

MCCOOK CITY COUNCIL

REGULAR MEETING

**Tuesday, October 1, 2024
12:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Call to Order.

Items.

1. Regular Agenda.

- A. Approve amendment for the request from Rose Weskamp to move a house owned by Michael and Linda Nielsen from 409 West 1st Street to 71823 Road 386, said property located outside the limits of the City of McCook, Nebraska, within the City's extraterritorial jurisdiction.

Adjournment.

**CITY MANAGER'S REPORT
OCTOBER 1, 2024 SPECIAL CITY COUNCIL MEETING**

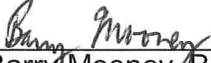
ITEM: .A. Amend the request from Rose Weskamp to move a house owned by Michael and Linda Nielsen from 409 West 1st Street to 71823 Road 386, said property located outside the limits of the City of McCook, Nebraska, within the City's extraterritorial jurisdiction.

BACKGROUND:

McCook City Council approved a structure moving application on April 1, 2024, requesting that a house be moved from 409 West 1st Street to 71823 Road 386. The house is owned by Michael and Linda Nielsen. Based on questions raised by NDOT, it has been requested that the route be amended to conform with NDOT requirements. Due to the change in route, Rose Weskamp has contacted each utility company to confirm they have no concerns with the new route. Updated route is attached to this report.

**FISCAL
IMPACT:** None.

APPROVALS:



Barry Mooney, Building Official

September 24, 2024



Lea Ann Doak, City Clerk

September 24, 2024



Tera Koetter, Assistant City Manager

September 24, 2024



Nathan A. Schneider, City Manager

September 24, 2024



City of McCook
 Building & Zoning Department
 505 West C Street * PO Box 1059
 McCook, NE 69001
 (308) 345-2022 * Fax (308) 345-1461
 bldginsp@cityofmccook.com
 www.cityofmccook.com

Structure Moving Application

Reviewed by Staff _____
 Hearing Held _____
 Reviewed by Council _____
 Application Granted _____ Denied _____
 Building Permit No. _____
 Signed: _____
 Permit Fee: \$100.00

Applicant Information

Name: Rose Westkamp Address: 1307 Norris Ave
 City/State/Zip: McCook NE 69001 Phone: 530-448-2107
 Email address: rosewestkamp@gmail.com
 Current Building Location (Address) ~~409~~ 409 West 1st McCook, NE 69001
 (Legal Description) 1BR/1BA 672 sq ft single family residence

Proposed Location (Address) ~~71823~~ Road 386 McCook NE
 (Legal Description) 2.2 miles North of Hospital on East 11th

Current Use of Building: vacant Estimated Age of Building: Built 1910

Do you currently own this Building? Yes No Almost
 If not, current owner: Mike & Linda Nielsen
 Do you currently own the Proposed Lot? Yes No
 If not, current owner: McCook Community Hospital

Moving Contractor Information

Business name: Star Moving Gerald Hostetter Address: PO Box 339 Grant NE 69140
 City/State/Zip: Grant, NE 69140 Phone: 308 352 6579
 Email address: gerald@starhomedmoving.com

Is the Contractor licensed? Yes No Bonded & insured
 Describe the route by which the building will be moved: ~~West 1st South to B Street, West to 83 North, East North on 83 to 719, East on 719 to 386, South to property~~ Revised Route Attached.

EXHIBIT #3

Jeff
family
Benny
308.346.1489

- Will power lines need to be moved? Yes No
- Will telephone lines need to be moved? Yes No
- Will CATV lines need to be moved? Yes No
- Will tree limbs need to be cut? Yes No
- Will lawns or shrubs be affected? Yes No

pushed up
 2 in way maybe
 Will know
 Monday
 most pushed up - may splice one - May not any
 taking all trees down to build new. Will remove
 tree closest to house

Total estimated cost of the move; include moving, repairs, remodeling, temporary utility relocations, site improvements, etc. \$ 13,500 - 14,500

Does application comply with the City Code and Council policies? Yes No

If not, state exceptions: _____

Approx. weight of house is 80,000 lbs.
3-15-24

TERMITE INSPECTION

You are required to have the building inspected for termites as a part of this application. Please attach a copy of the report. can do on Monday but exterminator mentioned termites don't travel with structure

BUILDING INSPECTION REPORT

Each building to be moved shall be inspected by a Certified Inspector as a part of this application. A copy of the report must be attached.

T Pinkal Construction

PICTURES OF STRUCTURE

Take pictures (must be current) of the front, side and rear of the building and attach.

Attached

PICTURES OF NEW LOCATION

Take pictures (must be current) of the lot and adjacent structures to which the building is to be moved.

Attached

Please estimate and itemize the cost of all repairs and improvements to be made to the structure at its proposed new location.

<u>ITEM</u>	<u>COST</u>
EXTERIOR: <u>rebuild front porch</u>	<u>1,350</u>
INTERIOR: <u>patch wall where fireplace was removed</u>	<u>200</u>
	<u>100</u>
ELECTRICAL: <u>re-attach</u>	<u>± 5000</u>
PLUMBING: <u>re-attach</u>	<u>± 5000</u>
SITE WORK: <u>dig basement blocks for basement walls</u>	<u>44000</u>
<u>Cement</u>	<u>49000</u>
	<u>15000</u>
TOTAL ESTIMATE	<u>\$ 34,500</u>



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

Telephone: (308)345-2022
 E-mail: admin@cityofmccook.com
 Website: www.cityofmccook.com

TOPIC FOR CONSIDERATION FOR CITY COUNCIL AGENDA

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

Name: Rose Weskamp

Address: 1307 NORRIS AVE

Telephone Number: 530 448 2107

Email Address: roseweskamp@gmail.com

Date of Request: 3/8/2024

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

Approval to move small home ca 409 W. 1st to 71823 Road 386, currently working w/ Community Hospital + Neilson to secure date of ownership, removal + move with all utility companies

For Administrative Purposes:	
Date Request Received: _____	Received by: _____
Action Taken: _____	

Follow-Up Needed: _____	

Signed: _____	Date: _____



Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information Inspection Company, Address & Phone <u>308-655-0197</u> <u>Brico Pest Control</u> <u>Box 82</u> <u>BARTLEY, NE</u>		Company's Pest Control Business Lic. No. <u>20-8820718</u>	Date of Inspection <u>3-12-24</u>
Inspector's Name, Signature & Certification, Registration, or Lic. # <u>Brian Foster</u>		Address of Property Inspected <u>409 W. 1st St.</u> <u>McCook, NE</u>	
Registration, or Lic. # <u>106/NEB.3571</u>		Structure(s) Inspected <u>DWELLING</u>	

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

3. Visible damage from wood destroying insects was noted as follows (description and location):

Rose
Weskamp.

