

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, August 2, 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 - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held July 26, 2021.
    1. Adjourn the Public Hearing.
  - B. Receive and file the minutes of the October 26, 2020 Economic Development Plan Citizen's Advisory Review Committee meeting.
3. Consent Agenda.
  - A. Approve the minutes of the July 19, 2021 regular City Council meeting.
  - B. Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Casey's Retail Company, which holds License #D-123291, Casey's General Store 2984, 204 West "B" Street; License #D-123295, Casey's General Store 1954, 810 East "B" Street; and License #D-123296, Casey's General Store 2291, 704 West "B" Street; the applicant being Krystal M. Carter.
  - C. Receive and file the minutes of the May 2021 Library Advisory Board meeting and the June 8, 2021 Swimming Pool Committee meeting.
  - 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 McCook City Auditorium, 302 West 5th Street, on August 28, 2021 from 12:00 P.M. to 1:00 A.M.
  - E. Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for a Chamber Open House Mixer to be held at the Community Hospital-Medical Specialist Center, 1301 East H Street, on August 27, 2021 from 8:00 A.M. to 11:00 P.M.
4. Regular Agenda.

- A. Ordinance No. 2021-3018 update McCook's Code of Ordinances to include a new section to Chapter 71, said Chapter and Section to be known as Chapter 71: Traffic Rules; Section 71.30: Engine Braking.
  - 1. Chairperson asks Clerk to read ordinance by title.
  - 2. Consider approval of Ordinance No. 2021-3018 upon its first reading.
- B. Update from City Attorney, Nathaniel Mustion, regarding the creation of a regional land bank.
- C. Approve the following requests from the Prairie Roots Committee for the Prairie Roots Festival: To use the lower shelter house area of Kelley Park on Saturday, August 21, 2021 from 8 a.m. to 11 p.m.; to close Kelley Park Road that extends from East 5th Street to Kelley Park Drive from 8 a.m. to 11 p.m.; and to close the walking trail that extends from East 5th Street to Kelley Park Drive from 8 a.m. to 11 p.m.
- D. Council Comments.
- E. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.
  - 1. Nebraska Open Meetings Act statement, if a motion to close passes.
  - 2. If moved into Executive Session, motion to close.

Adjournment.

**CITY MANAGER'S REPORT  
AUGUST 2, 2021 CITY COUNCIL MEETING**

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ITEM: \_\_\_\_\_

**RECOMMENDATION:**

ITEM: 2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held July 26, 2021.

ITEM: 2.B. Receive and file the minutes of the January 25, 2021 Economic Development Plan Citizen's Advisory Review Committee meeting.

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**BACKGROUND:**

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on January 25, 2021 and July 26, 2021. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

May 28, 2015

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

May 28, 2015

**EXHIBIT #1**

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**AGENDA**

**ECONOMIC DEVELOPMENT PLAN  
CITIZEN'S ADVISORY REVIEW COMMITTEE**

**QUARTERLY MEETING**

**MONDAY JULY 26, 2021**

**12:00 P.M.**

**AT THE HERITAGE SENIOR CENTER CONFERENCE ROOM**

**CALL TO ORDER**

\*A Copy of the Open Meetings Act is posted and available for public review in the meeting room at the Keystone conference room.

- ITEM NO. 1**      Review and approve minutes of January 25, 2021 meeting
- ITEM NO. 2**      Review LB840 Economic Development Program quarterly reports
- ITEM NO. 3**      Update of Revenues Collected to Date
- ITEM NO. 4**      Economic Development Director Report
- ITEM NO. 5**      Open discussion
- ITEM NO. 6**      Next meeting date:    October 25, 2021
- ITEM NO. 7**      Adjournment

**EXHIBIT #3**

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**McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)**

Program Year 10/01/20 - 9/30/21

**Balances as of 3/31/2021**

	<b>Beginning Cash on Hand</b>	<b>YTD Receipts</b>	<b>YTD Expenditures</b>	<b>Ending Balance</b>	<b>Program Total</b>
<b>Loan &amp; Grant Program</b>	\$ 526,409.61	\$ 141,827.64	\$ 51,500.00	\$ 616,737.25	
Loan Repayments		\$ 36,361.24	\$ -	\$ 36,361.24	
Legal			\$ -	\$ -	
Publishing			\$ -	\$ -	
Miscellaneous		\$ -	\$ 15.20	\$ (15.20)	
Interest		\$ 444.16		\$ 444.16	
<b>TOTAL</b>					\$ 653,527.45
<b>Ending Balance</b>					<u><u>\$ 653,527.45</u></u>

MEDC Administration      \$ -      \$ 66,642.00      \$ 66,642.00      \$ -

Schedule of advancements to MEDC to draw on Clary Bridge Loan

4/1/2015	\$4,190.30	\$4,190.30	\$174,415.81
5/1/2015	\$4,190.30	\$8,380.60	\$170,225.51
6/1/2015	\$4,190.30	\$12,570.90	\$166,035.21
7/1/2015	\$4,190.30	\$16,761.20	\$161,844.91
8/1/2015	\$4,190.30	\$20,951.50	\$157,654.61
9/1/2015	\$4,190.30	\$25,141.80	\$153,464.31
10/1/2015	\$4,190.30	\$29,332.10	\$149,274.01
11/1/2015	\$4,190.30	\$33,522.40	\$145,083.71
12/1/2015	\$4,190.30	\$37,712.70	\$140,893.41
1/1/2016	\$4,190.30	\$41,903.00	\$136,703.11
2/1/2016	\$4,190.30	\$46,093.30	\$132,512.81
3/1/2016	\$4,190.30	\$50,283.60	\$128,322.51
4/1/2016	\$4,190.30	\$54,473.90	\$124,132.21
5/1/2016	\$4,190.30	\$58,664.20	\$119,941.91
6/1/2016	\$4,190.30	\$62,854.50	\$115,751.61
7/1/2016	\$4,190.30	\$67,044.80	\$111,561.31
8/1/2016	\$4,190.30	\$71,235.10	\$107,371.01
9/1/2016	\$4,190.30	\$75,425.40	\$103,180.71
10/1/2016	\$4,190.30	\$79,615.70	\$98,990.41
11/1/2016	\$4,190.30	\$83,806.00	\$94,800.11
12/1/2016	\$4,190.30	\$87,996.30	\$90,609.81
1/1/2017	\$4,190.30	\$92,186.60	\$86,419.51
2/1/2017	\$4,190.30	\$96,376.90	\$82,229.21
3/1/2017	\$4,190.30	\$100,567.20	\$78,038.91
4/1/2017	\$4,190.30	\$104,757.50	\$73,848.61
5/1/2017	\$4,190.30	\$108,947.80	\$69,658.31
6/1/2017	\$4,190.30	\$113,138.10	\$65,468.01
7/1/2017	\$4,190.30	\$117,328.40	\$61,277.71
8/1/2017	\$4,190.30	\$121,518.70	\$57,087.41
9/1/2017	\$4,190.30	\$125,709.00	\$52,897.11
10/1/2017	\$4,190.30	\$129,899.30	\$48,706.81
11/1/2017	\$4,190.30	\$134,089.60	\$44,516.51
12/1/2017	\$4,190.30	\$138,279.90	\$40,326.21
1/1/2018	\$4,190.30	\$142,470.20	\$36,135.91
2/1/2018	\$4,190.30	\$146,660.50	\$31,945.61
3/1/2018	\$4,190.30	\$150,850.80	\$27,755.31
4/1/2018	\$4,190.30	\$155,041.10	\$23,565.01
5/1/2018	\$4,190.30	\$159,231.40	\$19,374.71
6/1/2018	\$4,190.30	\$163,421.70	\$15,184.41
7/1/2018	\$4,190.30	\$167,612.00	\$10,994.11
8/1/2018	\$4,190.30	\$171,802.30	\$6,803.81
9/1/2018	\$4,190.30	\$175,992.60	\$2,613.51
10/1/2018	\$2,613.51	\$178,606.11	\$0.00

\$178,606.11

<b>Façade Grant Program</b>	<b>Address</b>	<b>Program</b>	<b>Private</b>	<b>Total</b>
Jun-12	KDS Building - loan	802 W B \$ 10,000.00		
Jun-12	KDS Building	802 W B \$ 1,950.00	\$ 12,500.00	\$ 14,450
Oct-12	McCook Art Guild	209 Norris \$ 2,140.27	\$ 2,140.27	\$ 4,281
Jan-13	Homespun	110 W 3rd \$ 2,400.00	\$ 2,400.00	\$ 4,800
Sep-13	Fox Theater	412 Norris \$ 5,000.00	\$ 27,384.80	\$ 32,385
Dec-13	Nielson Chiropractic	114 W C \$ 5,000.00	\$ 7,692.00	\$ 12,692
Aug-13	The Sports Shoppe	208 Norris \$ 2,850.00	\$ 2,850.00	\$ 5,700
Mar-15	Ambience Counseling	601 Norris \$ 5,000.00	\$ 15,000.00	\$ 20,000
May-15	Renalle's	219 Norris \$ 3,068.03	\$ 3,068.04	\$ 6,136
Jun-15	Jay & Kim Schilling	323 Norris \$ 2,447.62	\$ 2,447.63	\$ 4,895
Aug-15	Gary Parks	201-203 W 2nd \$ 5,000.00	\$ 16,143.30	\$ 21,143
Sep-15	The Sports Shoppe	208 Norris \$ 2,150.00	\$ 36,000.00	\$ 38,150
Mar-16	Sehnert's Café	310 Norris \$ 5,000.00	\$ 7,000.00	\$ 12,000
Mar-16	American Ag Lab	700 W D \$ 5,000.00	\$ 80,107.00	\$ 85,107
Jul-16	McCook Hearing Aid Center/Gary Parks	N. Hwy 83 \$ 5,000.00	\$ 13,785.00	\$ 18,785
Oct-17	Farrell's	120 W B \$ 5,000.00	\$ 12,000.00	\$ 17,000
Nov-17	Eakes	120 Norris Ave \$ 5,000.00	\$ 10,233.00	\$ 15,233
Oct-17	Longnecker	314 Norris Ave \$ 5,000.00	\$ 5,270.12	\$ 10,270
Feb-17	Wagner Ford	211 West 2nd \$ 5,000.00	\$ 22,204.36	\$ 27,204
Feb-17	Bauer	319 Norris Aveni \$ 5,000.00	\$ 5,400.99	\$ 10,401
May-17	N-Stant Convenience	1111 West B. St. \$ 3,054.42	\$ 3,054.42	\$ 6,109
Jun-17	McCookNet	1812 West O. St \$ 5,000.00	\$ 36,000.00	\$ 41,000
Jun-17	Modern Cleaners	215 Norris Ave. \$ 1,900.00	\$ 1,900.00	\$ 3,800
Aug-17	Golden Plains Realty	907 West B. St \$ -	\$ -	\$ -
Feb-18	206 Norris, LLC/Anytime Fitness	206 Norris Ave. \$ 5,000.00	\$ 24,064.00	\$ 29,064
Nov-18	Main Street Clothing	124 Norris Ave. \$5,000	\$ 18,296.88	\$ 23,297
Jan-19	United Methodist Church/Helping Hand	202 West 1st St. \$1,578	\$ 1,578.00	\$ 3,156
Dec-18	B-St. Auto Spa	414 W B St. \$5,000	\$ 18,414.66	\$ 23,415
Aug-19	Carpenter-Breland	305 W. C St. \$3,500	\$ 64,116.61	\$ 67,617
<b>TOTAL</b>		<b>\$ 117,037.84</b>	<b>\$ 386,934.47</b>	<b>\$ 503,972</b>
<b>Funds Allocated</b>		<b>\$ 83,000.00</b>		
<b>Additional Funds Allocated 06/27/16</b>		<b>\$ 15,000.00</b>		
<b>Additional Funds Allocated 02/27/17</b>		<b>\$ 15,000.00</b>		
<b>Additional Funds Allocated 10/23/17</b>		<b>\$ 10,000.00</b>		
<b>Funds Removed 3/12/19</b>		<b>\$ (5,962.16)</b>		
<b>Remaining</b>		<b>\$ -</b>		
<b>Reserved</b>				
			\$0.00	
<b>Uncommittted</b>		<b>\$ -</b>		

