

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, July 18, 2022
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.
2. Public Hearings.
 - A. Public Hearing - Regarding the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE $\frac{1}{4}$ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel.
 1. Adjourn the Public Hearing.
 - B. Introduce and approve on its first reading Ordinance No. 2022-3042 providing for the annexation of a tract of land located north of "R" Street along West 7th Street in the NE $\frac{1}{4}$ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel.
 1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider approval of Ordinance No. 2022-3042 upon its first reading.
3. Consent Agenda.

**The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*

 - A. Approve the minutes of the July 5, 2022 regular City Council meeting.
 - B. Adopt Resolution No. 2022-04 providing for the levy of special assessments for cost of demolition to abate nuisances.
 - C. Receive and file the revised 2022-2023 budget schedule.
 - D. Receive and file the Financial Report for the period ending June 30, 2022.
 - E. Receive and file the claims for the month of June 2022, published July 15, 2022.
 - F. Receive and file the minutes of the July 11, 2022 Planning Commission meeting.

- G. Ratify the Mayor's appointment to the Airport Advisory Commission - appoint Cleo Spencer to fill the remaining term of Jeff Williams - term expire November 2022.
4. Regular Agenda.
- A. Rose Weskamp request to discuss long term water distribution system infrastructure and upgrades.
 - B. Discussion regarding a potential ballpark.
 - C. Accept and approve the McCook Swimming Pool Committee's swimming pool recommendation.
 - D. Instruct City of McCook staff to work with bond counsel and finance specialists to complete the steps necessary to construct a local option sales tax ballot question for the purpose of creating and upgrading City of McCook recreational facilities.
 - E. Consider Ordinance No. 2022-3041 providing for the annexation of a tract of land north of "R" Street and along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska, said property owned by the McCook Economic Development Corporation.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2022-3041 upon its third and final reading.
 - 3. Chairperson declaration after vote, if approved.
 - F. Council Comments.
- Adjournment.

**CITY MANAGER'S REPORT
JULY 18, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County Nebraska, said property owned by John and Elizabeth Nothnagel.

ITEM NO. 2.B. Approve Ordinance No. 2022- 3042, on its first reading, providing for the annexation of a tract of land located north of "R" Street along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel.

BACKGROUND:

The City of McCook has received a written petition from John and Elizabeth Nothnagel requesting a voluntary annexation of property they own north of West "R" Street along West 7th Street in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County Nebraska. The full legal description is included in the attached Notice of Public Hearing for a Proposed Annexation and the Notice of Public Hearing is incorporated into this report by reference. John and Elizabeth Nothnagel's request follows MEDC's voluntary annexation of property, which is located directly south of the Nothnagel lot. As discussed at prior meetings, residential development is a pressing community need and annexing both the Nothnagel property and MEDC property could help with defraying the cost of infrastructure development if Tax Increment Financing is determined to be a viable funding option per the Nebraska Community Development law.

To this end, in order to advance the development of Clary Subdivision, infrastructure must be built. Additionally, current infrastructure such as West 7th Street needs improvement. By bringing the Nothnagel and MEDC properties into McCook's city limits, there is a possibility that the TIF generated from future residential projects could offset some of the costs associated with a West 7th Street improvement project.

On July 11th, the McCook Planning Commission unanimously voted in favor of passing a resolution recommending approval of the annexation request to the McCook City Council.

APPROVALS:



Nathan A. Schneider, City Manager

July 13, 2022



Lea Ann Doak, City Clerk

July 13, 2022

EXHIBIT #1

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**NOTICE OF PUBLIC HEARING
PROPOSED ANNEXATION**

NOTICE IS HEREBY GIVEN that on July 18, 2022 at 5:30 P.M. in the City Council Chambers at the McCook Municipal Center, 505 West "C" Street, the City of McCook City Council will hold a public hearing concerning the annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is a part of the WILLOW GROVE PRECINCT, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 633.34 feet to a point, which is the Point of Beginning, thence N00°34'18"W a distance of 234.53 feet to a point, thence S85°38'09"E a distance of 116.81 feet to a point, thence Southerly along a curve having a radius of 2108.5 feet, a distance of 233.97 feet, thence N85°38'35"W a distance of 86.79 feet to the Point of Beginning. Said tract containing .53 acres more or less subject to any easement, right-of-ways and reservations of record.

All interested parties are invited to attend this public hearing at which time you will have an opportunity to be heard regarding the annexation.

Individuals requiring physical or sensory accommodations including interpreter service, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022 no later than July 15, 2022.

-s- Lea Ann Doak, City Clerk
PO Box 1059
McCook, Nebraska 69001-1059

Publish: July 8, 2022.

EXHIBIT #2

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6/28/2022

Lea Ann Doak, City Clerk
City of McCook
P.O. Box 1059
McCook, NE 69001

RE: Voluntary Annexation Petition\Request

Dear Ms. Doak:

(Names) hereby petitions the City of McCook, Nebraska to consider this request to voluntarily annex property into the City's corporate limits. I hereby affirm that the (John K Nothnagel and Elizabeth A Nothnagel) owns the property described below, for which we are requesting annexation of.

As the owner(s) of the referenced property, we would like the City Council to consider our request for annexation in order to pursue future development opportunities. The property in question, is a tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the WILLOW GROVE PRECINCT, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 633.34 feet to a point, which is the Point of Beginning, thence N00°34'18"W a distance of 234.53 feet to a point, thence S85°38'09"E a distance of 116.81 feet to a point, thence southerly along a curve having a radius of 2108.5 feet a distance of 233.97 feet, thence N85°38'35"W a distance of 86.79 feet to the Point of Beginning.

Said tract containing .53 acres more or less subject to any easement, right-of-ways and reservations of record.

Sincerely,

John K Nothnagel



Elizabeth A Nothnagel

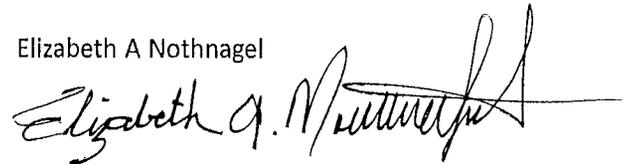
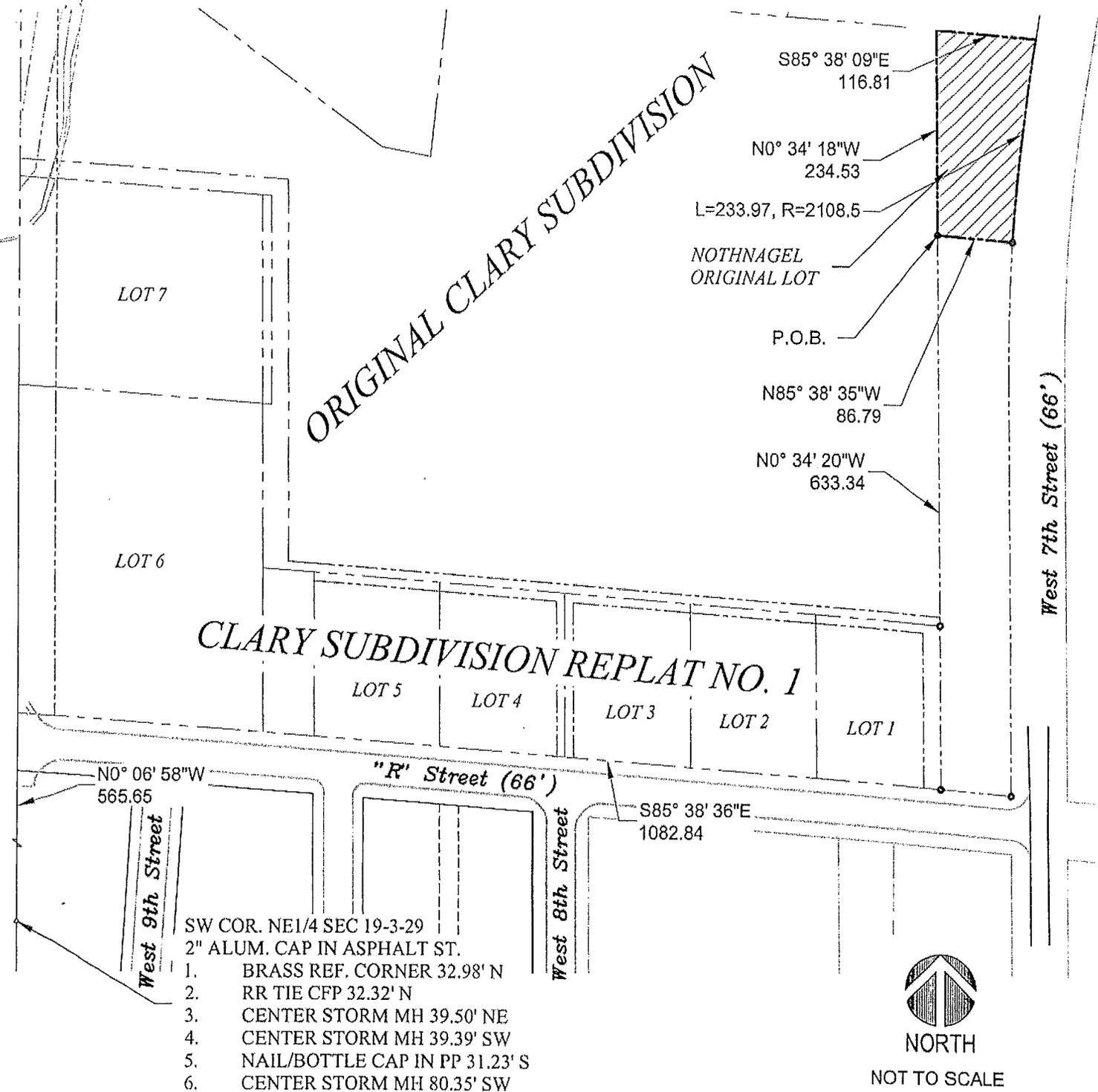


EXHIBIT #3

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- SW COR. NE1/4 SEC 19-3-29
 2" ALUM. CAP IN ASPHALT ST.
1. BRASS REF. CORNER 32.98' N
 2. RR TIE CFP 32.32' N
 3. CENTER STORM MH 39.50' NE
 4. CENTER STORM MH 39.39' SW
 5. NAIL/BOTTLE CAP IN PP 31.23' S
 6. CENTER STORM MH 80.35' SW

LEGAL DESCRIPTION

A tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the WILLOW GROVE PRECINCT, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 633.34 feet to a point, which is the Point of Beginning, thence N00°34'18"W a distance of 234.53 feet to a point, thence S85°38'09"E a distance of 116.81 feet to a point, thence southerly along a curve having a radius of 2108.5 feet a distance of 233.97 feet, thence N85°38'35"W a distance of 86.79 feet to the Point of Beginning.

Said tract containing .53 acres more or less subject to any easement, right-of-ways and reservations of record.

EXHIBIT #4

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June 22, 2022

John Nothnagel
805 Spruce Road
McCook, NE 69001

Dear John:

Per our meeting on June 9, 2022, it was great to connect with you and I appreciated the opportunity to discuss any potential concerns or issues you may have had about the North Pointe housing development project and our efforts to voluntarily annex the property along west 7th Street in order to qualify for Tax Increment Financing (TIF) for the development of the subdivision.

TIF is our main resource we have to fund the new streets, water, and sewer for the subdivision. The priority for the use of TIF proceeds is the development and expansion of West 9th, "S", and "T" Streets and infrastructure within. Our plan to offset the costs of the West 7th Street improvements is to use any additional and/or remaining funds we have. Although, we cannot guarantee the property owners along west 7th street won't have any assessments, we will do everything in our power to minimize the expense to the property owners.

MEDC is working hard to ensure the North Pointe housing development project will make a positive impact for the community and residents in the area. Thank you for taking time out of your busy schedule to come in and meet with us to discuss the North Pointe housing project. We appreciate your partnership on this project.

Sincerely,

Charlie McPherson, Executive Director
McCook Economic Development Corporation

EXHIBIT #5

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McCook Planning Commission
July 11, 2022
5:15 P.M. Central

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

Present: Chair Vosburg; Commissioners Bradley (arrived 5:18 P.M.), Davidson, Dueland, Lyons, McDowell, Mockry.

Absent: Vice Chair Hilker; Commissioners Friehe, Stevens.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 7, 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 all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the June 13, 2022, regular Planning Commission meeting.

Motion to approve the minutes of the June 16, 2022 regular Planning Commission meeting. This motion, made by McDowell and seconded by Dueland, passed.

Vosburg: YEA, Hilker: ABSENT, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

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

The City Attorney received and filed Exhibit #1 - City Manager's Report prepared for the July 11, 2022, Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Voluntary Annexation Petition/Request from John K. Nothnagel and Elizabeth A. Nothnagel (1 page); Exhibit #4 - Legal Description of the proposed annexation area (1 page); Exhibit #5 - letter from the McCook Economic Development Corporation, dated June 2, 2022, regarding request for voluntary annexation (1 page); and Exhibit #6 - Proposed Resolution No. PC2022-02 (2 pages) into evidence and took comment from city staff before opening to the public for comment.

City Manager Schneider reviewed the information presented in Exhibit #1.

With no one present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by McDowell, passed.

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

2.B. Approve Planning Commission Resolution No. PC2022-02, recommending approval of the annexation of a part Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to approve Planning Commission Resolution No. PC2022-02, recommending approval of the annexation of a part Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska. This motion, made by Vosburg and seconded by Bradley, passed.

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

2.C Discussion regarding potential City of McCook recreational projects.

City Manager presented information regarding potential City of McCook recreation projects, discussion followed.

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:00 P.M.

Lea Ann Doak
City Clerk/Recording Secretary

MCCOOK PLANNING COMMISSION

RESOLUTION NO. PC2022-02

A RESOLUTION OF THE MCCOOK PLANNING COMMISSION RECOMMENDING APPROVAL OF THE VOLUNTARY ANNEXATION OF A TRACT OF LAND LOCATED NORTH OF "R" STREET ALONG WEST 7TH STREET IN THE NE ¼ OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 29 WEST OF THE 6TH P.M. IN RED WILLOW COUNTY, NEBRASKA, WHICH IS PART OF THE WILLOW GROVE PRECINCT.

WHEREAS, at their meeting on July 11, 2022, the Planning Commission held a public hearing concerning the annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the WILLOW GROVE PRECINCT, more particularly described in Exhibit "A".

WHEREAS, this commission has reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE MCCOOK PLANNING COMMISSION AS FOLLOWS:

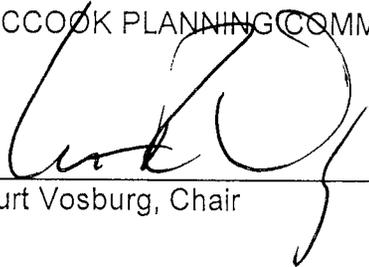
Section 1. The Commission hereby recommends approval of the annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the WILLOW GROVE PRECINCT.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED by the McCook Planning Commission this 11th day of July, 2022.

MCCOOK PLANNING COMMISSION


Kurt Vosburg, Chair

ATTEST:

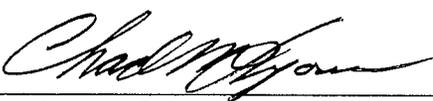
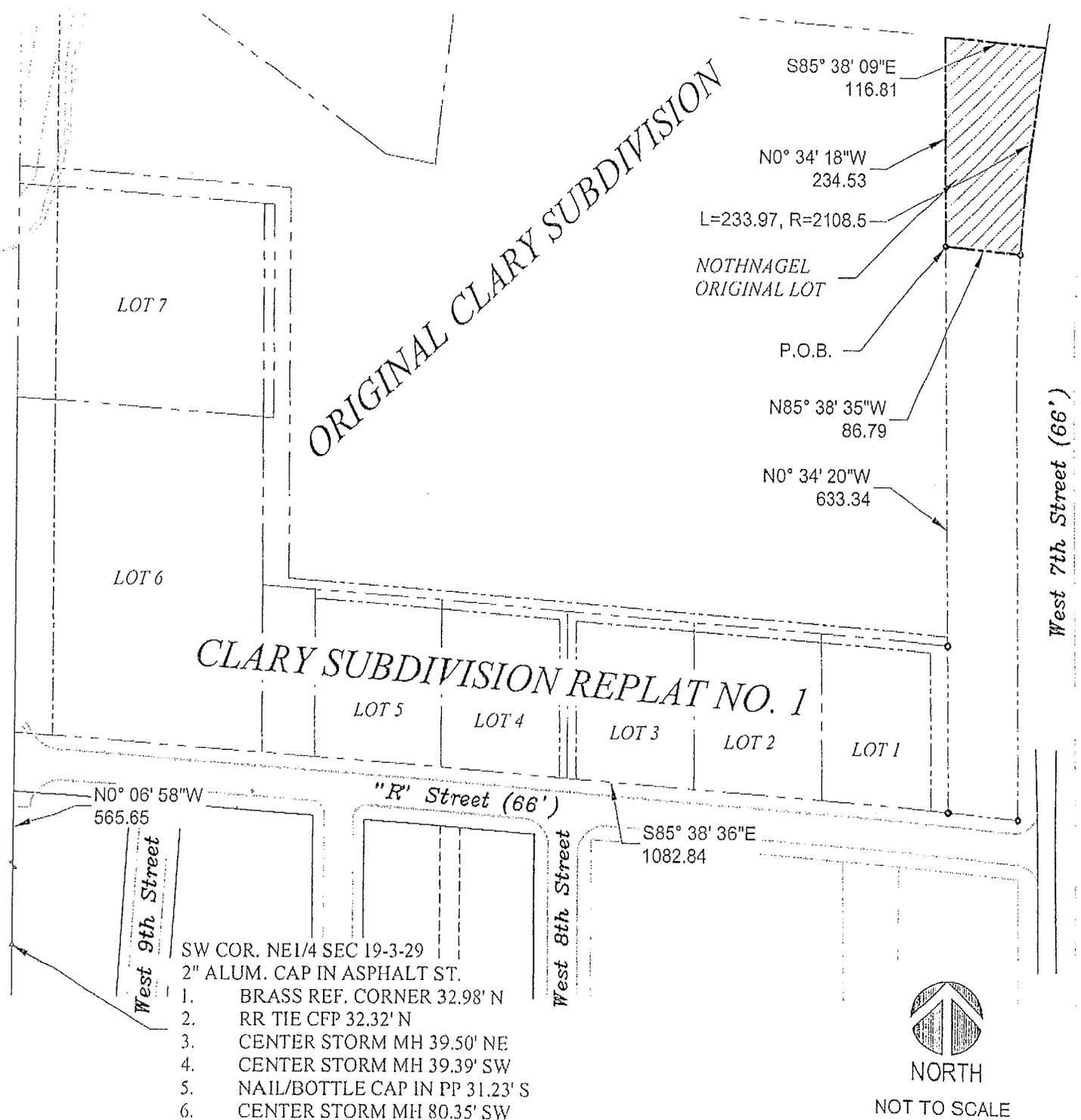

Chad Lyons, Secretary

EXHIBIT #7

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- SW COR. NE 1/4 SEC 19-3-29
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LEGAL DESCRIPTION

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Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 633.34 feet to a point, which is the Point of Beginning, thence N00°34'18"W a distance of 234.53 feet to a point, thence S85°38'09"E a distance of 116.81 feet to a point, thence southerly along a curve having a radius of 2108.5 feet a distance of 233.97 feet, thence N85°38'35"W a distance of 86.79 feet to the Point of Beginning.