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

No action and/or treatment recommended: (Explain if Box B in Section II is checked)

Recommend action(s) and/or treatment(s) for the control of:

<p>Section IV. Obstructions and Inaccessible Areas</p> <p>The following areas of the structure(s) inspected were obstructed or inaccessible:</p> <p><input checked="" type="checkbox"/> Basement <u>3, 5, 6, 7, 8, 9, 13, 24</u></p> <p><input type="checkbox"/> Crawlspace</p> <p><input checked="" type="checkbox"/> Main Level <u>1, 3, 4, 6, 7, 9, 13</u></p> <p><input type="checkbox"/> Attic</p> <p><input type="checkbox"/> Garage</p> <p><input checked="" type="checkbox"/> Exterior <u>13, 17</u></p> <p><input type="checkbox"/> Porch</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Other</p>	<p>The inspector may write out obstructions or use the following optional key:</p> <table border="0"> <tr> <td>1. Fixed ceiling</td> <td>15. Standing water</td> </tr> <tr> <td>2. Suspended ceiling</td> <td>16. Dense vegetation</td> </tr> <tr> <td>3. Fixed wall covering</td> <td>17. Exterior siding</td> </tr> <tr> <td>4. Floor covering</td> <td>18. Window well covers</td> </tr> <tr> <td>5. Insulation</td> <td>19. Wood pile</td> </tr> <tr> <td>6. Cabinets or shelving</td> <td>20. Snow</td> </tr> <tr> <td>7. Stored items</td> <td>21. Unsafe conditions</td> </tr> <tr> <td>8. Furnishings</td> <td>22. Rigid foam board</td> </tr> <tr> <td>9. Appliances</td> <td>23. Synthetic stucco</td> </tr> <tr> <td>10. No access or entry</td> <td>24. Duct work, wiring, and/or plumbing</td> </tr> <tr> <td>11. Limited access</td> <td>25. Spray foam insulation</td> </tr> <tr> <td>12. No access beneath</td> <td>26. Equipment</td> </tr> <tr> <td>13. Only visual access</td> <td></td> </tr> <tr> <td>14. Cluttered condition</td> <td></td> </tr> </table>	1. Fixed ceiling	15. Standing water	2. Suspended ceiling	16. Dense vegetation	3. Fixed wall covering	17. Exterior siding	4. Floor covering	18. Window well covers	5. Insulation	19. Wood pile	6. Cabinets or shelving	20. Snow	7. Stored items	21. Unsafe conditions	8. Furnishings	22. Rigid foam board	9. Appliances	23. Synthetic stucco	10. No access or entry	24. Duct work, wiring, and/or plumbing	11. Limited access	25. Spray foam insulation	12. No access beneath	26. Equipment	13. Only visual access		14. Cluttered condition	
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Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

<p>Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation,</p>	<p>Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and</p>
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BRICO Pest Control

PO Box 82 • Bartley, NE 69020
308 655-0197

Brian Foster Landon S. Nate R.

Bill To: ROSE WESKAMP Inv.# 35302
 Address: 1307 NORRIS AVE Date 3-12-24
 City: McCook, NE Time 10:30

Location of Service: 4109 W. I ST Acct. No. _____
McCook, NE Service Period _____
 Spot: Crack & Crevice Broadcast EP/LI Check No. _____
 Special Instructions: not Amount Paid _____

CHEMICAL	EPA NO.	% A.I.	AMT. USED	CHEMICAL	EPA NO.	% A.I.	AMT. USED
Command C.S.	100-1066			Terminor H.E.	7969-329	.12%	
Respond SC	432-763			Alpine WSG	499-561		
Assfire	1021-2776	14.1%		CB-80	279-3393	4.5%	
Intrac Blox	12455-79	.005%		Gentrol	2724-351	.05%	
Intrac Place-Pac	12455-76	.005%					
Sevill-Cide	70506-14	60%					
Kane	1015-78	99.8%					
ofume	1015-79	99.8%					

Target Pests: _____
 Regular Service One Shot Bin Spray Fumigation Termite
 Inspection Treatment Extended Warranty

Invoice Amount: 80.00
 State Tax: 4.40
 City or County Tax: 1.60
 Total Amount: 86.00

Office Use Only: _____
 Received _____ / _____ / _____
 # _____

Customer's Signature: _____
 CALL US for Digital Payment Options

March 11, 2024 Home Inspection

I inspected the home located at 409 West 1st Street in McCook and found it to be in very good condition. The front porch will be removed and the front posts will be secured to be transported. Once moved to new property, posts will be added and supported and new porch added.

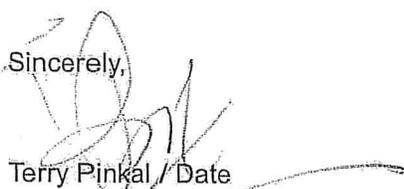
Furnace, Water Heater and all appliances are in good working order and will be reconnected using new pex line for plumbing and all new electrical. I did not see any evidence of termites as noted by Brian Foster.

The chimney will be removed by mover and roofing material will be replaced upon move.

All outlets, switches and plumbing worked as they should.

Overall, for the age of the home, it is in great condition and would be a shame not to move or to have it demolished.