Trends

**McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)**  
10/01/18 - 3/31/19

	<u>Beginning Cash on Hand</u>	<u>YTD Receipts</u>	<u>YTD Expenditures</u>	<u>Ending Balance</u>	<u>Program Total</u>		
<b>Loan &amp; Grant Program</b>	\$ 227,381.66	\$ 123,574.88	\$ 136,714.32	\$ 214,242.22			
Loan Repayments		\$ 48,676.54	\$ -	\$ 48,676.54		sales tax revenue	\$ 187,624.88
Legal			\$ -	\$ -			8.14%
Publishing			\$ 12.00	\$ (12.00)		Loan repayment	\$ 48,676.54
Interest		\$ 396.33		\$ 396.33			234.07%
<b>TOTAL</b>					\$ 263,303.09		
<b>Ending Balance</b>					<u><b>\$ 263,303.09</b></u>		
Keystone Bond Reserve	\$ 112,000.00		\$ 112,000.00	\$ -			
MEDC Administration	\$ -	\$ 64,050.00	\$ 64,050.00	\$ -			

**McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)**  
10/01/17 - 3/31/18

	<u>Beginning Cash on Hand</u>	<u>YTD Receipts</u>	<u>YTD Expenditures</u>	<u>Ending Balance</u>	<u>Program Total</u>		
<b>Loan &amp; Grant Program</b>	\$ 167,907.55	\$ 51,647.39	\$ 52,712.70	\$ 166,842.24			
Loan Repayments		\$ 14,570.59	\$ -	\$ 14,570.59		sales tax revenue	\$ 173,504.23
Legal			\$ 162.50	\$ (162.50)			
Interest		\$ 410.42		\$ 410.42			
<b>TOTAL</b>					\$ 181,660.75		
<b>Project &amp; Program</b>	\$ 19,494.98	\$ 7,719.45	\$ -	\$ 27,214.43			
Interest		\$ 383.47		\$ 383.47			
Reimbursement		\$ -		\$ -			
<b>TOTAL</b>					\$ 27,597.90		
<b>Ending Balance</b>					<u><b>\$ 209,258.65</b></u>		
Keystone Bond	\$ (0.50)	\$ 101,759.00	\$ 3,015.00	\$ 98,743.50			
Keystone Bond Reserve	\$ 112,000.00			\$ 112,000.00			
MEDC Administration	\$ -	\$ 62,490.00	\$ 62,490.00	\$ -			

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)  
 10/01/16 - 3/31/17

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total	
<b>Loan &amp; Grant Program</b>	\$ 232,133.10	\$ 47,076.52	\$ 147,667.12	\$ 131,542.50		
Loan Repayments		\$ 25,259.80		\$ 25,259.80		sales tax revenue \$ 162,216.43
Legal			\$ 375.00	\$ (375.00)		
Interest		\$ 259.32		\$ 259.32		
<b>TOTAL</b>					\$ 156,686.62	
<b>Project &amp; Program</b>	\$ 36,315.36	\$ 7,037.39	\$ -	\$ 43,352.75		
Interest		\$ 313.57		\$ 313.57		
Reimbursement		\$ -		\$ -		
<b>TOTAL</b>					\$ 43,666.32	
<b>Ending Balance</b>					<b>\$ 200,352.94</b>	
Keystone Bond	\$ (0.50)	\$ 101,757.02	\$ 5,530.00	\$ 96,226.52		
Keystone Bond Reserve	\$ 112,000.00			\$ 112,000.00		
MEDC Administration	\$ -	\$ 61,026.00	\$ 61,026.00	\$ -		

**McCook Growth Fund (LB840) AVAILABLE FUNDS**

Program Year 10/01/20 - 9/30/21

**Balances as 3/31/2021**

	<u>Program Balance</u>	<u>Funds Allocated</u>	<u>Project Commitments</u>	<u>Available</u>
<b>Loan, Grants and Projects</b>	\$ 653,527.45			
Infrastructure Improvement Grant				
Fibert to the Home Incentive		\$ 150,000.00		
Housing				
Innovative Housing Fund Grant Match		\$ 20,000.00		
Rural Workforce Housing Fund Match		\$90,000.00		
SWNCBC Down Payment Assistance Match		\$5,000.00		
New Workforce Housing Construction Grants		\$60,000.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$20,050		
Business Assistance				
Digital Façade Program		\$10,500		
Total Reserved and Committed		<u>\$ 355,550.00</u>	\$ -	
<b>Total Funds Available</b>				<u><u>\$ 297,977.45</u></u>

McCook Growth Fund (LB840) Loan Status Report  
03/31/2021

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
J and A Mullen, LLC	\$ 56,500.00	\$ -	3%	10	4/30/2020	\$ 1,371.46	\$ 5,456.10	\$ 52,415.36	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 90.00	3%	10	3/1/2020	\$ 1,581.96	\$ 6,012.82	\$ 51,359.14	Current
Straight Align, LLC	\$ 50,000.00		3%	10	11/1/2019	\$ 2,001.84	\$ 8,207.60	\$ 43,794.24	Current
Anna & Tanner Powell Loan No. 1 (Aphrodite Hair Design)	\$ 17,550.00		3%	10	4/1/2019	\$928.27	\$3,897.58	\$ 14,580.69	Current
Anna & Tanner Powell Loan No. 2 (Aphrodite Hair Design)	\$ 18,285.00		3%	7	4/1/2019	\$925.30	\$5,557.03	\$ 13,653.27	Current
C5, LLC (Laundromat)	\$ 50,000.00		3%	10	2/1/2019	\$2,292.27	\$ 33,000.00	\$ 19,292.27	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00		3%	5	5/1/2018	\$605.20	\$ 6,209.24	\$ 4,395.96	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$5,064.87	\$ 34,505.04	\$ 45,559.83	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$0.00	\$ 65,822.47	\$ 142,177.53	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00		4%	15	3/16/2015	\$28,309.06	\$ 25,165.26	\$ 123,143.80	Current
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 56,010.65	\$ 122,612.27	Current
East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)	\$ 105,000.00		2%	15	7/11/2012	\$13,390.53	\$ 65,566.58	\$ 52,823.95	Current
<b>Totals</b>	<b>\$ 944,657.92</b>	<b>\$ 90.00</b>				<b>\$56,470.76</b>	<b>\$315,410.37</b>	<b>\$ 685,808.31</b>	

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)

Program Year 10/01/20 - 9/30/21

Balances as of 6/30/2021

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total
<b>Loan &amp; Grant Program</b>	\$ 526,409.61	\$ 216,815.97	\$ 326,332.25	\$ 416,893.33	
Loan Repayments		\$ 100,643.32	\$ -	\$ 100,643.32	
Legal			\$ -	\$ -	
Publishing			\$ 31.20	\$ (31.20)	
Miscellaneous		\$ -	\$ 15.20	\$ (15.20)	
Interest		\$ 655.76		\$ 655.76	
<b>TOTAL</b>					\$ 518,146.01
<b>Ending Balance</b>					<u><u>\$ 518,146.01</u></u>
 MEDC Administration	\$ -	\$ 66,642.00	\$ 66,642.00	\$ -	

**McCook Growth Fund (LB840) AVAILABLE FUNDS**

Program Year 10/01/20 - 9/30/21

**Balances as 6/30/2021**

	<u>Program Balance</u>	<u>Funds Allocated</u>	<u>Project Commitments</u>	<u>Available</u>
<b>Loan, Grants and Projects</b>	\$ 518,146.01			
Housing				
Innovative Housing Fund Grant Match		\$ 20,000.00		
Rez Housing		\$140,000.00		
Housing Study		\$18,000.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$20,050		
Business Assistance				
Digital Façade Program		\$10,500		
Total Reserved and Committed		<u>\$ 208,550.00</u>	\$ -	
<b>Total Funds Available</b>				<u><u>\$ 309,596.01</u></u>

McCook Growth Fund (LB840) Loan Status Report

06/30/2021

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
J and A Mullen, LLC	\$ 56,500.00	\$ -	3%	10	4/30/2020	\$ 1,761.46	\$ 7,092.93	\$ 51,168.53	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 150.00	3%	10	3/1/2020	\$ 2,008.79	\$ 8,226.55	\$ 49,632.24	Current
Straight Align, LLC	\$ 50,000.00		3%	10	11/1/2019	\$ 2,327.50	\$ 9,656.00	\$ 42,671.50	Current
Anna & Tanner Powell Loan No. 1 (Aphrodite Hair Design)	\$ 17,550.00		3%	10	4/1/2019	\$1,000.84	\$18,550.84	\$ -	Paid in full
Anna & Tanner Powell Loan No. 2 (Aphrodite Hair Design)	\$ 18,285.00		3%	7	4/1/2019	\$993.04	\$19,278.04	\$ -	Paid in full
C5, LLC (Laundromat)	\$ 50,000.00		3%	10	2/1/2019	\$2,428.56	\$ 36,000.00	\$ 16,428.56	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00		3%	5	5/1/2018	\$637.35	\$ 6,749.24	\$ 3,888.11	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$5,289.59	\$ 36,575.34	\$ 43,714.25	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$0.00	\$ 83,821.02	\$ 124,178.98	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00		4%	15	3/16/2015	\$28,309.06	\$ 25,165.26	\$ 123,143.80	Current
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 63,010.65	\$ 115,612.27	Current
East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)	\$ 105,000.00		2%	15	7/11/2012	\$13,390.53	\$ 65,566.58	\$ 52,823.95	Current
Totals	\$ 944,657.92	\$ 150.00				\$58,146.72	\$379,692.45	\$ 623,262.19	

**LB840 PROGRAM BALANCES**

**6/30/2021**

Unaudited

	(C) BEGINNING CASH ON HAND 10/1/2020	(D) FY 20/21 ANTICIPATED RECEIPTS	(E) FY 20/21 YTD RECEIPTS	(F) FY 20/21 YTD EXPENDITURES	(G) ENDING PROGRAM BALANCES (C + E - F = G)
Motor Vehicle Sales Tax ** (**Not available to MEDC)	\$ 211,931.09	\$ 37,000.00	\$ 35,186.48	\$ -	\$ 247,383.98
Interest			\$ 266.41		
Loan/Grant/Program	\$ 526,409.61	\$ 223,464.00	\$ 216,815.97	\$ 326,332.25	\$ 518,146.01
Loan Repayment		\$ 90,000.00	\$ 100,643.32		
Legal					
Publishing				\$ 31.20	
Miscellaneous				\$ 15.20	
Interest			\$ 655.76		
MEDC Administration	\$ -	\$ 133,284.00	\$ 99,963.00	\$ 99,963.00	\$ -
<b>BALANCES</b>	\$ 738,340.70	\$ 483,748.00	\$ 453,530.94	\$ 426,341.65	<u>\$ 765,529.99</u>

