

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, July 19, 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. Public Hearings.
 - A. Public Hearing - Request for a special exception by Kris Flammang/Tri-Star Investments to allow a structure containing only residential uses in the Central Business (CB) District - property located at 109 East "C" Street.
 1. Adjourn the Public Hearing.
 - B. Approve the special exception from Kris Flammang/Tri-Star Investments (in care of Mark Wacker) to allow a structure containing only residential uses in the Central Business (CB) at property legally described as the East Forty Feet (E 40') of Lot Seven (7) and Eight (8), Block Fifteen (15), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 109 East "C" Street); said special exception based upon special exception requirements A - I.
3. Consent Agenda.
 - A. Approve the minutes of the July 6, 2021 regular City Council meeting.
 - B. Receive and file results of the Annual Reservoir Test for the Class I Non-Hazardous Deep Injection Well.
 - C. Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a reception to be held at the Barnett Lumber Building, 1701 North Highway 83, on November 20, 2021 from 12:00 P.M. to 1:00 A.M.
 - D. Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a reception to be held at the Red Willow County Community Building, 1412 West 5th Street, on November 6, 2021 from 12:00 P.M. to 1:00 A.M.
 - E. Receive and file the Financial Report for the period ending June 30, 2021.
 - F. Receive and file the claims for the months of June 2021, published July 9, 2021.
 - G. Authorize Pinpoint Communications to occupy city right of way for the installation of communications cable and vault along the west side of the alley

north of East "J" Street, between East 2nd Street and East 3rd Street, and authorize the Mayor to sign the Application to Occupy Right of Way.

- H. Authorize Pinpoint Communications to occupy city right of way for the installation of communications cable and vault along the east side of the alley running north and south of East "G" Street, between East 5th Street and East 6th Street, and authorize the Mayor to sign the Application to Occupy Right of Way.
 - I. Authorize Pinpoint Communications to occupy city right of way for the installation of communications cable and vault along the west side of the alley north of East "H" Street, between East 6th Street and East 7th Street, and authorize the Mayor to sign the Application to Occupy Right of Way.
 - J. Authorize Pinpoint Communications to occupy city right of way for the installation of communications cable and vault along the east side of Country Club Drive, then crossing Country Club Drive and running south along the east side of the alley between East 5th Street and Country Club Drive, and authorize the Mayor to sign the Application to Occupy Right of Way.
 - K. Authorize Pinpoint Communications to occupy city right of way for the installation of communications cable along the south side of East "I" Street, between East 7th Street and East 9th Street, and authorize the Mayor to sign the Application to Occupy Right of Way.
 - L. Receive and file the minutes of the July 12, 2021 Planning Commission meeting.
4. Regular Agenda.
- A. Receive and file the quarterly McCook Chamber of Commerce report and receive and file a renewed request from the McCook Chamber of commerce for ACE funds to assist with the City of McCook's event promotions.
 - B. Discussion regarding the potential implementation of a jake brake ordinance.
 - C. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
JULY 19, 2021 MCCOOK CITY COUNCIL MEETING**

ITEM: 2.A. Public Hearing - Request for a special exception by to allow a structure containing only residential uses in the Central Business District (CB).

ITEM: 2.B. Approve the application for a special exception by Kris Flammang/Tri-Star Investments (in care of Mark Wacker) for a structure containing only residential uses in the Central Business District (CB) at property legally described as the East 40 feet of Lot 7 and 8, Block 15, Original Addition to the City of McCook (a/k/a 109 East C Street), said special exception based upon special exception requirements A - I.

BACKGROUND:

An application for a special exception has been submitted by Kris Flammang/Mark Wacker requesting a special exception for the allowance of a structure containing only residential uses in the CB District. The property is located at 109 East C Street. Specifically, Mr. Flammang would like to utilize the property for a four-plex apartment. The building that sits on the property is a two-story building. The first floor has been used for commercial purposes. The second floor has been used for residential purposes. Mr. Flammang would like to convert the first floor to residential units. Each proposed apartment would contain one bedroom.

Staff has reviewed the request in conjunction with the special exception criteria found in Article 24 of the McCook Zoning Ordinance. Staff had few concerns with the project as it relates to the special exception criteria, with the exception of accommodating off-street parking. During its research, staff discovered a provision in the McCook Zoning Ordinance that addresses potential off-street parking concerns. Section 2111 of the McCook Zoning Ordinance states, "if minimum off-street parking and loading space cannot be reasonably provided on the same lot on which the principal structure or use is conducted in the opinion of the Board of Zoning Adjustment, the Board of Zoning Adjustment may permit such space to be provided on other off-street property, provided, that such space lies within four hundred (400) feet of the entrance to each principal structure or use." Mr. Flammang submitted an application to the Board of Zoning Adjustment, requesting that the parking lot located at the southwest intersection of East 1st and East D Streets be considered for off-street parking purposes. Per Section 2111, minimum off-street parking and loading requirements are not applicable to the CB District. According to Mr. Flammang, only 4 parking stalls will be necessary. The Board of Zoning Adjustment approved Mr. Flammang's application, finding that the request would not negatively impact the public parking lot.

All other special exception criteria can be met by Mr. Flammang. Staff does not believe ingress and egress would be negatively impacted by the grant of a special exception. Staff also noted that the McCook Comprehensive Plan stresses the importance of creating additional residential space, specifically citing the need to develop residential units in McCook's downtown district.

At the July 12, 2021 McCook Planning Commission meeting, the Planning Commission unanimously voted to recommend the grant of the special exception to the McCook City Council.

EXHIBIT #1

PAGE(S) - 2

APPROVALS:

Lea Ann Doak, City Clerk

July 14, 2021



Nathan A. Schneider, City Manager

July 14, 2021

NOTICE OF HEARING

REQUEST FOR

SPECIAL EXCEPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow a structure containing only residential uses in the Central Business (CB) District.

ADDRESS: 109 East "C" Street

LEGAL

DESCRIPTION: The East Forty Feet (E 40') of Lots Seven (7) and Eight (8), Block Fifteen (15), Original Town of the City of McCook, Red Willow County, Nebraska

**PROJECT SPONSOR/
DEVELOPER/FUTURE**

LAND OWNER: Flammang Family Trust

LAND OWNER: Tri-Star Investments

Public Hearings will be held on the dates, times, and at the places listed below:

JULY 12, 2021 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

JULY 19, 2021 - 5:30 P.M.
MCCOOK CITY COUNCIL
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Publish: July 2, 2021
Post: July 2, 2021
Mail: July 2, 2021

EXHIBIT #2

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OWNERSHIP LIST FOR MAILING:

Tom Bredvick, President
McCook Public Schools
600 West 7th Street
McCook NE 69001

Red Willow Co. School Dist. #17
700 West 7th Street
McCook NE 69001

Red Willow County
%Tami Teel
502 Norris Avenue
McCook NE 69001

Red Willow County Planning Commission
502 Norris Avenue
McCook NE 69001

Masonic Temple Craft
PO Box 962
McCook, NE 69001

John Hanson
PO Box 338
McCook, NE 69001

Leslie Longnecker
314 Norris Ave
McCook, NE 69001

Mo Dough, LLC
312 Norris Ave
McCook, NE 69001

Michael and Laura Ford
315 Norris Ave
McCook, NE 69001

Barbara & Gary Wiemers
304 Norris Ave
McCook, NE 69001

Law 101, LLC
101 West C St.
McCook, NE 69001

MNB
PO Box 1208
McCook, NE 69001

Muehlenkamp Design, LLC
210 Norris Ave
McCook, NE 69001

Sports Shoppe, Inc
208 Norris Ave
McCook, NE 69001

Kim and Jay Schilling
37957 Rd 713
McCook, NE 69001

Randy and Kimberly Bauer
PO Box 91
McCook, NE 69001

Lucinda & Norman Fries-Hughes
PO Box 202
McCook, NE 69001

Rafael Ayala
311 Norris Ave
McCook, NE 69001

Betty Jo Kenner
311 E 5
McCook, NE 69001

Chad Graff
Joann Falkenburg
492 Staten Ave, Apt 503
Oakland, CA 94610-4906

Lincoln Federal Savings and Loan
PO Box 80038
Lincoln, NE 68501

Technology House, LLC
Srinivas Ready Kandi
6688 Excelsior Place
Frisco, TX 75035

Classic Hair Properties, LLC
72877 Ave 373
Culbertson, NE 69024

Catherine Kenny
310 Park
McCook, NE 69001

EXHIBIT #3

PAGE(S) - 2

David & Ye Wilson
1105 W 6
McCook, NE 69001

Darrel Messersmith
1106 W 2
McCook, NE 69001

Benjamin Lloyd
PO Box 995
McCook, NE 69001

W Design Associates, Inc.
PO Box 99
McCook, NE 69001

Serena Dawn Knight
309 ½ East 1st
McCook, NE 69001

Vicki Knight and Milton Tidyman
307 E 1
McCook, NE 69001

John & Karen Mondero
c/o Paul and Ashley Donovan
501 E 4
McCook, NE 69001

Lilia and Ismael Dimas
308 Seminole Drive
McCook, NE 69001

McCook Art Guild
209 Norris Ave
McCook, NE 69001

Thomas & Rebecca Wiemers
1203 W 6
McCook, NE 69001

Sharon Blackwell
PO Box 426
McCook, NE 69001

McCook Community Development
402 Norris Ave
McCook, NE 69001

ESU #15
PO Box 398
Trenton, NE 69044

Wagner Chevrolet
PO Box 710
McCook, NE 69001

July 12th
5:15

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

This request is for a:
(Check all that apply)

- Zone Change
- Special Exception
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development (Includes Zone Change)

Name of Project: Residential Apts in Central Bus District
 Description of Project: At Address 109 East C requesting a special exception to allow for structure to be used for residential purposes. Currently, 1st floor is commercial & 2nd floor residential.

Project sponsor or developer: future owner
 Name: Hamman Family Trust
 Address: 14514 17th Ave E Bradenton FL 34212
 Phone number: 941 266-1842
 Fax number: N/A
 E-mail Address: khamman@jg@gmail.com

current Land owner or owners:
 Name: Tin Star Investment Co Mark Wacker
 Address: #16 Wedgewood Drive
 Phone number: 308 340 9493
 Fax number: N/A
 E-Mail Address: mwacker@gwmccook.com
mwacker@mnb.bank

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Kris Hammang III
Printed Name:

[Signature]
Signature:

Date:

Mark Wacker
Printed Name:

[Signature]
Signature:

Address and physical location of the Proposed Land Use Action: 109 East C
McCook NE

Property Description (Of the parent parcel for subdivisions): East 40' of lot 7 & 8, block 15, original McCook

Required Information:

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

FEE PAID: \$ 75 (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

REQUIRED ATTACHMENTS:

For ~~Zone Changes~~ and Special Exceptions:

(For ~~Zone Changes~~ or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

N/A Include a description of the reason for the request for a change of zone:

N/A

✓ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

Special exception Section 1204, to allow for A commercial/residential building to also be used AS residential.

✓ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements: picture of outside of Attach 8/2x11

(A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

(B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;

(C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;

(D) utilities, with reference to locations, availability, and compatibility;

(E) screening and buffering with reference to type, dimensions, and character;

(F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

trash can dumpster in alley which is currently used by tenants
each unit has its own meter, any utility additions will comply w/ building codes.
none needed
signs will comply with sign ordinance

- (G) required yards and other open space; N/A central business has zero foot setback
- (H) general compatibility with adjacent properties and other properties in the district; currently residential properties in close vicinity of 2nd floor of some existing business
- (I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

Explain how the project complies with the Comprehensive Plan: 2012 housing study called for a need of more rental units (132) by 2023 as a housing initiative - this project would add to the number available

FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL

CASE NO. _____

SIGNED: _____
Mayor

DATE _____

ATTEST: _____
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES NO

1. The proposed special exception use would satisfactorily provide for:

- a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
- c) refuse and service areas, with particular attention to the items in a) and b) above;
- d) utilities, with reference to locations, availability and compatibility;
- e) screening and buffering with reference to type, dimensions and character;
- f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
- g) required yard and other open space;
- h) general compatibility with adjacent properties and other property in the district.
- i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

2. The specific rules governing special exceptions have been complied with.

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will _____, will not _____ adversely affect the public interest. The special exception herein requested is _____, is not _____ hereby granted subject to the stipulations noted below, if any.

THIS _____ DAY OF _____, 2018.

**CITY MANAGER'S REPORT
JUNE 28, 2021 BOARD OF ZONING ADJUSTMENT MEETING**

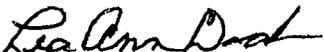
- 2 Item A Consider a request for a variance of the off-street parking requirements for the property located at 109 ~~West~~^{East} C Street, allowing for off-street parking on a space that lies within 400 feet of the entrance of the principal structure.

BACKGROUND:

Tri-Star Investment owns property located at 109 West C Street. Tri-Star has entered into an agreement with Kris Flammang for the purchase of the property. The property is currently home to a multi-use building: the first floor is commercial space while the second floor is residential space. Mr. Flammang would like to convert the entire building into a residential structure. The building is located downtown, within the Central Business (CB) District. There are no off-street parking stalls located on the property.

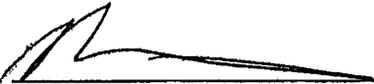
Per Article 21, Section 2111 of the City of McCook's Zoning Ordinance, "if minimum off-street parking and loading space cannot be reasonably provided on the same lot on which the principal structure or use is conducted in the opinion of the Board of Zoning Adjustment, the Board may permit such space to be provided on other off-street property, provided, that such space lies within four hundred (400) feet of the entrance to each principal structure or use." Staff identified the parking lot located on the southwest side of the intersection of East 1st and East D as a parking space that would suit the needs associated with residential parking at 109 East C. There are more than enough spaces available to accommodate the proposed use. Section 2111 also makes it clear that minimum off-street parking requirements do not apply to the Central Business District, meaning that McCook's minimum off-street parking and loading requirements are not material to this request.

APPROVALS:



Lea Ann Doak, City Clerk

June 23, 2021



Nathan A. Schneider, City Manager

June 23, 2021

EXHIBIT #6

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NOTICE OF HEARING

**REQUEST FOR
VARIANCE**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a variance of the minimum off-street parking requirements in the Central Business (CB) District; the Board may permit such space to be provided on other off-street parking property, provided, that such space lies within four hundred (400) feet of the entrance to each principal structure.

LEGAL: The East Forty Feet (E 40') of Lots Seven (7) and Eight (8), Block Fifteen (15), Original Town of the City of McCook, Red Willow County, Nebraska.

APPLICANT: Tri-Star Investments and Kris Flammang

ADDRESS: 109 East "C" Street, McCook

A Public Hearing will be held on the Date, Time, and at the Place listed below:

June 28, 2021 - 5:30 P.M.
Board of Zoning Adjustment
City Council Chambers
505 West "C" Street

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, McCook City Manager at 308-345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

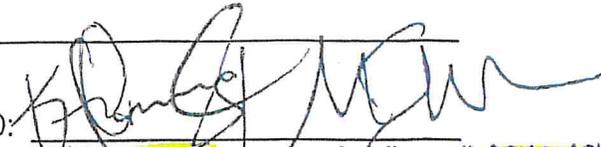
Publish: June 25, 2021.

VARIANCE APPLICATION

APPLICATION NO. _____ DATE: _____

FEE ATTACHED: _____

APPLICATION COMPLETE: _____

SIGNED: 
Applicant MARK WACKER

1. Applicant's Name: TIN STAR Investments of Mark Wacker & Kris Flammanig

2. Applicant's Address: MARK: #16 Wedgewood Drive McCook
KRIS: 1494 17th Ave E Bradenton FL Phone: 941 266-1842

Email Address: MARK: mwacker@gwmccook.com
KRIS: kflammanigje@gmail.com

3. Address of Property Affected: 109 East C McCook

4. Legal Description of Property: East 40' of lot 7 & 8, block 15, original McCook

5. Zoning Central business Corner Lot? Yes No _____

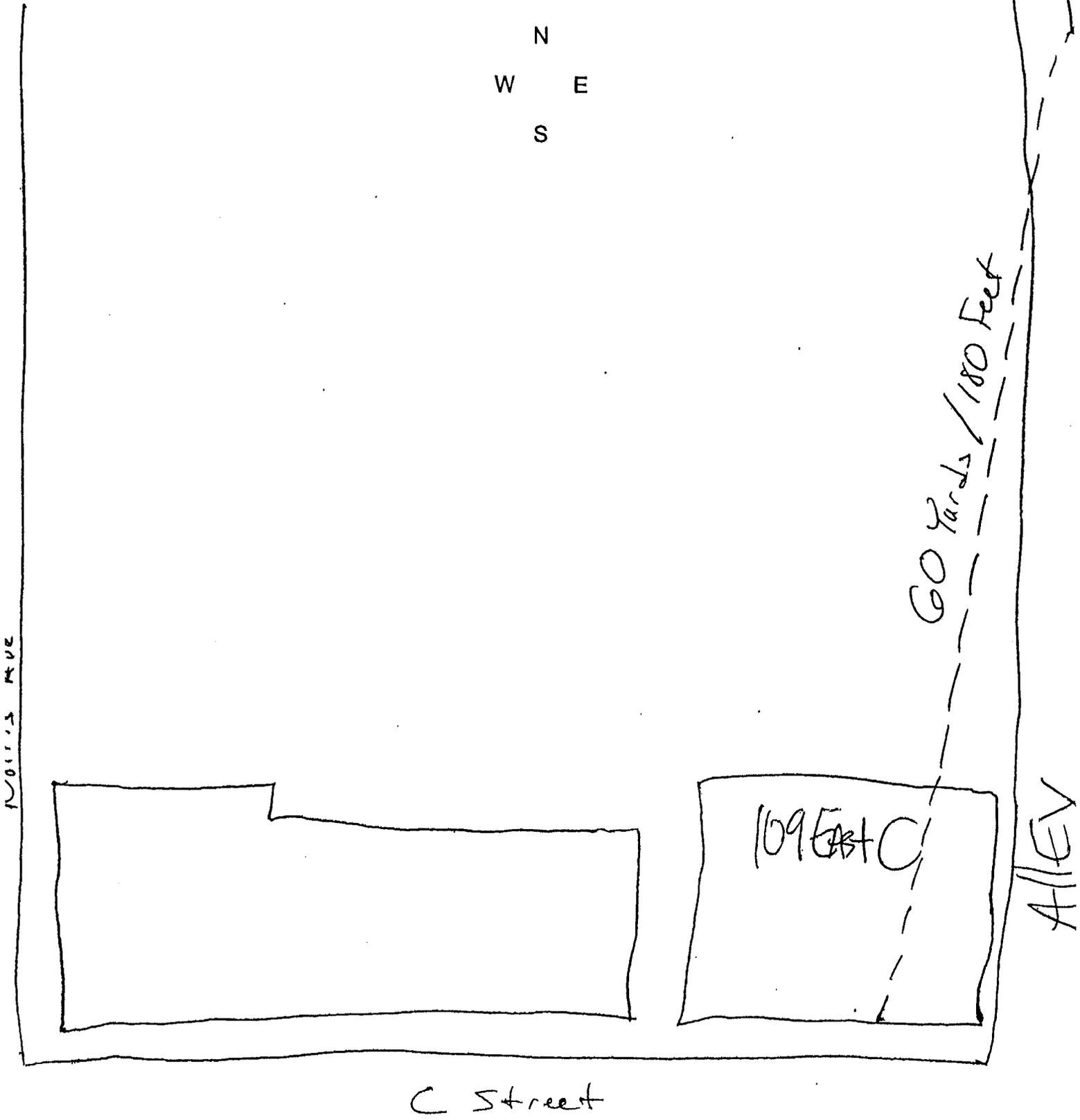
6. Applicant's interest in the Property (i.e. owner, tenant), attached proof of ownership: purchase agreement
developer/owner

7. Description of variance requested: (Example: Variance of side lot set back requirement from 5 feet to 3 feet). section 2011 - off street parking VARIANCE

8. Sections of Zoning Ordinance No. 2016-2929 which are affected (to be completed by staff)
ARTICLE: 21
SECTION: 2111

9. Draw the general area of your property and structure (existing and proposed) and adjacent properties and structures. (Not to scale).

