

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, May 3, 2021
5:30 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Pledge of Allegiance.

Items.

1. Announcements & Recognitions.
2. Proclamations.
 - A. Approve the proclamation designating May 15 "Police Officers Memorial Day" and the week of May 9-15, 2021 as "Police Week" and authorize the Mayor to sign.
 - B. Approve and authorize the Mayor to sign a proclamation declaring the week of May 2-8, 2021 as "Drinking Water Week".
3. Consent Agenda.
 - A. Approve the minutes of the April 19, 2021 regular City Council meeting.
 - B. Ratify the Mayor's appointments to the Economic Development Plan Loan Committee - appoint Aaron Peterson to replace Kent Kilpatrick - term expired March 2025; the Library Advisory Board - reappoint Mary Dueland and Kevin Cochran - terms expire June 2025; and to the Board of Health - reappoint Nate Schneider, Joel Smith, Mike Gonzales, Dr. Jason Blomstedt, and Mary Beth Eisenmenger - terms expire June 2022.
4. Regular Agenda.
 - A. Receive and file a request from Habitat for Humanity to consider future development of 1107 West 4th Street.
 - B. Confirm and ratify an Emergency Purchase of a 2016 used dump truck for the Water Department.
 - C. Receive and file the City of McCook Application for Appointment to Board, Commission or Committee.
 - D. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
MAY 3, 2021 CITY COUNCIL MEETING**

ITEM: 2.A.

Approve the proclamation designating May 15 "Police Officers Memorial Day" and the week of May 9-15, 2021 as "Police Week" and authorize the Mayor to sign.

BACKGROUND:

In October 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others. City of McCook Police Officers perform vital and exemplary service for our citizens 24 hours per day 365 days per year, often under stressful and difficult circumstances. It is fitting to recognize their service by proclaiming May 9-15 as Police Week in McCook.

**FISCAL
IMPACT:** None.

APPROVALS:



Joel Smith, Chief of Police

April 27, 2021



Nathan A. Schneider, City Manager

April 27, 2021

*Office of the Mayor
McCook, Nebraska*

Proclamation

- Whereas, The Congress and President of the United States have designated May 15, as Peace Officers Memorial Day, and the week in which it falls as Police Week; and
- Whereas, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the McCook Police; and
- Whereas, since the first recorded death in 1791, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and
- Whereas, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and
- Whereas, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's Annual Candlelight Vigil, on the evening of May 15, 2021 as part of National Police Week, which takes place this year May 9-15, 2021.

THEREFORE, BE IT RESOLVED that the Mayor and Council Members of McCook, Nebraska formally designate May 9-15, 2021, as Police Week in McCook and publicly salute the service of law enforcement officers in our community and the communities across the nation. We further direct that pursuant to Public Law 103-322 that all flags be flown at half-staff on Saturday, May 15, 2021, Peace Officer's Memorial Day, in honor of the fallen officers and their families.

Dated this 3rd day of May, 2021.

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

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk



CITY MANAGER'S REPORT
MAY 03, 2021 CITY COUNCIL MEETING

ITEM: 2.B.

RECOMMENDATION:

APPROVE AND AUTHORIZE THE MAYOR TO SIGN A PROCLAMATION DECLARING THE WEEK OF MAY 2ND THROUGH MAY 8TH 2021 AS DRINKING WATER WEEK.

BACKGROUND:

For more than 40 years Americans have celebrated Drinking Water Week, a unique opportunity for both water professionals and the community to join together in recognizing the vital role water plays in our daily lives.

Each day water touches all aspects of our lives. We refer to the water that is pumped from the ground, treated in our water plant, and pumped to our storage tanks and though the 50 some miles of water mains to our homes and business as "Drinking Water", but it is so much more. It also washes our clothes, our dishes, kids, pets, and cars. We cook with it. We soak in it. We play in it, use it to manufacture our tools, our food and irrigate our lawns and gardens.

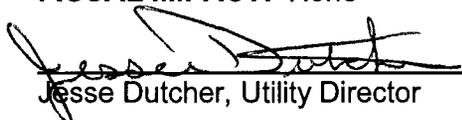
Water drives our economy, helps protect our health, our town from fire. We never think about water it is just **There When You Need It!** As we recognize how important water is to our way of life we also need to stop and think just how much our lives would change without a safe supply of water to our beloved city.

