

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, October 10, 2022
5:15 PM - City Council Chambers**

Open Meetings Act Announcement.

Items

1. Approve the minutes of the September 26, 2022 Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Regarding a request from Northrop Grumman, by and through its project sponsor Jennifer Hiatt of Baird Holm, LLP, to rezone two lots from Agricultural (AG) to Highway Commercial (HC), said lots legally described as follows: 1) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299500), and 2) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299700), property located within the two mile extra-territorial jurisdiction of the City of McCook.
 1. Adjourn the Public Hearing.
 - B. Recommend the approval of a rezone from Agricultural (AG) to Highway Commercial (HC) for two lots, said lots legally described as follows: 1) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299500), and 2) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299700), property located within the two mile extra-territorial jurisdiction of the City of McCook.

Adjournment.

**CITY MANAGER'S REPORT
OCTOBER 10, 2022 PLANNING COMMISSION MEETING**

ITEM: 1

RECOMMENDATION:

Approve the minutes of the September 26, 2022 regular meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

October 6, 2022

McCook Planning Commission
Special Meeting
September 26, 2022
5:15 PM 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; Vice Chair Hilker; Commissioners Davidson, Lyons, McDowell, Stevens (excused 5:40 P.M.), Mockry.

Absent: Commissioners Bradley, Dueland, Friehe,

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 September 22, 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 September 12, 2022 regular Planning Commission meeting.

Motion to approve the minutes of the September 12, 2022 regular Planning Commission meeting. This motion, made by McDowell and seconded by Mockry, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding a request from MEDC; W.A.G.S. Properties, L.L.C.; and John and Elizabeth Nothnagel, seeking approval for a vacation of a portion of Clary Subdivision, said property 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 (located north of West R Street and west of West 7th Street).

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request from MEDC; W.A.G.S. Properties, L.L.C.; and John and Elizabeth Nothnagel, seeking approval for a vacation of a portion of Clary Subdivision, said property 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 (located north of West R Street and west of West 7th Street), with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by McDowell, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 26, 2022 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing published and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #5 - Vacation Application (1 page); Exhibit #6 - Letter dated September 15, 2022 from property owners requesting Clary Addition and Replat Vacation (1 page); Exhibit #7 - Legal descriptions and maps of areas to be vacated (4 pages); Exhibit #8 - Copies of deeds for all property owners in area to be vacated (11 pages); and Exhibit #9 - Consent from utilities located within the vacated area (1 page). Exhibits #1 - #9 were accepted into evidence, comments were taken from City Staff before opening for public comment.

City Manager Schneider reviewed the information presented in Exhibit 1.

Greg Wolford, W Design Associates, Charlie McPherson, McCook Economic Development Corporation Executive Director, and Amanda Engell, McCook Economic Development Corporation Housing Director, were present to answer questions from the Commission and public.

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

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

2.B. Recommend to the McCook City Council approval of a vacation 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 (located north of West R Street and west of West 7th Street).

Motion to recommend to the McCook City Council approval of a vacation 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 (located north of West R Street and west of West 7th Street). This motion, made by Kurt and seconded by Hilker, passed.

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

2.C. Public Hearing - Regarding a request from MEDC; W.A.G.S. Properties, L.L.C.; and John and Elizabeth Nothnagel, seeking approval of the final plat of the North Pointe Addition, said property 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 (located north of West R Street and

west of West 7th Street).

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding a request from MEDC; W.A.G.S. Properties, L.L.C.; and John and Elizabeth Nothnagel, seeking approval of the final plat of the North Pointe Addition, said property 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 (located north of West R Street and west of West 7th Street), with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 26, 2022 Planning Commission meeting (2 pages); Exhibit #2 - Notice of Public Hearing published (1 page); Exhibit #3 - mailed and posted (1 page); Exhibit #4 - listing of property owners notified (1 page); Exhibit #5 - North Pointe Preliminary Plats (3 pages); Exhibit #6 - Land Use Application and attachments (5 pages); and Exhibit #7 - Final Plat of North Pointe Addition (1 page). Exhibits #1 - #7 were accepted into evidence, comments were taken from City Staff before opening for public comment.

City Manager Schneider reviewed the information presented in Exhibit 1.

Greg Wolford, W Design Associates, Charlie McPherson, McCook Economic Development Corporation Executive Director, and Amanda Engell, McCook Economic Development Corporation Housing Director, were present to answer questions from the Commission and public.

