

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, March 7, 2022
5:30 PM - City Council Chambers**

Call to Order and Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Pledge of Allegiance.

Items.

1. Announcements & Recognitions.
2. Consent Agenda.
 - A. Approve the minutes of the February 21, 2022 regular City Council meeting.
 - B. Approve the application for a Special Designated Liquor License submitted by the City of McCook for the Employee Recognition Banquet to be held at the McCook Municipal Auditorium, 302 West 5th Street, on April 22, 2022 from 8:00 A.M. to 11:59 P.M.
 - C. Receive and file information regarding Waste Water Treatment Plant Outfall Line improvements.
3. Regular Agenda.
 - A. Receive and file a report from the McCook Economic Development Corporation regarding the kickoff of a community survey to be used as a part of a McCook Community Housing Study.
 - B. Review and file a statistical recap of the pool survey and a pool committee synopsis for publication purposes and set the pool town hall meeting on March 15, 2022 at 7:00 P.M. at the McCook City Auditorium.
 - C. Approve the creation of a health insurance brokerage consultant committee and appoint the committee members including two council members.
 - D. Ordinance No. 2022-3035 amending City of McCook Code of Ordinances, Chapter 38: Fee Schedule, Appendix M: Building Regulation and Zoning Fees.
 1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider approval of Ordinance No. 2022-3035 upon its third reading.
 3. Chairperson declaration after vote, if approved.
 - E. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
MARCH 7, 2022 CITY COUNCIL MEETING**

ITEM: 2.A.

Approve the minutes of the February 21, 2022 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

March 2, 2022

McCook City Council
February 21, 2022
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, Fire Chief Harpham, Public Works Director Potthoff, Senior Services Director Siegfried, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on February 17, 2022, 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.

There were no announcements or recognitions.

2. Proclamations.

- 2.A. Approve and authorize the Mayor to sign a proclamation designating February 22, 2022 as "Rotary Day" in the City of McCook, recognizing the 100th Anniversary of the McCook Rotary Club.

Steve Rasmussen, current McCook Rotary President, presented the proclamation request to the Council.

Motion to approve and authorize the Mayor to sign a proclamation designating February 22, 2022 as "Rotary Day" in the City of McCook, recognizing the 100th Anniversary of the McCook Rotary Club. 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. 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

- 3.A. Approve the minutes of the February 7, 2022 regular City Council meeting and the February 14, 2022 special City Council meeting.
- 3.B. Receive and file the Financial Report for the period ending January 31, 2022.
- 3.C. Declare three (3) Trimble Nomad handheld computers and one (1) Neptune belt clip transceiver as surplus property.
- 3.D. Award the bid for the 2022 Crack Sealing Project to B & H Construction of Scott City, Kansas in the amount of \$62,500.00, that being the lowest best bid.
- 3.E. Award the bid for the 2022 Armor Coating Project to Figgins Construction of Red Cloud, Nebraska in the amount of \$4.50 per gallon, that being the lowest best bid.
- 3.F. Approve the plans and specifications for the North Cherokee Asphalt Paving Project and set the time and date to receive bids as 2:30 P.M., March 15, 2022.
- 3.G. Ratify the Mayor's appointments to the Senior Citizens Advisory Board - appoint John Zlomke to replace Sharon Parde - term expires September 2025 and John Deon to replace Vicki Sydow - term expires September 2023
- 3.H. Approve the application for a Special Designated Liquor License submitted by Tidy's Sip & Seed, LLC, Liquor License #CK-124026, during a rodeo to be held at the Red Willow County Fairgrounds Kiplinger Arena, 1412 West 5th Street, on March 11, 2022 from 6:00 P.M. to 1:00 A.M. and March 12, 2022 from 12:00 P.M. to 12:00 A.M.
- 3.I. Approve the application for a Special Designated Liquor License submitted by Citta' Deli, Liquor License #C-121305, for their 7th Annual St. Patrick's Day Celebration to be held in the Citta' Deli parking lot, 110 West 1st Street, on March 12, 2022 from 12:00 P.M. to 6:00 P.M.

4. Regular Agenda.

- 4.A. Ordinance No. 2022-3035 amending City of McCook Code of Ordinances, Chapter 38: Fee Schedule, Appendix M: Building Regulation and Zoning Fees.

Mayor Gonzales asked the Clerk to read Ordinance No. 2022-3035 by title.

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING CHAPTER 38: FEE SCHEDULE, APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES, OF THE MUNICIPAL CODE OF THE CITY OF MCCOOK, NEBRASKA; TO PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

Ordinance No. 2022-3035 has been read by title and I move to approve upon its second reading. This motion, made by Calvin and seconded by Weedin, passed.

