

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, August 7, 2023
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Donelan, McCook Evangelical Free Church.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.
2. Public Hearings.
 - A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held July 24, 2023.
 1. Adjourn the Public Hearing.
 - B. Accept the minutes of the April 24, 2023 Economic Development Plan Citizen's Advisory Review Committee meeting.
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 17, 2023 regular City Council meeting.
 - B. Authorize Great Plains Communications to occupy city right of way for the installation of underground fiber optic cable, duct and ground level fiber optic vaults in the 1600 Block West "Q" Street.
 - C. Authorize city staff to purchase one (1) new 2023 Vactor 2100i jet/vac combo truck for the Wastewater Department from MacQueen Equipment located in Lincoln, Nebraska, for the amount of \$449,807.37, using Sourcewell as the Purchasing Agent.
 - D. Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company, Liquor License #LK-093351, for a Wedding Reception to be held at The Barn, 1701 North Highway 83, on October 7, 2023 from 3:00 P.M. to 1:00 A.M.

- E. Approve the St. Patrick Catholic Church request to close portions of East 4th Street, East "F" Street, and East "G" Street and to utilize city property for the Annual Fall Festival on September 24, 2023.
 - F. Approve the issuance of a Grant of License in favor of Kent and Susan Strunk, owners of property located at 308 South Street, permitting the use of platted, but undeveloped right of way.
 - G. Approve the specifications for the North Pointe and West "C" Street paving and Utilities Project and set the time and date to receive bids as August 29, 2023 at 2:30 P.M.
 - H. Authorize an emergency purchase from Polen Implement out of Elyria, Ohio in the amount of \$74,450.00 for one used 2018 John Deere 6120R Tractor with an Intelligent Variable Transmission (IVT) for use in the composting operation at the Transfer Station.
4. Regular Agenda.
- A. Receive and put on file a renewed request from the McCook Chamber of Commerce for ACE funds to assist with the City of McCook's event promotions.
 - B. Field a "Topic for Consideration" filed by Maggie Repass concerning a request to allow the use of ATV's and UTV's in McCook corporate city limits.
 - C. Update regarding the swimming pool and ballpark projects.
 - D. Discussion regarding the status of the NDED Rural Workforce Housing award earmarked for a Saint Catherine's project.
 - E. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held July 24, 2023.

ITEM: 2.B. Accept the minutes of the April 24, 2023 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on April 24, 2023 and July 24, 2023. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 2, 2023



Tera Koetter, Assistant City Manager

August 2, 2023



Nathan A. Schneider, City Manager

August 2, 2023

EXHIBIT #1

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on August 7, 2023 at 5:30 p.m. in the City Council Chambers of the McCook Municipal Center concerning the findings and suggestions of the LB840 Citizens Advisory Committee regarding the functions and progress of the economic development program for the City of McCook. Individuals requiring physical or sensory accommodations including interpreter services, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

-s- Lea Ann Doak,
City Clerk-Treasurer

Publish: August 1, 2023

EXHIBIT #2

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AGENDA

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

QUARTERLY MEETING

**MONDAY, JULY 24, 2023
12:00 P.M.**

HERITAGE SENIOR CENTER CONFERENCE ROOM

CALL TO ORDER

*A Copy of the Open Meetings Act is posted and available for public review in the meeting room at the Heritage Senior Center.

- ITEM NO. 1** Review and approve minutes of the April 24, 2023 meeting.
- ITEM NO. 2** Review McCook LB840 Economic Development Program.
- ITEM NO. 3** Update of LB840 Program Balances.
- ITEM NO. 4** MEDC Director's Report
- ITEM NO. 5** Open Discussion
- ITEM NO. 6** Next meeting date: October 23, 2023
- ITEM NO. 7** Adjournment

EXHIBIT #3

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CITY OF MCCOOK
LB840
RECEIPT REGISTER
10/01/2022 - 06/30/2023

| | | Total Receipt | Receipt Breakdown | | |
|------------|------------------------------|---------------|-------------------|-----------------|--------------|
| | | | MV Sales Tax | Loan/Grant Prog | MEDC Adm |
| 10/22/2022 | Nebr Dept of Rev | \$ 41,064.34 | | \$ 29,224.34 | \$ 11,840.00 |
| 11/21/2022 | Nebr Dept of Rev | \$ 45,909.93 | | \$ 34,069.93 | \$ 11,840.00 |
| 12/21/2022 | Nebr Dept of Rev | \$ 36,281.52 | | \$ 24,441.52 | \$ 11,840.00 |
| 10/22/2022 | MV - Nebr Dept of Rev | \$ 3,991.76 | \$ 3,991.76 | | |
| 11/21/2022 | MV - Nebr Dept of Rev | \$ 3,822.09 | \$ 3,822.09 | | |
| 12/21/2022 | MV - Nebr Dept of Rev | \$ 4,406.35 | \$ 4,406.35 | | |
| 10/31/2022 | Interest | \$ 561.41 | \$ 557.01 | \$ 4.40 | |
| 11/30/2022 | Interest | \$ 614.68 | | \$ 614.68 | |
| 12/31/2022 | Interest | \$ 782.46 | | \$ 782.46 | |
| 10/3/2022 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 10/4/2022 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 10/10/2022 | Kool - Loan Repay | \$ 180.00 | | \$ 180.00 | |
| 10/10/2022 | Kool - Loan Repay | \$ 180.00 | | \$ 180.00 | |
| 10/10/2022 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 10/10/2022 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 10/13/2022 | Clary Loan Payment | \$ 2,920.22 | | \$ 2,920.22 | |
| 10/24/2022 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 10/4/2022 | Kool - Loan Repay | \$ 1,014.00 | | \$ 1,014.00 | |
| 11/4/2022 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 11/4/2022 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 11/7/2022 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 11/11/2022 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 11/18/22 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 11/30/2022 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 12/7/2022 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 12/7/2022 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 12/7/2022 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 12/7/2022 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 12/9/2022 | N Pointe - Loan Repay | \$ 7,818.05 | | \$ 7,818.05 | |
| 1/20/2023 | Nebr Dept of Rev | \$ 40,539.45 | | \$ 28,699.45 | \$ 11,840.00 |
| 2/21/2023 | Nebr Dept of Rev | \$ 44,085.89 | | \$ 32,245.89 | \$ 11,840.00 |
| 3/21/2023 | Nebr Dept of Rev | \$ 35,722.02 | | \$ 23,882.02 | \$ 11,840.00 |
| 1/20/2023 | MV - Nebr Dept of Rev | \$ 3,462.64 | \$ 3,462.64 | | |
| 2/21/2023 | MV - Nebr Dept of Rev | \$ 3,373.09 | \$ 3,373.09 | | |
| 3/21/2023 | MV - Nebr Dept of Rev | \$ 2,938.04 | \$ 2,938.04 | | |
| 1/31/2023 | Interest | \$ 1,510.35 | \$ 1,367.08 | \$ 143.27 | |
| 2/28/2021 | Interest | \$ 1,756.20 | | \$ 1,756.20 | |
| 3/31/2023 | Interest | \$ 1,877.50 | | \$ 1,877.50 | |
| 1/3/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 1/16/2023 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 1/16/2023 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 1/16/2023 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 1/16/2023 | American Ag Lab - Loan Repay | \$ 690.11 | | \$ 690.11 | |
| 1/16/2023 | East Ward Village | \$ 8,180.00 | | \$ 8,180.00 | |
| 2/2/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 2/17/2023 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 2/17/1983 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |

| | | Total Receipt | Receipt Breakdown | | |
|-----------|------------------------------|---------------|-------------------|-----------------|---------------|
| | | | MV Sales Tax | Loan/Grant Prog | MEDC Adm |
| 2/17/2023 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 2/17/2023 | American Ag Lab - Loan Repay | \$ 690.11 | | \$ 690.11 | |
| 3/2/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 3/10/2023 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 3/10/2023 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 3/10/2023 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 3/10/2023 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 4/20/2023 | Nebr Dept of Rev | \$ 35,368.15 | | \$ 23,528.15 | \$ 11,840.00 |
| 5/19/2023 | Nebr Dept of Rev | \$ 41,871.17 | | \$ 30,031.17 | \$ 11,840.00 |
| 6/21/2023 | Nebr Dept of Rev | \$ 37,077.35 | | \$ 25,237.35 | \$ 11,840.00 |
| 4/20/2023 | MV - Nebr Dept of Rev | \$ 3,249.05 | \$ 3,249.05 | | |
| 5/19/2023 | MV - Nebr Dept of Rev | \$ 5,564.05 | \$ 5,564.05 | | |
| 6/21/2023 | MV - Nebr Dept of Rev | \$ 3,674.59 | \$ 3,674.59 | | |
| 4/30/2023 | Interest | \$ 1,903.74 | \$ 1,227.38 | \$ 676.36 | |
| 5/31/2023 | Interest | \$ 2,305.38 | | \$ 2,305.38 | |
| 4/4/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 4/13/2023 | Mullen/Bee Little Loan Repay | \$ 545.61 | | \$ 545.61 | |
| 4/13/2023 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 4/13/2023 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 4/13/2023 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 5/4/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 5/16/2023 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 5/16/2023 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 5/16/2023 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 6/1/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| 6/12/2023 | Mullen/Bee Little Loan Repay | \$ 1,091.22 | | \$ 1,091.22 | |
| 6/12/2023 | Str Align - Loan Repay | \$ 482.80 | | \$ 482.80 | |
| 6/19/2023 | EMC - Loan Repay | \$ 538.42 | | \$ 538.42 | |
| 6/19/2023 | American Ag Lab - Loan Repay | \$ 690.10 | | \$ 690.10 | |
| 6/29/2023 | Hot Tub Broker - Loan Repay | \$ 919.56 | | \$ 919.56 | |
| | | \$ 453,513.46 | \$ 37,633.13 | \$ 309,320.33 | \$ 106,560.00 |
| | | | | \$ 453,513.46 | |

CITY OF MCCOOK
 LB840 FUND
 CHECK REGISTER
 10/01/2022 - 06/30/2023

| PAYEE | DESCRIPTION | ACCT. NO. | DATE | CK NO. | AMOUNT |
|-----------------------------|----------------------------|--------------|----------|--------|-----------------------------|
| McCook Economic Development | SW NE Comm Betterment Gr | 45 068 54465 | 10/12/22 | 1399 | \$ 10,000.00 |
| | N Pointe Platting Fees | | | | \$ 500.00 |
| | N Pointe Platting Fees | | | | \$ 5,575.00 |
| | Administration | 45 068 54885 | | | \$ 11,840.00 |
| McCook Economic Development | Administration | 45 068 54885 | 11/16/22 | 1400 | \$ 11,840.00 |
| McCook Gazette | Publishing | 45 068 54020 | 11/26/22 | 1401 | \$ 22.54 |
| McCook Economic Development | Administration | 45 068 54885 | 12/14/22 | 1402 | \$ 11,840.00 |
| McCook Economic Development | Administration | 45 068 54885 | 01/18/23 | 1403 | \$ 11,840.00 |
| McCook Gazette | Publishing | 45 068 54020 | 02/08/23 | 1404 | \$ 22.86 |
| McCook Economic Development | Reward Membership | 45 068 54465 | 02/22/23 | 1405 | \$ 2,500.00 |
| | Administration | 45 068 54885 | | | \$ 11,840.00 |
| McCook Economic Development | Administration | 45 068 54885 | 03/15/23 | 1406 | \$ 11,840.00 |
| McCook Economic Development | Microenterprise Revolving | 45 068 54465 | 03/29/23 | 1407 | \$ 17,500.00 |
| McCook Economic Development | Administration | 45 068 54885 | 04/12/23 | 1408 | \$ 11,840.00 |
| VOID | | | | 1409 | \$ - |
| McCook Economic Development | Administration | 45 068 54885 | 05/10/23 | 1410 | \$ 11,840.00 |
| McCook Gazette | Publishing | 45 068 54020 | 05/17/23 | 1411 | \$ 12.55 |
| McCook Economic Development | Rural Workforce Housing | 45 068 54465 | 06/14/23 | 1412 | \$ 145,500.00 |
| McCook Economic Development | Administration | 45 068 54885 | 06/14/23 | 1413 | \$ 11,840.00 |
| TOTAL | | | | | <u>\$ 288,192.95</u> |
| TOTAL BY PROGRAM | | | | | |
| | Publishing | 45 068 54020 | | | \$ 57.95 |
| | Legal | 45 068 54030 | | | \$ - |
| | LB840 Loan/Grant/Programs | 45 068 54465 | | | \$ 181,575.00 |
| | LB840 Street Sales Tax Res | 45 068 54835 | | | \$ - |
| | LB840 MEDC Administration | 45 068 54885 | | | \$ 106,560.00 |
| TOTAL | | | | | <u>\$ 288,192.95</u> |