Famed American writer, humorist and lecturer Mark Twain said whiskey is for drinking, water is for fighting over. As the world's population continues to grow the demands placed on water becomes more and more severe. Irrigation, manufacturing, and day-to-day human requirements for water is causing the world's fresh water supply to disappear at alarming rates. While nearly 70 percent of our planet is covered by water, only 2.5 percent of it is fresh; the rest is saline, and ocean based. Even then, just **1 percent** of our freshwater is easily accessible.

The increasing demand and decreasing supply of water is proving Mark Twain correct. Several states are involved in litigation over river water and ground water pumping. We as consumers must realize that water may not always be there when we need it, conservation needs to become a priority for all of us.

The people that run our water system are skilled licensed professionals dedicated to doing a job that is demanding, dangerous and sometimes thankless. These men and women work tirelessly every day to keep our wells, treatment plant and storage tanks repaired. They fix our water mains, fire hydrants and supply pipes. Often in the cold and dark of night they make sure water will be **THERE WHEN YOU NEED IT.**

FISCAL IMPACT: None



Jesse Dutcher, Utility Director

Date: 4-28-21



Nate Schneider, City Manager

Date: 4/29/21

Office of the Mayor
McCook, Nebraska

Proclamation



- WHEREAS, water is our most valuable natural resource; and
- WHEREAS, only tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and
- WHEREAS, any measure of a successful society - low mortality rates, economic growth and diversity, productivity, and public safety - are in some way related to access to safe water; and
- WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and
- WHEREAS, each citizen of our community is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved in local water issues by getting to know their water;

NOW, THEREFORE, I, Michael D. Gonzales, Mayor of the City of McCook, Nebraska, do hereby proclaim May 2 - 8, 2021 as "Drinking Water Week" in the City of McCook.

Dated this 3rd day of May, 2021.



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

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
MAY 3, 2021 CITY COUNCIL MEETING**

ITEM: 3.A.

Approve the minutes of the April 19, 2021 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 22, 2021

McCook City Council
April 19, 2021
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 Gonzales, Councilmembers Calvin, Weedon, Rambali.

Absent: Councilmember Muehlenkamp.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Dutcher, Water Superintendent Fawver, Fire Chief Harpham, Public Works Director Potthoff, Senior Services Director Siegfried, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 15, 2021, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Citizen Comments.

No one was present for Citizens Comments.

2. Announcements & Recognitions.

There were no announcements or recognitions.

3. Proclamations.

- 3.A. Approve the proclamation designating April 29, 2021 as "Arbor Day" in the City of McCook and authorize the Mayor to sign.

Public Works Director Potthoff informed the Council that the Tree Board would be honoring Cloyd Clark at this year's Arbor Day ceremony. Cloyd who was a very important part of the Tree Board, passed away unexpectedly this past February. The Tree Board will be planting a tree in his honor at Memorial Park Cemetery on April 29 at 8:00 A.M.

Motion to approve the proclamation designating April 29, 2021 as "Arbor Day" in the City of McCook and authorize the Mayor to sign. This motion, made by Calvin and seconded by Rambali, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: ABSENT, Rambali: YEA.

YEA: 4, NAY: 0, ABSENT: 1

4. Consent Agenda.

Councilmember Calvin requested that Item G be removed from the Consent Agenda and placed on the Regular Agenda.

City Manager Schneider requested that Item F be removed from the Consent Agenda and placed on the Regular Agenda.

Motion to approve the remaining consent agenda. This motion, made by Gonzales and seconded by Weedon, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: ABSENT, Rambali: YEA.

YEA: 4, NAY: 0, ABSENT: 1

- 4.A. Approve the minutes of the April 5, 2021 regular City Council meeting.
- 4.B. Receive and file a report from the City of McCook Administration Department regarding the Planning Commission meeting held on April 12, 2021.
- 4.C. Receive and file the claims for the month of March 2021 as published April 8, 2021.
- 4.D. Adopt Resolution No. 2021-10 granting a Waiver of Payment in Lieu of Taxes to the McCook Housing Agency.
- 4.E. Receive and file the Financial Report for the period ending March 31, 2021.
- 4.H. Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for a Chamber Celebration Mixer to be held at the Keystone Business Center, 402 Norris Avenue, on May 8, 2021 from 10:00 A.M. to 2:00 A.M.
- 4.I. Approve an application from Great Plains Communications to occupy city right-of-way along West "J" Street from Highway 83 to a point 500 feet west of the "J" Street, Spoon Drive intersection.
- 4.J. Approve an application from Pinpoint Communications, Inc. of Cambridge, Nebraska, to occupy city right-of-way for the purpose of installing underground conduit and vaults that will house fiber optic cable.
- 4.K. Approve the Grant of License with History Nebraska for use of right-of-way on portions of the west side of the 700 block of Norris Avenue to construct an off street ADA parking area

and authorize the Mayor to sign.