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

4.B. Ordinance No. 2022-3034 redacting Section 31.05 of the City of McCook Code of Ordinances, Chapter 31: City Policies, Travel Expenses, and adopting Section 34.40 - to the City of McCook Code of Ordinances, Chapter 34: Purchasing Regulations, Travel Expenses and Miscellaneous Expenses.

Mayor Gonzales asked the Clerk to read Ordinance No. 2022-3034 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE CITY OF MCCOOK CODE OF ORDINANCES; REPEALING SECTION 31.05 - TRAVEL EXPENSES; ADDING SECTION 34.40 - MISCELLANEOUS AND TRAVEL EXPENDITURES; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2022-3034 has been read by title and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Weedin, passed.

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

Mayor Gonzales stated for the record that Ordinance No. 2022-3034 is declared lawfully passed and adopted upon publication as required by law.

4.C. Report from staff regarding annexation.

City Manager Schneider stated that at the January 3, 2022 McCook City Council meeting, staff presented a report regarding annexation. Based on the report, staff was instructed to review a couple of different items. Staff presented information regarding how many users outside of McCook's corporate boundaries used City water and how the Fire ISO rating impacts property owners located within the corporate city limits versus the ISO rating for property owners located outside of the corporate city limits. He also noted that property owners outside the City of McCook's corporate boundary are subject to a Red Willow Western Rural Fire Department's levy of .038. Properties located within McCook's corporate boundary are not subject to this levy.

Ben Siegfried, Mark Eiler, Mark Serbousek, and Steve Yeager addressed questions to the Council regarding potential annexation.

It was the consensus of the Council to keep moving forward with the annexation process.

4.D. Discussion regarding setting a date for a town hall meeting regarding the potential McCook Swimming Pool project.

The pool town hall meeting was tentatively set for March 14, at the McCook Christian Church, beginning at 7:00 P.M., with an alternate date of March 15.

4.E. Council Comments.

There were no council comments.

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:15 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
MARCH 7, 2022 CITY COUNCIL MEETING**

ITEM: 2.B.

Approve the application for a Special Designated Liquor License submitted by the City of McCook for the Employee Recognition Banquet to be held at the McCook Municipal Auditorium, 302 West 5th Street, on April 22, 2022 from 8:00 A.M. to 11:59 P.M.

BACKGROUND:

The City 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. Approval of this request is also approving consumption of alcohol in the auditorium.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

March 3, 2022



Nathan A. Schneider, City Manager

March 3, 2022

**CITY MANAGER'S REPORT
MARCH 07, 2022 CITY COUNCIL**

ITEM: 2.C.

RECOMMENDATION:

**RECEIVE AND FILE INFORMATION REGARDING WASTE WATER
TREATMENT PLANT OUTFALL LINE IMPROVEMENTS**

BACKGROUND:

The 2021/2022 budget allocates funds to replace the outfall line at the Waste Water Treatment Plant. The 18 inch outfall line / discharge pipe extends 330 feet from the plant to a point near the Republican River. The pipe is original to the plant and is assumed to predate the 1978 improvements.

Over the past several years the pipe has become clogged with roots restricting the flow of treated waste water (effluent). Staff, using city equipment attempted to keep the roots out of the pipe using a root cutter and on occasion root control chemicals. These efforts achieved very limited success. Usually within a couple of months effluent would start backing up in the pipe.

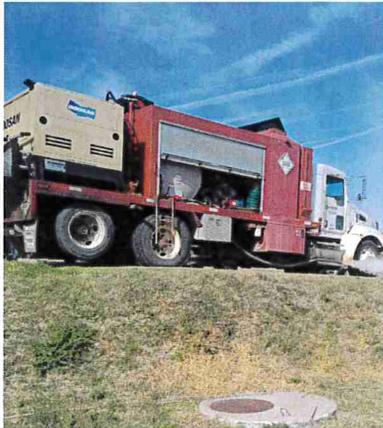
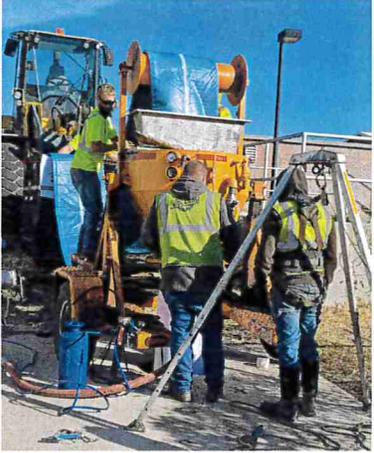
Plans to replace the pipe ran into permitting issues because of being in a floodplain and the need to do dewatering to keep the groundwater out of project. The unstable sandy soil in the area would also result in a larger construction zone. All of this drove the estimated cost to \$165,000.