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/22 - 9/30/2023

Q3 - Balances as 6/30/2023

| | Program Balance | Funds Allocated | Project Commitments | Available |
|--|----------------------------|----------------------------|--------------------------------|-----------------------------|
| Loan, Grants and Projects | \$ 835,016.10 | | | |
| Rural Workforce Housing Match | | \$ 145,500.00 | | |
| Microenterprise Revolving Loan | | | \$ 57,225.00 | |
| Hormel Business Plan | | | \$ 5,000.00 | |
| | | | | |
| Early Childhood Education | | | | |
| New Provider Scholarship/Startup Funds | | \$35,934.00 | | |
| | | | | |
| Total Reserved and Committed | | <u>\$ 181,434.00</u> | <u>\$ 62,225.00</u> | |
| Total Funds Available | | | | <u><u>\$ 591,357.10</u></u> |

McCook Growth Fund (LB840) Loan Status Report
06-30-2023

| Current Loans | Loan Amount (a) | Late Payment Fees (b) | Interest Rate | Loan Term (Years) | Date Loan Made | Interest Earned (c) | Payments Made (d) | Loan Balance Remaining (a+b+c-d) | Loan Status |
|---|-----------------|-----------------------|---------------|-------------------|----------------|---------------------|-------------------|----------------------------------|-------------|
| Hot Tub Brokers | \$ 100,000.00 | | 2 | 10 | 12/13/2021 | \$ 2,885.58 | \$ 17,471.64 | \$ 85,413.94 | Current |
| J and A Mullen, LLC | \$ 56,500.00 | | 3% | 10 | 4/30/2020 | \$ 4,538.02 | \$ 20,187.57 | \$ 40,850.45 | Current |
| Early Morning Cackle, LLC | \$ 55,700.00 | \$ 240.00 | 3% | 10 | 3/19/2020 | \$ 4,681.74 | \$ 20,800.21 | \$ 39,821.53 | Current |
| Straight Align, LLC | \$ 50,000.00 | | 3% | 10 | 10/1/2019 | \$ 4,623.46 | \$ 21,243.20 | \$ 33,380.26 | Current |
| American Agricultural Laboratory | \$ 75,000.00 | | 2% | 10 | 2/5/2017 | \$6,750.74 | \$ 53,137.77 | \$ 28,612.97 | Current |
| MEDC North Pointe Phase I TIF Bond | \$ 208,000.00 | | 0% | 22 | 4/2/2015 | \$0.00 | \$ 133,513.12 | \$ 74,486.88 | Current |
| Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow) | \$ 120,000.00 | | 4% | 15 | 3/16/2015 | \$38,277.05 | \$ 28,103.60 | \$ 130,173.45 | Current* |
| MEDC Clary Village TIF | \$ 178,622.92 | | 0% | 17 | 3/16/2015 | \$0.00 | \$ 84,010.65 | \$ 94,612.27 | Current |
| East Ward Village (Non-Recourse Loan - to be paid from residual cash flow) | \$ 105,000.00 | | 2% | 15 | 7/11/2012 | \$15,361.02 | \$ 81,926.58 | \$ 38,434.44 | Current |
| Totals | \$ 948,822.92 | \$ 240.00 | | | | \$77,117.61 | \$460,394.34 | \$ 565,786.19 | |

*This is a Non-Recourse Developer Loan/Agreement. Payments to the loan are comprised of residual income (available Net Cash Flow) from the property, when available, per the Operating Agreement, for the agreed term. Upon the Maturity Date, the entire unpaid principal balance and accrued interest is due from the borrower. Additionally, since it is a non-recourse agreement, there is the possibility of a balance could remain after the Maturity Date, MEDC would require the borrower for final payment, or consider a grant option. Nevertheless, at the end of the agreed term, MEDC would fully acquire all land, property, and equity derived from the development project, which is typically substantially of greater value.

**McCook Growth Fund (LB840) Economic Development Program
Third Quarter Report
October 1, 2022-September 30, 2023**

Approved, but not yet completed or paid:

McCook Business Industrial Park Expansion

2023

Significant progress has been made in the expansion of the McCook Business Park project. Since the last quarter updates, the 30-acre property situated directly east of the current business park has been voluntarily annexed into the city limits. It has also been re-platted as a Minor Subdivision, comprising four industrial lots. In addition, the property underwent a rezoning process, transitioning from an Agricultural designation to an Industrial Heavy classification. To ensure smooth development, a Subdivision Agreement has been established between the property owners, MEDC (the project developer), and the City of McCook.

The next step in developing the business park is to extend the streets and infrastructure into the expanded area, which includes street paving, a rail spur off the BNSF main line, water, sewer, and electrical utilities. The MEDC is diligently exploring various local and state funding sources to support the extension of essential infrastructure into the expanded area. Ideally, Tax Increment Financing (TIF) and grants would be used to cover the majority of those costs.

North Pointe Street & infrastructure

2023

The MEDC is working towards the installing of street paving and the transfer of water and sewer lines to the housing development project area at the North Pointe Addition. Our plan is to utilize Tax Increment Financing (TIF) and additional funding sources to supply the infrastructure.

There are two phases to install the street and infrastructure in the area. Phase II, which is being looked at to start later this fall or early next spring, would include new street paving to the newly added S Street and half (south half) of West 9th Street.

As houses begin to fill up the majority of the lots in this phase, Phase III would start to be implemented that would include the remaining of the (north half) of West 9th Street and the new T Street to the addition. Any additional TIF remaining from the entire housing development would be utilized to make improvements to the existing West 7th Street.

MEDC Micro-enterprise Lending Program Grant

2023 (35% Match)

The MEDC continues to promote the Micro-enterprise Lending Program to assist area startups and existing businesses with access to capital. This program will allow individuals and/or businesses to apply for smaller loans (\$1,000 - \$50,000) that typically wouldn't meet or fall into traditional bank standards. The MEDC provides a 35% match towards the loans per the grant.

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

Monday - April 24, 2023
12:00 P.M. at the Heritage Senior Center Conference Room

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

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

Present: Chairperson Sean Wolfe; Nate Schneider, City Manager; Tera Koetter, Assistant City Manager; Members, Jeanette Peters, Sarah Renner, Alexis Davidson, Rick Sinner, Warren Jones and Charlie McPherson, EDC Director.

Absent: Jordan Johnson

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 20, 2023, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF January 23, 2023 MEETING.

Renner introduced a motion to approve the January 23, 2023 minutes; Peters seconded the motion. All members present voted in the affirmative. Motion passed. 6 VOTES YEA, 0 NAY, 1 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

MEDC Director McPherson reviewed the McCook Growth Fund Program Balances and McCook Growth Fund Available Funds reports prepared by MEDC for the 10/01/22 – 09/30/23 program year with the committee.

As of 3/31/2023 the LB840 Program balance is \$888,301.21. Funds are currently allocated in the amount of \$35,934.00 and Project Commitments in the amount of \$207,725.00. This leaves an available balance of \$644,642.21.

EXHIBIT #4

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(3) UPDATE OF REVENUES COLLECTED

The McCook Growth Fund Loan Status Report shows all loans are current. The LB840 Program Balances report, receipt register and check register were provided.

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

McCook Business Industrial Park Expansion

The MEDC entered an agreement to sell the last lot at the business park to a local business who is looking to expand their business and begin production/manufacturing within their business. With this agreement, there are no other lots available for businesses and/or business attraction within the current park.

The MEDC has been working for some time on the possible expansion of the park with a landowner. There have been discussions with the landowners about the MEDC potentially purchasing a 12-acre lot, within the next month or two, from them to develop (i.e. annex, replat, and rezone) to then resell to an interested Ag manufacturing business who is interested in bringing a new facility to McCook.

North Pointe Street & Infrastructure

The MEDC has a plan to begin work on the North Pointe Housing Addition by starting with street paving and the transfer of water and sewer lines to the housing development project area. The plan is to utilize Tax Increment Financing (TIF) to fund the infrastructure over 15-year increments as housing is built. It takes approximately two years to begin capturing TIF on a project and LB840 will be utilized to subsidize the payments until the TIF payments begin. The LB840 funds will be repaid at the back side of the 15-year TIF repayments.

There are two phases for installing the street and infrastructure in the area. Phase II, which is being looked at to start later this fall or early next spring, would include new street paving to the newly added S Street and half of West 9th Street.

As houses begin to fill up the majority of the lots in this phase, Phase III would start to be implemented that would include the remaining of the of West 9th Street and the new T Street to the addition. Any additional TIF remaining from the entire housing development would be utilized to make improvements to the existing West 7th Street.

Rural Workforce Housing

The Nebraska Department of Economic Development (DED) provided another funding cycle for the 2022 Rural Workforce Housing (RWFH) grant program where they were offering a 2:1 match for communities to utilize towards housing projects. Through local partnerships with businesses

and organizations, the MEDC and the City of McCook utilized LB840 funds to provide \$350,000 local match towards the grant and leverage the 2:1 match offering to go towards housing. If awarded the grant, the DED would provide \$700,000 in housing funds to total \$1,050,00 to the community.

MEDC R.E.W.A.R.D. Membership Dues

In a partnership with the City of McCook, Red Willow County, McCook Public Schools, McCook Community Hospital, and the MEDC, the members utilize the services of a grant writer to assist with and apply for aid and funding opportunities that support initiatives, programs, and services to McCook and Red Willow County, all entities have experienced significant benefits from this program through grant awards.

MEDC Micro-enterprise Lending Program Grant

The MEDC applied for a grant through the NE Dept. of Economic Development to participate in the Micro-enterprise Lending Program to assist area startups and existing businesses with more access to capital. This Program will allow individuals and/or businesses to apply for smaller loans (\$1,000 - \$50,000) that typically wouldn't meet or fall into traditional bank standards. The MEDC was awarded \$213,500 in DED grant funds and the MEDC provided a 35% (\$74,725) match towards the grant for a total of \$288,225 in the loan program.

In February, the MEDC completed its first M.E.L.P. to a local business owner towards the relocation and expansion of their cosmetology business for \$50,000 at 2.5% int. rate for 84 months.

(5) OPEN DISCUSSION

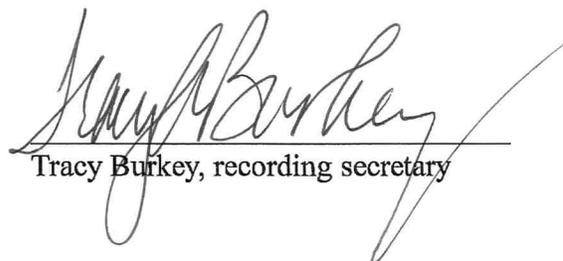
Schneider discussed that Sales Tax revenues are up right now. They are ahead of where they were last year.

(6) NEXT MEETING DATE

Next meeting date will be July 24, 2023 at 12:00 PM at the Heritage Senior Center conference room.

(7) ADJOURNMENT

Meeting adjourned at 12:57 PM.


Tracy Burkey, recording secretary

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 3.A.

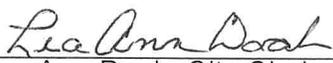
Approve the minutes of the July 14, 2023 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 3, 2023

McCook City Council
July 17, 2023
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 Taylor, Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Assistant City Manager Koetter, Library Director Crocker, Utilities Director Fawver, Fire Chief Harpham, Public Works Director Potthoff, Senior Services Director Siegfried, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 13, 2023, 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 Taylor announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review. Jamie Mockry provided the invocation. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

1. Announcements & Recognitions.

Freedom Festival Chairman Jamie Mockry presented a \$3,000 check that the Freedom Festival raised to the Fire and Police Departments for emergency and tactical equipment.