N
W E
S



this request is an A-typical variance request. the variance is specifically allowed in Article 21-section 2111 of McCook ordinances 2016-2929.
RES PARKING

The Applicant must provide proof that the following criteria are met regarding the parcel of property for which the variance is being requested:

1. Referring to the specific parcel of property,
 - a) the parcel of property is exceptionally narrow;
 - b) the parcel of property is exceptionally shallow; **or**
 - c) the shape of the parcel of property is exceptional.

OR

 - d) the parcel of property has exceptional topographic conditions; **or**
 - e) the parcel of property has other exceptional or extraordinary conditions.
2. Strict application of the zoning ordinance would result in:
 - a. peculiar and exceptional practicable difficulties to the owner; OR
 - b. exceptional and undue hardships on the owner of such property.
3. Such relief may be granted without:
 - a. substantial detriment to the public good; AND
 - b. without substantially impairing the intent and purpose of the ordinance.
4. No variance shall be authorized unless the Board finds:
 - a. strict application of the zoning ordinance would produce undue hardship;
 - b. such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
 - c. authorization of such variance will not be a substantial detriment to adjacent property and the character of the district will not be changed by granting the variance;
 - d. granting the variance is based upon reason of demonstrable and exceptional hardship as distinguished from variation for purposes of convenience, profit, or caprice.
5. No variance shall be authorized if request is:
 - a. of a general and recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations.

Please provide documentation of the above, such as maps, photographs, or other evidence to substantiate your application.

THE BOARD MUST FIND THAT ALL OF THE ABOVE REQUIREMENTS ARE MET BY THE APPLICANT BY A CONCURRING VOTE OF FOUR MEMBERS OF THE BOARD.

APPLICANT DECLARATIONS

N/A 1. The following special conditions or circumstances exist on the land which pose an undue hardship on the applicant: (Describe conditions and circumstances.)

2. Please state the minimum variance necessary to permit the proposed construction

3. Without the granting of this variance the applicant would suffer a hardship not suffered by other properties located in the same zoning district and same vicinity.
 Yes No

4. The granting of the variance will not adversely affect the rights of the adjacent property owners or residents nor will it confer upon the applicant any special privilege denied by the Zoning Ordinance. Yes No
(Attach approval certifications from adjacent property owners.)

5. The variance will not adversely affect the public health, safety, morals, order, convenience or welfare. Yes No

ADJACENT PROPERTY OWNER CERTIFICATION

*N/A
Central business district*

I, _____, own the property adjacent to that for which this variance is requested. I hereby certify that I do not have any objection to or reservations about the granting of the variance requested.

SIGNED: _____

ADDRESS: _____

ADJACENT PROPERTY OWNER CERTIFICATION

I, _____, own the property adjacent to that for which this variance is requested. I hereby certify that I do not have any objection to or reservations about the granting of the variance requested.

SIGNED: _____

ADDRESS: _____

ADJACENT PROPERTY OWNER CERTIFICATION

I, _____, own the property adjacent to that for which this variance is requested. I hereby certify that I do not have any objection to or reservations about the granting of the variance requested.

SIGNED: _____

ADDRESS: _____

Board of Zoning Adjustment
June 28, 2021
5:30 PM Central

A MEETING OF THE BOARD OF ZONING ADJUSTMENT 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: Chair Reitz; Vice Chair Hilker; Board members Haney, Moore.

Absent: Board members Larson, Chipman.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on June 25, 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 all members of the Board of Zoning Adjustment. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the March 22, 2021, regular Board of Zoning Adjustment meeting.

Motion to approve the minutes of the March 22, 2021, regular Board of Zoning Adjustment meeting. This motion, made by Reitz and seconded by Hilker, passed.

Reitz: YEA, Hilker: YEA, Haney: YEA, Larson: ABSENT, Moore: YEA, Chipman: ABSENT
YEA: 4, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

2.A. Public Hearing - request for a variance of the off-street parking requirements for the property located at 109 East C Street, allowing for off-street parking on a space that lies within 400 feet of the entrance of the principal structure.

Motion to recess as a Board of Zoning Adjustment and convene a public hearing for the purpose of receiving public comment on a request for a variance of the off-street parking requirements in the Central Business (DB) District, for the property located at 109 East C Street, allowing for off-street parking on a space that lies within 400 feet of the entrance of the principal structure, with the City Attorney to act as hearing officer. This motion, made by Reitz and seconded by Moore, passed.

Reitz: YEA, Hilker: YEA, Haney: YEA, Larson: ABSENT, Moore: YEA, Chipman: ABSENT
YEA: 4, NAY: 0, ABSENT: 2

EXHIBIT #7

PAGE(S) - 3

The City Attorney offered and received into evidence Exhibit #1 - City Manager's Report prepared for the June 28, 2021 Board of Zoning Adjustment meeting (1 page); Exhibit #2 - Notice of Public Hearing (1 page); Exhibit #3 - Variance Application and attachments (6 pages); and Exhibit #4 - copy of Section 2111 - Off-Street Parking, of Article 21, of the McCook Zoning Ordinance (2 pages).

City Manager Schneider reviewed the following information presented in Exhibit #1: "Tri-Star Investment owns property located at 109 East "C" Street. Tri-Star has entered into an agreement with Kris Flammang for the purchase of the property. The property is currently home to a multi-use building: the first floor is commercial space while the second floor is residential space. Mr. Flammang would like to convert the entire building into a residential structure. The building is located downtown, within the Central Business (CB) District. There are no off-street parking stalls located on the property."

"Per Article 21, Section 2111 of the City of McCook's Zoning Ordinance, "if minimum off-street parking and loading space cannot be reasonably provided on the same lot on which the principal structure or use is conducted in the opinion of the Board of Zoning Adjustment, the Board may permit such space to be provided on other off-street property, provided, that such space lies within four hundred (400) feet of the entrance to each principal structure or use." Staff identified the parking lot located on the southwest side of the intersection of East 1st and East "D" as a parking space that would suit the needs associated with residential parking at 109 East "C". There are more than enough spaces available to accommodate the proposed use. Section 2111 also makes it clear that minimum off-street parking requirements do not apply to the Central Business District, meaning that McCook's minimum off-street parking and loading requirements are not material to this request."

Mr. Flammang, applicant, noted that currently a portion of the upstairs is being used by Narcotics Anonymous, the parking located at the intersection of East 1st and "D" Streets is approximately 180' from the entrance of the structure, and the current proposal is for two residential, one bedroom units upstairs and two residential, one bedroom units downstairs.

Discussion was held by the board.

Motion to adjourn the public hearing and to reconvene as the Board of Zoning Adjustment. This motion, made by Reitz and seconded by Hilker, passed.

Reitz: YEA, Hilker: YEA, Haney: YEA, Larson: ABSENT, Moore: YEA, Chipman: ABSENT
YEA: 4, NAY: 0, ABSENT: 2

2.B. Consider request for a variance of the off-street parking requirements in the Central Business District for the property located at 109 East C Street, allowing for off-street parking on a space that lies within 400 feet of the entrance of the principal structure; applicants: Tri-Star Investments and Kris Flammang.

Motion to approve the request for a variance of the off-street parking requirements in the Central Business District for the property located at 109 East "C" Street, per Article 21, Section 2111 of the

City of McCook's Zoning Ordinance allowing for off-street parking on a space that lies within 400 feet of the entrance of the principal structure, said space being the parking lot located at the intersection of East 1st and East "D" Streets; Tri- Star Investments, owner, and Kris Flammang. This motion, made by Reitz and seconded by Haney, passed.

Reitz: YEA, Hilker: YEA, Haney: YEA, Larson: ABSENT, Moore: YEA, Chipman: ABSENT
YEA: 4, NAY: 0, ABSENT: 2

Chair Reitz informed the applicant that there is a fifteen day period in which any decision of the Board of Adjustment may be appealed to the District Court. Building permits will not be issued before the end of the fifteen day period.

Adjournment.

There being no further business to come before the Board, Chair Reitz declared the meeting adjourned at 5:48 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

McCook Planning Commission
July 12, 2021
5:15 P.M. Central

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

Present: Chair Vosburg; Commissioners Bradley, Davidson, Friehe, Lyons, McDowell, Stevens, Mockry (arrived 5:29 P.M.).

Absent: Vice Chair Hilker; Commissioner Dueland; City Manager Schneider.

City Officials present: City Attorney Mustion, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 8, 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 all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the April 12, 2021 regular Planning Commission meeting.

Motion to approve the minutes of the April 12, 2021 regular Planning Commission meeting. This motion, made by McDowell and seconded by Friehe, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Kris Flammang/Tri-Star Investments to allow a structure containing only residential uses in the Central Business (CB) District - property located at 109 East "C" Street.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception from Kris Flammang/Tri-Star Investments to allow a structure containing only residential uses in the Central Business (CB) District - property located at 109 East "C" Street, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by McDowell, passed.

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: ABSENT

EXHIBIT #8

PAGE(S) - 3

YEA: 7, NAY: 0, ABSENT: 3

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the July 12, 2021 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (4 pages); Exhibit #5 - Findings and Determinations of McCook City Council (2 pages); Exhibit #6 - City Manager's Report and attachments prepared for the June 28, 2021 Board of Zoning Adjustment meeting (8 pages); and Exhibit #7 - minutes of the June 28, 2021 Board of Zoning Adjustment meeting (3 pages).

Kris Flammang, applicant, reviewed the special exception request with the Commission. The building that sits on the property is a two-story building, with the first floor being used for commercial purposes and the second floor for residential. The special exception would allow for the conversion of the first floor to residential, one bedroom units. The special exception requirement for providing off-street parking has been met by the Board of Zoning Adjustments approval of utilizing the parking lot located at the southwest intersection of East 1st and East "D" Streets. Mr. Flammang realizes that there is a need for residential rentals in McCook and feels that this project would help address those needs and upgrade the downtown area.

Commission comments included their support of the project and that it would be a good addition to the downtown area.

City Attorney Mustion read a statement from absent Commissioner Dueland stating that he was okay with allowing ground level residential at this location, but would have some reservation if it were other locations in the downtown area.

Andy Long, McCook Economic Development Executive Director, spoke in support of the project.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by McDowell, passed.

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: ABSENT

YEA: 7, NAY: 0, ABSENT: 3

2.B. Recommend approval to the City Council a special exception from Kris Flammang/Tri-Star Investments (in care of Mark Wacker) to allow a structure containing only residential uses in the Central Business (CB) at property legally described as the East Forty Feet (E 40') of Lot Seven (7) and Eight (8), Block Fifteen (15), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 109 East "C" Street); said special exception based upon special exception requirements A - I.

Motion to recommend approval to the City Council a special exception from Kris Flammang/Tri-Star Investments (in care of Mark Wacker) to allow a structure containing only residential uses in the Central Business (CB) at property legally described as the East Forty Feet (E 40') of Lot Seven (7) and Eight (8), Block Fifteen (15), Original Town to the City of McCook, Red Willow County,

Nebraska (a/k/a 109 East "C" Street); said special exception based upon special exception requirements A - I. This motion, made by Vosburg and seconded by Stevens, passed.

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: ABSENT

YEA: 7, NAY: 0, ABSENT: 3

3. Select new officers for the term of April 2021 through March 2022 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

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

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: YEA

YEA: 8, NAY: 0, ABSENT: 2

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:34 P.M.

Lea Ann Doak, Recording Secretary

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: **3.A.**

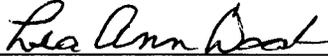
Approve the minutes of the July 6, 2021 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2021

McCook City Council
July 6, 2021
5:30 P.M. Central

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

Present: Mayor Gonzales, Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Dutcher, Water Superintendent Fawver, 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 July 2, 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. Announcements & Recognitions.

City Manager Schneider that a Planning Commission meeting is scheduled for this coming Monday, July 12, 2021 at 5:15 P.M., for consideration of a special exception request.

2. Consent Agenda.

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

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

2.A. Approve the minutes of the June 21, 2021 regular City Council meeting.

2.B. Ratify the Mayor's appointments to the Economic Development Plan Citizen's Advisory Review committee - reappoint Sean Wolfe and Sarah Renner - terms expire July 2024 and to the Parks Advisory Board - reappoint Caitlin Whitehead - term expires May 2024 and appoint Natalie Smith - term expires May 2024.

- 2.C. Receive and file communication from Nebraska Investment Finance Authority (NIFA) regarding low-income housing tax credits (LIHTC) for the Maplewood II, LLC project.

3. Regular Agenda.

- 3.A. Presentation from Joyce Anderson, McCook Humane Society Board Member.

Joyce Anderson, McCook Humane Society Board member, and Lorie Prestes, Shelter Director, gave an update on the shelter and thanked the City for their continued support.

- 3.B. Discuss the date for the community meeting for a potential pool project.

Due to conflict with the Hot Summers Night Concert scheduled for August 5, the community meeting for a potential pool project was rescheduled to August 11, 2021 at 7:00 P.M. at the McCook Christian Church.

- 3.C. Follow-up discussion regarding the McCook City Council's prioritization of current general and enterprise fund needs and potential general fund projects.

Staff will keep in mind the council prioritized projects when working on the proposed budget.

- 3.D. Council Comments.

Councilmember Rambali requested the discussion regarding the banning of jake brakes/engine braking.

- 3.E. Meeting of the McCook Community Development Agency.

- 3.E.1. Recess as a City Council and convene as the McCook Community Development Agency for consideration of the CDA Agenda.

Motion to recess as a City Council and to convene as the McCook Community Development Agency for consideration of the CDA Agenda at 5:48 o'clock P.M. This motion, made by Calvin and seconded by Rambali, passed.

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

A meeting of the Mayor and City Council of the City of McCook, Nebraska, acting as the governing body of the Community Development Agency of the City of McCook, Nebraska was convened in open and public session at 5:48 o'clock p.m. on July 6, 2021, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Gonzales, Calvin, Weedin, Muehlenkamp, Rambali. Absent: None. Notice of the meeting was given in advance thereof by publication, one of the City's designated methods for giving notice, a copy of the proof of publication being attached to these minutes. Advanced notice of the meeting was given to each member of the Agency and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes.

Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and all members of the Council. Mayor Gonzales presided and City Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

3.E.4. Approve Resolution No. CDA 2021-02 authorizing and approving the First Amendment to the Redevelopment Agreement for the Blackwood Enterprises Redevelopment Project.

Josiah Hegwood, representing Blackwood Enterprises, was present to answer questions from the board.

Motion to approve Resolution No. CDA 2021-02 authorizing and approving the First Amendment to the Redevelopment Agreement for the Blackwood Enterprises Redevelopment Project. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

3.E.5. Adjournment of Community Development Agency meeting.

Motion to adjourn the meeting of the McCook Community Development Agency at 5:50 P.M. and reconvene as the McCook City Council. This motion, made by Gonzales and seconded by Muehlenkamp, passed.

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

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 5:51 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

ITEM: 3.B.

RECOMMENDATION:

RECEIVE AND FILE RESULTS OF THE ANNUAL RESERVOIR TEST FOR THE CLASS I NON-HAZARDOUS DEEP INJECTION WELL

BACKGROUND:

McCook's 1,880 feet deep Class I Non-Hazardous Injection Well disposes of anion waste generated by the Drinking Water Treatment Plant. While anion waste is considered non-hazardous, it does contain levels of arsenic, nitrate, uranium and chlorides that are not allowed into the receiving waters of the state (Republican River).

Based on data collected by the operators and the Water Treatment Plant's monitoring equipment, the injection well collected 7,776,294 gallons in the past year(2020). The well-handled about 1% of the 855 million gallons that the Water Department pumped from the aquifer in 2020. In total the well has received around 117.9 million gallons since it began operation in 2009. Translating gallons to hours, the well has operated approximately 54,000 hours averaging 36.4 gallons per minute while in operation. While the well is plumbed for the addition of pumps, it has not been necessary to add them. The well is still running under negative pressure.

Nebraska Department of Environmental and Energy (NDEE) Title 122 which the City of McCook's Class I Injection Well is permitted under (Permit No: NE0210560), requires annual testing to determine the condition of the wells piping and the condition of the receiving formation (Cedar Hills). The testing involves lowering an instrument down the well on a wireline. As the instrument package is lowered and later retrieved, temperature and pressure readings are recorded. The data is down loaded and analyzed by Petrotek Corporation of Littleton Colorado. (the report in its entirety and other well data is available at the city office)

The results of the report are presented to City Staff and forwarded to NDEE for review. The 30 page report provides detailed figures and charts of the wells performance. The summary of the report is that the well continues to operate as expected and is capable of taking the anion waste fluid at higher rates than it is currently seeing.