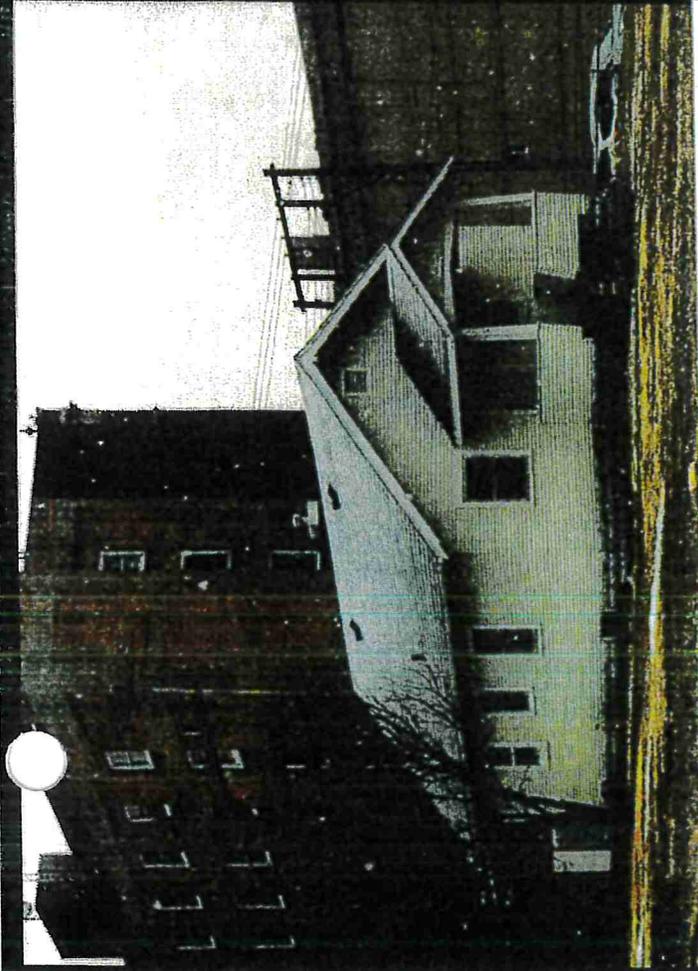
Sincerely,



Terry Pinkal / Date

T Pinkal Construction

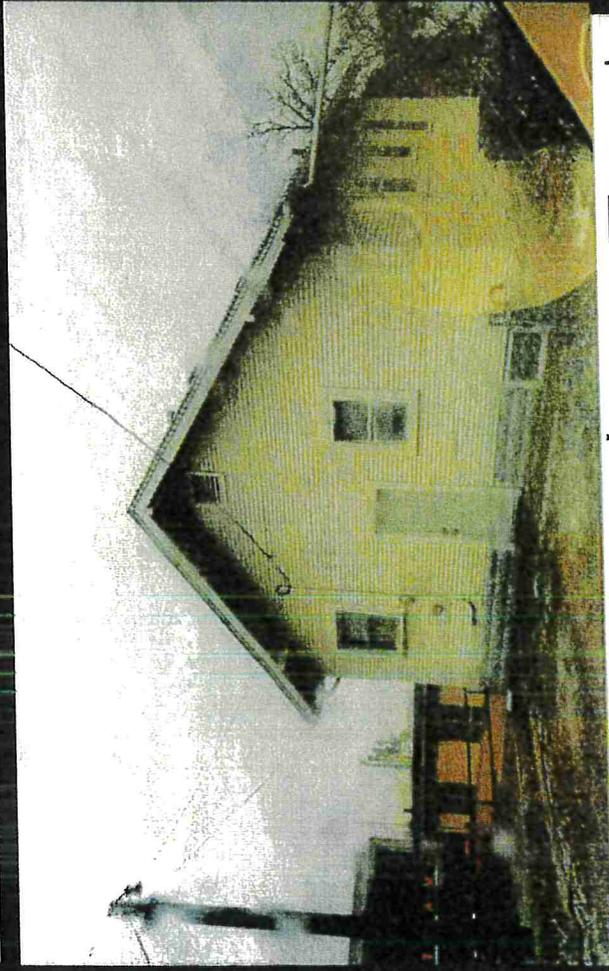
308.340.1810



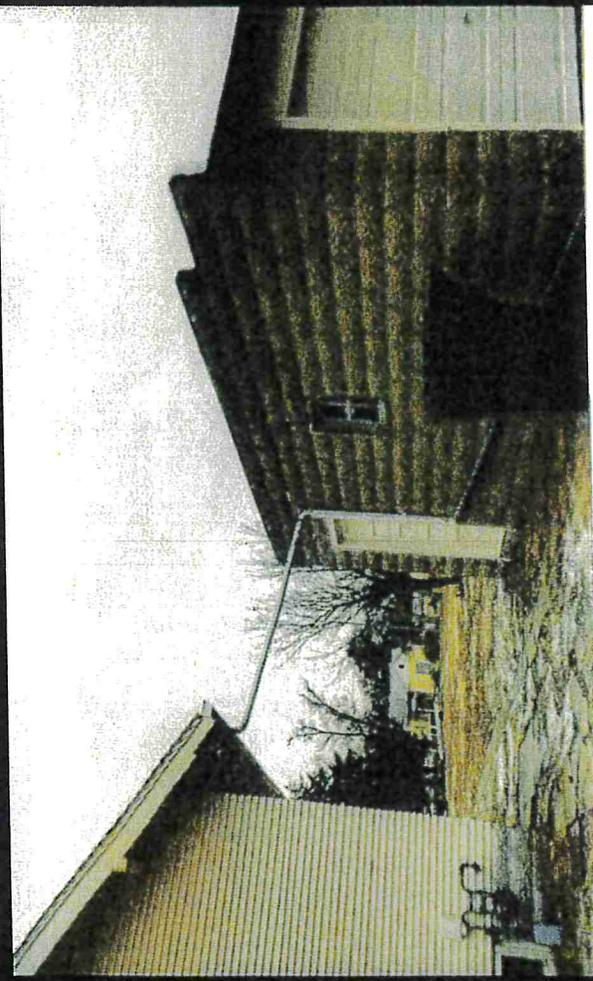
Front facing West



Side facing South



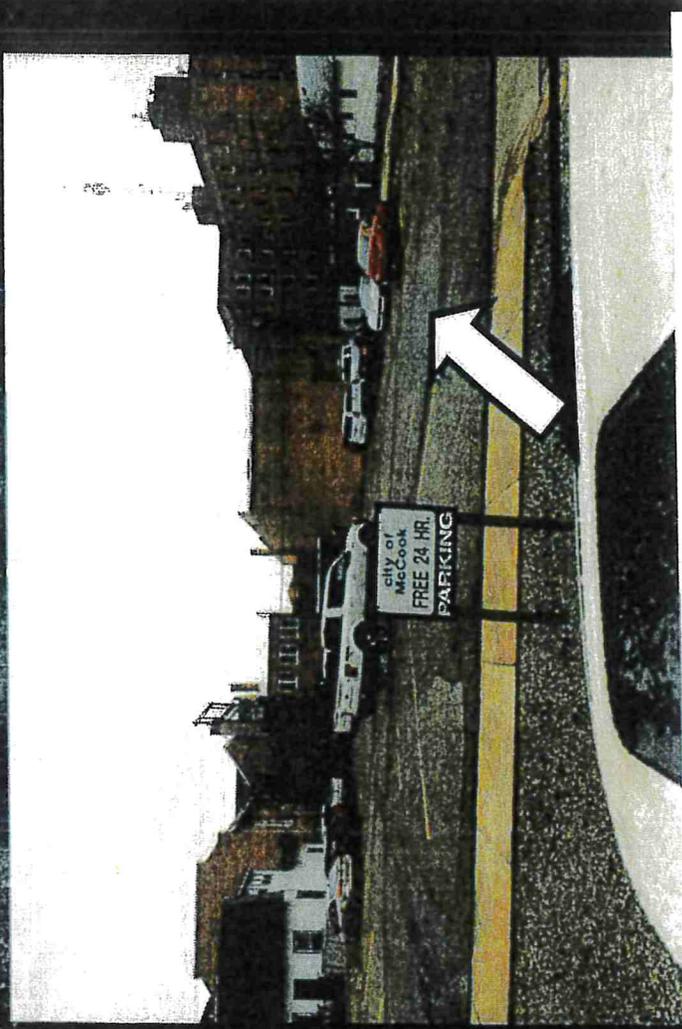
Back facing East



Side facing North



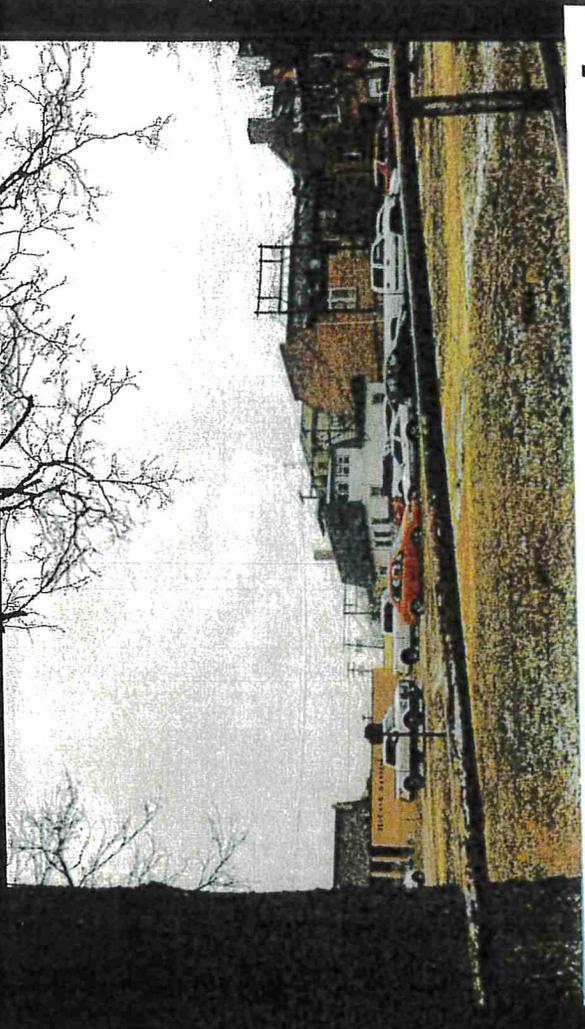
this tree removed



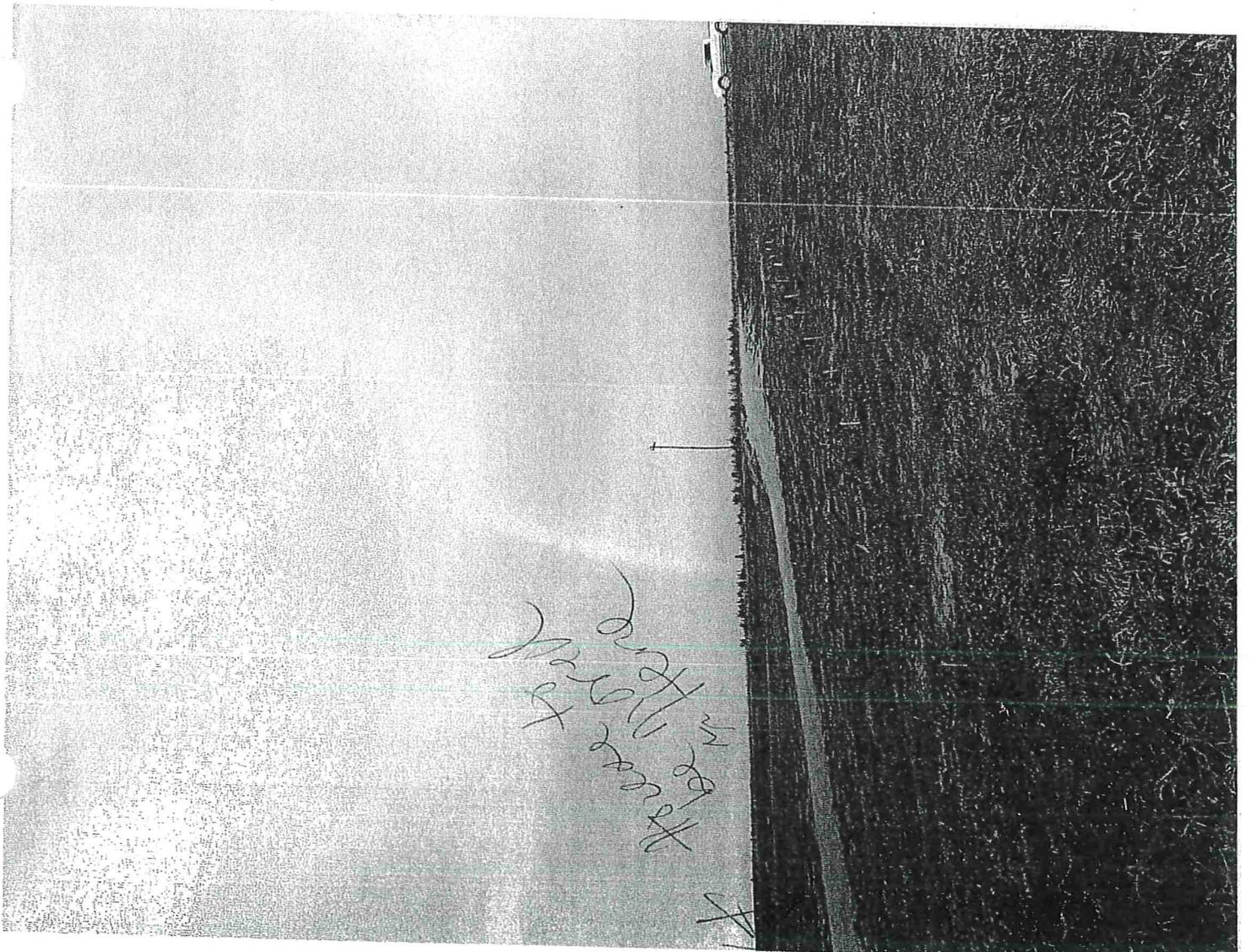
Rope off first row



Pull thru lot



Side facing North



Hickory Point

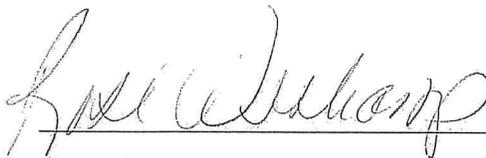
Purchase Agreement/Contingency Statement

The 1 br/1 ba home located at 409 West 1st Street McCook, NE will be sold to Rose Weskamp from Mike and Linda Nielsen upon contingency that the City of McCook approves the relocation of said home to 71823 Road 386 in McCook, NE 69001. Application, Fees and documentation have been submitted to the city of McCook. Sale of the home can take place after city approval and Possession of the home will be between May 1 and May 14, 2024.

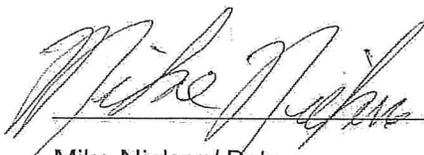
The home will be moved by Star Movers and has approval of all utility companies. The moving date will be between May 1 and May 15, 2024.

We appreciate your time and consideration in this matter. We are thrilled the home will not be destroyed and additional housing for the city of McCook will be made possible.