2. Public Hearings.

2.A. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #6, comprised of a tract of land being part of the Southeast Quarter and part of the Southwest Quarter of Section 28, and part of the Northeast Quarter and part of the Northwest Quarter of Section 33, all in Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with regarding a Blight and Substandard Study for Redevelopment Area #6, comprised of a tract of land being part of the Southeast Quarter and part of the Southwest Quarter of Section 28,

and part of the Northeast Quarter and part of the Northwest Quarter of Section 33, all in Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Weedin, passed.

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

City Attorney Mustion received into evidence Exhibit #1 - City Manager's Report prepared for the July 17, 2023 City Council meeting (1 page), Exhibit #2 - Notice of Hearing published (2 pages); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (10 pages); Exhibit #5 - Blight & Substandard Study for Redevelopment Area #6 (47 pages); Exhibit #6 - Planning Commission Resolution No. PC 2023-03 (2 pages); Exhibit #7 - City Manager's Report prepared for the July 10, 2023 Planning Commission meeting (2 pages); and Exhibit #8 - minutes of the July 10, 2023 Planning Commission meeting (5 pages).

City Manager Schneider reviewed the information presented and Exhibit #1 and gave an overview of the process.

Dr. Jason Combs, Miller & Associates, was present via zoom. The study for Redevelopment Area #6 was prepared by Miller & Associates. Dr. Combs used "less developed" to describe the area selected for Phase II of the Business Park. The purpose of the study area was to point out some of the deficiencies or less developed criteria, and they found that the area did fit that criteria. Dr. Combs stated that McCook is a first-class city and has a cap of 35% and when they did their calculations of the 165 acres it is right around 30%.

Charlie McPherson, McCook Economic Development Corporation Executive Director, was present to address questions from the Council and spoke in support of the proposed creation of Redevelopment Area #6.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

2.B. Approve Resolution No. 2023-12 approving the Blight and Substandard Study for Redevelopment Area #6 and creating Redevelopment Area #6 pursuant to the Nebraska Community Development Law.

Motion to approve Resolution No. 2023-12 approving the Blight and Substandard Study for Redevelopment Area #6 and creating Redevelopment Area #6 pursuant to the Nebraska Community Development Law. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

2.C. Public Hearing - Regarding a Redevelopment Plan for the McCook Business Park Phase II

Project.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding a Redevelopment Plan for the McCook Business Park Phase II Project, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Weedin, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the July 17, 2023 City Council meeting (1 page), Exhibit #2 - Notice of Hearing published (2 pages); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (10 pages); Exhibit #5 - Redevelopment Plan for the McCook Business Park Phase II Redevelopment Project (24 pages); Exhibit #6 - City Manager's Report prepared for the July 10, 2023 Planning Commission meeting (2 pages); Exhibit #7 - Planning Commission Resolution No. PC 2023-04 (2 pages); and Exhibit #8 - minutes of the July 10, 2023 Planning Commission meeting

City Manager Schneider reviewed the information presented in Exhibit #1 and the proposed Redevelopment Plan.

Charlie McPherson, McCook Economic Development Corporation Executive Director, was present to address questions from the Council and spoke in support of the proposed creation of Redevelopment Plan for the McCook Business Park.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

2.D. Meeting of the Community Development Agency - recess as City Council and convene meeting.

Motion to recess as a City Council and to convene as the McCook Community Development Agency for consideration of CDA Agenda at 5:56 P.M. This motion, made by Weedin and seconded by Calvin, passed.

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

2.D.1. Call to Order and Roll Call.

A meeting of the Mayor and City Council of the City of McCook, Nebraska, acting as the governing body of the Community Development Agency of the City of McCook, Nebraska was convened in open and public session at 5:56 o'clock P.M. on July 17, 2023, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Taylor, Calvin, Weedin, Muehlenkamp,

Rambali. Absent: None. Notice of the meeting was given in advance thereof by publication, one of the City's designated methods for giving notice, a copy of the proof of publication being attached to these minutes. Advanced notice of the meeting was given to each member of the Agency and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and all members of the Council. Mayor Taylor presided and City Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

2.D.2. Open Meetings Act Announcement.

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

2.D.3. Adopt Resolution No. CDA 2023-03 recommending approval of a Redevelopment Plan for the McCook Business Park Phase II Redevelopment Project to the McCook City Council and adopting a Cost Benefit Analysis for the Redevelopment Project in the Redevelopment Plan.

Motion to adopt Resolution No. CDA 2023-03 recommending approval of a Redevelopment Plan for the McCook Business Park Phase II Redevelopment Project to the McCook City Council and adopting a Cost Benefit Analysis for the Redevelopment Project in the Redevelopment Plan. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

2.D.4. Recess as a Community Development Agency.

Motion to recess as the McCook Community Development Agency and reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

2.E. Adopt Resolution No. 2023-10 approving a Redevelopment Plan for the City of McCook, Nebraska, including the McCook Business Park Phase II Redevelopment Project.

Motion to adopt Resolution No. 2023-10 approving a Redevelopment Plan for the City of McCook, Nebraska, including the McCook Business Park Phase II Project. This motion, made by Rambali and seconded by Muehlenkamp, passed.

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

2.E.1. Recess as a City Council.

Motion to recess as the McCook City Council and reconvene as the McCook Community

Development Agency. This motion, made by Rambali and seconded by Weedin, passed.
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

2.F. Adopt Resolution No. CDA 2023-04 authorizing and approving a Redevelopment Agreement including the use of Tax Increment Financing for the McCook Business Park Phase II Project.

Motion to adopt Resolution No. CDA 2023-04 authorizing and approving a Redevelopment Agreement including the use of Tax Increment Financing for the McCook Business Park Phase II Project. This motion, made by Muehlenkamp and seconded by Weedin, passed.
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

City Manager Schneider noted that a Redevelopment Agreement is required on all TIF projects. This project will have a 15 year term and the agreement includes language that should there be a shortfall in TIF dollars for repayment of the bond, it is the responsibility of the MEDC to make up the difference.

2.F.1. Recess as a Community Development Agency.

Motion to recess as the McCook Community Development Agency and reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

2.G. Approve Resolution No. 2023-11 approving the Redevelopment Agreement between the City of McCook and McCook Economic Development Corporation.

Motion to approve Resolution No. 2023-11 approving the Redevelopment Agreement between the City of McCook and McCook Economic Development Corporation. This motion, made by Muehlenkamp and seconded by Calvin, passed.
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

2.H. Public Hearing - Regarding the Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Weedin and seconded by Muehlenkamp, passed.
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the July 17, 2023 City Council meeting (2 pages); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages); Exhibit #5 - Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project (4 pages); Exhibit #6 - Planning Commission Resolution No. PC 2023-05 (2 pages); and Exhibit #7 - minutes of the July 10, 2023 Planning Commission meeting (5 pages).

City Manager Schneider reviewed the information presented in Exhibit #1. There will be 27 buildable lots, with the project to be completed in phases.

Charlie McPherson and Amanda Engell, representatives of the McCook Economic Development Corporation, were present to address questions from the Council and spoke in support of the proposed Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project. The recent housing study indicates a large need for housing in the City of McCook. This proposed modification will allow for the use of excess TIF in the original North Pointe Redevelopment Plan to be utilized for infrastructure (water, sewer, paving) in this proposed second phase.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.H.2. Recess as a City Council.

Motion to recess as the McCook City Council and reconvene as the McCook Community Development Agency. This motion, made by Muehlenkamp and seconded by Weedon, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.I. Approve Resolution No. CDA 2023-05 recommending approval of a Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska.

Motion to approve Resolution No. CDA 2023-05 recommending approval of a Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska. This motion, made by Muehlenkamp and seconded by Weedon, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.I.1. Recess as a Community Development Agency.

Motion to recess as the McCook Community Development Agency and reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

2.J. Adopt Resolution No. 2023-13 approving a Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska.

Motion to adopt Resolution No. 2023-13 approving a Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska. This motion, made by Calvin and seconded by Weedin, passed.

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

2.J.1. Recess as a City Council.

Motion to recess as the McCook City Council and reconvene as the McCook Community Development Agency. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

2.K. Adopt Resolution No. CDA 2023-06 authorizing the issuance of TIF indebtedness for the North Pointe Redevelopment Project.

City Manager Schneider reviewed the information in his City Manager's Report prepared for this item.

Motion to adopt Resolution No. CDA 2023-06 authorizing the issuance of TIF indebtedness for the North Pointe Redevelopment Project. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

2.K.1. Adjourn the McCook Community Development Agency.

Motion to adjourn the meeting of the McCook Community Development Agency at 6:27 P.M. and to reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

3. Consent Agenda.

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

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

- 3.A. Approve the minutes of the July 3, 2023 regular City Council meeting.
- 3.B. Accept the minutes of the July 10, 2023 Planning Commission meeting.
- 3.C. Approve the McCook Area Chamber of Commerce Heritage Days request for the use of Norris Park for the Arts & Crafts Show, including the bandshell and electricity, on October 13 & 14, 2023; for the closing of Norris Avenue from "G" Street to "H" Street - after the parade on Saturday until 8:00 p.m., the 100 block of East "G" Street beginning at 1:00 p.m. on Friday, October 13, 2023, the 700 and 800 blocks of East 1st, the 100 and 200 blocks of East "H" Street from 5:00 A.M. to 8:00 P.M. on October 14, 2023, the 100 block of West "G" street from 5:00 a.m. on Saturday October 14, 2023 until after the parade; to allow overnight parking for vendors around Norris Park and to conduct their parade on public streets on October 14, 2023.
- 3.D. Approve the application for a Special Designated Liquor License submitted by Successful Ventures, LLC, Liquor License #CK-123208, for a Craft Show to be held at the Red Willow County Fairgrounds Alice Arena, 1412 West 5th Street, on October 21, 2023 from 8:00 A.M. to 5:00 P.M.
- 3.E. Ratify the Mayor's appointments to the Economic Development Plan Citizen's Advisory Review Committee - reappoint Jordan Johnson, Rick Sinner, and Jeanette Peters - terms expire July 2026.
- 3.F. Enter a contract with Gerih Concrete Construction, LLC, with a bid of \$135,700 for a 40' x 40' storage building with concrete foundation and authorize the Mayor to execute the necessary paperwork to award the contract.
- 3.G. Receive and file the claims for the month of June 2023, published July 11, 2023.
- 3.H. Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for the Heritage Days Mixer to be held at MNB Bank, 220 Norris Avenue, on October 11, 2023 from 8:00 A.M. to 11:59 P.M.
- 3.I. Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for the Heritage Days Community Celebration to be held at Norris Alley, 406 Norris Avenue, on October 12, 2023 from 8:00 A.M. to 11:59 P.M.
- 3.J. Forward to the City's insurance carrier for review and appropriate action a property damage claim from Quality Inn & Suites in the amount of \$6,903.18.
- 3.K. Approve and authorize the Mayor to sign the First Amendment to the Water Tower Lease Agreement between the City of McCook and Alltel Communications of Nebraska, LLC d/b/a Verizon Wireless for the addition and modification of existing equipment and for the allowance of an increase in rent.

4. Regular Agenda.

4.A. Update regarding the swimming pool and ballpark projects.

City Manager Schneider informed the Council that the Swimming Pool bonds are set to be sold on August 2, with the closing on August 15. The demolition crew is scheduled to begin arriving on July 18.

Randy Stramel gave an update regarding the WPA Facade Preservation Project at the swimming pool.

Work continues with the city's attorney, Austin McKillip, and the College Foundation on the purchase agreement for the Sports Complex. A stakeholders meeting with the college, college foundation, hospital, and the city is scheduled for tomorrow evening.

4.B. Council Comments.

There were no Council comments.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:38 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
August 7, 2023 CITY COUNCIL MEETING

ITEM: 3.B.

RECOMMENDATION:

AUTHORIZE GREAT PLAINS COMMUNICATIONS TO OCCUPY CITY RIGHT OF WAY FOR THE INSTALLATION OF UNDERGROUND FIBER OPTIC CABLE, DUCT AND GROUND LEVEL FIBER OPTIC VAULTS.

BACKGROUND:

Great Plains Communications of Blair, NE is asking permission to occupy City of McCook Right of Way for the purpose of installing fiber optic cable, duct and ground level vaults.

The project will begin 40 feet East of the intersection of West Q Street and west 17th Street and continue East for 650 feet to the end point of 1604 West Q Street. Three ground level vaults will be installed. One at the end point and the other two at vacant lots for future use.

FISCAL
IMPACT: None.