- 4.L. Receive and file the minutes of the April 12, 2021 Planning Commission meeting.
- 4.M. Approve the request from Ronda Graff to utilize the City Swimming Pool for the McCook Summer Swim Team who is a part of the Plains Tsunami Swim League for the 2021 swim season beginning with practices on June 7, for a swim meet to be held on June 12 and for Michelle's Triathlon to be held on June 26, contingent upon proper staffing levels being available at the pool.

5. Regular Agenda.

- 4.F. Receive and file the City of McCook - Tax Increment Financing Annual Report - dated April 2021.

City Manager Schneider stated in the fifth paragraph on page 1, the number of new projects should be two instead of four.

Motion to receive and file the City of McCook - Tax Increment Financing Annual Report - dated April 2021, as corrected. This motion, made by Calvin and seconded by Gonzales, passed.
Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: ABSENT, Rambali: YEA.
YEA: 4, NAY: 0, ABSENT: 1

- 4.G. Approve the request from the McCook Area Chamber of Commerce to close the 400 block of Norris Avenue for their annual banquet on May 8, 2021 from 4:00 P.M. to 10:00 P.M..

Councilmember Calvin questioned the need to hold the event outside.

Motion to approve the request from the McCook Area Chamber of Commerce to close the 400 block of Norris Avenue for their annual banquet on May 8, 2021 from 4:00 P.M. to 10:00 P.M.. This motion, made by Calvin and seconded by Weedin, passed.
Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: ABSENT, Rambali: YEA.
YEA: 4, NAY: 0, ABSENT: 1

- 5.A. Approve entering into a contract with Lamp Rynearson for planning services regarding a new swimming pool.

Kyle McCawley of Lamp Rynearson was present to review the agreement and the scope of work. The contract is for \$16,250, plus additional expenses.

Dale Dueland, Ronda Graff, and Nick Nothnagel addressed questions to Mr. McCawley.

Motion to approve entering into a contract with Lamp Rynearson for planning services regarding a new swimming pool. This motion, made by Calvin and seconded by Gonzales.

Motion to amend the presented contract in the "Dispute Resolution" section - striking Kansas City, Missouri and inserting State of Nebraska; and in the "Governing Law" section - striking State of Missouri and inserting State of Nebraska. This motion, made by Calvin and seconded by Gonzales, passed.

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

The motion on the floor, passed as amended.

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

- 5.B. Approve the purchase of land utilizing LB 840 funds in the amount of \$150,000, for land described as Block 3, Clary Subdivision of McCook, 19-3-29; and Part of Block 2, Clary Subdivision, 19-3-29.

Andy Long, McCook Economic Development Corporation Director, was present to address questions from the Council regarding the proposed purchase.

Motion to approve the purchase of land utilizing LB 840 funds in the amount of \$150,000, for land described as Block 3, Clary Subdivision of McCook, 19-3-29; and Part of Block 2, Clary Subdivision, 19-3-29. This motion, made by Gonzales and seconded by Weedon, passed.

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

- 5.C. Approve the citizen's comment form, rescind the 'Citizens Comments' agenda item, and approve the revised City of McCook Guidelines for Citizen Comments during a Public Meeting.

Motion to approve the citizen's comment form, rescind the 'Citizens Comments' agenda item., and approve the revised City of McCook Guidelines for Citizen Comments during a Public Meeting. This motion, made by Calvin and seconded by Weedon, passed.

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

- 5.D. Approve on its third and final reading, Ordinance No. 2021-3014 providing for the amendment of Chapter 38: Fee Schedule - Appendix E, Water Department Rates and Fees.

Mayor Gonzales asked the Clerk to read Ordinance No. 2021-2014 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX E , WATER DEPARTMENT RATES AND FEES; OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR A RATE TO BE CHARGED FOR WATER BY THE MCCOOK WATER DEPARTMENT; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2019-2993 AND ANY AND ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE

SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2021-3014 has been read by title and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: ABSENT, Rambali: YEA.

YEA: 4, NAY: 0, ABSENT: 1

Mayor Gonzales stated for the record that Ordinance No. 2021-3014 is declared lawfully passed and adopted upon publication as required by law.

5.E. Approve on its third and final reading, Ordinance No. 2021-3015 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.

Mayor Gonzales asked the Clerk to read Ordinance No. 2021-3015 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX D, SEWER DEPARTMENT RATES AND FEES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2019-2994 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

Ordinance No. 2021-3015 has been read by title and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: ABSENT, Rambali: YEA.