Johnsons Service Company of Kearney, NE was hired to attempt to remove the roots using a larger root cutter so the pipe could be examined. They were successful except for a couple of very large roots. Using a camera it was determined that the pipe was a good candidate for lining. Roots were entering the pipe in a few place and spreading through the pipe. The team felt that if the last couple of large roots could be removed the pipe could be lined using a cured in place seamless liner.

Johnson brought in an even larger cutter and working for several days were able to cut the last of the roots out and install the liner. The seamless liner is actually stronger than the original pipe and seals directly to the existing pipe making it leak proof. This should be a permanent solution that will keep the roots out and the water flowing.

FISCAL IMPACT:

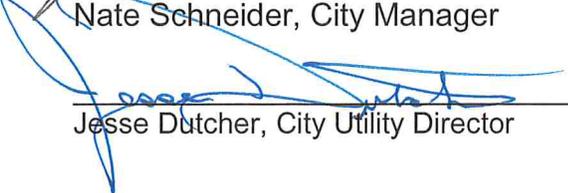
Budgeted amount 21/22	\$165,000
Root removal, seamless liner and engineering	<u>\$ 44,460</u>
Savings	\$120,540



APPROVALS:



 Nate Schneider, City Manager



 Jesse Dutcher, City Utility Director

Date: 3-1-2022

Date: February 23, 2022

**CITY MANAGER'S REPORT
MARCH 7, 2022 MCCOOK CITY COUNCIL MEETING**

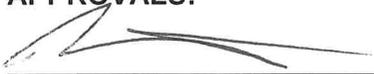
ITEM NO. 3.A. Receive and file a report from the McCook Economic Development Corporation regarding the kickoff of a community survey to be used as part a McCook Community Housing Study.

BACKGROUND:

As has been reported at recent council meetings by the McCook LB 840 Citizen's Economic Advisory Committee, MEDC has contracted with Hanna:Keelan Associates, P.C. to conduct a community housing study. Housing studies are necessary to determine the housing needs of a community. Municipalities and developers use the information to help formulate construction decisions. Certain governmental entities (ex. Nebraska Investment Finance Authority) require housing studies to be completed for various program eligibility requirements. A few examples of recent projects that benefitted from prior McCook housing studies are the Clary Village and Quillan Court projects. McCook's most recent study was conducted in 2012. Best practice dictates that housing studies should be updated every 10 years. It is time to update McCook's housing study.

Community feedback is an important component of housing studies. To that end, MEDC is kicking off the development of a new study by conducting two separate surveys. One survey is entitled *Citizen Housing Survey for McCook, Nebraska*. The other survey is entitled *Workforce Housing Needs Survey*. MEDC will provide a presentation to the Council, publicizing the importance of getting a good community survey response and survey completion rate in order to paint a clear picture of McCook's housing needs to current and potential stakeholders.

APPROVALS:



Nathan A. Schneider, City Manager

March 1, 2022



Lea Ann Doak, City Clerk

March 1, 2022

**CITY MANAGER'S REPORT
MARCH 7, 2022 MCCOOK CITY COUNCIL MEETING**

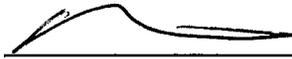
ITEM NO. 3.C Review and file a statistical recap of the pool survey and a pool committee synopsis for publication purposes and set the pool town hall meeting on March 15th at 7:00 p.m. at the McCook City Auditorium.

BACKGROUND:

In anticipation of the upcoming town hall meeting, the pool committee would like to publish a statistical recap of the pool survey completed this past fall. The pool committee would also like to publish a synopsis of the actions taken since the survey was completed.

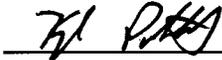
Also, at the February 21st City of McCook City Council meeting, the Council discussed setting a date for our next town hall meeting. Kyle McCawley is available to be present for a meeting on March 15th at 7:00 p.m. The McCook City Auditorium is available to hold the meeting.