APPROVALS:



Kyle Potthoff, Public Works Director

August 7, 2023



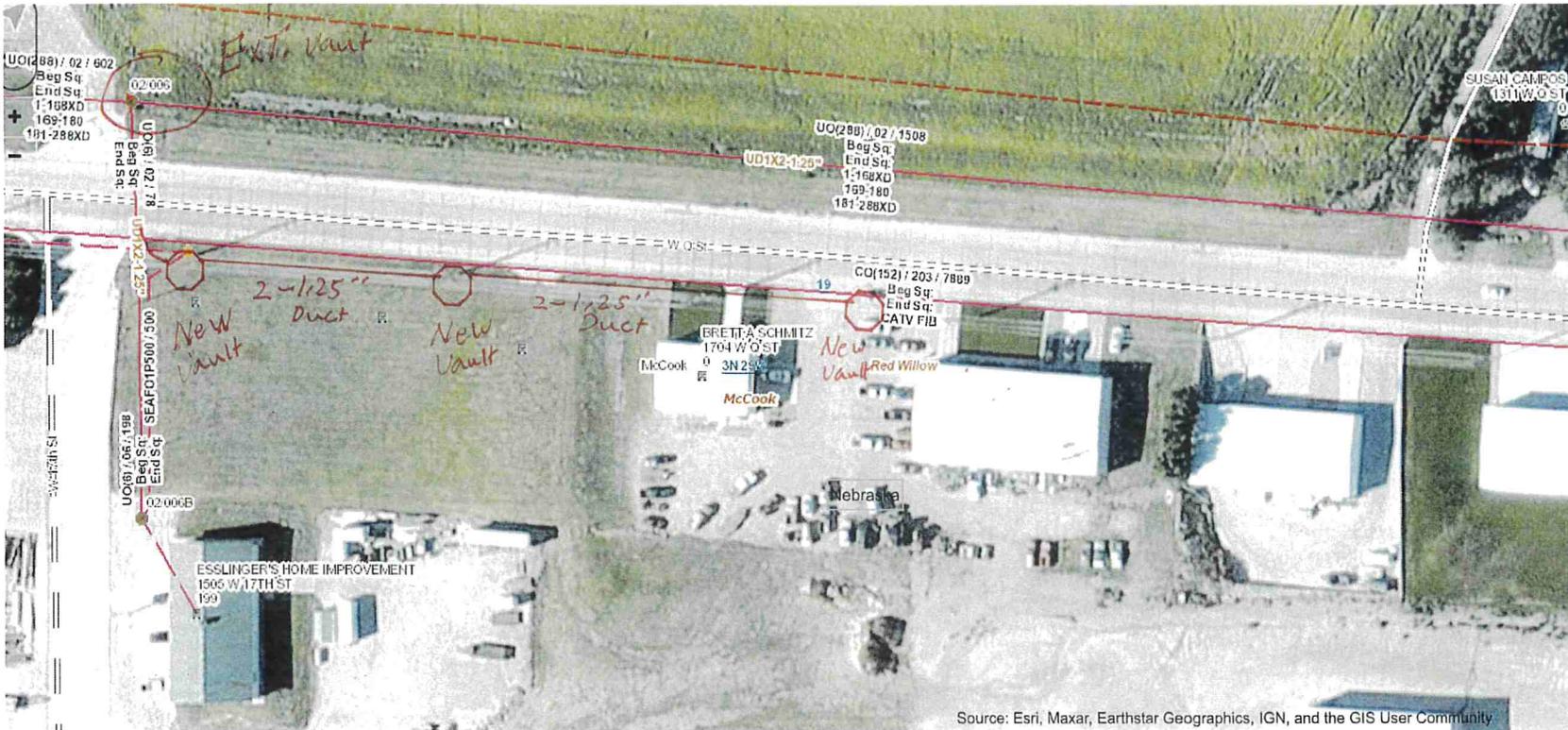
Pat Fawver, Utilities Director

August 7, 2023



Nate Schneider, City Manager

August 7, 2023



Will use EXT. Duct
acrossed Qst to go
to vault on North
side of Qst



P.O. BOX 1069 • 505 WEST C • McCook, NE 69001-1069 • PHONE (308) 346-2022 • FAX (308) 346-1481

APPLICATION TO OCCUPY RIGHT-OF-WAY

APPLICANT NAME: Great Plains Communications DATE: 7-19-2023
ADDRESS: 1009 West B St. PHONE: 402-278-2325
FAX: _____ START DATE: July 2023 FINISH DATE: August 2023

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

| |
|----------------|
| Type: (circle) |
| Over-Cross |
| Under-Cross |
| <u>Occupy</u> |
| Miscellaneous |

| |
|-----------------------------|
| With a: (circle) |
| Water Line |
| Sewer Line |
| Gas Line |
| Telephone Line |
| <u>(Underground Aerial)</u> |
| Tree Trimming/Removal |
| Grading |
| Other |
| Electric Line |
| (Underground Aerial) |

Location: Beginning 40 feet (East West North South) of Intersection West 25th
West 17th and ending (East West North South) 650 feet of Intersection
25th & West 17th

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

Performance Guarantee: (Make Payable to City of McCook)

Amount: \$ _____ Check No. _____ Or FID No. _____

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

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

[Signature]
Applicant's Signature

Recommended By _____ Date _____ Director of Public Works Approval _____

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 3.C.

RECOMMENDATION:

AUTHORIZE CITY STAFF TO PURCHASE ONE (1) NEW 2023 VACTOR 2100i JET/VAC COMBO TRUCK FOR THE WASTEWATER DEPARTMENT FROM MACQUEEN EQUIPMENT LOCATED IN LINCOLN NEBRASKA FOR THE AMOUNT OF \$449,807.37 USING SOURCEWELL AS THE PURCHASING AGENT.

BACKGROUND:

The purchase of this equipment will be accomplished through the purchasing agent Sourcewell, as allowed by City Ordinance No. 2019-2990 which states "the purchasing agent, or his/her designee, to have the authority to join with other units of government in cooperative purchasing of supplies, equipment or services when the best interest of the City would be served thereby". By choosing this method the City of McCook will save \$18,490.88.

The Wastewater Department currently owns and operates a 2008 Vactor 2100i jet/vac combo truck. This unit has served the collection system well for many years; however, it requires repairs on a regular basis both large and small. This unit is vital to the collection system and cannot be down as it is our only means of clearing blockages.

In the past, the truck was only used on emergency issues with the collection system. Moving forward, staff are developing a plan to do scheduled collection system jetting and cleaning on a regular basis. This will put more hours and wear and tear on an already ageing piece of equipment. The new truck is nearly identical to the current truck, but new technology has been installed.

The current 2006 Vactor will be traded into Macqueen Equipment for \$53,000.00

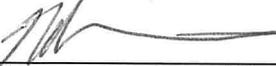
FISCAL IMPACT: None

APPROVALS:



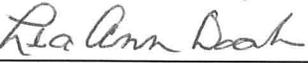
Pat Fawver, Utilities Director

August 7, 2023



Nate Schneider, City Manager

August 7, 2023



Lea Ann Doak, City Clerk

August 7, 2023

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 3.D.

Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company, Liquor License #LK-093351, for a Wedding Reception to be held at The Barn, 1701 North Highway 83, on October 7, 2023 from 3:00 P.M. to 1:00 A.M.

BACKGROUND:

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

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 2, 2023



Nathan A. Schneider, City Manager

August 2, 2023

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

Loop Brewing Company

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

801 West C, Suite 5b, McCook, NE 69001

Retail Liquor License Address or Non-Profit Business Address

LK - 093351

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only 10/07/23

Event Date(s):

Event Start Time(s): 3 PM

Event End Time(s): 1 AM

Alternate Date:

Alternate Location Building & Address:

Event Building Name: The Barn

Event Street Address/City: 1701 North Hwy 83, McCook, NE 69001

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

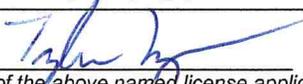
Outdoor area to be licensed in length & width: ____ X ____ (Diagram Form #109 must be attached)

Type of Event: Wedding Reception Estimate # of attendees: 300

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

Event Contact Name: Tyler Loop Event Contact Phone Number: 308-737-9921

Event Contact Email: loopbrewingcompany@yahoo.com

*Signature Authorized Representative:  Printed Name Tyler Loop

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

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

Local Governing Body completes below:

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

Local Governing Body Authorized Signature

Date

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 3.E.

RECOMMENDATION:

APPROVE THE ST. PATRICK CATHOLIC CHURCH REQUEST TO CLOSE PORTIONS OF EAST 4TH, EAST "F" AND EAST "G" STREETS AND TO UTILIZE CITY PROPERTY FOR THEIR ANNUAL FALL FESTIVAL ON SEPTEMBER 24, 2023.

BACKGROUND:

St. Patrick Catholic Church is conducting their annual Fall Festival on September 24, 2023. The church requests permission to close East 4th Street between F and G Streets and East F and East G Streets between 3rd and 4th Streets between the hours of 10:00 a.m. and 8:00 p.m. on Sunday September 24, 2023. The Church also requests the use of City property. The Church requests the use of eighteen to twenty extra trash containers, barricades/cones to close the streets and park benches for seating.

The Public Works Departments have sufficient manpower to respond to the request of St. Patrick Catholic Church without overtime cost or other added expense to the City. The City has assisted with this annual event for numerous years.

A certificate of insurance has been requested.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

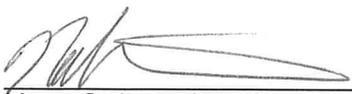
APPROVE THE ST. PATRICK CATHOLIC CHURCH REQUEST TO CLOSE PORTIONS OF EAST 4TH, EAST "F" AND EAST "G" STREETS AND TO UTILIZE CITY PROPERTY FOR THEIR ANNUAL FALL FESTIVAL ON SEPTEMBER 24, 2023.

APPROVALS:



Kyle Potthoff, Public Works Director

August 3, 2023



Nate Schneider, City Manager

August 3, 2023

potthoff@cityofmccook.com

From: Idoak@cityofmccook.com
Sent: Sunday, July 30, 2023 9:39 AM
To: 'St. Patrick'
Cc: Kyle Potthoff
Subject: RE: Fall Festival Closing of Streets

Shannon,

I am forwarding your request to Public Works Director Kyle Potthoff. We will get it scheduled for the August 7 meeting.

Thank you,

Lea Ann Doak, CMC

City Clerk-Treasurer
505 West "C" Street
PO Box 1059
McCook NE 69001-1059
308-345-2022 ext. 226
308-345-1461 (Fax)

From: St. Patrick <st.patrick.mccook@gmail.com>
Sent: Saturday, July 29, 2023 2:32 PM
To: Lea Ann Doak <Idoak@cityofmccook.com>
Subject: Fall Festival Closing of Streets

Hello! St. Pat's Fall Festival Committee would like to request the closing of portions of East 4th and F and G streets to utilize city property for the annual Fall Festival to be held on Sunday, September 24, 2023.

Thank you.

Shannon Corder
Development Director
St. Patrick Church/School
308-345-8871 cell

**CITY MANAGER'S REPORT
AUGUST 7, 2023 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.F. Approve the issuance of a Grant of License in favor of Kent and Susan Strunk, owners of property located at 308 South Street, permitting the use of platted, but undeveloped right of way.

BACKGROUND:

Kent and Susan Strunk have contacted City staff to discuss the possibility of a Grant of License covering a portion of South 4th Street for the purpose of locating their residential septic infrastructure. The request is necessary to comply with State septic regulations. The impacted City property is located directly to the south of the Strunk's residential property, which has an address of 308 South 8th Street. Platted South 4th Street is located in the extreme southern portion of McCook, just north of the Republican River and east of Highway 83. It is highly unlikely that Platted South 4th Street would ever be developed due to the constraints of the area. Staff members have reviewed the City's utility maps and there are no existing pieces of infrastructure located on Platted South 4th Street.

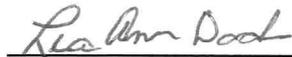
Staff recommends the issuance of a Grant of License to provide the Strunks with adequate space to run a modern septic system. A Grant of License is a conditional right to use the City's property. Instead of attaching to the land, the license agreement is only binding on the parties to the agreement. In this case, Staff would recommend extending the right to the Strunk's heirs and assigns. Platted South 4th Street will not be used for transportation purposes in the future.