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

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

- 2.D. Recommend to the McCook City Council approval of a final plat of land to be known as the North Pointe Addition, said 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 (located north of West R Street and west of West 7th Street).

Motion to recommend to the McCook City Council approval of a final plat of land to be known as the North Pointe Addition, said 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 (located north of West R Street and west of West 7th Street). This motion, made by Vosburg and seconded by Stevens, passed.

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

- 2.E. Public Hearing - Regarding a request from MEDC; W.A.G.S. Properties, L.L.C., and John and Elizabeth Nothnagel, seeking approval for a rezoning of property 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 (located north of West R Street and west of West 7th Street), from Agricultural (AG) to Residential (RM).

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to a request from MEDC; W.A.G.S. Properties, L.L.C., and John and Elizabeth Nothnagel, seeking approval for a rezoning of property 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 (located north of West R Street and west of West 7th Street), from Agricultural (AG) to Residential (RM), with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Hilker, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 26, 2022 Planning Commission meeting (3 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing posted and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #5 - Letter dated September 16, 2022 from property owners requested zone change (1 page); and Exhibit #6 - Land Use Action Request Form and attachments (4 pages). Exhibits #1 - #6 were accepted into evidence, comments were taken from City Staff before opening for public comment.

City Manager Schneider reviewed the information presented in Exhibit 1.

Greg Wolford, W Design Associates, Charlie McPherson, McCook Economic Development Corporation Executive Director, and Amanda Engell, McCook Economic Development Corporation Housing Director, were present to answer questions from the Commission and public.

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

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

- 2.F. Recommend the approval of a rezone 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 (located north of the West R Street and west of West 7th Street), from Agricultural (AG) to Residential (RM).

Motion to recommend to the McCook City Council the approval of the rezone 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 (located north of the West R Street and west of West 7th Street), from Agricultural (AG)

to Residential (RM). This motion, made by Vosburg and seconded by Lyons, passed.
Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: ABSENT, Hilker: YEA, Lyons:
YEA, McDowell: YEA, Mockry: YEA, Stevens: ABSENT, Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 4

Adjournment.

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:45 P.M.

Lea Ann Doak
City Clerk/Recording Secretary

**CITY MANAGER'S REPORT
OCTOBER 10, 2022 PLANNING COMMISSION MEETING**

ITEM NO. 2.A. Public Hearing - Consider a request from Northrop Grumman, by and through its project sponsor Jennifer Hiatt of Baird Holm, LLP, to rezone two lots from Agricultural (AG) to Highway Commercial (HC), said lots legally described as follows: 1) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299500), and 2) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299700).

2.B.
ITEM NO. Recommend the approval of a rezone from Agricultural (AG) to Highway Commercial (HC) for two lots, said lots legally described as follows: 1) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299500), and 2) A tract of land located in the Southeast Quarter of Section 28, Township 3 North, Range 29 Willow Grove Precinct West of the 6th P.M. in Red Willow County, Nebraska (a/k/a Red Willow County Parcel No. 000299700).

BACKGROUND:

An application for a zone change has been filed by Northrop Grumman, by and through its agent, Jennifer Hiatt of Baird Holm, LLP, for two lots Northrop Grumman owns located at 38672 U.S. Highway 6, McCook, Nebraska, said lots legally described and identified by their parcel numbers above. Ms. Hiatt has requested that the lots be rezoned from Agricultural (AG) to Highway Commercial (HC). Ms. Hiatt is requesting the zoning change so the property can be marketed for future development in a way that is compatible with current development trends and the City's intention for the U.S. Highway 6 corridor.

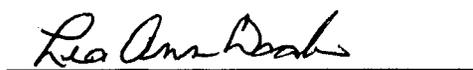
At one time, both lots at issue were zoned HC. In 1996, the City Council rezoned the lots to AG., at the request of the owners, Delyla Weskamp and Lee Janssen. Since Northrop Grumman came into ownership of the lots, commercial buildings have been constructed in the vicinity of the lots. Additionally, the National Guard located their facility in the vicinity of the lots. With respect to McCook's Comprehensive Plan, the Future Land Use Map shows that the lots at issue are zoned for future commercial use. A zoning change will not create a "spot zone" issue, as adjacent properties are zoned HC.