CITY OF MCCOOK  
LB840  
RECEIPT REGISTER  
10/01/2020 - 06/30/2021

	Total Receipt	MV Sales Tax	Receipt Breakdown	
			Loan/Grant Prog	MEDC Adm
10/21/20 Nebr Dept of Rev	\$ 33,429.71		\$ 22,322.71	\$ 11,107.00
11/20/20 Nebr Dept of Rev	\$ 33,480.32		\$ 22,373.32	\$ 11,107.00
12/21/20 Nebr Dept of Rev	\$ 33,640.18		\$ 22,533.18	\$ 11,107.00
10/21/20 MV - Nebr Dept of Rev	\$ 3,713.40	\$ 3,713.40		
11/20/20 MV - Nebr Dept of Rev	\$ 4,784.26	\$ 4,784.26		
12/21/20 MV - Nebr Dept of Rev	\$ 3,279.19	\$ 3,279.19		
10/31/20 Interest	\$ 91.34	\$ 78.80	\$ 12.54	
11/30/20 Interest	\$ 97.74	\$ -	\$ 97.74	
12/31/20 Interest	\$ 101.39	\$ -	\$ 101.39	
10/16/20 Clary - Loan Repayment	\$ 2,953.03		\$ 2,953.03	
10/12/20 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
10/12/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
10/12/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
10/12/20 Kool - Loan Repay	\$ 180.00		\$ 180.00	
10/12/20 Repass - Loan Repay	\$ 500.00		\$ 500.00	
10/12/20 Mullen - Loan Repay	\$ 545.61		\$ 545.61	
10/12/20 EMC - Loan Repay	\$ 568.02		\$ 568.02	
10/12/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
11/10/20 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
11/10/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
11/10/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
11/10/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
11/10/20 Kool - Loan Repay	\$ 180.00		\$ 180.00	
11/10/20 Mullen - Loan Repay	\$ 546.21		\$ 546.21	
11/10/20 EMC - Loan Repay	\$ 538.42		\$ 538.42	
12/14/20 Kool - Loan Repay	\$ 200.00		\$ 200.00	
12/14/20 Repass - Loan Repay	\$ 500.00		\$ 500.00	
12/14/20 C5 LLC - Loan Repay	\$ 1,000.00		\$ 1,000.00	
12/14/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
12/14/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
12/14/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
12/14/20 Mullen - Loan Repay	\$ 545.61		\$ 545.61	
12/14/20 EMC - Loan Repay	\$ 538.42		\$ 538.42	
12/24/20 C5 LLC - Loan Repay	\$ 1,000.00		\$ 1,000.00	
12/24/20 Repass - Loan Repay	\$ 500.00		\$ 500.00	
01/21/21 Nebr Dept of Rev	\$ 32,396.26		\$ 21,289.26	\$ 11,107.00
02/19/21 Nebr Dept of Rev	\$ 32,625.00		\$ 21,518.00	\$ 11,107.00
03/19/21 Nebr Dept of Rev	\$ 42,898.17		\$ 31,791.17	\$ 11,107.00
01/21/21 MV - Nebr Dept of Rev	\$ 2,802.04	\$ 2,802.04		
02/19/21 MV - Nebr Dept of Rev	\$ 3,323.02	\$ 3,323.02		
03/19/21 MV - Nebr Dept of Rev	\$ 3,125.56	\$ 3,125.56		
01/31/21 Interest	\$ 98.22	\$ 86.56	\$ 11.66	
02/28/21 Interest	\$ 98.78		\$ 98.78	
03/31/21 Interest	\$ 122.05		\$ 122.05	
01/15/21 Melssner - Loan Repay	\$ 200.00		\$ 200.00	
01/15/21 Powell - Loan Repay	\$ 411.07		\$ 411.07	
01/15/21 Mullen - Loan Repay	\$ 545.61		\$ 545.61	

01/15/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
01/15/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
01/20/21 East Ward Village - Loan Repay	\$	8,180.00		\$	8,180.00		
01/22/21 EMC - Loan Repay	\$	538.42		\$	538.42		
02/08/21 Powell - Loan Repay	\$	411.07		\$	411.07		
02/08/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
02/08/21 Repass - Loan Repay	\$	500.00		\$	500.00		
02/08/21 C5 LLC - Loan Repay	\$	1,500.00		\$	1,500.00		
02/08/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
02/08/21 American Ag Lab - Loan Repay	\$	690.11		\$	690.11		
02/16/21 Kool - Loan Repay	\$	200.00		\$	200.00		
02/16/21 EMC - Loan Repay	\$	538.42		\$	538.42		
03/19/21 Kool - Loan Repay	\$	200.00		\$	200.00		
03/19/21 Powell - Loan Repay	\$	411.07		\$	411.07		
03/19/21 Repass - Loan Repay	\$	500.00		\$	500.00		
03/19/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
03/19/21 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00		
03/19/21 EMC - Loan Repay	\$	568.42		\$	568.42		
03/19/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
03/19/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
04/30/21 Nebr Dept of Rev	\$	30,059.02		\$	18,952.02	\$	11,107.00
05/31/21 Nebr Dept of Rev	\$	40,412.12		\$	29,305.12	\$	11,107.00
06/30/21 Nebr Dept of Rev	\$	37,838.19		\$	26,731.19	\$	11,107.00
04/30/21 MV - Nebr Dept of Rev	\$	3,572.60	\$	3,572.60			
05/31/21 MV - Nebr Dept of Rev	\$	4,403.15	\$	4,403.15			
06/30/21 MV - Nebr Dept of Rev	\$	6,183.26	\$	6,183.26			
04/30/21 Interest	\$	112.04	\$	101.05	\$	10.99	
05/31/21 Interest	\$	95.14		\$	95.14		
06/30/21 Interest	\$	105.47		\$	105.47		
04/12/21 Kool - Loan Repay	\$	180.00		\$	180.00		
04/12/21 Powell - Loan Repay	\$	411.07		\$	411.07		
04/12/21 Repass - Loan Repay	\$	500.00		\$	500.00		
04/12/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
04/12/21 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00		
04/12/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
04/12/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
05/10/21 Repass - Loan Repay	\$	500.00		\$	500.00		
05/10/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
05/10/21 Powell - Loan Repay	\$	27,963.20		\$	27,963.20		
05/10/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
05/10/21 EMC - Loan Repay	\$	1,006.84		\$	1,006.84		
05/10/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
06/04/21 Clary - Loan Repayment	\$	4,534.21		\$	4,534.21		
06/04/21 N. Pointe - Loan Repayment	\$	17,998.55		\$	17,998.55		
06/23/21 Clary - Loan Repayment	\$	2,465.79		\$	2,465.79		
06/23/21 Repass - Loan Repay	\$	500.00		\$	500.00		
06/23/21 C5 LLC - Loan Repay	\$	500.00		\$	500.00		
06/23/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
06/23/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
06/23/21 Kool - Loan Repay	\$	360.00		\$	360.00		
06/23/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
06/25/21 EMC - Loan Repay	\$	1,206.89		\$	1,206.89		
	\$	453,530.94	\$	35,452.89	\$	318,115.05	\$ 99,963.00 \$ 453,530.94

CITY OF MCCOOK  
 LB840 FUND  
 CHECK REGISTER  
 10/01/2020 - 06/30/2021

PAYEE	DESCRIPTION	ACCT. NO.	DATE	CK NO.	AMOUNT
McCook Economic Development	Administration	45 068 54885	10/14/2020	1335	\$ 11,107.00
McCook Economic Development	Infant Incentives	45 068 54465	10/21/2020	1336	\$ 750.00
McCook Economic Development	Infant Incentives	45 068 54465	10/21/2020	1337	\$ 2,750.00
McCook Economic Development	Administration	45 068 54885	11/30/2020	1338	\$ 11,107.00
McCook Economic Development	Administration	45 068 54885	12/16/2020	1339	\$ 11,107.00
McCook Economic Development	Infant Incentives	45 068 54465	12/16/2020	1340	\$ 2,750.00
McCook Economic Development	Infant Incentives	45 068 54465	12/31/2020	1341	\$ 2,500.00
McCook Economic Development				1342	VOID
				1343	VOID
McCook Economic Development	Administration	45 068 54885	1/13/2021	1344	\$ 11,107.00
McCook Economic Development	Infant Incentives	45 068 54465	1/20/2021	1345	\$ 2,750.00
McCook Economic Development	Administration	45 068 54885	2/10/2021	1346	\$ 11,107.00
McCook Gazette	Publishing	45 068 54020	2/10/2021	1347	\$ 15.20
McCook Economic Development	MCC HomeI Competiton	45 068 54465	3/17/2021	1348	\$ 5,000.00
McCook Economic Development	SWNCBC D/C Assistance Pr	45 068 54465	3/17/2021	1349	\$ 5,000.00
				1350	VOID
McCook Economic Development	Administration	45 068 54885	3/24/2021	1351	\$ 11,107.00
McCook Economic Development	Retail Strategies	45 068 54465	3/31/2021	1352	\$ 30,000.00
McCook Economic Development	Administration	45 068 54885	4/14/2021	1353	\$ 11,107.00
McCook Economic Development	Purchase Land - N Pointe	45 068 54465	5/5/2021	1354	\$ 150,532.25
McCook Economic Development	Administration	45 068 54885	5/19/2021	1355	\$ 11,107.00
McCook Gazette	Publishing	45 068 54020	5/19/2021	1356	\$ 31.20
McCook Economic Development	Downpayment-Seminole/Park	45 068 54465	6/9/2021	1357	\$ 70,000.00
McCook Economic Development	Rural Workforce Housing	45 068 54465	6/9/2021	1358	\$ 54,300.00
McCook Economic Development	Administration	45 068 54885	6/16/2021	1359	\$ 11,107.00

**TOTAL** \$ 426,341.65

**TOTAL BY PROGRAM**

Publishing	45 068 54020	\$ 46.40
Legal	45 068 54030	\$ -
LB840 Loan/Grant/Programs	45 068 54465	\$ 326,332.25
LB840 Street Sales Tax Res	45 068 54835	\$ -
LB840 MEDC Administration	45 068 54885	\$ 99,963.00

**TOTAL** \$ 426,341.65

**McCook Growth Fund (LB840) Economic Development Program  
Third Quarter Report (06/30/2021)  
October 1, 2020-September 30, 2021**

**Approved, but not yet completed or paid:**

**Housing Match** **2019** **\$20,000**

This housing match is \$20,000 for an innovative housing grant proposal. The State of Nebraska had \$2,000,000 in housing trust fund left after the initial application round. The state opened up innovative housing proposals. We worked with Cambridge and Benkelman to put together a regional proposal that was awarded. The pool of money is to be used between the three communities for capital to build workforce housing. We have been awarded a \$405,000 grant for the innovative housing proposal. We have accepted a bid from Wardcraft and will be putting a new house up on W. 9<sup>th</sup> and Q St. later this year. Construction is scheduled to begin in October.

