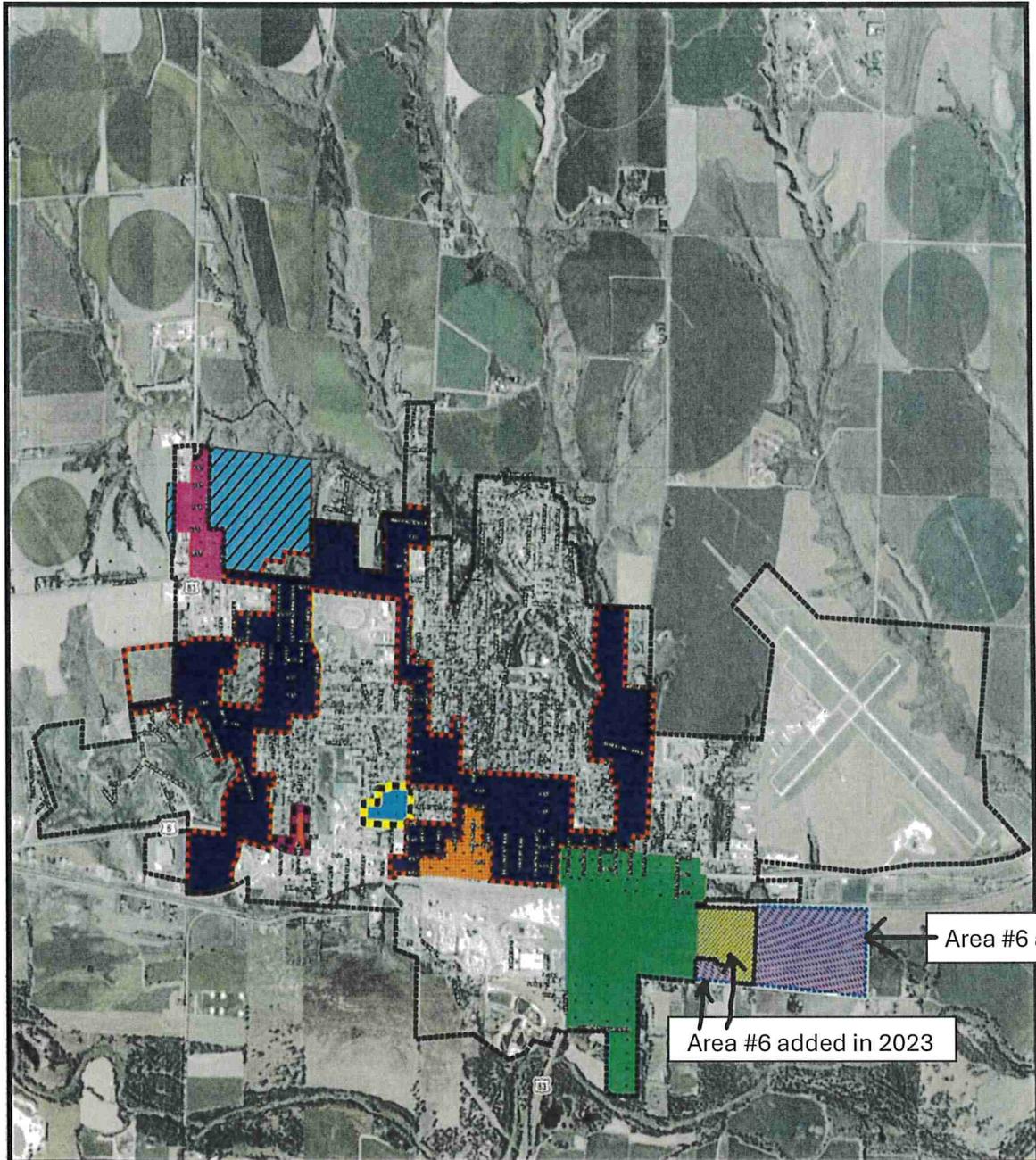


EXHIBIT #1

Overall Blight Map
McCook, Nebraska



Legend

- | | |
|---|--|
|  McCook Corp. Boundary (3534.98 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] (55.91 AC.) |
|  2013 Area 3 (698.29 AC.) |  2019 Area 5 [Outside] (129.32 AC.) |
|  2013 Area #3 [Inside] (644.31 AC.) |  2023 Area 6 [Inside] (41.97 AC.) |
| |  2023 Area 6 [Outside] (114.61 AC.) |

Area #6 added in 2023

Area #6 added in 2023



0 1,500 3,000
Ft

Exhibit #2

Overall Blight Map
McCook, Nebraska

CITY OF MCCOOK
TAX INCREMENT PROJECTS YEAR ENDING 12/31/2023

PROJECT NAME	AREA	TYPE	CONTRACT DATE	TIF BOND	ESTIMATED PROJECT COST	INITIAL PROJECTED VALUATION	BASE VALUE	BASE VALUE DATE	TIF EXCESS VALUE TAX YEAR 2022
Keystone Hotel Rehabilitation Amended Area - removed undeveloped Lots 8 & 9 Amendment	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 (31 lots in three phases) Phase 1 - 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) Substantial Amendment	3	Housing	07/07/14 05/16/16 05/15/17 05/07/18 07/17/23	\$ 208,000.00 \$ 280,500.00	\$ 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
North Pointe Properties- Phase 2 Phase 2 - 17 lots			05/23/23	\$ 955,500.00	\$ 1,268,908.00	\$ 5,440,000.00			
Clary Village Amended Plan Area Amendment	3	Housing	03/16/15 11/20/17 12/18/23	\$ 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 Amendment	3	Housing	06/06/16 10/18/21 12/18/23	\$ 110,000.00	\$ 3,566,160.00	\$ 557,000.00 ***	\$ 85,074.00 \$ 74,097.00	07/14/17 03/15/22	\$ 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	04/06/20 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 \$ 71,874.00	07/29/20 08/03/21	\$ 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	\$ 11,762.00	05/31/22	
Engineering International (Restored Homes, LLC)	3	Commercial	11/21/22	\$ 104,000.00	\$ 800,000.00	\$ 625,000.00			

Elevate Wellness	3	Commercial	09/18/23	\$ 239,000.00	\$ 1,443,000.00	\$ 1,367,506.00		
Business Park Phase II	6	Industrial	07/17/23	\$ 1,707,800.00	\$ 12,000,000.00	\$ 9,600,000.00		

TOTAL ESTIMATED PROJECT COSTS

\$ 57,010,250.00

EXHIBIT #3

**Estimated Fair Market Value

***Estimated valuation increase

**CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING**

ITEM: 3.C.

Receive and file the claims for the month of April 2024, published May 14, 2024.