APPROVALS:



Nathan A. Schneider, City Manager

October 4, 2022



Lea Ann Doak, City Clerk

October 4, 2022

EXHIBIT #1

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**NOTICE OF PUBLIC HEARING
REZONING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on October 10, 2022, at 5:15 P.M. and by the McCook City Council on October 17, 2022 at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider the rezoning of two tracts of land located in Willow Grove Precinct 28-3-29 Part of the SE/4, 7.82 acres (Red Willow County Parcel Identification No. 000299500) and Willow Grove Precinct 28-3-29 Part of the SE/4, 2.48 acres (Red Willow County Parcel Identification No. 000299700), all in Red Willow County, Nebraska; from Agricultural (AG) to Highway Commercial (HC) District; Project Sponsor - Jennifer Hiatt, Baird Holm LLP. Land Owner - Northrop Grumman Systems Corporation. Any and all persons desiring to comment may attend said public hearing and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Publish: September 30, 2022.

EXHIBIT #2

PAGE(S) -1

**NOTICE OF PUBLIC HEARING
REZONING**

NOTICE IS HEREBY GIVEN that public hearings will be held to rezone the following described property from Agricultural (AG) to Highway Commercial (HC) District, to-wit:

Willow Grove Precinct 28-3-29 Part of the SE/4, 7.82 acres (Red Willow County Parcel Identification No. 000299500) and Willow Grove Precinct 28-3-29 Part of the SE/4, 2.48 acres (Red Willow County Parcel Identification No. 000299700), all in Red Willow County, Nebraska.

Project Sponsor/
Developer: Jennifer Hiatt, Baird Holm LLP

Project Land Owner: Northrop Grumman Systems Corporation

Public Hearings on the above-described Rezoning will be held on the Dates, Times, and at the places listed below:

October 10, 2022 - 5:15 P.M.
McCook Planning Commission
City Council Chambers
505 West "C" Street

October 17, 2022 - 5:30 P.M.
McCook City Council
City Council Chambers
505 West "C" Street

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

-s- Lea Ann Doak
City Clerk

Publish: September 30, 2022.
Post: September 30, 2022
Mail: September 30, 2022

EXHIBIT #3

PAGE(S) -1

Notices Mailed to:

RED WILLOW CO. PLANNING COMM.
C/O TAMI TEEL
502 NORRIS AVENUE
MCCOOK, NE 69001

PRESIDENT
McCOOK SCHOOL BOARD
700 WEST 7TH
MCCOOK, NE 69001

LINES FAMILY L.P.
C/O DAVID LINES
214 NORTH CHEROKEE
MCCOOK, NE 69001

TALEA, LLC
C/O ERIC AND LARISA O'BRIEN
71994 RD 373
CULBERTSON, NE 69024

McCOOK PUBLIC SCHOOL DISTRICT
C/O GRANT NORGAARD
600 WEST 7th ST
MCCOOK, NE 69001

RED WILLOW COUNTY CLERK
502 NORRIS AVE
MCCOOK, NE 69001

STATE OF NEBRASKA DOT
619 AUDITORIUM DRIVE
MCCOOK, NE 69001

PERRY AND VICKY CASE
C/O ELLINGER & CAPPEL, LLC
1101 WEST B STREET
MCCOOK, NE 69001

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

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

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

Name of Project: Rezone of Northrop Grumman owned Parcels in the City of McCook's ETJ

Description of Project: Northrop Grumman seeks to rezone two lots it owns at 38672 U.S.

Highway 6, McCook, Nebraska 69001 from Agricultural ("AG") to Highway Commercial ("HC"). The parcel legal descriptions are 28 -3 -29 Willow Grove Precinct SE/4 7.82 acres and 28-3-29 Willow Grove Precinct SE/4 2.48 acres.

Project sponsor or developer:

Name: Jennifer Hiatt, Baird Holm LLP
Address: 1700 Farnam Street, Suite 1500
Phone number: 402-636-8267
Fax number: 402-344-0588
E-mail Address: jhiatt@bairdholm.com

Land owner or owners:

Name: Northrop Grumman Systems Corporation
Address: 2980 Fairview Park Drive, Falls Church Virginia Attention Law Department - Real Estate Legal Notices
Phone number: _____
Fax number: _____
E-Mail Address: tala.gardner@ngc.com

EXHIBIT #5

PAGE(S) -4

Authorization of the land use action by land owner:

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

AJ Paz, Director, Corporate Real Estate

Printed Name: _____

Printed Name: _____

Signature: _____

Signature: _____

Date: _____

4/19/2022

Address and physical location of the Proposed Land Use Action: _____
38672 U.S. Highway 6, McCook, Nebraska 69001

Property Description (Of the parent parcel for subdivisions): _____
28-3-29 Willow Grove Precinct SE/4 7.82 acres and 28-3-29 Willow Grove Precinct SE/4 2.48 acres

Required Information:

See Attached sheets for required information for:

_____	Subdivisions
<u>X</u>	Zone Changes and special exceptions
_____	Planned developments

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

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

REQUIRED ATTACHMENTS:

For Zone Changes and Special Exceptions:

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

_____ Include a description of the reason for the request for a change of zone:
The Lots are no longer agricultural in nature. Rezoning will allow future development
that is compatible with current development trends and the City's intention for the
U.S. Highway 6 corridor.

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

_____ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

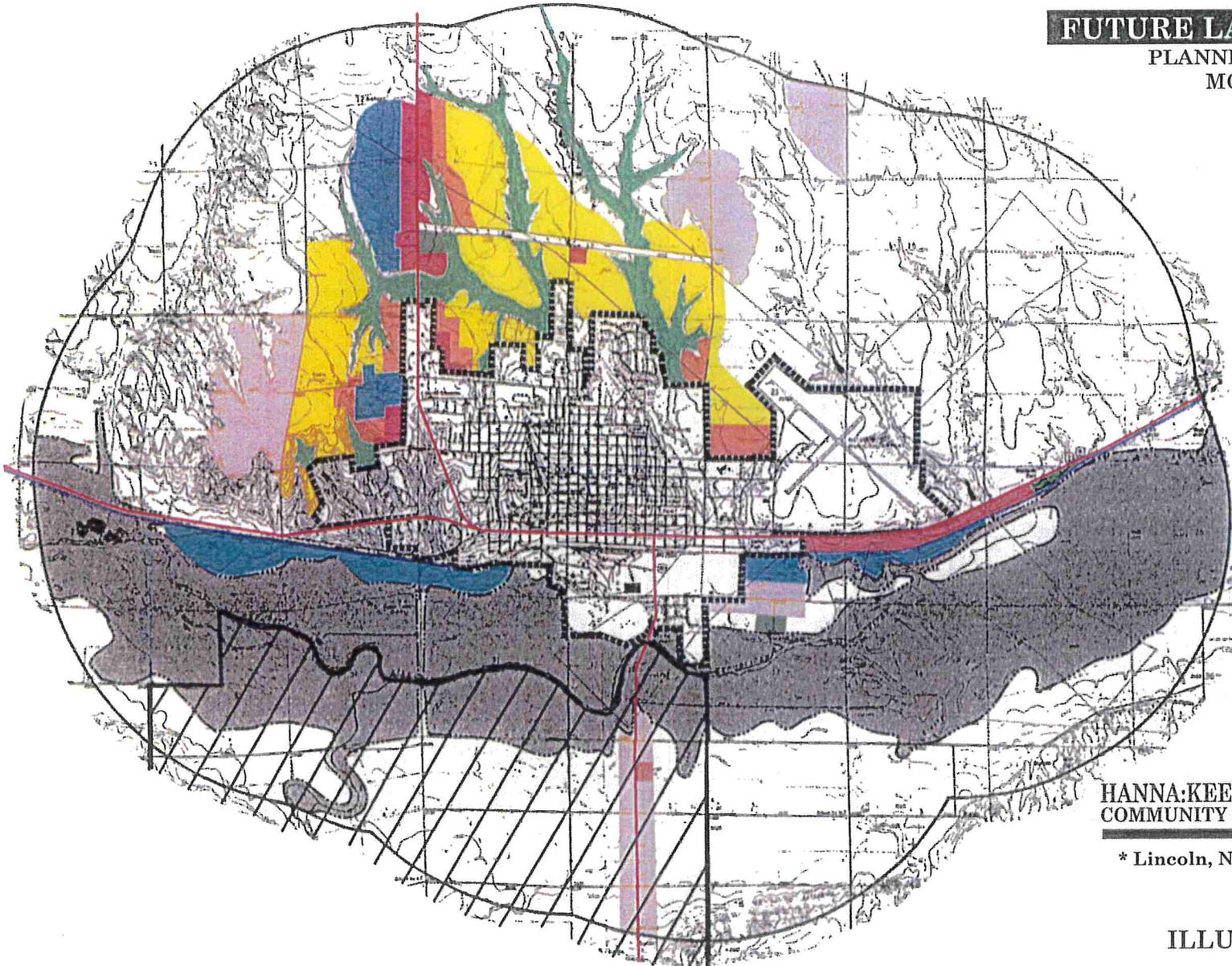
(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