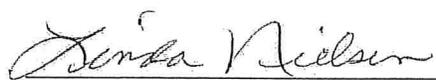
Thank you,

 3/15/2024

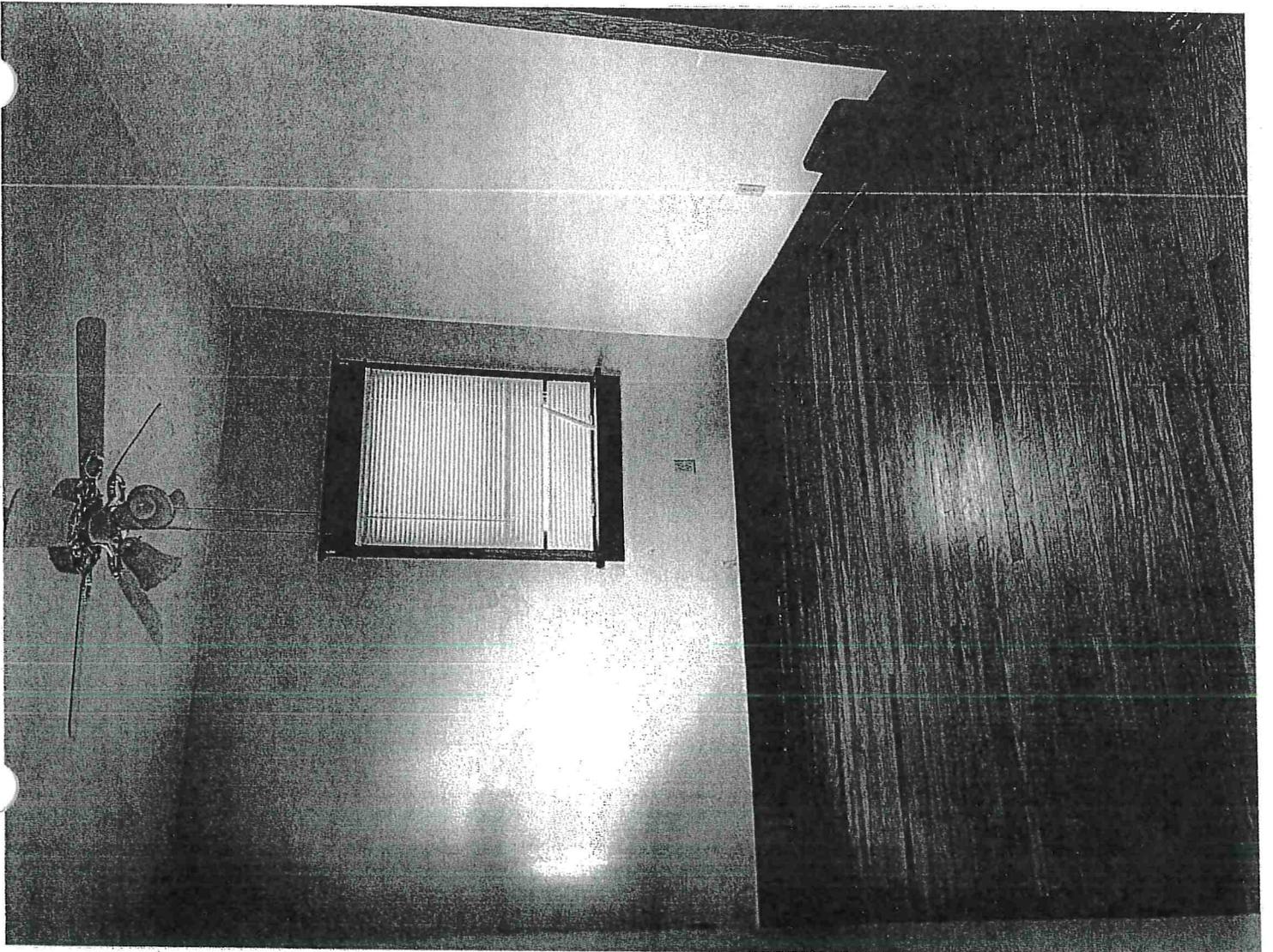
Rose Weskamp/ Date