Along with the annual Reservoir Testing NDEE requires that weekly samples of the anion waste are collected and analyzed for PH, Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium and Silver. Monthly samples are analyzed for Calcium, Chloride, Sulfate, Sodium, Bicarbonate, Nitrate, Radium and Uranium. Additional daily injection pressure, anion waste temperature, injection flow rate and annulus pressure are monitored and recorded by the systems SCADA (system control and data acquisition) and Water Department Staff. Each of the parameters listed has limits that must be met, to date the well has met all the requirements.

FISCAL IMPACT: None.

Annual testing is a budgeted line item (70-050-54440).

RECOMMENDATION:

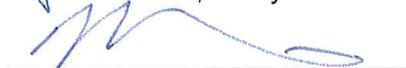
RECEIVE AND FILE RESULTS OF THE ANNUAL RESERVOIR FALLOFF TEST FOR THE CLASS I NON-HAZARDOUS DEEP INJECTION WELL

APPROVALS:



Jesse Dutcher, Utility Director

Date: 7-13-21



Nate Schneider, City Manager

Date: 7-13-21

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.C.

Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a reception to be held at the Barnett Lumber Building, 1701 North Highway 83, on November 20, 2021 from 12:00 P.M. to 1:00 A.M.

BACKGROUND:

JBN will be catering this event. They are making application to allow them to serve alcohol at this temporary location. Approval of the City Council is required with all applications.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 13, 2021



Nathan A. Schneider, City Manager

July 13, 2021

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

JBN INC DBA HI TIMES LIQUOR MART 1

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

502 EAST B STREET, MCCOOK, NE. 69001

Retail Liquor License Address or Non-Profit Business Address

DK 100025

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s):

11/20/21

Event Start Time(s):

12:00PM

Event End Time(s):

1:00AM

Alternate Date: NONE

Alternate Location Building & Address: NONE

Event Building Name: BARNETT LUMBER BUILDING

Event Street Address/City: 1701 NORTH HWY 83, MCCOOK, NE 69001

Indoor area to be licensed in length & width: 120 X 215

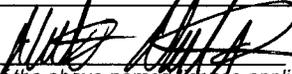
Outdoor area to be licensed in length & width: 0 X 0 (Diagram Form #109 must be attached)

Type of Event: RECEPTION Estimate # of attendees: 300

Type of alcohol to be served: Beer Wine Distilled Spirits
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: LINDA SCHIFLEEN Event Contact Phone Number: 308-344-9170

Event Contact Email: johnnothnagel@yahoo.com

*Signature Authorized Representative:  Printed Name: MATT NOTHNAGEL

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license
*Non-Profit Organization – Must be signed by a Corporate Officer

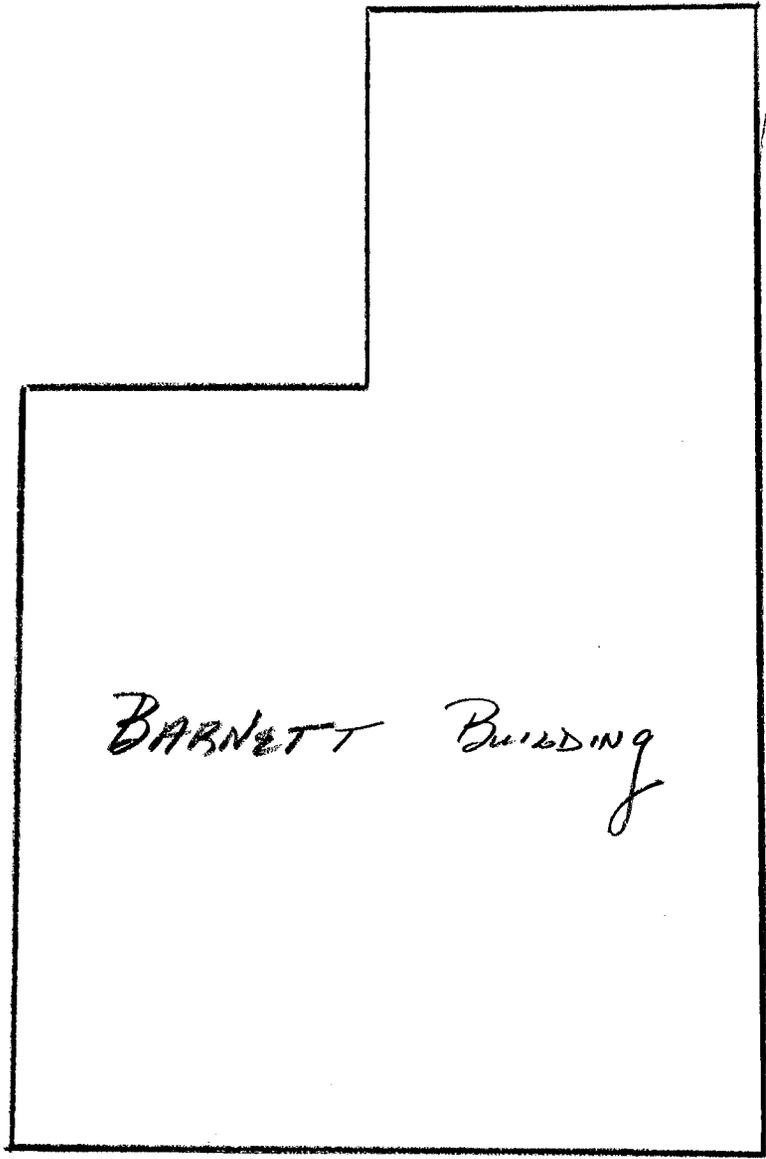
Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature _____ Date _____

N

1701 NORTH Highway 83
McCook, NE 69001



W

E



215'

← 120' →

S

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.D.

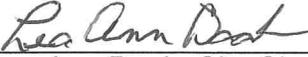
Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a reception to be held at the Red Willow County Community Building, 1412 West 5th Street, on November 6, 2021 from 12:00 P.M. to 1:00 A.M.

BACKGROUND:

JBN will be catering this event. They are making application to allow them to serve alcohol at this temporary location. Approval of the City Council is required with all applications.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 13, 2021



Nathan A. Schneider, City Manager

July 13, 2021

**Special Designated License
Local Recommendation (Form 200)**
Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

JBN INC DBA HI IMES LIQUOR MART 1

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

502 EAST B STREET, MCCOOK, NE. 69001

Retail Liquor License Address or Non-Profit Business Address

DK 100025

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s):

11/06/21

Event Start Time(s):

12:00PM

Event End Time(s):

1:00AM

Alternate Date: NONE

Alternate Location Building & Address: NONE

Event Building Name: RED WILLOW COUNTY COMMUNITY BUILDING

Event Street Address/City: 1412 WEST 5TH STREET

Indoor area to be licensed in length & width: 150 X 100

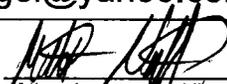
Outdoor area to be licensed in length & width: X (Diagram Form #109 must be attached)

Type of Event: RECEPTION Estimate # of attendees: 300

Type of alcohol to be served: Beer Wine Distilled Spirits
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: LINDA SCHIFLEBEIN **Event Contact Phone Number:** 308-344-9170

Event Contact Email: johnnothnagel@yahoo.com

***Signature Authorized Representative:**  **Printed Name:** MATT NOTHNAGEL

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

***Retail licensee – Must be signed by a member listed on permanent license**

***Non-Profit Organization – Must be signed by a Corporate Officer**

Local Governing Body completes below:

The local governing body for the City/Village of MCCOOK **OR** County of approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

OUTDOOR AREA DIAGRAM

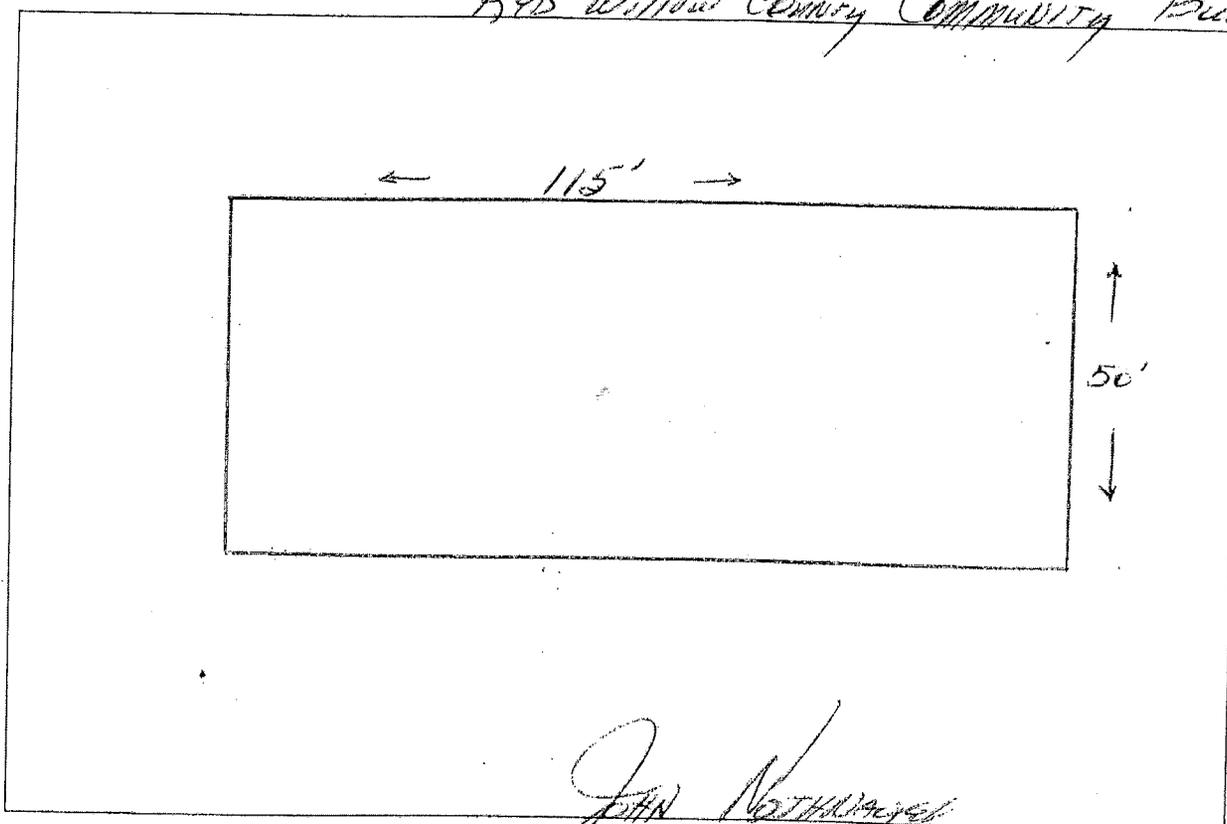
WE WILL HAVE CERTIFIED ALCOHOL
SERVERS AT EVENT ALONG WITH

HOW AREA WILL BE PATROLLED SOME ONE WATCH DOORS.

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA

DIAGRAM OF PROPOSED AREA:

Red Willow County Community Building



John Rothmayer
JBN INC DBA HI TIMES LIQUOR MART



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/10/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Denise Broomfield	
MNB Insurance Services		PHONE (A/C, No, Ext): (308) 345-6055	FAX (A/C, No): (308) 345-2663
217 West 1st		E-MAIL ADDRESS: DBroomfield@mnbank	
PO Box 30		INSURER(S) AFFORDING COVERAGE	
McCook		INSURER A: United States Liability Insurance Co.	
NE 69001-0030		NAIC #	
INSURED		INSURER B:	
JBN/Hi-Times Liquor Mart		INSURER C:	
801 East B St		INSURER D:	
McCook		INSURER E:	
NE 69001		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: CL2061004998

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CL3289559	06/20/2020	06/20/2021	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 500,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COM/PROP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below.			N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Red Willow County Community Building
1412 West 5th

McCook

NE 69001

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Denise Broomfield

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.E.

Receive and file the Financial Report for the period ending June 30, 2021.

BACKGROUND:

The Treasurer's Report (Attachment A) gives the beginning cash balances as of October 1, 2020, plus Total (YTD) Receipts, minus Total (YTD) Disbursements, giving the ending cash balance on June 30, 2021.

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 June 30, 2021.

Attachment C is a Financial Summary of Revenue and Expense by Fund for the quarter ending June 30, 2021.

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

July 9, 2021



Nathan A. Schneider, City Manager

July 9, 2021

ATTACHMENT

A

City of McCook, Nebraska
 TREASURER'S REPORT
 Period Ending June 30, 2021 (unaudited)

Beginning Cash on Hand, October 1, 2020			
McCook National Bank - Public Funds	\$	14,419,303.57	
McCook National Bank - Primary Operating	\$	(134,542.01)	
McCook National Bank - LB840 Funds	\$	738,340.70	
McCook National Bank - Payroll	\$	1,175.00	
McCook National Bank - CRA	\$	57.93	
Purchases Account	\$	10,000.00	
Petty Cash	\$	900.00	
NDEQ Irrevocable Escrow	\$	82,306.96	
McCook National Bank - Pension	\$	9,079.94	
TOTAL BEGINNING CASH			\$ 15,126,622.09
Receipts:			
Taxes	\$	4,382,304.01	
Fees, Permits and Licenses	\$	406,242.77	
Intergovernmental Services	\$	2,195,268.18	
Charges - Current Services	\$	1,375,854.14	
Public Utilities	\$	2,767,885.50	
Use of Money & Property	\$	1,516,951.30	
Interfund Transfers	\$	3,290,545.66	
Other Revenue	\$	1,046,650.52	
Unapplied/Accounts Payable	\$	262.43	
PLUS TOTAL RECEIPTS			\$ 16,981,964.51
Disbursements:			
Personal Services	\$	4,887,993.88	
Supplies	\$	953,450.86	
Services & Charges	\$	5,514,544.25	
Budget Transfers	\$	2,369,437.99	
Capital Outlay	\$	1,363,640.03	
Unapplied/Accounts Payable	\$	64,020.02	
MINUS TOTAL DISBURSEMENTS			\$ 15,153,087.03
Ending Cash Balance June 30, 2021			
McCook National Bank - Public Funds	\$	15,836,404.43	
McCook National Bank - Primary Operating	\$	248,033.42	
McCook National Bank - LB840 Funds	\$	765,529.99	
McCook National Bank - Payroll	\$	1,000.00	
McCook National Bank - CRA	\$	57.93	
Petty Cash	\$	1,000.00	
Purchase Account	\$	10,000.00	
NDEQ Irrevocable Escrow	\$	83,544.15	
McCook National Bank - Pension	\$	9,929.65	
TOTAL ENDING CASH	\$	16,955,499.57	\$ 16,955,499.57

Dated: June 30, 2021

-s- Lea Ann Doak, City Clerk

ATTACHMENT B

City of McCook, Nebraska
 TREASURER'S REPORT
 CASH BALANCE BY FUNDS
 Period Ending June 30, 2021 (unaudited)

Beginning Cash on Hand, October 1, 2020	Beginning Cash	YTD Revenue	YTD Expenditures	Ending Cash
General Fund - 10	\$ 2,536,229.33	\$ 6,422,650.03	\$ 5,676,322.80	\$ 3,282,556.56
General Fund Unapplied/Accts. Payable	\$ 7,998.28	\$ 214.58	\$ 5,389.51	\$ 2,823.35
Street Fund - 15	\$ 211,332.95	\$ 160,971.14	\$ -	\$ 372,304.09
Special Revenue - 20	\$ 804,088.95	\$ 949,785.75	\$ 210,679.35	\$ 1,543,195.35
Special Revenue Unapplied/Accts. Payable	\$ 66.40		\$ 66.40	\$ -
Debt Service - 30	\$ 359,100.25	\$ 36,642.82	\$ -	\$ 395,743.07
Community Redevelopment Authority - 40	\$ 66,494.36	\$ 263,800.26	\$ 251,944.43	\$ 78,350.19
Economic Development Fund - 45	\$ 738,340.70	\$ 453,530.94	\$ 426,341.65	\$ 765,529.99
Pension Trust - 50	\$ 9,079.94	\$ 15,005.18	\$ 14,155.47	\$ 9,929.65
Trust & Agency - 60	\$ 294,670.10	\$ 112,754.97	\$ 93,562.73	\$ 313,862.34
Internal Service Fund - 65	\$ 576,603.43	\$ 1,639,027.51	\$ 1,608,322.64	\$ 607,308.30
Enterprise Fund - 70	\$ 8,665,703.58	\$ 6,471,197.51	\$ 6,310,984.08	\$ 8,825,917.01
Enterprise Fund Unapplied/Accts. Payable	\$ 58,564.41	\$ 47.85	\$ 58,564.11	\$ 48.15
Capital Improvement - 80	\$ 798,349.41	\$ 456,335.97	\$ 496,753.86	\$ 757,931.52
BALANCES	\$ 15,126,622.09	\$ 16,981,964.51	\$ 15,153,087.03	\$ 16,955,499.57