— Explain how the project complies with the Comprehensive Plan:

This rezone is compatible with the City's intended future development as shown on the
Future Land Use Map in the City's 2013-2023 Comprehensive Plan. The Future Land
Use Map shows the City intends to develop the U.S. Highway 6 corridor for
commercial development.

FUTURE LAND USE MAP
PLANNING JURISDICTION
MCCOOK, NEBRASKA



LEGEND

	VACANT/AGRICULTURE
	PARK/RECREATION
	PUBLIC/QUAD PUBLIC
	SINGLE FAMILY RESIDENTIAL
	MULTIFAMILY RESIDENTIAL
	MOBILE HOME RESIDENTIAL
	LARGE LOT RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	100 YEAR FLOODPLAIN
	WELLHEAD PROTECTION AREA
	CORPORATE LIGHT LINE
	HIGHWAY CORRIDOR
	RAILWAY CORRIDOR

HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.5

EXHIBIT #7

000299500

Recorded August 21, 2020, 02:24 PM
Instrument No. 2020-01351

Recording Fees: \$70.00 Pages: 11

Jami Seal

Register of Deeds Red Willow County, NE

NEBRASKA DOCUMENTARY
STAMP TAX
Aug 21, 2020
\$ Ex008 By DA

RECORD AND RETURN BY MAIL TO:

Seyfarth Shaw LLP
975 F Street, NW
Washington, DC 20004
Attn: Christa L. Dommers, Esq.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (this "**Deed**") is made this 14th day of July, 2020, by and between **NORTHROP GRUMMAN SYSTEMS CORPORATION**, a Delaware corporation, having an address at 2980 Fairview Park Drive, Falls Church, Virginia, 22042, as successor-in-interest by merger to **TRW, Inc. ("Grantor")** and **NORTHROP GRUMMAN SYSTEMS CORPORATION**, a Delaware corporation having an address at 2980 Fairview Park Drive, Falls Church, Virginia, 22042 ("**Grantee**").

TRW, Inc. ("**TRW**") acquired fee simple title to that certain land situated in Red Willow County, Nebraska as more particularly described below (the "**Property**"), by that certain Warranty Deed dated September 6, 2002, and recorded on September 9, 2002, in Book 129, Page 791, Red Willow County, Nebraska.

TRW changed its name to Northrop Grumman Space & Mission Systems Corp. ("**NGSMSC**") as evidenced by that certain Certificate of Amendment by Shareholders or Members dated as of December 16, 2002, a copy of which is attached hereto as Exhibit A.

NGSMSC merged into and became Grantor hereunder, as evidenced by that certain Certificate of Merger dated as of December 11, 2009, a copy of which is attached hereto as Exhibit B.

THE GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to THE GRANTEE, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Red Willow County, Nebraska:

EXHIBIT #8

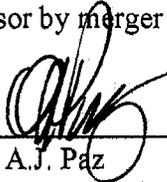
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A tract of land located in the Southeast Quarter of Section Twenty-eight (28), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M. in Red Willow County, Nebraska, more particularly described as follows: Refer to the Quarter Corner common to Sections 27 and 28, Township 3 North, Range 29 West; go thence South 00°00' East (assumed) along the East line of Section 28 a distance of 663.5 feet to its intersection with the North Right-of-way line of Burlington-Northern Railroad; go thence South 89°03' West along said Right-of-way line a distance of 598.95 feet to the point of beginning; thence continue South 89°03' West along North Right-of-way line a distance of 681.05 feet to the Southwest Corner of Tract 1; go thence North 01°33'58" East for a distance of 501.56 feet to a point on the South Right-of-way line of Highway # 6 and # 34 Right-of-way; go thence North 85°57' East along said South Right-of-way line a distance of 634.65 feet; go thence South 03°39'48" East for a distance of 536.0 feet to the point of beginning.