**Early Childhood Education New Provider Scholarship/Startup Funds** **2019/2020** **\$20,500**

McCook Community 4 Kids Core Team has seen success developing programs to improve childcare access and quality. The MEDC initiatives have gone towards funding education and startup expenses for childcare programs, providing an incentive for providers to increase the number of infants they serve, and to provide scholarships for students to complete early childhood education programs and work in the area of early childhood education. This year, with assistance from state grants and local support, C4K is also looking to provide current providers with incentives to participate in the state's quality initiatives. Recently, efforts done in McCook to improve childcare capacity were featured on PBS Newshour.

**Digital Façade Program** **2020** **\$10,500**

This program from McCook Economic Development Corporation will provide up to a \$3,500 match to help businesses upgrade their digital presence. The program is meant to be a partnership to provide guidance and financial assistance to help businesses increase their in-store revenue and potentially on-line revenue to create employment. Applicants will be reviewed by a committee before being approved and all expenses will be reimbursed with proof of purchase. Two companies have been approved for reimbursement and will receive the match when we receive receipts.

**Rez Housing Purchase** **2021** **\$140,000**

When the section of land on Seminole and Park became available for purchase, MEDC board approved purchasing the land. The goal is to recruit a developer or homebuilder to increase the community's housing stock on the land. The purchase was \$210,000. MEDC board approved an initial payment of \$70,000, with a loan covering the rest of the price, but have allocated up to the full purchase price through the LB 840 fund. The board elected to borrow a portion of this initially,

as rates are low, and it keeps additional funds in the LB 840 account if an opportunity would arrive to help the community.

**Housing Study** **2021** **\$18,000**

MEDC had a committee interview two firms that offer housing studies. Based on the committee's recommendation, MEDC agreed to work with Hanna:Keelan on an updated housing study. This will allow us to market our property to developers better and allow us to expand our use of TIF financing with a Workforce Housing Plan.

**LB 840 Expenses in the 3rd Quarter**

**Loan, Grant, and Program Fund**

**North Point Purchase** **2021** **\$150,532.25**

The MEDC board approved the purchase of the North Pointe property. The ability to control this land, will allow MEDC to recruit developers to build workforce housing. There will be significant infrastructure costs to develop this land for housing, but it is in a redevelopment area, meaning TIF financing can be used to assist in the infrastructure. In addition

**Rez Housing Downpayment** **2021** **\$70,000**

When the section of land on Seminole and Park became available for purchase, MEDC board approved purchasing the land. The goal is to recruit a developer or homebuilder to increase the community's housing stock on the land. The purchase was \$210,000. MEDC board approved an initial payment of \$70,000, with a loan covering the rest of the price, but have allocated up to the full purchase price through the LB 840 fund. The board elected to borrow a portion of this initially, as rates are low, and it keeps additional funds in the LB 840 account if an opportunity would arrive to help the community.

**Rural Workforce Housing Fund Match** **2021** **\$54,300**

The MEDC board approved up to \$90,000 from LB 840 funds for the Rural Workforce Housing Fund grant application. Based on local contributions, only \$54,300 was needed for the community to reach their match level. This is a state program that would provide matching funds from the Department of Economic Development and Nebraska Investment Finance Authority (NIFA) to create a revolving fund for workforce housing. This can be used for new construction, substantial rehab, and upper floor housing. We recently found out we did receive over \$166,000 from NIFA and \$250,000 from the state so this will create around a \$660,000 revolving fund for housing.

**Other Expenses**

Program Administration and Operations	04/14/2021	\$11,107.00
Program Administration and Operations	05/19/2021	\$11,107.00
Program Administration and Operations	06/16/2021	\$11,107.00

**ECONOMIC DEVELOPMENT PLAN  
CITIZEN'S ADVISORY REVIEW COMMITTEE  
MEETING MINUTES**

Monday – January 25, 2021  
12:00 P.M. at the City Council Chambers

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Chairperson Sean Wolfe and began at 12:15 P.M.

A copy of the Open Meetings Act is posted on the City of McCook website and available for public review.

**Present:** Chairperson Sean Wolfe; Nate Schneider, City Manager; Tracy Burkey, Recording Secretary; Members, Leon Kuhlen, Jordan Johnson and Jeanette Peters.

**Absent:** Andy Long, EDC; Members Danielle Johnson, Bob Elder and Sarah Renner.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on January 19, 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 Economic Development Plan Citizen's Advisory Review Committee. 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.

(1) REVIEW AND APPROVE MINUTES OF OCTOBER 26, 2020 MEETING.

Kuhlen introduced a motion to approve the October 26, 2020 minutes; Peters seconded the motion. All members present voted in the affirmative. Motion passed. 4 VOTES YEA, 0 NAY, 3 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

MEDC Director Long was absent so Nate Schneider, City Manager reviewed the McCook Growth Fund Program Balances and McCook Growth Fund Available Funds reports prepared by MEDC for the 10/01/20 - 09/30/21 program year with the committee.

As of 12/31/2020 the LB840 Program balance is \$601,147.72. Funds currently allocated in the amount of \$213,300.00. Leaving an available balance of \$387,847.72 of unallocated funds.

(3) UPDATE OF REVENUES COLLECTED.

Schneider reviewed the McCook Growth Fund Loan Status Report and all loans are current. Schneider also reviewed the LB840 Program Balances report, receipt register and check register with the committee.

**EXHIBIT #4**

**PAGE(S) - 3**

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Andy sent an email with the updates regarding the meeting:

*"The only expenses this last quarter were for our early childhood education efforts to improve access and quality. We did provide startup grants to Bless Eng when they expanded to a center and for the transition of Kingdom Kids from Kim Tietz to Amanda Mullen. We have also offered an infant incentive to help provide a financial stipend for providers who increased the amount of infants they are willing to provide care. We received a federal preschool development grant through Nebraska Children and Families that is providing the salary for a community coordinator, Milva McGhee, to work on early childhood efforts. We'll also receive \$9,000 this year and close to \$16,000 next year and the year after from this grant to help fund our initiatives. We're working with providers to help them participate in the Step Up to Quality program.*

*We did approve around \$55,000 LB 840 funds in January to be used toward the Rural Workforce Housing Grant. We'll combine this with the close to \$195,000 we raised locally to apply for a match grant with NIFA and the State of Nebraska to potentially create a revolving housing fund that will provide low interest short term loans for new construction and substantial rehab of workforce housing.*

*Today, Southwest Nebraska Community Betterment Corporation announced their new Down Payment Assistance with Rehab program that people in McCook and the 5 southwest Nebraska counties can qualify for up to \$10,000 in Downpayment Assistance and \$20,000 in rehab on a new housing purchase. Individuals need to be at 120% of the area median income to qualify.*

*Our Fiber to the Home initiative is going slow. We chose a provider to work with, but the pole structure in McCook has proven to be a challenge to extend fiber to the home in McCook.*

*The Hormel Competition has 15 individuals enrolled in the business plan writing class currently and will award \$25,000 in grants for the winners in April.*

*We signed a contract to have a house built on W. 9<sup>th</sup> and Q St. as a part of the innovative housing project and it should be completed later in 2021. An individual needs to be at 120% of the area median income to qualify, but the house is initially paid for by the state grant and as it is sold, the money goes back in the fund to build another house in Benkelman, Cambridge, or McCook.*

*We still have a digital façade improvement grant to award. This provides a matching reimbursement to a local business who wants to expand their eCommerce capabilities by selling on-line and shipping across the country. The chamber received a grant to hire an individual to help area businesses improve their digital presence and hopefully this grant can help a local business grow their revenue from outside our area. We provided technical assistance to Sehnert's to set up their on-line ordering system over the holidays and it was very successful."*

(5) OPEN DISCUSSION

No additional discussion.

(6) NEXT MEETING DATE

Next meeting date will be April 26, 2021 at 12:00 PM at the Heritage Senior Center conference room.

(9) ADJOURNMENT

Meeting adjourned at 12:43 PM.

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Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT  
AUGUST 2, 2021 CITY COUNCIL MEETING**

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**ITEM:** \_\_\_\_\_

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

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

July 22, 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, Weedon: 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, Weedon, 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.

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Michael D. Gonzales, Mayor

ATTEST:

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Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT**  
**AUGUST 2, 2021 CITY COUNCIL MEETING**

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**ITEM:** \_\_\_\_\_

**RECOMMENDATION:**

Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Casey's Retail Company, which holds License #D-123291, Casey's General Store 2984, 204 West "B" Street; License #D-123295, Casey's General Store 1954, 810 East "B" Street; and License #D-123296, Casey's General Store 2291, 704 West "B" Street; the applicant being Krystal M. Carter.

---

**BACKGROUND:**

Upon notice from the Liquor Control Commission, this application is being presented to the Council for consideration. The Council may choose not to make a recommendation of approval or denial to the Commission.

**FISCAL**  
**IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

May 28, 2015

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

May 28, 2015

RESTRICTED: This information not to be released to other than authorized personnel.

LIQUOR MANAGER APPLICATION REPORT

POLICE DEPARTMENT REPORT

DATE REQUESTED: July 15, 2021

DUE DATE: July 21, 2021

APPLICANT: Casey's Retail Store 2984, 1954, 2291

MANAGER APPLICANT: Krystal M. Carter

APPLICANT'S ADDRESS:

PHONE NUMBER (HOME):

(BUSINESS):

LICENSE ADDRESSES: Class "D" License #123291 - 204 West "B" Street  
Class "D" License #123295 - 810 East "B" Street  
Class "D" License #123296 - 704 West "B" Street

TYPE OF INVESTIGATION:

- |  |   |
|--|---|
| <input type="checkbox"/> Purchase of Business          | <input type="checkbox"/> New and Additional License |
| <input type="checkbox"/> Upgrade of Existing License   | <input type="checkbox"/> Transfer of Location       |
| <input type="checkbox"/> Expansion of Present Business | <input checked="" type="checkbox"/> Manager         |
| <input type="checkbox"/> Renewal - Long Form           |   |

TYPE OF BUSINESS:

- |   |  |
|---|--|
| <input type="checkbox"/> Hotel/Motel                          | <input type="checkbox"/> Restaurant/Food Service   |
| <input type="checkbox"/> Liquor/On-Off Sale                   | <input type="checkbox"/> Liquor/On-Sale Only       |
| <input type="checkbox"/> Liquor/Off-Sale Only                 | <input type="checkbox"/> Entertainment/Bottle Club |
| <input checked="" type="checkbox"/> Other - Convenience Store |  |

TYPE OF OWNERSHIP:  Corporation  Partnership  Individual  
 Limited Liability Company (LLC)

\*\*\*\*\*

Investigation Completed by: Det. Kevin A. Hodgson

Date: 7/20/21

**PERSONAL HISTORY – MANAGER:**

58. Manager's Name: **Krystal Carter**

59. Date of Birth: **undisclosed**

60. Sex: F

61. Home Address: **1616 NW 54<sup>th</sup> Ct. Lincoln, NE 68528**

62. Citizen of the United States? (  ) Yes ( ) No

If Naturalized, Certificate Number:

Place:

63. Proper residence has been established? (  ) Yes ( ) No

If no, explain:

64. Criminal History – Has manager been arrested and/or pled guilty to any ( ) misdemeanor? ( ) felony? (If felony, attach detailed description.)

65. Has manager been cited for and/or found in violation of the Liquor Laws of the State of Nebraska or other State in which previously licensed?