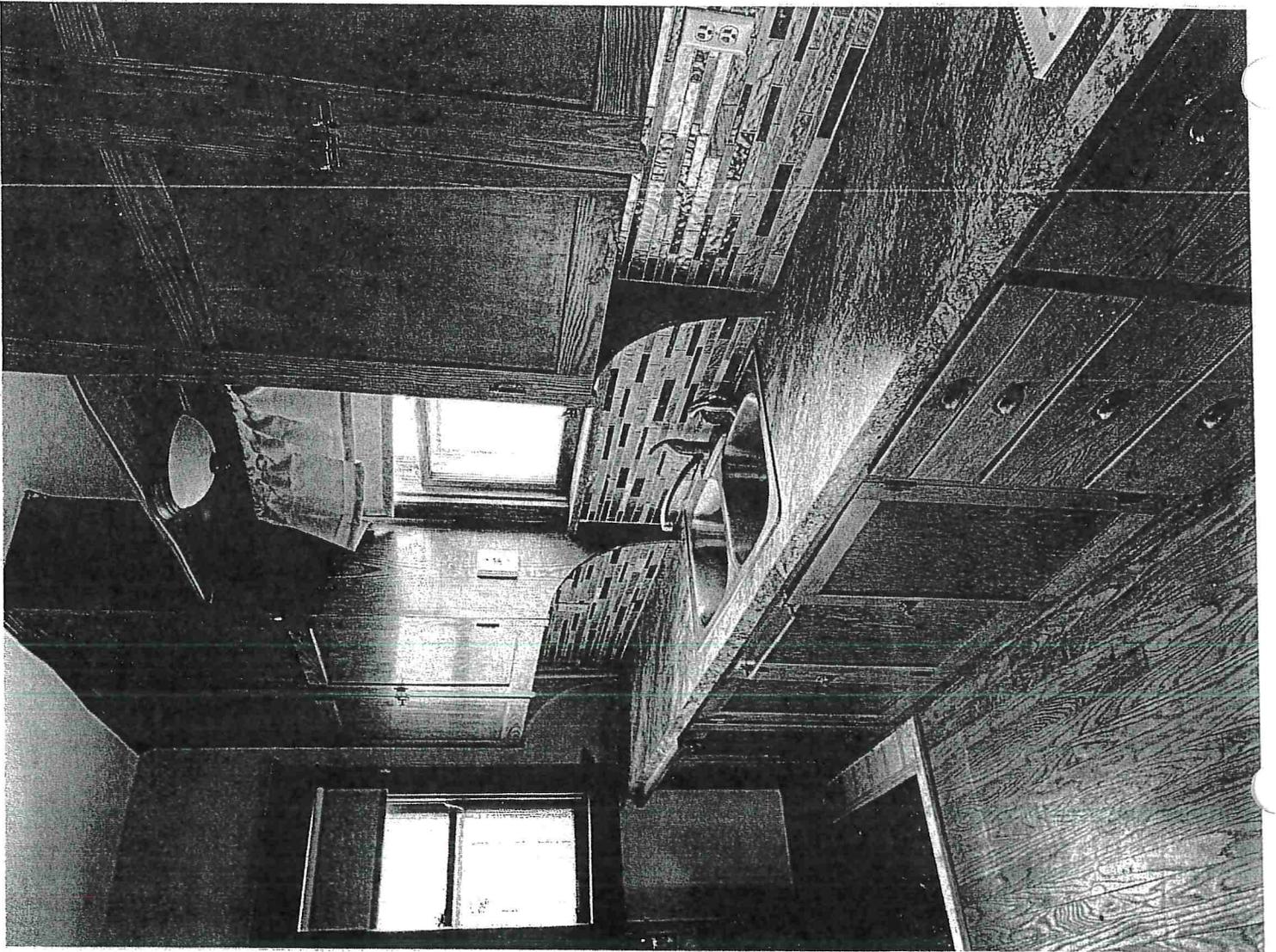
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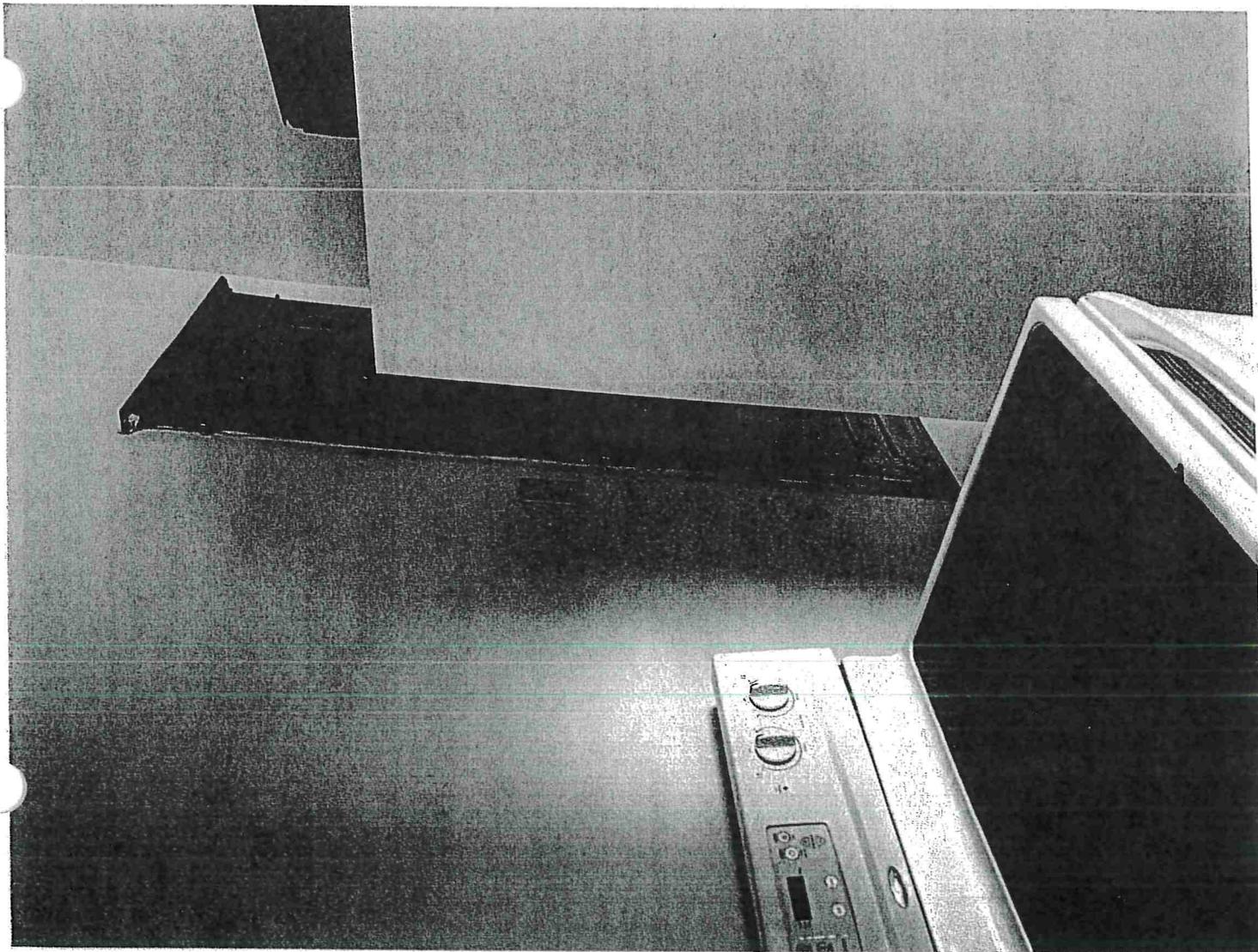
Mike Nielsen/ Date