TO HAVE AND TO HOLD the Property, together with all ways, easements, rights, covenants, benefits, rights-of-ways, agreements, privileges, and appurtenances to the same belonging, enjoyed by, or in any way benefiting or appertaining thereunto, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of Grantor of, in, to or out of the Property, in fee simple, forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

NORTHROP GRUMMAN SYSTEMS CORPORATION, a Delaware corporation, as successor by merger to TRW, Inc.

By: 
Name: A.J. Paz
Title: Corporate Director of Real Estate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 7-14-, 2020, before me, J.R. Atlas, Notary Public, personally appeared A.J. Paz, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J.R. Atlas

Signature
[SEAL]

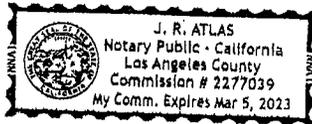


Exhibit A

Certificate of Amendment by Shareholders or Members

[see attached]



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
12/24/2002	200235800050	DOMESTIC/AMENDMENT TO ARTICLES (AMD)	\$0.00	100.00	.00	.00	.00

Receipt

This is not a bill. Please do not remit payment.

C T CORPORATION SYSTEM
 STEVE GROVE
 17 S HIGH ST
 COLUMBUS, OH 43215

STATE OF OHIO

Ohio Secretary of State, J. Kenneth Blackwell

40406

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
NORTHROP GRUMMAN SPACE & MISSION SYSTEMS CORP.
 and, that said business records show the filing and recording of:

Document(s)
DOMESTIC/AMENDMENT TO ARTICLES

Document No(s):
200235800050



United States of America
 State of Ohio
 Office of the Secretary of State

Witness my hand and the seal of
 the Secretary of State at Columbus,
 Ohio this 18th day of December,
 A.D. 2002.

J. Kenneth Blackwell
 Ohio Secretary of State



Prescribed by **J. Kenneth Blackwell**
Ohio Secretary of State
Central Ohio: (614) 466-3910
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/sos
e-mail: busserv@sos.state.oh.us

Expedite this Form: (select one)	
<input type="radio"/> Yes	PO Box 1390 Columbus, OH 43216 <small>** Requires an additional fee of \$150 **</small>
<input type="radio"/> No	PO Box 1028 Columbus, OH 43216

**Certificate of Amendment by
Shareholders or Members
(Domestic)
Filing Fee \$50.00**

(CHECK ONLY ONE (1) BOX)

<input type="checkbox"/> Amended (122-AMAP)	<input checked="" type="checkbox"/> Amendment (122-AMDS)	<input type="checkbox"/> Amended (126-AMAN)	<input type="checkbox"/> Amendment (126-AMD)
--	---	--	---

Complete the general information in this section for the box checked above.

Name of Corporation: TRW INC.

Charter Number: 40406

Name of Officer: KATHLEEN M. SALMAS

Title: SECRETARY

Please check if additional provisions attached.

The above named Ohio corporation, does hereby certify that:

A meeting of the shareholders members was duly called and held on _____ (Date)

at which meeting a quorum was present in person or by proxy, based upon the quorum present, an affirmative vote was cast which entitled them to exercise _____ % as the voting power of the corporation.

In a writing signed by all of the shareholders members who would be entitled to the notice of a meeting or such other proportion not less than a majority as the articles of regulations or bylaws permit.

Clause applies if amended box is checked.

Resolved, that the following amended articles of incorporation be and the same are hereby adopted to supercede and take the place of the existing articles of incorporation and all amendments thereto.

All of the following information must be completed if an amended box is checked. If an amendment box is checked, complete the areas that apply.

FIRST: The name of the corporation is: NORTHROP GRUMMAN SPACE & MISSION SYSTEMS CORP.

SECOND: The place in the State of Ohio where its principal office is located is in the City of _____

 (city, village or township) (county)

THIRD: The purposes of the corporation are as follows:

FOURTH: The number of shares which the corporation is authorized to have outstanding is: _____
 (Does not apply to box (2))

REQUIRED
 Must be authenticated
 (signed) by an authorized
 representative
 (See Instructions)

Kathleen M. Salmas

Authorized Representative
 KATHLEEN M. SALMAS, SECRETARY

DECEMBER 16, 2002

Date

Authorized Representative

Date

Authorized Representative

Date

Exhibit B

Certificate of Merger

[see attached]

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF OWNERSHIP, WHICH MERGES:

"NORTHROP GRUMMAN SPACE & MISSION SYSTEMS CORP.", AN OHIO CORPORATION,

WITH AND INTO "NORTHROP GRUMMAN SYSTEMS CORPORATION" UNDER THE NAME OF "NORTHROP GRUMMAN SYSTEMS CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE FOURTEENTH DAY OF DECEMBER, A.D. 2009, AT 7:44 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE THIRTY-FIRST DAY OF DECEMBER, A.D. 2009, AT 11:59 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.