YEA: 4, NAY: 0, ABSENT: 1

Mayor Gonzales stated for the record that Ordinance No. 2021-3015 is declared lawfully passed and adopted upon publication as required by law.

5.F. Council Comments.

Councilmember Weedin reminded all that the Choice Gas selection period ends April 22 and to think of ACE when making your selection; Councilmember Rambali commended those who work on the City streets and alleys repairing potholes, they are doing their job well; Mayor Gonzales noted that various items on the agenda indicate that exciting things and changes are starting to happen in the community.

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:54 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
MAY 3, 2021 2020 CITY COUNCIL MEETING

ITEM: 3.B.

RECOMMENDATION:

Ratify the Mayor's appointments to the:

- Economic Development Plan Loan Committee - appoint Aaron Peterson to replace Kent Kilpatrick - term expired March 2025;
- Library Advisory Board - reappoint Mary Dueland and Kevin Cochran - terms expire June 2025;
- Board of Health - reappoint Nate Schneider, Joel Smith, Mike Gonzales, Dr. Jason Blomstedt, and Mary Beth Eisenmenger - terms expire June 2022.

BACKGROUND:

The Mayor has contacted all appointees and they are willing to serve on the various boards.

FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

April 28, 2021

**ECONOMIC DEVELOPMENT PLAN
LOAN COMMITTEE**

KENT CRAW
506 West 2nd Street
Appointed - March 2011 (original 4-year term)
Reappointed - July 2020
Term Expires - March 2022 (City selection)

DOUG SKILES
1517 West 3rd
Appointed - March 2011 (original 4-year term)
Reappointed July 2020
Term Expires - March 2022 (City selection)

345-2342 (H)
345-5100 (W)

DALE DUELAND
112 East "N" Street
Appointed - March 2011 (original 3-year term)
Reappointed - October 2014
Term Expires - March 2022 (MEDC selection)

345-6163(H)
dmdue@outlook.com

RYAN MOORE
1412 Centennial Drive
Appointed - February 2019 (replaced Jason Grigg)
Reappointed -
Term Expires - March 2022
ryan@firstcentral.com (MEDC selection)

340-1345 (C)
345-4994 (W)

AARON PETERSON
1106 Norris Avenue
Appointed - May 2021 (original 2-year term)
Term Expires - March 2025 (City selection)

345-2370 (O)

ALL FUTURE TERMS 4-YEAR

LIBRARY ADVISORY BOARD

MARY DUELAND 345-6163 (H)
112 East "N" Street
Appointed - May 2015 (Replaced Kay Neuhaus)
Reappointed - May 2021
Term Expires - June 2025

PAM WOLFORD 345-6721 (H)
702 Airport Road
Reappointed - September 2018
Term Expires - June 2022

STACI BLOMSTEDT 345-8893 (H)
603 East "M" Street
Appointed - August 2016 Replaced Nancy Buresh
Reappointed - July 2020
Term Expires - June 2023

SHARON BOHLING
205 West "E" Street
Appointed - September 2013 Replaced Linda Crandall
Reappointed - April 2020
Term Expires - June 2024

KEVIN COCHRAN 612-269-2202
1101 West 6th Street
Appointed - May 2017 Replaced Steve Batty
Reappointed - May 2021
Term Expires - June 2025

4 yr. terms

BOARD OF HEALTH

NATE SCHNEIDER
City Manager
PO Box 1059
Term Expires - June 2022
345-2022 (O)

JOEL SMITH
Chief of Police
PO Box 1059
Term Expires - June 2022
345-3450 (O)

MIKE GONZALES
Mayor
810 Norris Avenue
Term Expires - June 2022
340-4175 (C)

DR. JASON BLOMSTEDT
603 East "M" Street
Term Expires - June 2022
344-4110 (O)
345-8893 (H)

MARY BETH EISENMENGER
1613 Centennial Drive
Term Expires - June 2022
340-9115 (C)
345-6303 (O)

*Denotes Chairperson
1 yr. term

**CITY MANAGER'S REPORT
MAY 3, 2021 MCCOOK CITY COUNCIL MEETING**

ITEM **4.A.** Receive and file a request from Habitat for Humanity to consider future development of 1107 West 4th Street.