APPROVALS:



Nathan A. Schneider, City Manager

August 1, 2023



Lea Ann Doak, City Clerk

August 1, 2023



Tera Koetter, Assistant City Manager

August 1, 2023

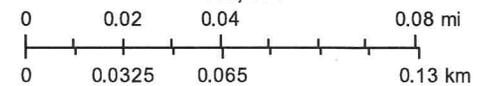


August 1, 2023

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections

1:2,487



| | |
|----|--------------------|
| 12 | 1 |
| 11 | 2 |
| 10 | 3 |
| 9 | Strunk Property |
| 8 | |
| 7 | |
| | 6 |

| | |
|----|---|
| 12 | 1 |
| 11 | 2 |
| 10 | 3 |
| 9 | 4 |
| 8 | 5 |
| 7 | 6 |

205

100

70

300

300

4th

Area included in the grant of license

Street

14

15

19

18



Photo Point#: Olympus Tough

Photo date: 06/29/2023

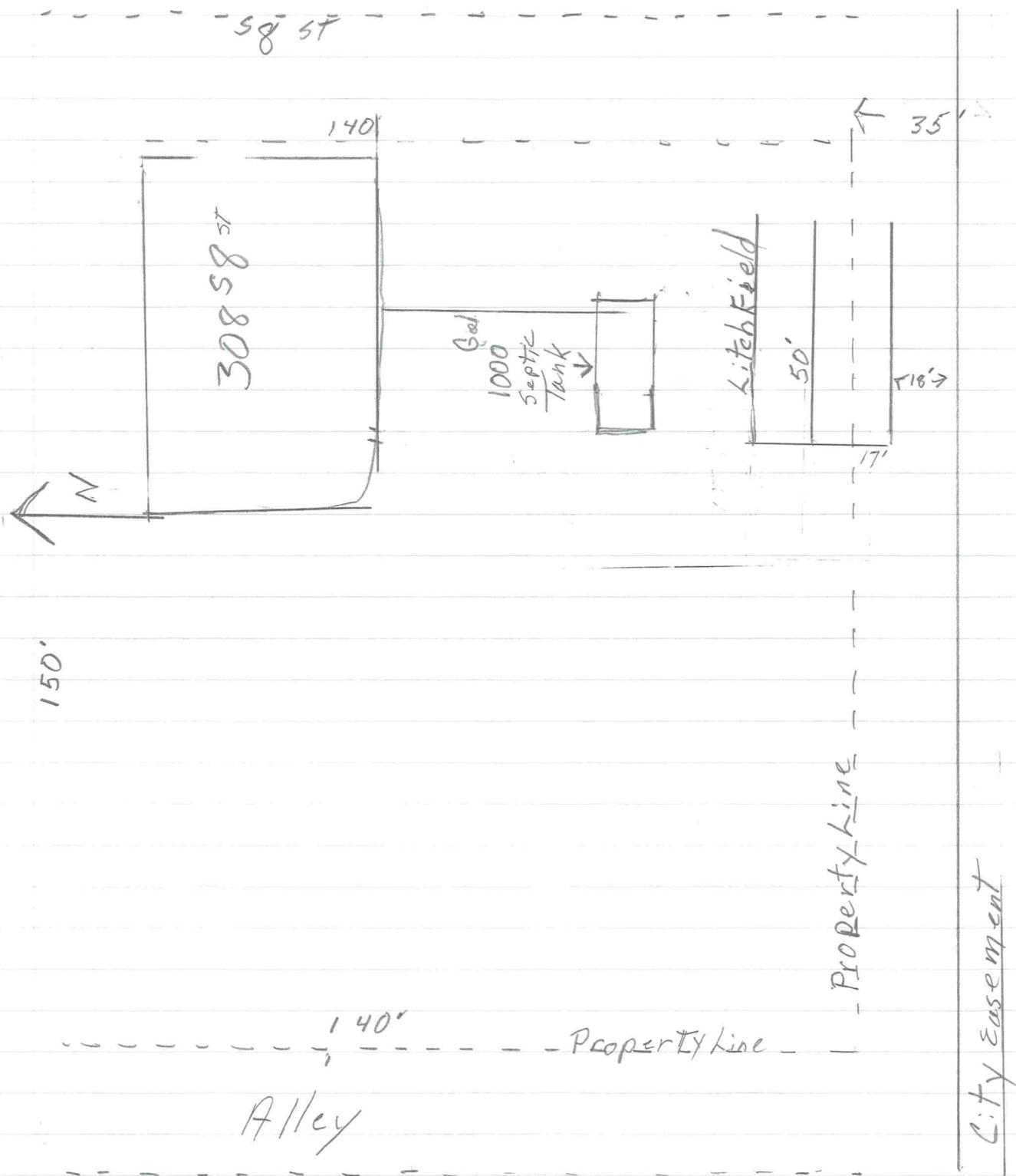
Project Name: Complaint Site Visit

Photographer: Tricia Scott

Direction facing: South

GPS/Site location: Lawrence Strunk Property, 308 S 8th St, McCook, NE

Description: Proposed area for installation of corrected system. Area appears flat and level. An easement will be required from the City of McCook.



58 ST

140'

308 58 ST

1000 Gall
5000 Septic Tank

Litch Field

50'

17'

35'



150'

140'

Property Line

Alley

Property Line

City Easement

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 3.G.

**RECOMMENDATION:
APPROVE THE SPECIFICATIONS FOR THE NORTH POINTE AND WEST C
STREET PAVING AND UTILITIES PROJECT AND SET THE TIME AND
DATE TO RECEIVE BIDS AS 2:30 P.M. AUGUST 29, 2023**

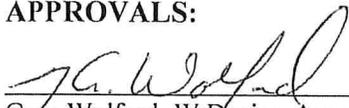
BACKGROUND

This project is the paving, water and sanitary sewer for Phase I of the North Pointe Housing Development as well as paving one block of West C Street west of West 10th Street. The streets involved on North Pointe are West 9th from R to S Street and S Street from West 9th to West 7th Street. The street paving will be done with concrete.

The cost for the North Pointe improvements is being paid for with TIF financing through MEDC and the cost of the West C Street paving is being paid for by Southwest Public Health Department, so neither of these projects impact the city-wide street financing on the One and Six Year Plan.

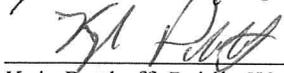
FISCAL IMPACT: None.

APPROVALS:



Greg Wolford, W Design Associates

Date: 28 Jul 23



Kyle Potthoff, Public Works Director

Date: 8/2/23



Nate Schneider, City Manager

Date: 8-7-23

BID PROPOSAL, CONTRACT DOCUMENTS

AND SPECIFICATIONS

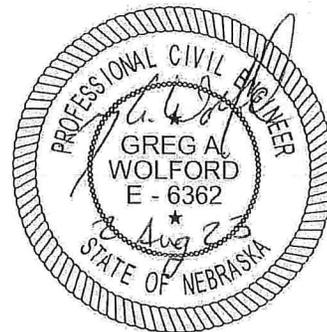
for

THE CITY OF McCOOK

NORTH POINTE AND WEST C ST. PAVING AND UTILITIES

McCOOK, NEBRASKA

AUGUST, 2023



CERTIFICATE OF AUTHORIZATION: CA0011

**PREPARED BY
W DESIGN ASSOCIATES
CONSULTING ENGINEERS AND ARCHITECTS
MCCOOK/HASTINGS, NEBRASKA**

TABLE OF CONTENTS

| <u>GENERAL INSTRUCTIONS</u> | <u>SECTION</u> |
|-----------------------------|----------------|
| Advertisement for Bids | 00020 |
| Instructions to Bidders | 00100 |
| Proposal form | 00310 |
| Bid Bond | BB - 1 |

GENERAL CONDITIONS AND CONSTRUCTION CONTRACT

| | |
|--|--------|
| General Conditions* AIA A201, 2017 Edition | |
| Supplementary Conditions | 00800 |
| Notice of Award | NA - 1 |
| Contract | 00500 |
| Performance Bond | PF - 1 |
| Payment Bond | PB - 1 |
| Certificate of Insurance | |
| Notice to Proceed | NP - 1 |

*These AIA Documents shall be considered a part of these written Contract Documents as if attached hereto and herein written.

DETAILED SPECIFICATIONS

| | |
|--|-------|
| SUMMARY OF WORK | 01010 |
| ALTERNATE MATERIALS OR METHODS | 01100 |
| EXISTING FACILITIES | 01800 |
| CONSTRUCTION SPECIFICATIONS | 02000 |
| SPECIAL PROVISIONS FOR CONSTRUCTION SPECIFICATIONS | 02001 |
| TRENCH EXCAVATION AND BACKFILLING | 02220 |
| WATER DISTRIBUTION SYSTEM | 02510 |
| SANITARY SEWER | 02560 |

ADVERTISEMENT FOR BIDS

The City of McCook, Nebraska will receive bids for the North Pointe and West C Street Paving and Utilities Project. Sealed bids prepared in accordance with the Plans and Specifications will be accepted at the Office of the Clerk, P.O. Box 1059 or City Office, McCook, Nebraska 69001 until 2:30 P.M. CDST on August 29, 2023 and then will be immediately publicly opened and read aloud in the City Council Chambers, City Office, McCook, Nebraska.

All bids must be made on the Proposal Form provided with the Plans and Specifications as prepared by W DESIGN ASSOCIATES, Consulting Engineers and Architects. Bids received after the closing will be returned unopened and shall not be considered.

Contractors may obtain paper Plans and Specifications from W Design Associates, 214 East 1st Street, McCook, Nebraska 69001 upon payment of \$75.00 for each set requested. One half of the deposit shall be refunded if a bid is submitted and the Plans and Specifications are returned in good condition within ten days after the bid opening. Electronic copies of the plans and specifications may be obtained at NO COST by calling Breanna Spitz at 402-463-2377 or by email to Breanna@wdesignea.com.

Each bid shall be accompanied by a certified check, cashiers check or bid bond in an amount of not less than five percent (5%) of the total bid amount, and shall be made payable to The City of McCook as security that the bidder to whom the contract may be awarded will enter into contract to construct the project and give bond in the sum of the total contract amount for the construction of the project. Checks accompanying bids not accepted shall be returned to the bidders. Performance and Payment Bonds will be required for this project.

No bid shall be withdrawn after opening the bids without the consent of the Owner for a period of 45 days.

The Owner reserves the right to accept, reject or negotiate any or all bids and to waive any irregularity in the bidding.

Date: July 31, 2023

Lea Ann Doak, Clerk
City of McCook

Publish: 10, 17 & 24 August, 2023

**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 3.H.

RECOMMENDATION:

AUTHORIZE AN EMERGENCY PURCHASE FROM POLEN IMPLEMENT OUT OF ELYRIA, OHIO IN THE AMOUNT OF \$74,450.00 FOR ONE USED 2018 JOHN DEERE 6120R TRACTOR WITH AND INTELLIGENT VARIABLE TRANSMISSION (IVT) FOR USE IN THE COMPOSTING OPERATION AT THE TRANSFER STATION.

BACKGROUND:

With the supply chain as it is, we are in an environment that if you can locate a certain piece of equipment or supplies, you will have to commit to them immediately otherwise they more than likely will no longer be available.

The Recycling Department has operated a composting operation at the Transfer Station for years due to a statewide landfill ban on yard waste that went into effect on September 1, 1994. For the purposes of this ban, yard waste is defined as leaves and grass clippings. From April 1st through November 30th of each year, yard waste cannot be disposed of in a landfill in the State of Nebraska. In the past, this operation relied on the leasing of a tractor in order to properly screen and turn the compost material. A few years ago, the lease program ceased and we were without a piece of equipment to properly screen and turn the compost material. We have been trying to budget for a tractor, either new or used, over that past several years, but have not been successful. Last year we submitted a grant to the Nebraska Environmental Trust requesting funding for a tractor. The grant request was for \$89,250.00 or 75% of the purchase price of the tractor. Our grant application was forwarded for second round consideration, but unfortunately we were unsuccessful in receiving funding.