APPROVALS:



March 1, 2022

Nathan A. Schneider, City Manager



March 1, 2022

Kyle Potthoff, Public Works Director



March 1, 2022

Lea Ann Doak, City Clerk

Key Findings from the McCook Aquatics Master Plan Community Feedback Survey

- 1) 63.44% of the respondents stated that leisure was the most important reason for visiting the McCook Outdoor Swimming Pool. No other reason listed in the survey garnered more than 20%. The second most important reason for visiting the McCook Outdoor Swimming Pool was for fitness purposes, which polled at 16.89%.
- 2) Almost 60% of respondents stated that they occasionally or never use the McCook Outdoor Swimming Pool.
- 3) When asked why respondents did not use the McCook Outdoor Swimming Pool, 47.78% stated that the pool did not contain the desired amenities. No other reason exceeded 15.39%.
- 4) 58.37% of respondents stated that they did not use the McCook YMCA Indoor Swimming Pool during the summertime (June-August).
- 5) 39.59% of the respondents replied that they did not use the McCook YMCA Indoor Swimming Pool because they were nonmembers. Inconvenient location and inconvenient hours of operation finished second and third, with each tallying under 16%.
- 6) When the respondents were asked when they frequented the McCook YMCA Indoor Swimming Pool outside of summertime (ie. September-May), 54.55% stated they did not use the YMCA pool during that time.
- 7) When respondents were asked why they did not use the McCook YMCA Indoor Swimming Pool outside of summertime, the leading response was no membership at 43.72% (no other response received more than 22%).
- 8) When asked, respondents were extremely interested in a new outdoor swimming pool at 71.75%. The other options presented, which were repair and add recreational upgrades and repair the existing pool, polled at 36.55% and 11.86% respectively.
- 9) When respondents were asked whether they were interested at all in repairing the existing pool, 61.08% answered no. 25.64% of the respondents were not interested at all in a repair and recreational upgrade to the existing pool. Only 6.25% of respondents stated that they were not at all interested in building a new outdoor swimming pool.
- 10) When respondents were asked which location they preferred for the location of the current McCook outdoor swimming pool, 40.59% of the respondents were extremely interested the existing site, 19.75% of the respondents were extremely interested in another site within city limits, and 7.87% were extremely interested in another site outside of the city limits. When adding the extremely interested and interested columns for rating the interest in locating the current pool at the existing site 91.83% of respondents answered favorably for the Kelley Park location and 78.36% answered favorably for another site within the city limits.
- 11) It appears that more than ½ of the respondents (57.74%) support the current McCook Outdoor Swimming Pool. Only 19.50% of the respondents somewhat or strongly oppose the current McCook outdoor swimming pool.

- 12) A strong majority of respondents support recreational and leisure swimming programs as the most desired programming options at 93.08%. Other programs that ranked highly were swim lessons, water therapy, senior programs, and party rentals.
- 13) Water slides, a lazy river, spray pads, play structures, and fountains were the favored amenities (in that specific order).
- 14) There is strong support in McCook for both an Indoor and an Outdoor Pool. When comparing the support for a year-round only Indoor Swimming Pool and a summer-only Outdoor Swimming Pool, the majority of respondents prefer the summer-only Outdoor Swimming Pool compared to the year-round Indoor Swimming Pool (1,120 to 869).
- 15) The majority of people that responded to the survey lived in McCook (62.36%). 18.58% of the respondents lived within Red Willow County but outside of McCook. 16.87% of the respondents lived outside of Red Willow County but within the State of Nebraska. 2.19% of the respondents live outside of the State of Nebraska (with the majority of those individuals living in Kansas).

Recent Pool Committee Actions and Background for Upcoming Townhall Meeting

The City of McCook conducted a Swimming Pool Survey during August and September of 2021. The McCook Swimming Pool survey was closed on September 30, 2021. Following the completion of the survey, Lamp Rynearson compiled the data into a McCook Aquatics Master Plan Community Feedback Survey dated October 4, 2021. The results of the Survey were reviewed by the McCook Pool Committee at a public meeting held on October 19, 2021. Following the McCook Pool Committee meeting, the City of McCook made the Survey results public via its Facebook page and the City of McCook's website. Traditional media sites like the McCook Gazette, Hometown Family Radio, and High Plains Radio ran stories and conducted interviews with City of McCook personnel regarding the survey results. Kyle McCawley of Lamp Rynearson presented the findings of the Survey to the McCook City Council at the McCook City Council Meeting held on November 1, 2021. Additional McCook Pool Committee meetings were held on November 2, 2021, December 7, 2021, and February 2, 2022. At the most recent meetings, the Pool Committee utilized the data gathered from the Survey to begin charting its preferred course of action. In addition to using the Survey to narrow the focus of the City of McCook's pool project, the Pool Committee used verbal reports provided by Kyle McCawley from communications he had with representatives of the McCook YMCA. Also, the Pool Committee was aware of recommendations made by the engineering firm that has been contracted by the McCook Public School District to assist the school with its future capital projects. Specifically, the engineers advised the McCook Public School District to maintain possession of the land it owns west of the Ed Thomas YMCA.