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

May 14, 2024



Tera Koetter, Assistant City Manager

May 14, 2024



Nathan A. Schneider, City Manager

May 14, 2024

CITY OF MCCOOK

CLAIMS FOR APRIL 2024

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

20/20 TECHS-SC 5017.12, 911 CUSTOM-S 404.73; ACE-S 1406.57; ACME-S 562.50; ADAPTABLE TOWING & RECOVERY-SC 212.00; AKRS-SC 3869.00; AMERICAN AG LAB-SC 1851.64; AMERITAS-CLAIMS-SC 2545.72; AMERITAS-DENTAL-SC 446.34 ANYTIME TRI STATE TOWING SC 145.00; ARROW CAR WASH-S 7.65; AT&T-SC 367.72; AURORA COOP-S 10572.85; BARCO MUNI PRODUCTS-S 4312.04; BLACK HILLS ENERGY-SC 6184.72; BW TELECOM-SC 144.14; C&K-S 1088.22; CAMBRIDGE TELEPHONE-SC 234.12; CAROLINA SOFTWARE-S 200.00; CARQUEST-S 2195.17; CARROTHERS CONST-CO 945299.60; CASH WA-S 14851.09; CDW-G-SC 1026.95; CENGAGE LEARNING-S 425.00; CENTRAL NE BOBCAT-S 360.00; CENTURY LINK-SC 1357.98; CITY OF MCCOOK-PS 417485.27; CITY SELF INS-BT 176559.66; SALES TAX-42202.93; UTILITIES-SC 3114.79; COPPERMILL-SC 5370.00; CORE & MAIN-CO 2056.05; CORNHUSKER MARRIOTT-SC 493.00; J. CROCKER-SC 149.45; CTAP-SC 46177.97; D&S HARDWARE-S 231.41; DAS ACCT-SC 382.00, S 66.00; DAVE'S USED CARS-S 250.00; DEMCO-S 138.08; DEVENY MOTORS-S 513.27, SC 341.00; DIAMOND VOGEL-S 280.06; DOAK CONST-S 410.00; J DOUCET-SC 418.62; EAKES-S 486.00, SC 33.99; ELLERBROCK-NORRIS-SC 625.00; ENVIRONMENTAL ANALYSIS-SC 231.88; FASTENAL-S 46.78; FICA-PS 21265.37; FRASER STRYKER PC-SC 754.00; FRENCHMAN VALLEY-S 2437.10; FRONTIER COMMUNICATIONS-SC 34.19; GALLS-S 237.22; GARDEN GATE-S 45.00; GARRISONS-S 395.00; GEO-COMM-SC 4903.00; GERIH CONCRETE-CO 10000.00; GOOGLE SVCS-SC 534.00; GRAHAM TIRE-S 1360.00; GREAT PLAINS COMM-SC 3051.56; HENNING BROS-SC 59.00; HERITAGE SENIOR CENTER-SC 52.50; HIGH PLAINS RADIO-SC 62.00; K. HODGSON-S 37.40; HOMETOWN LEASING-SC 757.83; HUTCHESON ENGINEERING-S 857.27; IDEAL LINEN-S 252.86; ISLAND SPRINKLER-S 67.58; J BAR J LANDFILL-SC 41067.55; K&C GRAIN-S 41141.76; K-C MOTOR & ELEC-S 541.59, SC 1646.46; KIESLER POLICE SUPPLY-S 406.50; KOHL'S AUTO PARTS-S 88.50; LAMP RYNEARSON-CO 13040.00; D. LANNIGAN-SC 200.00; LIFE ASSIST-S 930.07; LUMACURVE AIRFIELD-S 451.85; MACQUEEN EQ-S 341.02, CO 450148.39; MARIS GEN CONST-S 328.85, CO 514.08; MATHESON-LINWELD-S 202.38; MC GAZETTE-S 288.00, SC 1299.87; MC HUMANE SOCIETY-S 4442.47; MPPD-SC 819.78; MPS-SC 3800.00;

MCNET SC 69.95; MCKESSON MEDICAL-S 632.99; MEAD LUMBER-S 169.99; MEDICARE-PS 5833.31; MENARDS-S 967.83; R. METCALF-SC 236.37; MICROMARKETING-S 2111.97; MIDWEST CONNECT-S 625.95, SC 2039.96; MOUSEL, BROOKS, SCHNEIDER, MUSTION & SCHIFFLET-SC 5398.00; MUNICIPAL SUPPLY-S 21558.52, CO 14280.30; MUTUAL OF OMAHA-SC 887.82; NDEE-SC 80.00; NE DEPT OF REV SALES TAX-SC 10729.53, LOTTERY-S 4577.00, MOTOR FUEL-SC 2698.00; NE FIRE AND SAFETY-S 259.00; NE TRUCK CENTER-S 2904.80; NEBRASKALAND TIRE-S 3274.28; NE EMERGENCY SRVS-SC 125.00; NEW FRONTIER AG-CO 13000.00; NICK'S DIST-S 679.69; NMC-S 1621.62; NPPD-SC 29513.19; O'REILLY-S 12.67; ONE BILLING SOLUTIONS-SC 4425.02; ONE CALL-SC 143.82; PAPER TIGER SHREDDING-S 100.00; PAULSEN, INC-S 622.95, SC 235571.08; PINPOINT COMM-SC 69.99; PLATTE VALLEY COMM-S 310.00, CO 6136.63; PRAIRIE STATES COMM-S 161.50; PROTEX CENTRAL-S 420.00; QUADIAENT FINANCE-SC 783.02, S 216.98; QUADIENT LEASING USA-SC 600.18; QUALITY URGENT CARE-SC 90.00; QUILL CORP-S 69.99; RAMADA-SC 792.00; RAVENSWOOD ELEC-S 228.15, CO 11099.77; RWCO CRT-SC 51.00; RUGGLES TRAILER-S 230.00, SC 150.00; D. SAILORS-SC 200.00; SANDRY FIRE-S 2332.50, SC 3717.49; M. SCHOENEMANN-SC 95.00; SCHOLASTIC-S 758.00; SCOTTIES POTTIES-S 100.00; SHELCO CONST-CO 66066.00; SOUTHWEST FARM & AUTO-S 189.43; SUNSET LAW S-6246.70; TELEFLEX-S 24.00; TITAN MACHINERY-S 730.28; TYLER TECH-SC 14.20; TREE REBATE-S 425.00; UMR-SC 198901.03; USPS-S 120.00; US FOODS-S 908.67; UTILITY REFUNDS-669.14; VAN DIEST-S 8399.14; VERIZON-SC 2822.33; VOLZ-S 470.41; WAGNER FORD-S 238.42, SC 85.99; WALMART-S 1249.84, SC 1336.99; WEX BANK-S 13576.17; ZOLL MEDICAL-S 345.22.

-s-Lea Ann Doak, City Clerk

PUBLISH: MAY 14, 2024

**CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING**

ITEM: 3.D.

Receive and file the Financial Report for the period ending April 30, 2024.

BACKGROUND:

The Treasurer's Report (Attachment A) gives the beginning cash balances as of October 1, 2023, plus Total (YTD) Receipts, minus Total (YTD) Disbursements, giving the ending cash balance on April 30, 2024.

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 April 30, 2024.

Attachment C is a Financial Summary of Revenue and Expense by Fund for the quarter ending April 30, 2024.

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:



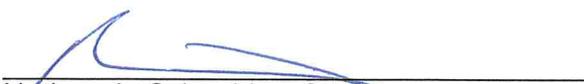
Lea Ann Doak, City Clerk-Treasurer

May 14, 2024



Tera Koetter, Assistant City Manager

May 14, 2024



Nathan A. Schneider, City Manager

May 14, 2024

ATTACHMENT

A

City of McCook, Nebraska
 TREASURER'S REPORT
 Period Ending: April 30, 2024 (unaudited)

Beginning Cash on Hand, October 1, 2023			
McCook National Bank - Public Funds	\$	24,891,382.03	
McCook National Bank - Primary Operating	\$	(238,986.17)	
McCook National Bank - LB840 Funds	\$	1,313,478.19	
McCook National Bank - Payroll	\$	(30,640.55)	
McCook National Bank - CRA	\$	57.93	
Purchases Account	\$	10,000.00	
Petty Cash	\$	1,150.00	
NDEQ Irrevocable Escrow	\$	89,029.76	
McCook National Bank - Pension	\$	4,565.82	
TOTAL BEGINNING CASH			\$ 26,040,037.01
Receipts:			
Taxes	\$	3,720,937.31	
Fees, Permits and Licenses	\$	321,344.93	
Intergovernmental Services	\$	1,210,877.78	
Charges - Current Services	\$	1,261,325.93	
Public Utilities	\$	2,283,675.18	
Use of Money & Property	\$	1,789,221.49	
Interfund Transfers	\$	2,937,647.46	
Other Revenue	\$	1,084,767.99	
Unapplied/Accounts Payable	\$	2,065.00	
PLUS TOTAL RECEIPTS			\$ 14,611,863.07
Disbursements:			
Personal Services	\$	4,603,933.83	
Supplies	\$	982,060.13	
Services & Charges	\$	5,018,989.15	
Budget Transfers	\$	2,003,748.84	
Capital Outlay	\$	4,467,319.67	
Unapplied/Accounts Payable	\$	2,622.91	
MINUS TOTAL DISBURSEMENTS			\$ 17,078,674.53
Ending Cash Balance April 30, 2024			
McCook National Bank - Public Funds	\$	21,716,936.45	
McCook National Bank - Primary Operating	\$	249,543.60	
McCook National Bank - LB840 Funds	\$	1,485,844.01	
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	\$	95,048.08	
McCook National Bank - Pension	\$	13,645.48	
TOTAL ENDING CASH	\$	23,573,225.55	\$ 23,573,225.55