BACKGROUND:

In 2018, a fire occurred at 1107 West 4th Street. The property was badly damaged and the property was declared unsafe by McCook's Building Inspector. City Staff took the required steps to notify the property owner, and other potential interested parties, of the unsafe building determination. After all appropriate steps were taken, Staff moved forward with the demolition of the property. A special assessment was issued against the property for the costs associated with the demolition. The property has remained abandoned for approximately two years.

Habitat for Humanity has recently contacted City Staff to determine if the lot would be available for the construction of a new residential home. Kent Been of Habitat for Humanity would like to make a presentation to the McCook City Council regarding a potential construction project. The special assessment can be foreclosed at any time, but the sale can't be confirmed until December of 2021. The total amount of the special assessment is \$15,326.50. This sum represents the amount of money the City of McCook spent to remove the unsafe building.

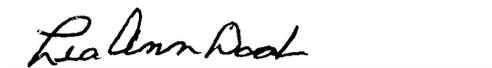
A special assessment foreclosure would require the City of McCook to file an application in the Red Willow County District Court. An order would be issued by the District Court allowing the property to be sold. At the end of the foreclosure process, a sheriff's sale would take place, at which time the City's special assessment amount would be the default bid of the City of McCook. If there are no bids that exceed the City's special assessment, the property would become the City of McCook's.

Habitat for Humanity specifically would like the City Council to determine whether the lot could be given to their group for a residential construction project, or in the alternative, Habitat for Humanity would like the City Council to sell the lot at a discounted price. The City Council would have to determine how it would like to proceed with such a request.

APPROVALS:


Nathan A. Schneider, City Manager

April 28, 2021


Lea Ann Doak, City Clerk

April 28, 2021


Nathaniel J. Mustion, City Attorney

April 28, 2021

Recorded January 19, 2018, 1:35 P.M.
Instrument No. 2018-00091

Recording Fees: \$10.00 Pages: 1

Lea Ann Doak
Register of Deeds Red Willow County, NE

TOP PORTION FOR USE BY THE OFFICE OF THE REGISTER OF DEEDS ONLY

After Recording Return to:

Lea Ann Doak, City Clerk
City of McCook
PO Box 1059
McCook NE 69001-1059

NOTICE OF UNSAFE BUILDINGS

To SARAH L. WEDERSKI, %LELAND & ELISABETH KLECKNER owner of the premise known and described as:

Block Six (6), Lot Ten (10), Third Addition
to the City of McCook, Red Willow County, Nebraska
(Parcel ID 000817400, Address: 1107 West 4th Street)

You are hereby notified that the residential structure on the premises above mentioned has been determined to be an unsafe building and a nuisance by Marc Harpham, City of McCook Fire/EMS Chief after inspection by Barry Mooney, City of McCook Building Inspector on January 18, 2018. The causes for this decision are:

As the result of a residential structure fire, the above mentioned structure has been determined to have been damaged beyond fifty percent (50%) and poses a hazard due to the potential of collapse and unsecured walls, floors, and other parts of the structure.

You must remedy this condition or demolish the building within sixty (60) days from the date of receipt of this notice or the Municipality will proceed to do so at owners expense. Appeal of this determination may be made to the Building Advisory and Appeals Board, by filing with the Municipal Clerk within ten (10) days from the date of receipt of this notice a request for a hearing. **SEE SECTION 150.306 OF THE CITY OF MCCOOK CODE ORDINANCES REFERENCE THIS NOTICE.**

DATE: January 19, 2018.

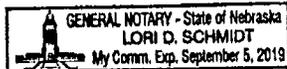
Lea Ann Doak

Lea Ann Doak, City Clerk

Acknowledgement

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

The foregoing instrument was acknowledged before me this 19th day of January, 20 18 by Lea Ann Doak, City of McCook, City Clerk.



Lori D. Schmidt
Notary Public

RESOLUTION NO. 2019-16

FIXING ASSESSMENTS FOR DEMOLITION COSTS TO ABATE NUISANCES

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

SECTION 1. The following lots and parcels of real estate are found to have been specially benefitted in the amount set out for demolition to abate nuisances. Pursuant to Section 95.03 of the City of McCook Code of Ordinances, it is hereby ordered that a special tax assessment be levied this date on the tracts of real estate set out below in the amounts set out for the demolition charges:

<u>OWNER OF RECORD</u>	<u>LEGAL DESCRIPTION</u>	<u>ASSESSMENT AMOUNT</u>
Sarah L. Wederski %Leland & Elisabeth Kleckner 1200 S Oak Street Apartment 6F North Platte NE 69101-6519	Third Addition Block 6, Lot 10	\$15,326.50

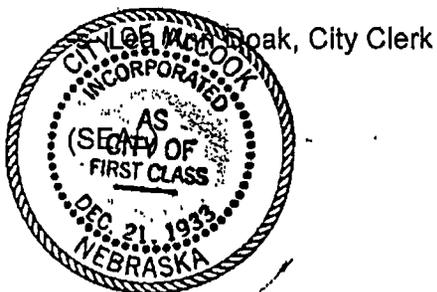
SECTION 2. That such assessments shall be a lien on the property on which it is levied from the date of levy; becomes due and payable upon the date of levy; and when so paid, the lot, piece or parcel of ground against which it was assessed shall be released from the lien or charge of such levy.