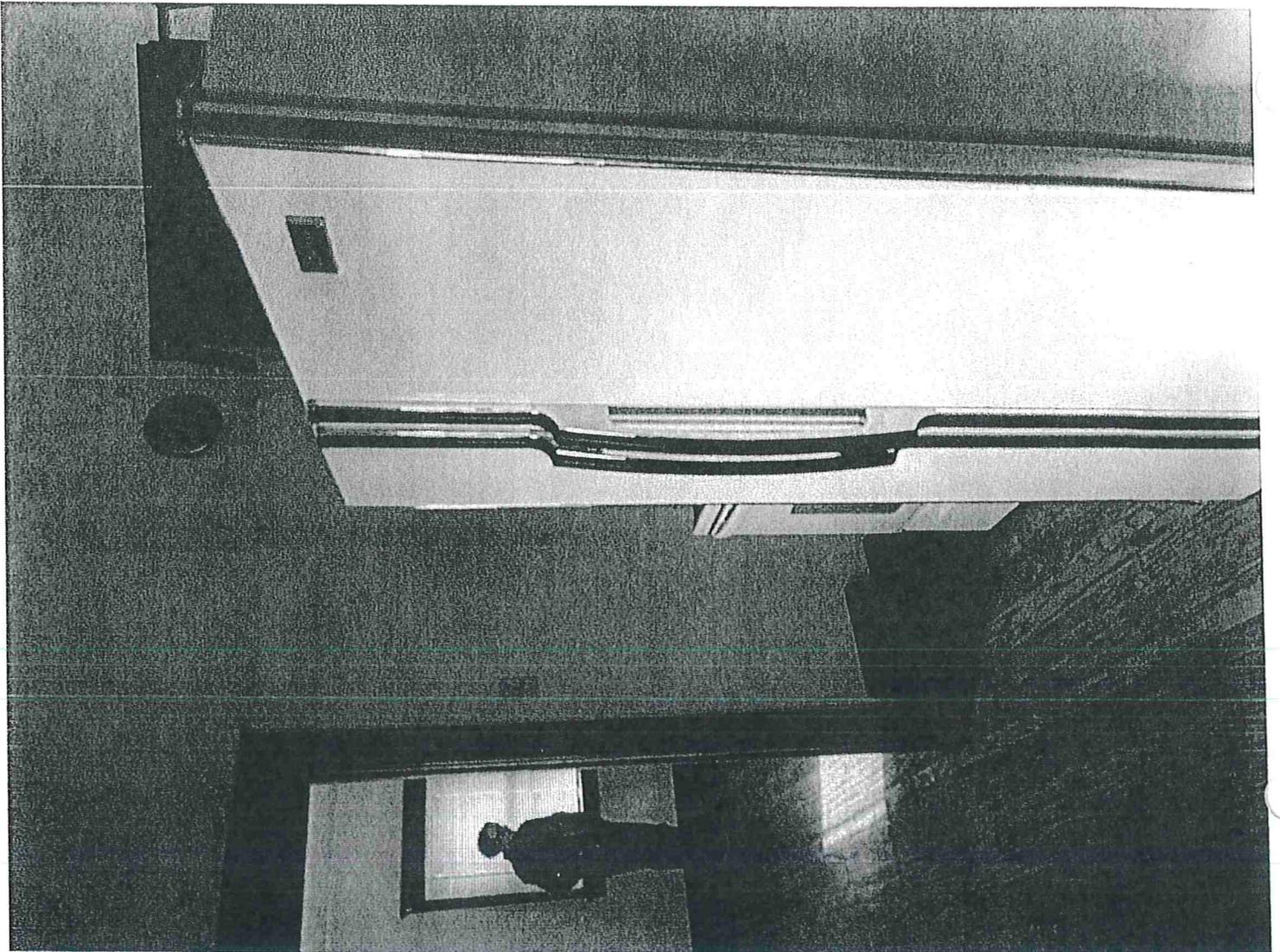
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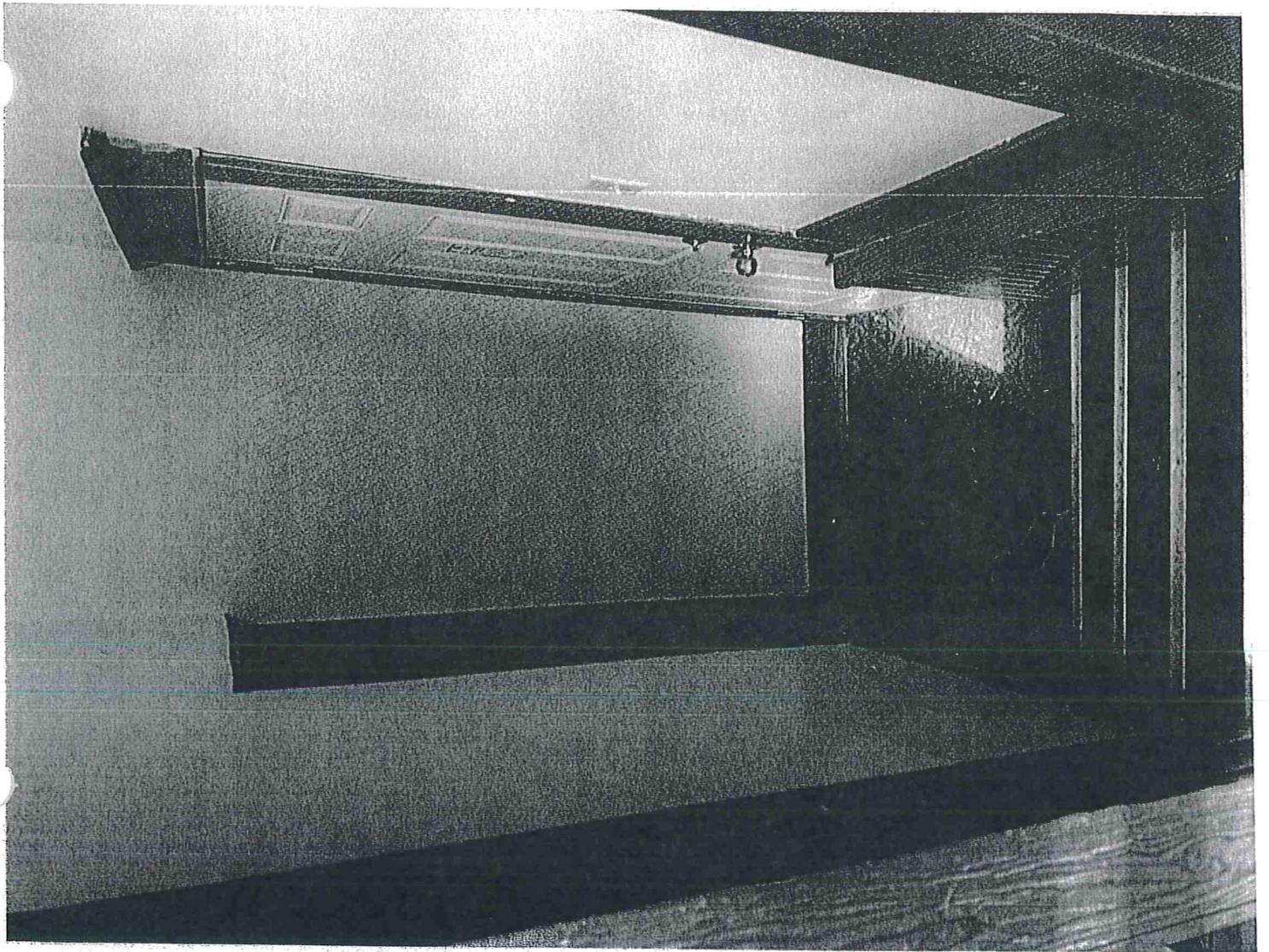
Linda Nielsen/ Date