( ) Yes (  ) No

66. Has manager had a beneficial interest in another liquor license? ( ) Yes (  ) No

If yes, Name, City, Address, Type of License:

67. Records check made (civil history). ( ) Yes (  ) No (attach records)

68. Investigation made of character/reputation of manager, report details of investigation:  
**No**

69. Number of Hours that will be spent by manager at licensed premises each week:

**Krystal has direct contact with store management and District Supervisor, who spends 35-40 hours a week in stores, on a daily basis.**

70. Number of Hours that will be spent by manager working in occupation other than licensed premises each week:

**Krystal is a Regional Director for Casey's General Stores. She oversees 90 stores with direct contact with the store managers and District Supervisors on a daily basis.**

## Lea Ann Doak

---

**From:** Steward, Lisa <Lisa.Steward@nebraska.gov> on behalf of Steward, Lisa  
**Sent:** Thursday, July 15, 2021 2:56 PM  
**To:** burkey@cityofmccook.com; ldoak@cityofmccook.com  
**Subject:** For Local Approval - McCook x3 Casey's General Store  
**Attachments:** McCook x3 Casey's General Store - Krystal Carter.pdf; McCook x3 - Casey's Retail Company Mgr App.pdf

**Importance:** High

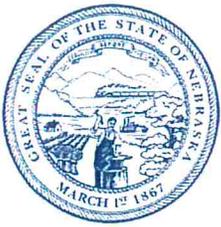
Dear Clerk,

Please present the attached application for manager to your City/Village Council or County Commissioners and send back the results of their action, either by email [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov) or FAX 402-471-2814, within 45 days of this notice.

- D 123291 Casey's General Store 2984
- D 123295 Casey's General Store 1954
- D 123296 Casey's General Store 2291

Thank you,

**Lisa Steward** - Staff Assistant I  
Nebraska Liquor Control Commission  
301 Centennial Mall South – 1<sup>st</sup> Floor  
PO Box 95046  
Lincoln, NE 68509  
Phone: (402) 471-4831 / Fax: (402) 471-2814  
Web: <https://lcc.nebraska.gov/>



Pete Ricketts  
Governor

STATE OF NEBRASKA  
NEBRASKA LIQUOR CONTROL COMMISSION

**Hobert B. Rupe**  
Executive Director  
301 Centennial Mall South, 5<sup>th</sup> Floor  
P.O. Box 95046  
Lincoln, Nebraska, 68509-5046  
Phone (402) 471-2571  
Fax (402) 471-2814 or (402) 471-2374  
TSR USER 800-833-7252 (TTY)  
Web Address <http://www.lcc.nebraska.gov/>

Today's Date: July 15, 2021  
From: Lisa Steward  
To: City Clerk of McCook

**I have attached a copy of a new corporate manager application submitted to the Nebraska Liquor Control Commission. Please complete the following information below to indicate your recommendation.**

Licensee Name: Casey's Retail Company  
Trade Name (DBA): Casey's General Store 2984, 1954, 2291  
License Number: D-123291; D-123295; D-123296  
Manager Name: Carter, Krystal M  
Due Date: August 30, 2021

- APPROVED
- NO LOCAL RECOMMENDATION
- DENIED

COMMENTS: (YOU MAY ATTACH MINUTES AND/OR ADDITIONAL NOTES)

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Clerk's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Janice M. Wiebusch  
Commissioner

Bruce Bailey  
Chairman

Harry Hoch  
Commissioner

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form MUST be included with your application
- ✓ 21 years of age or older

**Corporation/LLC information**

Name of Corporation/LLC: CASEY'S RETAIL COMPANY

**Premise information**

Liquor License Number: 123291 Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: CASEY'S GENERAL STORE 2984

Premise Street Address: 2984 204 W B ST

City: MCCOOK County: HAMILTON Zip Code: 688181303

Premise Phone Number: 4026944005

Premise Email address: MIKAEL.LAGE@CASEYS.COM

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).

*Julia J. Jankowski* CASEY'S RETAIL COMPANY SECRETARY/OFFICER

**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

(Faxed signatures are acceptable)



2100007131

*0402  
2019*

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form MUST be included with your application
- ✓ 21 years of age or older

---

Corporation/LLC information

Name of Corporation/LLC: CASEY'S RETAIL COMPANY

---

Premise information

Liquor License Number: 123295 Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: CASEY'S GENERAL STORE 1954

Premise Street Address: 1954 810 E B ST

City: MCCOOK County: BUFFALO Zip Code: 688454922

Premise Phone Number: 3082349296

Premise Email address: MIKAEL.LAGE@CASEYS.COM

---

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).

*Julia J. Jankowski* CASEY'S RETAIL COMPANY SECRETARY/OFFICER  
**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**  
(Faxed signatures are acceptable)



0460  
2019

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form MUST be included with your application
- ✓ 21 years of age or older

---

Corporation/LLC information

Name of Corporation/LLC: CASEY'S RETAIL COMPANY

---

Premise information

Liquor License Number: 123296 Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: CASEY'S GENERAL STORE 2291

Premise Street Address: 2291 704 W B ST

City: MCCOOK County: STANTON Zip Code: 687792346

Premise Phone Number: 4024395099

Premise Email address: MIKAEL.LAGE@CASEYS.COM

---

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).

*Julia J. Jackowski* CASEY'S RETAIL COMPANY SECRETARY/OFFICER  
**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**  
(Faxed signatures are acceptable)



2100007129

0400  
0019

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE PROCESSED**

**MANAGER MUST:**

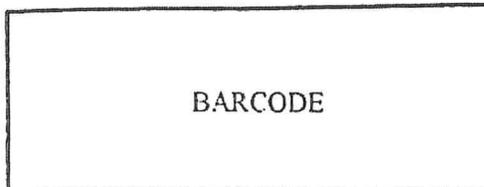
- Complete all sections of the application. Be sure it is signed by a **member or corporate officer**, corporate officer or member must be an individual on file with the Liquor Control Commission
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who **will not** participate in the business, spouse must:

- Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

Spouse who **will** participate in the business, the spouse must:

- Sign the application
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert not required



6400  
019

**Manager's information must be completed below PLEASE PRINT CLEARLY**

Last Name: **CARTER** First Name: **KRYSTAL** MI: **M**

Home Address: **1616 NW 54th Ct.**

City: **Lincoln** County: **Lancaster** Zip Code: **68528**

Home Phone Number: **515-782-2301**

Driver's License Number & State: **[REDACTED]**

Social Security Number: **[REDACTED]**

Date Of Birth: **[REDACTED]** Place Of Birth: **Lincoln Nebraska**

Email address: **KRYSTAL.CARTER@CASEYS.COM**

**Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)**

YES  NO

**Spouse's information**

Spouses Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Driver's License Number & State: \_\_\_\_\_

Date Of Birth: \_\_\_\_\_ Place Of Birth: \_\_\_\_\_

**APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS**  
**APPLICANT SPOUSE**

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Palmyra, Ne.	2017	2018			
Bennet, Ne.	2011	2017			

**MANAGER'S LAST TWO EMPLOYERS**

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2009	2021	Casey's General Stores	Dave Johnson	605-370-4654
2008	2009	Picture Me Portraits	No longer in business	N/A

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, **EVER** been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES       NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Krystal Carter	Jan 2021	Lincoln Ne	SPD 11-15 MPH	Paid Citation

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES       NO

IF YES, list the name of the premise(s):

CASEY'S GENERAL STORES - MULTIPLE NEBRASKA STORES- PLEASE SEE LIST

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES       NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

\*NLCC Training Certificate Issued: 6/22/2021 Name on Certificate: Krystal Marie Carter

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
KRYSTAL MARIE CARTER	6/22/2021	RBST

\*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Krystal Carter Region Director	Aug 2009	Casey's General Stores Nebraska Locations

5. Have you enclosed form 147 regarding fingerprints?

YES       NO

**PERSONAL OATH AND CONSENT OF INVESTIGATION**

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

*Ken Carter*

Signature of Manager Applicant

Signature of Spouse

**ACKNOWLEDGEMENT**

State of Nebraska  
County of

Lancaster

The foregoing instrument was acknowledged before me this

24<sup>th</sup> day of June, 2021

date

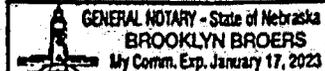
by

KRYSTAL M. CARTER

NAME OF PERSON BEING ACKNOWLEDGED

*[Signature]*  
Notary Public signature

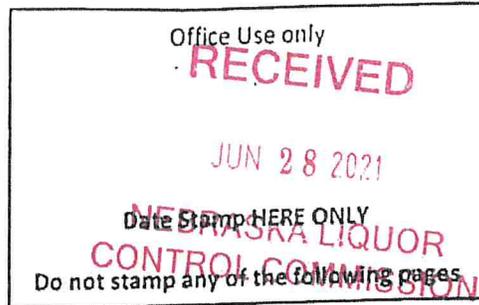
Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***  
The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.*

\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\*

Trade Name CASEY'S RETAIL COMPANY

Name of Person Being Fingerprinted: KRYSTAL CARTER

Date of Birth: [REDACTED] Last 4 SSN: [REDACTED]

Date fingerprints were taken: 6/21/2021

Location where fingerprints were taken: NEBRASKA STATE PATROL 3800 NW 12TH LINCOLN NE.

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

*Kristal Carter*

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



**Precinct:** 01F03  
**Polling Place:** Party: DEM  
Air Park West Rec. Center  
3720 NW 46th St  
Lincoln

Legislative District 21  
County Commissioner DIST 02  
Lincoln City Council DIST 04  
Lower Platte South NRD SubD 1  
Lincoln Public Schools  
LPS School Board DIST 03  
Southeast Com College Dist 4

Lancaster County, State of Nebraska

1985488  
Krystal M Carter  
1616 NW 54th Ct  
Lincoln, NE 68528





[Back to Lookup](#) / [Registrant Detail](#)

# Krystal M Carter

Political Party  
Democratic

Precinct  
01F03

## Election Details

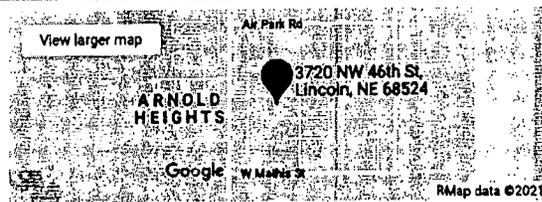
05/04/2021 City of Lincoln-General

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

## Polling Location

### Air Park West Rec. Center

3720 NW 46th St Lincoln, NE 68524  
(Enter South Door)



## Ballot Styles

01F03 Style 2

## Districts

Show

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*Certificate of Achievement*

- for those who serve or sell alcohol in Nebraska

**KRYSTAL MARIE CARTER**

holds a

State Alcohol certificate

Permit # RB-0139660

Permit Expires: 06-22-2024 Amount Paid: \$



**Responsible Beverage Service Training**  
**N E B R A S K A**





General	Credential	Number	Earned	Expires
Krystal Marie Carter 230 monroe st Bennet NE 68317	STATE ALCOHOL	RB-0139660	06-22-2021	06-22-2024

**CITY MANAGER'S REPORT  
AUGUST 2, 2021 CITY COUNCIL MEETING**

---

**ITEM:** \_\_\_\_\_

**RECOMMENDATION:**

Receive and file the minutes of the May 2021 Library Advisory Board meeting and the June 8, 2021 Swimming Pool Committee meeting.