SECTION 3. That the City Clerk of said City of McCook, Red Willow County, Nebraska shall furnish to the County Treasurer of said county a copy of this resolution and to the County Clerk of said county, a certified copy thereof.

PASSED AND APPROVED THIS 16th day of December, 2019.

-s- Michael Gonzales, Mayor

ATTEST:



**CITY MANAGER'S REPORT
MAY 3, 2021 CITY COUNCIL MEETING**

ITEM: 4.B.

RECOMMENDATION:

**CONFIRM AND RATIFY AN EMERGENCY PURCHASE OF A 2016 USED
DUMP TRUCK FOR THE WATER DEPARTMENT**

BACKGROUND:

During late summer of 2019, the Water Department's 1984 Ford dump truck developed engine problems and had to be removed from service. The engine repairs were deemed to be more costly than the value of the truck.

Staff requested, and council approved, money to purchase a used dump truck in the 2020/2021 budget. Staff began looking for a suitable used truck as soon as the Ford was removed from service. Midsized dump trucks (Class 7) are very hard to find. This size is popular with contractors and municipalities. They are smaller than the over-the-road size trucks making them much more adaptable to city traffic and narrow streets. While smaller, they still have a load capacity of 10 tons or more and can tow a trailer.

Staff looked for trucks not only in Nebraska but bordering states with some success, but the dealers would not hold the trucks while we worked through the City's bid process. Each time we were told by the dealer, "first come first serve". While researching information to attempt to write a very generic specification for a used dump truck, staff came across a 2016 Freightliner in Hastings, NE.

The truck checked all the boxes for the water department's needs; diesel engine, automatic transmission, new 10-foot dump box, good tires, and it is in very good condition. Our next best prospect was in Texas. A conversation with the dealer in Hastings presented the same problem, first come first serve. He told us he would not hold the truck for us while we worked through the bid process. Based on the price of \$39,000, the location and the condition of the truck, it was determined that this was the best chance to get a truck for a reasonable price and a short distance to travel necessary for acquiring the truck.

This is a piece of equipment that is needed almost every day and has hamstrung the department by not having one. The dump truck is used to pull trailers, haul equipment to the work site, haul concrete and mud away from a leak, and haul dry dirt to backfill with.

The City's Code of Ordinances defines an emergency as an event that interrupts the normal administration of city services, thereby jeopardizing the life, health, and convenience of the citizens. The City's inability to purchase a used dump truck falls under this definition.

The City's ordinance requires a report of the circumstances of an emergency purchase to be filed with the Council if the amount is more than \$30,000.

FISCAL IMPACT:

The 2020/2021 budgeted amount the City Council established for the purchase of a used dump truck was \$60,000. This purchase is \$21,000 less than the budgeted amount.

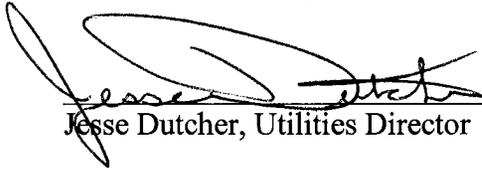
APPROVALS:

Lea Ann Doak

Lea Ann Doak, City Clerk

4/29/2021

Date


Jesse Dutcher

Jesse Dutcher, Utilities Director

April 28, 2021

Date

Nate Schneider

Nate Schneider, City Manager

4/29/2021

Date

(D) The Purchasing Agent, or his or her designee, may solicit open market quotes by direct mail request to prospective vendors, by public notice on the bulletin board at City Hall, by telephone, by facsimile transmission, by electronic mail, or other electronic means.
(Ord. 2007-2787, passed 3-5-2007; Ord. 2012-2873, passed 5-7-2012)

§ 34.32 NON-COMPETITIVE PURCHASING.