Dated: June 30, 2021

-s- Lea Ann Doak, City Clerk

ATTACHMENT C

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-GENERAL FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
GENERAL REVENUE	8,573,513	8,573,513	1,014,199.50	6,207,339.93	5,359,845.05	2,366,173.07	27.60
RESERVES/CO TREASURER BAL	<u>1,490,232</u>	<u>1,490,232</u>	<u>32,886.00</u>	<u>215,310.10</u>	<u>172,378.12</u>	<u>1,274,921.90</u>	<u>85.55</u>
TOTAL REVENUES	10,063,745	10,063,745	1,047,085.50	6,422,650.03	5,532,223.17	3,641,094.97	36.18
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ADMINISTRATION	625,880	625,880	40,720.43	404,865.60	408,070.96	221,014.40	35.31
PUBLICITY	7,750	7,750	999.74	3,325.72	5,064.21	4,424.28	57.09
AUDITORIUM	45,640	45,640	4,162.87	31,635.00	63,613.19	14,005.00	30.69
COUNCIL	645,785	645,785	21,718.62	288,433.45	287,059.87	357,351.55	55.34
POLICE	1,776,104	1,776,104	148,736.11	1,245,751.23	1,260,625.26	530,352.77	29.86
MUNICIPAL CENTER	106,519	106,519	10,468.90	76,952.04	72,900.67	29,566.96	27.76
FIRE	1,367,701	1,367,701	110,284.23	1,064,164.41	884,958.30	303,536.59	22.19
AMBULANCE	162,392	162,392	11,323.53	119,893.36	113,670.78	42,498.64	26.17
CIVIL DEFENSE	14,613	14,613	177.58	4,723.95	64,717.77	9,889.05	67.67
BUILDING & ZONING	84,142	84,142	6,295.32	59,019.54	59,240.19	25,122.46	29.86
LIBRARY	348,537	348,537	25,792.39	238,791.38	261,633.59	109,745.62	31.49
STREET	1,200,411	1,200,411	63,909.35	689,364.81	631,671.37	511,046.19	42.57
CEMETERY	199,736	199,736	20,124.97	139,584.04	141,291.75	60,151.96	30.12
PARKS	221,148	221,148	19,985.83	130,223.59	180,684.34	90,924.41	41.11
BALL PARKS	122,427	122,427	11,865.52	80,407.73	98,304.59	42,019.27	34.32
POOL	98,559	98,559	22,722.79	28,534.37	16,956.18	70,024.63	71.05
AIRPORT	168,078	168,078	14,835.70	115,164.32	119,791.53	52,913.68	31.48
UNEMPLOYMENT	10,000	10,000	174.00	174.00	0.00	9,826.00	98.26
UNCOLLECTABLE TAX	15,000	15,000	2,252.09	10,743.18	9,349.74	4,256.82	28.38
SENIOR CENTER	415,348	415,348	35,225.65	277,571.18	281,858.20	137,776.82	33.17
PUBLIC TRANSPORTATION	163,435	163,435	12,389.90	119,297.90	118,480.65	44,137.10	27.01
HEALTH OPERATING	706,000	706,000	58,833.00	529,497.00	439,542.00	176,503.00	25.00
RESERVES/CO TREASURER BAL	<u>465,232</u>	<u>465,232</u>	<u>0.00</u>	<u>18,205.00</u>	<u>197,774.99</u>	<u>447,027.00</u>	<u>96.09</u>
TOTAL EXPENDITURES	8,970,437	8,970,437	642,998.52	5,676,322.80	5,717,260.13	3,294,114.20	36.72
	=====	=====	=====	=====	=====	=====	=====
VENUES OVER/(UNDER) EXPENDITURES	1,093,308	1,093,308	404,086.98	746,327.23	(185,036.96)	346,980.77	31.74

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-STREET FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>VENUE SUMMARY</u>							
STREET IMPROVEMENTS	361,295	361,295	57.00	160,971.14	154,311.12	200,323.86	55.45
TOTAL REVENUES	361,295	361,295	57.00	160,971.14	154,311.12	200,323.86	55.45
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
STREET IMPROVEMENTS	361,295	361,295	0.00	0.00	32,816.86	361,295.00	100.00
TOTAL EXPENDITURES	361,295	361,295	0.00	0.00	32,816.86	361,295.00	100.00
VENUES OVER/(UNDER) EXPENDITURES	0	0	57.00	160,971.14	121,494.26 (	160,971.14)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2021

-SPECIAL REVENUE
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
FAA GRANTS	16,354	16,354	0.00	86,666.84	1,364,898.23 (	70,312.84)	429.94-
PUBLIC TRANSIT GRANTS	66,000	66,000	0.00	0.00	0.00	66,000.00	100.00
ACE REVENUE SHARING	52,231	52,231	7.00	19,728.00	20,257.00	32,503.00	62.23
MCCOOK RECREATIONAL TRAIL	53,979	53,979	8.00	68.00	525.00	53,911.00	99.87
CCCCFF GRANT-SWIMMING POOL	0	0	0.00	6,250.00	0.00 (	6,250.00)	0.00
MCCOOK COMM FOUNDATION	0	0	25,000.00	25,000.00	0.00 (	25,000.00)	0.00
COVID-19 CARES ACT	0	0	13,110.00	742,455.12	0.00 (	742,455.12)	0.00
ENHANCED E911	237,878	237,878	276.00	19,200.64	23,909.41	218,677.36	91.93
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	137,500.00	0.00	0.00
INSURANCE REIMBURSEMENT	425,879	425,879	5,621.27	12,897.67	4,019.00	412,981.33	96.97
PSAP FUNDS	112,752	112,752	15.00	37,519.48	38,340.48	75,232.52	66.72
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
DOWNTOWN REVITAL - CDBG	0	0	0.00	0.00	0.00	0.00	0.00
SKATE PARK IMPROVEMENTS	4,642	4,642	0.00	0.00	0.00	4,642.00	100.00
AUD/CONVEN CTR FEASIBILI	0	0	0.00	0.00	0.00	0.00	0.00
TAL REVENUES	1,004,500	1,004,500	44,037.27	949,785.75	1,589,449.12	54,714.25	5.45

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FAA GRANTS	16,354	16,354	0.00	66.00	1,497,871.52	16,288.00	99.60
PUBLIC TRANSIT GRANTS	66,000	66,000	0.00	0.00	0.00	66,000.00	100.00
ACE REVENUE SHARING	52,231	52,231	0.00	26,117.80	23,072.00	26,113.20	50.00
MCCOOK RECREATIONAL TRAIL	53,979	53,979	0.00	0.00	0.00	53,979.00	100.00
CCCCFF GRANT-SWIMMING POOL	0	0	0.00	0.00	0.00	0.00	0.00
MCCOOK COMM FOUNDATION	0	0	25,000.00	25,000.00	0.00 (	25,000.00)	0.00
COVID-19 CARES ACT	0	0	7,700.00	12,232.34	0.00 (	12,232.34)	0.00
ENHANCED E911	237,878	237,878	758.32	78,632.35	50,200.42	159,245.65	66.94
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	84,948.10	0.00	0.00
INSURANCE REIMBURSEMENT	425,879	425,879	0.00	6,793.40	0.00	419,085.60	98.40
PSAP FUNDS	112,752	112,752	31,186.09	61,837.46	41,953.15	50,914.54	45.16
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
DOWNTOWN REVITAL - CDBG	0	0	0.00	0.00	0.00	0.00	0.00
SKATE PARK IMPROVEMENTS	4,642	4,642	0.00	0.00	0.00	4,642.00	100.00
AUD/CONVEN CTR FEASIBILI	0	0	0.00	0.00	0.00	0.00	0.00
TAL EXPENDITURES	1,004,500	1,004,500	64,644.41	210,679.35	1,698,045.19	793,820.65	79.03

VENUES OVER/(UNDER) EXPENDITURES 0 (20,607.14) 739,106.40 (108,596.07) (739,106.40) 0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-DEBT SERVICE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
AIRBASE JUDGEMENT	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	364,722	364,722	60.00	36,642.82	11,037.80	328,079.18	89.95
BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
TAL REVENUES	364,722	364,722	60.00	36,642.82	11,037.80	328,079.18	89.95
<hr/>							
	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
AIRBASE JUDGEMENT	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	364,722	364,722	0.00	0.00	0.00	364,722.00	100.00
BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
TAL EXPENDITURES	364,722	364,722	0.00	0.00	0.00	364,722.00	100.00
<hr/>							
VENUES OVER/(UNDER) EXPENDITURES	0	0	60.00	36,642.82	11,037.80	(36,642.82)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-COMMUNITY DEVELOPMENT
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	28,486.89	28,320.36	2,513.11	8.11
CITY INVESTMENTS	66,468	66,468	11.00	5,983.00	631.00	60,485.00	91.00
NORTH POINTE	25,000	25,000	4,124.97	22,123.52	21,221.39	2,876.48	11.51
CLARY VILLAGE LLC	9,500	9,500	0.00	4,534.21	4,513.37	4,965.79	52.27
MCCOOK HOTEL GROUP/COBBL	60,000	60,000	0.00	27,449.49	2,823.56	32,550.51	54.25
QUILLAN COURTS	15,000	15,000	1,747.86	16,050.94	0.00 (	1,050.94)	7.01
MCCOOK LODGING/HOLIDAY I	134,000	134,000	45,287.24	50,321.38	47,750.13	83,678.62	62.45
NEXT GENERATION	150,000	150,000	0.00	108,850.83	56,800.87	41,149.17	27.43
N-STANT CONVENIENCE	196,500	196,500	0.00	0.00	0.00	196,500.00	100.00
BLACKWOOD ENTERPRISES	<u>200,000</u>	<u>200,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200,000.00</u>	<u>100.00</u>
TAL REVENUES	887,468	887,468	51,171.07	263,800.26	162,060.68	623,667.74	70.27

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
EXPENDITURES							
KEYSTONE BUS CENTER PROJ	31,000	31,000	28,486.89	28,486.89	28,320.36	2,513.11	8.11
CITY INVESTMENTS	66,468	66,468	0.00	0.00	0.00	66,468.00	100.00
NORTH POINTE	25,000	25,000	17,998.55	17,998.55	20,780.70	7,001.45	28.01
CLARY VILLAGE LLC	9,500	9,500	4,534.21	4,534.21	0.00	4,965.79	52.27
MCCOOK HOTEL GROUP/COBBL	60,000	60,000	27,449.49	27,449.49	0.00	32,550.51	54.25
QUILLAN COURTS	15,000	15,000	3,452.14	14,303.08	0.00	696.92	4.65
MCCOOK LODGING/HOLIDAY I	134,000	134,000	50,321.38	50,321.38	0.00	83,678.62	62.45
NEXT GENERATION	150,000	150,000	108,850.83	108,850.83	56,800.87	41,149.17	27.43
N-STANT CONVENIENCE	196,500	196,500	0.00	0.00	0.00	196,500.00	100.00
BLACKWOOD ENTERPRISES	<u>200,000</u>	<u>200,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200,000.00</u>	<u>100.00</u>
TAL EXPENDITURES	887,468	887,468	241,093.49	251,944.43	105,901.93	635,523.57	71.61
VENUES OVER/(UNDER) EXPENDITURES	0	0 (	189,922.42)	11,855.83	56,158.75 (	11,855.83)	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-ECONOMIC DEVELOPMENT FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>VENUE SUMMARY</u>							
ECONOMIC DEVELOPMENT FUN	1,169,634	1,169,634	73,410.87	453,530.94	379,667.79	716,103.06	61.22
KEYSTONE BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
KEYSTONE BOND REDEMPTION	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,169,634	1,169,634	73,410.87	453,530.94	379,667.79	716,103.06	61.22
=====							
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ECONOMIC DEVELOPMENT FUN	1,169,634	1,169,634	135,407.00	426,341.65	390,995.64	743,292.35	63.55
KEYSTONE BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
KEYSTONE BOND REDEMPTION	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,169,634	1,169,634	135,407.00	426,341.65	390,995.64	743,292.35	63.55
=====							
VENUES OVER/(UNDER) EXPENDITURES	0	0	(61,996.13)	27,189.29	(11,327.85)	(27,189.29)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-PENSION TRUST
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>VENUE SUMMARY</u>							
POLICE OFFICER DISABILIT	24,079	24,079	0.49	15,005.18	6,881.87	9,073.82	37.68
TAL REVENUES	24,079	24,079	0.49	15,005.18	6,881.87	9,073.82	37.68
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
POLICE OFFICER DISABILIT	24,079	24,079	1,572.83	14,155.47	11,009.81	9,923.53	41.21
TAL EXPENDITURES	24,079	24,079	1,572.83	14,155.47	11,009.81	9,923.53	41.21
	=====	=====	=====	=====	=====	=====	=====
VENUES OVER/(UNDER) EXPENDITURES	0	0	(1,572.34)	849.71	(4,127.94)	849.71)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2021

-AGENCY FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>VENUE SUMMARY</u>							
PERPETUAL CARE	153,017	153,017	173.00	3,640.00	4,080.00	149,377.00	97.62
SENIOR CENTER CONTRIBUTIO	80,565	80,565	1,439.41	11,612.66	7,680.50	68,952.34	85.59
SCHOOL	8,050	8,050	0.00	6,340.00	7,610.00	1,710.00	21.24
FIRE CONTRIBUTIONS	4,563	4,563	5.00	490.20	515.00	4,072.80	89.26
LIBRARY MEMORIAL	45,611	45,611	214.07	8,349.07	24,825.00	37,261.93	81.70
COMMUNITY BETTERMENT	68,572	68,572	10,509.87	76,076.15	67,925.47 (	7,504.15)	10.94-
DARE CONTRIBUTIONS	3,073	3,073	0.00	400.00	0.00	2,673.00	86.98
PUBLIC WORKS CONTRIBUTION	6,266	6,266	629.00	629.00	5,000.00	5,637.00	89.96
AMBULANCE CONTRIBUTIONS	10,767	10,767	1,490.00	3,900.00	1,862.50	6,867.00	63.78
COMMUNITY PARAMEDIC PROG	4,016	4,016	0.00	0.00	0.00	4,016.00	100.00
POLICE CONTRIBUTIONS	3,240	3,240	0.00	1,317.89	1,777.06	1,922.11	59.32
TAL REVENUES	387,740	387,740	14,460.35	112,754.97	121,275.53	274,985.03	70.92

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
PERPETUAL CARE	153,017	153,017	0.00	0.00	2,075.00	153,017.00	100.00
SENIOR CENTER CONTRIBUTIO	80,565	80,565	0.00	12,555.88	2,021.92	68,009.12	84.42
SCHOOL	8,050	8,050	50.00	6,340.00	7,610.00	1,710.00	21.24
FIRE CONTRIBUTIONS	4,563	4,563	0.00	0.00	585.41	4,563.00	100.00
LIBRARY MEMORIAL	45,611	45,611	259.79	17,771.93	6,716.67	27,839.07	61.04
COMMUNITY BETTERMENT	68,572	68,572	3,750.00	53,640.00	88,085.09	14,932.00	21.78
DARE CONTRIBUTIONS	3,073	3,073	0.00	1,061.04	2,072.02	2,011.96	65.47
PUBLIC WORKS CONTRIBUTION	6,266	6,266	712.00	712.00	3,150.81	5,554.00	88.64
AMBULANCE CONTRIBUTIONS	10,767	10,767	0.00	0.00	2,871.10	10,767.00	100.00
COMMUNITY PARAMEDIC PROG	4,016	4,016	0.00	0.00	0.00	4,016.00	100.00
POLICE CONTRIBUTIONS	3,240	3,240	0.00	1,481.88	7,436.81	1,758.12	54.26
TAL EXPENDITURES	387,740	387,740	4,771.79	93,562.73	122,624.83	294,177.27	75.87
VENUES OVER/(UNDER) EXPENDITURES	0	0	9,688.56	19,192.24 (	1,349.30) (	19,192.24)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2021

-INTERNAL SERVICE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
FLEX DEPENDENT CARE	12,930	12,930	230.78	2,653.93	2,653.89	10,276.07	79.47
FLEX - MEDICAL	65,892	65,892	2,616.38	24,912.13	30,385.36	40,979.87	62.19
SELF INSURED HEALTH INSUR	<u>2,456,444</u>	<u>2,456,444</u>	<u>212,426.88</u>	<u>1,611,461.45</u>	<u>1,612,954.70</u>	<u>844,982.55</u>	<u>34.40</u>
TAL REVENUES	2,535,266	2,535,266	215,274.04	1,639,027.51	1,645,993.95	896,238.49	35.35
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FLEX DEPENDENT CARE	12,930	12,930	115.38	3,644.07	1,439.86	9,285.93	71.82
FLEX - MEDICAL	65,892	65,892	1,752.18	27,466.45	36,215.82	38,425.55	58.32
SELF INSURED HEALTH INSUR	<u>2,456,444</u>	<u>2,456,444</u>	<u>190,950.29</u>	<u>1,577,212.12</u>	<u>1,478,437.55</u>	<u>879,231.88</u>	<u>35.79</u>
TAL EXPENDITURES	2,535,266	2,535,266	192,817.85	1,608,322.64	1,516,093.23	926,943.36	36.56
	=====	=====	=====	=====	=====	=====	=====
VENUES OVER/(UNDER) EXPENDITURES	0	0	22,456.19	30,704.87	129,900.72 (	30,704.87)	0.00

CITY OF McCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2021

-ENTERPRISE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
SOLID WASTE-LANDFILL POST	0	0	0.00	0.00	0.00	0.00	0.00
SOLID WASTE - RECYCLING	275,800	275,800	15,918.02	67,451.04	55,757.33	208,348.96	75.54
SOLID WASTE - COLLECTION	893,138	893,138	68,904.30	603,999.12	600,431.71	289,138.88	32.37
SOLID WASTE - TRANSFER ST	1,083,142	1,083,142	102,343.76	748,167.08	772,337.13	334,974.92	30.93
LANDFILL RESERVE	706,417	706,417	6,353.00	57,075.00	62,059.00	649,342.00	91.92
SOLID WASTE - DISPOSAL	344,346	344,346	27,023.67	215,962.65	266,611.21	128,383.35	37.28
WATER MAINTENANCE & OPERA	4,083,602	4,083,602	212,429.57	1,721,337.60	1,564,118.31	2,362,264.40	57.85
WATER BOND & INTEREST RED	1,325,704	1,325,704	36,504.00	386,102.37	401,395.37	939,601.63	70.88
WATER CAPITAL - REPLACEME	2,647,667	2,647,667	27,331.00	245,654.00	264,792.00	2,402,013.00	90.72
WATER CAPITAL - DEVELOPME	0	0	0.00	0.00	0.00	0.00	0.00
WATER QUALITY SOLUTION	170,240	170,240	33.09	279.15	1,136.10	169,960.85	99.84
SEWER MAINTENANCE & OPERA	2,341,339	2,341,339	137,892.50	1,140,463.49	1,071,843.64	1,200,875.51	51.29
SEWER BOND & INTEREST RES	122,066	122,066	19.00	155.00	21,067.48	121,911.00	99.87
SEWER CAPITAL - REPLACEME	1,430,584	1,430,584	35,804.00	322,393.00	328,854.00	1,108,191.00	77.46
SEWER CAPITAL - DEVELOPME	1,357	1,357	0.00	0.00	14.00	1,357.00	100.00
SEWER - PHASE III AMMONIA	0	0	0.00	0.00	0.00	0.00	0.00
COMBINED UTILITIES	700,325	700,325	0.00	0.00	0.00	700,325.00	100.00
ELECTRIC UTILITY	1,305,000	1,305,000	90,106.55	962,158.01	957,182.91	342,841.99	26.27
TAL REVENUES	17,430,727	17,430,727	760,662.46	6,471,197.51	6,367,600.19	10,959,529.49	62.87