Said tract containing .53 acres more or less subject to any easement, right-of-ways and reservations of record

EXHIBIT A

ORDINANCE NO. 2022-3042

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF MCCOOK, COUNTY OF RED WILLOW, STATE OF NEBRASKA, BY ANNEXING THERETO A CERTAIN TRACT OF LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF MCCOOK, NEBRASKA; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

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

SECTION 1. The following described real property is contiguous and adjacent to the City of McCook, Nebraska, is urban or suburban in nature, and has been proposed for annexation by the act, authority and acquiescence of the owners thereof:

A tract of land located in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is a part of the WILLOW GROVE PRECINCT, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 633.34 feet to a point, which is the Point of Beginning, thence N00°34'18"W a distance of 234.53 feet to a point, thence S85°38'09"E a distance of 116.81 feet to a point, thence Southerly along a curve having a radius of 2108.5 feet, a distance of 233.97 feet, thence N85°38'35"W a distance of 86.79 feet to the Point of Beginning. Said tract containing .53 acres more or less subject to any easement, right-of-ways and reservations of record.

SECTION 2. The corporate limits of the City of McCook, Nebraska, are hereby extended and increased so as to include and embrace within the corporate limits of the City of McCook, Nebraska, the territory described in SECTION 1 hereof, and such territory is hereby annexed and declared to be a part of the City of McCook, Nebraska.

SECTION 3. The real property hereby included within the corporate limits of the City of McCook and the persons residing thereon shall hereinafter be subject to all of the rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included with the City of McCook, Nebraska.

SECTION 4. The map or plat attached to this Ordinance is an accurate map of the territory annexed, and the same is hereby adopted as the official map and plat of the territory hereby annexed, which map and plat show the legal boundaries thereof.

SECTION 5. This Ordinance, with the certified copy of the official map attached hereto, shall be recorded in the office of the Clerk and Recorder of Red Willow County, Nebraska.

SECTION 6. If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be in effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be separable.

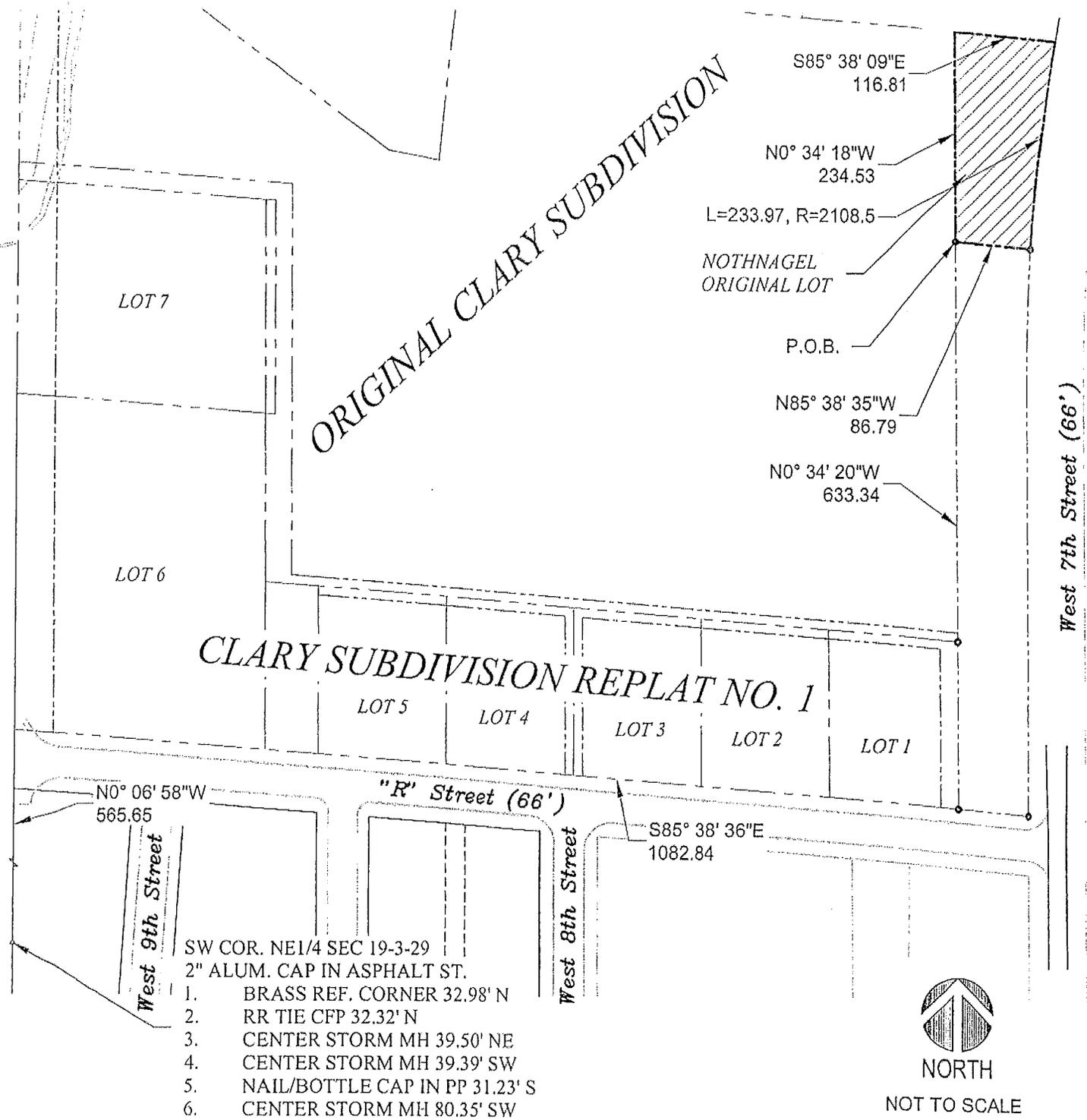
SECTION 7. This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law in its entirety or in pamphlet form, as the case may be.

PASSED AND APPROVED this ____ day of _____, 2022.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk



A tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, which is part of the WILLOW GROVE PRECINCT, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, thence N00°34'20"W a distance of 633.34 feet to a point, which is the Point of Beginning, thence N00°34'18"W a distance of 234.53 feet to a point, thence S85°38'09"E a distance of 116.81 feet to a point, thence southerly along a curve having a radius of 2108.5 feet a distance of 233.97 feet, thence N85°38'35"W a distance of 86.79 feet to the Point of Beginning.

Said tract containing .53 acres more or less subject to any easement, right-of-ways and reservations of record.

EXHIBIT A

**CITY MANAGER'S REPORT
JULY 18, 2022 CITY COUNCIL MEETING**

ITEM: 3.A.

Approve the minutes of the July 5, 2022 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2022

McCook City Council
July 5, 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, Rambali.

Absent: Councilmember Muehlenkamp.

Motion to excuse the absence of Councilmember Muehlenkamp. This motion, made by Gonzales and seconded by Weedon, passed.

Gonzales: YEA; Calvin: YEA, Weedon: YEA, Rambali: YEA

YEA: 4, NAY: 0

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Fawver, Public Works Director Potthoff, Water Superintendent Riggs; 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 June 30, 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.

Library Director Crocker updated the Council on the summer reading program. This years theme is "Oceans of Possibilities". They are averaging approximately 275 children per week. This weeks activity was a treasure hunt, she presented each councilmember a treasure chest of treats.

2. Consent Agenda.

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

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

Weedin, passed.

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

- 2.A. Approve the minutes of the June 20, 2022 regular City Council meeting and the June 27, 2022 joint City Council/Planning Commission meeting.
- 2.B. Approve the Lease and Airport Use Agreement between the City of McCook and Key Lime Air and authorize the Mayor to sign.
- 2.C. Receive and file the Property Damage Incident Form from Terry Pinkal and instruct that it be submitted to the City's insurance carrier for review and appropriate action.
- 2.D. Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Heritage Hills Golf Course, 600 Clubhouse Drive, which holds License #IB-010450, the applicant being Gregory C. Arkin.

3. Regular Agenda.

- 2.E. Approve cost for upgrades on the Water Treatment Plant (WTP) controls from Kurita America Inc. in the amount of \$88,250.00, and authorize the Mayor to sign.

Motion to approve cost for upgrades on the Water Treatment Plant (WTP) controls from Kurita America Inc. in the amount of \$88,250.00, and authorize the Mayor to sign. This motion, made by Calvin and seconded by Weedin, passed.

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

- 3.A. Presentation: Brandi Hilton Hagemann.

Ms. Hagemann introduced herself as the new Rural Prosperity Nebraska (RPN) Educator for Red Willow County. RPN is the Community Development Branch of UNL Extension. She gave a review of the programs she has to offer to the area.

- 3.B. Receive a request from the McCook Humane Society with respect to increasing the contract amount the City of McCook pays for animal services.

Joyce Anderson, Treasurer of the McCook Humane Society, and Lorie Prestes, Shelter Manager, gave an update on the Humane Society and requested a revision to their contract with the City. A revision to the contracted amount has not occurred since 2011. The City relies on the McCook Humane Society to serve as the community shelter for stray and unwanted animals. Ms. Anderson notice a majority of the animals the Humane Society cares for originate from McCook (ie. 59%). Based on the Humane Society's operating expenses related to McCook pets (ie. \$141,702.00), the city only covers 29% of the associated costs. They proposed increasing the contract amount by 2%, which would increase the monthly contract amount from the current payment of \$2,940.08/month

to \$3,690.08/month and reducing the \$12,000 utility cap to \$9,000 per year.

3.C. Discussion regarding a potential ballpark project.

Discussion was held regarding a potential ballpark project.

3.D. Discussion regarding the McCook Swimming Pool Committee's swimming pool recommendation.

Discussion was held regarding the McCook Swimming Pool Committee's swimming pool recommendation.

It was the consensus of the Council to support the recommendation of the Swimming Pool Committee - Concept 3+.

3.E. Discuss the potential annexation of properties on Ravenswood Road south of the McCook Industrial Park, and West 3rd Street east and southeast of Washington Street.

City Attorney Mustion presented information regarding the statutory requirements and associated steps necessary to annex properties. At a future meeting, staff will request directives from the Council with respect to annexing the consider properties and questions can also be addressed from the property owners at that time.

3.F. Consider on its second reading Ordinance No. 2022-3041 providing for the annexation of a tract of land located north of "R" Street along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska.

Mayor Gonzales asked the Clerk to read Ordinance No. 2022-3041 by title.

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF MCCOOK, COUNTY OF RED WILLOW, STATE OF NEBRASKA, BY ANNEXING THERETO A CERTAIN TRACT OF LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF MCCOOK, NEBRASKA; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2022-3041 has been read by title and I move to approve upon its first reading. This motion, made by Calvin and seconded by Weedin, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

3.G. Update on City of McCook Radio Project including purchase of equipment and status of connection to the statewide radio system.

Police Chief Smith gave an update of the radio project. The new radio equipment has been installed

in the dispatch center, the patrol cars, and fire equipment. The remaining issue is connecting to the statewide radio system.

3.H. Update from the City Attorney, Nathaniel J. Mustion, regarding ongoing efforts toward the establishment of a regional land bank.

City Attorney Mustion informed the Council that letters have been sent out to local municipalities requesting a meeting to ratify and finalize the Interlocal Agreement for the Southwest Nebraska Land Bank. The meeting will be held at the McCook Municipal Center upstairs training room on July 27, 2022 at 6:00 P.M.

3.I. Council Comments.

Councilmembers noted that the City and surrounding area had a safe July 4 celebration, that was helped by the recent rain.

3.J. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57.

Motion to go into executive session for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57 at 6:36 P.M. This motion, made by Calvin and seconded by Gonzales, passed.

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

Mayor Gonzales stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57. The Council will reconvene in public session following this closed session.

Police Chief Smith, City Manager Schneider, City Attorney Mustion, and City Clerk Doak were included in the closed session.

Motion to come out of executive session at 7:20 P.M. This motion, made by Calvin and seconded by Weedin, passed.

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

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 7:20 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
JULY 18, 2022 CITY COUNCIL MEETING

ITEM: 3.B.

Adopt Resolution No. 2022-04 providing for the levy of special assessments for cost of demolition to abate nuisances.

BACKGROUND:

The attached resolution provides for the levy as a special assessment the costs incurred by the City with the demolition of the property owned by William Todd Baker, located at 406 East 1st Street, and provides for filing a lien against the property. Notice has been mailed to Mr. Baker's heirs and has been published in the newspaper.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2022



Nathan A. Schneider, City Manager

July 14, 2022

RESOLUTION NO. 2022-04

FIXING ASSESSMENTS FOR DEMOLITION COSTS TO ABATE NUISANCES

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

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

<u>OWNER OF RECORD</u>	<u>LEGAL DESCRIPTION</u>	<u>ASSESSMENT AMOUNT</u>
William Todd Baker, heirs and/or anyone claiming an interest in said real estate 1502 West Fairacres Drive McCook NE 69001	Original Town Addition Block 6, Lot 10	\$27,742.58

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

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

PASSED AND APPROVED THIS 18th day of July, 2022.

-s- Michael Gonzales, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk

(SEAL)

HOUSE DEMOLITION
406 East 1st Street

Milco Environmental Services, Inc.	Asbestos Inspection	\$ 1,458.53
City of McCook Transfer Station	Disposal Fees	\$ 4,027.65
Front Range Environment Services	Asbestos removal/disposal	\$ 8,299.65
T&K Ventures	House Demolition	\$ 13,000.00
MBGS Law Office	Legal Fees	\$ 956.75

TOTAL COSTS \$ 27,742.58



Parcel Information	
Parcel ID:	000710600
Map Number	
State Geo Code	4281-00-0-00000-000-0000
Cadastral #	C1-66-85
Images	
Current Owner:	BAKER/WILLIAM TODD 1502 WEST FAIRACRES DRIVE MCCOOK, NE 69001-0000
Situs Address:	406 EAST 1ST STREET MCCOOK
Tax District:	80
School District:	S.D. #17 GEN/SPEC BLD, 73-0017
Account Type:	Residential
Legal Description:	0 3 29 ORIGINAL MCCOOK BLK 10 LOT 4
Lot Width:	50.00
Lot Depth:	140.00
Total Lot Size:	7000.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2022	\$4,900	\$4,900	\$0	\$0
2021	\$4,900	\$4,900	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2021	\$89.28	1.929606
2020	\$502.28	1.922795

2021 Tax Levy	
Description	Rate
COUNTY	0.33029400
ED UNIT #15	0.01498400
NATURAL RESOURCE	0.03678100
MID-PLAINS GEN/CAP IMP	0.07456000
S.D. #17 GEN/SPEC BLD	1.04574700
CITY OF MCCOOK GEN	0.35904400
HIGH PLAINS HISTORICAL	0.00178600
S.D. #17 BOND	0.06641000

NOTICE OF ASSESSMENT
NUISANCE ABATEMENT CHARGES

NOTICE IS HEREBY GIVEN to all persons interested, that on July 18, 2022, at the hour of 5:30 o'clock P.M., a regular meeting of the City Council will be held in the Council Chambers of said City, in the McCook Municipal Center - 505 West "C" Street, at which meeting the Council will assess the cost of the nuisance abatement on the following parcel of property located within the City of McCook, Red Willow County, Nebraska:

LEGAL DESCRIPTION

Original Town Addition
Block 6, Lot 10

OWNER OF RECORD

William Todd Baker, heirs
and/or anyone claiming an
interest in the real estate
1502 West Fairacres Drive
McCook NE 69001

That the description of said real estate is made with reference to the plats of the City of McCook as the same appear on file and of record in the office of the County Clerk of Red Willow County, Nebraska.

That at said meeting the City Council of the City of McCook, Nebraska will assess said tax upon the piece of property specifically described hereinbefore. And to that end the said City Council will at such meeting do all things in addition to such as are hereinbefore set forth as required by law.

All persons interested in said assessment may appear at such meeting and make statements or objections with reference to the validity and fairness of such assessment as the premises merit.

DATED this 18th day of July, 2022.

-s- Michael D. Gonzales, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk

Publish: July 15, 2022.

**NOTICE OF ASSESSMENT
NUISANCE ABATEMENT CHARGES**

NOTICE IS HEREBY GIVEN that on July 18, 2022, at 5:30 P.M., a regular meeting of the McCook City Council will be held in the Council Chambers, 505 West "C" Street, at which meeting the Council will assess the cost of the nuisance abatement on a parcel of property located in Block 6, Lot 10, Original Town Addition to the City of McCook, Red Willow County, Nebraska; owned by William Todd Baker, his heirs and/or anyone claiming an interest in said real estate.

All persons interested in said assessment may appear at such meeting and make statements or objections with reference to the validity and fairness of such assessment as the premises merit.

-s- Lea Ann Doak
City Clerk

Publish: July 15, 2022.

CITY MANAGER'S REPORT

~~July 18~~, 2022 MCCOOK CITY COUNCIL MEETING

ITEM 3.C. Receive and file the revised 2022-2023 budget schedule.

BACKGROUND:

The 2022-2023 budget schedule has been revised to meet the new budget process and publication requirements. Changes made were: the August 8 Special Meeting will be held at 6:30 P.M., the Special Meeting planned for August 22 or 29 is no longer needed; the Budget Hearing and consideration of the budget ordinance on its second reading will be on September 6; the third and final reading of the budget has been moved to September 19; the Joint Public Hearings, if required, has been scheduled by the County for September 27; the budget is now filed on September 30; and consideration of the resolution setting the tax request has been moved to October 3, with the resolution due to the county on October 15.

APPROVALS:



Nathan A. Schneider, City Manager

June 1, 2022



Lea Ann Doak, City Clerk

June 1, 2022

CITY OF McCOOK
REVISED BUDGET PREPARATION CALENDAR
Fiscal Year 2022 - 2023

<u>Date</u>	<u>Action</u>	<u>By Whom?</u>
June 6, 2022	Approve Budget Calendar	City Council
June 8, 2022	Initial Staff meeting to distribute forms and information to begin budget preparation	City Clerk
June 2022	Calculate cost of living percentage change for past 12 months and give to City Clerk.	City Manager
June 20, 2022	City Council budget requests	City Council
June 22, 2022	Distribute Council Member's budget item requests to appropriate department heads for pricing and comments	City Clerk
June 24 - 30, 2022	Complete revenue estimates and review with City Manager	City Clerk
June & July 2022	Review budget requests with appropriate Boards and Commissions.	City Manager Department Heads
July 1, 2022	Begin review of Water and Sewer rates (possibly Solid Waste) with Public Financial Management (PFM)	Utilities Director City Clerk City Manager
July 5, 2022	Submit Capital Outlay/Equipment requests to City Manager	Department Heads
July 5, 2022	Submit budget proposals and proposed increases, both expenditures and revenue estimates to City Clerk. Prioritize new Capital Improvement Projects and capital requests.	City Manager Department Heads
July 11 - 22, 2022	Review operating budget requests with individual departments	City Manager City Clerk Department Heads
July, 2022	Complete review of entire budget and achieve balance between revenues and expenditures.	Department Heads City Manager City Clerk
August 1, 2022	City Manager annual evaluation	City Council City Manager
August 1 - 5, 2022	Begin printing of Preliminary Budget Document	City Clerk
August 8, 2022 Special Meeting	Deliver copies of Preliminary Budget to City Council Members and Media.	City Clerk City Manager
August 8, 2022 Special Meeting 6:30 P.M.	Hold a public review meeting.	City Council and City Staff

August & September	Public Financial Management (PFM) presentation Water & Sewer Rates	City Manager City Clerk Utilities Director
August 15, 2022	Introduce Budget Ordinance, conduct first reading.	City Manager City Clerk City Council
August 20, 2022	County Assessor certifies assessed value on all taxable property	
NOT NEEDED August 22 or 29, 2022 Special Meeting	Conduct Second Reading of Budget Ordinance.	City Council
August 31 or September 1, 2022	Publish notice of budget public hearing and summary of Budget Statement and Public Hearing to change tax request from prior year.	City Clerk
September 6, 2022 Tuesday Meeting	Hold Public Hearing on budget, conduct second reading of Budget Ordinance, adjust the restrictive funds limit for the unused restricted funds authority, if necessary, and hold Public Hearing to change tax request from prior year, if necessary.	City Council
September 19, 2022	Conduct third reading and adopt Budget Ordinance.	City Council
September 27, 2022	Joint Public Hearings held	City Representative
September 30, 2022	File Budget with County and State Auditor File Interlocal Agreement report with State Auditor	City Clerk
October 3, 2022	Approve Resolution setting tax request	City Clerk
October 15, 2022	File Resolution setting tax request with the County Clerk.	City Clerk

**CITY MANAGER'S REPORT
JULY 18, 2022 CITY COUNCIL MEETING**

ITEM: 3.D.