Dated: April 30, 2024

-s- Lea Ann Doak, City Clerk

ATTACHMENT B

City of McCook, Nebraska
TREASURER'S REPORT
CASH BALANCE BY FUNDS
Period Ending April 30, 2024 (unaudited)

Beginning Cash on Hand, October 1, 2023	Beginning Cash	YTD Revenue	YTD Expenditures	Ending Cash
General Fund - 10	\$ 3,713,273.61	\$ 4,835,162.46	\$ 5,453,900.27	\$ 3,094,535.80
General Fund Unapplied/Accts. Payable	\$ 2,519.00	\$ 2,022.00	\$ 2,122.00	\$ 2,419.00
Street Fund - 15	\$ 542,044.26	\$ 197,328.40	\$ -	\$ 739,372.66
Special Revenue - 20	\$ 6,915,980.44	\$ 243,916.33	\$ 3,245,475.42	\$ 3,914,421.35
Special Revenue Unapplied/Accts. Payable	\$ -		\$ -	\$ -
Debt Service - 30	\$ 413,572.43	\$ 11,125.00	\$ -	\$ 424,697.43
Community Redevelopment Authority - 40	\$ 83,322.24	\$ 78,993.40	\$ 58,803.39	\$ 103,512.25
Economic Development Fund - 45	\$ 1,313,478.19	\$ 412,889.68	\$ 240,523.86	\$ 1,485,844.01
Pension Trust - 50	\$ 4,565.82	\$ 20,089.47	\$ 11,009.81	\$ 13,645.48
Trust & Agency - 60	\$ 342,798.60	\$ 75,350.36	\$ 66,984.55	\$ 351,164.41
Trust & Agency Unapplied/Accts. Payable			\$ -	\$ -
Internal Service Fund - 65	\$ 812,266.31	\$ 1,903,715.08	\$ 1,548,368.21	\$ 1,167,613.18
Enterprise Fund - 70	\$ 10,389,917.22	\$ 5,772,259.52	\$ 6,143,327.95	\$ 10,018,848.79
Enterprise Fund Unapplied/Accts. Payable	\$ 482.46	\$ 43.00	\$ 500.91	\$ 24.55
Capital Improvement - 80	\$ 1,505,816.43	\$ 1,058,968.37	\$ 307,658.16	\$ 2,257,126.64
Capital Improve Unapplied/Accts. Payable			\$ -	\$ -
BALANCES	\$ 26,040,037.01	\$ 14,611,863.07	\$ 17,078,674.53	\$ 23,573,225.55

Dated: April 30, 2024

-s- Lea Ann Doak, City Clerk

ATTACHMENT C

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

10 -GENERAL FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
GENERAL REVENUE	11,414,579	11,414,579	772,940.27	4,745,043.70	4,534,041.57	6,669,535.30	58.43
RESERVES/CO TREASURER BAL	<u>1,887,442</u>	<u>1,887,442</u>	<u>39,995.27</u>	<u>90,118.76</u>	<u>95,156.00</u>	<u>1,797,323.24</u>	<u>95.23</u>
TOTAL REVENUES	<u>13,302,021</u>	<u>13,302,021</u>	<u>812,935.54</u>	<u>4,835,162.46</u>	<u>4,629,197.57</u>	<u>8,466,858.54</u>	<u>63.65</u>
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ADMINISTRATION	879,209	879,209	60,717.93	446,070.37	407,607.21	433,138.63	49.26
PUBLICITY	6,750	6,750	94.74	2,609.92	3,955.32	4,140.08	61.33
AUDITORIUM	57,603	57,603	2,055.31	46,882.08	31,607.49	10,720.92	18.61
COUNCIL	631,558	631,558	262,859.35	513,032.05	163,289.19	118,525.95	18.77
POLICE	2,342,951	2,342,951	138,266.03	1,095,644.67	1,136,975.56	1,247,306.33	53.24
MUNICIPAL CENTER	130,120	130,120	2,410.38	82,759.50	77,134.20	47,360.50	36.40
FIRE	2,393,557	2,393,557	91,123.56	789,770.80	958,767.27	1,603,786.20	67.00
AMBULANCE	529,995	529,995	9,653.60	98,268.31	109,366.46	431,726.69	81.46
CIVIL DEFENSE	10,456	10,456	31.58	886.46	536.06	9,569.54	91.52
BUILDING & ZONING	100,190	100,190	7,480.89	56,450.42	58,133.76	43,739.58	43.66
LIBRARY	404,757	404,757	28,567.94	218,412.68	215,386.82	186,344.32	46.04
STREET	1,203,175	1,203,175	73,815.93	663,433.95	684,386.98	539,741.05	44.86
CEMETERY	234,407	234,407	18,094.47	109,803.24	140,922.35	124,603.76	53.16
PARKS	304,222	304,222	12,727.81	146,077.31	132,619.12	158,144.69	51.98
BALL PARKS	142,129	142,129	6,372.97	54,068.83	52,776.65	88,060.17	61.96
POOL	120,000	120,000	684.28	2,594.23	17,247.32	117,405.77	97.84
AIRPORT	195,336	195,336	9,857.72	109,264.55	94,596.01	86,071.45	44.06
UNEMPLOYMENT	10,000	10,000	0.00	0.00	0.00	10,000.00	100.00
UNCOLLECTABLE TAX	16,000	16,000	712.40	4,835.59	4,625.57	11,164.41	69.78
SENIOR CENTER	537,343	537,343	36,285.36	273,209.90	266,391.22	264,133.10	49.16
PUBLIC TRANSPORTATION	200,864	200,864	13,375.55	111,140.49	102,474.59	89,723.51	44.67
HEALTH OPERATING	916,900	916,900	76,408.33	534,858.31	502,397.00	382,041.69	41.67
RESERVES/CO TREASURER BAL	<u>637,442</u>	<u>637,442</u>	<u>0.00</u>	<u>93,826.61</u>	<u>35,777.07</u>	<u>543,615.39</u>	<u>85.28</u>
TOTAL EXPENDITURES	<u>12,004,964</u>	<u>12,004,964</u>	<u>851,596.13</u>	<u>5,453,900.27</u>	<u>5,196,973.22</u>	<u>6,551,063.73</u>	<u>54.57</u>
REVENUES OVER/(UNDER) EXPENDITURES	1,297,057	1,297,057	(38,660.59)	(618,737.81)	(567,775.65)	1,915,794.81	147.70

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

15 -STREET FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	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	702,413	702,413	2,809.00	197,328.40	192,770.15	505,084.60	71.91
TOTAL REVENUES	702,413	702,413	2,809.00	197,328.40	192,770.15	505,084.60	71.91
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
STREET IMPROVEMENTS	702,413	702,413	0.00	0.00	88,000.00	702,413.00	100.00
TOTAL EXPENDITURES	702,413	702,413	0.00	0.00	88,000.00	702,413.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	2,809.00	197,328.40	104,770.15 (197,328.40)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: APRIL 30TH, 2024