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
EXPENDITURES							
SOLID WASTE-LANDFILL POST	14,550	14,550	13.94	4,452.75	8,633.13	10,097.25	69.40
SOLID WASTE - RECYCLING	293,699	293,699	9,298.53	79,822.37	80,547.69	213,876.63	72.82
SOLID WASTE - COLLECTION	893,138	893,138	66,313.98	616,053.67	599,343.25	277,084.33	31.02
SOLID WASTE - TRANSFER ST	1,050,693	1,050,693	89,641.87	693,948.81	780,674.18	356,744.19	33.95
LANDFILL RESERVE	706,417	706,417	0.00	0.00	127,395.00	706,417.00	100.00
SOLID WASTE - DISPOSAL	344,346	344,346	27,023.67	217,212.65	267,861.21	127,133.35	36.92
WATER MAINTENANCE & OPERA	4,083,602	4,083,602	210,250.16	1,614,211.26	1,679,180.26	2,469,390.74	60.47
WATER BOND & INTEREST RED	1,325,704	1,325,704	0.00	532,413.91	1,009,104.83	793,290.09	59.84
WATER CAPITAL - REPLACEME	2,647,667	2,647,667	1,597.92	182,143.92	55,834.16	2,465,523.08	93.12
WATER CAPITAL - DEVELOPME	0	0	0.00	0.00	0.00	0.00	0.00
WATER QUALITY SOLUTION	170,240	170,240	0.00	0.00	250.00	170,240.00	100.00
SEWER MAINTENANCE & OPERA	2,341,339	2,341,339	109,855.50	896,938.04	993,098.24	1,444,400.96	61.69
SEWER BOND & INTEREST RES	122,066	122,066	0.00	0.00	0.00	122,066.00	100.00
SEWER CAPITAL - REPLACEME	1,430,584	1,430,584	2,500.00	511,628.69	255,596.03	918,955.31	64.24
SEWER CAPITAL - DEVELOPME	1,357	1,357	0.00	0.00	0.00	1,357.00	100.00
SEWER - PHASE III AMMONIA	0	0	0.00	0.00	0.00	0.00	0.00
COMBINED UTILITIES	700,325	700,325	0.00	0.00	0.00	700,325.00	100.00
ELECTRIC UTILITY	1,305,000	1,305,000	90,106.55	962,158.01	957,182.91	342,841.99	26.27
TAL EXPENDITURES	17,430,727	17,430,727	606,602.12	6,310,984.08	6,814,700.89	11,119,742.92	63.79
VENUES OVER/(UNDER) EXPENDITURES	0	0	154,060.34	160,213.43	(447,100.70)	(160,213.43)	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2021

-CAPITAL IMPROVEMENTS FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
VENUE SUMMARY							
CAPITAL IMPROVE 2018	957,978	957,978	50,665.33	455,730.97	557,590.79	502,247.03	52.43
CAPITAL IMPROVE PRE 2018	<u>419,388</u>	<u>419,388</u>	<u>59.00</u>	<u>605.00</u>	<u>7,203.00</u>	<u>418,783.00</u>	<u>99.86</u>
TAL REVENUES	<u>1,377,366</u>	<u>1,377,366</u>	<u>50,724.33</u>	<u>456,335.97</u>	<u>564,793.79</u>	<u>921,030.03</u>	<u>66.87</u>
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
CAPITAL IMPROVE 2018	957,978	957,978	160,762.06	311,266.61	516,109.69	646,711.39	67.51
CAPITAL IMPROVE PRE 2018	<u>419,388</u>	<u>419,388</u>	<u>62,277.12</u>	<u>185,487.25</u>	<u>243,711.73</u>	<u>233,900.75</u>	<u>55.77</u>
TAL EXPENDITURES	<u>1,377,366</u>	<u>1,377,366</u>	<u>223,039.18</u>	<u>496,753.86</u>	<u>759,821.42</u>	<u>880,612.14</u>	<u>63.93</u>
VENUES OVER/(UNDER) EXPENDITURES	0	0	(172,314.85)	(40,417.89)	(195,027.63)	40,417.89	0.00

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: **3.F.**

Receive and file the claims for the months of June 2021, published July 9, 2021.

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

July 13, 2021

CITY OF MCCOOK
CLAIMS FOR JUNE 2021

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

20/20 TECHS-SC 3300.00; 7-D LOCKSHOP-S 451.59; 88-TACTICAL-SC 575.00; ACE-S 1703.67; AKRS-S 846.61; ALMENA STATE BK-TIF-SC 27449.49; AMERICAN AG LAB-SC 1414.28; AMERICAN ELECTRIC-S 44.31; ANYTIME TRI-STATE TOWING-SC 700.00; ARROW CAR WASH-S 26.25; AXON ENT-S 1320.00; BETTER HOMES & GARDENS-S 72.55; BLACK HILLS ENERGY-SC 1600.20; BSB CONST-CO 182629.78; BW TELCOM-SC 144.14; C&K-S 240.16; CAMBRIDGE TELE-SC 244.51; CARQUEST-S 2700.09; CASH WA-S 13545.09; CDW-G-SC 418.00; CENTER POINT, INC-S 216.83; CENTURY LINK-SC 1213.99; CITY OF MCCOOK-PS 382142.46; CITY SELF INS-BT 145676.00; UTILITIES-SC 6689.54; COMMON SCENTS-S 508.00; CORE BANK-SC 50321.38; CORNHUSKER CLEANING-S 75.04; CORNHUSKER STATE IND-S 9.25; J. CROCKER-SC 94.00; CROELL-CO 1020.38; CULLIGAN-S 61.15; D & L PEST-S 529.00; D & S HARDWARE-S 1629.75; DAS STATE-S 492.00, SC 448.00; DIAMOND LAKE-S 437.75; DIAMOND VOGEL-S 2934.64; EAKES-S 2820.61; ELLERBROCK-NORRIS-SC 125133.00; ENVIRON ANALYSIS-SC 598.80; FAIRFIELD-SC 288.00; FARRELL'S-S 18.79; FASTENAL-S 471.23; FICA-PS 19017.09; FLETCHER SAFETY-SC 3513.60; FRENCHMAN VALLEY COOP-S 21283.67; FRONTIER COMMUNICATIONS-SC 34.19; FUSION CLOUD-SC 83.22; GALLS-S 204.91; GARRISONS-S 71.20; GERIH CONCRETE-CO 3780.00; GLASS EXPRESS-S 500.71; GOOGLE SVCS-SC 468.00; GRABTEC-S 782.04; GREAT PLAINS COMM-SC 2498.08; M. HARPHAM-SC 80.00; HAWKINS, INC-S 11323.34; HENNING BROS-SC 59.00; HIGH PLAINS RADIO-SC 108.00; HOMETOWN LEASING-SC 1508.46; HUSKERS ILLUSTRATED-S 64.95; IDEAL-S 164.72; IRS-SC 387.00; INT'L ASSOC OF FIRE-SC 290.00; ISLAND SPRINKLER-S 1325.35; J BAR J LANDFILL-SC 47836.84; JLB WELDING-CO 2500.00; JUSTICE DATA-SC 1500.00; K & C GRAIN-S 36832.53; KATHRYN MESNER-TIF-SC 3452.14; M. KENDALL-SC 120.00; KIESLER-S 3633.00; KOHL'S AUTO-S 456.93; KOHLER TRAILER-S 59.85, CO 388.41; KURITA TONKAWATER-S 151.37; L-TRON-S 713.50; C. LEPPER-SC 120.00; LIFE-ASSIST-S 1895.86; LOGICAL DECISIONS-S 333.50; LOOKOUT BOOKS-S 45.98; MC EDC-SC 28486.89;

S 25000.00; MC GAZETTE-SC 956.00; MC HUMANE SOCIETY-S 3296.08; MC MECHANICAL-S 1639.42; MPPD-SC 1595.49; MCCOOKNET-SC 121.40; MCKESSON-S 991.42; MEAD-S 93.74; MEDICARE PS 5332.00; MERCHANT SRVS-SC 908.47; MICHAEL TODD-S 265.26; MICROMARKETING-S 3022.96; MIDLANDS TOXI-SC 345.00; MIDWEST TURF-S 78.37; MILLER AND ASSOC-S 150.00; MOTOROLA-S 76.00; MOUSEL, BROOKS, SCHNEIDER, MUSTION-SC 4677.30; MUNICIPAL PIPE-S 1247.62; MUNICIPAL SUPPLY-S 3980.14; MUTUAL OF OMAHA-SC 2105.78; NATP-SC 75.00; NE DEPT OF HEALTH-SC 660.00; NDHHS-LICENSURE-SC 760.00; NE DEPT OF LABOR-SC 174.00; NE DEPT REVENUE-SC 16044.07; NE SAFETY AND FIRE-S 416.84; NE TRUCK CENTER-S 780.30; NEBRASKA LAND TIRE-S 623.99; NEXT GENERATION-TIF-SC 108850.83; NICK'S DIST-S 1421.42; NEBRASKA MACHINERY-S 128.32; NPPD-SC 29420.81, S 749.96; O'REILLY-S 185.24; ONE CALL CONCEPTS-SC 295.90; PAULSEN INC-S 588.00; PETROTEK ENG-SC 8210.74; N. PICK-S 15.01; PLATTE VALLEY COMM-S 636.60; PLEASANT VALLEY FISH-S 800.00; PUBLIC SAFETY TRAINING COUNCIL-SC 300.00; QUADIANT-SC 1000.00; QUICK MED-SC 3010.74; QUILL-S 262.91; RAVENSWOOD ELEC-S 626.22; RED WILLOW AVIATION-S 248.78; RED WILLOW CO TREAS-SC 50.00; RJ THOMASMFG-S 712.00; J. SAHM-SC 120.00; SANDRY FIRE-S 8647.20; SCHINDLER ELEV-S 445.86; N SCHNEIDER-SC 20.00; S SMITH-S 67.00; SOUTHWEST FARM & AUTO-S 633.96; STRIPE & SEAL-CO 15179.02; SUNSET LAW-S 1573.40; SWANSON SIGN COMPANY-SC 188.00; T.O. HAAS-S 1138.34; TASTE OF HOME-S 27.80; TELEFLEX-S 831.07; THE PIT CREW-SC 1229.74; TITAN MACHINERY-S 458.75; TREE REBATE-S 450.00; UMR-SC 190325.07; USPS-SC 1634.08; US FOODS-S 1533.53; USA BLUEBOOK-S 1169.45; UTILTIY REFUND-363.56; VERIZON-SC 3484.62; VK ELEC-S 300.00; VOLZ-S 478.01; W-DESIGN-CO 20270.00; WAGNER FORD-S 295.83; WALMART-S 1809.84; WASTE SYSTEMS-S 239.45; WESTSIDE WELDING-S 11.90; ZOLL-S 260.57.

-s- Lea Ann Doak
City Clerk

Publish: July 9, 2021

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.G.

RECOMMENDATION:

AUTHORIZE PINPOINT COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF COMMUNICATIONS CABLE AND VAULT ALONG THE WEST SIDE OF THE ALLEY NORTH OF EAST "J" STREET BETWEEN EAST 2ND STREET AND EAST 3RD STREET AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION TO OCCUPY RIGHT OF WAY.

BACKGROUND:

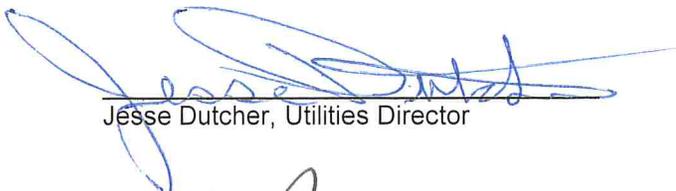
Pinpoint Communications is asking permission to occupy City of McCook Right of Way to install communications cable and vault along the west side of the alley north of East "J" Street between East 2nd and East 3rd. This line will be bored in and begin approximately 85 feet north of the intersection of East "J" Street and the alley between East 2nd Street and East 3rd Street and end approximately 245' north of the same intersection. The vault will be placed at the north end of the bore and will be installed flush with the alley surface and be traffic rated.

Pinpoint Communications will be responsible for obtaining permissions from any and all other property owners.

Pinpoint Communications has attached an aerial map and drawings to identify the location. A \$2,500.00 performance guarantee has also been requested.

**FISCAL
IMPACT:** None.

APPROVALS:



Jesse Dutcher, Utilities Director

July 14, 2021



Kyle Pothhoff, Public Works Director

July 14, 2021



Nate Schneider, City Manager

July 14, 2021



P.O. BOX 1059 • 505 WEST C • McCook, NE 69001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Pinpoint Communications, Inc. DATE: 06/25/2021
ADDRESS: PO Box 490 Cambridge, NE 69022 PHONE: 308-697-3375
FAX: 308-697-3631 START DATE: 07/07/2021 FINISH DATE: 10/01/2021

A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS

Type: (circle)
Over-Cross
 Under-Cross
 Occupy
Miscellaneous

With a: (circle)
Water Line
Sewer Line
Gas Line
 Telephone Line
 (Underground Bore Aerial)
Tree Trimming/Removal
Grading
 Other (Vault)
Electric Line
(Underground Aerial)

Location: Beginning 85 feet (East West North South) of Intersection East J St alley between East 2nd & East 3rd and ending (East West North South) 245 feet of Intersection East J St alley between East 2nd & East 3rd. A vault will be placed at the North end of the bore.

Requirements: The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued **will be cancelled** if the work specified is **not completed within the term listed on the permit** or within any **additional length of time granted**. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. **The Applicant may cancel the permit with written notification** at any time prior to beginning work on right-of-way.

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Soc. Sec. No. Or FID No. 91-1800652

This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

NOTE: Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

Renee A. Holtze
Applicant's Signature

Renee A. Holtze for Pinpoint Communications, Inc. 06/25/2021

Recommended By _____

Date _____

Director of Public Works Approval _____

McCook - PON2 - 1

160' Bore + Vault
East 2nd/East 3rd Alley @ East J St

VAULT

6 8

8 8

11

5

E J St

E 3rd St

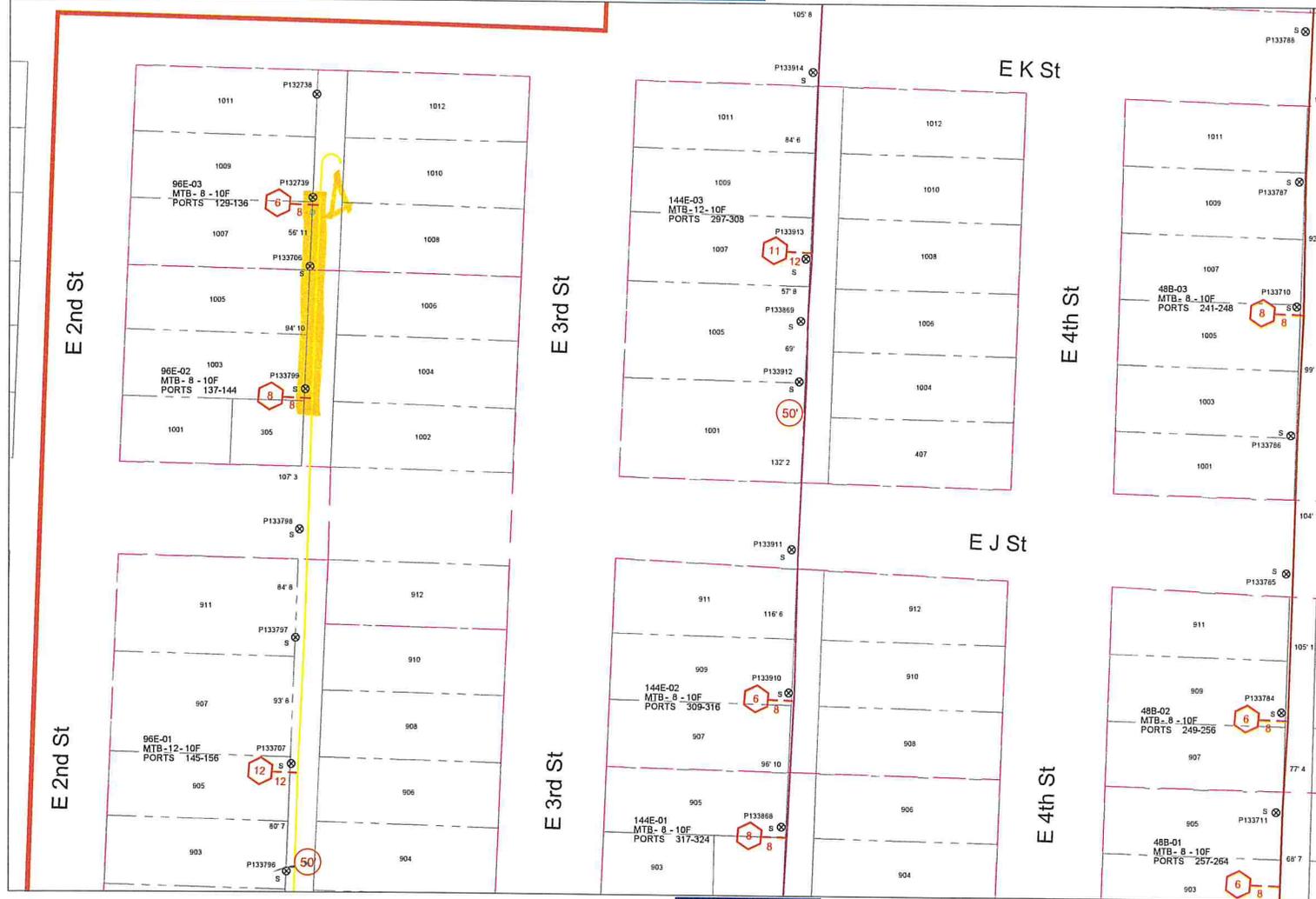
E 2nd St

Google Earth

© 2021 Google



TO PRINT A-25



TO PRINT A-24

TO PRINT A-20

PREPARED FOR:

PREPARED BY:

CORNING

CORNING OPTICAL
COMMUNICATIONS LLC
4200 CORNING PL
CHARLOTTE, NC 28216
828-901-5000
www.Corning.com/opcomm

PROJECT INFORMATION:

MCCOOK, NE
312 W B STREET
MCCOOK, NEBRASKA 68001

PROJECT NAME:

MCCOOK, NE

DRAWN BY: PS

CHECKED BY: PS

DATE: 5/27/20

NORTH



**FOR PLANNING
PURPOSE ONLY**

NOT RELEASE FOR CONSTRUCTION

SHEET NAME:

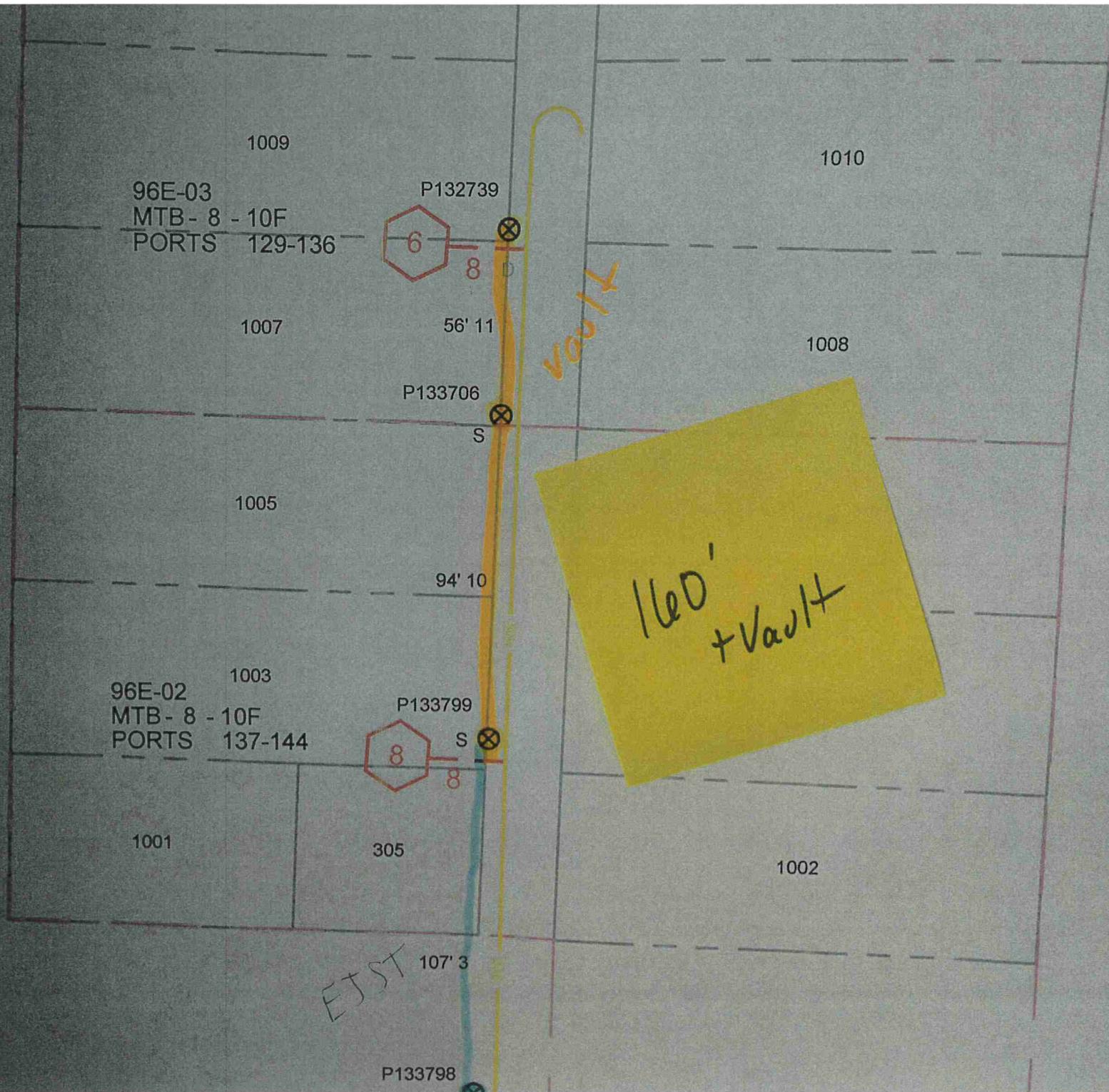
CABLE PATH

SHEET NUMBER REVISION

A-23

4

E 2nd St



Vault

160' + Vault

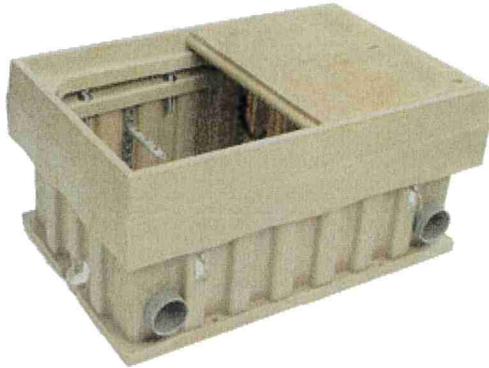
EJST

E 3rd St

Enclosure, 36x60x36 Adjust-to-Grade Box, Tier 22, FRP

by QUAZITE

Catalog ID: B1C366036W



* Representative image

Adjust-to-Grade Vault, Corrugated fiberglass vault base with Grade adjustable Polymer Concrete Collar (Cover Perimeter). Tier 22, 36"W x 60"D x 36"H, Vault interior dimensions 37 1/2"W x 61 1/4"D. Supplied with 1/2-13 UNC nut for Securing Cover

Feedback

Product Details

General

Insulated?	No
Load Rating (ANSI Tier)	T22
Material	Fiberglass
Type	Below Ground Boxes
UPC	662037161095

Dimensions

Dimensions	68 in x 44 in x 36 in
Height	36 in
Length	68 in

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.H.

RECOMMENDATION:

AUTHORIZE PINPOINT COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF COMMUNICATIONS CABLE AND VAULT ALONG THE EAST SIDE OF THE ALLEY RUNNING NORTH AND SOUTH OF EAST "G" STREET BETWEEN EAST 5TH STREET AND EAST 6TH STREET AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION TO OCCUPY RIGHT OF WAY.

BACKGROUND:

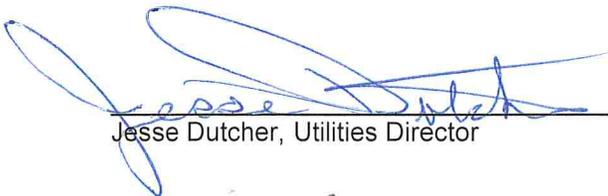
Pinpoint Communications is asking permission to occupy City of McCook Right of Way to install communications cable and vault along the east side of the alley running north and south of East "G" Street between East 5th and East 6th. This line will be bored in and begin approximately 132 feet north of the intersection of East "G" Street and the alley between East 5th Street and East 6th Street and end approximately 166 feet south of the same intersection. The vault will be placed at the south end of the bore and will be installed flush with the alley surface and be traffic rated.

Pinpoint Communications will be responsible for obtaining permissions from any and all other property owners.

Pinpoint Communications has attached an aerial map and drawings to identify the location. A \$2,500.00 performance guarantee has also been requested.

**FISCAL
IMPACT:** None.

APPROVALS:



Jesse Dutcher, Utilities Director

July 14, 2021



Kyle Potthoff, Public Works Director

July 14, 2021



Nate Schneider, City Manager

July 14, 2021



P.O. BOX 1059 • 505 WEST C • McCook, NE 69001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Pinpoint Communications, Inc. DATE: 06/25/2021
ADDRESS: PO Box 490 Cambridge, NE 69022 PHONE: 308-697-3375
FAX: 308-697-3631 START DATE: 07/07/2021 FINISH DATE: 10/01/2021

A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS

Type: (circle)
Over-Cross
 Under-Cross
 Occupy
Miscellaneous

With a: (circle)
Water Line
Sewer Line
Gas Line
 Telephone Line
 (Underground Bore Aerial)
Tree Trimming/Removal
Grading
 Other (Vault)
Electric Line
(Underground Aerial)

Location: Beginning 132 feet (East West North South) of Intersection East G St alley between East 5th & East 6th and ending (East West North South) 166 feet of Intersection East G St alley between East 5th & East 6th. A vault will be placed at the South end of the bore.

Requirements: The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued **will be cancelled** if the work specified **is not completed within the term listed on the permit** or within any **additional length of time granted**. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. **The Applicant may cancel the permit with written notification** at any time prior to beginning work on right-of-way.

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Soc. Sec. No. Or FID No. 91-1800652
This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

NOTE: Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

Renee A. Holtze Renee A. Holtze for Pinpoint Communications, Inc. 06/25/2021
Applicant's Signature

Recommended By Date Director of Public Works Approval

McCook - PON2 - 2

298' Bore + Vault
East 5th/East 6th Alley @ East G St

E 5th St

E 6th St

E G St

12 12

12 12

VAULT

Google Earth

© 2021 Google



11

TO PRINT A-17

TO PRINT A-21

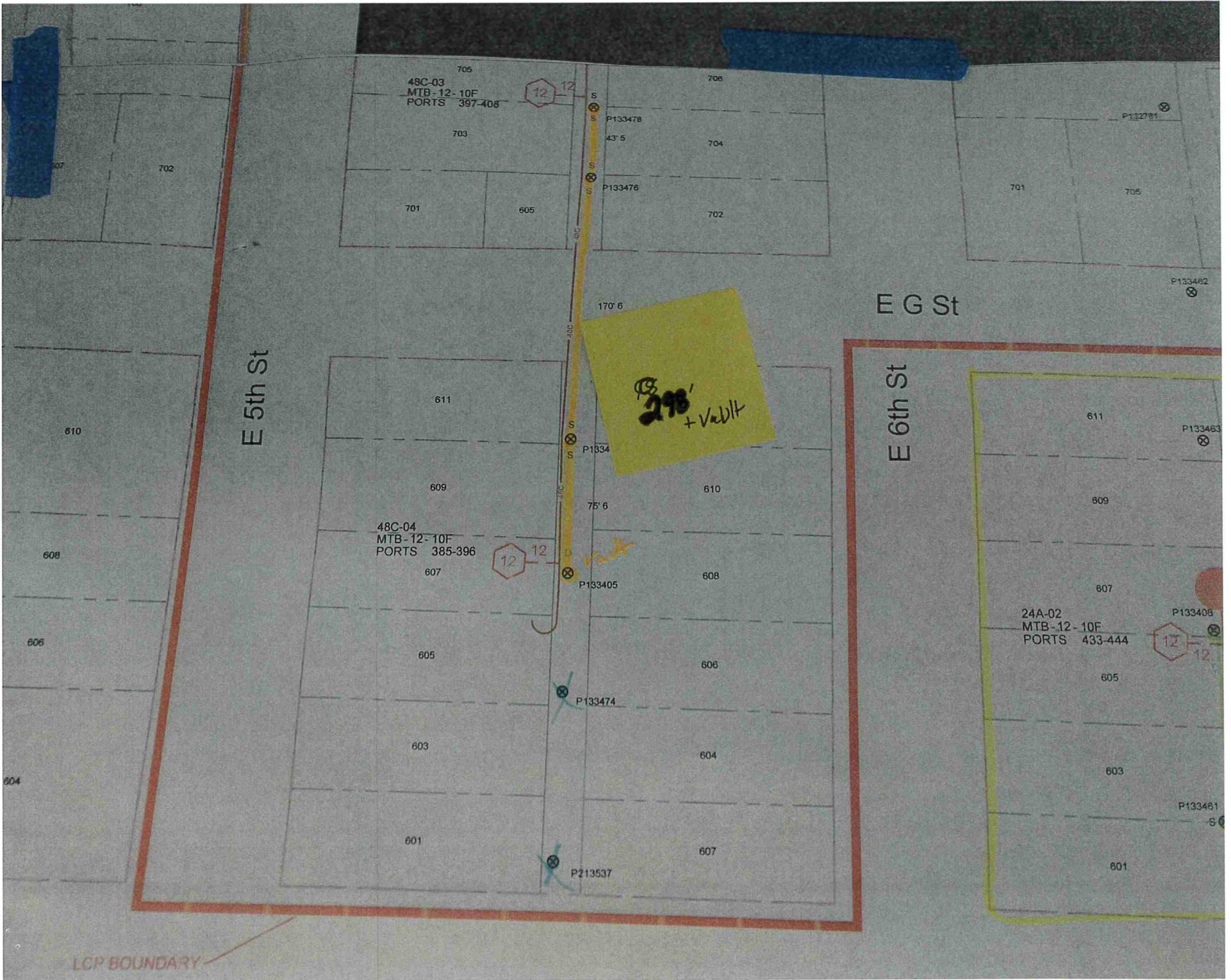


LCP BOUNDARY

TO PRINT A-8

TO PRINT A-19

PREPARED FOR: #####	
PREPARED BY: CORNING	
CORNING OPTICAL COMMUNICATIONS LLC 4200 CORNING PL CHARLOTTE, NC 28216 828-991-5000 www.Corning.com/spcomm	
PROJECT INFORMATION: MCCOOK, NE 312 W B STREET MCCOOK, NEBRASKA 69001	
PROJECT NAME: MCCOOK, NE	
DRAWN BY: PS	CHECKED BY: PS
DATE: 5/27/20	
NORTH: ↑ N ↓	
FOR PLANNING PURPOSE ONLY	
NOT RELEASE FOR CONSTRUCTION	
SHEET NAME: CABLE PATH	
SHEET NUMBER A-18	REVISION 4



48C-03
MTB-12-10F
PORTS 397-408

12

P133478
43' 5"
P133476

E G St

E 5th St

170' 6"

P1834

298'
+ Vault

48C-04
MTB-12-10F
PORTS 385-396

12

P133405

E 6th St

75' 6"

P133474

24A-02
MTB-12-10F
PORTS 433-444

12

P133408

P213537

P133481

LCP BOUNDARY

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.1.

RECOMMENDATION:

AUTHORIZE PINPOINT COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF COMMUNICATIONS CABLE AND VAULT ALONG THE WEST SIDE OF THE ALLEY NORTH OF EAST "H" STREET AND BETWEEN EAST 6TH STREET AND EAST 7TH STREET AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION TO OCCUPY RIGHT OF WAY.

BACKGROUND:

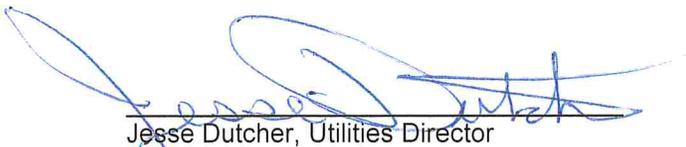
Pinpoint Communications is asking permission to occupy City of McCook Right of Way to install communications cable and vault along the west side of the alley north of East "H" Street between East 6th Street and East 7th Street. The line will be bored in and begin approximately 30 feet south of the intersection of East "H" Street and the alley between East 6th Street and East 7th Street and end approximately 188 feet north of the same intersection. The vault will be placed approximately 100 feet North of same intersection. The vault will be installed flush with the alley surface and be traffic rated.

Pinpoint Communications will be responsible for obtaining permissions from any and all other property owners.

Pinpoint Communications has attached an aerial map and drawings to identify the location. A \$2,500.00 performance guarantee has also been requested.

**FISCAL
IMPACT:** None.

APPROVALS:



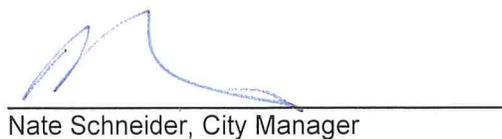
Jesse Dutcher, Utilities Director

July 14, 2021



Kyle Potthoff, Public Works Director

July 14, 2021



Nate Schneider, City Manager

July 14, 2021



P.O. BOX 1059 • 505 WEST C • McCook, NE 69001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Pinpoint Communications, Inc. DATE: 06/25/2021
ADDRESS: PO Box 490 Cambridge, NE 69022 PHONE: 308-697-3375
FAX: 308-697-3631 START DATE: 07/07/2021 FINISH DATE: 10/01/2021

A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS

Type: (circle)
Over-Cross
<input checked="" type="checkbox"/> Under-Cross
<input checked="" type="checkbox"/> Occupy
Miscellaneous

With a: (circle)
Water Line
Sewer Line
Gas Line
<input checked="" type="checkbox"/> Telephone Line
<input checked="" type="checkbox"/> (Underground Bore Aerial)
Tree Trimming/Removal
Grading
<input checked="" type="checkbox"/> Other (Vault)
Electric Line
(Underground Aerial)

Location: Beginning 30 feet (East West North South) of Intersection East 6th & East 7th Alley @ East H St and ending (East West North South) 188 feet of Intersection East 6th & East 7th Alley @ East H St. A vault will be placed at a point 100 feet North of East 6th & East 7th Alley @ East H St.

Requirements: The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued **will be cancelled** if the work specified **is not completed within the term listed on the permit** or within any **additional length of time granted**. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. **The Applicant may cancel the permit with written notification** at any time prior to beginning work on right-of-way.