Receive and file the Financial Report for the period ending June 30, 2022.

BACKGROUND:

The Treasurer's Report (Attachment A) gives the beginning cash balances as of October 1, 2021, plus Total (YTD) Receipts, minus Total (YTD) Disbursements, giving the ending cash balance on June 30, 2022.

Per the Banking Services Agreement with McCook National Bank, all funds are deposited into the Public Funds Account at a higher rate of interest. The bank then sweeps in increments of \$100,000 to the Primary Operating Account to cover disbursements as they clear the bank. The Payroll Account is also a sweep account and maintains a \$1,000 balance. An adjustment was made in payroll in April which will be corrected in the Payroll Account in May, making the ending balance on June 30th \$953.54.

All of the bank accounts are interest bearing, except the Payroll Account and the Purchase Account. The Purchase Account is our VISA credit card.

Attachment B gives the ending cash balances by fund as of June 30, 2022.

Attachment C is a Financial Summary of Revenue and Expense by Fund for the quarter ending June 30, 2022.

Staff is always available to address any questions that the Council may have. The Department Heads receive monthly financial reports and it is their responsibility to monitor their individual budgets. It is the bottom-line per department that is monitored. If they go over on a line item, that must adjust for it in another line item.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk-Treasurer

July 8, 2022



Nathan A. Schneider, City Manager

July 8, 2022

ATTACHMENT

A

City of McCook, Nebraska
 TREASURER'S REPORT
 Period Ending June 30, 2022 (unaudited)

Beginning Cash on Hand, October 1, 2021			
McCook National Bank - Public Funds	\$	17,042,616.65	
McCook National Bank - Primary Operating	\$	(279,443.92)	
McCook National Bank - LB840 Funds	\$	879,312.54	
McCook National Bank - Payroll	\$	1,000.00	
McCook National Bank - CRA	\$	57.93	
Purchases Account	\$	9,630.65	
Petty Cash	\$	1,000.00	
NDEQ Irrevocable Escrow	\$	83,564.97	
McCook National Bank - Pension	\$	5,212.19	
TOTAL BEGINNING CASH			\$ 17,742,951.01
Receipts:			
Taxes	\$	4,559,229.16	
Fees, Permits and Licenses	\$	351,512.73	
Intergovernmental Services	\$	1,489,831.85	
Charges - Current Services	\$	1,429,707.29	
Public Utilities	\$	2,832,803.00	
Use of Money & Property	\$	1,459,978.28	
Interfund Transfers	\$	3,631,093.65	
Other Revenue	\$	972,117.27	
Unapplied/Accounts Payable	\$	(2,693.20)	
PLUS TOTAL RECEIPTS			\$ 16,723,580.03
Disbursements:			
Personal Services	\$	5,134,556.70	
Supplies	\$	1,069,895.24	
Services & Charges	\$	5,433,428.53	
Budget Transfers	\$	2,646,333.15	
Capital Outlay	\$	1,920,828.47	
Unapplied/Accounts Payable	\$	(16.19)	
MINUS TOTAL DISBURSEMENTS			\$ 16,205,025.90
Ending Cash Balance June 30, 2022			
McCook National Bank - Public Funds	\$	17,079,654.24	
McCook National Bank - Primary Operating	\$	187,986.37	
McCook National Bank - LB840 Funds	\$	891,750.64	
McCook National Bank - Payroll	\$	1,000.00	
McCook National Bank - CRA	\$	57.93	
Petty Cash	\$	1,150.00	
Purchase Account	\$	8,305.43	
NDEQ Irrevocable Escrow	\$	84,539.86	
McCook National Bank - Pension	\$	7,060.67	
TOTAL ENDING CASH	\$	18,261,505.14	\$ 18,261,505.14

Dated: June 30, 2022

-s- Lea Ann Doak, City Clerk

ATTACHMENT B

City of McCook, Nebraska
 TREASURER'S REPORT
 CASH BALANCE BY FUNDS
 Period Ending June 30, 2022 (unaudited)

Beginning Cash on Hand, October 1, 2021	Beginning Cash	YTD Revenue	YTD Expenditures	Ending Cash
General Fund - 10	\$ 3,166,009.66	\$ 6,275,277.24	\$ 5,884,491.41	\$ 3,556,795.49
General Fund Unapplied/Accts. Payable	\$ 6,930.00	\$ (2,734.00)	\$ (16.19)	\$ 4,212.19
Street Fund - 15	\$ 562,460.09	\$ 148,726.02	\$ 2,000.00	\$ 709,186.11
Special Revenue - 20	\$ 2,225,074.50	\$ 311,427.43	\$ 1,178,090.87	\$ 1,358,411.06
Special Revenue Unapplied/Accts. Payable	\$ -		\$ -	\$ -
Debt Service - 30	\$ 395,909.07	\$ 929.00	\$ 122.84	\$ 396,715.23
Community Redevelopment Authority - 40	\$ 72,402.36	\$ 253,044.80	\$ 252,876.80	\$ 72,570.36
Economic Development Fund - 45	\$ 879,312.54	\$ 444,129.90	\$ 431,691.80	\$ 891,750.64
Pension Trust - 50	\$ 5,212.19	\$ 16,003.42	\$ 14,154.94	\$ 7,060.67
Trust & Agency - 60	\$ 331,559.78	\$ 132,147.34	\$ 101,930.57	\$ 361,776.55
Internal Service Fund - 65	\$ 361,345.20	\$ 2,031,143.20	\$ 1,624,827.02	\$ 767,661.38
Enterprise Fund - 70	\$ 8,899,188.10	\$ 6,631,068.91	\$ 6,543,775.90	\$ 8,986,481.11
Enterprise Fund Unapplied/Accts. Payable	\$ -	\$ 40.80	\$ -	\$ 40.80
Capital Improvement - 80	\$ 837,547.52	\$ 482,375.97	\$ 171,079.94	\$ 1,148,843.55
BALANCES	\$ 17,742,951.01	\$ 16,723,580.03	\$ 16,205,025.90	\$ 18,261,505.14

Dated: June 30, 2022

-s- Lea Ann Doak, City Clerk

ATTACHMENT C

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2022

10 -GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
GENERAL REVENUE	9,439,695	9,439,695	934,577.27	6,086,868.14	6,207,339.93	3,352,826.86	35.52
RESERVES/CO TREASURER BAL	<u>1,756,659</u>	<u>1,756,659</u>	<u>11,229.00</u>	<u>188,409.10</u>	<u>215,310.10</u>	<u>1,568,249.90</u>	<u>89.27</u>
TOTAL REVENUES	11,196,354	11,196,354	945,806.27	6,275,277.24	6,422,650.03	4,921,076.76	43.95
=====							
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ADMINISTRATION	762,814	762,814	43,817.90	427,142.78	404,865.60	335,671.22	44.00
PUBLICITY	8,750	8,750	199.74	2,980.51	3,325.72	5,769.49	65.94
AUDITORIUM	50,056	50,056	5,290.30	30,736.10	31,635.00	19,319.90	38.60
COUNCIL	562,228	562,228	23,172.39	180,383.80	288,433.45	381,844.20	67.92
POLICE	2,188,434	2,188,434	135,408.51	1,283,348.41	1,245,751.23	905,085.59	41.36
MUNICIPAL CENTER	117,179	117,179	7,651.75	79,479.80	76,952.04	37,699.20	32.17
FIRE	1,609,965	1,609,965	79,483.44	998,012.32	1,064,164.41	611,952.68	38.01
AMBULANCE	174,880	174,880	7,987.97	111,304.07	119,893.36	63,575.93	36.35
CIVIL DEFENSE	10,075	10,075	31.58	597.22	4,723.95	9,477.78	94.07
BUILDING & ZONING	99,604	99,604	6,806.96	68,239.49	59,019.54	31,364.51	31.49
LIBRARY	361,567	361,567	25,722.82	237,267.79	238,791.38	124,299.21	34.38
STREET	1,050,567	1,050,567	63,293.47	713,650.51	689,364.81	336,916.49	32.07
CEMETERY	236,078	236,078	12,483.19	158,072.83	139,584.04	78,005.17	33.04
PARKS	281,264	281,264	18,476.03	179,340.34	130,223.59	101,923.66	36.24
BALL PARKS	156,669	156,669	13,351.78	102,993.80	80,407.73	53,675.20	34.26
POOL	99,232	99,232	141.31	3,966.87	28,534.37	95,265.13	96.00
AIRPORT	173,619	173,619	9,148.88	101,215.40	115,164.32	72,403.60	41.70
UNEMPLOYMENT	10,000	10,000	0.00	0.00	174.00	10,000.00	100.00
UNCOLLECTABLE TAX	15,000	15,000	1,296.57	10,801.18	10,743.18	4,198.82	27.99
SENIOR CENTER	447,304	447,304	35,011.13	318,872.95	277,571.18	128,431.05	28.71
PUBLIC TRANSPORTATION	177,330	177,330	12,757.44	131,701.06	119,297.90	45,628.94	25.73
HEALTH OPERATING	787,075	787,075	65,589.50	590,305.50	529,497.00	196,769.50	25.00
RESERVES/CO TREASURER BAL	<u>656,659</u>	<u>656,659</u>	<u>0.00</u>	<u>154,078.68</u>	<u>18,205.00</u>	<u>502,580.32</u>	<u>76.54</u>
TOTAL EXPENDITURES	10,036,349	10,036,349	567,122.66	5,884,491.41	5,676,322.80	4,151,857.59	41.37
=====							
REVENUES OVER/(UNDER) EXPENDITURES	1,160,005	1,160,005	378,683.61	390,785.83	746,327.23	769,219.17	66.31

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

15 -STREET FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
STREET IMPROVEMENTS	<u>522,367</u>	<u>522,367</u>	<u>469.00</u>	<u>148,726.02</u>	<u>160,971.14</u>	<u>373,640.98</u>	<u>71.53</u>
TOTAL REVENUES	<u>522,367</u>	<u>522,367</u>	<u>469.00</u>	<u>148,726.02</u>	<u>160,971.14</u>	<u>373,640.98</u>	<u>71.53</u>
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
STREET IMPROVEMENTS	<u>522,367</u>	<u>522,367</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>520,367.00</u>	<u>99.62</u>
TOTAL EXPENDITURES	<u>522,367</u>	<u>522,367</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>520,367.00</u>	<u>99.62</u>
REVENUES OVER/(UNDER) EXPENDITURES	0	0	469.00	146,726.02	160,971.14 (	146,726.02)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2022

20 -SPECIAL REVENUE
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
FAA GRANTS	7,262	7,262	0.00	109,343.00	86,666.84 (	102,081.00)	1,405.69-
PUBLIC TRANSIT GRANTS	66,000	66,000	0.00	18,709.70	0.00	47,290.30	71.65
ACE REVENUE SHARING	30,961	30,961	19.00	9,143.00	19,728.00	21,818.00	70.47
MCCOOK RECREATIONAL TRAIL	53,979	53,979	35.00	126.00	68.00	53,853.00	99.77
CCCF GRANT-SWIMMING POOL	25,000	25,000	0.00	0.00	6,250.00	25,000.00	100.00
MCCOOK COMM FOUNDATION	0	0	0.00	0.00	25,000.00	0.00	0.00
COVID-19 CARES ACT	718,337	718,337	404.00	41,958.32	742,455.12	676,378.68	94.16
ENHANCED E911	166,497	166,497	955.00	23,623.69	19,200.64	142,873.31	85.81
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
INSURANCE REIMBURSEMENT	426,233	426,233	319.00	12,181.25	12,897.67	414,051.75	97.14
PSAP FUNDS	117,992	117,992	26,673.29	63,370.47	37,519.48	54,621.53	46.29
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
SKATE PARK IMPROVEMENTS	4,642	4,642	0.00	0.00	0.00	4,642.00	100.00
AUD/CONVEN CTR FEASIBILI	0	0	0.00	0.00	0.00	0.00	0.00
AME RESCUE PLAN ACT-ARPA	<u>1,338,028</u>	<u>1,338,028</u>	<u>199.00</u>	<u>32,972.00</u>	<u>0.00</u>	<u>1,305,056.00</u>	<u>97.54</u>
TOTAL REVENUES	2,989,716	2,989,716	28,604.29	311,427.43	949,785.75	2,678,288.57	89.58
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FAA GRANTS	7,262	7,262	14,822.20	173,937.56	66.00 (	166,675.56)	2,295.17-
PUBLIC TRANSIT GRANTS	66,000	66,000	0.00	18,709.70	0.00	47,290.30	71.65
ACE REVENUE SHARING	30,961	30,961	0.00	17,096.00	26,117.80	13,865.00	44.78
MCCOOK RECREATIONAL TRAIL	53,979	53,979	0.00	0.00	0.00	53,979.00	100.00
CCCF GRANT-SWIMMING POOL	25,000	25,000	0.00	7,031.80	0.00	17,968.20	71.87
MCCOOK COMM FOUNDATION	0	0	0.00	0.00	25,000.00	0.00	0.00
COVID-19 CARES ACT	718,337	718,337	16,666.50	333,333.82	12,232.34	385,003.18	53.60
ENHANCED E911	166,497	166,497	28,834.69	150,659.97	78,632.35	15,837.03	9.51
RAVENSWOOD RD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
INSURANCE REIMBURSEMENT	426,233	426,233	2,481.00	2,581.00	6,793.40	423,652.00	99.39
PSAP FUNDS	117,992	117,992	33,884.52	58,322.81	61,837.46	59,669.19	50.57
MUNICIPAL FACILITY CONST	34,785	34,785	0.00	0.00	0.00	34,785.00	100.00
SKATE PARK IMPROVEMENTS	4,642	4,642	0.00	0.00	0.00	4,642.00	100.00
AUD/CONVEN CTR FEASIBILI	0	0	0.00	0.00	0.00	0.00	0.00
AME RESCUE PLAN ACT-ARPA	<u>1,338,028</u>	<u>1,338,028</u>	<u>0.00</u>	<u>416,418.21</u>	<u>0.00</u>	<u>921,609.79</u>	<u>68.88</u>
TOTAL EXPENDITURES	2,989,716	2,989,716	96,688.91	1,178,090.87	210,679.35	1,811,625.13	60.60
REVENUES OVER/(UNDER) EXPENDITURES	0	0 (	68,084.62)	(866,663.44)	739,106.40	866,663.44	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

30 -DEBT SERVICE
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
AIRBASE JUDGEMENT	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	395,856	395,856	262.00	929.00	36,642.82	394,927.00	99.77
BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	395,856	395,856	262.00	929.00	36,642.82	394,927.00	99.77
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	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
GENERAL OBLIGATION	0	0	0.00	0.00	0.00	0.00	0.00
AIRBASE JUDGEMENT	0	0	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS	395,856	395,856	0.00	122.84	0.00	395,733.16	99.97
BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	395,856	395,856	0.00	122.84	0.00	395,733.16	99.97
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REVENUES OVER/(UNDER) EXPENDITURES	0	0	262.00	806.16	36,642.82 (806.16)	0.00

CITY OF MCCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2022

40 -COMMUNITY DEVELOPMENT
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	28,587.79	28,486.89	2,412.21	7.78
CITY INVESTMENTS	72,489	72,489	47.00	168.00	5,983.00	72,321.00	99.77
NORTH POINTE	30,000	30,000	8,773.21	21,508.66	22,123.52	8,491.34	28.30
CLARY VILLAGE LLC	9,500	9,500	0.00	4,561.42	4,534.21	4,938.58	51.99
MCCOOK HOTEL GROUP/COBBL	60,000	60,000	0.00	27,614.18	27,449.49	32,385.82	53.98
QUILLAN COURTS	15,000	15,000	0.00	6,420.15	16,050.94	8,579.85	57.20
MCCOOK LODGING/HOLIDAY I	134,000	134,000	45,323.83	50,620.97	50,321.38	83,379.03	62.22
NEXT GENERATION	200,000	200,000	0.00	113,563.63	108,850.83	86,436.37	43.22
N-STANT CONVENIENCE	20,000	20,000	0.00	0.00	0.00	20,000.00	100.00
BLACKWOOD ENTERPRISES	200,000	200,000	0.00	0.00	0.00	200,000.00	100.00
TOTAL REVENUES	771,989	771,989	54,144.04	253,044.80	263,800.26	518,944.20	67.22
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
KEYSTONE BUS CENTER PROJ	31,000	31,000	0.00	28,587.79	28,486.89	2,412.21	7.78
CITY INVESTMENTS	72,489	72,489	0.00	0.00	0.00	72,489.00	100.00
NORTH POINTE	30,000	30,000	21,508.66	21,508.66	17,998.55	8,491.34	28.30
CLARY VILLAGE LLC	9,500	9,500	4,561.42	4,561.42	4,534.21	4,938.58	51.99
MCCOOK HOTEL GROUP/COBBL	60,000	60,000	27,614.18	27,614.18	27,449.49	32,385.82	53.98
QUILLAN COURTS	15,000	15,000	4,316.13	6,420.15	14,303.08	8,579.85	57.20
MCCOOK LODGING/HOLIDAY I	134,000	134,000	50,620.97	50,620.97	50,321.38	83,379.03	62.22
NEXT GENERATION	200,000	200,000	0.00	113,563.63	108,850.83	86,436.37	43.22
N-STANT CONVENIENCE	20,000	20,000	0.00	0.00	0.00	20,000.00	100.00
BLACKWOOD ENTERPRISES	200,000	200,000	0.00	0.00	0.00	200,000.00	100.00
TOTAL EXPENDITURES	771,989	771,989	108,621.36	252,876.80	251,944.43	519,112.20	67.24
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(54,477.32)	168.00	11,855.83	(168.00)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

45 -ECONOMIC DEVELOPMENT FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
ECONOMIC DEVELOPMENT FUN	1,268,739	1,268,739	69,801.18	444,129.90	453,530.94	824,609.10	64.99
KEYSTONE BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
KEYSTONE BOND REDEMPTION	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,268,739	1,268,739	69,801.18	444,129.90	453,530.94	824,609.10	64.99
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
ECONOMIC DEVELOPMENT FUN	1,268,739	1,268,739	170,831.60	431,691.80	426,341.65	837,047.20	65.97
KEYSTONE BOND RESERVE	0	0	0.00	0.00	0.00	0.00	0.00
KEYSTONE BOND REDEMPTION	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,268,739	1,268,739	170,831.60	431,691.80	426,341.65	837,047.20	65.97
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(101,030.42)	12,438.10	27,189.29	(12,438.10)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