Based on the quantitative data provided by the survey and discussions held by the Committee after the Survey results were finalized, the McCook Pool Committee continues to maintain that a public, outdoor swimming pool is the preferred municipal swimming pool option. Additionally, the McCook Pool Committee recognized that the survey data supports prioritizing a new municipal pool as a recreational pool. The McCook Pool Committee acknowledges that water features and recreational amenities will be a primary focus of a new swimming pool project. The Pool Committee continues to assert that Kelley Park remains the best location for a new municipal swimming pool. Other land options were identified by the McCook Pool Committee, but none of the other options considered by the Committee proved to be practical.

The McCook Pool Committee reviewed outdoor swimming pool concepts drafted by Lamp Rynearson at public meetings held in November and December of 2021 and February of 2022. The concepts incorporate the data pulled from the McCook Swimming Pool Survey. The concepts prioritize amenities such as water slides, a lazy river, diving boards, a zero-entry location, children's play areas, and fountains. The concepts also include an open swimming area. Lap lanes have been discussed as a potential amenity. The pool committee has considered whether lap lanes should be a priority of a Municipal Pool Project, and if so, what the appropriate number of lap lanes should be. The McCook Pool Committee is prepared to share the concepts drafted by Lamp Rynearson with the public to gauge interest in each of the potential projects. The Pool Committee will be holding a townhall meeting to discuss items such as size, scope, price, and preferred amenities.

In conjunction with the McCook Pool Committee's ongoing efforts, a funding questionnaire will be prepared for the public to answer. The Pool Committee would like to measure the public's interest in funding a pool project through sales tax, property tax, and/or a restaurant tax. The public response to this questionnaire will aid in determining the size and scope of a pool project. The questionnaire will be made available at the next townhall meeting. It will also be available on the City of McCook's social media sites.

**CITY MANAGER'S REPORT
MARCH 7, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.D. Approve the creation of a health insurance brokerage consultant committee and appoint the committee members including two council members.

BACKGROUND:

Staff has disseminated the City of McCook's health insurance brokerage consultant RFQ's to potential interested providers. A health insurance brokerage consultant committee should be formed to review RFQ's and assist with recommending the best candidate to the McCook City Council for approval. A similar process has been used to select the City of McCook's property and casualty insurance brokerage consultant.

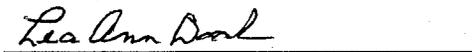
Staff has reached out to local experts on the subject to assist on the committee. Sean Wolfe has agreed to sit on the committee. One additional person has been contacted and staff is awaiting a decision from that individual. Staff requests that two council members be selected to sit on the committee. Additionally, Staff requests that employees Nate Schneider, Lea Ann Doak, and Lilia Dimas be appointed to the committee.

APPROVALS:



Nathan A. Schneider, City Manager

March 1, 2022



Lea Ann Doak, City Clerk

March 1, 2022

**CITY MANAGER'S REPORT
MARCH 7, 2022 CITY COUNCIL MEETING**

ITEM: 3.E.

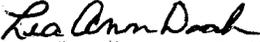
Approve Ordinance No. 2022-3035 on its third and final reading amending City of McCook Code of Ordinances, Chapter 38: Fee Schedule, Appendix M: Building Regulation and Zoning Application Fees.

BACKGROUND:

Please refer to the City Manager's report prepared for the February 21 meeting. The ordinance and been read by title twice and is now ready for approval on its third reading.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

March 3, 2022

**CITY MANAGER'S REPORT
FEBRUARY 21, 2022 CITY COUNCIL MEETING**

ITEM: 4.A.

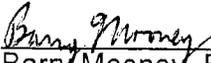
Approve Ordinance No. 2022-3035 on its second reading amending City of McCook Code of Ordinances, Chapter 38: Fee Schedule, Appendix M: Building Regulation and Zoning Application Fees.

BACKGROUND:

McCook's Building Inspector and the Building and Housing Code Advisory and Appeals Board recommended a revision to the building regulation and zoning application fees found in Chapter 38, Appendix M of the McCook Code of Ordinances. McCook's current fee structure has not been updated for decades which is reflected after comparing to similar size municipalities. McCook's Building Inspector conducted a comprehensive review of five municipalities (Chadron, Columbus, Fremont, Seward, and Wayne) building and permit fees. Copies of their fee schedules are attached for your review. After review of the five communities fee schedules, staff recommends the fees be amended as proposed in Ordinance No. 2022-3035.