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Soc. Sec. No. Or FID No. 91-1800652
This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

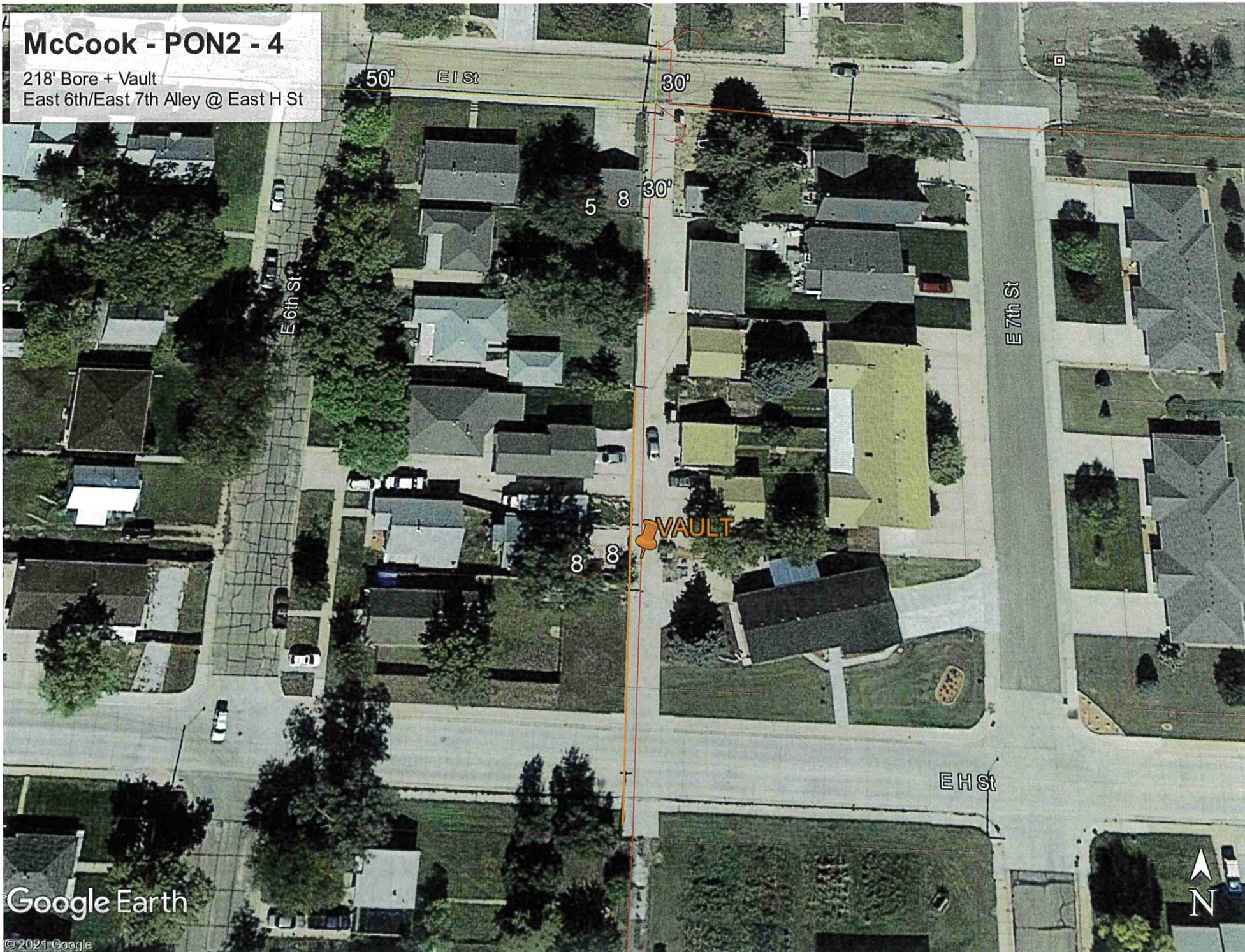
NOTE: Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

Renee A. Holtze Renee A. Holtze for Pinpoint Communications, Inc. 06/25/2021
Applicant's Signature

Recommended By _____ Date _____ Director of Public Works Approval _____

McCook - PON2 - 4

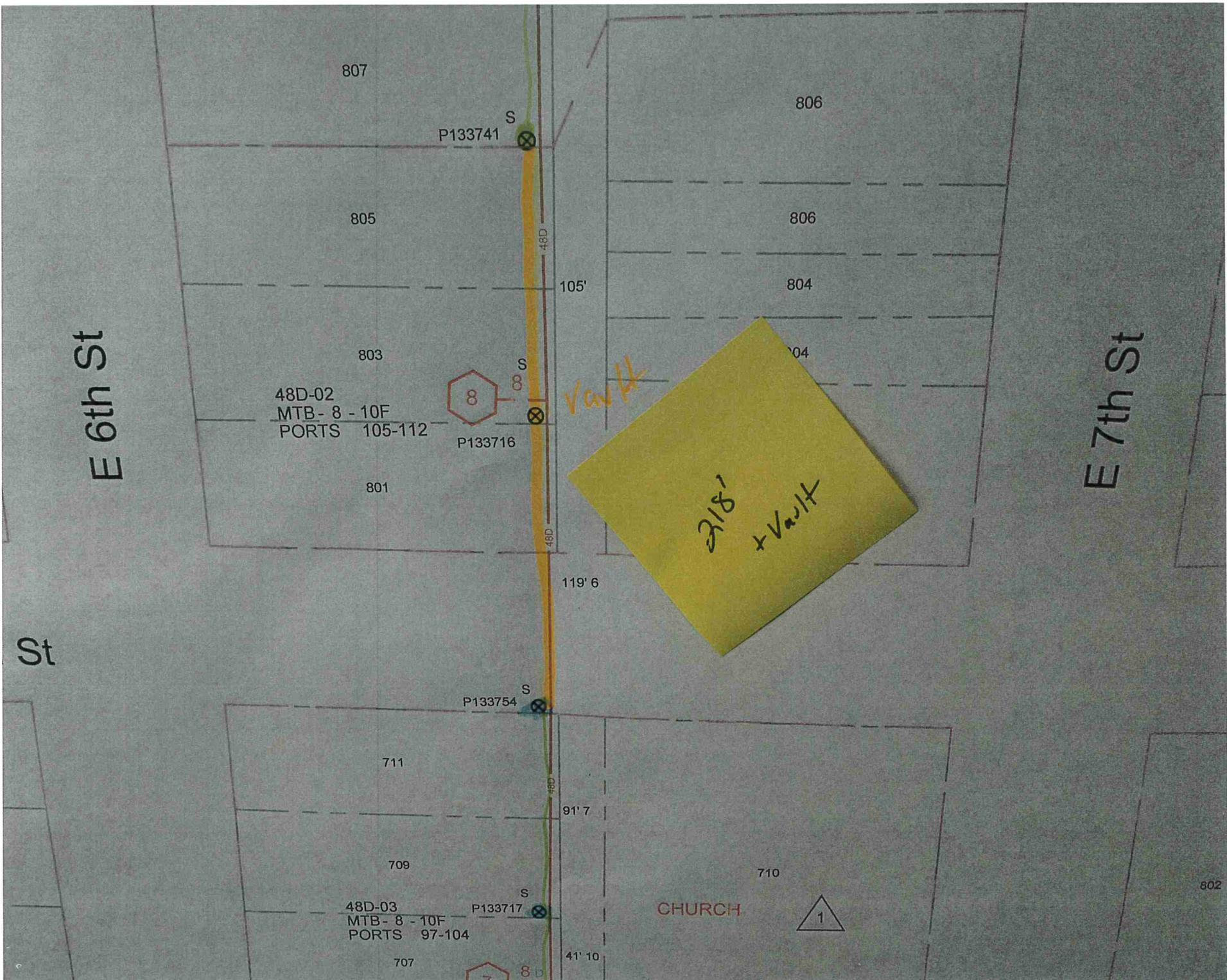
218' Bore + Vault
East 6th/East 7th Alley @ East H St



Google Earth

© 2021 Google





E 6th St

E 7th St

St

807

806

805

806

804

803

804

48D-02
MTB- 8 - 10F
PORTS 105-112

801

Vault

218'
+ Vault

P133741

P133716

P133754

P133717

CHURCH

711

119' 6

91' 7

709

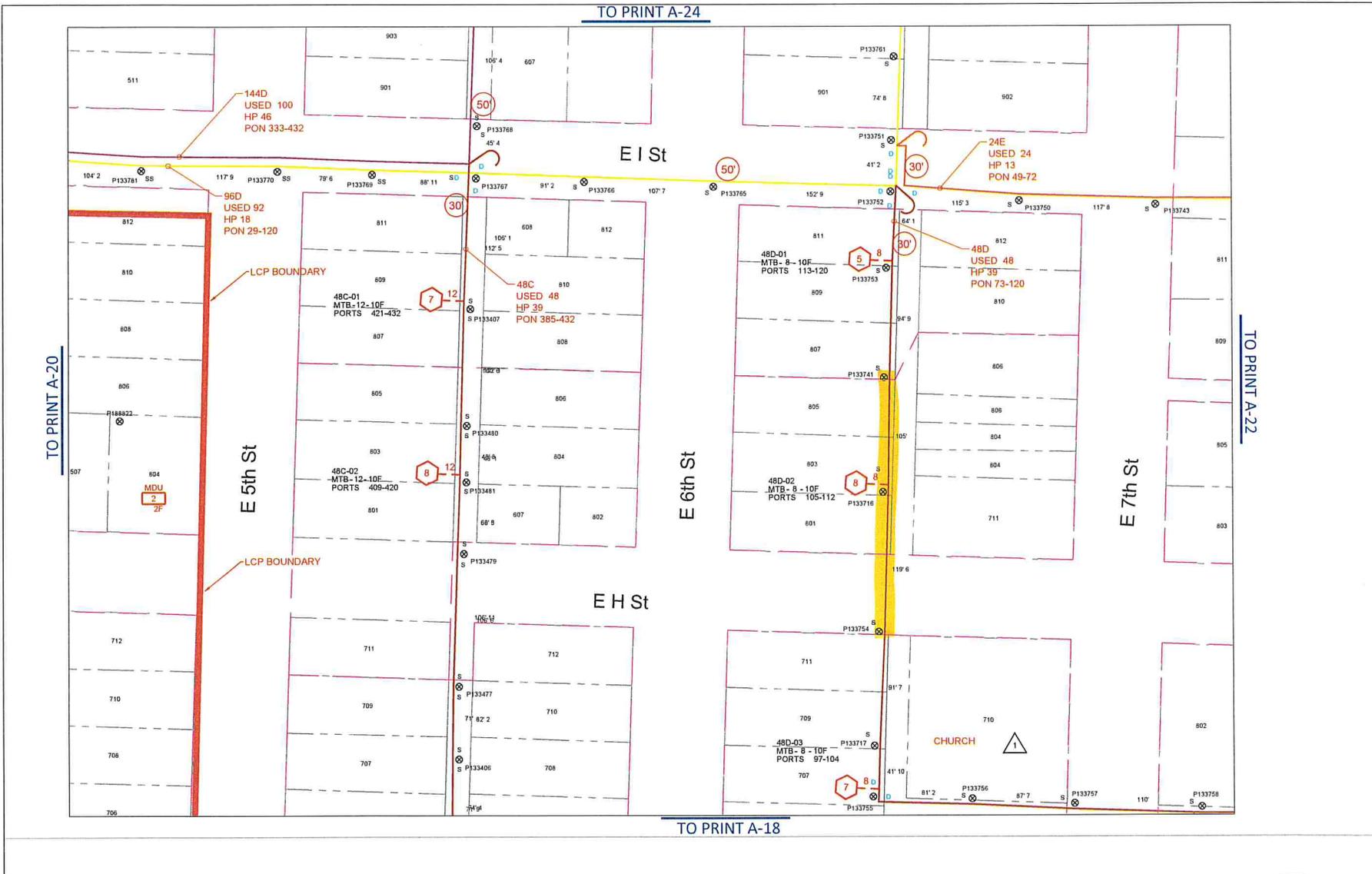
710

48D-03
MTB- 8 - 10F
PORTS 97-104

707

41' 10

802



TO PRINT A-24

TO PRINT A-18

TO PRINT A-20

TO PRINT A-22

PREPARED FOR:

PREPARED BY:

CORNING

CORNING OPTICAL COMMUNICATIONS LLC
 4200 CORNING PL
 CHARLOTTE, NC 28216
 828-901-5000
 www.Corning.com/opcomm

PROJECT INFORMATION:

MCCOOK, NE
 312 W B STREET
 MCCOOK, NEBRASKA 68001

PROJECT NAME:

MCCOOK, NE

DRAWN BY: PS
 CHECKED BY: PS
 DATE: 6/27/20

NORTH

FOR PLANNING PURPOSE ONLY

NOT RELEASE FOR CONSTRUCTION

SHEET NAME:

CABLE PATH

SHEET NUMBER	REVISION
A-21	4

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.J.

RECOMMENDATION:

AUTHORIZE PINPOINT COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF COMMUNICATIONS CABLE AND VAULT ALONG THE EAST SIDE OF COUNTRY CLUB DRIVE, THEN CROSSING COUNTRY CLUB DRIVE AND RUNNING SOUTH ALONG THE EAST SIDE OF THE ALLEY BETWEEN EAST 5TH STREET AND COUNTRY CLUB DRIVE AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION TO OCCUPY RIGHT OF WAY.

BACKGROUND:

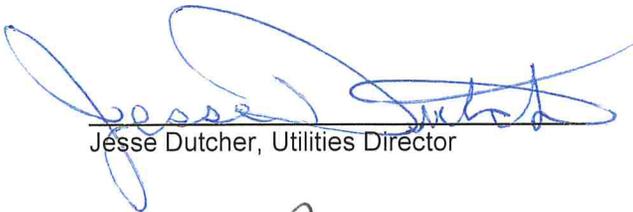
Pinpoint Communications is asking permission to occupy City of McCook Right of Way to install communications cable and vault along the east side of Country Club Drive, then crossing Country Club Drive and running south along the east side of the alley between East 5th Street and Country Club Drive. This line will be bored in and begin approximately 280 feet north of the intersection of East "K" Street and the alley between East 5th Street and Country Club Drive and end approximately 630 feet north of the same intersection. The vault will be placed approximately 160 feet North of same intersection. The vault will be installed flush with the alley surface and be traffic rated.

Pinpoint Communications will be responsible for obtaining permissions from any and all other property owners.

Pinpoint Communications has attached an aerial map and drawings to identify the location. A \$2,500.00 performance guarantee has also been requested.

**FISCAL
IMPACT:** None.

APPROVALS:



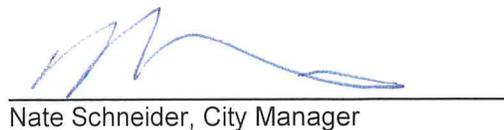
Jesse Dutcher, Utilities Director

July 14, 2021



Kyle Potthoff, Public Works Director

July 14, 2021



Nate Schneider, City Manager

July 14, 2021



P.O. BOX 1059 • 505 WEST C • McCook, NE 69001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Pinpoint Communications, Inc. DATE: 06/25/2021
 ADDRESS: PO Box 490 Cambridge, NE 69022 PHONE: 308-697-3375
 FAX: 308-697-3631 START DATE: 07/07/2021 FINISH DATE: 10/01/2021

A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS

Type: (circle) Over-Cross <input checked="" type="checkbox"/> Under-Cross <input checked="" type="checkbox"/> Occupy Miscellaneous	With a: (circle) Water Line Sewer Line Gas Line <input checked="" type="checkbox"/> Telephone Line <input checked="" type="checkbox"/> (Underground Bore Aerial)	Tree Trimming/Removal Grading <input checked="" type="checkbox"/> Other (Vault) Electric Line (Underground Aerial)
---	--	--

Location: Beginning 280 feet (East West North South) of Intersection East K St alley between East 5th & Country Club Dr and ending (East West North South) 630 feet of Intersection East K St alley between East 5th & Country Club Dr. A vault will be placed 160 ft North of East K St alley between East 5th & Country Club Dr.

Requirements: The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued **will be cancelled** if the work specified **is not completed within the term listed on the permit** or within any **additional length of time granted**. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. **The Applicant may cancel the permit with written notification** at any time prior to beginning work on right-of-way.

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Soc. Sec. No. Or FID No. 91-1800652

This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

NOTE: Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

Renee A. Holtze Renee A. Holtze for Pinpoint Communications, Inc. 06/25/2021
 Applicant's Signature

Recommended By _____ Date _____ Director of Public Works Approval _____

McCook - PON2 - 3

350' Bore + Vault
East 5th/Country Club Drive Alley @ East L St





PREPARED FOR:	
##### #####	
PREPARED BY:	
CORNING	
CORNING OPTICAL COMMUNICATIONS LLC 4200 CORNING PL CHARLOTTE, NC 28216 828-901-5000 www.Corning.com/opcomm	
PROJECT INFORMATION:	
MCCOOK, NE 312 W B STREET MCCOOK, NEBRASKA 68001	
PROJECT NAME: MCCOOK, NE	
DRAWN BY: PS CHECKED BY: PS DATE: 5/27/20	
NORTH:	
FOR PLANNING PURPOSE ONLY	
NOT RELEASE FOR CONSTRUCTION	
SHEET NAME: CABLE PATH	
SHEET NUMBER A-26	REVISION 4

E 5th St

1205
P133780

1203

144D-04
MTB - 8 - 10F
PORTS 349-356
1201

1111

1109

7

40' 5" P156934

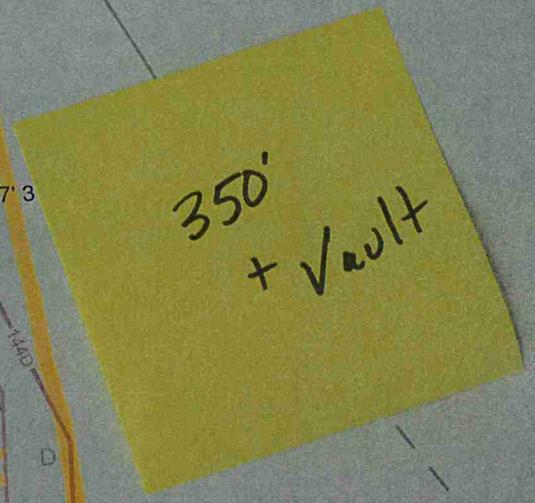
50'

157' 3"

P133779

146' 11"

P133778



Vault

DL



**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: 3.K.

RECOMMENDATION:

AUTHORIZE PINPOINT COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF COMMUNICATIONS CABLE ALONG THE SOUTH SIDE OF EAST "I" STREET BETWEEN EAST 7TH STREET AND EAST 9TH STREET AND AUTHORIZE THE MAYOR TO SIGN THE APPLICATION TO OCCUPY RIGHT OF WAY.

BACKGROUND:

Pinpoint Communications is asking permission to occupy City of McCook Right of Way to install communications cable along the south side of East "I" Street between East 7th Street and East 9th Street. The line will be bored in and begin approximately 180 feet east of the intersection of East "I" Street and East 7th Street and end approximately 325 feet east of the same intersection. The bore will continue south, but will then enter private property. The vault will be placed on private property.

Pinpoint Communications will be responsible for obtaining permissions from any and all other property owners.

Pinpoint Communications has attached an aerial map and drawings to identify the location. A \$2,500.00 performance guarantee has also been requested.

FISCAL

IMPACT: None.

APPROVALS:



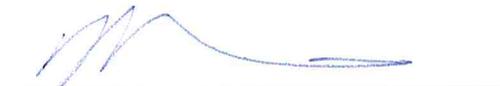
Jesse Dutcher, Utilities Director

July 14, 2021



Kyle Potthoff, Public Works Director

July 14, 2021



Nate Schneider, City Manager

July 14, 2021



P.O. BOX 1059 • 505 WEST C • McCook, NE 69001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Pinpoint Communications, Inc. DATE: 06/25/2021
 ADDRESS: PO Box 490 Cambridge, NE 69022 PHONE: 308-697-3375
 FAX: 308-697-3631 START DATE: 07/07/2021 FINISH DATE: 10/01/2021

A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS

Type: (circle) Over-Cross <input checked="" type="checkbox"/> Under-Cross <input checked="" type="checkbox"/> Occupy Miscellaneous	With a: (circle) Water Line Sewer Line Gas Line <input checked="" type="checkbox"/> Telephone Line <input checked="" type="checkbox"/> (Underground Bore) Aerial)	Tree Trimming/Removal Grading <input checked="" type="checkbox"/> Other (Vault) Electric Line (Underground Aerial)
---	---	--

Location: Beginning 180 feet ^X(East West North South) of Intersection East I St and E 7th St and ending (East West North South) 190 feet of Intersection East I St Alley. A vault will be placed at the South end of the bore.