20 -SPECIAL REVENUE
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	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	376,861	376,861	0.00	18,502.00	38,296.00	358,359.00	95.09
PUBLIC TRANSIT GRANTS	90,000	90,000	0.00	0.00	0.00	90,000.00	100.00
ACE REVENUE SHARING	31,922	31,922	203.00	21,029.00	11,286.00	10,893.00	34.12
MCCOOK RECREATIONAL TRAIL	56,179	56,179	212.00	1,501.00	1,038.00	54,678.00	97.33
CCCCFF GRANT-SWIMMING POOL	0	0	0.00	0.00	0.00	0.00	0.00
MCCOOK COMM FOUNDATION	0	0	0.00	0.00	0.00	0.00	0.00
COVID-19 CARES ACT	150,460	150,460	503.00	3,755.00	2,456.00	146,705.00	97.50
ENHANCED E911	60,063	60,063	5,235.88	13,231.91	11,914.17	46,831.09	77.97
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
INSURANCE REIMBURSEMENT	436,121	436,121	6,590.56	16,676.56	8,585.00	419,444.44	96.18
PSAP FUNDS	102,112	102,112	7,958.96	28,815.86	32,851.60	73,296.14	71.78
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
SKATE PARK IMPROVEMENTS	0	0	0.00	0.00	0.00	0.00	0.00
AME RESCUE PLAN ACT-ARPA	325,199	325,199	998.00	7,840.00	17,291.00	317,359.00	97.59
BIRDELLA NELSON TECH CTR	25,000	25,000	0.00	0.00	16,620.06	25,000.00	100.00
SWIMMING POOL PROJECT	6,699,072	6,699,072	14,291.00	125,047.00	0.00	6,574,025.00	98.13
DISC GOLF PROJECT	0	0	2,418.00	7,518.00	0.00	(7,518.00)	0.00
PLAYGROUND EQUIPMENT PROJ	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	8,387,774	8,387,774	38,410.40	243,916.33	140,337.83	8,143,857.67	97.09

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FAA GRANTS	376,861	376,861	0.00	29,057.75	30,906.63	347,803.25	92.29
PUBLIC TRANSIT GRANTS	90,000	90,000	0.00	0.00	0.00	90,000.00	100.00
ACE REVENUE SHARING	31,922	31,922	0.00	0.00	3,839.00	31,922.00	100.00
MCCOOK RECREATIONAL TRAIL	56,179	56,179	0.00	1,021.25	0.00	55,157.75	98.18
CCCCFF GRANT-SWIMMING POOL	0	0	0.00	0.00	1,331.25	0.00	0.00
MCCOOK COMM FOUNDATION	0	0	0.00	0.00	0.00	0.00	0.00
COVID-19 CARES ACT	150,460	150,460	0.00	21,138.00	40,343.62	129,322.00	85.95
ENHANCED E911	60,063	60,063	0.00	1,800.00	5,829.09	58,263.00	97.00
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
INSURANCE REIMBURSEMENT	436,121	436,121	0.00	0.00	40,850.00	436,121.00	100.00
PSAP FUNDS	102,112	102,112	7,045.20	28,596.49	15,373.08	73,515.51	71.99
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
SKATE PARK IMPROVEMENTS	0	0	0.00	0.00	0.00	0.00	0.00
AME RESCUE PLAN ACT-ARPA	325,199	325,199	6,136.63	53,691.23	161,175.71	271,507.77	83.49
BIRDELLA NELSON TECH CTR	25,000	25,000	0.00	0.00	22,203.14	25,000.00	100.00
SWIMMING POOL PROJECT	6,699,072	6,699,072	958,339.60	3,110,170.70	0.00	3,588,901.30	53.57
DISC GOLF PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
PLAYGROUND EQUIPMENT PROJ	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	8,387,774	8,387,774	971,521.43	3,245,475.42	321,851.52	5,142,298.58	61.31

REVENUES OVER/(UNDER) EXPENDITURES 0 0 (933,111.03)(3,001,559.09)(181,513.69) 3,001,559.09 0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

30 -DEBT SERVICE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	411,745	411,745	1,607.00	11,125.00	7,624.00	400,620.00	97.30
BOND RESERVE	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	411,745	411,745	1,607.00	11,125.00	7,624.00	400,620.00	97.30
	=====	=====	=====	=====	=====	=====	=====
	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	411,745	411,745	0.00	0.00	0.00	411,745.00	100.00
BOND RESERVE	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	411,745	411,745	0.00	0.00	0.00	411,745.00	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	1,607.00	11,125.00	7,624.00	(11,125.00)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

40 -COMMUNITY DEVELOPMENT
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	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	925.90	0.00	30,074.10	97.01
CITY INVESTMENTS	82,656	82,656	327.00	2,248.00	2,762.00	80,408.00	97.28
NORTH POINTE	30,000	30,000	0.00	2,654.00	11,327.55	27,346.00	91.15
CLARY VILLAGE LLC	9,500	9,500	1,813.68	5,567.25	0.00	3,932.75	41.40
MCCOOK HOTEL GROUP/COBBL	60,000	60,000	0.00	1,564.78	0.00	58,435.22	97.39
QUILLAN COURTS	15,000	15,000	0.00	6,488.68	463.46	8,511.32	56.74
MCCOOK LODGING/HOLIDAY I	100,000	100,000	0.00	46,215.80	45,323.83	53,784.20	53.78
NEXT GENERATION	220,000	220,000	0.00	7,426.72	101,572.63	212,573.28	96.62
N-STANT CONVENIENCE	20,000	20,000	0.00	145.82	4,470.32	19,854.18	99.27
BLACKWOOD ENTERPRISES	20,400	20,400	0.00	3,481.27	0.00	16,918.73	82.93
MEDC INFILL HOUSING	0	0	0.00	2,275.18	0.00	(2,275.18)	0.00
ENG INTL - RESTORED HOMES	0	0	0.00	0.00	0.00	0.00	0.00
NORTH POINTE II	0	0	0.00	0.00	0.00	0.00	0.00
MCK BUSINESS PK PHASE II	0	0	0.00	0.00	0.00	0.00	0.00
ELEVATE WELLNESS	0	0	0.00	0.00	0.00	0.00	0.00
R PERRY DEVELOPMENT	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	588,556	588,556	2,140.68	78,993.40	165,919.79	509,562.60	86.58
=====							
	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	82,656	82,656	0.00	82.00	0.00	82,574.00	99.90
NORTH POINTE	30,000	30,000	0.00	0.00	7,818.05	30,000.00	100.00
CLARY VILLAGE LLC	9,500	9,500	0.00	3,521.43	0.00	5,978.57	62.93
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	6,253.28	463.46	8,746.72	58.31
MCCOOK LODGING/HOLIDAY I	100,000	100,000	0.00	43,479.22	45,323.83	56,520.78	56.52
NEXT GENERATION	220,000	220,000	0.00	0.00	101,572.63	220,000.00	100.00
N-STANT CONVENIENCE	20,000	20,000	0.00	0.00	0.00	20,000.00	100.00
BLACKWOOD ENTERPRISES	20,400	20,400	0.00	3,335.00	0.00	17,065.00	83.65
MEDC INFILL HOUSING	0	0	0.00	2,132.46	0.00	(2,132.46)	0.00
ENG INTL - RESTORED HOMES	0	0	0.00	0.00	0.00	0.00	0.00
NORTH POINTE II	0	0	0.00	0.00	0.00	0.00	0.00
MCK BUSINESS PK PHASE II	0	0	0.00	0.00	0.00	0.00	0.00
ELEVATE WELLNESS	0	0	0.00	0.00	0.00	0.00	0.00
R PERRY DEVELOPMENT	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	588,556	588,556	0.00	58,803.39	155,177.97	529,752.61	90.01
=====							
REVENUES OVER/(UNDER) EXPENDITURES	0	0	2,140.68	20,190.01	10,741.82	(20,190.01)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

45 -ECONOMIC DEVELOPMENT FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	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	<u>1,925,222</u>	<u>1,925,222</u>	<u>48,802.38</u>	<u>412,889.68</u>	<u>355,748.38</u>	<u>1,512,332.32</u>	<u>78.55</u>
TOTAL REVENUES	<u>1,925,222</u>	<u>1,925,222</u>	<u>48,802.38</u>	<u>412,889.68</u>	<u>355,748.38</u>	<u>1,512,332.32</u>	<u>78.55</u>
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ECONOMIC DEVELOPMENT FUN	<u>1,925,222</u>	<u>1,925,222</u>	<u>48,734.13</u>	<u>240,523.86</u>	<u>119,000.40</u>	<u>1,684,698.14</u>	<u>87.51</u>
TOTAL EXPENDITURES	<u>1,925,222</u>	<u>1,925,222</u>	<u>48,734.13</u>	<u>240,523.86</u>	<u>119,000.40</u>	<u>1,684,698.14</u>	<u>87.51</u>
REVENUES OVER/(UNDER) EXPENDITURES	0	0	68.25	172,365.82	236,747.98 (172,365.82)	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