One key component of composting is that the material needs to be turned regularly to allow for it to properly breakdown. If the material is not turned regularly it will build up heat inside of the pile. In order to properly turn the material, this tractor has to have the ability to travel at speeds as low as 23 feet per minute while yet still producing the hydraulic flow at full RPM. In addition to the heat, the pile will begin to give off excessive and offensive odors. Over the past several years we have had issues with the material getting so hot that it has caused the piles to spontaneously combust. Once this happens it becomes difficult to extinguish. Even once spread out over bare ground, this material can smolder and burst into flames for weeks. This really becomes an issue when windy weather occurs. This year has been particularly bad, primarily due to the amount of moisture that we have received. The moisture assists with creating the heat within the pile.

As stated above, we have tried over the past few years to budget for a tractor and have not had the funds to do so. We are at a point where the composting piles have created serious fire hazards and odors. Once we are able to begin turning the compost, the odors may increase briefly. In addition to this, we are running out of room due to our inability to properly break down the compost material making it into a usable product.

City Staff has researched for a used tractor that would allow for proper processing of the compost material. We have checked with local and regional vendors for such a tractor. To the best of our ability, we have been unable to find an affordable tractor with reasonable hours that fit within our budget. Due to this, staff made the decision to begin searching nationwide and have identified a dealership in Ohio that currently has three tractors that would work as part of our composting operation. This dealer has had these tractors for roughly 3 weeks and 2 weeks ago they had five. We have had several phone conversations with this dealer and requested that

diagnostics be performed on 2 of the 3 tractors. We did not request diagnostics of the third tractor due to the condition of its tires and it having higher hours. The diagnostics showed no concerns on either of the two tractors. We have decided to go with this particular tractor due to it being \$5,000.00 less, only having 100 more hours and better tires. The total cost of this tractor will be \$74,450.00 which includes \$1,950.00 for delivery.

In order to secure one of these tractors, it is important that a decision be made promptly.

Funding for this tractor will come from the equipment reserve funds in the Solid Waste Department.

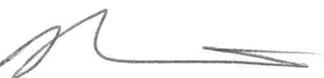
FISCAL
IMPACT: \$74,450.00 out of equipment reserve.

APPROVALS:



Kyle Potthoff, Public Works Director

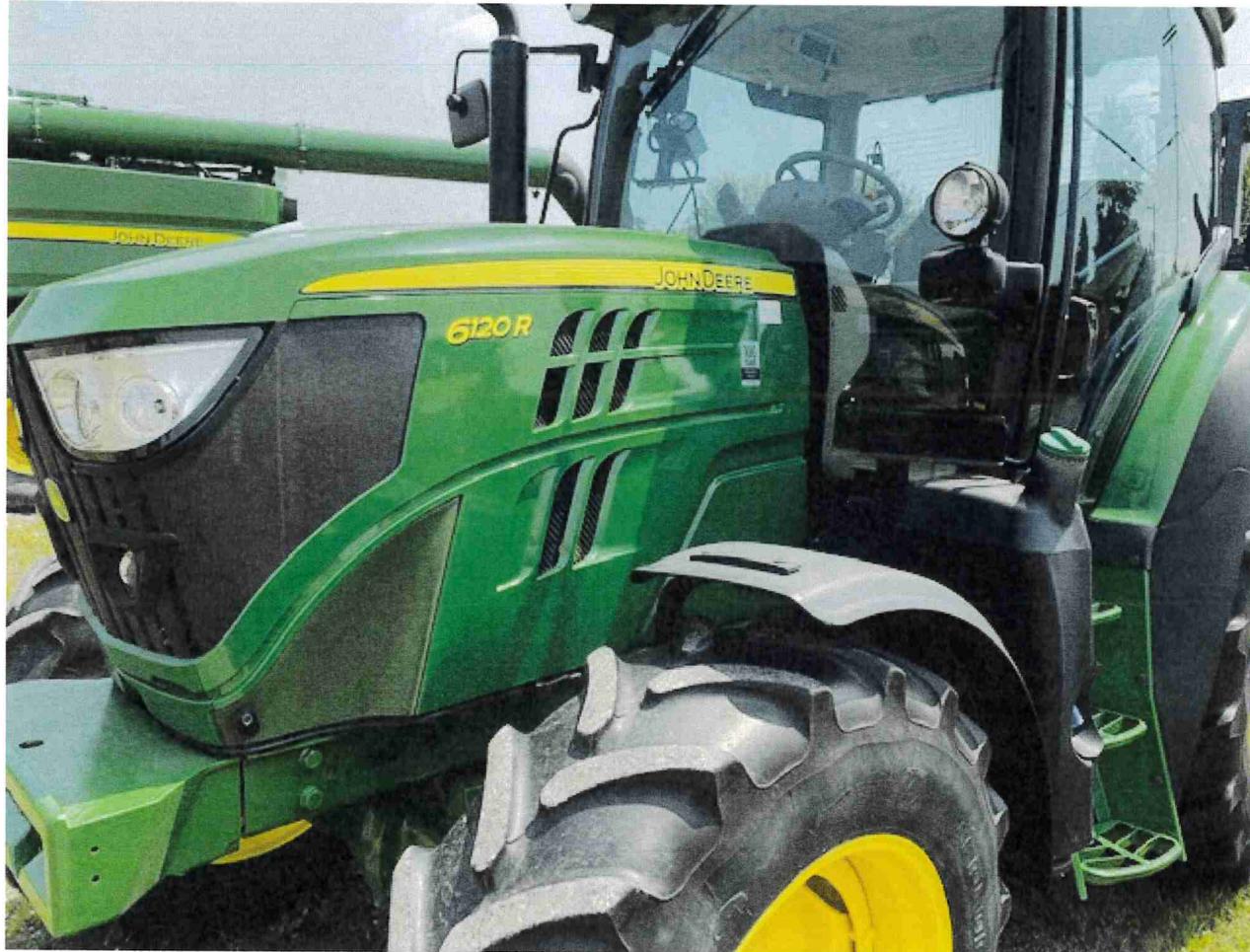
August 3, 2023

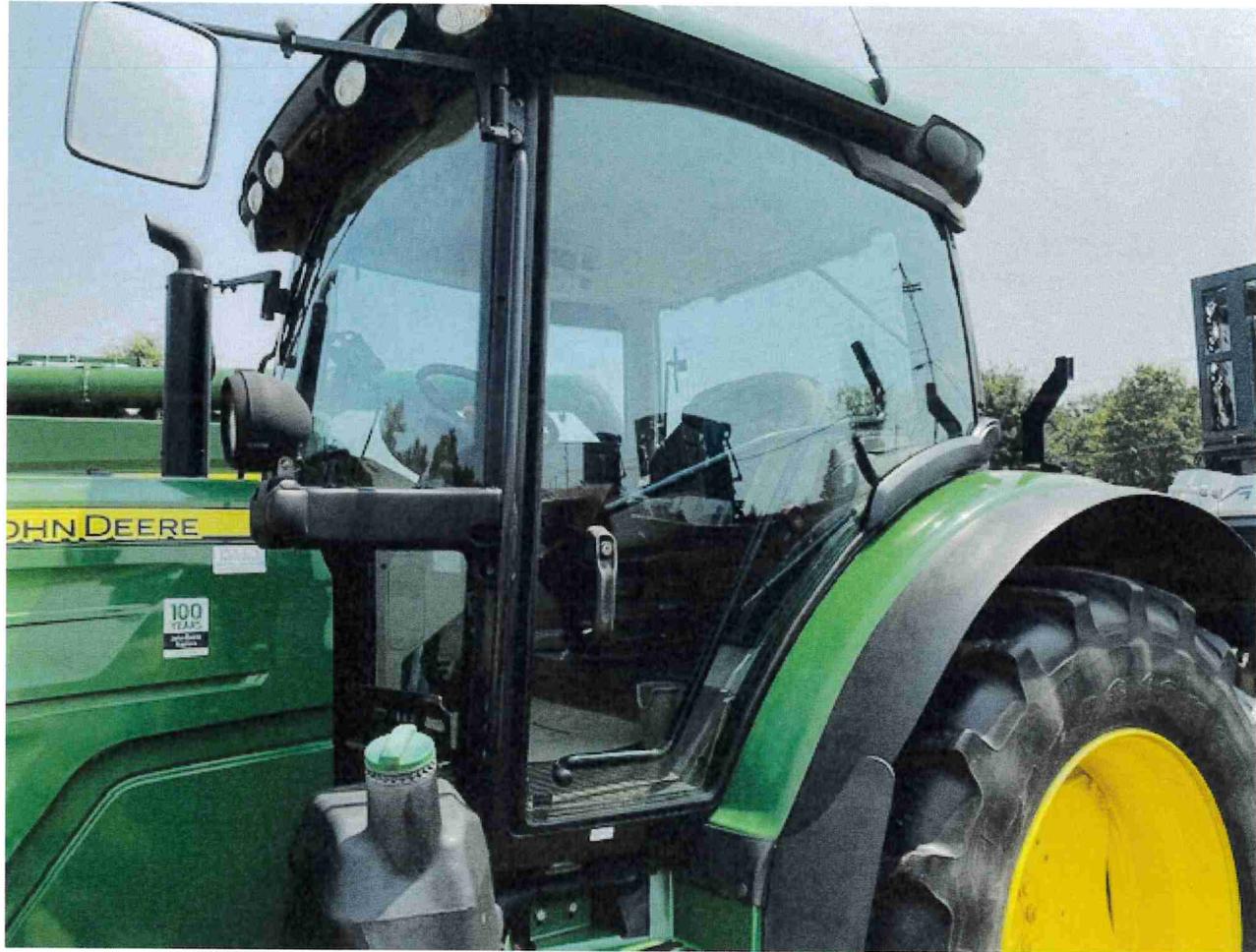


Nate Schneider, City Manager

August 3, 2023









**CITY MANAGER'S REPORT
AUGUST 7, 2023 CITY COUNCIL MEETING**

ITEM: 4.A.

Receive and put on file a renewed request from the McCook Chamber of Commerce for ACE funds to assist with the City of McCook's event promotions.

BACKGROUND:

Members of the McCook Chamber of Commerce, Executive Board, will provide an update on the City of McCook ACE Funds contributed to the Chamber for City of McCook event promotion purposes. Additionally, the Chamber will request assistance from the ACE fund for FY 2023/2024. The current balance in ACE funds is \$32,000.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 3, 2023



Tera Koetter, Assistant City Manager

August 3, 2023



Nathan A. Schneider, City Manager

August 3, 2023

From: Molly Smith <director@mccookchamber.org>
Sent: Tuesday, July 18, 2023 4:30 PM
To: Clerk Lea Ann Doak; Nate Schneider (nschneider@cityofmccook.com); Tera Koetter
Cc: jadef4@hotmail.com; Joe Townsley; Kerri Waugh
Subject: ACE Fund City Council Request

The McCook Chamber of Commerce is requesting \$6,000 in ACE Funds from the McCook City Council.

These funds would be allocated to:

- Advertising for Chamber Events
- Promoting local shopping
- Social Media/Business Promotion

A board member will be available to speak to this request at the July 31st City Council meeting.

Please let me know if you need anything further.