Requirements: The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued **will be cancelled** if the work specified **is not completed within the term listed on the permit** or within any **additional length of time granted**. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. **The Applicant may cancel the permit with written notification** at any time prior to beginning work on right-of-way.

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Soc. Sec. No. Or FID No. 91-1800652

This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

NOTE: Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

Renee A. Holtze
 Applicant's Signature

Renee A. Holtze for Pinpoint Communications, Inc. 06/25/2021

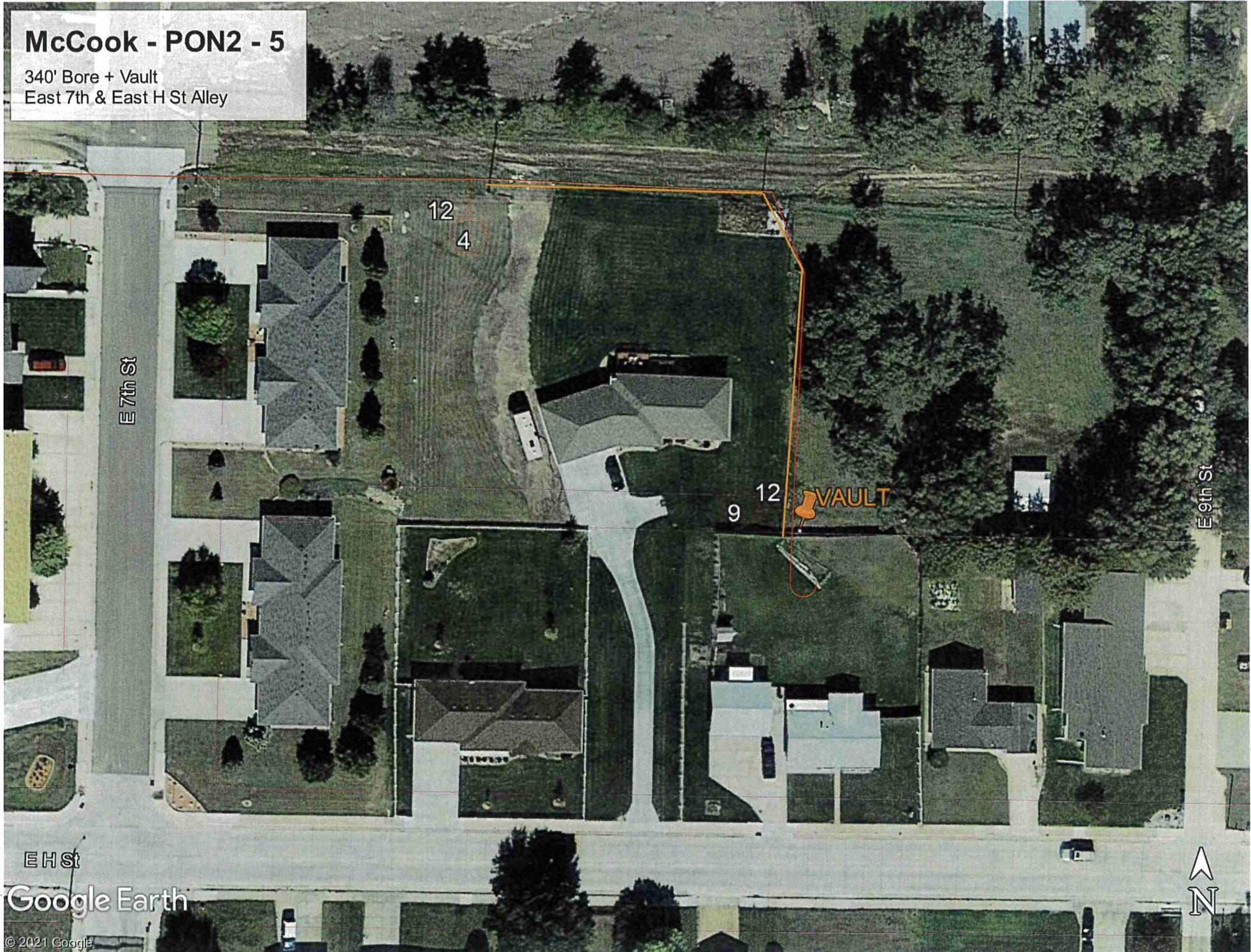
Recommended By _____

Date _____

Director of Public Works Approval _____

McCook - PON2 - 5

340' Bore + Vault
East 7th & East H St Alley



E 7th St

E 9th St

E H St

Google Earth

© 2021 Google



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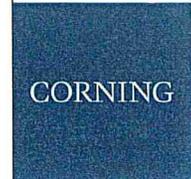


TO PRINT A-19

PREPARED FOR:

#####

PREPARED BY:



CORNING OPTICAL
COMMUNICATIONS LLC
4200 CORNING PL
CHARLOTTE, NC 28216
828-991-5000
www.Corning.com/opcomm

PROJECT INFORMATION:

MCCOOK, NE
312 W B STREET
MCCOOK, NEBRASKA 68901

PROJECT NAME:

MCCOOK, NE

DRAWN BY/PS

PS

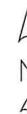
CHECKED BY:

PS

DATE:

5/27/20

NORTH:



FOR PLANNING
PURPOSE ONLY

NOT RELEASE FOR CONSTRUCTION

SHEET NAME:

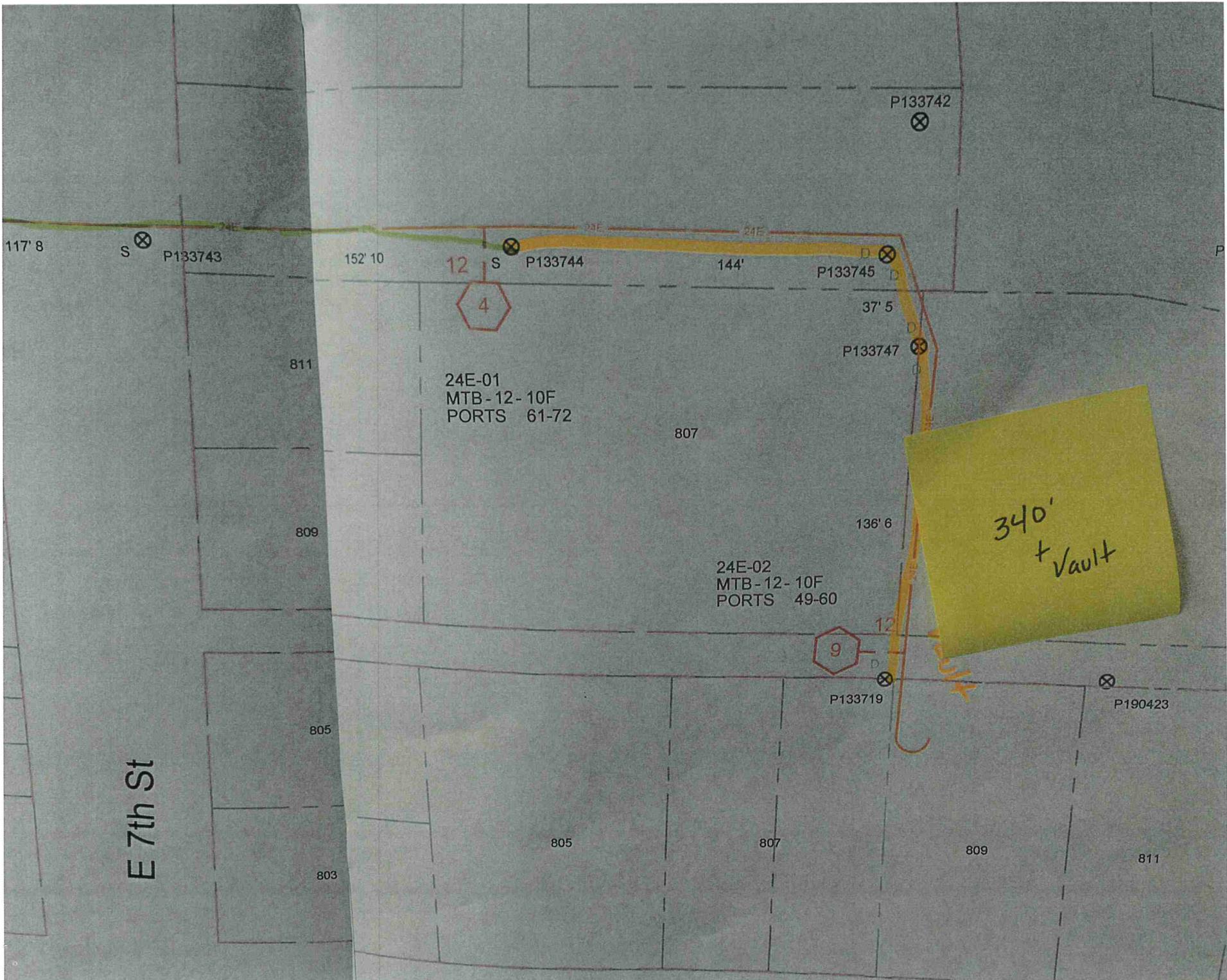
CABLE PATH

SHEET NUMBER

A-22

REVISION

4



E 7th St

12
4

9

340'
+ Vault

24E-01
MTB-12-10F
PORTS 61-72

24E-02
MTB-12-10F
PORTS 49-60

117' 8

S ⊗

P133743

152' 10

S ⊗

P133744

144'

P133745

37' 5

P133747

P133742

⊗

811

807

809

136' 6

805

P133719

P190423

803

805

807

809

811

**CITY MANAGER'S REPORT
JULY 19, 2021 CITY COUNCIL MEETING**

ITEM: **3.L.**

RECOMMENDATION:

Receive and file the minutes of the July 12, 2021 Planning Commission meeting.

BACKGROUND:

Receive minutes from the various board and commission meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2021

McCook Planning Commission
July 12, 2021
5:15 P.M. Central

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

Present: Chair Vosburg; Commissioners Bradley, Davidson, Friehe, Lyons, McDowell, Stevens, Mockry (arrived 5:29 P.M.).

Absent: Vice Chair Hilker; Commissioner Dueland; City Manager Schneider.

City Officials present: City Attorney Mustion, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 8, 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 all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the April 12, 2021 regular Planning Commission meeting.

Motion to approve the minutes of the April 12, 2021 regular Planning Commission meeting. This motion, made by McDowell and seconded by Friehe, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Kris Flammang/Tri-Star Investments to allow a structure containing only residential uses in the Central Business (CB) District - property located at 109 East "C" Street.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception from Kris Flammang/Tri-Star Investments to allow a structure containing only residential uses in the Central Business (CB) District - property located at 109 East "C" Street, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by McDowell, passed.

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: ABSENT

YEA: 7, NAY: 0, ABSENT: 3

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the July 12, 2021 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (4 pages); Exhibit #5 - Findings and Determinations of McCook City Council (2 pages); Exhibit #6 - City Manager's Report and attachments prepared for the June 28, 2021 Board of Zoning Adjustment meeting (8 pages); and Exhibit #7 - minutes of the June 28, 2021 Board of Zoning Adjustment meeting (3 pages).

Kris Flammang, applicant, reviewed the special exception request with the Commission. The building that sits on the property is a two-story building, with the first floor being used for commercial purposes and the second floor for residential. The special exception would allow for the conversion of the first floor to residential, one bedroom units. The special exception requirement for providing off-street parking has been met by the Board of Zoning Adjustments approval of utilizing the parking lot located at the southwest intersection of East 1st and East "D" Streets. Mr. Flammang realizes that there is a need for residential rentals in McCook and feels that this project would help address those needs and upgrade the downtown area.

Commission comments included their support of the project and that it would be a good addition to the downtown area.

City Attorney Mustion read a statement from absent Commissioner Dueland stating that he was okay with allowing ground level residential at this location, but would have some reservation if it were other locations in the downtown area.

Andy Long, McCook Economic Development Executive Director, spoke in support of the project.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by McDowell, passed.

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: ABSENT

YEA: 7, NAY: 0, ABSENT: 3

2.B. Recommend approval to the City Council a special exception from Kris Flammang/Tri-Star Investments (in care of Mark Wacker) to allow a structure containing only residential uses in the Central Business (CB) at property legally described as the East Forty Feet (E 40') of Lot Seven (7) and Eight (8), Block Fifteen (15), Original Town to the City of McCook, Red Willow County, Nebraska (a/k/a 109 East "C" Street); said special exception based upon special exception requirements A - I.

Motion to recommend approval to the City Council a special exception from Kris Flammang/Tri-Star Investments (in care of Mark Wacker) to allow a structure containing only residential uses in the Central Business (CB) at property legally described as the East Forty Feet (E 40') of Lot Seven (7) and Eight (8), Block Fifteen (15), Original Town to the City of McCook, Red Willow County,

Nebraska (a/k/a 109 East "C" Street); said special exception based upon special exception requirements A - I. This motion, made by Vosburg and seconded by Stevens, passed.

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

3. Select new officers for the term of April 2021 through March 2022 - Chair, Vice-Chair, and Secretary - pursuant to Chapter 35, Section 35.001 of the City of McCook Code of Ordinances.

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

Vosburg: YEA, Hilker: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Bradley: YEA, Lyons: YEA, McDowell: YEA, Stevens: YEA, Mockry: YEA
YEA: 8, NAY: 0, ABSENT: 2

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:34 P.M.

Lea Ann Doak, Recording Secretary

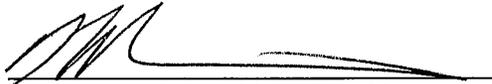
CITY MANAGER'S REPORT
JULY 19, 2021 MCCOOK CITY COUNCIL MEETING

ITEM 4.A. Receive and file the quarterly McCook Chamber of Commerce Report and receive and file a renewed request from the McCook Chamber of Commerce for ACE funds to assist with the City of McCook's event promotions.

BACKGROUND:

Per the Memorandum of Understanding between the City of McCook and the McCook Chamber of Commerce, Brandi McConnell, Executive Director of the McCook Chamber of Commerce, will provide an update on the City of McCook ACE Funds contributed to the Chamber for City of McCook event promotion purposes. Additionally, the McCook Chamber of Commerce will request assistance from the ACE fund for FY 2021/2022.

APPROVALS:



Nathan A. Schneider, City Manager

July 14, 2021



Lea Ann Doak, City Clerk

July 14, 2021

**CITY MANAGER'S REPORT
JULY 19, 2021 MCCOOK CITY COUNCIL MEETING**

ITEM 4.B.

Discussion regarding the potential implementation of a jake brake ordinance.

BACKGROUND:

At the July 6, 2021 McCook City Council meeting, Council Member Rambali requested staff to include a discussion item on the agenda regarding a potential jake brake ordinance. The City of McCook has also received "Topic for Consideration" applications regarding the same matter.

This item is a continuation of previous discussions. No immediate action is associated with this agenda item.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2021



Nate Schneider, City Manager

July 14, 2021

From: Tracy Burkey burkey@cityofmccook.com
Subject: Topic for Consideration
Date: Jul 7, 2021 at 9:09:23 AM
To: klclapp@swnebr.net



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: Kristi L. Clapp
Address: #8 Mashie Drive
Telephone Number: 308-340-2727
Email Address: klclapp@swnebr.net
Date of Request: 7-7-2021

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

Respectfully request the McCook City Council take action to address the problem of excessive noise caused by "engine braking" which is occurring on a regular basis as large semi-trucks enter McCook the loud repetitive noise disturbs our residential neighborhoods

For Administrative Purposes:

hours of the day and night and has a significant negative impact on our quality of life as the noise travels through the walls of our homes. We therefore request the City Council to adopt an ordinance prohibiting engine braking (as that term is defined in Neb. Rev. Stat. § 60-680(v)) as a means of slowing or stopping a vehicle within the city limits and directing the placement of signs indicating that engine braking is prohibited and stating the maximum penalty for violations.



From: Tracy Burkey burkey@cityofmccook.com
Subject: Topic for Consideration
Date: Jul 7, 2021 at 9:09:23 AM
To: klclapp@swnebr.net



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Name: Jim Clapp
Address: 8 Mashie Dr.
Telephone Number: 340-2727
Email Address: klclapp@swnebr.net
Date of Request: 7-7-2021

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

For Administrative Purposes:	
Date Request Received: _____	Received by: _____
Action Taken: _____	
Follow-Up Needed: _____	
Signed: _____	Date: _____

Completed form must be received 2 weeks prior to the Council meeting to get on the agenda.
For 1st Monday meeting of the month, form must be submitted by 3rd Monday of the month before.
For 3rd Monday meeting of the month, form must be submitted by the 1st Monday of the month.



From: Tracy Burkey burkey@cityofmccook.com
Subject: Topic for Consideration
Date: Jul 7, 2021 at 9:09:23 AM
To: klclapp@swnebr.net



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Name: Rick Johnson
Address: 10 Mashie Drive
Telephone Number: 340-2360
Email Address: Rjohnson@farmersnational.com
Date of Request: 7-7-21

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

Respectfully request Jake
Brake ordinance

For Administrative Purposes:	
Date Request Received: _____	Received by: _____
Action Taken: _____	
Follow-Up Needed: _____	
Signed: _____	Date: _____

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Name: Karmon Johnson
Address: 10 Mashie Drive
Telephone Number: 340-2360
Email Address: Rjohnson@farmersnational.com
Date of Request: 7-7-2021

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

Respectfully request-jake brakes ordinance

For Administrative Purposes:	
Date Request Received: _____	Received by: _____
Action Taken: _____ _____	
Follow-Up Needed: _____ _____	
Signed: _____	Date: _____

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Subject: Topic for Consideration
Date: Jul 7, 2021 at 9:09:23 AM
To: klclapp@swnebr.net



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Name: Brad Cain
Address: #1 Wedgewood Dr.
Telephone Number: 6152417-9547
Email Address: huskencains@bellsouth.net
Date of Request: 7-7-2021

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

Respectfully request jake brake ordinance

For Administrative Purposes:	
Date Request Received: _____	Received by: _____
Action Taken: _____	
Follow-Up Needed: _____	
Signed: _____	Date: _____

Completed form must be received 2 weeks prior to the Council meeting to get on the agenda.
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