50 -PENSION TRUST
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	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	23,470	23,470	14.43	20,089.47	18,050.96	3,380.53	14.40
TOTAL REVENUES	23,470	23,470	14.43	20,089.47	18,050.96	3,380.53	14.40
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
POLICE OFFICER DISABILIT	23,470	23,470	1,572.83	11,009.81	11,009.81	12,460.19	53.09
TOTAL EXPENDITURES	23,470	23,470	1,572.83	11,009.81	11,009.81	12,460.19	53.09
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(1,558.40)	9,079.66	7,041.15	(9,079.66)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

60 -AGENCY FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
PERPETUAL CARE	147,583	147,583	1,369.00	7,120.00	6,233.00	140,463.00	95.18
SENIOR CENTER CONTRIBUTIO	89,012	89,012	503.00	12,612.00	15,461.00	76,400.00	85.83
SCHOOL	8,050	8,050	1,400.00	6,555.00	6,327.50	1,495.00	18.57
FIRE CONTRIBUTIONS	10,417	10,417	0.00	100.00	14,192.76	10,317.00	99.04
LIBRARY MEMORIAL	63,082	63,082	0.00	200.00	12,475.00	62,882.00	99.68
COMMUNITY BETTERMENT	102,771	102,771	7,004.23	45,017.81	50,103.92	57,753.19	56.20
DARE CONTRIBUTIONS	3,388	3,388	0.00	200.00	2,226.50	3,188.00	94.10
PUBLIC WORKS CONTRIBUTION	7,370	7,370	225.00	2,405.20	376.05	4,964.80	67.36
AMBULANCE CONTRIBUTIONS	13,046	13,046	200.00	870.00	500.00	12,176.00	93.33
COMMUNITY PARAMEDIC PROG	4,316	4,316	0.00	0.00	0.00	4,316.00	100.00
POLICE CONTRIBUTIONS	22,822	22,822	0.00	170.35	15,252.93	22,651.65	99.25
FIRE TRAINING TRAILER	11,348	11,348	0.00	100.00	100.00	11,248.00	99.12
TOTAL REVENUES	483,205	483,205	10,701.23	75,350.36	123,248.66	407,854.64	84.41
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	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
PERPETUAL CARE	147,583	147,583	0.00	3,525.00	0.00	144,058.00	97.61
SENIOR CENTER CONTRIBUTIO	89,012	89,012	0.00	506.96	4,494.90	88,505.04	99.43
SCHOOL	8,050	8,050	3,800.00	5,155.00	5,984.79	2,895.00	35.96
FIRE CONTRIBUTIONS	10,417	10,417	0.00	473.52	4,456.72	9,943.48	95.45
LIBRARY MEMORIAL	63,082	63,082	145.40	7,544.10	2,294.33	55,537.90	88.04
COMMUNITY BETTERMENT	102,771	102,771	10,827.00	48,457.00	62,983.00	54,314.00	52.85
DARE CONTRIBUTIONS	3,388	3,388	0.00	1,322.97	1,342.33	2,065.03	60.95
PUBLIC WORKS CONTRIBUTION	7,370	7,370	0.00	0.00	0.00	7,370.00	100.00
AMBULANCE CONTRIBUTIONS	13,046	13,046	0.00	0.00	0.00	13,046.00	100.00
COMMUNITY PARAMEDIC PROG	4,316	4,316	0.00	0.00	0.00	4,316.00	100.00
POLICE CONTRIBUTIONS	22,822	22,822	0.00	0.00	1,106.09	22,822.00	100.00
FIRE TRAINING TRAILER	11,348	11,348	0.00	0.00	251.75	11,348.00	100.00
TOTAL EXPENDITURES	483,205	483,205	14,772.40	66,984.55	80,701.73	416,220.45	86.14
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REVENUES OVER/(UNDER) EXPENDITURES	0	0	(4,071.17)	8,365.81	42,546.93	(8,365.81)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

65 -INTERNAL SERVICE FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	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	5,851	5,851	0.00	4,550.00	960.00	1,301.00	22.24
FLEX - MEDICAL	66,687	66,687	2,815.02	19,234.53	30,569.32	47,452.47	71.16
SELF INSURED HEALTH INSUR	<u>3,100,211</u>	<u>3,100,211</u>	<u>206,425.60</u>	<u>1,879,930.55</u>	<u>1,588,078.57</u>	<u>1,220,280.45</u>	<u>39.36</u>
TOTAL REVENUES	3,172,749	3,172,749	209,240.62	1,903,715.08	1,619,607.89	1,269,033.92	40.00
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FLEX DEPENDENT CARE	5,851	5,851	0.00	0.00	2,092.00	5,851.00	100.00
FLEX - MEDICAL	66,687	66,687	5,221.28	20,926.93	32,219.13	45,760.07	68.62
SELF INSURED HEALTH INSUR	<u>3,100,211</u>	<u>3,100,211</u>	<u>197,559.63</u>	<u>1,527,441.28</u>	<u>1,652,930.92</u>	<u>1,572,769.72</u>	<u>50.73</u>
TOTAL EXPENDITURES	3,172,749	3,172,749	202,780.91	1,548,368.21	1,687,242.05	1,624,380.79	51.20
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	6,459.71	355,346.87 (67,634.16)(355,346.87)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: APRIL 30TH, 2024

70 -ENTERPRISE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
SOLID WASTE-LANDFILL POST	0	0	0.00	0.00	0.00	0.00	0.00
SOLID WASTE - RECYCLING	176,800	176,800	5,902.44	43,980.14	58,294.15	132,819.86	75.12
SOLID WASTE - COLLECTION	1,057,127	1,057,127	76,430.29	548,779.75	524,689.27	508,347.25	48.09
SOLID WASTE - TRANSFER ST LANDFILL RESERVE	1,586,962	1,586,962	120,652.91	709,998.79	647,010.02	876,963.21	55.26
SOLID WASTE - DISPOSAL	932,954	932,954	8,860.00	72,444.00	61,823.00	860,510.00	92.23
WATER MAINTENANCE & OPERA	600,639	600,639	35,684.77	294,414.17	243,952.85	306,224.83	50.98
WATER BOND & INTEREST RED	4,968,513	4,968,513	170,628.13	1,420,409.89	1,430,359.07	3,548,103.11	71.41
WATER CAPITAL - REPLACEME	1,265,750	1,265,750	35,326.00	260,075.00	234,797.00	1,005,675.00	79.45
WATER CAPITAL - DEVELOPME	23,396,301	23,396,301	41,165.00	288,319.00	266,980.00	23,107,982.00	98.77
WATER QUALITY SOLUTION	0	0	0.00	0.00	0.00	0.00	0.00
SEWER MAINTENANCE & OPERA	177,888	177,888	820.95	5,751.08	3,707.66	172,136.92	96.77
SEWER BOND & INTEREST RES	3,560,285	3,560,285	148,165.90	1,085,123.03	1,007,027.38	2,475,161.97	69.52
SEWER CAPITAL - REPLACEME	129,138	129,138	495.00	3,436.00	2,353.00	125,702.00	97.34
SEWER CAPITAL - DEVELOPME	16,107,069	16,107,069	42,082.00	288,721.00	284,491.00	15,818,348.00	98.21
COMBINED UTILITIES	1,430	1,430	9.00	63.00	36.00	1,367.00	95.59
ELECTRIC UTILITY	500,846	500,846	0.00	0.00	0.00	500,846.00	100.00
TOTAL REVENUES	<u>1,330,000</u>	<u>1,330,000</u>	<u>93,499.56</u>	<u>750,744.67</u>	<u>780,455.16</u>	<u>579,255.33</u>	<u>43.55</u>
TOTAL REVENUES	55,791,702	55,791,702	779,721.95	5,772,259.52	5,545,975.56	50,019,442.48	89.65