50 -PENSION TRUST
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
POLICE OFFICER DISABILIT	21,213	21,213	0.37	16,003.42	15,005.18	5,209.58	24.56
TOTAL REVENUES	21,213	21,213	0.37	16,003.42	15,005.18	5,209.58	24.56
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
POLICE OFFICER DISABILIT	21,213	21,213	1,572.83	14,154.94	14,155.47	7,058.06	33.27
TOTAL EXPENDITURES	21,213	21,213	1,572.83	14,154.94	14,155.47	7,058.06	33.27
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(1,572.46)	1,848.48	849.71	(1,848.48)	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

60 -AGENCY FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
PERPETUAL CARE	157,271	157,271	555.00	6,221.00	3,640.00	151,050.00	96.04
SENIOR CENTER CONTRIBUTIO	65,064	65,064	408.00	7,911.25	11,612.66	57,152.75	87.84
SCHOOL	8,050	8,050	0.00	6,725.00	6,340.00	1,325.00	16.46
FIRE CONTRIBUTIONS	5,228	5,228	3,774.11	643.06	490.20	4,584.94	87.70
LIBRARY MEMORIAL	38,714	38,714	0.00	21,890.00	8,349.07	16,824.00	43.46
COMMUNITY BETTERMENT	141,634	141,634	8,225.62	74,096.99	76,076.15	67,537.01	47.68
DARE CONTRIBUTIONS	3,152	3,152	0.00	434.66	400.00	2,717.34	86.21
PUBLIC WORKS CONTRIBUTION	6,365	6,365	0.00	0.00	629.00	6,365.00	100.00
AMBULANCE CONTRIBUTIONS	9,246	9,246	0.00	11,700.00	3,900.00 (	2,454.00)	26.54-
COMMUNITY PARAMEDIC PROG	4,316	4,316	0.00	0.00	0.00	4,316.00	100.00
POLICE CONTRIBUTIONS	2,771	2,771	0.00	2,525.38	1,317.89	245.62	8.86
TOTAL REVENUES	441,811	441,811	12,962.73	132,147.34	112,754.97	309,663.66	70.09
	=====	=====	=====	=====	=====	=====	=====
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
PERPETUAL CARE	157,271	157,271	0.00	0.00	0.00	157,271.00	100.00
SENIOR CENTER CONTRIBUTIO	65,064	65,064	0.00	1,571.96	12,555.88	63,492.04	97.58
SCHOOL	8,050	8,050	0.00	6,725.00	6,340.00	1,325.00	16.46
FIRE CONTRIBUTIONS	5,228	5,228	0.00	1,497.61	0.00	3,730.39	71.35
LIBRARY MEMORIAL	38,714	38,714	1,037.40	12,932.88	17,771.93	25,781.12	66.59
COMMUNITY BETTERMENT	141,634	141,634	5,833.00	74,009.00	53,640.00	67,625.00	47.75
DARE CONTRIBUTIONS	3,152	3,152	0.00	1,194.12	1,061.04	1,957.88	62.12
PUBLIC WORKS CONTRIBUTION	6,365	6,365	0.00	0.00	712.00	6,365.00	100.00
AMBULANCE CONTRIBUTIONS	9,246	9,246	0.00	4,000.00	0.00	5,246.00	56.74
COMMUNITY PARAMEDIC PROG	4,316	4,316	0.00	0.00	0.00	4,316.00	100.00
POLICE CONTRIBUTIONS	2,771	2,771	0.00	0.00	1,481.88	2,771.00	100.00
TOTAL EXPENDITURES	441,811	441,811	6,870.40	101,930.57	93,562.73	339,880.43	76.93
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	0	0	6,092.33	30,216.77	19,192.24 (	30,216.77)	0.00

CITY OF MCCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

65 -INTERNAL SERVICE FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
FLEX DEPENDENT CARE	11,994	11,994	384.00	3,188.34	2,653.93	8,805.66	73.42
FLEX - MEDICAL	65,297	65,297	2,812.92	26,903.12	24,912.13	38,393.88	58.80
SELF INSURED HEALTH INSUR	<u>2,588,281</u>	<u>2,588,281</u>	<u>249,944.86</u>	<u>2,001,051.74</u>	<u>1,611,461.45</u>	<u>587,229.26</u>	<u>22.69</u>
TOTAL REVENUES	<u>2,665,572</u>	<u>2,665,572</u>	<u>253,141.78</u>	<u>2,031,143.20</u>	<u>1,639,027.51</u>	<u>634,428.80</u>	<u>23.80</u>
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
FLEX DEPENDENT CARE	11,994	11,994	576.00	3,534.42	3,644.07	8,459.58	70.53
FLEX - MEDICAL	65,297	65,297	5,305.97	33,524.89	27,466.45	31,772.11	48.66
SELF INSURED HEALTH INSUR	<u>2,588,281</u>	<u>2,588,281</u>	<u>199,317.33</u>	<u>1,587,767.71</u>	<u>1,577,212.12</u>	<u>1,000,513.29</u>	<u>38.66</u>
TOTAL EXPENDITURES	<u>2,665,572</u>	<u>2,665,572</u>	<u>205,199.30</u>	<u>1,624,827.02</u>	<u>1,608,322.64</u>	<u>1,040,744.98</u>	<u>39.04</u>
REVENUES OVER/(UNDER) EXPENDITURES	0	0	47,942.48	406,316.18	30,704.87 (	406,316.18)	0.00

CITY OF McCOOK
STATEMENT OF REVENUES - BUDGET VS. ACTUAL
AS OF: JUNE 30TH, 2022

70 -ENTERPRISE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
<u>REVENUE SUMMARY</u>							
SOLID WASTE-LANDFILL POST	0	0	0.00	0.00	0.00	0.00	0.00
SOLID WASTE - RECYCLING	360,800	360,800	9,153.60	71,717.34	67,451.04	289,082.66	80.12
SOLID WASTE - COLLECTION	955,830	955,830	69,556.67	621,071.14	603,999.12	334,758.86	35.02
SOLID WASTE - TRANSFER ST	1,293,095	1,293,095	98,093.31	784,810.97	748,167.08	508,284.03	39.31
LANDFILL RESERVE	786,644	786,644	6,748.00	57,992.00	57,075.00	728,652.00	92.63
SOLID WASTE - DISPOSAL	357,996	357,996	25,788.91	254,917.59	215,962.65	103,078.41	28.79
WATER MAINTENANCE & OPERA	4,458,576	4,458,576	242,359.45	1,730,752.92	1,721,337.60	2,727,823.08	61.18
WATER BOND & INTEREST RED	1,383,272	1,383,272	37,356.00	331,198.00	386,102.37	1,052,074.00	76.06
WATER CAPITAL - REPLACEME	3,913,215	3,913,215	28,329.00	247,453.00	245,654.00	3,665,762.00	93.68
WATER CAPITAL - DEVELOPME	0	0	0.00	0.00	0.00	0.00	0.00
WATER QUALITY SOLUTION	170,527	170,527	117.02	447.86	279.15	170,079.14	99.74
SEWER MAINTENANCE & OPERA	2,669,422	2,669,422	147,517.12	1,209,751.03	1,140,463.49	1,459,670.97	54.68
SEWER BOND & INTEREST RES	122,212	122,212	80.00	285.00	155.00	121,927.00	99.77
SEWER CAPITAL - REPLACEME	2,789,990	2,789,990	36,066.00	366,331.00	322,393.00	2,423,659.00	86.87
SEWER CAPITAL - DEVELOPME	1,356	1,356	1.00	2.00	0.00	1,354.00	99.85
COMBINED UTILITIES	700,325	700,325	0.00	0.00	0.00	700,325.00	100.00
ELECTRIC UTILITY	1,330,000	1,330,000	89,643.30	954,339.06	962,158.01	375,660.94	28.25
TOTAL REVENUES	21,293,260	21,293,260	790,809.38	6,631,068.91	6,471,197.51	14,662,191.09	68.86

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
SOLID WASTE-LANDFILL POST	14,550	14,550	150.00	6,697.94	4,452.75	7,852.06	53.97
SOLID WASTE - RECYCLING	387,706	387,706	8,284.58	80,476.82	79,822.37	307,229.18	79.24
SOLID WASTE - COLLECTION	955,830	955,830	63,748.56	581,609.61	616,053.67	374,220.39	39.15
SOLID WASTE - TRANSFER ST	1,251,639	1,251,639	88,367.20	777,658.04	693,948.81	473,980.96	37.87
LANDFILL RESERVE	786,644	786,644	0.00	0.00	0.00	786,644.00	100.00
SOLID WASTE - DISPOSAL	357,996	357,996	25,788.91	256,167.59	217,212.65	101,828.41	28.44
WATER MAINTENANCE & OPERA	4,458,576	4,458,576	222,799.09	1,644,275.47	1,614,211.26	2,814,300.53	63.12
WATER BOND & INTEREST RED	1,383,272	1,383,272	22,532.53	445,771.46	532,413.91	937,500.54	67.77
WATER CAPITAL - REPLACEME	3,913,215	3,913,215	21,713.89	538,594.30	182,143.92	3,374,620.70	86.24
WATER CAPITAL - DEVELOPME	0	0	0.00	0.00	0.00	0.00	0.00
WATER QUALITY SOLUTION	170,527	170,527	0.00	0.00	0.00	170,527.00	100.00
SEWER MAINTENANCE & OPERA	2,669,422	2,669,422	97,709.57	965,495.16	896,938.04	1,703,926.84	63.83
SEWER BOND & INTEREST RES	122,212	122,212	0.00	0.00	0.00	122,212.00	100.00
SEWER CAPITAL - REPLACEME	2,789,990	2,789,990	0.00	292,690.45	511,628.69	2,497,299.55	89.51
SEWER CAPITAL - DEVELOPME	1,356	1,356	0.00	0.00	0.00	1,356.00	100.00
COMBINED UTILITIES	700,325	700,325	0.00	0.00	0.00	700,325.00	100.00
ELECTRIC UTILITY	1,330,000	1,330,000	89,643.30	954,339.06	962,158.01	375,660.94	28.25
TOTAL EXPENDITURES	21,293,260	21,293,260	640,737.63	6,543,775.90	6,310,984.08	14,749,484.10	69.27
REVENUES OVER/(UNDER) EXPENDITURES	0	0	150,071.75	87,293.01	160,213.43	(87,293.01)	0.00

CITY OF McCOOK
 STATEMENT OF REVENUES - BUDGET VS. ACTUAL
 AS OF: JUNE 30TH, 2022

80 -CAPITAL IMPROVEMENTS FUND
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
REVENUE SUMMARY							
CAPITAL IMPROVE 2018	1,035,782	1,035,782	53,752.33	481,425.97	455,730.97	554,356.03	53.52
CAPITAL IMPROVE PRE 2018	<u>440,707</u>	<u>440,707</u>	<u>280.00</u>	<u>950.00</u>	<u>605.00</u>	<u>439,757.00</u>	<u>99.78</u>
TOTAL REVENUES	<u>1,476,489</u>	<u>1,476,489</u>	<u>54,032.33</u>	<u>482,375.97</u>	<u>456,335.97</u>	<u>994,113.03</u>	<u>67.33</u>
	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
CAPITAL IMPROVE 2018	1,035,782	1,035,782	18,698.83	156,064.37	311,266.61	879,717.63	84.93
CAPITAL IMPROVE PRE 2018	<u>440,707</u>	<u>440,707</u>	<u>0.00</u>	<u>15,015.57</u>	<u>185,487.25</u>	<u>425,691.43</u>	<u>96.59</u>
TOTAL EXPENDITURES	<u>1,476,489</u>	<u>1,476,489</u>	<u>18,698.83</u>	<u>171,079.94</u>	<u>496,753.86</u>	<u>1,305,409.06</u>	<u>88.41</u>
REVENUES OVER/(UNDER) EXPENDITURES	0	0	35,333.50	311,296.03 (	40,417.89)(	311,296.03)	0.00

**CITY MANAGER'S REPORT
JULY 18, 2022 CITY COUNCIL MEETING**

ITEM: **3.E.**

Receive and file the claims for the month of June 2022, published July 15, 2022.

BACKGROUND:

Claims are presented to the Council and published each month as outlined in the City Code of Ordinances.

Staff is always available to address any questions that the Council may have regarding a specific claim.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2022

CITY OF MCCOOK
CLAIMS FOR JUNE 2022

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

20/20 TECHS-SC 4265.00; 7-D LOCKSHOP-S 248.05; 911 CUSTOM, LLC-S 1091.00; ACE-S 1909.37; ADAPTABLE TOWING & RECOVERY-SC 304.00; AKRS-S 2843.79; AL'S LOCK & SAFE-S 365.00; ALMENA STATE BANK-SC 27614.18; AMERICAN AG LAB-SC 2797.66; AMERICAN ELECTRIC-S 203.00; AMERICAN LEGAL-SC 203.00; AMERICAN NATIONAL BANK-SC 50620.97; AMERITAS-DENTAL-SC 390.26; AMERITAS-CLAIMS-SC 4319.35; ANYTIME TRI-STATE TOWING-SC 875.00; ARROW CAR WASH-S 69.53; BAUM HYDRAULICS-S 34.50; BETTER HOMES & GARDENS-S 36.28; BLACK HILLS ENERGY-SC 2732.80; BOUTIQUE AIR-S 200.00; BW TELECOM-SC 144.14; C&K-S 452.91; CAMBRIDGE TELEPHONE-SC 234.12; CARQUEST-S 3773.77; CASH WA-S 14296.65; CDW-G-SC 209.00 ; CENTURY LINK-SC 1159.88; N. CHITWOOD-SC 90.00; CITY OF MCCOOK-PS 381763.12; CITY SELF INS-BT 173258.00; UTILITIES-SC 11050.85; CLIA LABS-SC 180.00; COMMON SCENTS-S 476.00; COMPUTER SUPPLIES & SRVS-S 544.81; CONSOLIDATED MGMT-SC 383.20; CORNHUSKER CLEANING SUPPLY-S 201.68; J. CROCKER-SC 63.75, S 36.98; CROELL-CO 2535.00; CULLIGAN-S 46.20; D & L PEST CONTROL-S 335.00; D & S HARDWARE-S 2622.64; DAS STATE ACCTG-SC 896.00, S 22.00; DEMCO-S 155.41; DEVENY-S 283.93; DIAMOND LAKE BOOKS-S 228.25; DIAMOND VOGEL-S 300.99; L. DOAK-SC 173.44; DULTMEIER SALES-S 443.04; EAKES-S 2775.90; ESC ENGINEERING-SC 2730.00; FARRELL'S-S 84.64; FASTENAL-S 429.21; FICA-PS 19204.27; FORCE EQUIP-S 811.88; FRENCHMAN VALLEY COOP-S 22443.69; FRONTIER COMM-SC 34.19; FUSION CLOUD-SC 89.21; GALLS-S 469.98; GARRISONS-S 50.00; GARVER-SC 14822.20; GEO-COMM-SC 4622.00; GILLEN'S CARPET CLEANING-SC 4447.26; GILMORE & BELL-CO 18470.00; GOOGLE SVCS-SC 486.00; GREAT PLAINS COMM-SC 836.58; HAIL VARSITY-S 29.99; HENNING BROS-SC 59.00; HIGH PLAINS RADIO-SC 58.00; HOMETOWN LEASING-SC 1482.43; HUSKERS ILLUSTRATED-S 64.95; IDEAL LINEN-S 247.41; INDUSTRIAL PROCESS TECH-CO 26862.00; INLAND TRUCK-S 290.78; IPMA-HR-SC 289.50; J BAR J LANDFILL-SC 47415.71; M. JORDAN-SC 75.00; K & C GRAIN-S 62252.67; K-C MOTOR &

ELEC-S 286.86; K MESSNER-QUILLAN COURTS-SC 4316.13; KIDS REFERENCE CO-S 115.81; E. KNEDLIK-S 50.00; KOHL'S AUTO-S 262.31; KOMLINE-SANDERSON ENG-S 2325.40; K. KORGAN-S 75.00; LAKESIDE SAND & GRAVEL-SC 1897.50; K. LARSON-SC 173.44; LEAGUE OF NE MUN-SC 754.00; R. LEONARD-SC 116.70; LIFE-ASSIST-S 1319.92; LINCOLN WINWATER WORKS-S 1092.04; LYNN PEAVEY CO-S 166.92; MACQUEEN EQ-S 1691.18; MARIS GEN CONST-S 122.00; MBSM&S-SC 5942.45; MC GAZETTE-SC 1746.70; MC HUMANE SOCIETY-S 3389.87; MPPD-SC 628.48; MC NET-SC 69.95; MCKESSON MEDICAL-S 696.35; MEDICARE-PS 5315.35; MENARDS-S 255.25; MICHAEL TODD & CO-S 978.75, SC 607.33; MICROMARKETING-S 2243.08; MIDAMERICA BOOKS-S 138.27; MIDWEST CONNECT-S 384.60, SC 1771.94; MIGHTY DUCTS-S 375.00; MILLER & ASSOC-S 10.00; ; MNB INS-SC 50.00; MUNICIPAL SUPPLY-S 4480.73; MUTUAL OF OMAHA-SC 672.59; MYERS CONST-CO 11011.33; NASC-SC 90.00; NATP-SC 75.00; NE DEPT OF ENVIR & ENERGY-SC 22682.53; NE DEPT OF HEALTH LABS-SC 16.00; NE DEPT REV-SALES TAX-SC 9170.70; NE LIBRARY COMMISSION-SC 840.00; NE SAFETY & FIRE EQ-S 247.00; NE LAW ENFORCEMENT INTEL-SC 757.00; NEBRASKALAND TIRE-S 384.24; NEMSA-SC 45.00; NE EMERGENCY SERVICES-SC 200.00; NEW LIFE CHRISTIAN BOOKS-S 160.00; NICK'S DIST-SC 452.97, S 1266.19; NE MACHINERY-S 109.37; NORTHERN TOOL-S 1959.23; NPPD-SC 31191.76; NSVFA-SC 467.00; O'REILLY-S 60.60; ODEYS INC-S 77.22; ONE CALL-SC 106.78; PAPER TIGER-S 90.00; PAULSEN INC-S 915.51; PETROTEK-SC 8576.84; N. PICK-S 20.50; PLATTE VALLEY COMM-S 310.00; POSITIVE PROMOTIONS-SC 148.79; PRAISE WINDOWS, INC-S 2010.00; QUADIENT FINANCE USA-SC 762.85, S 237.15; QUALITY URGENT CARE-SC 589.00; QUICK MED-SC 1002.66; QUILL-S 53.99; RADAR ROAD-S 245.00; RED WILLOW COUNTY HEALTH DEPT-SC 75.00; RJ THOMAS MFG CO-SC 2223.00; RUGGLES-SC 1537.00; RUTT'S HEATING & AC-S 1902.75; SANDRY FIRE SUPPLY-S 213.75; SCHINDLER ELEVATOR CO-S 460.50; SAYLER SCREENRINTING-S 92.50; SEHNERT'S-SC 69.25; B. SIEGFRIED-SC 439.61; SOUTHWEST FARM & AUTO-S 1125.42; M. STARK-SC 90.00; STATE OF NE-SC 30.00; STRYKER MEDICAL-S 141.01; SWANSON SIGN-SC 105.00; TASTE OF HOME-S 27.80; TELEFLEX-S 1355.00; THE PIT CREW-S 577.74; TITAN MACHINERY-S 1028.61; TREE REBATES-S 225.00; TK ELEVATOR-SC 349.11; TOTAL TURF-S 110.15; UMR-SC 199157.74; UNION BANK & TRUST-SC 604070.00; USPS-SC 296.00; US FOODS-S 1999.60; UTILITY REFUNDS-390.09; USA BLUEBOOK-S 259.47; VAN DIEST SUPPLY-S 1469.88; VERIZON-SC 2328.82; VK ELECTRONICS-S 350.00; VOLZ-S

209.00; W DESIGN-SC 5245.00, CO 5152.50; WAGNER FORD-S 852.39; WALMART-S
2064.04; WEATHERCRAFT-S 2064.00; WESTSIDE WELDING-S 85.50; ZOLL MEDICAL-S
409.18.