A contract may be awarded without competition when the Purchasing Agent, or his or her designee, determines that there is only one source for the required supplies, materials, or contractual services. The Purchasing Agent, or his or her designee, shall conduct negotiations, as appropriate, as to price, delivery, and terms.
(Ord. 2007-2787, passed 3-5-2007; Ord. 2012-2873, passed 5-7-2012)

§ 34.33 EMERGENCY PURCHASE.

(A) In the event of an emergency which requires immediate purchase of supplies or contractual services, the Purchasing Agent, or his or her designee, shall be empowered to secure by open market procedure as herein set forth, at the lowest obtainable price, any supplies or contractual services.

(B) *EMERGENCY* shall be defined as any event that interrupts the normal administration of city services, thereby jeopardizing the life, health or convenience of citizens.

(C) Should an emergency situation arise on a weekend or holiday, and where it is not possible or convenient to reach the Purchasing Agent, or his or her designee, any purchase necessary shall be made by the department in charge and the purchase reported to the Purchasing Agent, or his or her designee, without delay.

(D) A report of the circumstances of an emergency purchase shall be filed by the Purchasing Agent, or his or her designee. Purchases in excess of \$30,000 shall be forwarded to the City Council for confirmation.
(Ord. 2007-2787, passed 3-5-2007; Ord. 2012-2873, passed 5-7-2012)

§ 34.34 VERIFICATION OF ENCUMBERED FUNDS.

Except in cases of emergency, the Purchasing Agent, or his or her designee, shall not issue any order for delivery on a contract or open market purchase until it has been certified, after pre-audit, that there is sufficient unencumbered appropriation balance to the credit of the using agency or department, in excess of all unpaid obligations, to defray the amount of the orders.
(Ord. 2007-2787, passed 3-5-2007; Ord. 2012-2873, passed 5-7-2012)



(402) 463-0012 1130 West J St | Hastings, NE 68901

HOME

INVENTORY

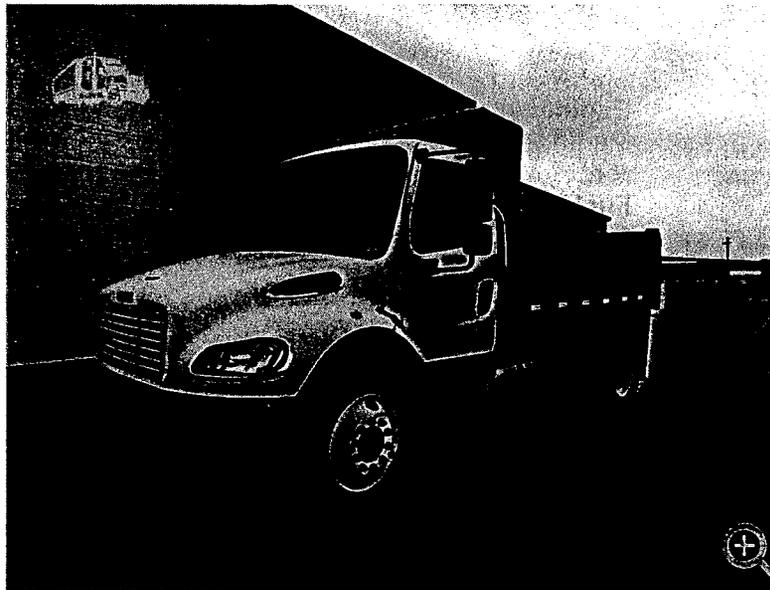
RECENTLY SOLD

ONLINE STORE

AUCTION LISTINGS

CONTACT US

2016 FREIGHTLINER BUSINESS CLASS M2 106 FOR SALE IN HASTINGS, NEBRASKA



FOR SALE PRICE:CALL

CONTACT INFORMATION

PIONEER EQUIPMENT

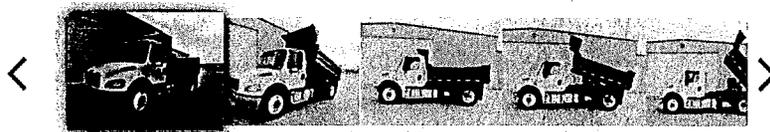
Hastings, Nebraska 68901

Phone:(402) 463-0012

[Video Chat With This Dealer](#)

Contact: Sales

Photos (39)