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
SOLID WASTE-LANDFILL POST	14,550	14,550	0.00	5,727.23	6,544.14	8,822.77	60.64
SOLID WASTE - RECYCLING	216,328	216,328	9,409.61	73,123.22	66,845.38	143,204.78	66.20
SOLID WASTE - COLLECTION	1,057,127	1,057,127	65,571.83	523,689.76	498,583.89	533,437.24	50.46
SOLID WASTE - TRANSFER ST LANDFILL RESERVE	1,532,884	1,532,884	94,728.84	706,998.64	654,591.23	825,885.36	53.88
SOLID WASTE - DISPOSAL	932,954	932,954	0.00	304,636.69	0.00	628,317.31	67.35
WATER MAINTENANCE & OPERA	600,639	600,639	33,184.77	295,664.17	245,202.85	304,974.83	50.78
WATER BOND & INTEREST RED	4,968,513	4,968,513	213,394.41	1,503,561.84	1,802,173.01	3,464,951.16	69.74
WATER CAPITAL - REPLACEME	1,265,750	1,265,750	0.00	51,603.18	43,263.89	1,214,146.82	95.92
WATER CAPITAL - DEVELOPME	23,396,301	23,396,301	67,200.00	376,203.39	123,718.76	23,020,097.61	98.39
WATER QUALITY SOLUTION	0	0	0.00	0.00	0.00	0.00	0.00
SEWER MAINTENANCE & OPERA	177,888	177,888	0.00	0.00	0.00	177,888.00	100.00
SEWER BOND & INTEREST RES	3,560,285	3,560,285	564,905.69	1,470,606.58	758,887.60	2,089,678.42	58.69
SEWER CAPITAL - REPLACEME	129,138	129,138	0.00	0.00	0.00	129,138.00	100.00
SEWER CAPITAL - DEVELOPME	16,107,069	16,107,069	11,099.77	80,768.58	50,240.42	16,026,300.42	99.50
COMBINED UTILITIES	1,430	1,430	0.00	0.00	0.00	1,430.00	100.00
ELECTRIC UTILITY	500,846	500,846	0.00	0.00	0.00	500,846.00	100.00
TOTAL EXPENDITURES	<u>1,330,000</u>	<u>1,330,000</u>	<u>93,499.56</u>	<u>750,744.67</u>	<u>780,455.16</u>	<u>579,255.33</u>	<u>43.55</u>

TOTAL EXPENDITURES	55,791,702	55,791,702	1,152,994.48	6,143,327.95	5,030,506.33	49,648,374.05	88.99
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REVENUES OVER/(UNDER) EXPENDITURES	0	0	(373,272.53)	(371,068.43)	515,469.23	371,068.43	0.00
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CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: APRIL 30TH, 2024

80 -CAPITAL IMPROVEMENTS FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
2022 RECREATION BOND	1,292,868	1,292,868	87,309.64	652,028.06	250,000.00	640,839.94	49.57
CAPITAL IMPROVE 2018	1,319,378	1,319,378	57,096.33	395,324.31	381,719.31	924,053.69	70.04
CAPITAL IMPROVE PRE 2018	<u>425,827</u>	<u>425,827</u>	<u>1,660.00</u>	<u>11,616.00</u>	<u>8,352.00</u>	<u>414,211.00</u>	<u>97.27</u>
TOTAL REVENUES	3,038,073	3,038,073	146,065.97	1,058,968.37	640,071.31	1,979,104.63	65.14
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
2022 RECREATION BOND	1,292,868	1,292,868	0.00	165,666.66	22,820.00	1,127,201.34	87.19
CAPITAL IMPROVE 2018	1,319,378	1,319,378	66,066.00	127,054.00	66,007.50	1,192,324.00	90.37
CAPITAL IMPROVE PRE 2018	<u>425,827</u>	<u>425,827</u>	<u>0.00</u>	<u>14,937.50</u>	<u>15,769.11</u>	<u>410,889.50</u>	<u>96.49</u>
TOTAL EXPENDITURES	3,038,073	3,038,073	66,066.00	307,658.16	104,596.61	2,730,414.84	89.87
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REVENUES OVER/(UNDER) EXPENDITURES	0	0	79,999.97	751,310.21	535,474.70 (751,310.21)	0.00

**CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING**

ITEM: 3.E.

RECOMMENDATION:

Accept the minutes of the March 13, 2024 Library Advisory Board meeting.

BACKGROUND:

Accept minutes from various board and commission meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 16, 2024

McCook City Library Advisory Board Meeting Minutes

March 13, 2024

A copy of the Open Meeting Act is posted by the white board on the west wall of the meeting room in the library basement.

The meeting was called to order the president. In attendance were Mary Dueland, Jody Crocker, Staci Blomstedt, Sharon Bohling and Kevin Cochran.

There were no public comments or discussion of items not on the agenda.

Notice of the meeting was given in advance thereof by publication in the *McCook Gazette* on March 8, 2024, 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 members of the Library Board. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

The January meeting was not held due to lack of a quorum.

There was no unfinished business.

New Business:

ROOM DEPOSIT: Due to the meeting room now housing many irreplaceable materials and after consultation with the city manager, the library will re-establish a policy of charging a \$50 deposit for use of the basement room. The deposit is refundable if no incident of damage or theft has occurred. The deposit can be waived at the discretion of the library director. Jody will check to see if there is already a policy in place or if we can earn an accreditation point for writing one.

DIRECTOR'S REPORT:

- Braille items are available for check-out.
- Thumbs up for Terrific Tuesday events attended by K-5 graders.
- Movin' and Groovin' a music and movement group will be started soon.
- Storytime attendance is not consistent.
- April 23 will be the final party for the 1,000 books before Kindergarten participants.
- March 27 will be Jody's remaining Make and Take presentation in Ravenna.
- *The Gazette* will be doing an article on LIBBY.
- An Easter coloring contest is underway.
- Easy Readers (E-1) are now shelved by category in plastic bins.
- National Library Week is April 8 – 11. Daily activities are planned from 3:45 – 5:00.
- The outreach program to deliver books to shut-ins has steady use.
- An additional rack for backpacks was given away by the Grand Island Library. Jody got her name in first to take it off their hands.

NEXT MEETING: Wednesday, May 8, 2024 at 4 pm.

The meeting adjourned at 4:34 pm.

Secretary du jour Sharon Bohling
Sharon Bohling

**CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING**

ITEM: 4.A.

Approve Resolution No. 2024-10 to accept funding recommendation and authorize Mayor to execute all documents required to apply for funding through USDA-RD and Northland Securities for \$14,497,000 for completion of the Wastewater Improvements proposed within the completed Facility Plan Summary for the proposed WWTF upgrades.

BACKGROUND:

The City is currently planning for wastewater treatment facility (WWTF) improvements, which will provide reliable treatment for the 20-year planning period. The existing WWTF is still generally operating in compliance with its discharge permit, however, the age and obsolescence of equipment are making the job of operations decidedly more challenging. In addition, the City has been notified by the Nebraska Department of Environment and Energy (NDEE) that new, more stringent limits on ammonia may be included in the next permit renewal. Environmental standards will continue to become more stringent, and it is anticipated that the WWTF will see new limitations on the discharge of total nitrogen and total phosphorus in the near future.

The completed Facility Plan was prepared to address the current and future needs of the McCook WWTF. The proposed improvements will provide cost-effective, reliable and operator-friendly treatment of the wastewater that is projected to be generated by the City over the next 20 years. The proposed Wastewater Treatment Alternative recommended within the Facility Plan and subsequently selected by the City Council on December 4, 2023 was the construction of Sequencing Batch Reactor without new Clarifiers. Collection system improvements with the project also included construction of the 'S' Street Sewer Extension and Karrer Park Lift Station Control System Rehabilitation.

The completed Facility Plan was submitted to the Water/Wastewater Advisory Committee (WWAC) after the December 2023 council meeting. The WWAC has provided two possible funding package alternatives which are summarized in the attached letter provided as EXHIBIT 1.