---

**BACKGROUND:**

Receive minutes from the various board and commission meetings.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

July 21, 2021

## **McCook Public Library Advisory Board Meeting Minutes May 2021 at 4:00 PM CDT**

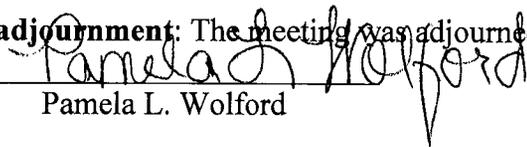
A copy of the Open Meetings Act is posted by the white board on the west wall of the meeting room in the library basement.

1. **Call to order / attendance:** Mary Dueland called the meeting to order with Jody Crocker, Sharon Bohling, Staci Blomstedt, Kevin Cochran, and Pam Wolford in attendance.
2. **Opportunity for Comments from the Public:** No patrons were in attendance; thus, no public comment.
3. Notice of the meeting was given in advance thereof by publication in the *McCook Gazette* on May 4, 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 Library Board. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.
4. **Read and Approve March 2021 meeting minutes:** Kevin made the motion to approve the minutes with a second by Staci. The minutes were accepted 5-0.
5. **Open discussion from board members on items not on the agenda:** None
6. **Director's Report and update on upcoming activities:** 1. Jody reported about Children's Book Week. Coloring contest entries due Friday. 2. Summer reading preparations are taking place; registration starts May 3. 3. We are seeing more patrons and masks are still encouraged. If working one-on-one, a mask must be worn. Bathrooms are open again. 4. Forty-five minute time limits are being granted on computers. 5. The ILS system is still being used but we plan to look at a change in the future. 6. 20/20 has been working on the computers. 7. Plants were planted out front and are still in the works. 8. The Foundation and the Library is sponsoring "The Hillbilly Science Spectacular" on June 9 from 10-11. On June 10 10:30-11:30 will be a presentation of *Cinderella*. Both of these are at the City Auditorium. At the library on June 12 will be Kim Weitkamp during Storytelling Festival, and "Laughing Matters" will be presented on July 19, again at the City Auditorium.
7. **Unfinished Business:** Innovation Studios has been a bit slow. When school is out Jody expects more interest. As a follow up to a patron's concern at the previous meeting, Jody did a survey on numbers of books allowed to be checked out at surrounding libraries. McCook is in the mid-range.
8. **New Business:**
9. **Open Discussion:** None.

**10. Set date for next board meeting:** The next meeting will be Wednesday, July 14 at 4 PM.

**11. Meeting adjournment:** The meeting was adjourned at 4:10 PM

Secretary:



Pamela L. Wolford

**SWIMMING POOL COMMITTEE  
MEETING MINUTES  
Tuesday, June 8, 2021  
4:30 P.M.  
Municipal Facility Training Room**

**Present:** Grant Norgaard, Charles Coleman, Jody Crocker, Tracy Flaska, Traci Taylor, Jan Smith, Jon Graff, Ronda Graff

**Others:** Tasha Blomstedt, Kyle Potthoff, Nate Schneider, Kyle McCawley, Mike Gonzales

**ITEM NO. 1 INTRODUCTION**

Kyle McCawley started the meeting with introductions of all of those in attendance. He also went over the agenda. We are currently in the planning phase of this project. He stated that he was there to hear from the committee.

**ITEM NO. 2 PROJECT SCOPE AND SCHEDULE**

Kyle McCawley explained the proposed scope of the project as well as the tentative schedule for the project. He also stated that there would be a link to provide input on the project. Important questions to consider are "Can we build it" and "Can we maintain it"? Kyle stated that we will be looking at multiple sites as part of the planning project.

**ITEM NO. 3 PUBLIC ENGAGEMENT**

Kyle McCawley explained how important that public engagement will be during the planning of this project. He stated that we would try to have another committee meeting in early July. A stakeholder meeting concerning this project will need to be planned in the near future. The committee was asked to think of times that they felt would work best for this meeting. Ronda felt that it would be best if the meeting was held after school starts. Traci recommended that hard copies of the meeting notice be placed at places like the Sr. Center. Kyle M. said that on other projects, the notices have been sent out in utility bills. It was also stated that online access and social media could play an important role in gathering public input. Other entities, such as the college, school, hospital, YMCA, and others, will be valuable stakeholders and need to be included.

#### **ITEM NO. 4 PROJECT OBJECTIVES**

Kyle M. asked the committee and others what the group would like to achieve with a pool project. Traci stated that the pool should attract people who live in surrounding communities to McCook, which may require unique amenities. Tasha stated that a pool project should cater to everyone in the community, emphasizing the importance of a multi-functional facility. Kyle M. mentioned that daycare providers may have some input on equipment for young children. Ronda stated that a pool project would be a benefit to the summer swim league, especially taking into consideration the fact that McCook is a regional hub. In order to accommodate competitive swimming, Ronda stated that a new pool should include a minimum of 8 lanes. Jon stated that Lexington has a dedicated lap pool. Jan stated that a pool project needs to also serve as a water park in addition to serving as a competitive swimming pool. Grant stated that shade structures are important. Jody stated that toilets, urinals, and partitions should be off of the floor for sanitation purposes. The group continued to discuss sanitation and water clarity. Kyle M. stated that separate bodies of water require separate treatments. Jody stated that sand filters work well and that our current pool has very clear water.

Ronda stated that an important objective is to talk to other entities. Jon stated that he would like a 365 day facility. Jon stated that the YMCA just started this week with discussions regarding a possible new pool. Jan asked the group if the YMCA had reached out to the city.

Charles asked which way the city is growing. Nate stated that McCook appears to be growing toward the northwest. Nate asked the group for their opinions on how far away from McCook's corporate boundaries a new pool could be built. Grant stated that locating a pool outside of McCook could be an issue, but that some people may be fine with a pool located outside of McCook's corporate boundaries if the concept is good. Jody stated that she believes the current location is favorable due to the fact that kids can walk and bike to the pool. Jan stated that location was an important discussion item for the elementary school expansion project. Mike stated that the existing pool was built on the edge of town at the time it was erected. Ronda stated that we cannot put too much emphasis on the reservation area.

Kyle M. asked about other facilities the group liked. Grant stated that he liked the Nebraska City pool. Grant also stated that he was familiar with Colby and Columbus. Ronda stated that Columbus had a YMCA and city collaboration. Ronda stated that a collaborative effort was needed to have a year-round pool. Tasha stated that her family traveled to Oberlin. Kyle M. mentioned that

Woodbine, Iowa had a pool/wellness facility. Tasha asked whether an indoor/outdoor pool would need two different bodies of water. Kyle M. stated that it would. Kyle M. stated that the Waverly pool project consists of a single body of water. Kyle M. stated that there was a spray pad that would open earlier and stay open later in the year. Tracy F. asked if Waverly's pool footprint would fit in McCook's current footprint. Kyle M. stated that it would, as McCook has a bigger footprint at its current site than Waverly's proposed site. Kyle M. explained Waverly's planning process.

**ITEM NO. 5 HOMEWORK**

Kyle M. asked the group to complete a homework assignment. The assignment is to complete a pool survey. The survey will be sent to each individual that was present at the pool committee meeting. Kyle M. asked that the group complete the survey and submit it to him. Kyle M. will compile the results and bring the results back to the group.

The meeting was adjourned.



---

Kyle Potthoff, Recording Secretary

**CITY MANAGER'S REPORT  
AUGUST 2, 2021 CITY COUNCIL MEETING**

---

**ITEM:** \_\_\_\_\_

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 McCook City Auditorium, 302 West 5th Street, on August 28, 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 26, 2021

\_\_\_\_\_  
Nathan A. Schneider, City Manager

July 26, 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):** 8/28/21 \_\_\_\_\_

**Event Start Time(s):** 12:00PM \_\_\_\_\_

**Event End Time(s):** 1:00AM \_\_\_\_\_

**Alternate Date:** NONE

**Alternate Location Building & Address:** NONE

**Event Building Name:** MCCOOK CITY AUDITORIUM

**Event Street Address/City:** 302 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:** 350

**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

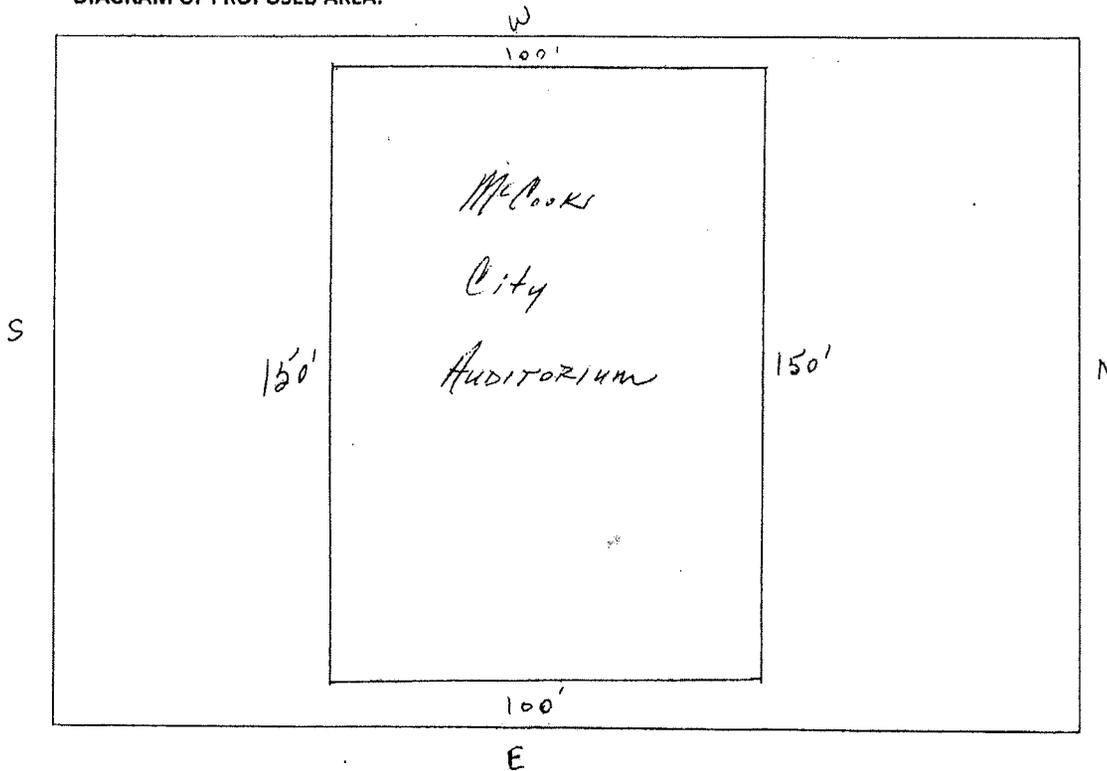
WE WILL HAVE CERTIFIED ALCOHOL

SERVERS AT EVENT ALONG WITH

HOW AREA WILL BE PATROLLED SOME ONE WATCHING THE 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:





# 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).

<b>PRODUCER</b> MNB Insurance Services 217 West 1st PO Box 80 McCook NE 69001-0030	<b>CONTACT NAME:</b> Denise Broomfield <b>PHONE (A/C, No, Ext):</b> (308) 345-6055 <b>E-MAIL ADDRESS:</b> DBroomfield@mnb.bank <b>FAX (A/C, No):</b> (308) 345-2663																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>United States Liability Insurance Co.</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	United States Liability Insurance Co.		INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
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INSURER E:																					
INSURER F:																					
<b>INSURED</b> JBN/HI-Times Liquor Mart 801 East B St McCook NE 69001																					

**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"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CL3289569	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 - COMP/OP AGG \$ 1,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <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"/> OCCUR EXCESS LIAB <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	Y/N	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**City of McCook  
PO Box 1059

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  
AUGUST 2, 2021 CITY COUNCIL MEETING**

---

**ITEM:** \_\_\_\_\_

Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for a Chamber Open House Mixer to be held at the Community Hospital-Medical Specialists Center, 1301 East H, on August 27, 2021 from 8:00 A.M. to 11:00 P.M.