2056806 8100M

091098747

You may verify this certificate online
at corp.delaware.gov/authvac.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 7700271

DATE: 12-15-09

State of Delaware
Secretary of State
Division of Corporations
Delivered 07:41 PM 12/14/2009
FILED 07:44 PM 12/14/2009
SPV 091088747 - 2056806 FILE

CERTIFICATE OF MERGER

MERGING

NORTHROP GRUMMAN SPACE & MISSION SYSTEMS CORP.

INTO

NORTHROP GRUMMAN SYSTEMS CORPORATION

Pursuant to Section 252(e) of the Delaware General Corporation Law, the undersigned corporation does hereby certify:

FIRST: The name and state of incorporation of each of the constituent corporations in the merger are as follows:

<u>Name</u>	<u>State of Domicile</u>
Northrop Grumman Space & Mission Systems Corp.	Ohio
Northrop Grumman Systems Corporation	Delaware

SECOND: An Agreement and Plan of Merger among the parties to the merger has been approved, adopted, certified, executed and acknowledged by each of the constituent corporations in accordance with the requirements of Section 252(e) of the Delaware General Corporation Law.

THIRD: The name of the surviving corporation is Northrop Grumman Systems Corporation.

FOURTH: The certificate of incorporation of Northrop Grumman Systems Corporation shall be the certificate of incorporation of the surviving corporation.

FIFTH: The executed Agreement and Plan of Merger is on file at the principal place of business of Northrop Grumman Systems Corporation, the address of which is c/o Northrop Grumman Corporation, 1340 Century Park East, Los Angeles, California 90067.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving corporation, on request and without cost, to any stockholder of any constituent corporation.

SEVENTH: The authorized capital stock of Northrop Grumman Space & Mission Systems Corp. currently consists of 1,000 shares of common stock, with a par value of \$.001 per share.

323901

EIGHTH: This Certificate of Merger, and the merger referenced herein, shall be effective on December 31, 2009 at 11:59 p.m. (local time in Wilmington, Delaware).

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Merger to be executed by its duly authorized officer this 11th day of December, 2009.

NORTHROP GRUMMAN SYSTEMS CORPORATION

By: Kathleen M. Selmas
Kathleen M. Selmas
Secretary

1233901

2

000299700

Recorded August 21, 2020, 02:23 PM
Instrument No. 2020-01350

Recording Fees: \$46.00 Pages: 7

Jami Teel

Register of Deeds Red Willow County, NE

NEBRASKA DOCUMENTARY STAMP TAX Aug 21, 2020 \$ Ex008 By DA

RECORD AND RETURN BY MAIL TO:

Seyfarth Shaw LLP
975 F Street, NW
Washington, DC 20004
Attn: Christa L. Dommers, Esq.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (this "**Deed**") is made this 14th day of July, 2020, by and between **NORTHROP GRUMMAN SYSTEMS CORPORATION**, a Delaware corporation, having an address at 2980 Fairview Park Drive, Falls Church, Virginia, 22042, as successor-in-interest by merger to **Northrop Grumman Space & Mission Systems Corp.** ("**Grantor**") and **NORTHROP GRUMMAN SYSTEMS CORPORATION**, a Delaware corporation having an address at 2980 Fairview Park Drive, Falls Church, Virginia, 22042 ("**Grantee**").

Northrop Grumman Space & Mission Systems Corp. ("**NGSMSC**") acquired fee simple title to that certain land situated in Red Willow County, Nebraska as more particularly described below (the "**Property**"), by that certain Warranty Deed dated April 5, 2006, and recorded on April 10, 2006, in Instrument No. 2006-00517, Red Willow County, Nebraska.

NGSMSC merged into and became Grantor hereunder, as evidenced by that certain Certificate of Merger dated as of December 11, 2009, a copy of which is attached hereto as Exhibit A.