Funding Package #1 is for combined USDA & Northland Securities loans including a 40 year loan from USDA and a 20 year Northland Securities bond/loan. The combined effective interest rate is 3.025% and the projected monthly average user rate is \$49.64.

Funding Package #2 is for a CWSRF loan for 30 years at 2.5% interest rate. However, the projected average monthly user cost of \$79.25 was projected for CWSRF package.

A conference call with the City, USDA, CWSRF and Northland Securities was held on May 7, 2024 to confirm the funding packages offered by WWAC.

CITY MANAGER'S REPORT
MAY 20, 2024 CITY COUNCIL MEETING
Page - 2

Funding Package #1 would result in an estimated average user cost of \$49.64 versus Funding Package #2 which would have an estimated average user cost of \$79.25. Therefore, it is recommended that the City accept the Funding Package #1 offer from USDA/Northland Securities by passing the presented resolution and submitting the required documents to apply for the USDA Funding.

FISCAL

IMPACT: 2024-2025 Annual Budget, Wastewater Capital Improvement, Wastewater Revenues.

APPROVALS:



David Blau, Project Engineer

May 15, 2024



Pat Fawver, Director of Utilities

May 15, 2024



Nathan A. Schneider, City Manager

May 15, 2024

RESOLUTION NO. 2024-10

RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND/OR CITY MANAGER, AND THE CITY CLERK-TREASURER TO SIGN ALL DOCUMENTS AS MAY BE REQUIRED IN PROCESSING OR COMPLETING THE USDA, RURAL DEVELOPMENT WATER AND ENVIRONMENTAL LOAN FOR THE SANITARY SEWER SYSTEM.

WHEREAS: THE CITY OF MCCOOK is in the process of applying for a USDA Rural Development loan to fund a portion of the costs for the sanitary sewer improvements as identified in the Wastewater Treatment Facility Plan, dated 12/2023 prepared by Miller and Associates.

WHEREAS: there are certain and various documents which require signatures of the Mayor and/or City Manager, and the City Clerk-Treasurer.

THEREFORE BE IT RESOLVED by the City Council of the City of McCook that the Mayor and/or City Manager, and City Clerk-Treasurer are hereby authorized to sign all documents as may be required in the processing or completing of the USDA, Rural Development Loan.

If the Mayor and/or City Manager and City Clerk-Treasurer should change because of an election or other reasons during the processing of the USDA Rural Development application, the City Council will not need to amend this resolution so the Mayor and/or City Manager, and the City Clerk-Treasurer can sign any forms and security instruments to finalize the USDA Rural Development financial assistance.

This resolution was introduced and adopted this 20th day of May, 2024 by the City Council.

Linda Taylor, Mayor

ATTEST:

Lea Ann Doak City Clerk-Treasurer

PUBLIC NOTICE

Notice is hereby given that the City of McCook intends to file an application with USDA Rural Development and Northland Securities for financial assistance in the amount of \$14,497,000 to finance the wastewater treatment facility improvement project.

A public meeting will be held on May 20, 2024 at 5:40 P.M. at the McCook Municipal Center, in the City Council Chambers. The scope of the project and financing options will be discussed. The public will be given an opportunity to comment on the project.

-s- Lea Ann Doak
City Clerk-Treasurer

Publish: May 10 and 17, 2024.

EXHIBIT 1

WATER & WASTEWATER ADVISORY COMMITTEE (WWAC)



Department of Agricultural
Rural Development



Department of
Environment & Energy

April 30, 2024

via email; nschneider@cityofmccook.com

Nate Schneider, City Administrator
City of McCook, Nebraska
PO Box 1059
McCook, NE 69001

Re: WWAC Funding Package Proposals – City of McCook
Wastewater Treatment Facility Plan, Engineering Report, November 22, 2023
M&A Project No. 200-D1-029

Dear Mr. Schneider,

Thank you for your funding request to the WWAC. The committee has designated Sara Pierce, Community Programs Specialist with the USDA and John Danforth, Environmental Specialist with the NDEE to your project. The committee has reviewed the documents submitted and determined that the scope is well defined and not likely to change.

The following is a list of tentative financial packages available to the City of McCook for the proposed project. Until financing is secured through a financial agency's policy, these offers are subject to change. The packages were built using the data in the attached Appendix A. If this data changes as the underwriting proceeds, the loans and grants will also change.

Additionally, each funding source takes into account different factors when estimating impact to McCook's repayment source. Please see the note after each table for more information.

The committee is asking your elected officials to make a decision on the best funding package for your community. Please route this letter to your board to discuss and vote at the next legal open meeting and then notify me of the community's decision.

The following is a quick summary for the funding packages offered in this letter. Please see each section for more information.

	Source	Total Funding	Loan (Principal)	Subsidy / Grants	Term	Annual Interest + Fees
Funding Package #1	USDA & Northland Securities	\$14,497,000	\$14,497,000	\$0	40 years (USDA) 20 years (Northland Securities)	3.025% (combined effective rate)
Funding Package #2	SRF	\$14,625,119	\$14,625,119	\$0	30 years	2.50%

***CWSRF funding not available until after October 2026**

Rev 4/21/20

1

The USDA is an equal opportunity provider, employer, and lender.

Funding Package #1-WWTP Improvements Only

USDA Rural Development (USDA) and Northland Securities, Inc.

	USDA Financing
Estimated PER Costs:	\$14,096,500
Interim Financing Costs*:	\$400,500
Total Project Costs:	\$14,497,000
USDA Loan:	\$7,497,000
Loan Term:	40 years
Loan Rate:	2.125%
Northland Securities Loan**:	\$7,000,000
Loan Term:	20 years
Loan Rate:	4.53%
USDA & Northland Securities Combined Effective Rate:	3.025%
Total Package:	\$14,497,000
Estimated Annual O&M Cost:	\$1,351,005
Estimated Annual SLA Cost:	\$65,000
Estimated Annual Pmt Reserve:	
USDA	\$28,010
Estimated Annual Debt Service:	\$280,102
USDA	
Estimated Annual Debt Service:	\$567,413
Northland Securities** (average)	
Total Annual Debt Service	\$847,515
Total Annual Cost:	\$2,291,530
Estimated # of EDUs:	5,738
Estimated Average EDU User Cost***:	\$33.28
Estimated # of Users	3,847
Estimated Average User Cost	\$49.64

It is projected that the City of McCook would qualify for a USDA loan up to 40 years with an interest rate of 2.125% (through June 30, 2024). Interest rates are subject to change quarterly.

The obligation of USDA funds would require compliance with additional federal regulations such as American Iron and Steel and Build America Buy America requirements.

Estimate includes current project estimates, annual costs of debt service requirements, SLA, and O&M. A final assessment of the project scope, revenues and costs will need to be analyzed to determine the actual funding package available and user charge adjustment as necessary.

*The City would be required to obtain interim financing during the construction period after all proceeds from the Northland issue have been utilized. Interim financing cost is calculated based on a 1.5-year term using an interest rate of 4% and an origination fee of .75%. This calculation is for informational purposes only and is subject to change.

** Northland Securities may require the funding of a Debt Service Reserve Fund depending upon the market conditions at the time of bond issuance. The amount of this reserve and the funding of such should be further discussed with Brad Slaughter.

***Equivalent Dwelling Units (EDU's) are the average consumption per month for residential (typical Single-Family dwelling) customers. It is used to convert commercial or other non-residential users to an equivalent number of residential users.

SRF Funding Package #2 – WWTP Improvements Only

Financing through the Nebraska Department of Environment and Energy – Clean Water State Revolving Fund (CWSRF) Program for proposed pre-application projects.

Due to the limited amount of funding currently available, the CWSRF program is unable to provide financing until October 2026. Until funding is obligated for a project, financing and interest and administrative fee rates are subject to change.