---

**BACKGROUND:**

The Chamber will be hosting 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 28, 2021

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

July 28, 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

**McCook Chamber of Commerce**

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

**402 Norris Ave STE 320 McCook, NE 69001**

**Retail Liquor License Address or Non-Profit Business Address**

**47-0233780**

**Retail License Number or Non-Profit Federal ID #**

**Consecutive Dates only** 8/27/21  
**Event Date(s):** \_\_\_\_\_

**Event Start Time(s):** 8 am \_\_\_\_\_

**Event End Time(s):** 11 pm \_\_\_\_\_

**Alternate Date:** \_\_\_\_\_

**Alternate Location Building & Address:** Same location, but only utilizing indoor location.

**Event Building Name:** Community Hospital - Medical Specialists Center

**Event Street Address/City:** 1301 East H Street, McCook NE 69001

**Indoor area to be licensed in length & width:** 60 x 45

**Outdoor area to be licensed in length & width:** 75 x 180 (Diagram Form #109 must be attached)

**Type of Event:** Open House Mixer **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:** Brandi McConnell **Event Contact Phone Number:** 308-345-3200

**Event Contact Email:** brandi@mccookchamber.org

**\*Signature Authorized Representative:** Brandi McConnell **Printed Name** Brandi McConnell

*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**

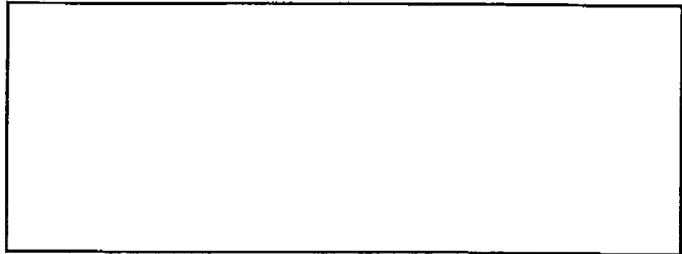
**Local Governing Body completes below:**

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**

**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE  
Non-Profit Applicants ONLY**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov/](http://www.lcc.nebraska.gov/)  
Email Applications: [michelle.porter@nbraska.gov](mailto:michelle.porter@nbraska.gov)



**This page is required to be completed by Non-Profit applicants only.**

**Application for Special Designated License  
Under Nebraska Liquor Control Act  
Affidavit of Non-Profit Status**

I HEREBY DECLARE THAT THE CORPORATION MAKING APPLICATION FOR A SPECIAL DESIGNATED LICENSE UNDER THE NEBRASKA LIQUOR CONTROL ACT IS EITHER A MUNICIPAL CORPORATION, A FINE ARTS MUSEUM INCORPORATED AS A NONPROFIT CORPORATION, A RELIGIOUS NONPROFIT CORPORATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, A POLITICAL ORGANIZATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, OR ANY OTHER NONPROFIT CORPORATION, THE PURPOSE OF WHICH IS FRATERNAL, CHARITABLE, OR PUBLIC SERVICE AND WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES AS PER §53-124.11(1).

AS SIGNATORY I CONSENT TO THE RELEASE OF ANY DOCUMENTS SUPPORTING THIS DECLARATION AND ANY DOCUMENTS SUPPORTING THIS DECLARATION WILL BE PROVIDED TO THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY AGENT OF THE LIQUOR CONTROL COMMISSION IMMEDIATELY UPON DEMAND. I ALSO CONSENT TO THE INVESTIGATION OF THIS CORPORATE ENTITY TO DETERMINE IT'S NONPROFIT STATUS.

I AGREE TO WAIVE ANY RIGHTS OR CAUSES OF ACTION AGAINST THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY PARTY RELEASING INFORMATION TO THE AFOREMENTIONED PARTIES.

**McCook Chamber of Commerce**

NAME OF CORPORATION

**47-0233780**

FEDERAL ID NUMBER

*Brandi McInnell*

SIGNATURE OF TITLE OF CORPORATE OFFICERS

THE ABOVE INDIVIDUAL STATES THAT THE STATEMENT ABOVE IS TRUE AND CORRECT; IF ANY FALSE STATEMENT IS MADE ON THIS APPLICATION, THE APPLICANT SHALL BE DEEMED GUILTY OF PERJURY AND SUBJECT TO PENALTIES PROVIDED BY LAW. (SEC. §53-131.01) NEBRASKA LIQUOR CONTROL ACT

SUBSCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME THIS 27<sup>th</sup> DAY OF July, 2021.



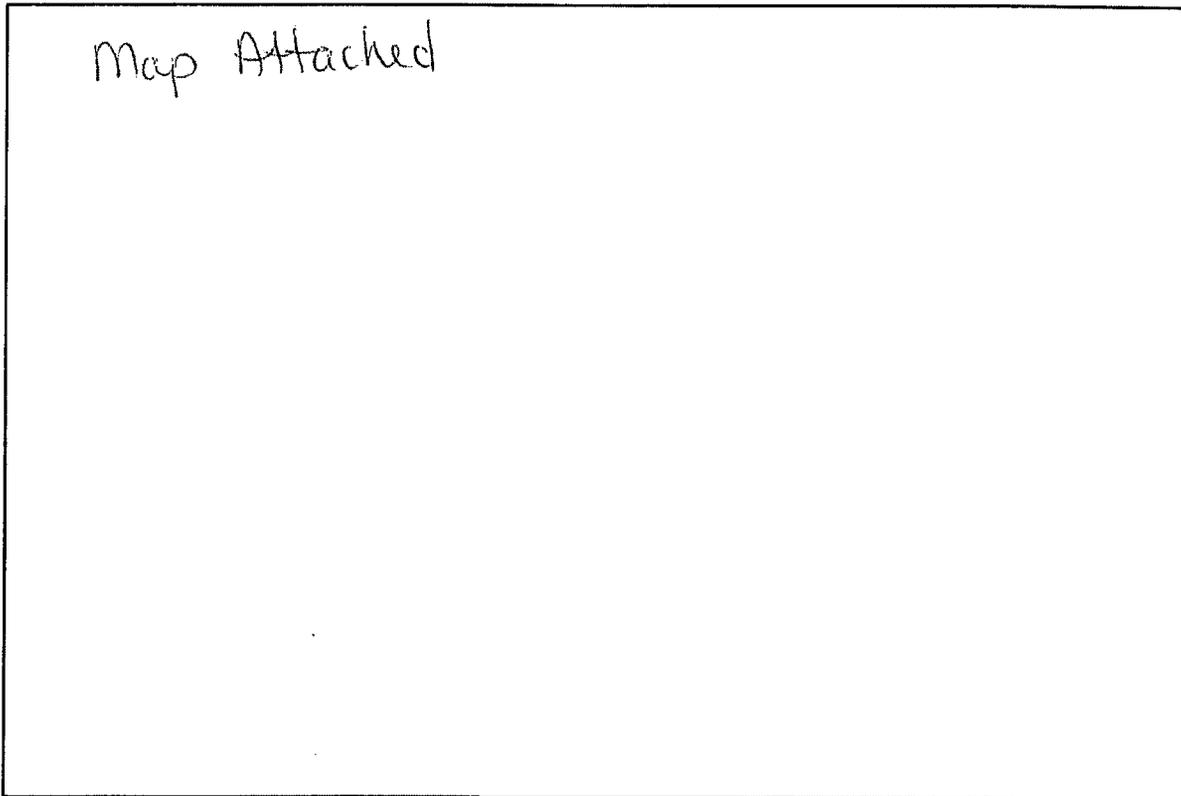
*Angela K Allen*  
NOTARY PUBLIC SIGNATURE & SEAL

# OUTDOOR AREA DIAGRAM

HOW AREA WILL BE PATROLLED Volunteers

- 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:



PROPOSED PHASING PLAN

*Option 1*  
 \*Most Preferred  
 Using Indoor and Outdoor

Outdoor Area  
 180 Ft

Indoor Area  
 45 Ft

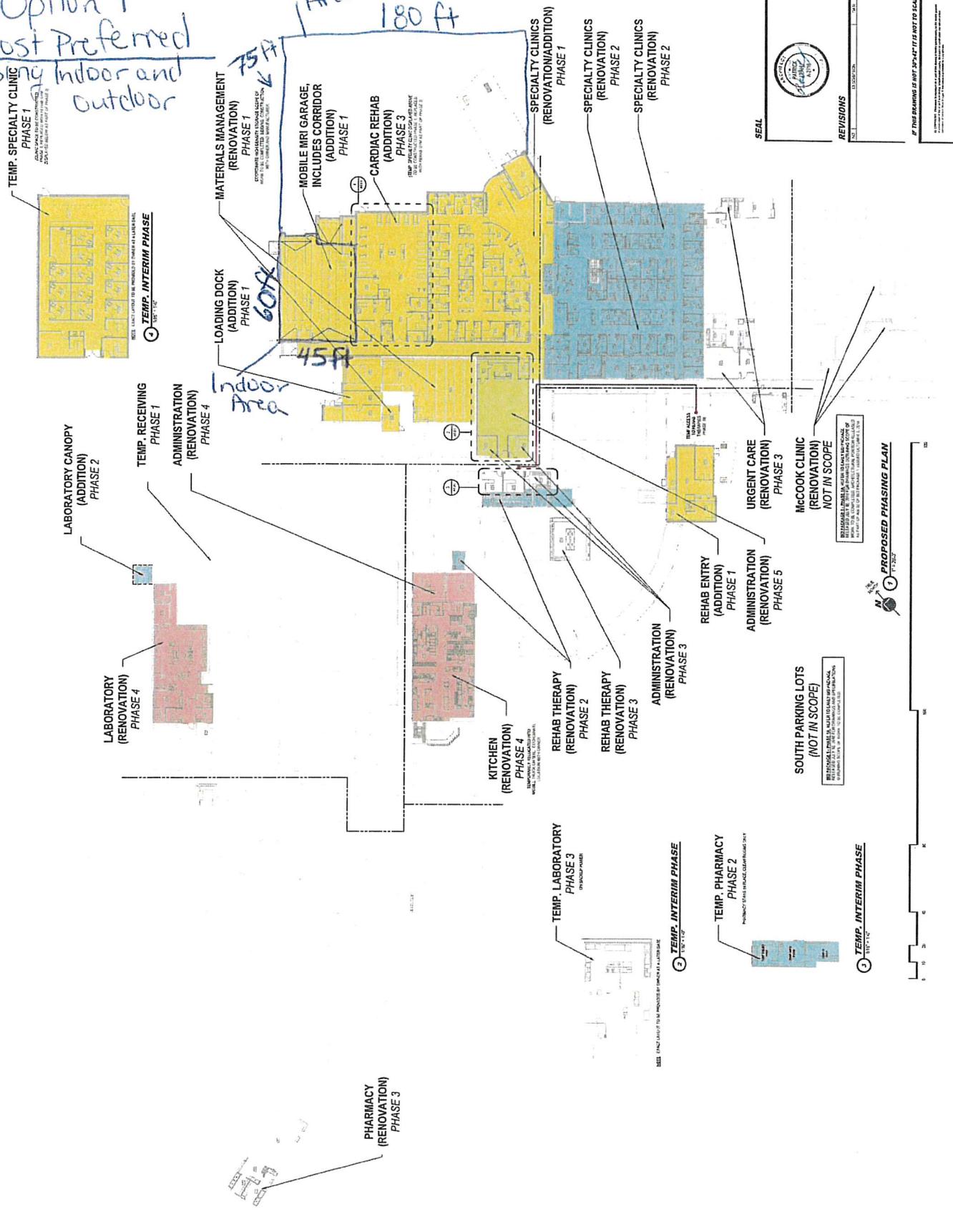
60 Ft

75 Ft

45 Ft

60 Ft

45 Ft



TEMP. SPECIALTY CLINIC (PHASE 1)