-s- Lea Ann Doak
City Clerk

Publish: July 15, 2022

CITY MANAGER'S REPORT
JULY 18, 2022 CITY COUNCIL MEETING

ITEM: 3.F.

RECOMMENDATION:

Receive and file the minutes of the July 11, 2022 Planning Commission meeting.

BACKGROUND:

Receive minutes from the various board and commission meetings.

FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2022

McCook Planning Commission
July 11, 2022
5:15 P.M. Central

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

Present: Chair Vosburg; Commissioners Bradley (arrived 5:18 P.M.), Davidson, Dueland, Lyons, McDowell, Mockry.

Absent: Vice Chair Hilker; Commissioners Friehe, Stevens.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 7, 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 all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the June 13, 2022, regular Planning Commission meeting.

Motion to approve the minutes of the June 16, 2022 regular Planning Commission meeting. This motion, made by McDowell and seconded by Dueland, passed.

Vosburg: YEA, Hilker: ABSENT, Bradley: ABSENT, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, said property owned by John and Elizabeth Nothnagel, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Dueland, passed.

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

The City Attorney received and filed Exhibit #1 - City Manager's Report prepared for the July 11, 2022, Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Voluntary Annexation Petition/Request from John K. Nothnagel and Elizabeth A. Nothnagel (1 page); Exhibit #4 - Legal Description of the proposed annexation area (1 page); Exhibit #5 - letter from the McCook Economic Development Corporation, dated June 2, 2022, regarding request for voluntary annexation (1 page); and Exhibit #6 - Proposed Resolution No. PC2022-02 (2 pages) into evidence and took comment from city staff before opening to the public for comment.

City Manager Schneider reviewed the information presented in Exhibit #1.

With no one present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by McDowell, passed.

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

2.B. Approve Planning Commission Resolution No. PC2022-02, recommending approval of the annexation of a part Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to approve Planning Commission Resolution No. PC2022-02, recommending approval of the annexation of a part Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska. This motion, made by Vosburg and seconded by Bradley, passed.

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

2.C Discussion regarding potential City of McCook recreational projects.

City Manager presented information regarding potential City of McCook recreation projects, discussion followed.

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:00 P.M.

Lea Ann Doak
City Clerk/Recording Secretary

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

ITEM: **3.G.**

RECOMMENDATION:

Ratify the Mayor's appointment to the:

- Airport Advisory Commission - appoint Cleo Spencer to fill the remaining term of Jeff Williams - term expire November 2022;

BACKGROUND:

The appointee has been contacted and agrees to serve on this commission.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 14, 2022

AIRPORT ADVISORY COMMISSION

DAVID PFEFFER
902 Airport Road - PO Box 274
Appointed April 2016 (Replaced Doug Vap)
Reappointed - October 2020
Term Expires - November 2023
d.pfeffer7829@gmail.com

345-5547 (H)
340-7829 (C)

TREVOR TAYLOR
904 W. 4th Street
Appointed - August 2013 (Replaced Ken Allen)
Reappointed - October 2020
Term Expires - November 2023
tmtaylor98@gmail.com

340-0131 (C)

GRIFF MALLECK
Red Willow Aviation (FBO)
PO Box 444
Reappointed - September 2020
Term Expires - November 2023
gmalleck@mccooknet.com

345-3635 (O)
345-3207 (H)
345-3689 (F)
340-1294 (C)

DICK TRAIL*
201 West "M" Street
Appointed - September 2013 (Replaced Wally Hampton)
Reappointed May 2017
Term Expires - November 2022
dickt@swnebr.net

345-5181 (H)
340-7689 (C)

CLEO SPENCER
Red Willow Aviaton
PO Box 444
McCook, NE 69001
Appointed - July 2022 (Replaced Jeff Williams)
Term Expires - November 2022

(208)293-7848(C)

DOUG SKILES
PO Box 36
Appointed - November 2005
Reappointed - February 2022
Term Expires - November 2024
dskiles@slbwcpa.com

345-5100 (O)
345-2342 (H)
345-2943 (F)

MIKE KUGLER
#13 Sandpiper
Reappointed - February 2022
Term Expires - November 2024
mkugler@kuglercompany.com

345-2280 (O)
345-7006 (H)
345-7756 (F)

*Denotes Chairperson
3 yr. terms

CITY MANAGER'S REPORT
July, 18 2022 CITY COUNCIL MEETING

ITEM: 4.A.

Rose Weskamp request to discuss long term water distribution system infrastructure and upgrades.

BACKGROUND:

The Water Dept received a phone call from Rose Weskamp inquiring about discolored water at her residence on Norris Avenue. After discussion with Rose, we decided to take a tour of our water treatment plant and discuss the issue further.

Our infrastructure is aging, and our team does what we can to replace and maintain the distribution system. Discolored water is caused by high flows and for the most part is seasonal (spring, early summer). We have received no complaint calls since the 1st week in June.

FISCAL IMPACT: None

APPROVALS:



Pat Fawver, Utilities Director

7-14-2022

Date



Nate Schneider, City Manager

7/14/2022

Date



Lea Ann Doak, City Clerk

7-14-22

Date



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

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

TOPIC FOR CONSIDERATION FOR CITY COUNCIL AGENDA

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

Name: Rose Weskamp
 Address: 1307 Norris Avenue
 Telephone Number: 530-448-2107
 Email Address: roseweskamp@gmail.com
 Date of Request: 6/20/2022

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

Discuss long term infrastructure upgrade of water lines. I have toured the treatment facility & would like to propose a plan to eventually change out all cast iron pipe to eradicate sediments & orange colored water. Thank you.

For Administrative Purposes:

Date Request Received: _____ Received by: _____

Action Taken: _____

Follow-Up Needed: _____

Signed: _____ Date: _____



**CITY MANAGER'S REPORT
JULY 18, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.B Discussion regarding a potential ballpark project.

BACKGROUND:

Staff has placed this item on the agenda to continue discussions regarding a potential ballpark project. The City Manager's Report from July 5, 2022 regarding a potential ballpark project has been attached to this report for reference.

APPROVALS:



July 13, 2022

Nathan A. Schneider, City Manager



July 13, 2022

Lea Ann Doak, City Clerk



July 13, 2022

Kyle Potthoff, Public Works Director

**CITY MANAGER'S REPORT
JULY 5, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.C Discussion regarding a potential ballpark project.

BACKGROUND:

The City of McCook has been working with local partners, such as the Community Hospital; Mid-Plains Community College; McCook Community Foundation; McCook Public School District; the McCook Legion Baseball Association; and the Ed Thomas YMCA, to determine if a ballpark project is feasible for our community. The consortium has been in contact with a potential donor to help serve as a catalyst for the potential project.

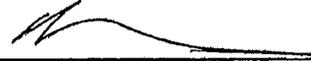
Currently, the Jaycees Sports Complex serves as the home for McCook's baseball and softball teams and it has held that distinction since the 1970's. While the Jaycees Sports Complex has served McCook's ballpark users well over the years, the facility is in need of major improvements. Additionally, due to the limited number of fields, scheduling conflicts have become a difficult problem for the City of McCook and the ballpark users to overcome. Another consideration given by the group in regard to a potential ballpark project is the improved quality of life such a venue could offer area residents, as well as the additional economic benefits that could flow from its creation and use.

Over the course of the past year, the group has met numerous times to discuss a ballpark project. Topics considered during these meetings have included the needs of each of the ballpark users, preferred amenities, possible locations for a facility, joint responsibility for the operation and maintenance of a ballpark, additional green space opportunities, and realistic funding options, among other necessary considerations.

As the McCook City Council considers whether or not to move forward with a potential swimming pool project, the City of McCook staff members would like to have a related discussion regarding the addition of a ballpark facility as a potential community funded project. Recreational projects are springing up in municipalities throughout Nebraska. Many communities, such as Sidney, Chadron, Seward, Nebraska City, and Beatrice, have determined that an increase to their voter approved Local Option Sales Tax revenue is the best method to provide funds for the additional projects without causing harm to the services they currently offer. This upcoming November, communities such as North Platte and Scottsbluff will consider whether to implement an additional .5% sales tax to fund their communities' recreational projects.

Staff would like to hold a discussion to determine funding preferences, and in particular, staff would like the McCook City Council to provide direction regarding a joint recreational bond, said bond to include partial funding for both a pool project and a ballpark project. Grant opportunities and donations would also be a part of the overall funding package for both projects.

APPROVALS:



June 29, 2022

Nathan A. Schneider, City Manager



June 29, 2022

Lea Ann Doak, City Clerk



June 29, 2022

Kyle Potthoff, Public Works Director

**CITY MANAGER'S REPORT
JULY 18, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.C Accept and approve the McCook Swimming Pool Committee's swimming pool recommendation.

BACKGROUND:

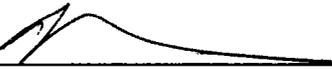
At the June 6, 2022 McCook City Council meeting, Grant Norgaard, Chairperson of the McCook Swimming Pool Committee, presented a recommendation to the McCook City Council regarding the Committee's preferred pool concepts. The Committee has selected an option that provides recreational amenities as well as competitive lap lanes. The original concepts that contained both of these options exceeded \$6,200,000. After altering the design of the slide and downsizing the size of the entry space needed for a slide entrance, the estimated construction cost was decreased to \$6,000,000.

At the June 18, 2022 McCook City Council meeting, Paul Grieger presented various scenarios for funding a swimming pool project through the implementation of an additional one-half percent sales tax under the provisions of Nebraska's Local Option Sales Tax law.

At the July 5th, 2022 McCook City Council meeting, the McCook City Council discussed the Committee's recommendation.

The McCook City Council will determine whether to accept the recommendation of the McCook Swimming Pool Committee. If the recommendation is accepted and approved, steps can be taken to move a potential pool project forward.

APPROVALS:



Nathan A. Schneider, City Manager

July 13, 2022



Lea Ann Doak, City Clerk

July 13, 2022



Kyle Potthoff, Public Works Director

July 13, 2022

**CITY MANAGER'S REPORT
JULY 5, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.D Discussion regarding the McCook Swimming Pool Committee's swimming pool recommendation.

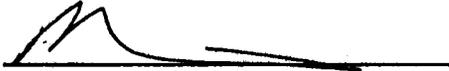
BACKGROUND:

At the June 6, 2022 McCook City Council meeting, Grant Norgaard, Chairperson of the McCook Swimming Pool Committee, presented a recommendation to the McCook City Council regarding the Committee's preferred pool concepts. The Committee has selected an option that provides recreational amenities as well as competitive lap lanes. The original concepts that contained both of these options exceeded \$6,200,000. After altering the design of the slide and downsizing the size of the entry space needed for a slide entrance, the estimated construction cost was decreased to \$6,000,000.

At the June 18, 2022 McCook City Council meeting, Paul Grieger presented various scenarios for funding a swimming pool project through the implementation of an additional one-half percent sales tax under the provisions of Nebraska's Local Option Sales Tax law.

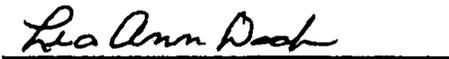
Staff would like to get input from the City Council in order to determine if the recommendation from the McCook Swimming Pool Committee is acceptable, or if there are changes the Council would prefer. A formal statement of authorization from the City Council will be requested at the July 18, 2022 meeting.

APPROVALS:



Nathan A. Schneider, City Manager

June 29, 2022



Lea Ann Doak, City Clerk

June 29, 2022

**CITY MANAGER'S REPORT
JUNE 6, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.B. Receive and file a report regarding the McCook Swimming Pool Committee's swimming pool recommendation.

BACKGROUND:

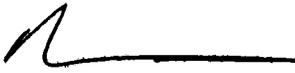
The McCook Swimming Pool Committee met on May 31, 2022. At the meeting, the committee received a presentation from McCook's swimming pool planning engineer, Kyle McCawley, regarding the operating costs associated with each of the swimming pool concepts presented at the April 5, 2022 town hall meeting. A copy of the report detailing the associated costs for each concept is attached to this report. Following Mr. McCawley's presentation, City of McCook staff members discussed the potential funding sources that could be used to fund a swimming pool project. The first potential funding source is a ½ percent increase to McCook's Local Option Sales Tax, increasing the City of McCook's sales tax percentage from 1.5% to 2%. A second potential funding source is a restaurant and beverage tax. Staff informed the committee that, regardless of the funding source, a ballot question would be necessary to assure McCook residents have an opportunity to vote for or against an additional consumption tax. Additionally, city staff informed the committee that a ballpark project may be part of a comprehensive recreational ballot question, requiring the need to explore the potential financing options in more detail.

During the meeting, staff detailed the timeline of events necessary for a ballot question to be added to the November ballot. Specifically, if the City Council chooses to fund a project with a voter approved ½% sales tax, the Council will have to enter into an interlocal cooperation agreement with another political subdivision within the City of McCook or Red Willow County. The partnership would create a separate legal entity solely related to a swimming pool/recreation project. Staff has identified the McCook Public School District as an appropriate political entity to partner with, pending Council and School Board approval. Concurrently, upon City Council's orders, city staff would work with a municipal financing expert to develop a funding plan for the project. Next, with the help of bond counsel, a ballot question would be drafted. The ballot question would establish the obligations of the City of McCook, should the voters approve a project. After the ballot language is finalized, the McCook City Council would vote on whether to move forward with a ballot initiative. The ballot question would need to be forwarded to Red Willow County before September 1, 2022 to be placed on the general election ballot. The election would occur on November 8, 2022.

To wrap up the meeting, the pool committee voted on making a recommendation to the McCook City Council regarding the group's preferred pool concept. The majority of the committee present at the meeting voted to alter Concept 3 to eliminate the slide feature dumping into the pool, opting instead for a trough base. By making the change to the third concept, there may be a savings by eliminating a small portion of the pool that was necessary to accommodate the plunge slide. Additionally, the committee wanted to provide competitive swimming lanes that could double as a larger free swim area. Mr. McCawley is in the process of altering the pool design to determine the cost savings associated with the revisions to Concept 3. The second place recommendation of the committee was Concept 3, as presented at the April 5, 2022 townhall meeting. None of the other concepts received votes from the committee members.

Grant Norgaard, the McCook Swimming Pool Committee Chair, will present the recommendation of the committee to the McCook City Council at the June 6th Council meeting. Kyle McCawley will be present via zoom for the meeting.

APPROVALS:



Nathan A. Schneider, City Manager

June 1, 2022



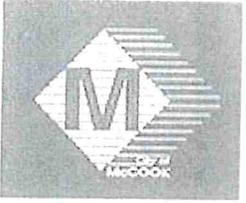
Lea Ann Doak, City Clerk

June 1, 2022



Kyle Potthoff, Public Works Director

June 1, 2022

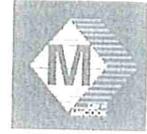


CITY OF
MCCOOK



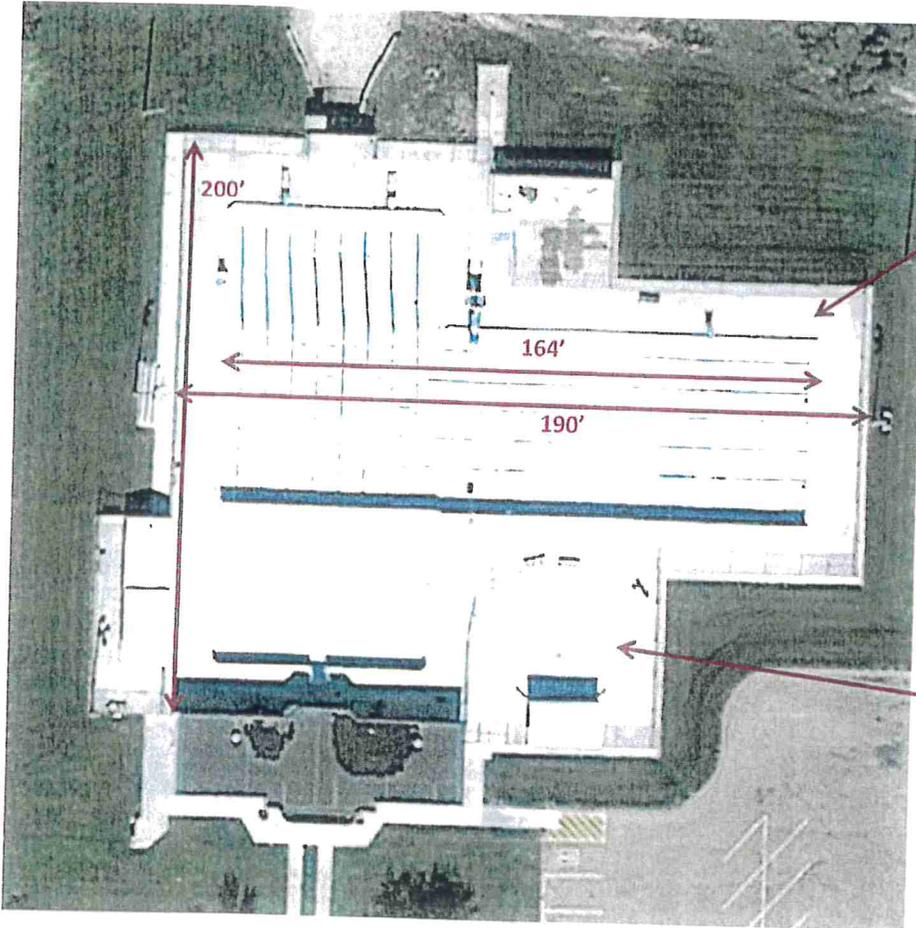
LAMP
RYNEARSON

Aquatics Master Plan



CITY OF
McCOOK

» Existing Pool



Total Area:
13,145 sf

Total Area:
665 sf

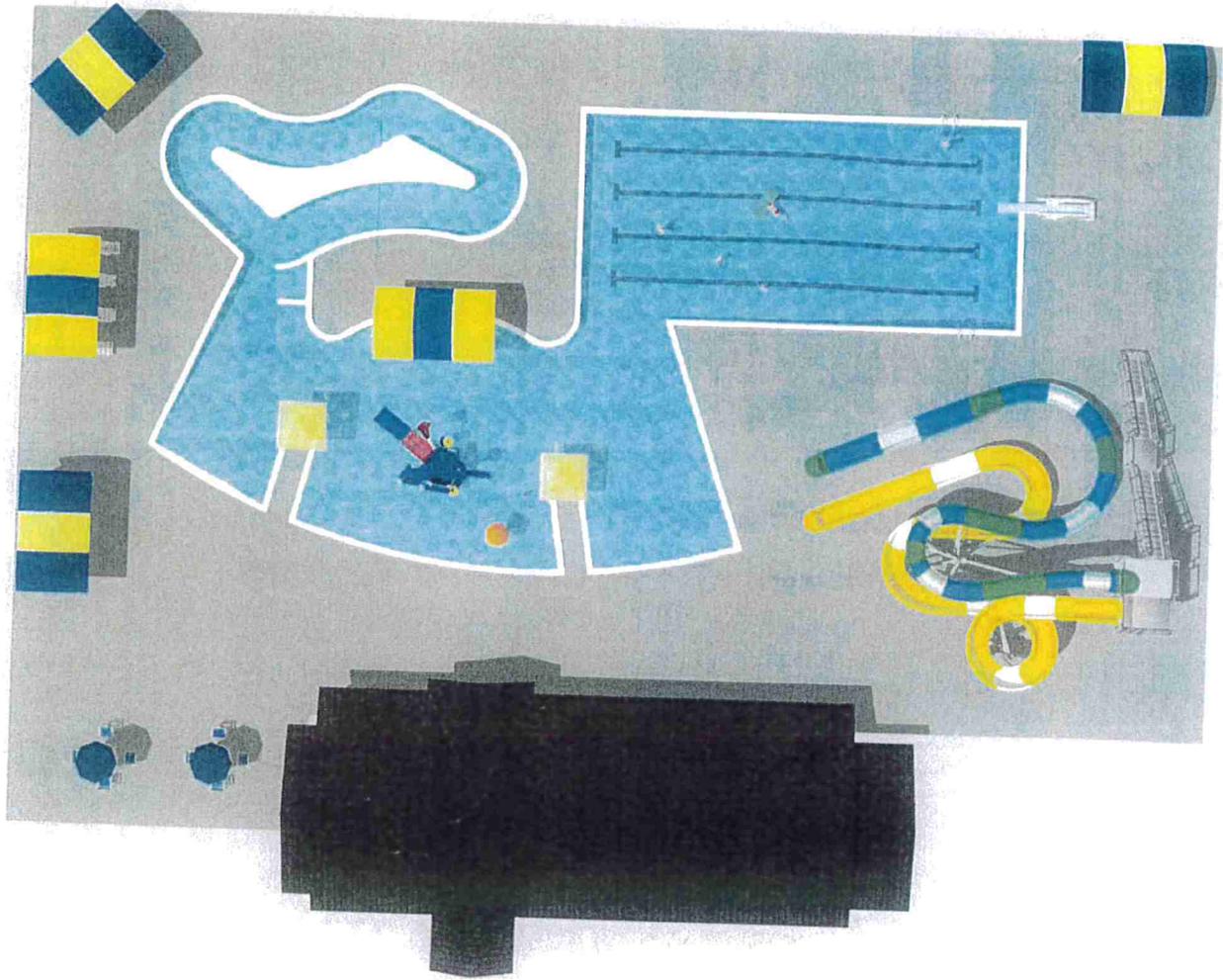
LAMP
RYNEARSON





CITY OF
MCCOOK

» Concept 1



Area

6,900 sq ft

Capacity

396

Lifeguards

6-7

Opinion of Cost

\$5,000,000

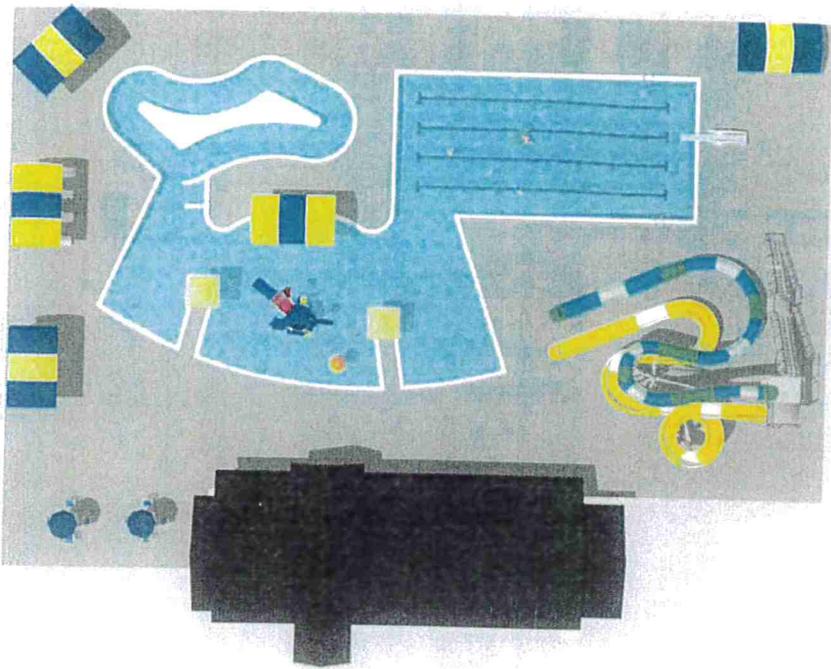


LAMP
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CITY OF
MCCOOK

» Concept 1



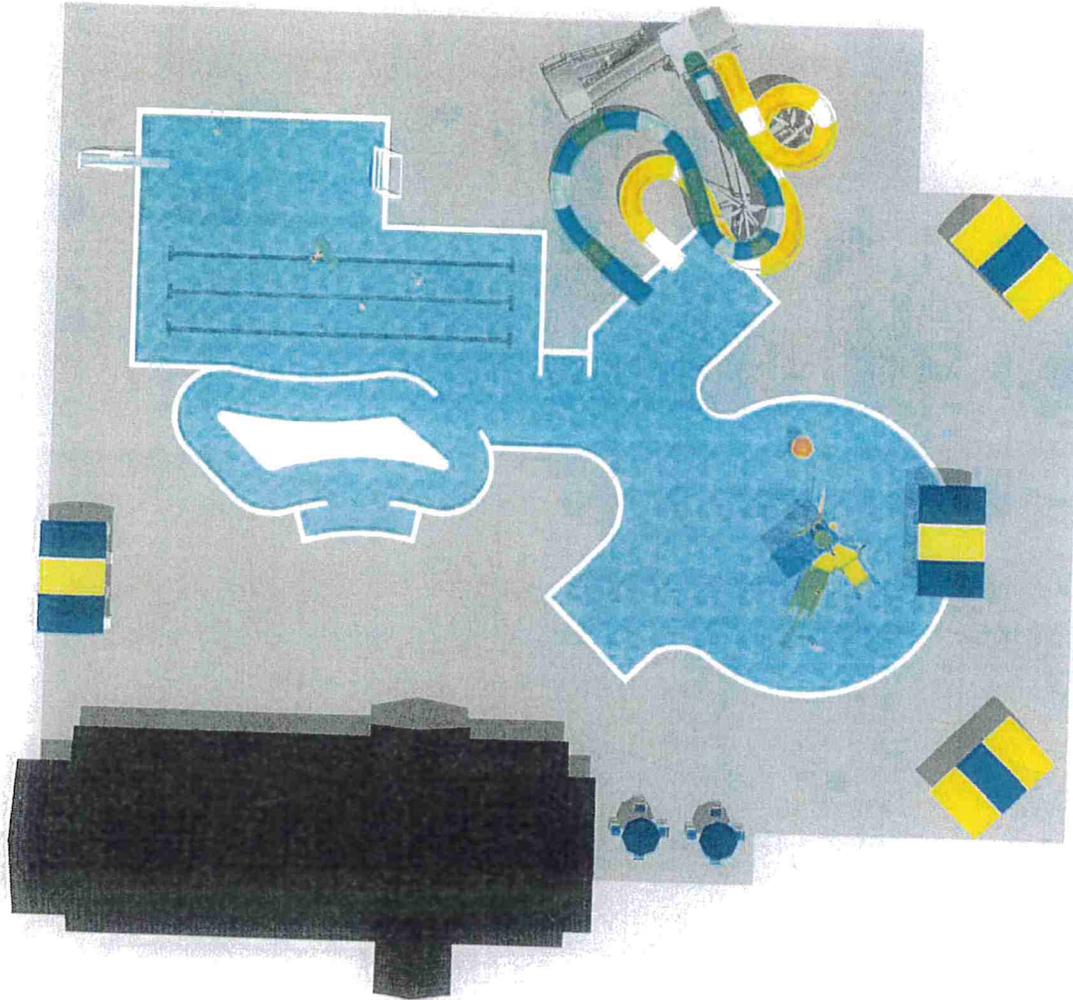
Summer Expense Projections	
Staff	\$ 44,000
Water	\$ 5,600
Electrical	\$ 4,100
Wastewater	\$ 600
Natural Gas	\$ 400
Chemicals	\$ 6,700
	<hr/>
	\$ 61,400





CITY OF
McCOOK

» Concept 2



Area

8,230 sq ft

Capacity

498

Lifeguards

7-8

Opinion of Cost

\$5,800,000

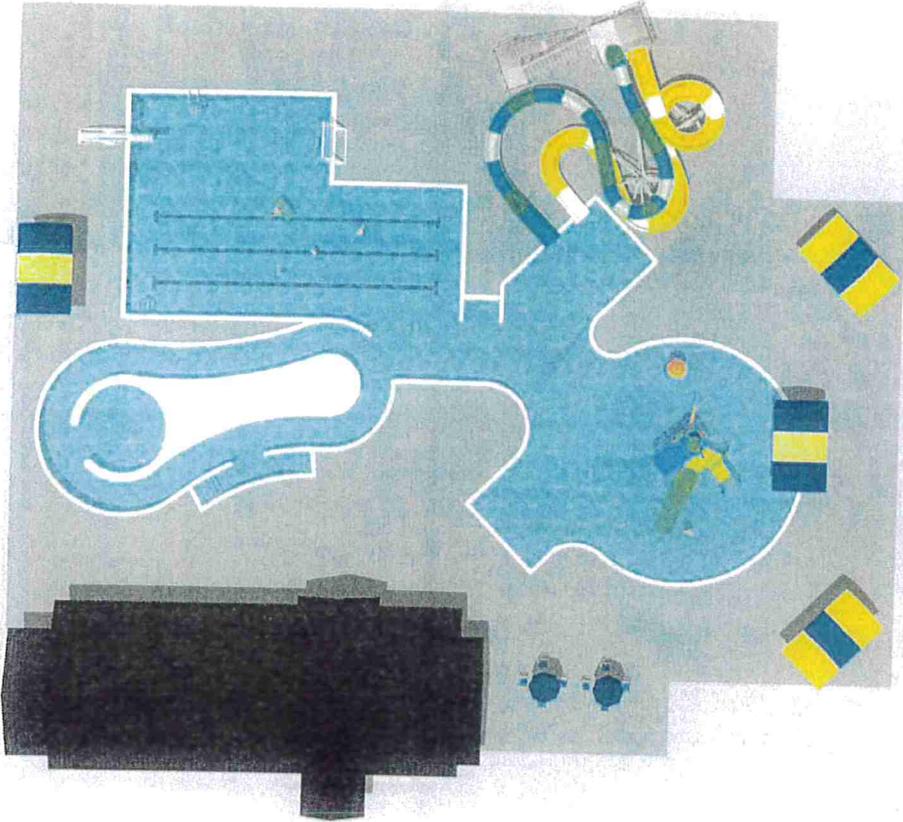


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RYNEARSON



CITY OF
McCOOK

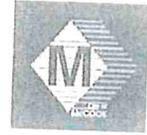
» Concept 2



Summer Expense Projections

Staff	\$	49,000
Water	\$	6,000
Electrical	\$	5,600
Wastewater	\$	700
Natural Gas	\$	400
Chemicals	\$	7,400
	\$	69,100





CITY OF
McCOOK

» Concept 2+

Area

8,965 sq ft

Capacity

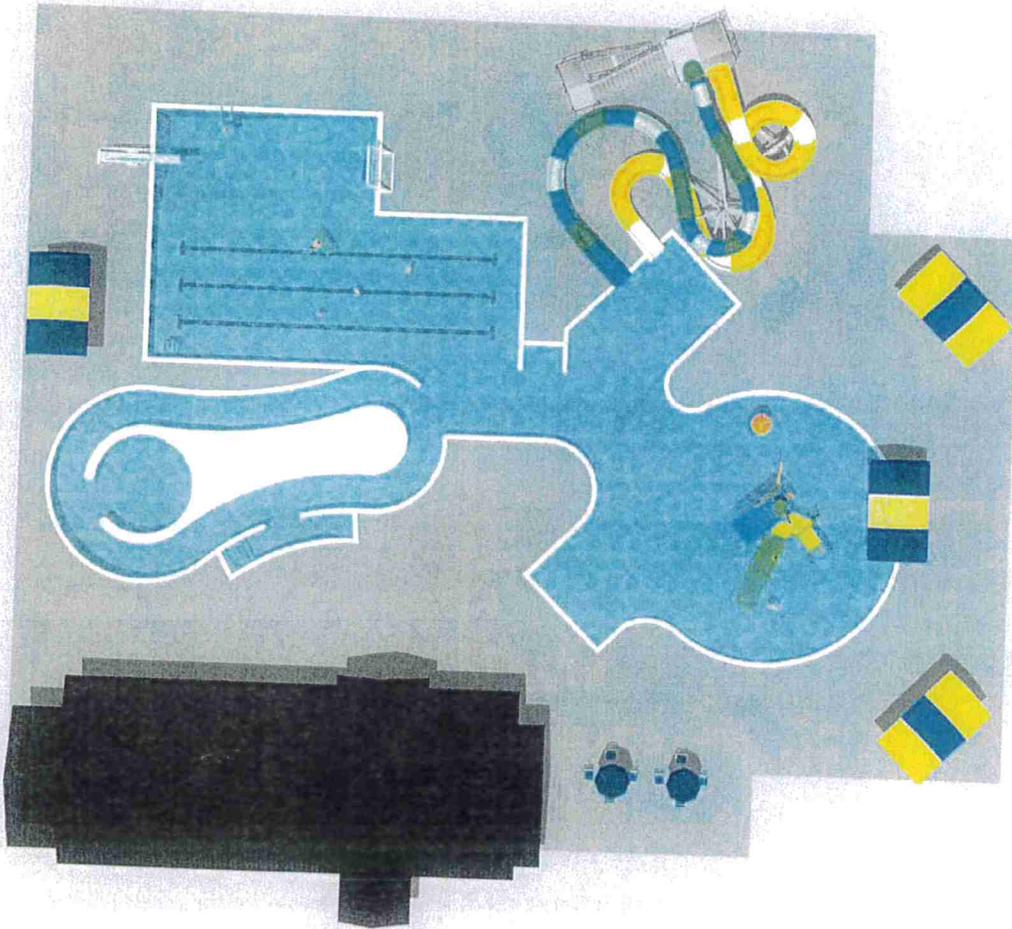
547

Lifeguards

8-9

Opinion of Cost

\$6,200,000

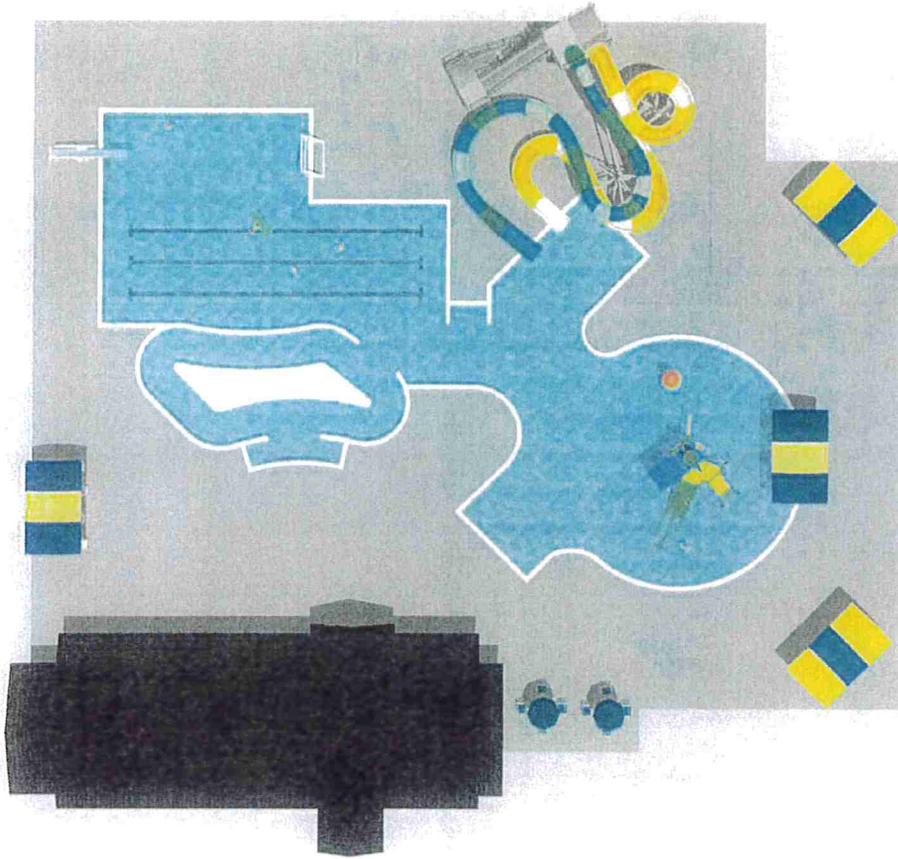


LAMP
RYNEARSON



CITY OF
MCCOOK

» Concept 2+



Summer Expense Projections	
Staff	\$ 54,000
Water	\$ 6,000
Electrical	\$ 5,600
Wastewater	\$ 700
Natural Gas	\$ 400
Chemicals	\$ 7,500
	<hr/>
	\$ 74,200