Molly Smith | President/CEO
McCook Chamber of Commerce
402 Norris Avenue | Suite 316
McCook, NE 69001
308.345.3200
molly@mccookchamber.org

Involvement | Education | Advocacy | Marketing

MCCOOK CHAMBER OF COMMERCE
 402 Norris Ave
 Suite 316
 MCCOOK, NE 69001

Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/10/2023 | 7459 |

| |
|--|
| Bill To |
| City of McCook 101 W C Street McCook, NE 69001 |

| |
|--------|
| Terms |
| Net 30 |

| Item | Description | Qty | Amount |
|-------------|--|-----|--------|
| Advertising | High Plains Advertising for Heritage Days | 1 | 750.00 |
| Advertising | High Plains Radio Advertising for Noel on Norris | 1 | 500.00 |
| Advertising | Hometown Family Radio Advertising for Heritage Days. | 1 | 750.00 |
| Advertising | Hometown Family Radio for Noel on Norris | 1 | 500.00 |
| Advertising | Advertising | | |
| Advertising | McCook Gazette Advertising for Heritage Days | 1 | 130.00 |
| Advertising | McCook Gazette Advertising for Noel on Norris | 1 | 509.00 |
| Advertising | Prime Media Advertising for Heritage Days | 1 | 350.00 |
| Advertising | Prime Media Advertising for Christmas | 1 | 350.00 |

20-072-54655

| | | | | |
|------------|-------------------------|-----------------------|-------------------------|------------|
| 3083453200 | molly@mccookchamber.org | www.mccookchamber.org | Payments/Credits | \$0.00 |
| | | | Balance Due | \$3,839.00 |
| | | | Total | \$3,839.00 |

City of McCook Claim Form

City of McCook, NEBRASKA

Date

January 3, 2023

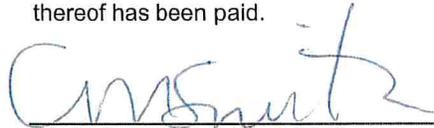
Claimant McCook Chamber of Commerce

Address 402 Norris Avenue, Suite 316, McCook, NE 69001

| DATE | FOR WHAT SERVICE | AMOUNT |
|------|--------------------------------------|-------------|
| | High Plains Radio Heritage Days | \$ 750.00 |
| | High Plains Radio Noel on Norris | \$ 500.00 |
| | Hometown Family Radio Heritage Days | \$ 750.00 |
| | Hometown Family Radio Noel on Norris | \$ 500.00 |
| | McCook Gazette Heritage Days | \$ 130.00 |
| | McCook Gazette Noel on Norris | \$ 509.00 |
| | Prime Media Heritage Days | \$ 350.00 |
| | Prime Media Christmas | \$ 350.00 |
| | Total Claim | \$ 3,839.00 |

STATE OF NEBRASKA
CITY OF MCCOOK

The undersigned do solemnly swear that the above account is just and true and that neither the same of any part thereof has been paid.



Molly Smith, President/CEO
McCook Chamber of Commerce



Nate Schneider, City Manager
City of McCook



Lea Ann Doak, City Clerk-Treasurer
City of McCook

Statement of Account



Statement Date: 10/31/2022
Aged As Of: 11/01/2022
Page: 1

Advertiser: **McCook Chamber of Commerce**
PO Box 337
McCook, NE 69001

| Transaction Number | Transaction Date | Contract Number | Station | Check Number | Net Amount | Applied Amount | Net Due |
|--------------------|------------------|-----------------|---------|--------------|------------|----------------|----------|
| MCC-010-1221029445 | 10/31/2022 | 1321818805 | KQHK-FM | | \$250.00 | | \$250.00 |
| MCC-010-1221029445 | 10/31/2022 | 1321818805 | KFNF-FM | | \$250.00 | | \$250.00 |
| MCC-010-1221029445 | 10/31/2022 | 1321818805 | KICX-FM | | \$250.00 | | \$250.00 |

| 0 - 30 days | 31 - 60 days | 61 - 90 days | 91 - 120 days | 121+ days | Net Due |
|-------------|--------------|--------------|---------------|-----------|----------|
| \$750.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$750.00 |

Remit To: **High Plains Radio**
PO Box 333
McCook, NE 69001

Statement of Account



Statement Date: 12/31/2022
Aged As Of: 01/01/2023
Page: 1

Advertiser: McCook Chamber of Commerce
402 Norris Ave. Ste 301
McCook, NE 69001

| Transaction Number | Transaction Date | Contract Number | Station | Check Number | Net Amount | Applied Amount | Net Due |
|--------------------|------------------|-----------------|---------|--------------|------------|----------------|----------|
| CC-004-1221217479 | 12/31/2022 | 20972 | KICX-FM | | \$504.00 | | \$504.00 |

| 0 - 30 days | 31 - 60 days | 61 - 90 days | 91 - 120 days | 121+ days | Net Due |
|-------------|--------------|--------------|---------------|-----------|----------|
| \$504.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$504.00 |

Remit To: High Plains Radio
PO Box 333
McCook, NE 69001

Hometown Family Radio
P.O. Box 5853
Grand Island, NE 68802
308-381-1430

| Statement Date |
|----------------|
| 9/30/2022 |

Charges or Payments received after this date will appear on next statement
Terms: Net 15

PAY ONLINE at hometownfamilyradio.com/payment

A/R Cash

McCook Chamber Of Commerce
Attn: Molly Smith
402 Norris Ave Ste 301
McCook, NE 69001

| Date | | Amount |
|-----------|--|----------|
| 9/30/2022 | 499-00035-0000 * Invoice: Heritage Days 2022 | \$750.00 |
| | | \$750.00 |

Balance Due by the 15th of the month. Finance charge of 1.5% will be applied to any unpaid balance over 30 days.

| Sep | Aug | Jul | Jun | Balance Due |
|-----------|---------|---------|---------|-------------|
| \$ 750.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$750.00 |

Hometown Family Radio
 P.O. Box 5853
 Grand Island, NE 68802
 308-381-1430

| Statement Date |
|----------------|
| 11/30/2022 |

Charges or Payments received after this date will appear on next statement
 Terms: Net 15

PAY ONLINE at hometownfamilyradio.com/payment

McCook Chamber Of Commerce
 Attn: Molly Smith
 402 Norris Ave Ste 301
 McCook, NE 69001

| Date | | | | Amount |
|------------|----------------|---|----------|----------|
| 11/30/2022 | 499-00036-0000 | * Invoice: Noel on Norris Nights & Weekends | \$250.00 | \$250.00 |
| 11/30/2022 | 499-00037-0000 | * Invoice: Noel on Norris Coyote VIP | \$250.00 | \$250.00 |
| 11/30/2022 | 499-00038-0000 | * Invoice: Noel on Norris Zone VIP | \$0.00 | \$0.00 |

Balance Due by the 15th of the month. Finance charge of 1.5% will be applied to any unpaid balance over 30 days.

| Nov | Oct | Sep | Aug | Total |
|-----------|---------|---------|---------|----------|
| \$ 500.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$500.00 |

McCook Gazette
THE BIG ONKIL PO Box 1268
 (308) 345-4500 McCook, NE 69001
 www.mccookgazette.com

ADVERTISING INVOICE and STATEMENT

| | | | |
|-------------------------|----------------------------|------------|---------|
| 105356 | 10/31/2022 | \$130.00 | 1954941 |
| 10/01/2022 - 10/31/2022 | Net 30 | 11/29/2022 | 1 of 1 |
| 105356 | McCook Chamber of Commerce | | |
| \$130.00 | \$0.00 | \$0.00 | \$0.00 |

McCook Chamber of Commerce
 402 Norris Ave STE 320
 McCook, NE 69001-0337

| | |
|-------------------------|-----------------|
| Previous Balance | \$0.00 |
| Payments on Account | \$0.00 |
| New Charges, Debits | \$130.00 |
| Credit Adjustments | \$0.00 |
| Finance Charges | \$0.00 |
| Total Amount Due | \$130.00 |

| Date | Description | Quantity | Rate | Total |
|------------|-------------------------------------|------------|------|--------|
| 09/30/2022 | Previous Balance | | | 0.00 |
| 10/07/2022 | Ad #5123543 Heritage Days | 2 x 10 l | | 1 |
| | Order #1564908 McCook Daily Gazette | 20 l | | 0.00 |
| 10/25/2022 | Ad #5125421 Just say | 2 x 2.5 l | | 1 |
| | Order #1565598 McCook Daily Gazette | 5 l | | 75.00 |
| 10/28/2022 | Ad #5125420 Business Card Directory | 2 x 1.75 l | | 1 |
| | Order #1565597 McCook Daily Gazette | 3.5 l | | 55.00 |
| | Four Color | | | 0.00 |
| 10/31/2022 | Balance Due | | | 130.00 |

P1

McCook Gazette
THE BIG ONKEL PO Box 1268
 (308) 345-4500 McCook, NE 69001
 www.mccookgazette.com

ADVERTISING INVOICE and STATEMENT

| | | | |
|-------------------------|----------------------------|----------|-------------------|
| 105356 | 11/30/2022 | \$639.00 | 1960186 |
| 11/01/2022 - 11/30/2022 | | Net 30 | 12/30/2022 1 of 1 |
| 105356 | McCook Chamber of Commerce | | |
| \$639.00 | \$0.00 | \$0.00 | \$0.00 |

McCook Chamber of Commerce
 402 Norris Ave STE 320
 McCook, NE 69001-0337

| Account Summary | |
|-------------------------|-----------------|
| Previous Balance | \$130.00 |
| Payments on Account | \$0.00 |
| New Charges, Debits | \$509.00 |
| Credit Adjustments | \$0.00 |
| Finance Charges | \$0.00 |
| Total Amount Due | \$639.00 |

| Date | Description | Amount | Balance |
|------------|-------------------------------------|------------|---------|
| 10/31/2022 | Previous Balance | | 130.00 |
| 11/18/2022 | Ad #5132739 Winter Wonderland | 3 x 10.5 l | 1 |
| | Order #1568502 McCook Dally Gazette | 31.5 l | 509.00 |
| 11/25/2022 | Ad #5132743 Black Friday | 2 x 8 l | 1 |
| | Order #1568504 McCook Dally Gazette | 16 l | 0.00 |
| 11/30/2022 | Balance Due | | 639.00 |

PLEASE DETACH AND INCLUDE WITH YOUR PAYMENT

PAYMENT COUPON

| | | | | | |
|---------|------------|--------|------------|--------|----------------------------|
| 1960186 | 11/30/2022 | Net 30 | 12/30/2022 | 105356 | McCook Chamber of Commerce |
|---------|------------|--------|------------|--------|----------------------------|

McCook Gazette
 P.O. Box 1268
 123 West E Street
 McCook, NE 69001
 ph: (308) 345-4500 fax: (308) 345-7881

105356
 McCook Chamber of Commerce
 402 Norris Ave STE 320
 McCook, NE 69001-0337

| |
|-----------------|
| \$639.00 |
|-----------------|



PRIME MEDIA
P.O. BOX 276
SMITHFIELD, VA 23431
888-442-0057



Invoice Date : 09/30/2022

INVOICE
2209-14261

Account : 4,412

Contract : 21

McCook Chamber of Commerce
402 Norris Ave # 320
McCook, NE 69001

McCook Chamber DIGITAL_NE
402 Norris Ave # 320
McCook, NE 69001

Invoice Due Date : 10/30/2022

Terms :

(308) 345 - 3200

Attention : Molly Smith

Zone : Digital Advertising

System Code :

Sales Person : Brian Shoaff
Campaign : Digital

Begin Date : 09/01/2022
End Date : 09/30/2022

Ad Messenger

Amount This Invoice : \$350.00

Total Due : \$350.00

PRIME MEDIA
P.O. BOX 276
SMITHFIELD, VA 23431
888-442-0057



Invoice Date : 12/31/2022

INVOICE
2212-20273

Account : 4,412

Contract : 22

McCook Chamber of Commerce
402 Norris Ave # 320
McCook, NE 69001

Invoice Due Date : 01/30/2023

McCook Chamber DIGITAL_NE
402 Norris Ave # 320
McCook, NE 69001

Terms :

(308) 345 - 3200

Attention : Molly Smith

Zone : Digital Advertising

System Code :

Sales Person : Brian Shoaff
Campaign : Digital

Begin Date : 12/01/2022
End Date : 12/31/2022

Ad Messenger

Amount This Invoice : \$350.00

Total Due : \$350.00

Detach and Return the Bottom Portion with Your Check Payable to PRIME MEDIA

Attention : Molly Smith
McCook Chamber of Commerce
402 Norris Ave # 320
McCook, NE 69001

INVOICE
2212-20273

Remit To :
PRIME MEDIA
P.O. BOX 276
SMITHFIELD, VA 23431

Thank you For Your Business

Account : 4,412
Contract : 22
Total Due : \$350.00

Amount Paid : _____

Date Paid : _____

Sales Order

Station: KXNP-FM Buyer: _____
 Contract Name: 23bashonthehill Tax Schedule: _____ (None)
 Contract#: _____ (none) Agency Commission %: 0
 Start Date: 6/05/23 End Date: 6/15/23 Billing Cycle: Calendar
 Revenue Type: Local Direct Type: Cash Salesperson: 1519blok Comm %: 0
 Advertiser: McCook Chamber of Commerce Makegood Policy: Within Contract Dates
 Address: 402 Norris Ave. Ste 301
 City: McCook State: NE Zip: 69001
 Product Name: 2023 Bash on the Hill
 Competitive Code: *None

| No | DATES | | Alt wks | TIMES | | LEN | DISTRIBUTION | | | | | | | | RATE | TOTALS | | PTY | |
|------------------|---------|---------|------------|---------|----------|-----|--------------|---|---|---|---|----|----|--------|------|--------|-------|--------|------|
| | START | END | | START | END | | M | T | W | T | F | SA | SU | Per Wk | | D/W | SPOTS | | \$\$ |
| 1 | 6/05/23 | 6/15/23 | | 6:00 AM | 8:00 PM | 30 | 5 | 5 | 5 | 5 | 5 | 6 | | 30 | D | 10.00 | 50 | 500.00 | |
| 2 | 6/05/23 | 6/15/23 | | 6:00 AM | 12:00 AM | 30 | 4 | 4 | 4 | 4 | 4 | 4 | 10 | 34 | D | 0.00 | 50 | 0.00 | |
| Non Profit Match | | | | | | | | | | | | | | | | | | | |