SRF Financing ⁽¹⁾		
Estimated Costs	Estimated PER Costs:	\$14,096,500
	Possible Additional Costs (Davis-Bacon):	\$528,619 ⁽²⁾
	Total Project Costs:	\$14,625,119
Loan Terms	SRF Loan Forgiveness:	\$0
	SRF Principal Loan:	\$14,625,119
	SRF Loan Term:	30 years
	SRF Loan Rate:	2.5% <i>(1.5% interest + 1.0% admin fee)</i>
Estimated Impact on User Rate	Estimated Annual O&M Costs:	\$1,351,005
	Estimated Annual SRF Repayment: <i>(includes +10% debt service addition)</i>	\$781,762
	Total Estimated Annual Cost: <i>(SRF repayment + O&M Costs)</i>	\$2,132,767
	Estimated # of Users:	3,847
	Minimum Debt Service + O&M Costs per User:	\$47.20⁽³⁾

(1) **CWSRF Financing not available until October 2026.**

(2) Estimated 3.75% impact to total costs for Davis-Bacon if not initially factored into estimate.

(3) Estimated rates based off the 3,847 estimated number of users.

Use of SRF funds would require compliance with additional federal regulations such as application of Davis-Bacon and Other Labor Laws and American Iron and Steel requirements. As indicated in the table, an additional 3.75% has been estimated into project costs for possible Davis-Bacon wage requirements in case such costs were not part of estimated PER total.

It is projected that the City of McCook would qualify for a loan up to 30 years with an annual interest rate of up to 1% and an annual administrative fee of 1.5% on unpaid principal. Annual O&M costs for the project is estimated to be \$1,351,005, which is a \$43,205 increase to the current annual O&M costs of \$1,307,800.

Based on the estimated number of users/connections of 3,847, it is projected that user rates would need to be increased by \$16.93 per user per month to repay the annual SRF loan amount and \$29.27 per user per month for O&M costs (an increase of \$0.94 from current O&M costs). This would create a minimum monthly debt service + O&M costs of \$47.20 per user. Using an estimated existing average residential user rate of \$60.38 (using 5,000 gallons/user/month), the new monthly average residential user rate with SRF funding would be \$79.25.

At time of loan drafting, a final assessment would be done to assess revenues and costs to determine a more accurate user rate impact.

These packages are in effect for 30 days. After that, the WWAC reserves the right to recalculate and revise the package. The city would need to request for more time if needed. Should you have any questions or concerns, please feel free to contact me or John Danforth with NDEE.SRF. Thank you for choosing to work with the WWAC Agency. We look forward to working with you and your community.

Sincerely,

Sara Pierce
Community Programs Specialist
USDA Rural Development
Phone: (308) 221-3689
Email: sara.pierce@usda.gov

CC: M&A – Chris Miller, PE; Phone (308) 234-6456; Email: cmiller@miller-engineers.com
M&A – David Blau, PE; Phone: (308) 234-6456 Email: dblau@miller-engineers.com
USDA – Ken Shaw; Phone: (402) 416-2222; Email: ken.shaw@usda.gov
NDEE – John Danforth; Phone (402) 471-3373; Email: john.r.danforth@nebraska.gov
Northland Securities, Inc. – Brad Slaughter; Phone (402) 738-0111; Email: bslaughter@fnni.com

\$14,697,000

CITY OF MCCOOK, NEBRASKA

COMBINED UTILITES REVENUE BONDS (\$14M - A RATED)

SERIES 2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
06/15/2024	-	-	-	-
06/15/2025	322,221.78	4.088%	519,311.25	841,533.03
06/15/2026	334,393.99	4.102%	506,139.04	840,533.03
06/15/2027	346,612.37	4.116%	492,420.66	839,033.03
06/15/2028	358,877.88	4.128%	478,155.15	837,033.03
06/15/2029	376,191.53	4.150%	463,341.50	839,533.03
06/15/2030	393,554.35	4.170%	447,728.68	841,283.03
06/15/2031	405,967.38	4.179%	431,315.65	837,283.03
06/15/2032	423,431.69	4.196%	414,351.34	837,783.03
06/15/2033	440,948.36	4.211%	396,584.67	837,533.03
06/15/2034	463,518.52	4.234%	378,014.51	841,533.03
06/15/2035	481,143.28	4.246%	358,389.75	839,533.03
06/15/2036	498,823.83	4.258%	337,959.20	836,783.03
06/15/2037	521,561.34	4.275%	316,721.69	838,283.03
06/15/2038	544,357.01	4.290%	294,426.02	838,783.03
06/15/2039	567,212.10	4.305%	271,070.93	838,283.03
06/15/2040	595,127.86	4.323%	246,655.17	841,783.03
06/15/2041	618,105.57	4.334%	220,927.46	839,033.03
06/15/2042	646,146.57	4.350%	194,136.46	840,283.03
06/15/2043	674,252.18	4.364%	166,030.85	840,283.03
06/15/2044	702,423.79	4.376%	136,609.24	839,033.03
06/15/2045	734,129.77	2.125%	105,870.23	840,000.00
06/15/2046	749,730.02	2.125%	90,269.98	840,000.00
06/15/2047	765,661.79	2.125%	74,338.21	840,000.00
06/15/2048	781,932.10	2.125%	58,067.90	840,000.00
06/15/2049	798,548.16	2.125%	41,451.84	840,000.00
06/15/2050	815,517.31	2.125%	24,482.69	840,000.00
06/15/2051	336,609.48	2.125%	7,152.95	343,762.43
Total	\$14,697,000.00	-	\$7,471,923.02	\$22,168,923.02

Yield Statistics

Bond Year Dollars	\$233,792.26
Average Life	15.907 Years
Average Coupon	3.1959668%
Net Interest Cost (NIC)	3.0953898%
True Interest Cost (TIC)	3.1218256%
Bond Yield for Arbitrage Purposes	2.5215196%
All Inclusive Cost (AIC)	3.1414392%

IRS Form 8038

Net Interest Cost	3.0116732%
Weighted Average Maturity	15.809 Years

Series 2024 Bonds \$14m US | Issue Summary | 5/15/2024 | 11:28 AM

Northland Securities, Inc. Public Finance
Brad Slaughter - Managing Director 402-738-0111

\$14,697,000

CITY OF MCCOOK, NEBRASKA

COMBINED UTILITES REVENUE BONDS (\$14M - A RATED)

SERIES 2024

Aggregate Debt Service

DATE	Series 2024	Series 2024	TOTAL
	Northland	USDA	
06/15/2025	580,000.00	261,533.03	841,533.03
06/15/2026	579,000.00	261,533.03	840,533.03
06/15/2027	577,500.00	261,533.03	839,033.03
06/15/2028	575,500.00	261,533.03	837,033.03
06/15/2029	578,000.00	261,533.03	839,533.03
06/15/2030	579,750.00	261,533.03	841,283.03
06/15/2031	575,750.00	261,533.03	837,283.03
06/15/2032	576,250.00	261,533.03	837,783.03
06/15/2033	576,000.00	261,533.03	837,533.03
06/15/2034	580,000.00	261,533.03	841,533.03
06/15/2035	578,000.00	261,533.03	839,533.03
06/15/2036	575,250.00	261,533.03	836,783.03
06/15/2037	576,750.00	261,533.03	838,283.03
06/15/2038	577,250.00	261,533.03	838,783.03
06/15/2039	576,750.00	261,533.03	838,283.03
06/15/2040	580,250.00	261,533.03	841,783.03
06/15/2041	577,500.00	261,533.03	839,033.03
06/15/2042	578,750.00	261,533.03	840,283.03
06/15/2043	578,750.00	261,533.03	840,283.03
06/15/2044	577,500.00	261,533.03	839,033.03
06/15/2045	-	840,000.00	840,000.00
06/15/2046	-	840,000.00	840,000.00
06/15/2047	-	840,000.00	840,000.00
06/15/2048	-	840,000.00	840,000.00
06/15/2049	-	840,000.00	840,000.00
06/15/2050	-	840,000.00	840,000.00
06/15/2051	-	343,762.43	343,762.43
Total	\$11,554,500.00	\$10,614,423.02	\$22,168,923.02

Par Amounts Of Selected Issues

Series 2024 Bonds \$-Northland	7,200,000.00
Series 2024 Bonds \$14m U-USDA	7,497,000.00
TOTAL	14,697,000.00

Aggregate | 5/15/2024 | 11:28 AM