**FISCAL
IMPACT:** None.

APPROVALS:



Barry Mooney, Building Inspector

February 16, 2022



Lea Ann Doak, City Clerk

February 16, 2022



Nathan A. Schneider, City Manager

February 16, 2022

ORDINANCE NO. 2022-3035

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING CHAPTER 38: FEE SCHEDULE, APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES, OF THE MUNICIPAL CODE OF THE CITY OF MCCOOK, NEBRASKA; TO PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; 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 38, FEE SCHEDULE, APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES, of the City of McCook, Nebraska, Code of Ordinances is hereby amended to read as follows:

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

PERMIT	FEE
Building Permits Construction Cost: \$0 - \$5,000 \$5,001 - \$25,000 \$25,001 - \$50,000 \$50,001 - \$100,000 \$100,001 - \$500,000 \$500,001 - \$1,000,000 \$1,000,001 and up	\$25.00 \$25.00 for first \$5,000 plus \$5.00 for each additional \$1,000 or fraction thereof up to and including \$25,000 \$125.00 for first \$25,000 plus \$4.00 for each additional \$1,000 or fraction thereof up to and including \$50,000. \$225.00 for first \$50,000 plus \$3.00 for each additional \$1,000 or fraction thereof up to and including \$100,000. \$375.00 for first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof up to and including \$500,000. \$1,375.00 for first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof up to and including \$1,000,000. \$2,375.00 for first \$1,000,000 plus \$1.50 for each additional \$1,000 or fraction thereof.
Plan Review - by City Staff or its agents of drainage report, sanitary sewage disposal report, and water distribution report.	\$100.00 minimum fee, or the appointed agents standard hourly rate plus 10%, whichever is greater. Additional fees will be assessed should the project require extraordinary review by City Staff or its appointed agents.
Curb Cut Permit	\$25.00
Demolition Permit	\$100.00

Fence Permit	\$25.00
Mechanical Permit	\$25.00 minimum fee, plus \$3.00 per item over six (6) items
Mobile Home Set Down Permit	\$25.00
Plumbing Permit	\$25.00 minimum fee, plus \$3.00 per item over six (6) items
Sidewalk Permit (New Construction)	\$25.00
Sign Permit	\$25.00 for first \$1,000 plus \$2.50 for each additional \$1,000 or fraction thereof.
Structure Moving Permit	\$100.00
Right-of-Way Encroachment Permit	\$25.00
Zoning Applications:	
Change of Zoning	\$75.00
Lot Split/Lot Line Adjustment	\$75.00
Special Exception	\$75.00
Variance	\$75.00
Subdivisions:	
Preliminary Plat	\$500.00
Final Plat	\$200.00 per lot, with a maximum of \$5,500
Mobile Home Park	\$100.00
Contractors License	\$75.00 new applicant; \$25.00 renewal

(Ord. 95-2335, passed 10-2-1995; Ord. 2000-2544, passed 2-21-2000; Ord. 2004-2688, passed 3-15-2004; Ord. 2004-2703, passed 8-16-2004)

SECTION 2. Any and all 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 in pamphlet form as required by law.

PASSED AND APPROVED ____ day of _____, 2022.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk

Publish:

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

MINIMUM FEE - ALL PERMITS. \$15

CURRENT FEES

(A) Building permit fee.

(1) *New construction.*

(a) Residential (one and two family dwelling units): \$.07 per square foot (Includes all levels, basements & garages)

(b) Commercial: \$.10 per square foot (Hotels, motels and multi-family dwelling units, includes all levels, basements and garages)

(2) *Alterations.*

(a) \$0-\$1,000 cost \$15; \$2.50 per \$1,000 additional cost.

(b) Review by City Engineer of drainage report, sanitary sewage disposal report, and water distribution report: \$100 minimum fee, or the City Engineer's standard hourly rate plus 10%, whichever is greater. Additional fees will be assessed should the project require extraordinary review by the City Engineer.

(B) Plumbing permit fee: \$2.50 per opening.

(C) Mechanical permit fee: \$2.50 per item.

NOTE: Failure to obtain permit and pay fee prior to commencement of work for Items A, B and C above shall result in the charge of a penalty of \$100 for each permit required.

(D) Building moving permit: \$100.

(E) Mobile home set down permit: \$25.

(F) Demolition permit: \$15 for \$0 - \$1,000; \$2.50 per \$1,000 additional cost.

(G) Sign permit: \$15 for \$0 - \$1,000; \$2.50 per \$1,000 additional cost.

(H) Contractors license fee: \$75 new applicant; \$25 renewal.

(I) Zoning applications.

(1) Zoning classification: \$75.

(2) Zoning special exception: \$75.

(3) Zoning variance: \$25.

(4) Subdivisions.

(a) Preliminary plat: \$500.

(b) Final plat. \$200 per lot, with a maximum of \$5,500.

(5) Lot split: \$75.

(6) Mobile home park: \$100.

(7) Right of way vacation: \$50.00 plus \$.01 per square foot.