THE GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to THE GRANTEE, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Red Willow County, Nebraska:

EXHIBIT #9

PAGE(S) - 7

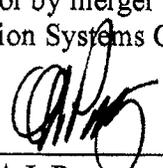
A tract of improved land in the Southeast Quarter (SE 1/4) of Section 28, Township 3 North, Range 29, West of the 6th P.M., Red Willow County, Nebraska described as follows:

Referring to the Quarter corner common to Sections 27 and 28, Township 3 North, Range 29, West, go thence South 00° 00' East (assumed) along the East line of said Section 28 a distance of 663.5 feet to its intersection with North line of Burlington-Northern Railroad right of way; go thence South 89° 03' West along said right of way line a distance of 1280.0 feet to the point of beginning; thence continuing South 89° 03' West along said North right of way line a distance of 211.0 feet; go thence North 00° 06' West for a distance of 488.9 feet to a point on the South *line* of Highway #6 and #34 right of way; going thence North 87° 57' East along said South right of way line of Highway #6 and #34 a distance of 226.1 feet; go thence South 01° 33' 59" West for a distance of 501.56 feet to a point on the North railroad right of way to the point of beginning.

TO HAVE AND TO HOLD the Property, together with all ways, easements, rights, covenants, benefits, rights-of-ways, agreements, privileges, and appurtenances to the same belonging, enjoyed by, or in any way benefiting or appertaining thereunto, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of Grantor of, in, to or out of the Property, in fee simple, forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

NORTHROP GRUMMAN SYSTEMS CORPORATION, a Delaware corporation, as successor by merger to Northrop Grumman Space & Mission Systems Corp.

By: 
Name: A.J. Paz
Title: Corporate Director of Real Estate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

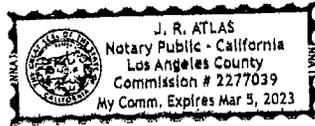
State of California

County of Los Angeles

On 7-14-, 2020, before me, J.R. Atlas, Notary Public personally appeared A.J. Paz, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



J.R. Atlas
Signature
[SEAL]

Exhibit A
Certificate of Merger

[see attached]

Delaware

PAGE 1

The First State

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WITH AND INTO "NORTHROP GRUMMAN SYSTEMS CORPORATION" UNDER THE NAME OF "NORTHROP GRUMMAN SYSTEMS CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE FOURTEENTH DAY OF DECEMBER, A.D. 2009, AT 7:44 O'CLOCK P.M.

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2056806 8100M

091098747

You may verify this certificate online
at corp.delaware.gov/archives.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 7700271

DATE: 12-15-09

State of Delaware
Secretary of State
Division of Corporations
Delivered 07:41 PM 12/14/2009
FILED 07:44 PM 12/14/2009
SRV 091098747 - 2056806 FILE

CERTIFICATE OF MERGER

MERGING

NORTHROP GRUMMAN SPACE & MISSION SYSTEMS CORP.

INTO

NORTHROP GRUMMAN SYSTEMS CORPORATION

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FIRST: The name and state of incorporation of each of the constituent corporations in the merger are as follows:

<u>Name</u>	<u>State of Domicile</u>
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Northrop Grumman Systems Corporation	Delaware

SECOND: An Agreement and Plan of Merger among the parties to the merger has been approved, adopted, certified, executed and acknowledged by each of the constituent corporations in accordance with the requirements of Section 252(c) of the Delaware General Corporation Law.

THIRD: The name of the surviving corporation is Northrop Grumman Systems Corporation.

FOURTH: The certificate of incorporation of Northrop Grumman Systems Corporation shall be the certificate of incorporation of the surviving corporation.

FIFTH: The executed Agreement and Plan of Merger is on file at the principal place of business of Northrop Grumman Systems Corporation, the address of which is c/o Northrop Grumman Corporation, 1840 Century Park East, Los Angeles, California 90067.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving corporation, on request and without cost, to any stockholder of any constituent corporation.

SEVENTH: The authorized capital stock of Northrop Grumman Space & Mission Systems Corp. currently consists of 1,000 shares of common stock, with a par value of \$.001 per share.

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EIGHTH: This Certificate of Merger, and the merger referenced herein, shall be effective on December 31, 2009 at 11:59 p.m. (local time in Wilmington, Delaware).

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Merger to be executed by its duly authorized officer this 11th day of December, 2009.

NORTHROP GRUMMAN SYSTEMS CORPORATION

By: Kathleen M. Seimas
Kathleen M. Seimas
Secretary