» Concept 3

Area

9,255 sq ft

Capacity

553

Lifeguards

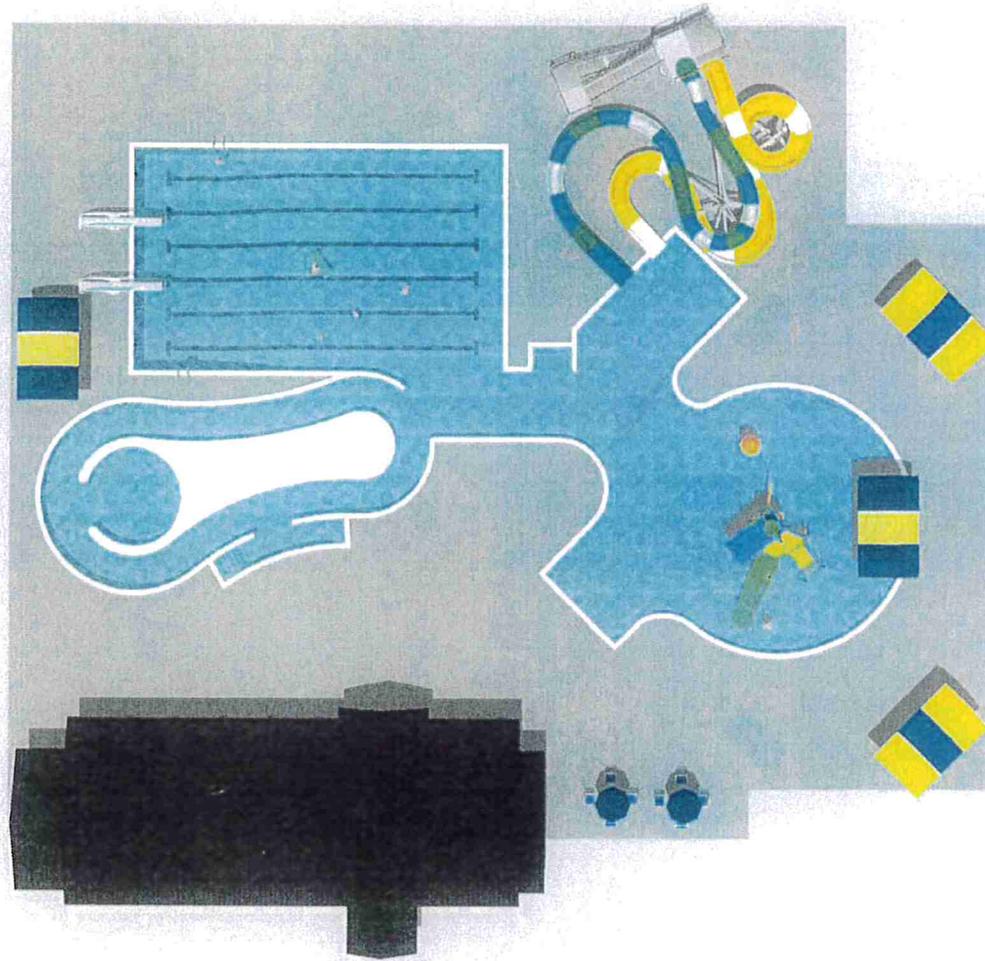
9-10

Opinion of Cost

\$6,400,000



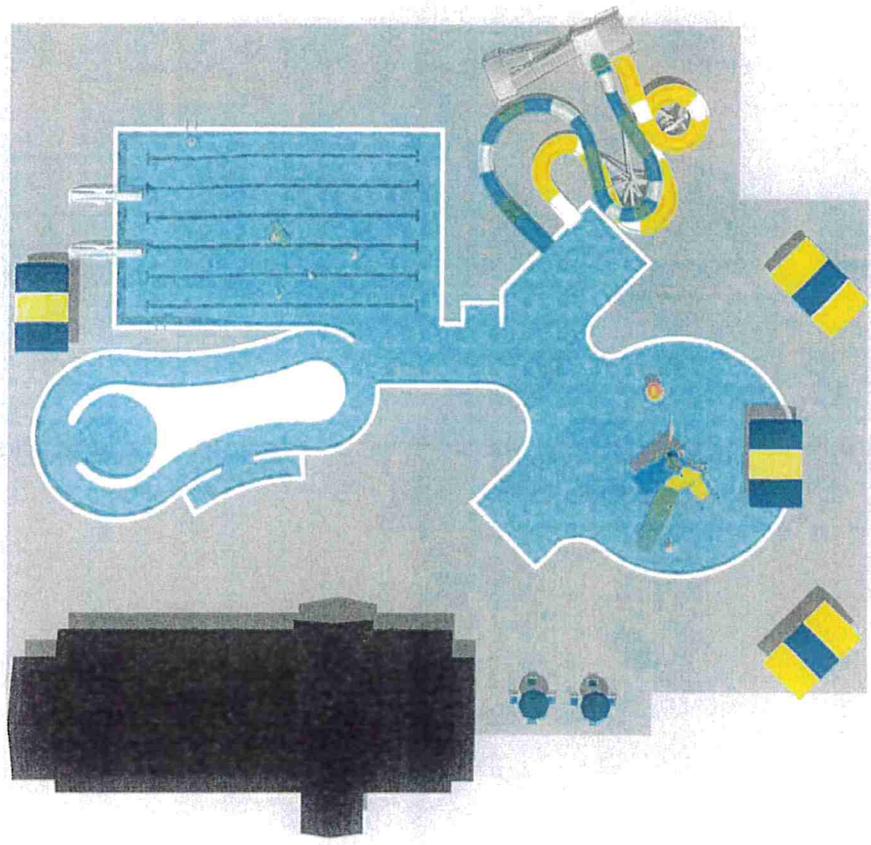
CITY OF
McCOOK





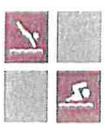
CITY OF
McCOOK

» Concept 3



Summer Expense Projections

Staff	\$	59,000
Water	\$	6,400
Electrical	\$	5,600
Wastewater	\$	800
Natural Gas	\$	400
Chemicals	\$	8,100
	\$	80,300



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RYNEARSON

» Concept 3+



CITY OF
McCOOK

Area

8,500 sq ft

Capacity

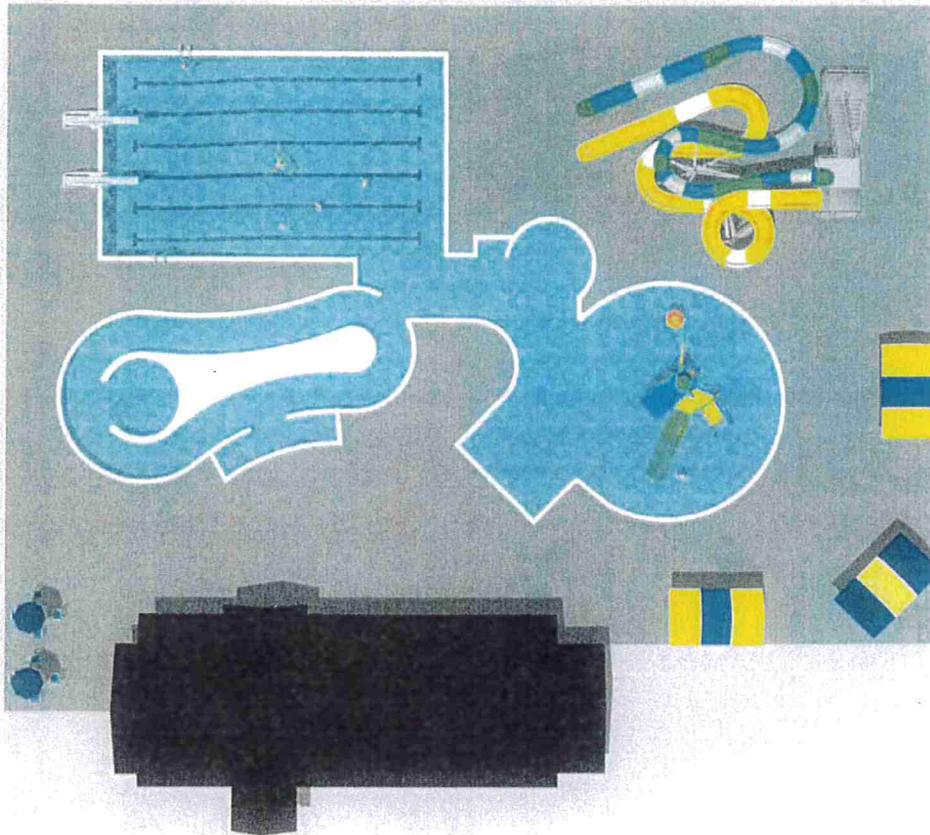
520

Lifeguards

8-9

Opinion of Cost

\$6,000,000

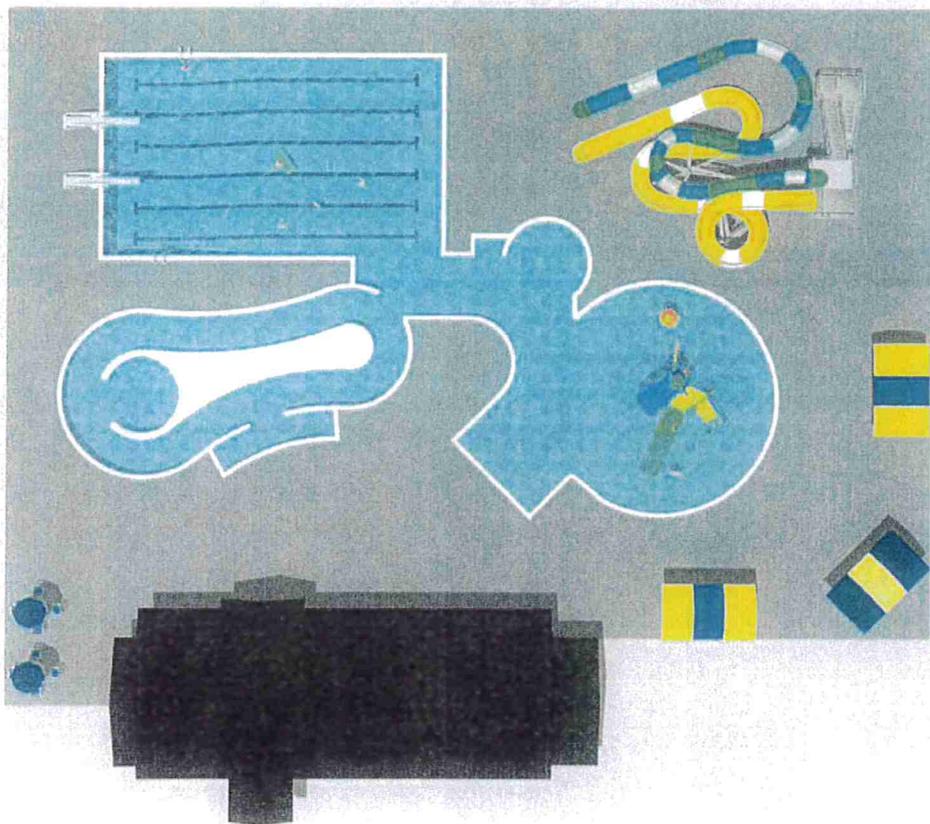


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CITY OF
McCOOK

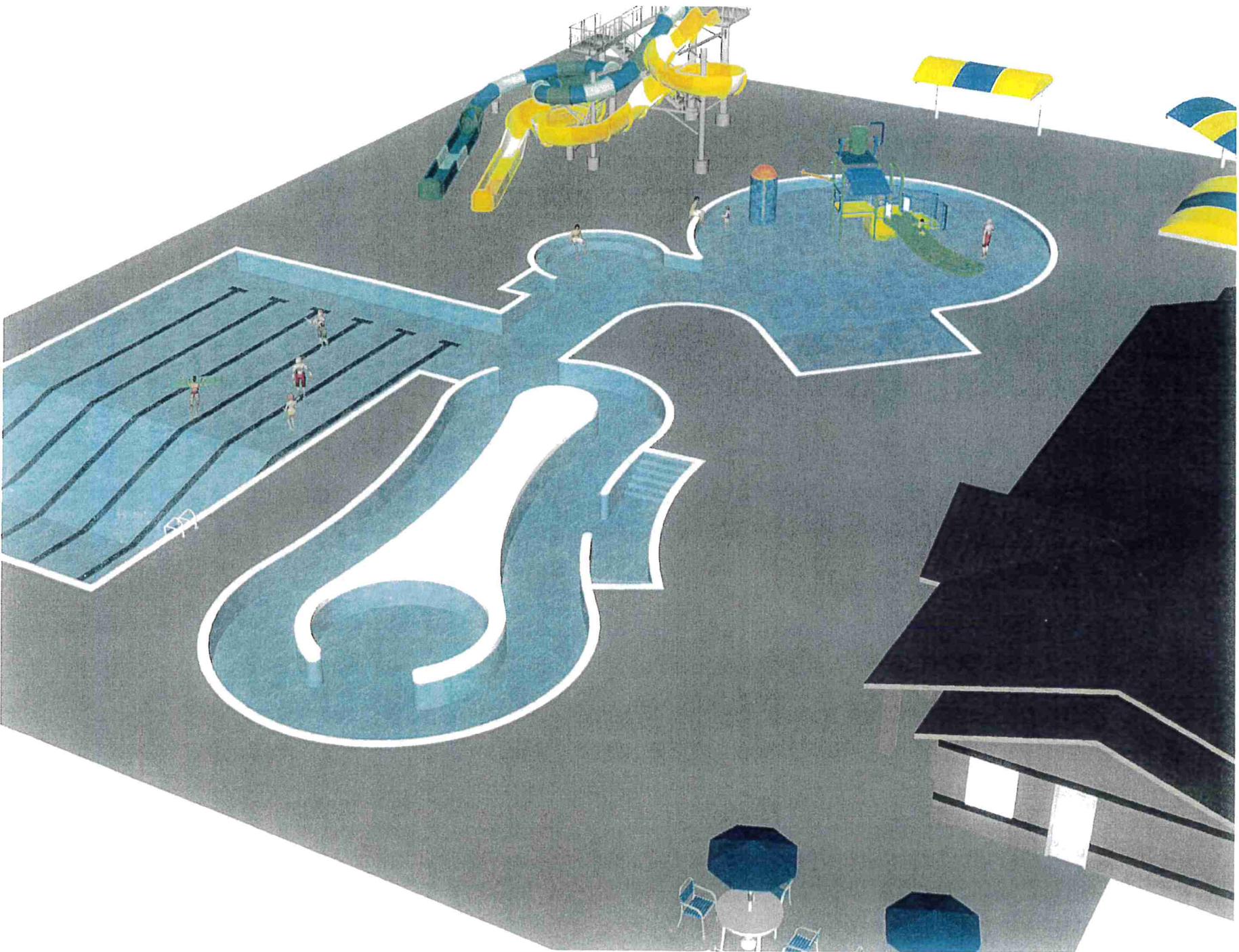
» Concept 3+



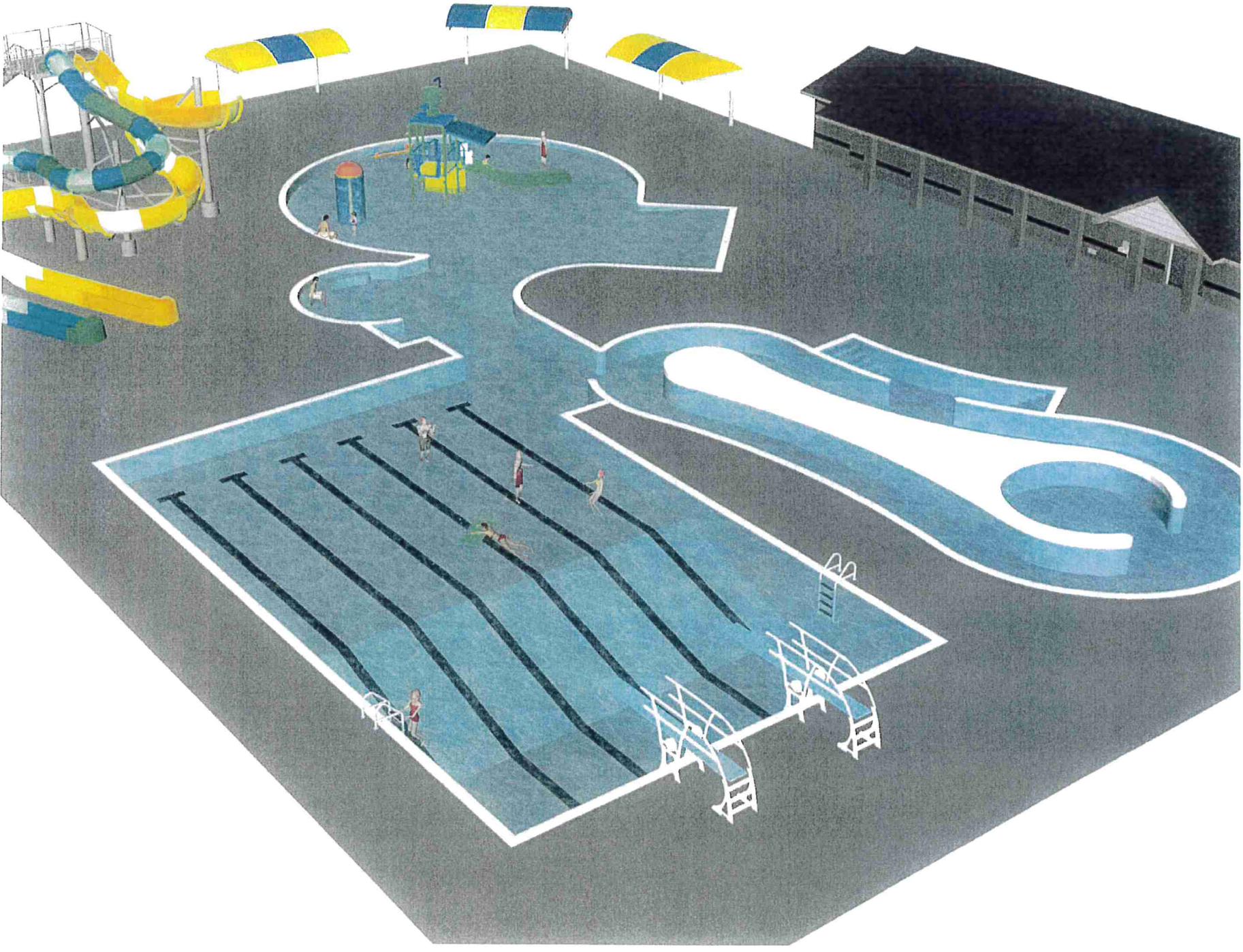
Summer Expense Projections

Staff	\$	49,000
Water	\$	6,100
Electrical	\$	5,600
Wastewater	\$	800
Natural Gas	\$	1,300
Chemicals	\$	7,600
	\$	70,400





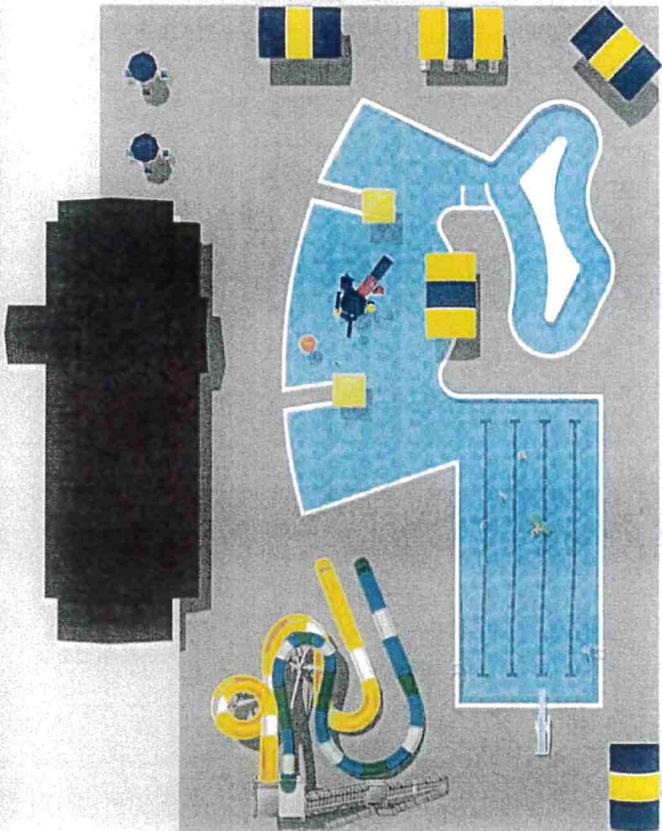






CONCEPT 1

McCook Swimming Pool
 Operational Projection Summary
 May-22



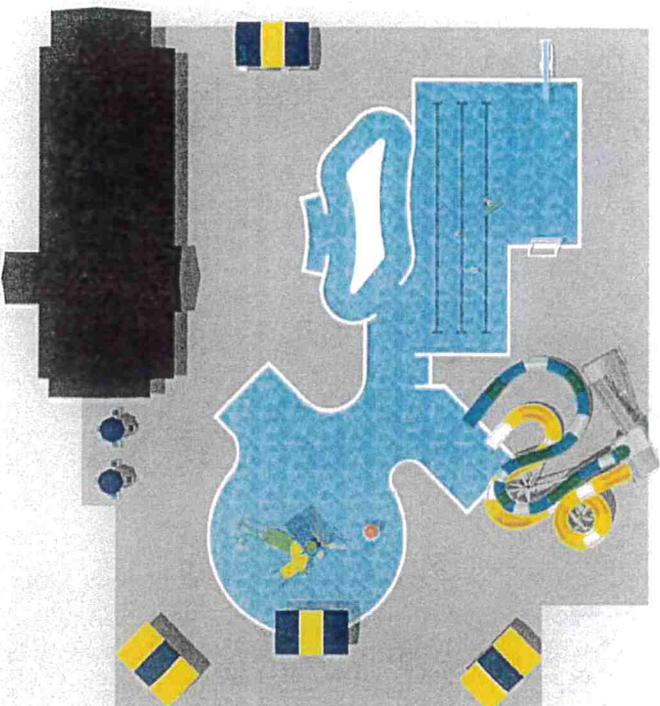
Summer Expense Projections	
Staff	\$ 44,000
Water	\$ 5,600
Electrical	\$ 4,100
Wastewater	\$ 600
Natural Gas	\$ 800
Chemicals	\$ 6,700
	\$ 61,800