(8) Right of way closing: \$25.

(Ord. 95-2335, passed 10-2-1995; Ord. 2000-2544, passed 2-21-2000; Ord. 2004-2688, passed 3-15-2004; Ord. 2004-2703, passed 8-16-2004; Ord. 2016-2936, passed 8-15-2016)

RECOMMENDED

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

<u>Building Permits</u>	<u>Fees</u>
\$0 - \$5,000	\$25.00
\$5,001 - \$25,000	\$25.00 for first \$5,000 plus \$5.00 for each additional \$1,000 or fraction thereof up to and including \$25,000.
\$25,001 - \$50,000	\$125.00 for first \$25,000 plus \$4.00 for each additional \$1,000 or fraction thereof up to and including \$50,000.
\$50,001 - \$100,000	\$225.00 for first \$50,000 plus \$3.00 for each additional \$1,000 or fraction thereof up to and including \$100,000.
\$100,001 - \$500,000	\$375.00 for first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof up to and including \$500,000.
\$500,001 - \$1,000,000	\$1,375.00 for first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof up to and including \$1,000,000.
\$1,000,001 and up	\$2,375.00 for first \$1,000,000 plus \$1.50 for each additional \$1,000 or fraction thereof.
Plan Review- by City Staff or its agents of drainage report, sanitary sewage disposal report, and water distribution report: \$100 minimum fee, or the appointed agents standard hourly rate plus 10%, whichever is greater.	
Curb Cut Permit	\$25.00
Demolition Permit	\$100.00
Fence Permit	\$25.00
Mechanical Permit	\$25.00 minimum fee plus \$3.00 per item over six (6) items
Mobile Home Set Down Permit	\$25.00
Plumbing Permit	\$25.00 minimum fee plus \$3.00 per item over six (6) items
Sidewalk Permit (New Construction)	\$25.00
Sign Permit	\$25.00 for first \$1,000 plus \$2.50 for each additional \$1,000 or fraction thereof.
Structure Moving Permit	\$100.00
R/W Encroachment Permit	\$25.00

Zoning Applications

<u>Change of Zoning</u>	\$75.00
<u>Lot Split/Lot Line Adjustment</u>	\$75.00
<u>Special Exception</u>	\$75.00
<u>Variance</u>	\$75.00

Subdivisions

Preliminary Plat	\$500.00
Final Plat	\$200 per lot, with a maximum of \$5,500
Mobile Home Park	\$100.00
Contractors License	\$75.00 new applicant; \$25.00 renewal

(Ord. 95-2335, passed 10-2-1995; Ord. 200-2544, passed 2-21-2000; Ord. 2004-2688, passed 3-15-2004; Ord. 2004-2703, passed 8-16-2004; Ord. 2016-2936, passed 8-15-2016)

Chadron, NE

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

<u>Building Permits</u>	<u>Fees</u>
\$0 - \$500	\$21.00
\$501 - \$2,000	\$21.00 for first \$500 plus \$2.75 for each additional \$100 or fraction thereof up to and including \$2,000.
\$2,001 - \$25,000	\$62.50 for first \$2,000 plus \$12.50 for each additional \$1,000 or fraction thereof up to and including \$25,000.
\$25,001 - \$50,000	\$350.00 for first \$25,000 plus \$9 for each additional \$1,000 or fraction thereof up to and including \$50,000.
\$50,001 - \$100,000	\$575.00 for first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof up to and including \$100,000.
\$100,001 - \$500,000	\$888.00 for first \$100,000 plus \$5 for each additional \$1,000 or fraction thereof up to and including \$500,000.
\$500,001 - \$1,000,000	\$2,888.00 for first \$500,000 plus \$5 for each additional \$1,000 or fraction thereof up to and including \$1,000,000.
\$1,000,001 and up	\$5,012.00 for first \$1,000,000 plus \$2.75 for each additional \$1,000 or fraction thereof.
Fence Permit	\$15.00
Sign Permit	\$50.00 min. & \$1.75 per sq. ft. anything over 32 sq. ft.
<u>Zoning Applications</u>	
<u>Special Exception</u>	\$50.00
<u>Variance</u>	\$50.00