Billing Projections: By Month

Jun 23
 CA 500.00
 ST 500.00

Print Spot Prices

TOTAL SPOTS 100
 GROSS TOTAL \$ 500.00
 ADJUSTED SPOTS 100
 ADJUSTED TOTAL \$ 500.00

APPROVE DECLINE

General Manager
 Sales Manager
 Traffic

Hometown Family Radio
P.O. Box 5853
Grand Island, NE 68802
308-381-1430

McCook Chamber Of Commerce

Advertiser ID: 499 Amount Paid

| | | |
|------------------|-----------|------|
| 499-00039-0000 | 5/31/2023 | 1 |
| Official Invoice | Date | Page |

DETACH AND RETURN WITH PAYMENT

499-00039-0000 O 5/31/2023 1

McCook Chamber Of Commerce
Attn: Molly Smith
402 Norris Ave Ste 301
McCook, NE 69001

Purchase Order Number:

Est. Number:

Co-Op:

Description: Bash on the Hills - BOTW

Salesperson: Stevens, Jesse

| Date | Day | Length | | Qty | Rate | Total |
|----------|-----|--------|---------|-----|------|----------|
| 5/1/2023 | Mon | | KIOD-FM | | | \$500.00 |

Balance Due by the 15th of the month. Finance charge of 1.5% will be applied to any unpaid balance over 30 days.

| | | |
|-----------|-------|----------|
| Quantity | Total | \$500.00 |
| Total Due | | \$500.00 |

INVOICE

McCook Gazette
THE BIG NICKEL PO Box 1268
 (308) 345-4500 McCook, NE 69001
 www.mccookgazette.com

ADVERTISING INVOICE and STATEMENT

| BILLED ACCOUNT NUMBER | BILLING DATE | TOTAL AMOUNT DUE | STATEMENT NUMBER |
|-------------------------|----------------------------|------------------|------------------|
| 105356 | 06/30/2023 | \$550.00 | 2000489 |
| BILLING PERIOD | TERMS OF PAYMENT | PAYMENT DUE | PAGE |
| 06/01/2023 - 06/30/2023 | Net 30 | 07/30/2023 | 1 of 1 |
| ADVERTISER NUMBER | ADVERTISER NAME | | |
| 105356 | McCook Chamber of Commerce | | |
| CURRENT | 31-60 DAYS | 61-90 DAYS | 91 DAYS AND US |
| \$550.00 | \$0.00 | \$0.00 | \$0.00 |

McCook Chamber of Commerce
 402 Norris Ave STE 320
 McCook, NE 69001-0337

| Account Summary | |
|-------------------------|-----------------|
| Previous Balance | \$0.00 |
| Payments on Account | \$0.00 |
| New Charges, Debits | \$550.00 |
| Credit Adjustments | \$0.00 |
| Finance Charges | \$0.00 |
| Total Amount Due | \$550.00 |

| DATE | REFERENCE | DESCRIPTION | QUANTITY | UNIT PRICE | TOTAL |
|------------|----------------|----------------------|----------|------------|--------|
| 05/31/2023 | | Previous Balance | | | 0.00 |
| 06/15/2023 | Ad #5224284 | Bash | 2 x 5 | 1 | |
| | Order #1593897 | McCook Daily Gazette | 10 | | 80.00 |
| 06/16/2023 | Ad #5226449 | Crazy days | 2 x 10 | 1 | |
| | Order #1594592 | McCook Daily Gazette | 20 | | 160.00 |
| 06/20/2023 | Ad #5227488 | Crazy Days | 6 x 5 | 1 | |
| | Order #1594996 | McCook Daily Gazette | 30 | | 190.00 |
| 06/22/2023 | Ad #5226450 | Crazy days | 2 x 10 | 1 | |
| | Order #1594592 | McCook Daily Gazette | 20 | | 120.00 |
| 06/30/2023 | | Balance Due | | | 550.00 |

PLEASE DETACH AND INCLUDE WITH YOUR PAYMENT

PAYMENT COUPON

| STATEMENT NUMBER | BILLING DATE | TERMS OF PAYMENT | PAYMENT DUE | ADVERTISER NUMBER | ADVERTISER NAME |
|------------------|--------------|------------------|-------------|-------------------|----------------------------|
| 2000489 | 06/30/2023 | Net 30 | 07/30/2023 | 105356 | McCook Chamber of Commerce |

McCook Gazette
 P.O. Box 1268
 123 West E Street
 McCook, NE 69001
 ph: (308) 345-4500 fax: (308) 345-7881

105356
 McCook Chamber of Commerce
 402 Norris Ave STE 320
 McCook, NE 69001-0337

| TOTAL AMOUNT DUE | AMOUNT ENCLOSED |
|------------------|-----------------|
| \$550.00 | |



**MEMORANDUM OF UNDERSTANDING BETWEEN
MCCOOK AREA CHAMBER OF COMMERCE AND THE CITY OF MCCOOK**

THIS MEMORANDUM OF UNDERSTANDING, made and entered into on this 6th day of September, 2022, by and between the City of McCook, Nebraska, a municipal corporation, hereinafter referred to as "City", and the McCook Area Chamber of Commerce, a Nebraska non-profit corporation, hereinafter referred to as "Chamber".

WHEREAS, the Chamber is committed to helping build and sustain a strong viable business community with the City.

WHEREAS, the City desires to contribute to the efforts of the Chamber in building and sustaining a strong viable business community within the City.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE CITY AND CHAMBER AS FOLLOWS:

1. The City has allocated Six Thousand Dollars (\$6,000.00) for the Chamber in its fiscal year 2022/2023 budget.
2. The funds allocated to the Chamber will be specifically derived from ACE Fund Program dollars.
3. The Chamber agrees to spend the \$6,000.00 allocated to it from the City on promoting the following community growth events and projects:
 - 3.1. Crazy Days;
 - 3.2. Heritage Days;
 - 3.3. Promote local Christmas shopping;
 - 3.4. Business promotion through social media.
4. The City will hold the proceeds for disbursement to the Chamber upon the Chamber presenting invoices (or other sufficient documentation) of expenses related to the above described community growth events and projects.
5. The Chamber agrees that no funds allocated to it from the City will be deposited into the Chamber's general fund for any other purpose but those purposes described in this Memorandum of Understanding.
6. It is expressly understood that this Memorandum of Understanding does not commit the City to allocating future funds to the Chamber. Whether funds are allocated in the future and/or how much is allocated in the future will be a decision that is made by the City on a year by year basis.

Attest:

City Clerk

Attest:

Secretary

CITY OF MCCOOK, NEBRASKA,
A Municipal Corporation

By: _____
Mayor

MCCOOK AREA CHAMBER OF COMMERCE
A Nebraska non-profit corporation

By: _____
President

**CITY MANAGER'S REPORT
AUGUST 7, 2023 MCCOOK CITY COUNCIL MEETING**

ITEM NO. **4.B** Filed a "Topic for Consideration" filed by Maggie Repass concerning a request to allow the use of ATV's and UTV's in McCook's corporate city limits.

BACKGROUND:

Staff received a "Topic for Consideration" from Maggie Repass requesting that the City of McCook adopt an ordinance legalizing the use of ATV's and UTV's in McCook's corporate city limits. McCook's City Attorney has discussed this matter with other communities that have adopted this type of ordinance. McCook's City Attorney will report his findings at the council meeting.

APPROVALS:



Nathan A. Schneider, City Manager

August 1, 2023



Lea Ann Doak, City Clerk

August 1, 2023



Tera Koetter, Assistant City Manager

August 1, 2023

From: noreply@civicplus.com
Sent: Tuesday, June 6, 2023 1:23 PM
To: admin@cityofmccook.com; ldoak@cityofmccook.com; burkey@cityofmccook.com
Subject: Online Form Submittal: TOPIC FOR CONSIDERATION

If you are having problems viewing this HTML email, click to view a [Text version](#).

TOPIC FOR CONSIDERATION

| | |
|--|--|
| First Name:* | Maggie |
| Last Name:* | Repass |
| Street Address:* | 71358 US Hwy 83 |
| City:* | McCook |
| State: | NE |
| Zip: | 69001 |
| Phone Number: | 3083400256 |
| Email Address: | mcrepass@gmail.com |
| Date of Request: | 06/19/2023 |
| Description of Requested Topic: (Please be as specific as possible)* | |
| I would like the city of McCook to adopt Nebraska Revised Statute 60-6,356 All-terrain vehicle; utility-type vehicle; operation; restrictions; city of village ordinance; county board resolution. This would allow ATV and UTV to be legally driven within city limits and follows the law already set forth by the State of Nebraska. Many other cities and towns have adopted this or similar resolutions for the use of ATVs and UTVs. I have emailed a copy of the State Statute to Tracy along with a copy of the ordinance that was passed by the city of North Platte last year. | |
| For a printable form please use this link: | Topic for Consideration Form |

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityofmccook.com/Admin/FormHistory.aspx?SID=1821>

The following form was submitted via your website: TOPIC FOR CONSIDERATION

First Name:: Maggie
Last Name:: Repass
Street Address:: 71358 US Hwy 83
City:: McCook
State:: NE
Zip:: 69001
Phone Number:: 3083400256
Email Address:: mcrepass@gmail.com
Date of Request:: 06/19/2023

Description of Requested Topic:

(Please be as specific as possible): I would like the city of McCook to adopt Nebraska Revised Statute 60-6,356 All-terrain vehicle; utility-type vehicle; operation; restrictions; city of village ordinance; county board resolution.

This would allow ATV and UTV to be legally driven within city limits and follows the law already set forth by the State of Nebraska. Many other cities and towns have adopted this or similar resolutions for the use of ATVs and UTVs. I have emailed a copy of the State Statute to Tracy along with a copy of the ordinance that was passed by the city of North Platte last year.

Additional Information:

Form submitted on: 6/6/2023 1:22:39 PM

Submitted from IP Address: 164.119.5.208

Referrer Page: <https://www.cityofmccook.com/Search?searchPhrase=TOPIC%20FOR%20CONSIDERATION>

Form Address: <http://www.cityofmccook.com/Forms.aspx?FID=87>

**CITY MANAGER'S REPORT
AUGUST 7, 2023 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.C. Update regarding the swimming pool and ballpark projects.

BACKGROUND:

Staff would like to keep this item as a place keeper on the McCook City Council agendas while we work through the construction process for both the swimming pool and the ballpark.

APPROVALS:



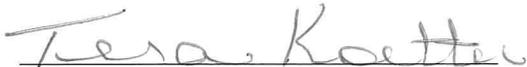
Nathan A. Schneider, City Manager

August 1, 2023



Lea Ann Doak, City Clerk

August 1, 2023



Tera Koetter, Assistant City Manager

August 1, 2023

**CITY MANAGER'S REPORT
AUGUST 7, 2023 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 4.D. Discussion regarding the status of the NDED Rural Workforce Housing award earmarked for a Saint Catherine's project.

BACKGROUND:

Staff would like to update the council on the status of the NDED Rural Workforce Housing award that was earmarked for a Saint Catherine's project. Recently, the City was notified that the award would not be in the form of a grant, but rather, it would be treated as a loan, payable upon completion of the mitigation efforts. There is not \$1,000,000 budgeted to repay a loan of this size.

Contact has been made with NDED and other recipients of the grant to determine the best steps forward. Staff would like to get Council's input on the matter.

APPROVALS:



Nathan A. Schneider, City Manager

August 1, 2023



Lea Ann Doak, City Clerk

August 1, 2023



Tera Koetter, Assistant City Manager

August 1, 2023