Apply for Financing

Get Insurance

FIRESTAR Get Shipping Quotes

DESCRIPTION

SOLD

NEW 10' Warren Dump Box

NEW PTO / Pump / Hoist

90% Steer Tires

60% Drive Tires

Receiver Hitch

Trailer Light Plug

Trailer Brake Controller



HOME

INVENTORY

RECENTLY SOLD

ONLINE STORE

AUCTION LISTINGS

CONTACT US

GENERAL

Quantity 1

Year 2016

Model BUSINESS CLASS M2 106

Mileage 264,142 mi

Hours 7094

Stock Number B827

Manufacturer FREIGHTLINER

Condition Used

Odometer Accurate / Verified

Engine

Horsepower 250 HP

Engine Type ISB 6.7L

Transmission Automatic

Transmission Type Allison RDS

Number of Rear Axles Single

Gross Vehicle Weight Rating Class 7: 26,001 - 33,000 pounds

Rear Axle Weight 21,000 lb

Body Length 10 ft

Power Locks Yes

Composition Steel
Body Side Height 24 in

Engine Manufacturer Cummins

Fuel Type Diesel
Powertrain

Transmission Manufacturer ALLISON

Chassis

Suspension Air Ride

Color White

Tires 22.5

Wheelbase 150 in

Gross Vehicle Weight 33,000 lb

Front Axle Weight 12,000 lb

Cab Style Standard Cab

Cab Style Conventional

Interior

Drive Side Left Hand Drive
A/C Yes

Category Specific

Dump Type End

Air Gate Yes

**CITY MANAGER'S REPORT
MAY 3, 2021 2020 CITY COUNCIL MEETING**

ITEM: 4.C.

RECOMMENDATION:

Receive and file the City of McCook Application for Appointment to Board, Commission or Committee.

BACKGROUND:

The various advisory boards and commissions are an important component of City government. Serving on a board allows residents to connect to their community and help make it a better place. At times it is difficult to find that right person to fill a vacancy on a board. The proposed application hopefully will assist the Mayor in finding residents who are interested in serving on a particular board where their expertise and commitment would make a difference. The application will be placed on the city website and will also be available on the City Office.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

April 29, 2021



Nathan A. Schneider, City Manager

April 29, 2021



CITY OF MCCOOK

P.O. BOX 1059
MCCOOK, NE 69001
(308) 345-2022
FAX (308) 345-1461

APPLICATION FOR APPOINTMENT TO BOARD, COMMISSION OR COMMITTEE

As a member of one of the city's boards, commissions, or committees, you will focus upon community needs that require your understanding, dedication, vision, enthusiasm, and experience. Your appointment to a position signifies the council's desire to have the benefit of your input during the decision-making process. While council has the ultimate political and legal responsibility for the conduct of local government and the welfare of the entire community, you have an important role in assisting the City Council to fulfill its obligation to our citizens. Participation on a board, commission, or committee can be a gratifying and challenging experience. It provides an opportunity to develop firsthand knowledge of the operating policies and issues of a municipal government. It personifies citizen participation in policy determination. It gives you an opportunity to play a vital role in the communication process between citizen and elected representative. It must be known that not all of the recommendations made by the boards, commissions, or committees will be accepted. The rejection of advice in a given situation does not imply lack of confidence or disinterest on the part of the City Council. Elected officials must weigh all advice, information, and considerations as they reach the decisions for which they are responsible. (Must live within the McCook city limits)

Please indicate with an "√" as many as meet your interests:

Airport Advisory Commission
 Airport Zoning Board
 Board of Zoning Adjustment
 Building and Housing Code
Advisory and Appeals Board
 Economic Development Plan
Citizen's Advisory Review
Committee

Economic Development Plan Loan
Committee
 Housing Agency Board
 Library Advisory Board
 Parks Advisory Board
 Planning Commission
 Senior Citizen Advisory Board
 Tree Advisory Board

Eligibility requirements to serve on board, committee, or commission generally require applicants to be eligible electors and reside within McCook city limits.

Special Instructions:

1. Please print in ink or type if possible. Use another sheet of paper, if necessary.
2. Please return to: City of McCook, City Office, 505 West C St., McCook, NE 69001 or Mail to: PO Box1059, McCook, NE 69001 or Email to: admin@cityofmccook.com.

Please note: All information provided by you on this form is subject to the Nebraska Public Records Statutes. As public information, it may be requested by news media representatives or discussed in public meetings.

Name: _____

Home Address: _____

Number of years you have lived in McCook _____

Email: _____

Telephone (Home) _____ (Cell) _____

(Business) _____ (Fax) _____

Occupation: _____ Employer: _____

Business Address: _____

Prior Appointed or Elected Offices held (if any): _____

Present and past community volunteer activities: _____

Why would you like to serve? (Please discuss specific interest, experience, and qualifications which would make you an effective board member.) _____

Date: _____ Signature: _____

This interest form will be kept on file.