Maintenance Expense Projections	
Equipment Replacement Fund	\$ 12,250
Equipment & Supplies	\$ 1,500
Maintenance & Repair Fund	\$ 4,000
	\$ 17,750

LAMP
 RYN EARSON

CONCEPT 2

McCook SwimmingPool Operational Projection Summary May-22



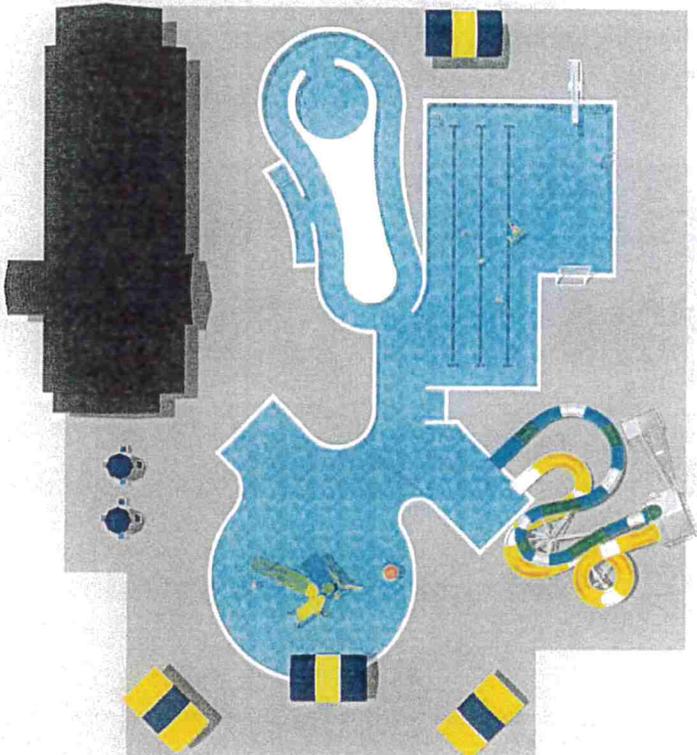
Summer Expense Projections	
Staff	\$ 49,000
Water	\$ 6,000
Electrical	\$ 5,600
Wastewater	\$ 700
Natural Gas	\$ 400
Chemicals	\$ 7,400
	\$ 69,100

Maintenance Expense Projections	
Equipment Replacement Fund	\$ 1,500
Equipment & Supplies	\$ 4,000
Maintenance & Repair Fund	\$ 12,250
	\$ 17,750

LAMP
RYNEARSON

CONCEPT 2A

McCook SwimmingPool Operational Projection Summary



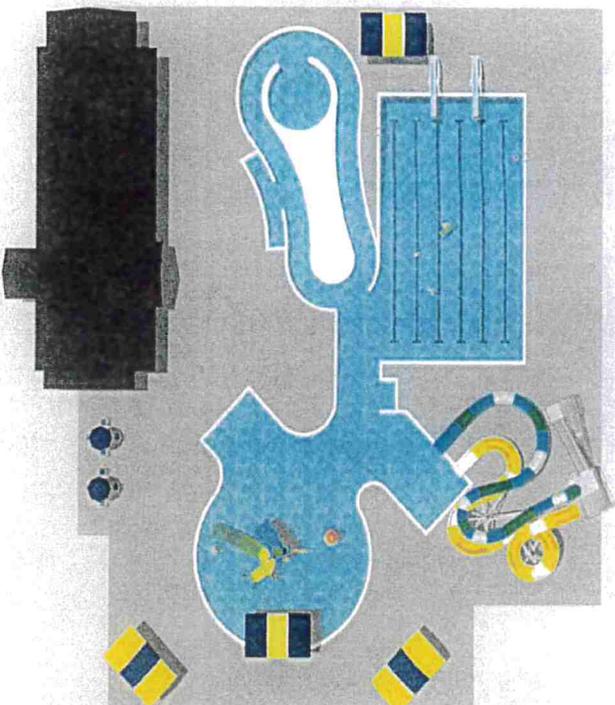
Summer Expense Projections	
Staff	\$ 54,000
Water	\$ 6,000
Electrical	\$ 5,600
Wastewater	\$ 700
Natural Gas	\$ 400
Chemicals	\$ 7,500
	\$ 74,200

Maintenance Expense Projections	
Equipment Replacement Fund	\$ 1,500
Equipment & Supplies	\$ 4,000
Maintenance & Repair Fund	\$ 12,250
	\$ 17,750

**LAMP
RYNEARSON**

CONCEPT 3

McCook SwimmingPool Operational Projection Summary May-22



Summer Expense Projections	
Staff	\$ 59,000
Water	\$ 6,400
Electrical	\$ 5,600
Wastewater	\$ 800
Natural Gas	\$ 1,300
Chemicals	\$ 8,100
	\$ 81,200

Maintenance Expense Projections	
Equipment Replacement Fund	\$ 1,500
Equipment & Supplies	\$ 4,000
Maintenance & Repair Fund	\$ 12,250
	\$ 17,750

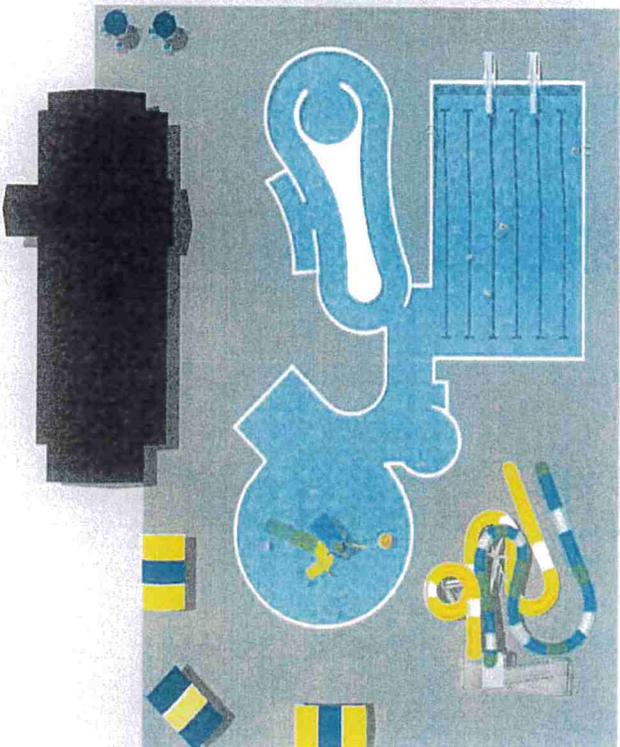
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RYNEARSON

McCook Swimming Pool

Operational Projection Summary

May-22

CONCEPT 3+



Summer Expense Projections	
Staff	\$ 49,000
Water	\$ 6,100
Electrical	\$ 5,600
Wastewater	\$ 800
Natural Gas	\$ 1,300
Chemicals	\$ 7,600
	\$ 70,400

Maintenance Expense Projections	
Equipment Replacement Fund	\$ 1,500
Equipment & Supplies	\$ 4,000
Maintenance & Repair Fund	\$ 12,250
	\$ 17,750

LAUREN P
RYN HARRISON

**CITY MANAGER'S REPORT
JULY 18, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.D. Instruct City of McCook staff to work with bond counsel and finance specialists to complete the steps necessary to construct a local option sales tax ballot question for the purpose of creating and upgrading City of McCook recreational facilities.

BACKGROUND:

During the past year, discussions regarding potential funding sources for recreational projects in McCook have occurred at council meetings and town hall meetings. A local option sales tax increase of .5% has been the main funding option discussed during these meetings. Currently, the City of McCook has a voter approved local option sales tax of 1.5%. The revenue generated by the current local option sales tax is used to keep the City's property tax request lower, assists with debt repayment, and aids in capital projects/capital outlay purchases. A local option sales tax increase of .5% is allowed per the Nebraska Local Option Revenue Act, as long as the increase is used for a specific purpose or project. An increase from 1.5% to 2% would require an affirmative vote from McCook's eligible voters. A bond backed by the revenue derived from the additional .5% would sunset after 10 years or upon satisfaction of the bond. At completion, the .5% local option sales tax would cease.

As has been discussed in the past, numerous Nebraska communities have used the .5% local option sales tax increase to fund recreational projects. The revenue generated by the .5% local option sales tax is used solely for the approved project. In most cases, the additional funding source does not impact a city's general fund obligations, allowing the municipality to direct the general fund revenues to existing obligations. The lone exception to this rule occurs when sales tax revenue fails to exceed the required bond payment. In this example, the general fund would serve as collateral per the terms of a bond issuance.

Staff wants to make sure the McCook City Council prefers to increase the local option sales tax in order to fund potential recreational projects. Additionally, staff is requesting specific instructions from the City Council regarding the council members' preference to move forward with the necessary work to bring a local option sales tax ballot question to the public at the November 8, 2022 general election.

APPROVALS:



Nathan A. Schneider, City Manager

July 13, 2022



Lea Ann Doak, City Clerk

July 13, 2022

**CITY MANAGER'S REPORT
JULY 18, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.E. Approve Ordinance No. 2022-3041 on its third and final reading, providing for the annexation of a tract of land located north of "R" Street along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska.

BACKGROUND:

A copy of the City Manager's Report presented for the June 20, 2022 meeting is attached to this report for background information. Staff has received no inquiries regarding the MEDC's annexation request following the June 20th and July 5th McCook City Council meeting.

APPROVALS:



Nathan A. Schneider, City Manager

July 13, 2022



Lea Ann Doak, City Clerk

July 13, 2022

**CITY MANAGER'S REPORT
JUNE 20, 2022 MCCOOK CITY COUNCIL MEETING**

ITEM NO. ___ Public Hearing - Regarding the voluntary annexation of a tract of land located north of "R" Street along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County Nebraska, said property owned by the McCook Economic Development Corporation.

ITEM NO. ___ Introduce and approve Ordinance No. 2022-3041, providing for the annexation of a tract of land located north of "R" Street along West 7th Street in the NE1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska.

BACKGROUND:

The City of McCook has received a written petition from the McCook Economic Development Corporation requesting a voluntary annexation of property it owns north of West "R" Street along West 7th Street in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska. The full legal description is included in the attached Notice of Public Hearing for a Proposed Annexation and the Notice of Public Hearing is incorporated into this report by reference. MEDC recently purchased the property at issue as part of its ongoing effort to develop additional residential properties in the Clary Subdivision. Residential development is a pressing community need. According to the City of McCook's 2013-2023 Comprehensive Plan, the development of additional housing is a main priority of the City of McCook. Since 2013, inroads have been made with respect to developing the Clary Subdivision. The first phase of the North Pointe development is complete. Clary Village and Quillan Courts have been built. The next step is to develop the northern portion of Clary Subdivision.

In order to advance the development of Clary Subdivision, infrastructure must be built. It is imperative that streets, water, sewer, storm sewer and other amenities be planned and created. To assure adequate circulation for the above mentioned amenities, Clary Subdivision must connect to West 7th Street. The MEDC believes that in order to pay for these necessary construction projects, TIF may be a viable funding source. In order to qualify for TIF, the property subject to the stated redevelopment area must be located within McCook's corporate boundaries. Currently, the property at issue, west of West 7th Street, sits outside of McCook's corporate boundary. The MEDC would like to voluntarily annex their property in order to qualify for TIF consideration to assist with developing the remainder of Clary Subdivision.

Since the MEDC owns the property and is requesting a voluntary annexation, the majority of the State of Nebraska's requirements needed to annex a parcel of property is unnecessary, per Neb. Rev. Stat. 16-117(7). That said, the Council must hold a public hearing regarding the matter and must approve an ordinance authorizing the annexation.

The Planning Commission voted 8-0 to recommend approval of the annexation to the City Council at the June 13, 2022 Planning Commission meeting. A resolution was adopted by the Planning Commission to that effect.

APPROVALS:

Nathan A. Schneider, City Manager

June 14, 2022

Lea Ann Doak, City Clerk

June 14, 2022

ORDINANCE NO. 2022-3041

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF MCCOOK, COUNTY OF RED WILLOW, STATE OF NEBRASKA, BY ANNEXING THERETO A CERTAIN TRACT OF LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF MCCOOK, NEBRASKA; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

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

SECTION 1. The following described real property is contiguous and adjacent to the City of McCook, Nebraska, is urban or suburban in nature, and has been proposed for annexation by the act, authority and acquiescence of the owners thereof:

A tract of land located in the NE ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, which is the Point of Beginning, thence N00°34'20"W a distance of 633.34 feet, thence S85°38'35"E a distance of 86.79 feet, thence Southerly along a curve having a radius of 2108 feet, a distance of 153.32 feet, thence S00°34'20"E a distance of 479.68 feet, thence N85°38'36"W a distance of 81.20 feet to the Point of Beginning. Said tract containing 1.18 acres more or less subject to any easement, right-of-ways and reservations of record.

SECTION 2. The corporate limits of the City of McCook, Nebraska, are hereby extended and increased so as to include and embrace within the corporate limits of the City of McCook, Nebraska, the territory described in SECTION 1 hereof, and such territory is hereby annexed and declared to be a part of the City of McCook, Nebraska.

SECTION 3. The real property hereby included within the corporate limits of the City of McCook and the persons residing thereon shall hereinafter be subject to all of the rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included with the City of McCook, Nebraska.

SECTION 4. The map or plat attached to this Ordinance is an accurate map of the territory annexed, and the same is hereby adopted as the official map and plat of the territory hereby annexed, which map and plat show the legal boundaries thereof.

SECTION 5. This Ordinance, with the certified copy of the official map attached hereto, shall be recorded in the office of the Clerk and Recorder of Red Willow County, Nebraska.

SECTION 6. If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be in effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be separable.

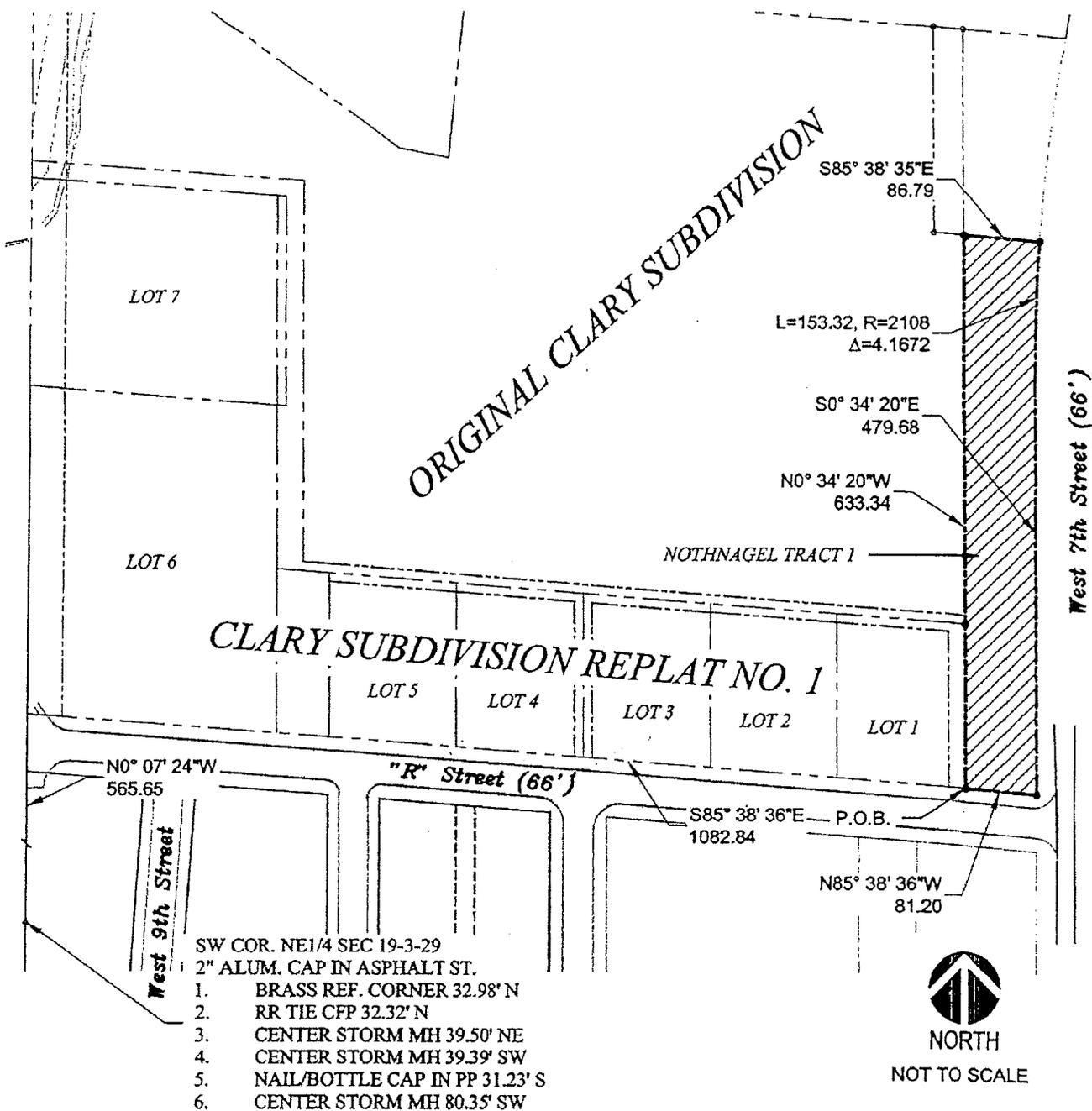
SECTION 7. This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law in its entirety or in pamphlet form, as the case may be.

PASSED AND APPROVED this ____ day of _____, 2022.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk



- SW COR. NE1/4 SEC 19-3-29
 2" ALUM. CAP IN ASPHALT ST.
1. BRASS REF. CORNER 32.98' N
 2. RR TIE CFP 32.32' N
 3. CENTER STORM MH 39.50' NE
 4. CENTER STORM MH 39.39' SW
 5. NAIL/BOTTLE CAP IN PP 31.23' S
 6. CENTER STORM MH 80.35' SW

LEGAL DESCRIPTION

A tract of land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows:

Referring to the SW corner of the said NE 1/4 of said Section 19, thence N00°06'58"W (assumed and all bearing relative to) along the 1/4 section line a distance of 565.65 feet to a point on the north line of "R" Street. Thence S85°38'36"E along the north right-of-way of "R" Street a distance of 1082.84 feet to a point, which is the Point of Beginning, thence N00°34'20"W a distance of 633.34 feet, thence S85°38'35"E a distance of 86.79 feet, thence Southerly along a curve having a radius of 2108 feet, a distance of 153.32 feet, thence S00°34'20"E a distance of 479.68 feet, thence N85°38'36"W a distance of 81.20 feet to the Point of Beginning.

Said tract containing 1.18 acres more or less subject to any easement, right-of-ways and reservations of record.

EXHIBIT "A"