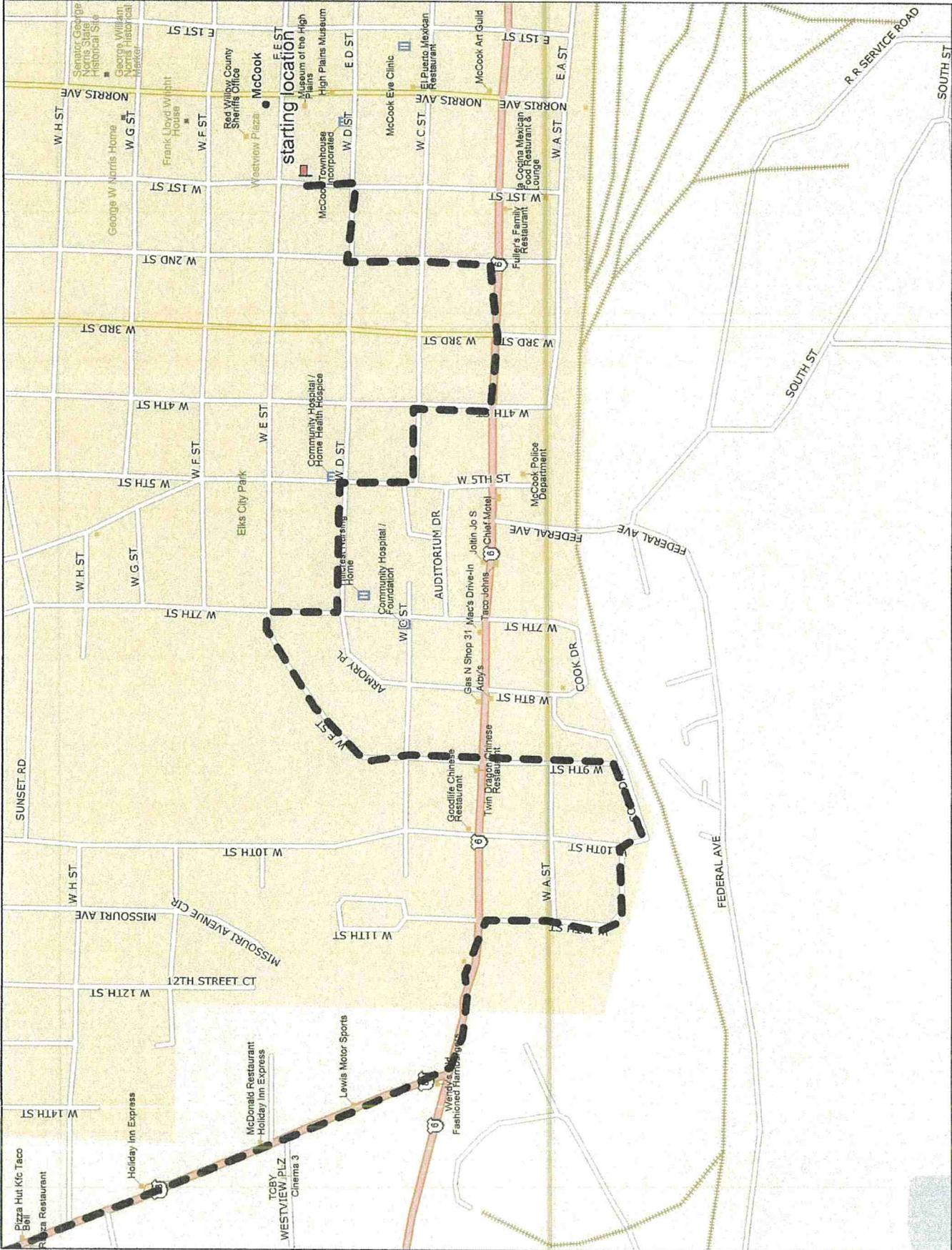




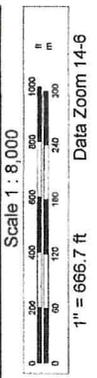


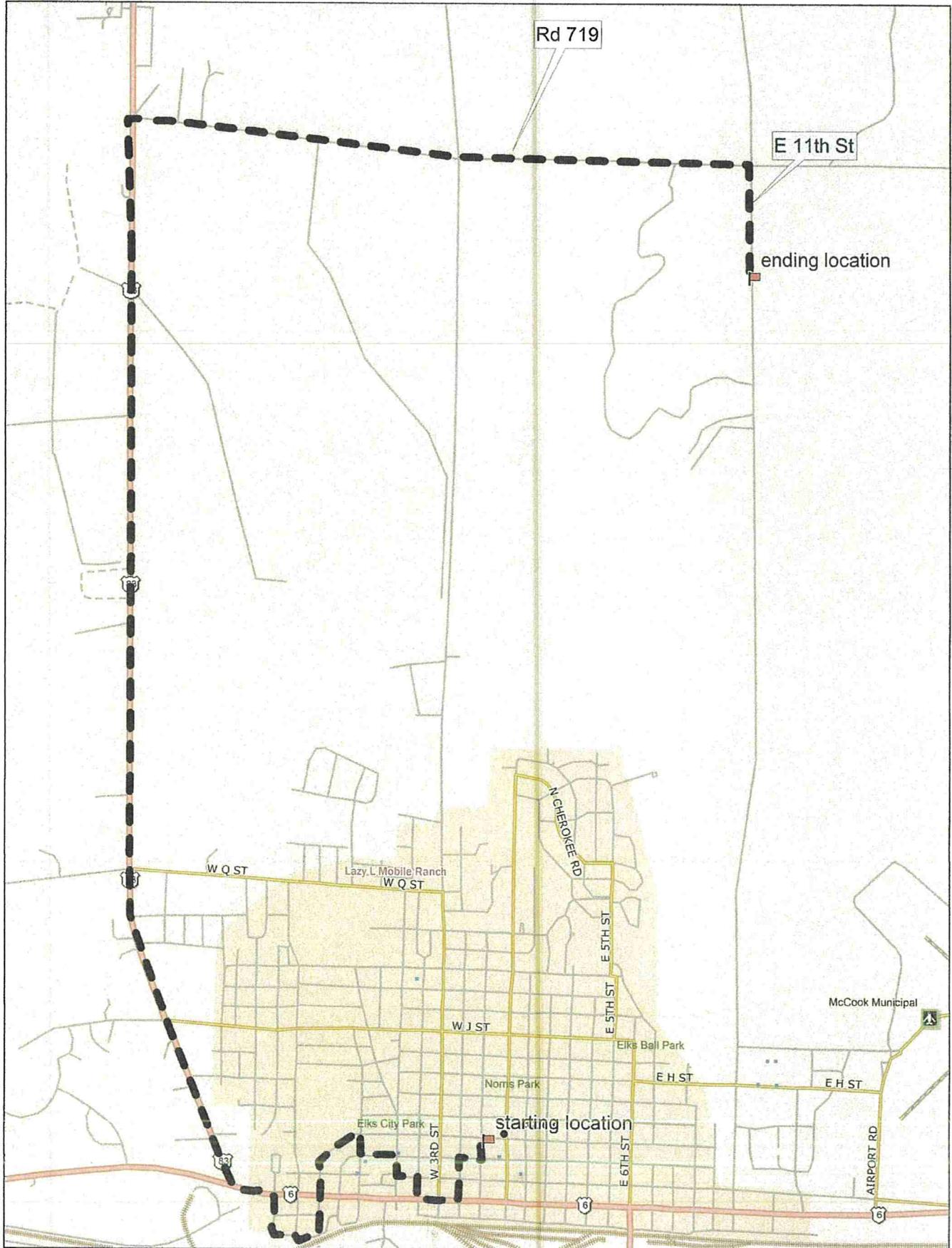






starting location





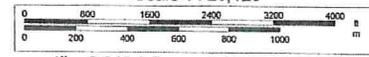
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www.delorme.com



Scale 1 : 28,125



1" = 2,343.8 ft

Data Zoom 12-7