Columbus, NE

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

<u>Building Permits</u>	<u>Fees</u>
\$0 - \$2,000	\$25.00
\$2,001 - \$25,000	\$25.00 for first \$2,000 plus \$5 for each additional \$1,000 or fraction thereof up to and including \$25,000.
\$25,001 - \$50,000	\$140.00 for first \$25,000 plus \$4 for each additional \$1,000 or fraction thereof up to and including \$50,000.
\$50,001 - \$100,000	\$240.00 for first \$50,000 plus \$3.50 for each additional \$1,000 or fraction thereof up to and including \$100,000.
\$100,001 - \$500,000	\$415.00 for first \$100,000 plus \$2 for each additional \$1,000 or fraction thereof up to and including \$500,000.
\$500,001 and up	\$1,215.00 for first \$500,000 plus \$1.50 for each additional \$1,000 or fraction thereof.
Demolition Permit	\$25.00
Fence Permit	\$25.00
Plumbing Permit	\$70.00 minimum fee plus \$4.00 for each fixture or trap opening.
Sign Permit	\$30.00

Fremont, NE

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

<u>Building Permits</u>	<u>Fees</u>
\$1 - \$1,600	\$30.00
\$1,601 - \$2,000	\$30.00 for first \$1,600 plus \$1.50 for each additional \$100 or fraction thereof up to and including \$2,000.
\$2,001 - \$25,000	\$36.00 for first \$2,000 plus \$6 for each additional \$1,000 or fraction thereof up to and including \$25,000.
\$25,001 - \$50,000	\$174.00 for first \$25,000 plus \$4.50 for each additional \$1,000 or fraction thereof up to and including \$50,000.
\$50,001 - \$100,000	\$286.50 for first \$50,000 plus \$3 for each additional \$1,000 or fraction thereof up to and including \$100,000.
\$100,001 - \$500,000	\$436.50 for first \$100,000 plus \$2.55 for each additional \$1,000 or fraction thereof up to and including \$500,000.
\$500,001 and up	\$1,456.50 for first \$500,000 plus \$2.10 for each additional \$1,000 or fraction thereof.
Demolition Permit	\$250.00
Fence Permit	\$40.00
Mechanical Permit	\$40.00
Mobile Home Set Down Permit	\$200.00
Plumbing Permit	\$30.00
Sign Permit	\$40.00 (1-35 sq. ft.) \$80.00 (36-75 sq. ft.) \$150.00 (76-150 sq. ft.) \$200.00 (151-300 sq. ft.) \$300.00 (Over 300 sq. ft.) \$30.00 (Temporary)

Seward, NE

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

<u>Building Permits</u>	<u>Fees</u>
\$0 - \$2,000	\$25.00
\$2,001 - \$25,000	\$25.00 for first \$2,000 plus \$4 for each additional \$1,000 or fraction thereof up to and including \$25,000.
\$25,001 - \$50,000	\$117.00 for first \$25,000 plus \$3 for each additional \$1,000 or fraction thereof up to and including \$50,000.
\$50,001 - \$100,000	\$192.00 for first \$50,000 plus \$2.50 for each additional \$1,000 or fraction thereof up to and including \$100,000.
\$100,001 - \$500,000	\$317.00 for first \$100,000 plus \$2 for each additional \$1,000 or fraction thereof up to and including \$500,000.
\$500,001 - \$1,000,000	\$1,117.00 for first \$500,000 plus \$1.50 for each additional \$1,000 or fraction thereof up to and including \$1,000,000.
\$1,000,001 and up	\$1,867.00 for first \$1,000,000 plus \$1 for each additional \$1,000 or fraction thereof.
Demolition Permit	\$50.00
Fence Permit	\$25.00
Sign Permit	\$25.00 minimum, \$1.00 per sq. ft.
Structure Moving Permit	\$50.00

Wayne, NE

APPENDIX M: BUILDING REGULATION AND ZONING APPLICATION FEES

<u>Building Permits</u>	<u>Fees</u>
\$0 - \$5,000	\$40.00
\$5,001 - \$25,000	\$125.00
\$25,001 - \$50,000	\$200.00
\$50,001 - \$100,000	\$325.00
\$100,001 - \$200,000	\$575.00
\$200,001 - \$300,000	\$850.00
\$300,001 - \$400,000	\$1,100.00
\$400,001 - \$500,000	\$1,400.00
\$500,001 - \$1,000,000	\$1,750.00
\$1,000,001 - \$1,500,000	\$2,500.00
\$1,500,001 and up	\$3,500.00
Curb Grinding Permit	\$50.00
Demolition Permit	
Residential & Commercial	\$75.00
Accessory Structures	\$25.00
Fence Permit	\$25.00
Sidewalk Permit	\$35.00
Moving Permit	
Primary	\$200.00
Accessory	\$50.00
<u>Zoning Applications</u>	
<u>Change of Zoning</u>	\$200.00
<u>Lot Split/Lot Line Adjustment</u>	\$150.00
<u>Special Exception</u>	\$200.00

Variance \$200.00

Subdivisions

Preliminary Plat \$100.00

Final Plat \$200