TEMP. INTERIM PHASE

LOADING DOCK (ADDITION) (PHASE 1)

MATERIALS MANAGEMENT (RENOVATION) (PHASE 1)

MOBILE MRI GARAGE (ADDITION) (PHASE 1)

CARDIAC REHAB (ADDITION) (PHASE 3)

SPECIALTY CLINICS (RENOVATION) (PHASE 1)

SPECIALTY CLINICS (RENOVATION) (PHASE 2)

SPECIALTY CLINICS (RENOVATION) (PHASE 2)

LABORATORY CANOPY (ADDITION) (PHASE 2)

TEMP. RECEIVING (PHASE 1)

ADMINISTRATION (RENOVATION) (PHASE 4)

LABORATORY (RENOVATION) (PHASE 4)

REHAB THERAPY (RENOVATION) (PHASE 2)

REHAB THERAPY (RENOVATION) (PHASE 3)

ADMINISTRATION (RENOVATION) (PHASE 3)

REHAB ENTRY (ADDITION) (PHASE 1)

ADMINISTRATION (RENOVATION) (PHASE 5)

TEMP. PHARMACY (PHASE 2)

TEMP. LABORATORY (PHASE 3)

TEMP. INTERIM PHASE

TEMP. PHARMACY (PHASE 2)

TEMP. LABORATORY (PHASE 3)

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LABORATORY (RENOVATION) (PHASE 4)

TEMP. RECEIVING (PHASE 1)

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LABORATORY CANOPY (ADDITION) (PHASE 2)

TEMP. RECEIVING (PHASE 1)

ADMINISTRATION (RENOVATION) (PHASE 4)

LABORATORY (RENOVATION) (PHASE 4)

REHAB THERAPY (RENOVATION) (PHASE 2)

REHAB THERAPY (RENOVATION) (PHASE 3)

ADMINISTRATION (RENOVATION) (PHASE 3)

REHAB ENTRY (ADDITION) (PHASE 1)

ADMINISTRATION (RENOVATION) (PHASE 5)

TEMP. PHARMACY (PHASE 2)

TEMP. LABORATORY (PHASE 3)

TEMP. INTERIM PHASE

TEMP. PHARMACY (PHASE 2)

TEMP. LABORATORY (PHASE 3)

TEMP. INTERIM PHASE

LABORATORY (RENOVATION) (PHASE 4)

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REHAB ENTRY (ADDITION) (PHASE 1)

ADMINISTRATION (RENOVATION) (PHASE 5)

TEMP. PHARMACY (PHASE 2)

TEMP. LABORATORY (PHASE 3)

TEMP. INTERIM PHASE

TEMP. PHARMACY (PHASE 2)

TEMP. LABORATORY (PHASE 3)

TEMP. INTERIM PHASE



**CITY MANAGER'S REPORT  
AUGUST 2, 2021 MCCOOK CITY COUNCIL MEETING**

ITEM NO. \_\_\_ Approve on first reading, Ordinance No. 2021-3018, updating McCook's Code of Ordinances to include a new section to Chapter 71, said Chapter and Section to be known as Chapter 71: Traffic Rules; Section 71.30: Engine Braking.

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**BACKGROUND:**

Staff has been instructed to create an engine braking ordinance. Attached to this report is an ordinance for the City Council's consideration. The ordinance is modeled after Kearney's engine braking ordinance. The ordinance prohibits the use of compression brakes within the City of McCook's corporate boundaries, with exceptions provided for: 1) emergency braking situations, and 2) compression brakes that are muffled.

**APPROVALS:**

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

July 22, 2021

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

July 22, 2021

ORDINANCE NO. 2021-3018

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 71 - TRAFFIC RULES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; ADDING SUBSECTION - MOTOR VEHICLES; SECTION 71.30 - ENGINE BRAKES; DEFINITIONS, PROHIBITED, AFFIRMATIVE DEFENSE, AND PENALTY; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1 That Chapter 71 - Traffic Rules; Subsection - Motor Vehicles; Section 71.30 - Engine Brakes; Definitions, Prohibited, Affirmative Defense, and Penalty shall be added to read as follows:

**"MOTOR VEHICLES**

§ 71.30 ENGINE BRAKES; DEFINITIONS, PROHIBITED, AFFIRMATIVE DEFENSE, AND PENALTY.

- (A) *Definition.* For the purposes of this Section, the term "engine brake" is hereby defined as a specific braking mechanism which utilizes the release of compressed air as part of an engine retarder or engine brake on any motor vehicle as a means of slowing or stopping said vehicle.
- (B) *Prohibition of Engine Brakes.* It shall be unlawful for anyone to operate a motor vehicle and use engine retarders or brakes as a means of slowing or stopping said vehicle within the city limits.
- (C) *Affirmative Defense.* The use of an engine retarder or brake in an emergency situation to avoid an imminent accident which would otherwise result in damage or injury to person(s) or property, or the fact that the motor vehicle is equipped with a proper muffler system which eliminates noise emitted or caused by the use of an engine retarder or brake system shall constitute affirmative defenses to the application of the provisions of this Section.
- (D) *Penalty.* Any person violating any of the provisions of this Section shall be deemed guilty of an infraction and, upon conviction thereof, shall be fined in accordance with the provisions of Section 71.99. Each day any such violation shall occur or continue shall constitute and be deemed a separate offense."

SECTION 2. Any and all other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law in its entirety or in pamphlet form.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Michael D. Gonzales, Mayor

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk

Published:

**CITY MANAGER'S REPORT  
AUGUST 2, 2021 MCCOOK CITY COUNCIL MEETING**

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**ITEM \_\_\_\_\_**

Receive and file a presentation from City Attorney, Nathaniel Mustion, regarding an update on the creation of a regional land bank.

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**BACKGROUND:**

On July 15<sup>th</sup>, a meeting was held to discuss the creation of a regional land bank. Representatives from McCook, Cambridge, Trenton, North Platte, Cozad, Gothenburg, Holdrege, Ogallala and other area communities, were present at the meeting. Michelle Coolidge, Community Development Director of Twin Cities Development, provided a presentation detailing the efforts that Western Nebraska Economic Development have taken to implement a regional land bank comprised of communities located in Nebraska's panhandle. Local city attorneys, Nathaniel Mustion and Lisa Shifflet, were present at the meeting to provide a legal analysis of the composition of a regional land bank. Nebraska law allows tax-exempt political subdivisions to acquire, manage, and develop vacant and tax-delinquent properties, primarily residential properties. In order to create a land bank, Nebraska law requires two or more cities to form a regional cooperative.

City Attorney Mustion has been asked by the McCook City Council to provide an overview of the July 15<sup>th</sup> meeting.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

July 22, 2021

  
\_\_\_\_\_  
Nate Schneider, City Manager

July 22, 2021

**CITY MANAGER'S REPORT  
AUGUST 2, 2021 MCCOOK CITY COUNCIL MEETING**

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**ITEM \_\_\_\_\_**

Approve the following requests from the Prairie Roots Committee for the Prairie Roots Festival: To use the lower shelter house area of Kelley Park on Saturday, August 21, 2021 from 8 a.m. to 11 p.m.; to close Kelley Park Road that extends from East 5<sup>th</sup> Street to Kelley Park Drive from 8 a.m. to 11 p.m.; and to close the walking trail that extends from East 5<sup>th</sup> Street to Kelley Park Drive from 8 a.m. to 11:00 p.m.

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**BACKGROUND:**

After a one year absence due to COVID, the Prairie Roots Festival will return on August 21, 2021. This year, the Prairie Roots Festival Committee has asked that the Festival be moved to Kelley Park. The Prairie Roots Committee requests the following:

- 1) Use of the lower shelter house and surrounding area on Saturday, August 21, 2021 from 8 a.m. to 11 p.m.;
- 2) Closure of Kelley Park Road that extends from East 5<sup>th</sup> Street to Kelley Park Drive from 8 a.m. to 11 p.m.; and
- 3) Closure of the walking trail that extends from East 5<sup>th</sup> Street to Kelley Park Drive from 8 a.m. to 11:00 p.m.

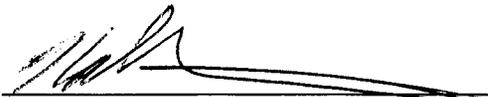
The concert will occur in the late afternoon and early evening hours. The reason for the early closure request is to assure that the stage and related services are safely constructed and located near the lower Kelley Park Shelter House. Food vendors will be located on Kelley Park Road during the festival.

The event will be a free event that is open to everybody.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

July 27, 2021

  
\_\_\_\_\_  
Nate Schneider, City Manager

July 27, 2021

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

July 27, 2021

## Nate Schneider

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**From:** Matt Sehnert <matt@sehnerts.com>  
**Sent:** Monday, July 26, 2021 3:58 PM  
**To:** Nate Schneider  
**Cc:** Tracy Burkey  
**Subject:** Re: Prairie Roots Festival

Is this sufficient?  
Thanks,  
Matt

July 26, 2021

The Prairie Roots Committee requests using the lower shelter house area of Kelly Park on Saturday, August 21 2021 from 8am- 11pm.

This would include shutting down the walking trail and the lower shelter house road from 5<sup>th</sup> street to Park Ave.

The stage from the Red Willow Fairgrounds will be placed south of the shelter house on the road on Friday, August 20<sup>th</sup>.

Music will happen on the stage.

Food vendors will be on the lower shelter house road

No alcohol will be at the festival this year.

Thanks for your consideration to allow volunteers to bring this free, fun event to our community. All expenses have been donated by generous, community minded patrons.

This includes:

- MNB Bank
- McCook Community Foundation Fund
- Community Hospital of McCook
- McCook Arts Council

Also, thanks to the Prairie Roots Committee Volunteers:

- Garrett Rippen
- Jared Meulenkamp
- Vic Giron
- Jon Reiners
- Ronda Graff
- Dale Dueland
- Troy Brutz
- Matt Sehnert

Thank you,  
Matt Sehnert

On Mon, Jul 26, 2021 at 3:13 PM Nate Schneider <[nschneider@cityofmccook.com](mailto:nschneider@cityofmccook.com)> wrote: