

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, October 14, 2024
5:15 PM - City Council Chambers

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the September 16, 2024 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Regarding the voluntary annexation of a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.
 1. Adjourn the Public Hearing.
 - B. Approve Planning Commission Resolution No. PC 2024-02, recommending approval of the annexation of a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.
 - C. Public Hearing - Regarding the adoption of a redevelopment plan entitled "Redevelopment Plan for the Walters Multi-Use Redevelopment Project" for land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.
 1. Adjourn the Public Hearing.
 - D. Approve Planning Commission Resolution No. PC 2024-03, recommending adoption of a redevelopment plan entitled "Redevelopment Plan for the Walters Multi-Use Redevelopment Project" for a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

Adjournment.

**CITY MANAGER'S REPORT
OCTOBER 14, 2024 PLANNING COMMISSION MEETING**

ITEM: 1.

RECOMMENDATION:

Approve the minutes of the September 16, 2024 regular McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

October 9, 2024

McCook Planning Commission
Regular Meeting
September 16, 2024
5:00 P.M. Central

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

Present: Chair Lyons; Commissioners Bradley, Davidson, Dueland, McDowell, Mockry.

Absent: Vice Chair Hilker; Commissioners Friehe, Stevens, Mockry.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 12, 2024, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

1. Approve the minutes of the August 12, 2024 regular Planning Commission meeting.

Motion to approve the minutes of the August 12, 2024 regular Planning Commission meeting. This motion, made by Mockry and seconded by McDowell, passed.

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

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding modifications to McCook Zoning Ordinance No. 2016-2929, Article 3 - Definitions, adding Shouse, prohibiting Shouse in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M), and Article 11 - Residential High Density District (RH); reducing the maximum height provision for accessory buildings from 35 feet to 25 feet in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M) and Article 11 - Residential High Density District (RH); and amending accessory buildings maximum height requirement in Article 21 - Supplementary District Regulations, Section 2103 from 20 feet to 25 feet.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding proposed modifications to McCook Zoning Ordinance No. 2016-2929, Article 3 - Definitions, adding Shouse, prohibiting Shouse in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M), and Article 11 - Residential High Density District (RH); reducing the maximum height provision for accessory buildings from 35 feet to 25 feet in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M) and Article 11 - Residential High Density District (RH); and amending accessory buildings maximum height requirement in Article 21 - Supplementary District Regulations, Section 2103 from 20 feet to 25 feet, with the City Attorney to act as hearing officer. This motion, made by Lyons and seconded by McDowell, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 16, 2024 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); and Exhibit #3 - Proposed Ordinance No. 2024-3090 (5 pages).

City Manager Schneider reviewed the information contained in Exhibit #1 and noted that there will be more discussion on this issue as we move forward with the zoning regulations update.

Mr. Schneider read and email from Tyler Neal in support of the proposed shouse provisions and offered it into evidence as Exhibit #4.

Discussion included what areas would shouses be allowed in; are lot line adjustments required to go before the Planning Commission and Council for approval; concerns regarding lot coverage, some of the accessory structures appear to be larger than the house.

Tyler spoke in support of the proposed shouse provisions.

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

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

2.B. Recommend approval of the modifications to McCook Zoning Ordinance No. 2016-2929, Article 3 - Definitions, adding Shouse, prohibiting Shouse in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M), and Article 11 - Residential High Density District (RH); reducing the maximum height provision for accessory buildings from 35 feet to 25 feet in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density -

Mobile Home District (RM-M) and Article 11 - Residential High Density District (RH); and amending accessory buildings maximum height requirement in Article 21 - Supplementary District Regulations, Section 2103 from 20 feet to 25 feet.

Motion to recommend approval of the modifications to McCook Zoning Ordinance No. 2016-2929, Article 3 - Definitions, adding Shouse, prohibiting Shouse in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M), and Article 11 - Residential High Density District (RH); reducing the maximum height provision for accessory buildings from 35 feet to 25 feet in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M) and Article 11 - Residential High Density District (RH); and amending accessory buildings maximum height requirement in Article 21 - Supplementary District Regulations, Section 2103 from 20 feet to 25 feet. This motion, made by Lyons and seconded by Mockry, passed.

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

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 5:32 P.M.

Lea Ann Doak, City Clerk-Treasurer
Recording Secretary

**CITY MANAGER'S REPORT
OCTOBER 14, 2024 PLANNING COMMISSION MEETING**

ITEM NO. 2.A. Public Hearing - Regarding the voluntary annexation of a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

ITEM NO. 2.B. Approve Planning Commission Resolution No. PC 2024-02, recommending approval of the annexation of a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

ITEM NO. ____ Public Hearing - Regarding the adoption of a redevelopment plan for land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

ITEM NO. ____ Approve Planning Commission Resolution No. PC 2024-03, recommending the adoption of a redevelopment plan for land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

BACKGROUND:

On October 2nd, the City of McCook closed on a tract of land that will be developed for residential, commercial, and recreational purposes. One of the next steps will be to conceptualize the best method for developing the property and determining finance sources for infrastructure extensions. Staff is interested in applying for a Municipality Aid Infrastructure Program (MIAP) grant through the Nebraska Department of Economic Development. Eligible projects per the MIAP grant's requirements are street, water, and sewer extensions. Two conditions precedent to meeting the eligibility standards of the MIAP program are to adopt a redevelopment plan for the newly purchased tract and the annexation of the property into McCook's corporate boundary.

Under Nebraska's Community Development Law, a redevelopment plan means a plan showing the boundaries of the redevelopment area, proposed land uses, population densities, land and building intensities within the area after development, a statement of changes effecting zoning, streets and building codes and other ordinances, site plan for the area, and a statement as to the kind and number of public facilities and utilities needed to support the area. Miller & Associates has been contracted by the City of McCook to aid us in developing our redevelopment plan. The redevelopment plan is not currently completed, but will be forwarded to the Planning Commission upon completion prior to Monday's Planning Commission meeting.

With respect to annexation, due to the fact that the City of McCook owns the real property, a voluntary annexation is appropriate. Following annexation, the City will begin the process of subdividing and zoning the land for development. Next, the property will be developed as residential, commercial, and recreational lots.

APPROVALS:

EXHIBIT #1

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Nathan A. Schneider, City Manager

October 9, 2024



Lea Ann Doak, City Clerk

October 9, 2024

**NOTICE OF PUBLIC HEARING
PROPOSED ANNEXATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on October 14, 2024, at 5:15 P.M. and by the McCook City Council on October 21, 2024, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, concerning the annexation of a tract of land located north of West "Q" Street in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M., more particularly described as follows:

Referring to the north quarter corner of said Section 19 as the true point of beginning; thence S0°12'E, 2,028.0 feet to a point; thence N85°45'W, 658.0 feet to a point; thence S0°13'W, 202.5 feet to a point; thence N85°47'W, 268.9 feet to a point; thence N01°45'E, 7.9 feet to a point; thence N85°45'W, 152.2 feet to a point; thence S29°17'W, 474.8 feet to a point; thence N85°37'W, 793.8 feet to a point; thence N0°21'E, 1,009.6 feet to a point; thence N89°36'W, 370.0 feet to a point; thence N0°24'E, 1,696.8 feet to a point; thence S84°59'E, 2,457.1 feet to the point of beginning, containing 127.8 acres, more or less.

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

Individuals requiring physical or sensory accommodations including interpreter service, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

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

Publish: October 4, 2024.

EXHIBIT #2

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MCCOOK PLANNING COMMISSION

RESOLUTION NO. PC 2024-02

A RESOLUTION OF THE MCCOOK PLANNING COMMISSION RECOMMENDING APPROVAL OF THE VOLUNTARY ANNEXATION OF A TRACT OF LAND LOCATED IN THE NW ¼ OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 29 WEST OF THE 6TH P.M., RED WILLOW COUNTY, NEBRASKA.

WHEREAS, at their meeting on October 14, 2024, the Planning Commission held a public hearing concerning the annexation of a tract of land located in the NW ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M. in Red Willow County, Nebraska, legally described in **Exhibit "A"**.

WHEREAS, this commission has reviewed the proposed annexation.

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

Section 1. The Commission hereby recommends approval of the annexation of a tract of land located in the NW ¼ of Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska.

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

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

PASSED AND APPROVED by the McCook Planning Commission this 14th day of October, 2024.

MCCOOK PLANNING COMMISSION

Chad Lyons, Chair

ATTEST:

Camy Bradley, Secretary

EXHIBIT #3

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WARRANTY DEED DESCRIPTION

INSTRUMENT NO. 2024-00824
RECORDED JUNE 21, 2024

A tract of land in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M., more particularly described as follows:

Referring to the north quarter corner of said Section 19 as the true point of beginning; thence S0°12'E, 2,028.0 feet to a point; thence N85°45'W, 658.0 feet to a point; thence S0°13'W, 202.5 feet to a point; thence N85°47'W, 268.9 feet to a point; thence N01°45'E, 7.9 feet to a point; thence N85°45'W, 152.2 feet to a point; thence S29°17'W, 474.8 feet to a point; thence N85°37'W, 793.8 feet to a point; thence N0°21'E, 1,009.6 feet to a point; thence N89°36'W, 370.0 feet to a point; thence N0°24'E, 1,696.8 feet to a point; thence S84°59'E, 2,457.1 feet to the point of beginning, containing 127.8 acres, more or less, according to a survey dated March 5, 1982, by Darrell W. Burke, Registered Land Surveyor.

EXHIBIT "A"

**CITY MANAGER'S REPORT
OCTOBER 14, 2024 PLANNING COMMISSION MEETING**

ITEM NO. ___ Public Hearing - Regarding the voluntary annexation of a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

ITEM NO. ___ Approve Planning Commission Resolution No. PC 2024- 22, recommending approval of the annexation of a tract of land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

ITEM NO. **2.C.** Public Hearing - Regarding the adoption of a redevelopment plan for land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

ITEM NO. **2.D.** Approve Planning Commission Resolution No. PC 2024- 23, recommending the adoption of a redevelopment plan for land located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29) West of the 6th P.M., Red Willow County, Nebraska.

BACKGROUND:

On October 2nd, the City of McCook closed on a tract of land that will be developed for residential, commercial, and recreational purposes. One of the next steps will be to conceptualize the best method for developing the property and determining finance sources for infrastructure extensions. Staff is interested in applying for a Municipality Aid Infrastructure Program (MIAP) grant through the Nebraska Department of Economic Development. Eligible projects per the MIAP grant's requirements are street, water, and sewer extensions. Two conditions precedent to meeting the eligibility standards of the MIAP program are to adopt a redevelopment plan for the newly purchased tract and the annexation of the property into McCook's corporate boundary.

Under Nebraska's Community Development Law, a redevelopment plan means a plan showing the boundaries of the redevelopment area, proposed land uses, population densities, land and building intensities within the area after development, a statement of changes effecting zoning, streets and building codes and other ordinances, site plan for the area, and a statement as to the kind and number of public facilities and utilities needed to support the area. Miller & Associates has been contracted by the City of McCook to aid us in developing our redevelopment plan. The redevelopment plan is not currently completed, but will be forwarded to the Planning Commission upon completion prior to Monday's Planning Commission meeting.

With respect to annexation, due to the fact that the City of McCook owns the real property, a voluntary annexation is appropriate. Following annexation, the City will begin the process of subdividing and zoning the land for development. Next, the property will be developed as residential, commercial, and recreational lots.

APPROVALS:

EXHIBIT #1

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Nathan A. Schneider, City Manager

October 9, 2024



Lea Ann Doak, City Clerk

October 9, 2024

**NOTICE OF PUBLIC HEARING
PROPOSED REDEVELOPMENT PLAN**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on October 14, 2024, at 5:15 P.M. and by the McCook City Council on October 21, 2024, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a proposed Redevelopment Plan for property located on a tract of land in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3) North, Range Twenty-nine (29), West of the 6th P.M., more particularly described as follows:

Referring to the north quarter corner of said Section 19 as the true point of beginning; thence S0°12'E, 2,028.0 feet to a point; thence N85°45'W, 658.0 feet to a point; thence S0°13'W, 202.5 feet to a point; thence N85°47'W, 268.9 feet to a point; thence N01°45'E, 7.9 feet to a point; thence N85°45'W, 152.2 feet to a point; thence S29°17'W, 474.8 feet to a point; thence N85°37'W, 793.8 feet to a point; thence N0°21'E, 1,009.6 feet to a point; thence N89°36'W, 370.0 feet to a point; thence N0°24'E, 1,696.8 feet to a point; thence S84°59'E, 2,457.1 feet to the point of beginning, containing 127.8 acres, more or less.

Any and all persons desiring to comment on the proposed Redevelopment Plan may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Publish: October 4, 2024.

EXHIBIT #2

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MCCOOK PLANNING COMMISSION

RESOLUTION NO. PC 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE WALTERS MULTI-USE REDEVELOPMENT PROJECT", TO THE MAYOR AND CITY COUNCIL OF THE CITY OF MCCOOK, NEBRASKA.

WHEREAS, pursuant to section 18-2112 of Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled "Redevelopment Plan for the Walters Multi-use Redevelopment Project" (the "Plan"), attached hereto and incorporated herein as Exhibit A, was submitted to the Planning Commission of the City for its review and recommendation; and

WHEREAS, on October 14, 2024, the Planning Commission held a duly noticed public hearing on the Plan; and

WHEREAS, pursuant to the Act, the Planning Commission reviewed the Plan for its conformity to the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

WHEREAS, after reviewing the Plan and conducting a public hearing, the Planning Commission determined that the Plan is in conformance with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA:

Section 1. Based upon the foregoing and the substantial evidence presented to the Planning Commission at the public hearing, the Planning Commission determines that the Plan conforms to and meets the objectives of the Comprehensive Plan of the City.

Section 2. The Planning Commission recommends approval and adoption of the Plan to the Mayor and City Council of the City.

MCCOOK PLANNING COMMISSION

Chad Lyons, Chair

ATTEST:

Camy Bradley, Secretary

EXHIBIT #3

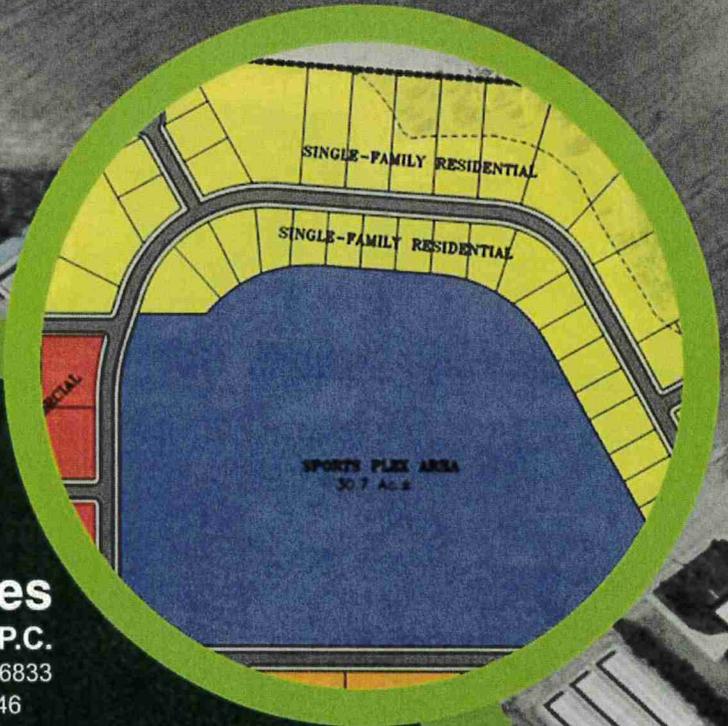
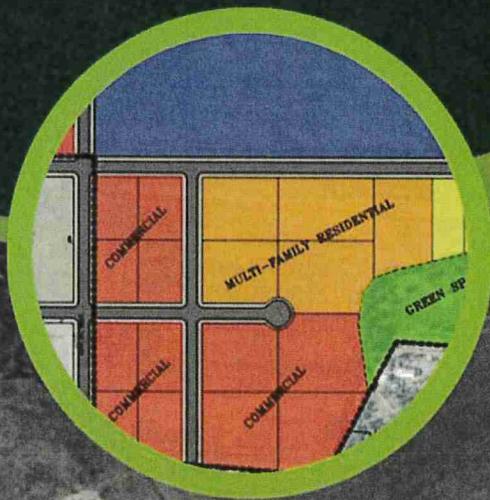
PAGE(S) - 1

DRAFT

200-G1-028

REDEVELOPMENT PLAN for the Walters Multi-Use Redevelopment Project

2024



Miller & Associates
CONSULTING ENGINEERS, P.C.

1111 Central Ave. Kearney, NE 68847-6833

(T) 308-234-6456 (F) 308-234-1146

www.miller-engineers.com

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ACKNOWLEDGMENTS

The City of McCook extends its gratitude to all the residents, property owners, and business owners who actively participated in the development of the Redevelopment Plan for the Walters Multi-use Redevelopment Project. Your support and involvement were instrumental in bringing this plan to fruition. Thank you for your commitment to our community's future.

City Council

Linda Taylor, Mayor
Jerry Calvin, Vice President
Jared Muehlenkamp
Darcy Rambali
Gene Weedon

City Staff

Nate Schneider, City Manager
Lea Ann Doak, City Clerk/Treasurer
Tera Koetter, Assistant City Manager
Tracy Burkey, Deputy City Clerk
Konnie Larson, Administrative Assistant
Lilia Dimas, Human Resource Coordinator
Deborah Thorpe, Public Works Administrative Assistant
Barry Mooney, Building Inspector and Code Compliance Officer

Planning Commission

Ron Friehe	Tammie Hilker
Camy Bradley	Chad Lyons
Matt Davidson	Bruce McDowell
Kurt Vosburg	Dale Dueland
Jesse Stevens	Katie Graham (alternate)

Consulting Team

H. Jason Combs, M.S., Ph.D., Craig Bennett, David Blau, P.E.,
Chris Miller, M.S., P.E., and Megan Shada



Miller & Associates
CONSULTING ENGINEERS, P.C.

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The Redevelopment Plan for the Walters Multi-Use Redevelopment Project is a toolkit for McCook's future development, providing long-range guidance on how and where the community will invest and change over the next decade. The plan contains goals for the future and addresses topics from residential development to commercial development to economic impacts from sports tourism. It encourages a sustainable and fiscally responsible future by setting the desired direction for future development regulations, policy decisions, and community programs.

Compliance with State & Local Requirements

The governmental functions of McCook, Nebraska are provided and coordinated by the City Council. McCook's City Council is comprised of five members elected at large. McCook's Planning and Zoning Jurisdiction includes an area within one mile of the City's corporate limits, pursuant to Nebraska Revised Statute 17-1002. McCook's Planning and Zoning Jurisdiction is governed by Nebraska Revised Statute 17-1004. As McCook continues to grow and annex land, the extraterritorial jurisdiction (ETJ) may extend further into Red Willow, County.

NEBRASKA REVISED STATUTE §18-2138

Public body; cooperate in planning; powers.

In addition to any other provisions governing any public body set forth in the Community Development Law, for the purpose of aiding and cooperating in the planning, undertaking, or carrying out of a redevelopment project located within the area in which it is authorized to act, any public body may, upon such terms, with or without consideration, as it may determine:

- (1) Dedicate, sell, convey, or lease any of its interest in any property, or grant easements, licenses, or any other rights or privileges therein to an authority;*
- (2) cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished in connection with a redevelopment project;*
- (3) furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places, which it is otherwise empowered to undertake;*
- (4) plan or replan, zone or rezone any part of the public body, or make exceptions from building regulations and ordinances if such functions are of the character which the public body is otherwise empowered to perform;*
- (5) cause administrative and other services to be furnished to the authority of the character which the public body is otherwise empowered to undertake or furnish for the same or other purposes;*
- (6) incur the entire expense of any public improvements made by such public body in exercising the powers granted in this section;*
- (7) do any and all things necessary or convenient to aid and cooperate in the planning or carrying out of a redevelopment plan;*
- (8) lend, grant, or contribute funds to an authority;*

(9) employ any funds belonging to or within the control of such public body, including funds derived from the sale or furnishing of property, service, or facilities to an authority, in the purchase of the bonds or other obligations of an authority and, as the holder of such bonds or other obligations, exercise the rights connected therewith; and

(10) enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary, with an authority respecting action to be taken by such public body pursuant to any of the powers granted by the Community Development Law. If at any time title to, or possession of, any redevelopment project is held by any public body or governmental agency, other than the authority, authorized by law to engage in the undertaking, carrying out or administration of redevelopment projects, including any agency or instrumentality of the United States of America, the provisions of such agreements shall inure to the benefit of and may be enforced by such public body or governmental agency.

NEBRASKA REVISED STATUTE §18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(1) *Area of operation means and includes the area within the corporate limits of the city and such land outside the city as may come within the purview of sections 18-2123 and 18-2123.01;*

(2) *Authority means any community redevelopment authority created pursuant to section 18-2102.01 and any community development agency created pursuant to section 18-2101.01 and does not include a limited community redevelopment authority;*

(3) *Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01, any area which is located within a good life district established under the Good Life Transformational Projects Act, and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision;*

(4) *Bonds means any bonds, including refunding bonds, notes, interim certificates, debentures, or other obligations issued pursuant to the Community Development Law except for bonds issued pursuant to section 18-2142.04;*

(5) *Business means any private business located in an enhanced employment area;*

- (6) City means any city or incorporated village in the state;
- (7) Clerk means the clerk of the city or village;
- (8) Community redevelopment area means a substandard and blighted area which the community redevelopment authority designates as appropriate for a redevelopment project;
- (9) Employee means a person employed at a business as a result of a redevelopment project;
- (10) Employer-provided health benefit means any item paid for by the employer in total or in part that aids in the cost of health care services, including, but not limited to, health insurance, health savings accounts, and employer reimbursement of health care costs;
- (11) Enhanced employment area means an area not exceeding six hundred acres (a) within a community redevelopment area which is designated by an authority as eligible for the imposition of an occupation tax or (b) not within a community redevelopment area as may be designated under section 18-2142.04;
- (12) Equivalent employees means the number of employees computed by (a) dividing the total hours to be paid in a year by (b) the product of forty times the number of weeks in a year;
- (13) Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census or American Community Survey 5-Year Estimate is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;
- (14) Federal government means the United States of America, or any agency or instrumentality, corporate or otherwise, of the United States of America;
- (15) Governing body or local governing body means the city council, board of trustees, or other legislative body charged with governing the municipality;
- (16) Limited community redevelopment authority means a community redevelopment authority created pursuant to section 18-2102.01 having only one single specific limited pilot project authorized;
- (17) Mayor means the mayor of the city or chairperson of the board of trustees of the village;
- (18) New investment means the value of improvements to real estate made in an enhanced employment area by a developer or a business;
- (19) Number of new employees means the number of equivalent employees that are employed at a business as a result of the redevelopment project during a year that are in excess of the number of equivalent employees during the year immediately prior to the year that a redevelopment plan is adopted;

(20) *Obligee means any bondholder, agent, or trustee for any bondholder, or lessor demising to any authority, established pursuant to section 18-2102.01, property used in connection with a redevelopment project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with such authority;*

(21) *Occupation tax means a tax imposed under section 18-2142.02;*

(22) *Person means any individual, firm, partnership, limited liability company, corporation, company, association, joint-stock association, or body politic and includes any trustee, receiver, assignee, or other similar representative thereof;*

(23) *Public body means the state or any municipality, county, township, board, commission, authority, district, or other political subdivision or public body of the state;*

(24) *Real property means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage, or otherwise, and the indebtedness secured by such liens;*

(25) *Redeveloper means any person, partnership, or public or private corporation or agency which enters or proposes to enter into a redevelopment contract;*

(26) *Redevelopment contract means a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan;*

(27) *Redevelopment plan means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements;*

(28) *Redevelopment project* means any work or undertaking in one or more community redevelopment areas: (a) To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas; (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan; (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project; (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan; (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; (f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing;

(29) *Redevelopment project valuation* means the valuation for assessment of the taxable real property in a redevelopment project last certified for the year prior to the effective date of the provision authorized in section 18-2147;

(30) *Rural community* means any municipality in a county with a population of fewer than one hundred thousand inhabitants as determined by the most recent federal decennial census;

(31) Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare; and

(32) Workforce housing means:

(a) Housing that meets the needs of today's working families;

(b) Housing that is attractive to new residents considering relocation to a rural community;

(c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;

(d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and

(e) Upper-story housing.

DATA SOURCES

The following paragraphs highlight key data sources utilized in the analysis. A portion of the data was accessed through mySidewalk.com—an online data vendor—which brings together multiple data sources allowing for comparisons and strategic analysis.

Decennial Census

Beginning in 1790, the United States Census has tabulated each resident of the country based on where they reside on April 1 during years ending in zero. The mandatory survey determines the number of congressional seats for each state. Over time, the census has become more robust capturing data well beyond the original intent.



American Community Survey (ACS)

Conducted by the U.S. Census Bureau, the ACS supplements the decennial census. This ongoing survey supplies data about the nation on an annual basis. In contrast to the universal decennial census, the ACS is sent to a sample of addresses—approximately 3.5 million in all fifty states along with the District of Columbia and Puerto Rico.



For the 2020 5-Year Estimates, Nebraska's response rate was 90.6 percent. The ACS attempts to capture topics beyond those included in the decennial census and includes education, employment, internet access, and transportation data.

Environmental Systems Research Institute (ESRI)

ESRI data is similar to census data but allows communities to enter additional information regarding commercial properties, including vacant lots and buildings. This helps communities and the State of Nebraska market and promote economic development opportunities. ESRI data is reported as estimates utilizing the most recent census data and marketing forecasts for the associated year.



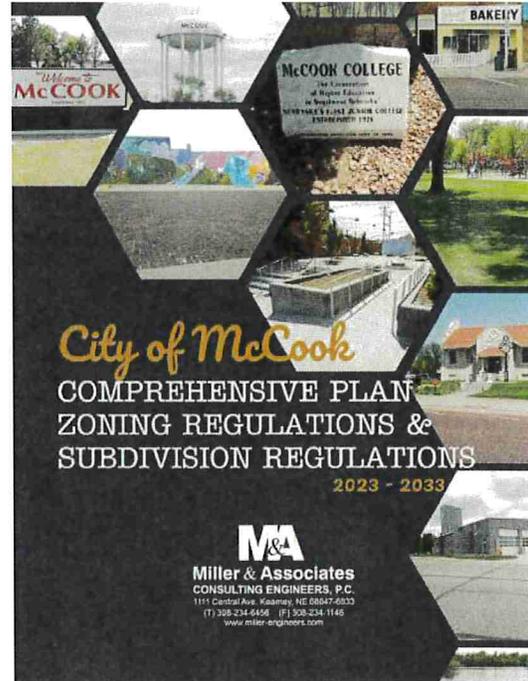
INTRODUCTION

Over the last several years the City of McCook has considered options to develop a sports complex and evaluated multiple potential sites (Silva 2022). The idea of a sports complex has also captured the public’s support (Labay 2024b).

The recent Comprehensive Plan also witnessed public support for additional recreational facilities. Part of the planning process included a SWOT analysis to examine McCook’s strengths, weaknesses, opportunities, and threats. For opportunities, several McCook respondents noted “recreation” as an opportunity for the community—a new ballpark, recreation projects, and trail developments, for example. Beyond recreation, housing is a critical need in McCook.

As highlighted by discussions during Comprehensive Plan meetings, the community survey, and the SWOT analysis, the lack of housing—either to own or rent—is a fundamental issue that impacts all areas of life in McCook.

The Walters property has the potential to create housing options including both single-family and multi-family units. In addition to providing recreation and housing opportunities, the Walters property would also support commercial development. In close proximity to Highway 83 on McCook’s northern edge, development of the Walters property compliments existing commercial properties.



	HELPFUL to positive development	HARMFUL to positive development
INTERNAL ORIGIN characteristics of the community	S Strengths	W Weaknesses
EXTERNAL ORIGIN characteristics of the community	O Opportunities	T Threats

The Walters Property

The site under consideration contains 127.8 acres and is prime development real estate, one that offers commercial, residential, and recreational opportunities with access to Q Street to the south and several connections to Highway 83 on the west (R Street, S Street, and T Street) (Figure 1). The tract also harmonizes with existing sidewalk/street patterns which supports pedestrian activity to other areas in the community (Frumkin et al. 2004). The centerpiece of this proposed project is a sports complex.

This 127.8 acre parcel is not limited to recreational development but lends itself to residential and commercial opportunities as well. The tentative proposal includes residential development along the eastern and northern sides. Both areas have dramatic drop-offs that would allow properties to include or emphasize walkout basements, privacy, and excellent views.



For the commercial segment of this development, note that there are several opportunities. In close proximity to Highway 83 and with numerous access points, access/transportation is a key aspect to consider. Moreover, the former Barnetts Lumberyard comprises two (approximately six acres in total) lots that front Highway 83 and adjoin the proposed annexed area to the east. With platted streets on both the north and south sides and highway frontage, Barnetts Lumberyard would be an excellent site for redevelopment that adjoins the 126 acre property to the east. The Walters Property's Legal Description is as follows:

WARRANTY DEED DESCRIPTION INSTRUMENT NO. 2024-00824

RECORDED JUNE 21, 2024

A tract of land in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Three (3), North, Range Twenty-nine (29), West of the 6th P.M., more particularly described as follows:

Referring to the north quarter corner of said Section 19 as the true point of beginning; thence S 0°12'E, 2,028.0 feet to a point; thence N85°45'W, 658.0 feet to a point; thence S0°13'W, 202.5 feet to a point; thence N85°47'W, 268.9 feet to a point; thence N01°45'E, 7.9 feet to a point; thence N85°45'W, 152.2 feet to a point; thence S29°17'W, 474.8 feet to a point, thence N85°37'W, 793.8 feet to a point; thence N0°21'E, 1,009.6 feet to a point; thence N89°36'W, 370.0 feet to a point; thence N0°24'E, 1,696.8 feet to a point; thence S84°59'E, 2,457.1 feet to the point of beginning, containing 127.8 acres, more or less, according to a survey dated March 5, 1982, by Darrell W. Burke, Registered Land Surveyor.

INFRASTRUCTURE DEVELOPMENT

The site development area comprises a parcel, known as Walters Property, of 127.8 acres +/- with additional lots and blocks abutting the west side. The site is contiguous with the existing subdivided-platted and developed ground, including infrastructure. On the west side, the parcel abuts existing subdivided ground, known as Four Corners Addition, that includes street right-of-way connectivity to Highway 83 with R Street, S Street, T Street, and U Street. These streets have been previously subdivided and include dedicated right-of-way and connectivity to Q Street on the side with 16th Street that abuts the west side of the property. The street extensions in this area have limited infrastructure improvements. Proposed infrastructure development plan will utilize existing infrastructure surrounding this parcel and extend infrastructure into this parcel. Infrastructure extended into the parcel will also be upsized to serve property abutting and outside of this parcel.

There is an existing 10-inch diameter gravity sanitary sewer located along the northern and eastern sides of the property. The infrastructure development plan will utilize the existing 10-inch sanitary sewer and will be extended westerly into this parcel and provide service to this parcel and the previously platted street connecting Highway 83. It will also include an 8-inch sanitary sewer throughout the proposed street right-of-way to serve new lots.

There is an existing 16-inch water main located along the south side of the parcel in Q Street and an 8-inch water main located in Highway 83. This parcel provides a combination of 16-inch and 8-inch water main looping throughout this parcel and abutting street right-of-way connections to Highway 83 and Q Street. The proposed water main infrastructure and looping will be located within the street right-of-way to provide both domestic and fire protection throughout the entire parcel.

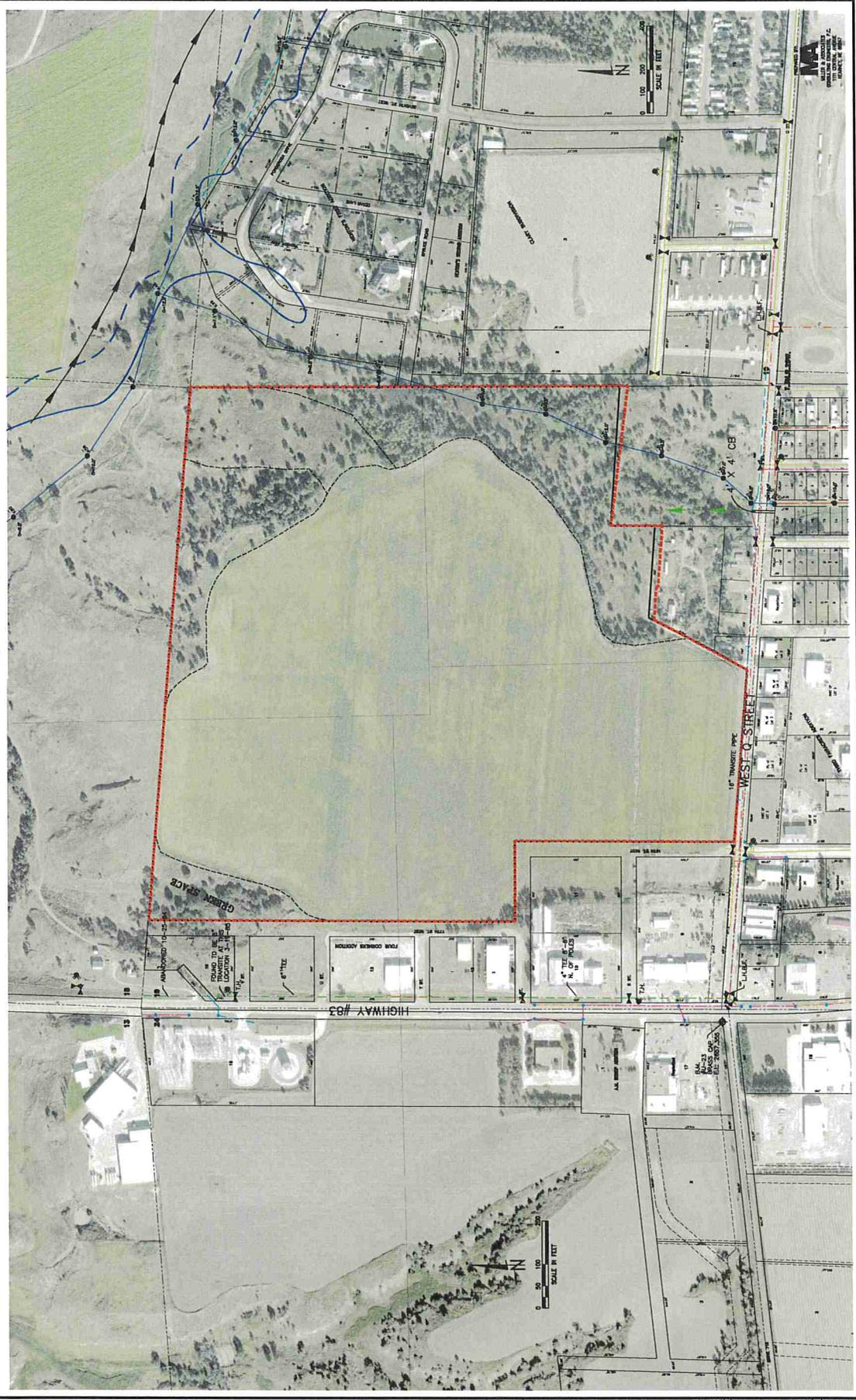
The site parcel consists of agricultural land use and naturally drains northerly and easterly with the primary flow converging in an existing drainage draw located north of the parcel and conveying storm water southeasterly through the community and ultimately connecting the Republican River. The parcel will consist of three regional parcel stormwater detention cells located in the lower northwest, northeast, and southeast corners of the property. These detention cells will be designed to contain the 10-year storm for the increased runoff difference between the existing pre-development condition and a fully developed post-development condition.

Streets within this parcel and the connecting Four Corners Addition are proposed to include 36-foot wide concrete street surfacing with curb and gutter, inlets, and underground stormwater piping. The underground stormwater piping will convey stormwater throughout this parcel to the three proposed regional stormwater detention cells.

Pedestrian connectivity is also shown on the infrastructure development plan. The parcel will require 4-foot sidewalks along all the abutting street right-of-way. Also indicated on this plan is hike and bike trail connectivity. This plan looked at the existing community hike and bike trail system and provided circulation pathways that would utilize some of the existing northerly abutting canyon draw terrain for future extension and connection to the Kelly Creek Trail. This parcel also proposes a hike and bike trail loop within the parcel and would have a primary destination of the 30-acre sport and recreation lot. The trail would loop the exterior sports and recreational lot and provide connectivity to the future northern Kelly Creek Trail on the east and northwest corners of the parcel. Also shown is a southerly connection to this lot from Q Street. There is an existing sidewalk located on the north side of Q Street. The proposed hike and bike trail plan is to provide a community trail system local to this parcel and a plan for future connectivity throughout the community's existing trail system.

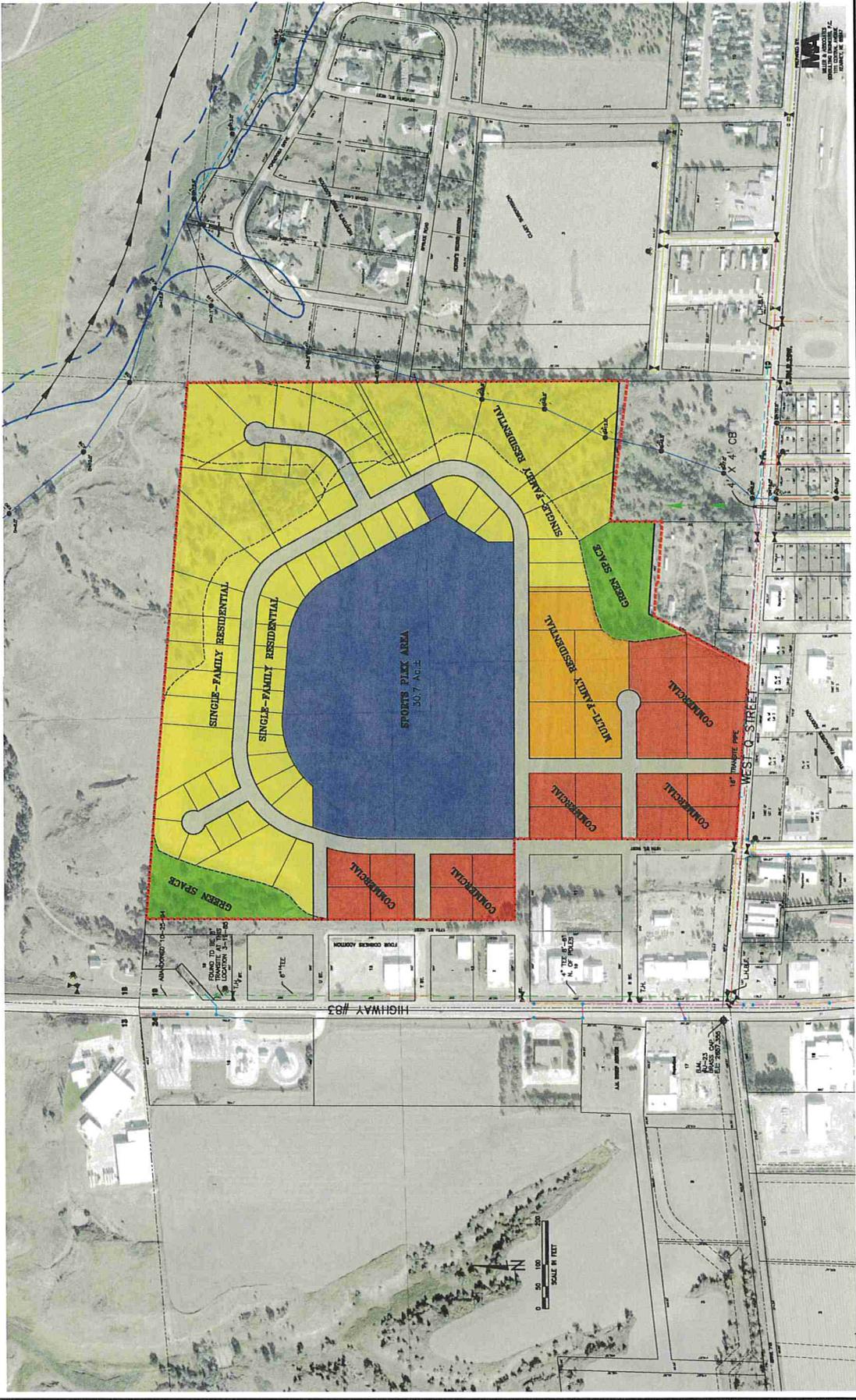
Figures #, #, #, and # provides a detailed description and breakout of the proposed costs related to this parcel and abutting infrastructure extensions. Below is a cost summary of the infrastructure.

EXISTING SITE
Walters Multi-Use Redevelopment Project



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**FUTURE LAND USE
Walters Multi-Use Redevelopment Project**



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**PROPOSED INFRASTRUCTURE DEVELOPMENT
Walters Multi-Use Redevelopment Project**



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Cost table

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Cost table

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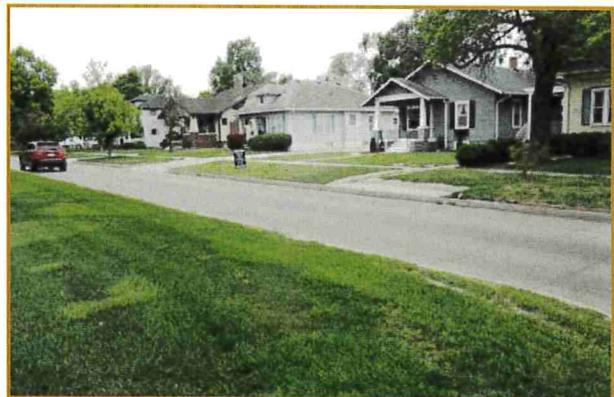
Cost table

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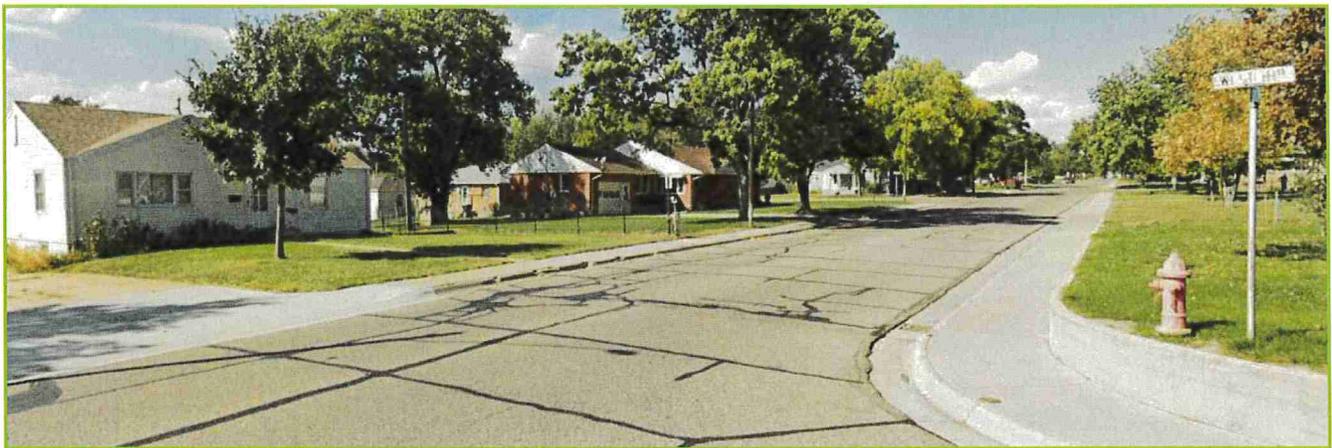
RESIDENTIAL DEVELOPMENT

During public input sessions and community surveys for the comprehensive plan, housing was identified as a critical issue for McCook to address. As indicated by the community survey for the comprehensive plan—available to the public from August 21, 2023 to September 30, 2023—McCook’s housing market appears to be one of the biggest areas of concern. Just 28.8 percent of respondents selected “Satisfied” or “Very Satisfied” while 71.2 percent selected either “Unsatisfied” or “Very Unsatisfied.” Examining the extremes paints a more bleak picture—only 4.4 percent responded “Very Satisfied” to McCook’s housing market while 32.0 percent were in the “Very Unsatisfied” column. Many who are not satisfied pointed to a lack of housing to rent or purchase.

The SWOT analysis conducted during one of the public input meetings for the comprehensive plan also points to housing issues. SWOT evaluates four categories—strengths, weaknesses, opportunities, and threats—for a community. The second category—weakness—witnessed several “housing” responses. “Housing options” and “housing shortage” were noted but several simply replied “housing.” As a weakness, housing often permeates into other areas—employee recruitment, for instance.



Housing shortages are nearly universal across the state. To address this, the obvious answer is to develop more housing. To accomplish this, community leaders, private developers and investors, and the business community must be willing to discuss options and invest. Developing new housing has the potential to attract new residents, creating a chain reaction of positive events. More families and more jobs are often based on affordable housing, the city plays an instrumental role in facilitating housing stock growth in the future. Acquisition and development of the Walters property would seem to address this fundamental issue in McCook. The Walters property offers potential for single-family residential opportunities and multi-family developments, which are both key to McCook's future growth.

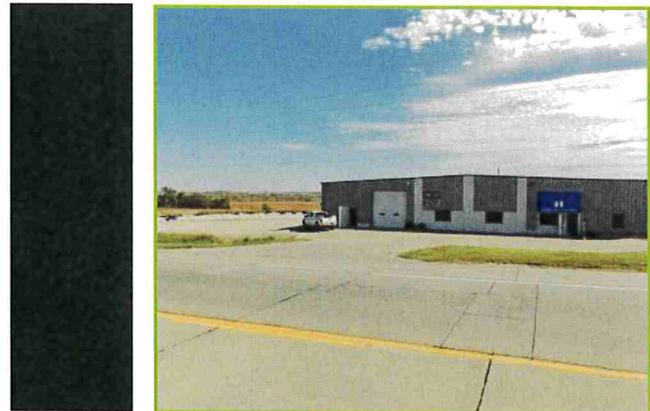
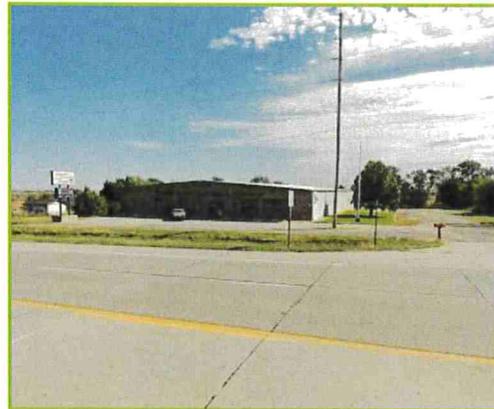
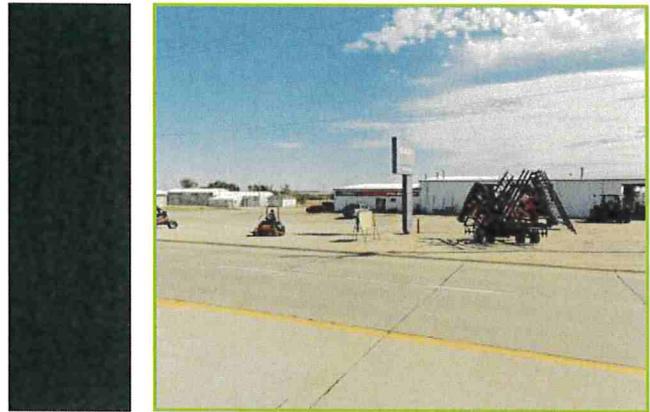
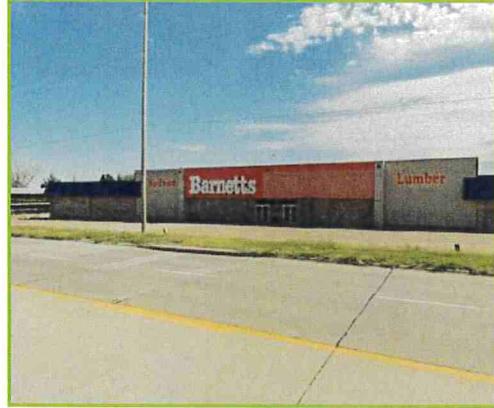


COMMERCIAL DEVELOPMENT

Referring to the comprehensive plan's SWOT analysis, the dominant weakness (or concern) was "economy" with responses that ranged from lack of entertainment options to a lack of retail options, youth retention, and low paying jobs. Threat is the final category in the SWOT analysis and many responses also pointed to "economy," noting a lack of economic diversity and the over-reliance on only a handful of major employers. To help address those concerns, public input sessions for the comprehensive plan offered areas to consider for commercial development—although some areas are limited. At the juncture of Highway 6 and Highway 83, for instance, a large portion of the area is the former McCook landfill which hampers future development. On McCook's eastern edge commercial development is somewhat limited due to the presence of the airport and Karrer Park adjacent to Highways 6/34.

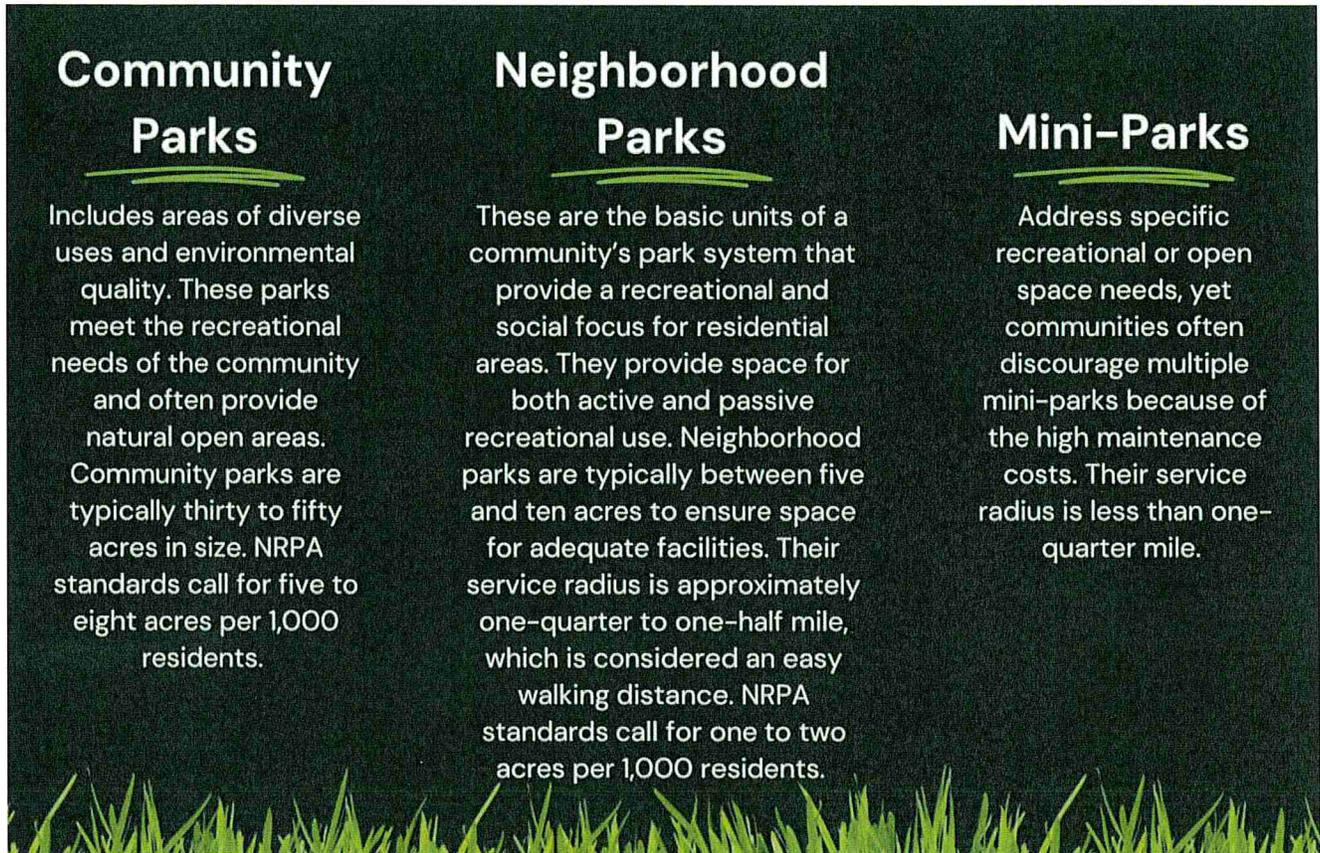
On the other hand, the Walters property appears to be a key area for future commercial, residential, and recreational development.

With a strategic location, development of the Walters Property would not only create new commercial opportunities but enhance existing locations as well. In close proximity to Highway 83 and with numerous access points, access/transportation is a key aspect to consider. Moreover, the former Barnetts Lumberyard comprises two (approximately six acres in total) lots that front Highway 83 and adjoin the proposed annexed area to the east. With platted streets on both the north and south sides and highway frontage, Barnetts Lumberyard would be an excellent site for redevelopment that adjoins the 127.8-acre property to the east.



MCCOOK'S PARK SYSTEM

The National Recreation and Park Association (NRPA) classifies recreation and open spaces, utilizing the following system.



Community Parks	Neighborhood Parks	Mini-Parks
Includes areas of diverse uses and environmental quality. These parks meet the recreational needs of the community and often provide natural open areas. Community parks are typically thirty to fifty acres in size. NRPA standards call for five to eight acres per 1,000 residents.	These are the basic units of a community's park system that provide a recreational and social focus for residential areas. They provide space for both active and passive recreational use. Neighborhood parks are typically between five and ten acres to ensure space for adequate facilities. Their service radius is approximately one-quarter to one-half mile, which is considered an easy walking distance. NRPA standards call for one to two acres per 1,000 residents.	Address specific recreational or open space needs, yet communities often discourage multiple mini-parks because of the high maintenance costs. Their service radius is less than one-quarter mile.

Beyond the Walters property, there are greater connections to the entire community and the existing park system to consider. As communities developed, land set aside for parks, golf courses, and swimming pools became “hives of activity.” Not just hives of activity, but true focal points for the entire community (Gratz 1994). The placement of parks is critical. Access and walkability (sidewalks and trails) are essential considerations (Cohen et al. 2010). Gillham (2002) and Hall and Porterfield (2001) contend that parks should be within safe walking distance for all citizens. Some communities strive to have a park—even smaller pocket parks—within six blocks in residential areas. Walker (2009) points out that high traffic volumes, however, tend to limit access for many.

Park placement along with traffic calming techniques (slower speeds, for instance) are key. Duany et al. (2000) go so far as to say that if public space is not accessible, it does not really serve the greater community. Hall and Porterfield (2001, 236) agree and add that “parks, by their location, should encourage spontaneous use by visitors. If people are required to make advanced preparations before going to a park, a great deal of the enjoyment is lost. Parks should be located to maximize interaction with and access to other destinations. District parks can become excellent transition spaces between different land uses, benefitting both.”

Parks help to establish a sense of place, a sense of community, a point of pride. Recent research indicates this mindset plays into the greater community. Gillham (2002) contends that parks have proven to be an asset for nearby property owners. A more recent “America At Home” study found similar results. That particular study found that 58 percent of homebuyers and renters value access to nature, 48 percent want large parks, and 43 percent desire walkability to commercial options (Gautieri 2024). The same survey indicated that home buyers see parks as playing an essential role in creating a strong sense of community (Gautieri 2024). Having a park as part of development is valuable, as many look to “wellness developments” that cater to active-outdoor living by working with the landscape rather than against it. Realistically this might not be feasible in all areas of every community yet demand for parks and active living opportunities is clear.

A community should provide places for residents to play, socialize, and relax. McCook does that with several parks and recreational facilities. Regarding ballparks, McCook is home to five lighted ball diamonds and nine practice fields. Felling Field (E. 6th Street and D Street) has two ball fields and the Jaycees Complex (W. 10th Street and M Street) is home to four fields. McCook is also home to six parks—Barnett, Elks, Karrer, Kelley, Norris, and Russell—which cover 127.8 acres.

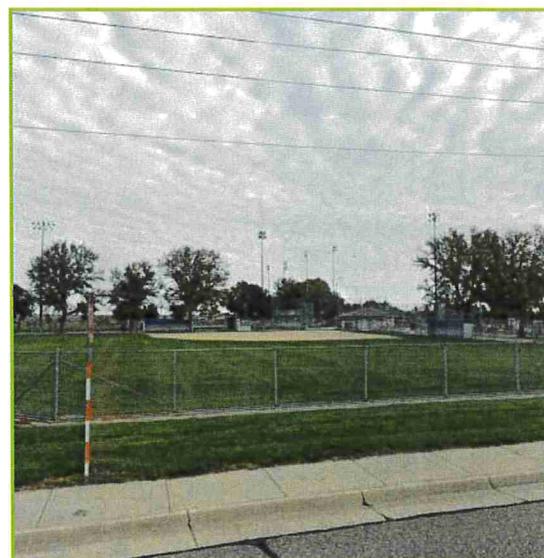
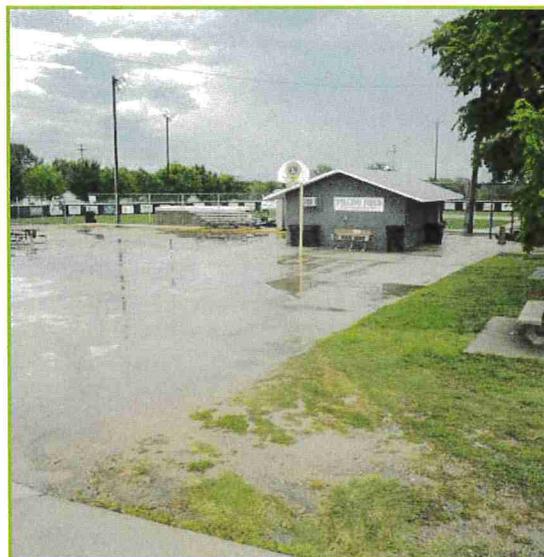
Barnett Park just off Highway 83 on McCook’s south side, possesses forty-five acres that adjoins the Republican River and offers sand volleyball courts, fishing, and open space. Elks Park at West 5th and E Street has playground and tennis courts. Karrer Park is home to the City’s RV and camping facilities and found on McCook’s eastern edge adjacent to Highways 6/34.

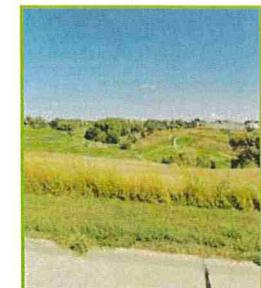
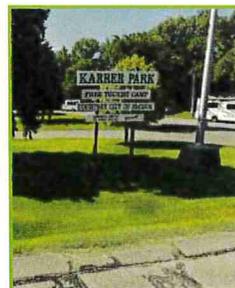
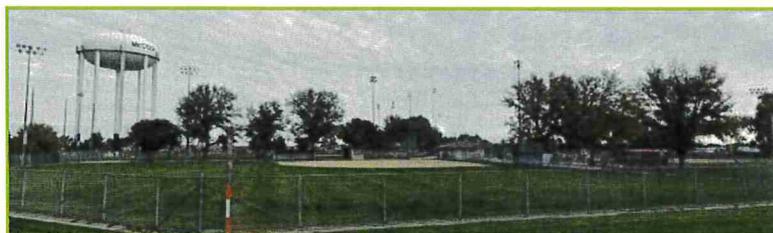
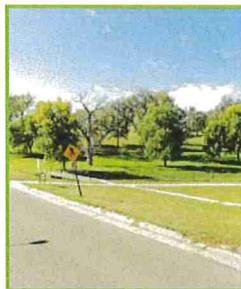
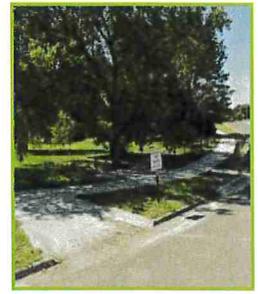
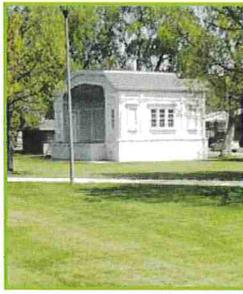
Kelley Park—McCook’s largest City park—at East 3rd and M Street is home to shelter houses, disc golf, playground equipment, and the community’s public swimming pool. Kelley Park also has the Kelley Creek Walking Trail that is 1.5 miles in length and connects to Karrer Park. Next to Mid-Plains Community College and Kelley Park is Bolles Canyon Skatepark that opened in 2015. Catering to bicycle and skateboard enthusiasts, it is a nice example of private–public funding which was also supported by the Tony Hawk Foundation.

The McCook Aquatic Park is located at 500 East M Street, just east of Kelley Park and across the street north from McCook Community College. The McCook Aquatic Park held their grand opening on July 17, 2024. The facility features a lazy river, a zero depth entry pool, diving boards, basketball hoops, a family water slide, a flume slide, and a speed slide. In addition, the facility offers users a lily pad walk, and multiple spray features. Along with the passage of the City’s \$6.7 million bond, the City secured grant funds from the Civic and Community Center Financing Fund (CCCFF) and the Masonic Temple.

Norris Park at Norris Avenue and G Street maintains the community bandshell and playground equipment.

Collectively, McCook’s parks provide a variety of outdoor options, including camping areas, disc golf, playground equipment, tennis courts, and walking trails. McCook is in a fortunate position in regard to parks and recreation. Parks provide public space for residents and visitors to enjoy and enhance the community’s overall appearance.





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Park Map

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McCook, Nebraska

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MCCOOK'S PROPOSED PARK EXTENSION

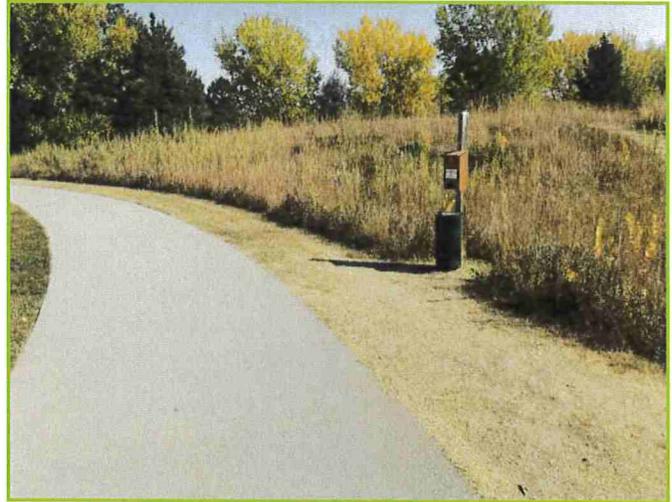
The purchase of the property just east of Highway 83 and just north of Q Street in McCook lends itself to the extension of the existing hike bike trail and overall park system. The proposed development includes a sports complex with multiple outdoor fields. Linking this area to the greater park system in McCook would be a tremendous boost for the entire community.

McCook's existing hike bike trail makes a loop at Park Avenue and Kelley Park Drive, with one "leg" extending south to the Peter & Dolores Graff Events Center and the other route following Kelley Creek to the southeast where it links with the sidewalk system just south of East F Street along 11th Street—Karrer Park is just a few more blocks southeast of this location.

The proposed extension begins at the existing crosswalk just southwest of the intersection of Park Avenue and Kelley Park Drive. Continuing the hike bike trail to the northwest from that location, the extension would run adjacent to Kelley Creek and the Mid-Plains arena. At Norris Avenue the proposed trail continues in a northwesterly fashion following Kelley Creek to West 3rd Street. Once across West 3rd Street the proposed trail meets Kelley Creek West Reservoir, which at first glance appears to be a major hurdle going west. If, however, the trail could run across the retention structure's top then following the topography west to the new sports complex this would be a "game changer" for McCook. Linking neighborhoods from the new sports complex, through the amenities that Kelley Creek Park offers, and on to the southeast toward the Community Hospital and Karrer Park, would benefit the entire community.

HIKE-BIKE TRAILS

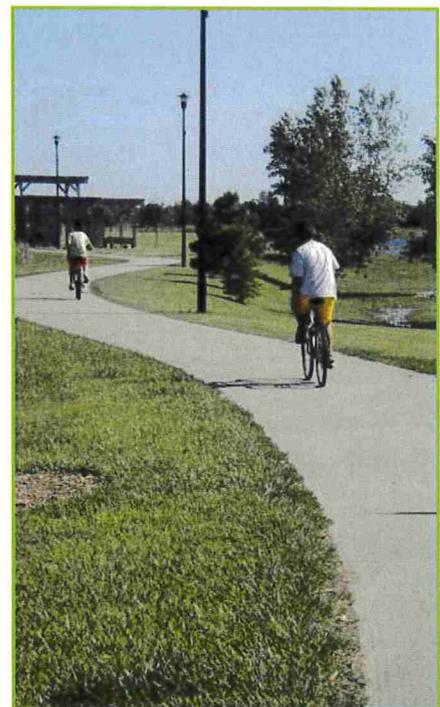
One aspect to consider of the overall park and recreation plan is a hike-bike system. Hike-bike systems, often viewed as both utilitarian and recreational, have been and are becoming more popular in communities across the country as they address overall quality of life issues. Gidroz et al. (2013, 35) point out, for example, that “trails designated for bicyclists and pedestrians can dramatically improve the livability of towns and cities” as they often connect different areas in the community—various residential neighborhoods and commercial districts, for instance.



An extensive hike/bike trail system also provides an “active” opportunity for every member of the community to enjoy that improves the “livability of towns and cities” (Gillham 2002; Gindroz et al. 2013, 35; Talen 2010). Levy (2017) points to cyclists, joggers, roller skaters, dog walkers, and hikers as community members who enjoy trails—not just a particular group. Recent survey data also supports this idea. The Rails to Trails Conservancy (2022) conducted a national survey—with a sample size of 1,200 adults—that found hike/bike trails are “critical” infrastructure for both physical and mental health. A majority of respondents indicated that the overall well-being of the community increased as trails were introduced and noted that many enjoy trails for exercise, spending time outdoors, recreation, and managing stress.



When considering a community’s investment in hike-bike trails, it is important to note that simple design standards often lead to healthier lifestyle options (Cohen et al. 2010; Nordh and Ostby 2013; Speck 2012). Recent surveys and studies in nearby Kearney, Nebraska and Lexington, Nebraska found significant health improvements related to biking/walking (Heelan et al. 2008; Heelan et al. 2013). Studies have further noted that design impacts behavior, even in smaller communities. If confronted by a busy thoroughfare, most pedestrians are reluctant to cross (Heelan et al. 2008; Heelan et al. 2013). Beyond traffic concerns, Hall and Porterfield (2001) also point to local weather limitations and note that where possible trees along trails often serve as a natural barrier while providing shade. Hall and Porterfield (2001) also note that trails removed from parking lots and busy streets have obvious advantages but all trails, regardless of where they are in a community, need a destination. Safety concerns are always an issue and Jane Jacobs (1961) refers to a “networking of activities” to multiple destinations and land use types to encourage safe participation.

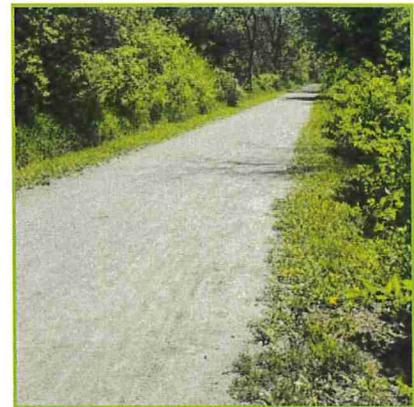
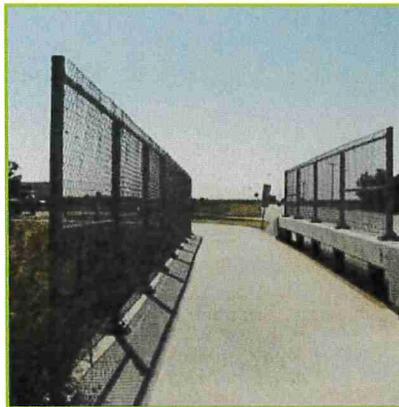
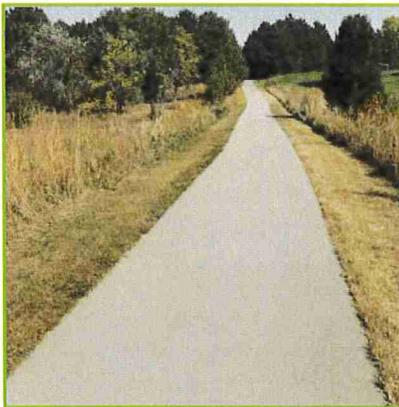


Design Standards

For specific design standards, when space allows it is much better to have a separate path for pedestrians. In developed areas, however, carving out a separate path is not always an option. Having a buffer strip, even if just a few feet, is always beneficial and more safe (Haas 2008).

COMPOSITION AND TRAIL SPECIFICATIONS

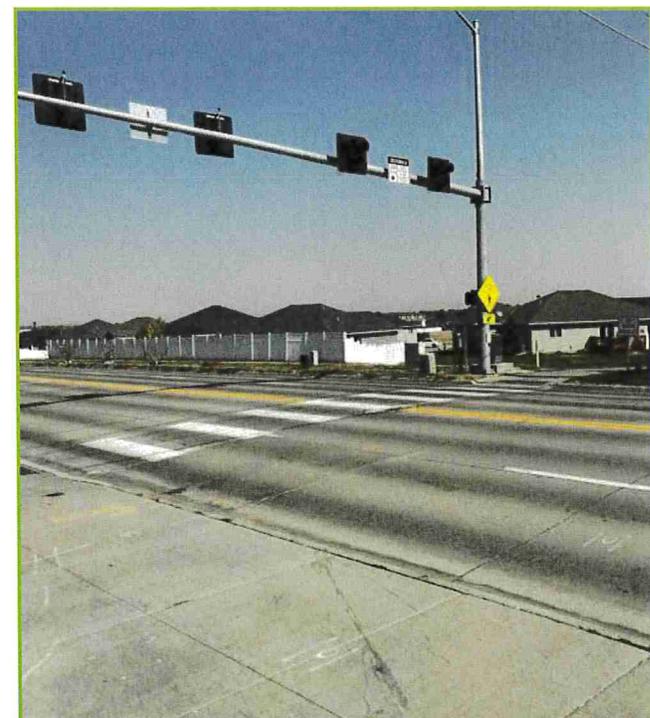
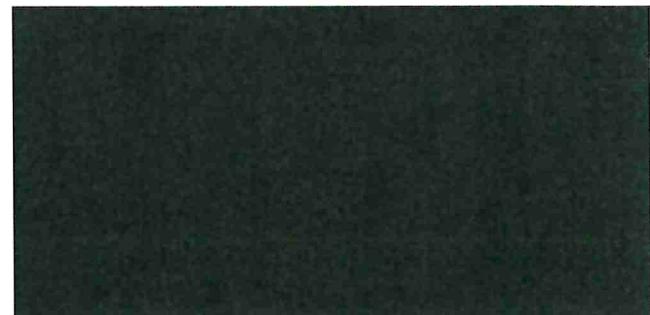
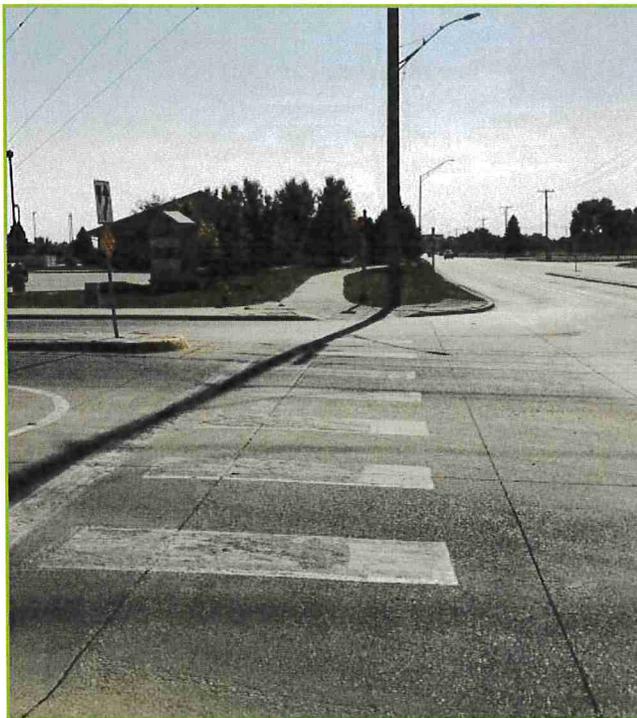
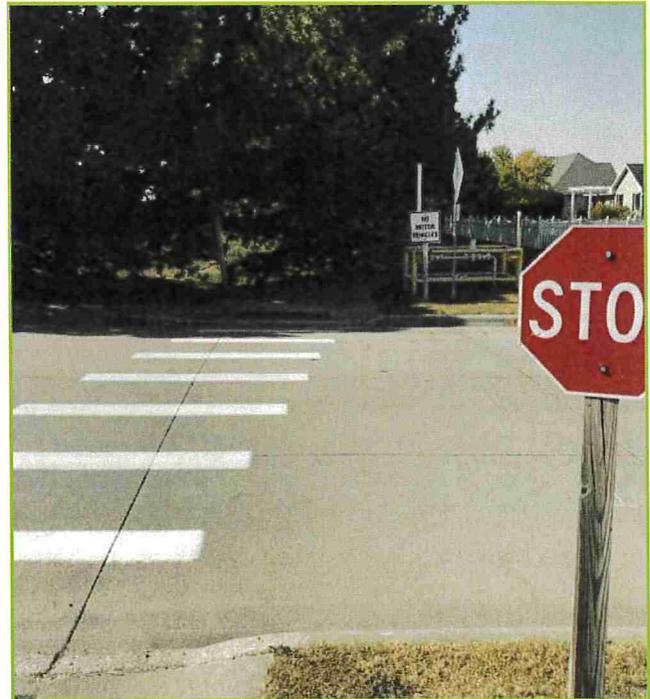
Many hike/bike trails are composed of wood chips or aggregate material (crushed limestone, for example). Aggregate material makes for an easy conversion to paved surfaces once funding is available if upgrades are desired. If logistically possible for the Walters property and connections to McCook's existing trail system, it would be best to have trails eight feet in width—trails greater in width tend to be safer and support a greater number of users at increased speeds. It is important to note that curves maintain a suggested 100-foot radius for appropriate bicycle circulation.



CROSSWALKS

Where appropriate, crosswalks are an essential component for a hike-bike trail system. Proposed crosswalks along with all others—either in existence or proposed—should have stop signs, be handicap accessible, and have color coded “detectable” ramps/strips.

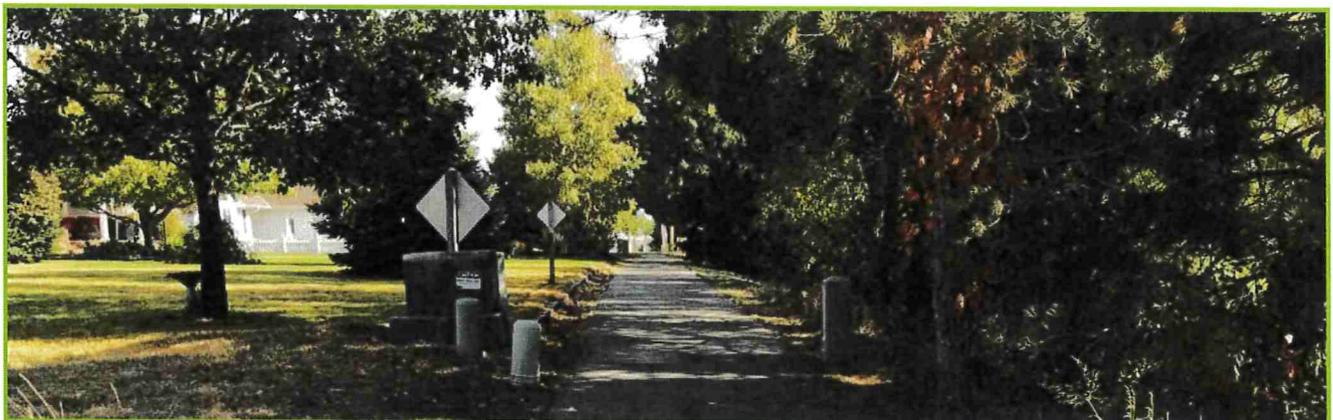
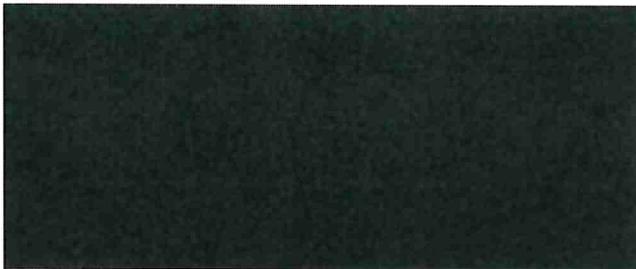
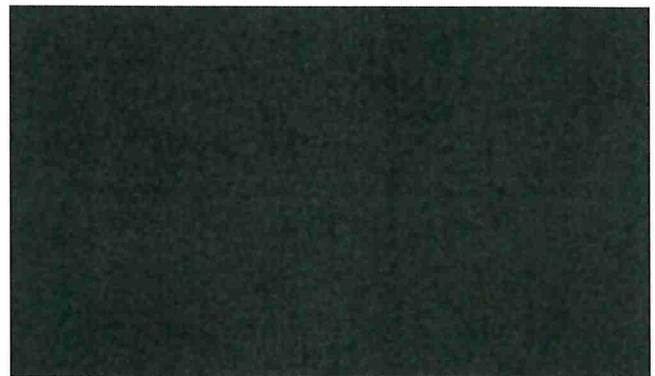
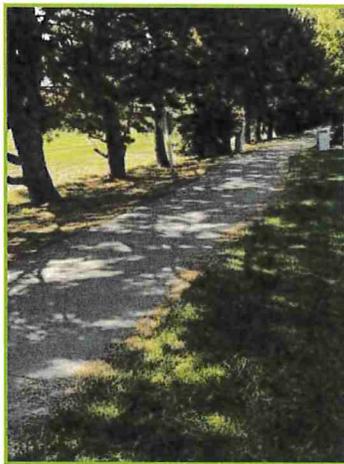
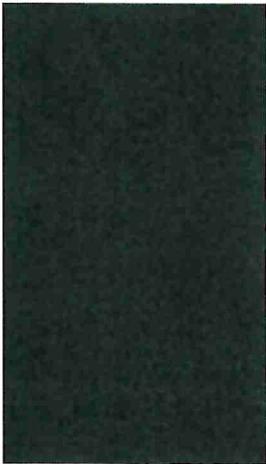
In general, crosswalks are generally at least six feet in width but for a two-lane road the preference is ten feet in width—crosswalk lines themselves are normally six inches in width. With higher traffic counts, pedestrian traffic control lights are an option.



CANOPY HEIGHT

McCook is a "Tree City USA" community and has an opportunity to take advantage of new hike-bike trails and extensions to incorporate additional tree plantings. With that, canopy height is another consideration. Canopy cover is encouraged and invited, trees provide shade, wind protection, and increase the "life expectancy" of paved surfaces.

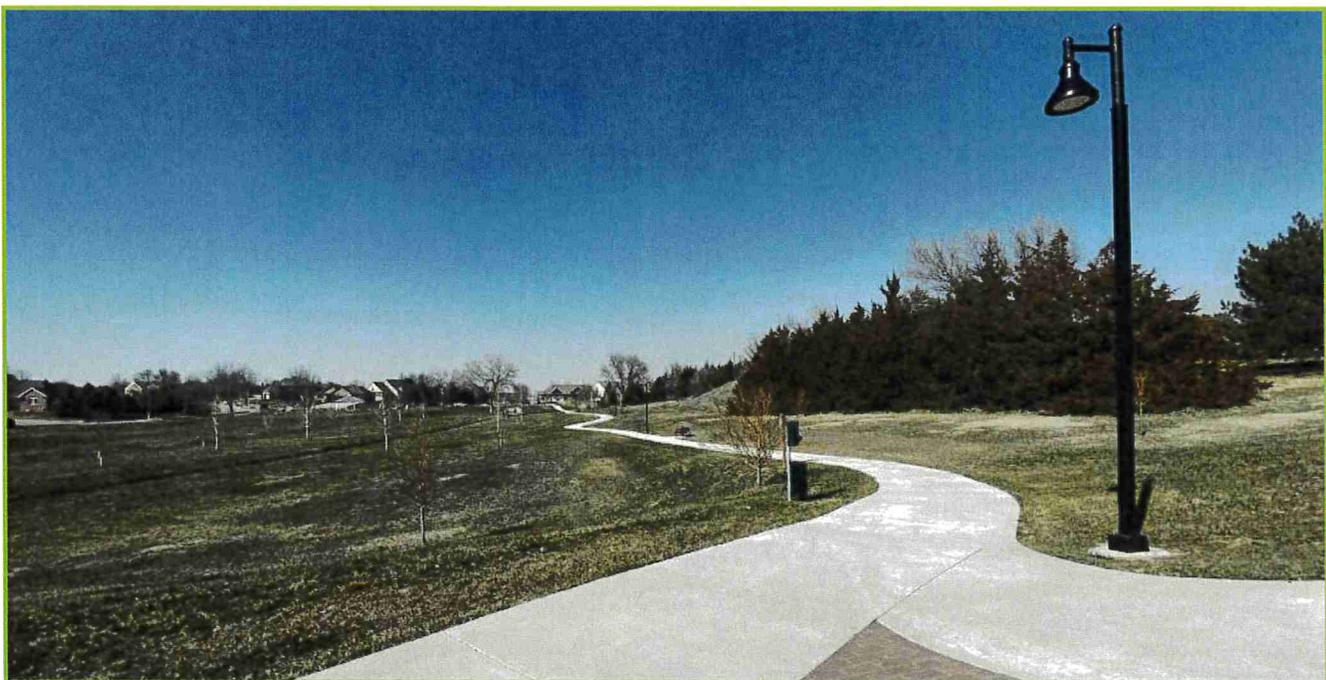
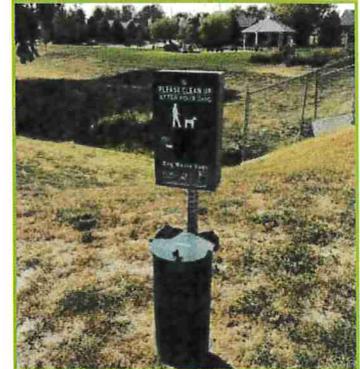
The U.S. Forest Service and American Trails both suggest that canopy cover should be at least eight feet six inches in height and ten feet if possible (www.americantrails.org; www.fs.usda.gov). Adequate canopy cover height allows for proper lines of sight for pedestrians on the trail and motorists adjacent to the trail.



TRAILHEADS

The Rails to Trails Conservancy offers a simple checklist of suggestions for each trailhead. They include parking, signage, restrooms, drinking fountains, bike racks, seating, public art, landscaping, and trash receptacles (www.railstotrails.org 2024). The conservancy also recommends one bench for every 3.5 miles of trail.

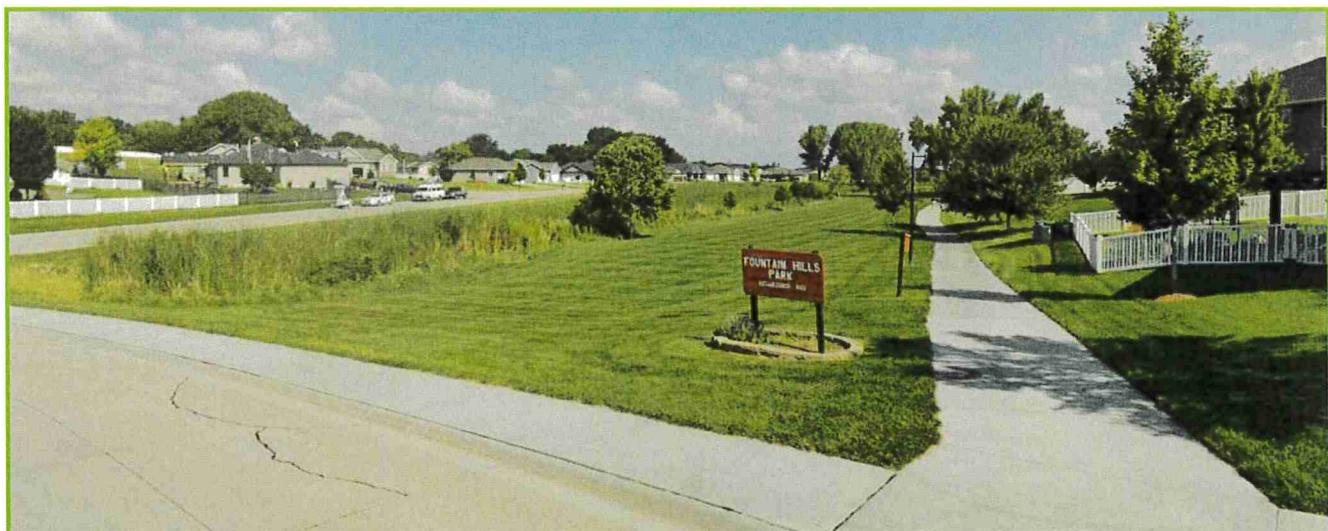
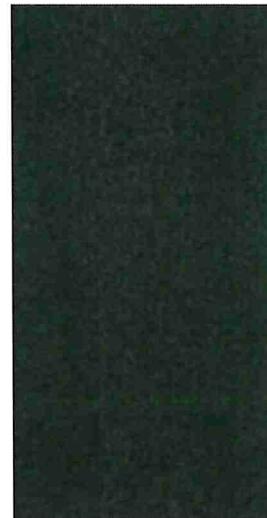
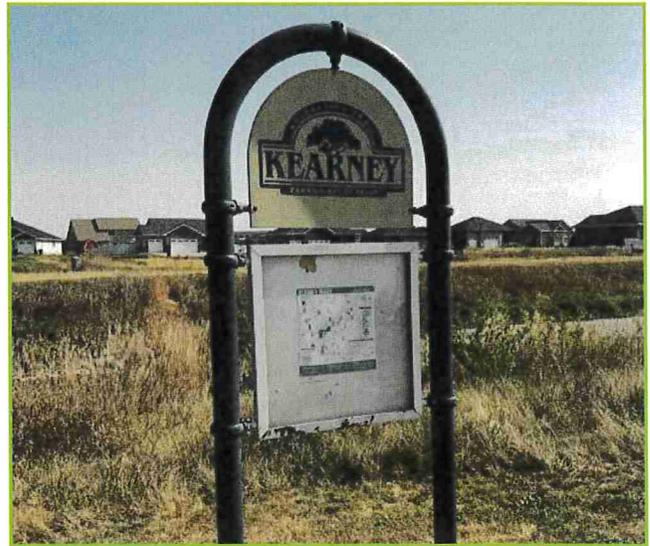
With that, one would assume that a trash receptacle would accompany each bench. Karrer Park on McCook's southeast corner could act as a trailhead on that end of the community and the new sports complex could be an anchor for McCook's northwest corner. In between, Kelley Park serves as a mid-point trailhead with access to surrounding amenities—Bolles Canyon Skatepark, the new McCook Aquatic Center, along with playground equipment, disc golf, tennis courts, and walking trails.



SIGNAGE

Trail signage is another consideration. McCook's community leaders have a "branding" opportunity with a new extension for the hike-bike trail system and development of the Walters property. Former Nebraska Governor Frank Morrison, who was from McCook, suggested in 2002 that the community be known as the "Heritage Center of America's Great Plains" (Morris 2002). A few years later, the previous slogan—"McCook: An American Experience"—was replaced in 2005. A contest to determine the new slogan was held and McCook: Nebraska's Hot Spot was the winning submission (Discoe 2005).

A more recent suggestion is "McCook, Nebraska's Hot Spot." Graff (2023) argues that McCook does not just have warm temperatures in the summer but that the community is a "hot spot" for "having people with a passion to get things done and doing projects which get people excited." A hot spot or not, McCook can take advantage of new development and an extended trail system to "brand" the community. Hike-bike trail signs that provide directions and distances in addition to an overall system map can incorporate McCook's brand to enhance a greater sense of place.



ECONOMIC IMPACT

Tourism plays an important role in Nebraska's overall economy and is a tremendous revenue source for communities across the state (Kriesel and Cantrell ND). The Nebraska Visitors Development Act was established in 1980 and with that came a lodging tax to support tourism. All counties have an option to enact an additional tax of 1.0 to 4.0 percent to support the County Visitors Promotion Fund (it is important to note that Nebraska's cost of lodging is one of the lowest in the nation). Nebraska travel expenditures are often analyzed by category. Meaning, for instance, that 29.5 percent of the tourism dollars are spent on transportation/fuel, 25.5 percent on food services, 19.1 percent on lodging, 12.4 percent on retail sales, 7.3 percent on arts and recreation, 5.4 percent at food stores, and less than 1.0 on air transportation (Kriesel and Cantrell ND). Tourism is often overlooked and impacts a variety of economic sectors, direct and indirect.

Examining economic data for Red Willow County/McCook would seem to support the benefit of a sports complex related to tourism. Data was collected for McCook along with seven peer communities in Nebraska. Correlation is a statistical test to measure a relationship between two or more variables (values range from -1.0 to +1.0) (Kachigan 1991). In this case, the first correlation demonstrates that there is a near perfect association between accommodations and food services (hotels/motels and restaurants) and sales tax which is no surprise (+.93) (Table 1).

Table 2 presents another correlation, this one between arts, entertainment, and recreation and sales tax. This relationship is also positive (+.51). The third correlation, this one between accommodations and food services to arts, entertainment, and recreation, found an extremely high correlation (+.90) that demonstrates a strong connection between entertainment and recreation (sports) and hotels and restaurants.

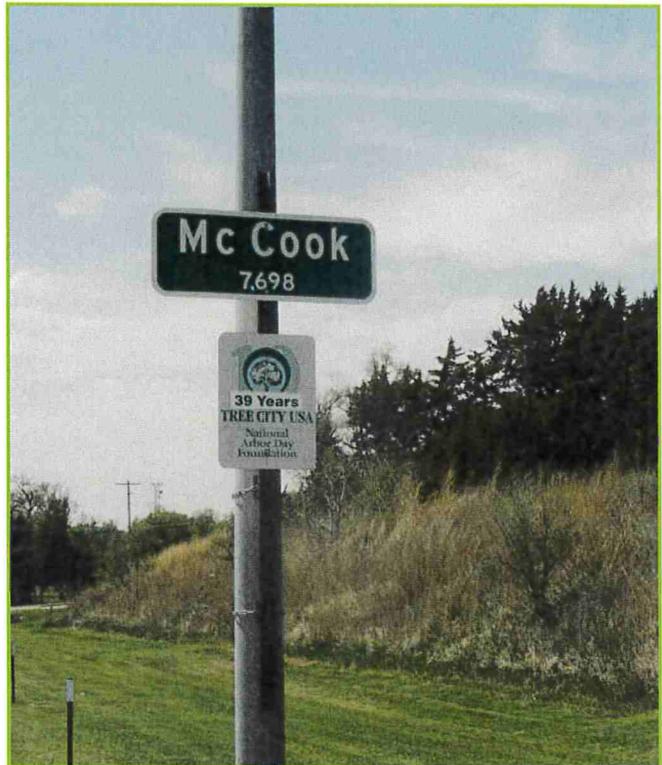
Additional travel/tourism data was gathered from www.travelstats.com, including travel spending, direct employment, direct earnings, and tax receipts. The correlation between direct travel spending and employment for McCook along with seven other peer communities is +.72 and for direct travel spending and direct earnings it is +.77. Collectively these numbers point to the positive association between entertainment and recreation—in this case a sports complex—and job creation and direct spending.

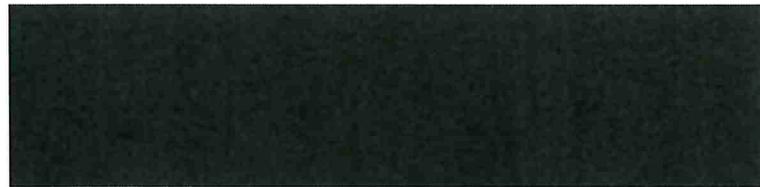
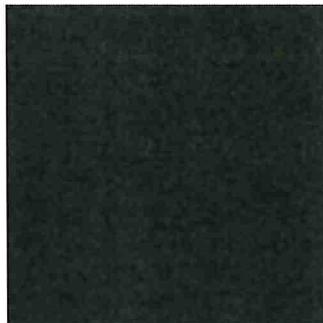
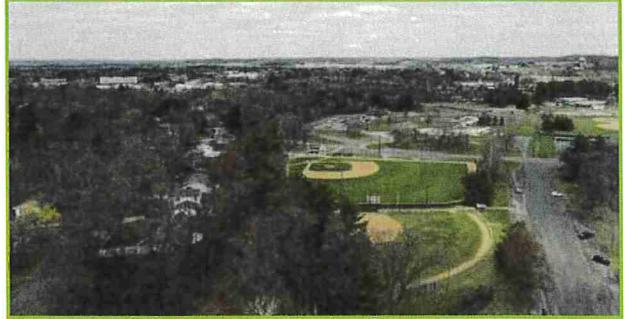
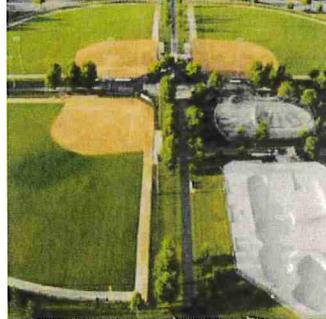
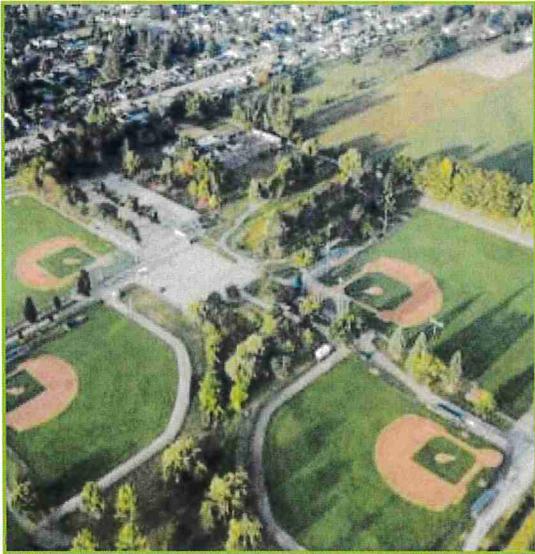
Another recent study used an Input-Output model to predict spending related to a new sports complex in McCook (Trueblood 2023). In 2023, it was estimated that a proposed sports complex would annually bring 4,356 participants and spectators to McCook. Using an estimate that 80 percent of annual participants and visitors would be more than fifty miles from McCook, expenditures were based on how far visitors travel, how long they stay in Red Willow County, and, if overnight, where they stayed. Including both direct and secondary effects, visitor spending patterns include lodging, restaurants, groceries, gas and oil, entertainment, and sporting goods. Using the estimate provided, up to ninety-nine teams would utilize the complex and bring 1,089 participants to McCook (Trueblood 2023). An additional 3,267 spectators would likely attend games as well. As a result, increased visitor spending would yield eleven “new” local jobs, up to \$792,000 in local sales, up to \$215,000 of local employee compensation, and up to \$87,000 of local sales and property taxes (Trueblood 2023).

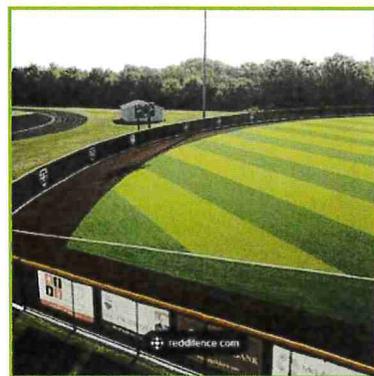
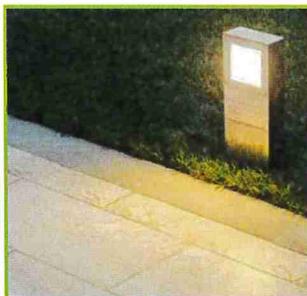
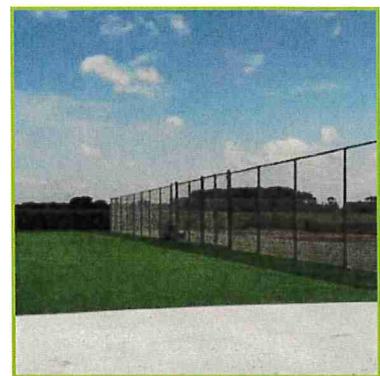
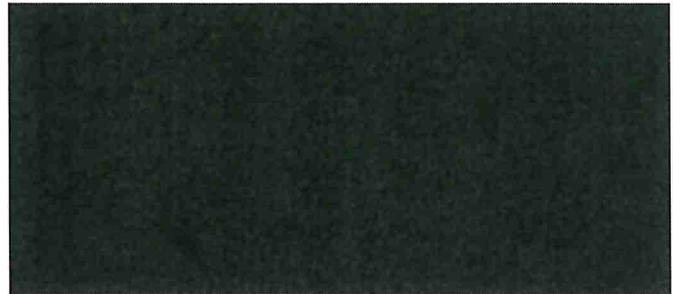
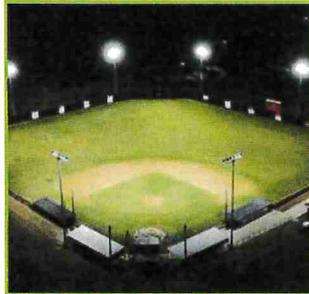
Sports Tourism

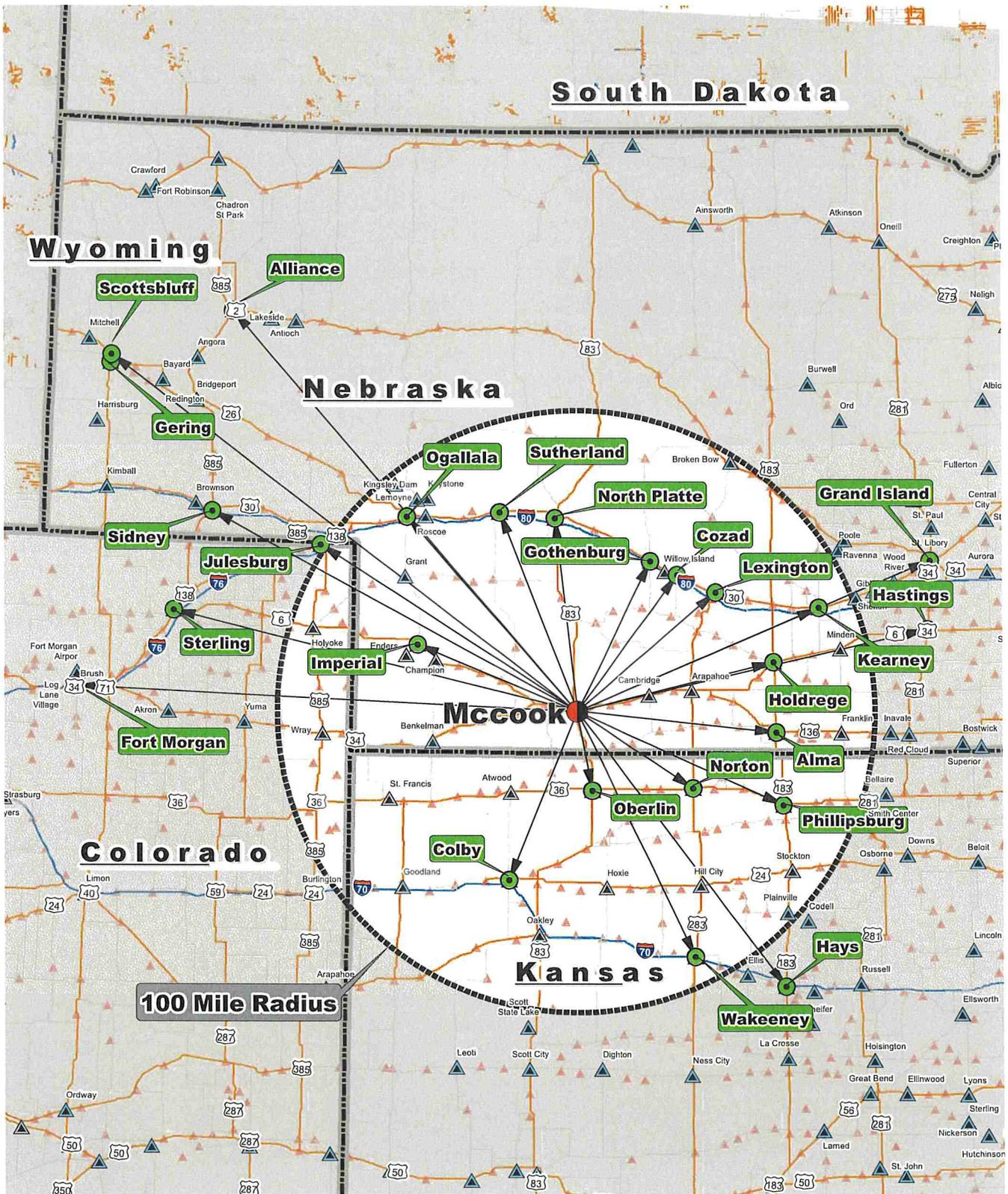
The City of McCook has considered investing in a sports complex and recent literature indicates that there is tremendous financial incentive for communities to tap into “sports tourism” by hosting games and tournaments. A development option that often has a much wider impact on the community (hotel/motel, convenience store, and restaurant sales and taxes, for instance) (Chapin 2004; Davies 2016; Kim 2021; Rosentraub et al. 1994; Siegfried and Zimbalist 2000; Silva 2022). There is a clear opportunity for McCook to develop a complex and capitalize on hosting events, but it is key to promote events that bring in teams (travel sports) from other communities. Walo et al. (1996) describe this as an essential “injection” of funds from outside the area. To accomplish this, McCook would seem to have a distinct geospatial advantage regarding the possibility of attracting teams to support a new sports complex.

McCook’s location and the existing highway network would allow communities not only in southwest Nebraska but surrounding states to easily visit and compete in events held in McCook (Figure ***). Not all inclusive but consider the following potential Nebraska communities to target for sports tourism—Alliance, Alma, Cozad, Gering, Gothenburg, Grand Island, Hastings, Holdrege, Imperial, Kearney, Lexington, North Platte, Ogallala, Scottsbluff, Sidney, and Sutherland (Figure ***). In Kansas, communities that would most likely contribute teams are Colby, Hays, Norton, Oberlin, Phillipsburg, and WaKeeney and to the west potential Colorado communities include Fort Morgan, Julesburg, and Sterling. These communities are within McCook’s “participation realm” and most already possess several “travel” teams. In McCook’s case, relying on a facility that caters to multiple sports only enhances opportunities.









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8/26/2024
Prepared By:

MA
Miller & Associates
CONSULTING ENGINEERS, P.C.
Kearney, NE - (308) 234-6456



LEGEND

▲ Cities greater than 1,000 pop.

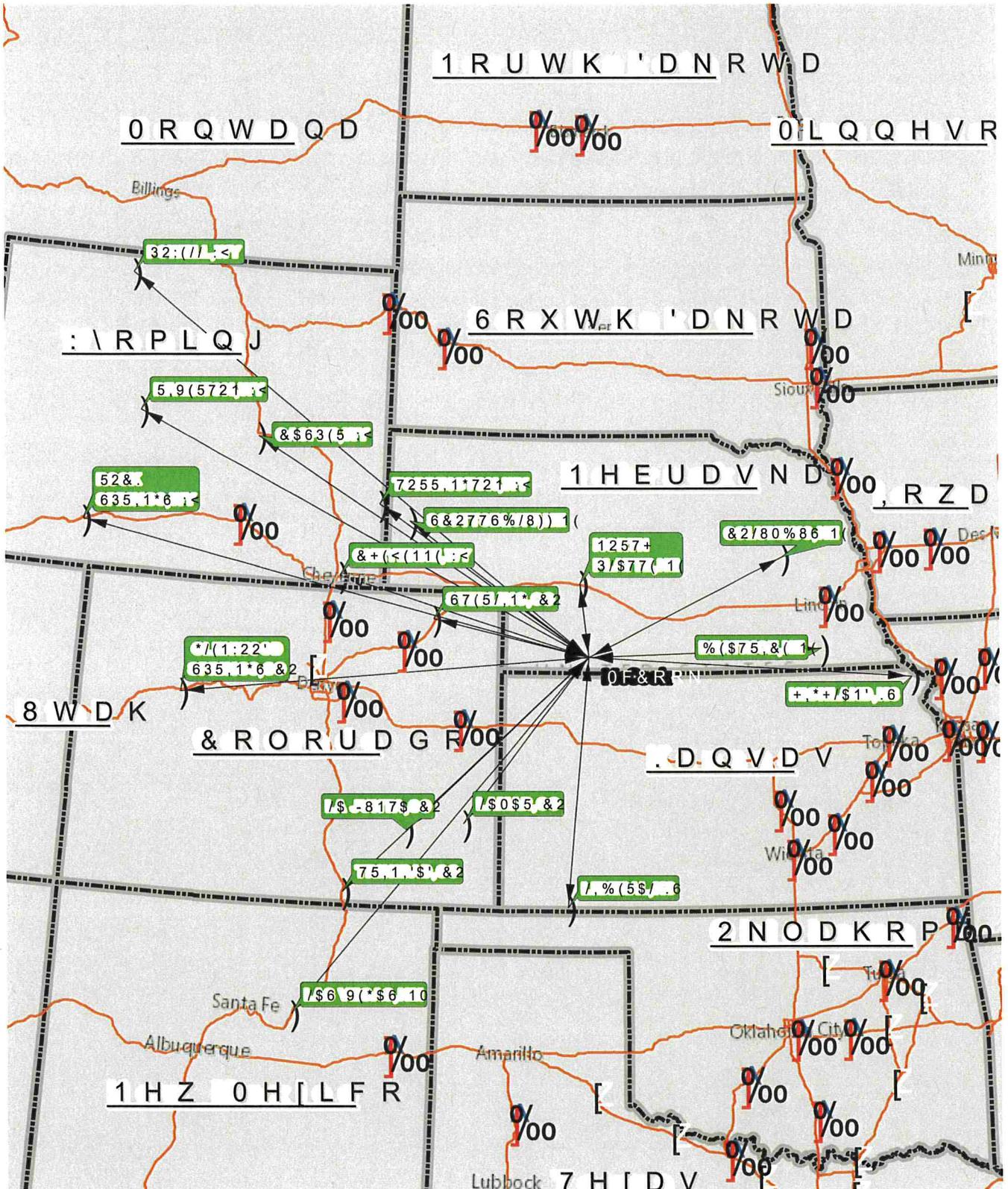
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McCook, Nebraska

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In addition to regional high school teams, consider colleges competing in Region 9 that would potentially utilize the proposed sports complex with “championship” fields (Figure ***). McCook Community College is a member of Region 9 that includes colleges from several states. The region includes

- Laramie County Community College (Cheyenne, Wyoming),
- Casper College (Casper, Wyoming),
- Highland Community College (Highland, Kansas),
- Seward Community College (Liberal, Kansas),
- Central Community College (Columbus, Nebraska),
- Central Wyoming College (Riverton, Wyoming),
- Colorado Mountain College (Glenwood Springs, Colorado),
- Eastern Wyoming College (Torrington, Wyoming),
- Lamar Community College (Lamar, Colorado),
- Luna Community College (Las Vegas, New Mexico),
- North Platte Community College (North Platte, Nebraska),
- Northeastern Junior College (Sterling, Colorado),
- Northwest College (Powell, Wyoming),
- Otero College (La Junta, Colorado),
- Southeast Community College (Beatrice, Nebraska),
- Trinidad State College (Trinidad, Colorado),
- Western Nebraska Community College (Scottsbluff, Nebraska), and
- Western Wyoming Community College (Rock Springs, Wyoming).

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Miller & Associates
 CONSULTING ENGINEERS, P.C.
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PLANNING AND IMPLEMENTATION

Goals for McCook’s “Redevelopment Plan for the Walters Multi-Use Redevelopment Project” require a focused effort on planning and implementation. This involves several crucial steps, including fundraising, securing grant funds, assessing project feasibility, and completing site surveys and engineering designs.

To proceed with the proposed improvements, they must be integrated into the overall budget and program needs of the City of McCook. This entails careful consideration and prioritization of projects within the City’s financial constraints and long-term strategic objectives. By engaging with relevant stakeholders and funding partners, the City can enhance its ability to successfully implement the proposed improvements and achieve its desired outcomes.

In summary, a comprehensive approach to planning and implementation, combined with effective collaboration and resource mobilization, is essential for realizing the goals outlined in the City of McCook’s redevelopment plan.

Funding Options

Potential funding sources include annual appropriations, grants, partnerships, and long-term public financing. Pairing different funding sources together may be necessary to meet the City’s goals. Fundraising or private grants may also be paired with other federal, state, and local grants. Creatively pairing funding sources may help the City of McCook fund additional improvement projects and achieve goals outlined in this study.

NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Nebraska Community Development Block Grant (CDBG) program has the primary objective to strengthen and grow Nebraska communities through community betterment programs and services to provide a stable platform for community and economic development. The Nebraska Department of Economic Development (DED) administers the CDBG program.

The following funding opportunities are made available through the CDBG Program for Program Year 2024 (July 1, 2024 – June 30, 2025).

Opportunity	National Obj.	Minimum		Maximum		
		Match	CDBG Project Activity ¹	CDBG Project Activity ¹	General Admin. ²	Const. Mgmt.
Downtown Revitalization	S/B, LMI	25%	\$250,000	\$400,000	10% or \$25,000	\$10,000
Economic Development	LMI	100%	\$125,000	\$1,000,000	\$10,000	\$5,000
Planning	LMI	10% for Villages	\$20,000	Single, \$50,000 Joint, \$70,000	10% or \$3,000	N/A
		20% for Second ³ Class Cities				
		25% for Counties				
		30% for First ⁴ Class Cities				
Multi-Jurisdictional: based on the entities participating.						
Public Works - Infrastructure	LMI	10% for Villages	\$250,000	\$450,000	10% or \$25,000	\$5,000
		20% for Second Class Cities				
		25% for Counties				
		30% for First Class Cities				
Public Works - Facilities	LMI	10% for Villages	\$250,000	\$450,000	10% or \$25,000	\$5,000
		20% for Second Class Cities				
		25% for Counties				
		30% for First Class Cities				
Tourism Development	S/B, LMI	25%	\$250,000	\$450,000	10% or \$25,000	\$5,000

The primary national CDBG objective is development of viable communities by providing decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income (LMI) persons. Under these guidelines, this is accomplished by funding projects that meet at least one national objective. Further guidance about CDBG National Objectives is available in the CDBG Administration Manual.

- Funding priority will be provided to the applicant meeting the national objective benefitting low- and moderate-income persons.
- On a form or manner provided by DED, applicants are required to identify and document the national objective selected.

Based on the amended 1974 HCD Act and HUD guidance, the national objectives are defined and clarified by DED as follows:

1. Benefit to low- and moderate-income persons: LMI persons are defined as a member of a family having an income equal to or less than the income limits established by HUD for their resident county. Income limits as published by HUD at <https://www.hudexchange.info/programs/home/homeincome-limits/> are determined for each Nebraska County on the higher of either: 80% of the median income of the county, or 80% of the median income of the entire non-metropolitan area of the state.
2. Aid in prevention or elimination of slums and blight (S/B): "Slums" has the meaning as substandard areas as defined in Section 18-2103 (31) Neb. R.R.S. "Blight" has the same meaning as blighted areas as defined in Section 18-2103 (3) Neb. R.R.S. The focus of activities under the Prevention/Elimination of Slums and Blight (SB) National Objective is a change in the physical environment of a deteriorating area or spot. This contrasts with the LMI benefit national objective where the goal is to ensure that funded activities benefit LMI persons.
3. Urgent Need: To comply with the national objective of meeting community development needs having a particular urgency, an activity must be designed to alleviate existing conditions which the local government certifies, and state determines:
 - Pose a serious and immediate threat to the health or welfare of the community,
 - Are of recent origin or recently became urgent. A condition will generally be considered of recent origin if it is developed or became critical within 18 months preceding the subrecipient's certification.
 - The local unit of government is unable to finance the activity on its own, and other sources of funding are not available to carry out the activity, as certified by both the State and the subrecipient.

For more information on the Community Development Block Grant Program, please visit

<https://opportunity.nebraska.gov/programs/community/cdbg/>.

LAND AND WATER CONSERVATION FUND

The Land and Water Conservation Fund is a federal assistance program administered by the National Park Service (NPS). Nebraska Game and Parks Commission (Game and Parks) administers the fund at the state level through its Planning and Programming Division. By State Statute, 60 percent of the funds are passed through to local sponsors in the form of 50 percent reimbursement grants for the acquisition, development, and/or renovation of public outdoor recreation sites and facilities.

On September 3, 1964, Congress passed and signed into law the Land and Water Conservation Fund Act (LWCF) of 1965 (Public Law 88-578, 78 Stat 897). This was enacted,



...to assist in preserving, developing, and assuring accessibility to all citizens of the United States of America of present and future generations...such quality and quantity of outdoor recreation resources as may be available as necessary and desirable for individual active participation...

The goals of the LWCF Program (state and local government matching grants) are to:

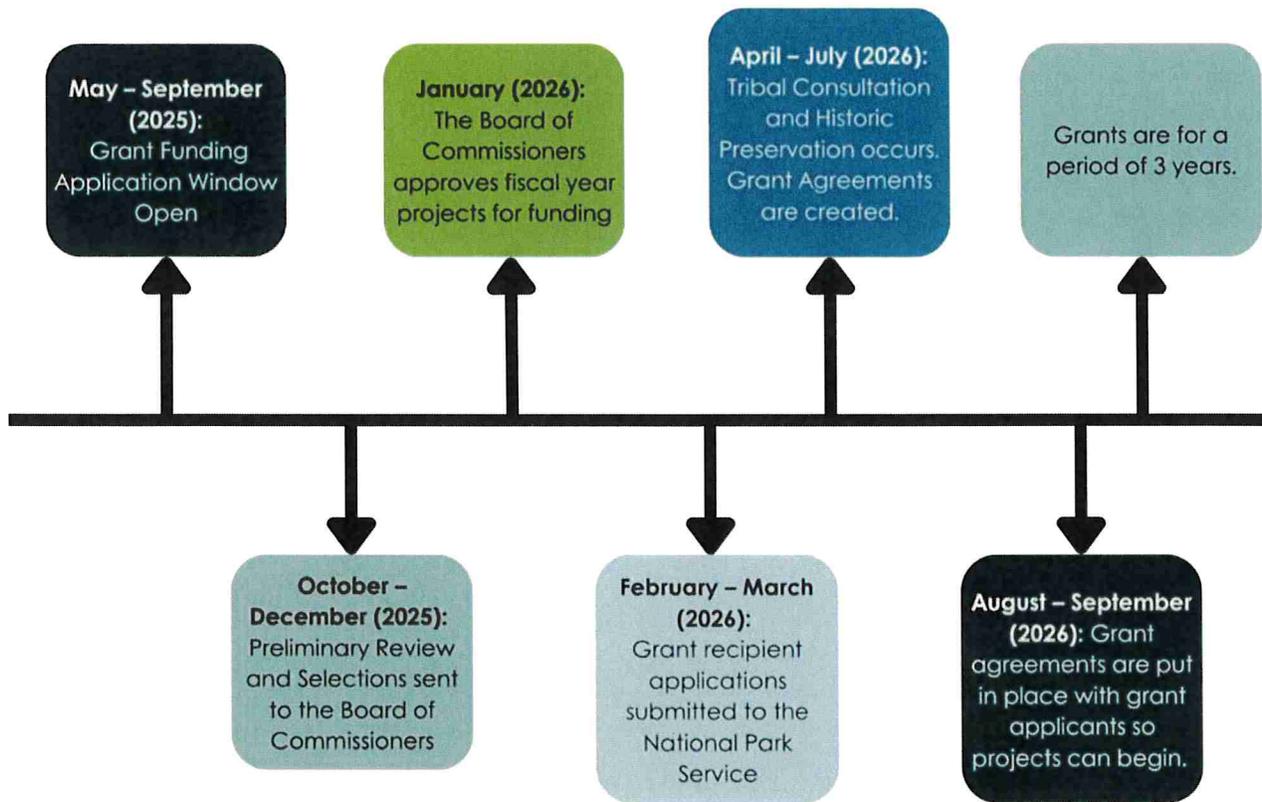
1. Meet state and locally identified public outdoor recreation resource needs to strengthen the health and vitality of the American People.
2. Increase the number of protected state and local outdoor recreation resources and to ensure their availability for public use in perpetuity.
3. Encourage sound planning and long-term partnerships to expand the quantity and to ensure the quality of needed state and local outdoor recreation resources.

Fund assistance is restricted to public outdoor recreation facilities located on land owned or controlled by the project sponsor, a Nebraska municipality. The LWCF is a reimbursable grant, meaning the project sponsor must finance 100 percent of project costs as they are incurred. The sponsor may then request reimbursement for up to half of all eligible expenses of the approved grant up to the maximum amount. It is highly recommended that projects have funds on hand to expedite the process. The project sponsor's 50 percent share may be derived from cash, private donations, taxes, bequests, or from other political subdivisions.

Requested Floor (minimum) and Ceiling (maximum)

Floor: \$75,000 (this means the total project must be \$150,000 or more)

Ceiling: \$600,000 (this means the total project can be \$1,200,000 or more)



Matching Share Financial Obligations

The project sponsor is required to provide documentation proving the required match is on hand and allocated to the proposed project. If the match will be derived from organizations or foundations, sponsor must provide evidence these funds are readily available and will be donated to the project. Projects to be funded with bond issue proceeds will not be considered prior to the passage of the bond issue. In-kind or donated contributions may be used as all or part of the project sponsor’s share of the project cost. The method of valuation for volunteer services, material, real property, and equipment must be documented and approved by Game and Parks to be considered as part of the sponsor’s matching share.

Public Participation

Project sponsors are required to hold one or more public meetings, as well as other actions deemed appropriate, to obtain input from interested and affected public on the recreational needs of the community. An applicant is required to make any proposed project available to the public for review and comment prior to submission for funding. Applications shall include a description of this process as well as the official records and minutes of public meetings and/or formal public comment periods. For projects involving floodplains and wetlands, the public meetings and notices of the meetings must specifically indicate the project is proposed for a floodplain or wetland. The City will be required to:

- Hold one or more public meetings, to obtain input from interested and affected public on the community's recreational needs. The proposed project must be available for the public to review and comment on before funding submission.
- Pass a resolution at a public meeting to participate in the LWCF program, complete an application form, and supply all requested supplemental information as required by staff.

State Comprehensive Outdoor Recreation Plan (SCORP)

All applications must meet at least one of the Outdoor Recreation Goals as outlined in Chapter 5 of the State Comprehensive Outdoor Recreation Plan (SCORP). The SCORP is available on the Nebraska Game & Parks Land and Water Conservation Fund website.

Visit the Nebraska Game & Parks Land and Water Conservation Fund website for more information regarding the grant program (<https://outdoornebraska.gov/about/community-resources/grants/land-and-water-conservation-fund/>).

RECREATIONAL TRAILS PROGRAM FUND

The Recreational Trails Program (RTP) provides funds to states to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. This program is through the Federal Highway Administration (FHWA) Moving Ahead for Progress in the 21st Century Act (MAP-2). The program continues to be a 30-30-40 split, where 30% of funds go to motorized projects, 30% of funds go to non-motorized projects and the remaining 40% go to diversified projects, either motorized or non-motorized.



Matching Share Financial Obligations

This is an 80/20 grant, where the federal share is 80% of the total allowable cost and the local matching share is 20%. The match may be derived from one or a combination of state, local, and sometimes federal or private funds. Cash, design engineering, environmental costs, and/or forced labor of political subdivisions are allowed as part of the local matching share. Project sponsors will be required to document the costs prior to obtaining reimbursement. At a minimum, 5% of the match must be in cash. Volunteer labor does not count as part of the local match. Grant funds will only be awarded to sponsors who have the local match on hand at the application due date so the project can be completed in a timely manner.

FHWA has changed RTP regulations to allow local political subdivisions the ability to use design engineering, environmental costs such as wetland mitigation, cultural surveys, and appraisals as part of the local match. A sponsor may only use costs incurred 18 months or less out from the date of authorization from FHWA.

Project Eligibility

Permissible uses Projects must fall under the following categories to be eligible for funding:

- Maintenance and restoration of existing trails
- Development and rehabilitation of trailside and trailhead facilities and trail linkages
- Purchase and lease of trail construction and maintenance equipment.
- Construction of new trails (with restriction for new trails on federal lands)
- Acquisition of easements or property for trails
- Assessment of trail conditions for accessibility and maintenance

Minimum/Maximum Grant Levels

The RTP Committee has set a limit on the amount of funding a political subdivision can receive. The minimum grant requirement is \$50,000 and the maximum grant amount that can be requested is \$250,000 for projects. The minimum or maximum grant amount request can be waived for applications if requested via letter, which includes justification as to why they are requesting the waiver. The Committee will determine if the waiver request is justifiable.

Design, Construction, Signage, and Accessibility Criteria

Preliminary engineering costs for initial project planning proposals can and should be used as match for the project (as long as included in the cost estimate). Design and construction standards should meet the American Association of State Highway and Transportation Officials (AASHTO) trail standards as published in the Guide for the Development of Bicycle Facilities as a development guide for non-motorized trails. The guide can be purchased from: AASHTO, 444 North Capitol St, NW, Suite 225, Washington, D.C. 20001. Specific disability accessibility technical standards have been finalized for recreational trails by the U.S. Architectural and Transportation Barriers Compliance Board (the Access Board), sponsors have statutory responsibilities to provide opportunities for people with disabilities. Project elements, where possible, should be provided in accord with current standards that are contained in the Americans with Disabilities Act Accessibility Guidelines (ADAAG) or in the Uniform Federal Access Standards (UFAS).

Signs and other traffic control devices must conform with the Manual on Uniform Traffic Control Devices (MUTCD) and Standard Highway Signs (these standards allow some smaller dimensions for signs on trails). These documents are available for purchase from the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402. Signage for Motorized Trails will conform to the United States Forest Service's December 2005 EM 7100-15, Sign and Poster Guide for the US Forest Service (Chapters 5, 7, 9, 10, 11 & 12). Motorized trail design should follow the recommendations of "Park Guidelines for OHVs" by George Fogg, "Management Guidelines for OHV Recreation" by Tom M. Crimmins, and/or the "Trail Planning, Design & Development Guidelines" by the Minnesota Department of Natural Resources and/or federal agency design guidelines. Contact NGPC for more information on these guidelines.

For more information visit the Nebraska Game and Parks Recreational Trails Program (<https://outdoornebraska.gov/about/community-resources/grants/recreational-trails-program/>).

CIVIC AND COMMUNITY CENTER FINANCING FUND (CCCFF)

The Civic and Community Center Financing Fund (CCCFF) is awarded to municipalities and administered by the Nebraska Department of Economic Development (NDED).

The competitive CCCFF grants are awarded annually to help communities improve the quality of life for residents they serve. Applicable projects must be available to the public and located within the official boundaries of the community. Community facilities including libraries, recreation and wellness centers, aquatic facilities, gathering spaces, convention centers, town squares, and cultural centers may be constructed or improved with CCCFF funds.

Nebraska municipalities must own at least 50 percent of the facility and may apply for one of two grant types in a single program year – Planning or Construction. CCCFF grant funds cannot account for more than fifty percent of the total project costs. Minimum local cost-share is 1:1.

The **Planning Grant** is available for \$3,000 to \$15,000. The planning process includes data gathering and analysis, a building evaluation, citizen participation, concept development, and short- and long-term goals to help the municipality determine how the funds will be spent.

The **Construction Grant** is available for a minimum of \$15,000 and a maximum as defined by the table below. NDED will announce which schedule applies at the beginning of each funding cycle.

A municipality may only receive one of each grant type (planning or construction) in a two-year period. Given the competitive nature of the CCCFF program, a municipality can apply for the Construction grant more than once for a single project but may not be awarded both times. Construction projects are scored by five criteria listed below:

1. Retention Impact
2. New Resident Impact
3. Visitor Impact
4. Readiness and Local Public Support
5. Project Planning

Visit the Civic and Community Center Financing Fund on the Nebraska Department of Economic Development's website for more information regarding the grant program (<https://opportunity.nebraska.gov/programs/community/cccff/>).

FOUNDATION RESOURCE DIRECTORY

The Foundation Resource Directory serves as a starting point for individuals, communities, and organizations researching different fundraising sources. This directory provides information on numerous foundations located both in and outside of Nebraska. Contact information, brief summaries, fields of interest, limitations, and application information are provided in the directory to help locate potential funding sources.

Visit the 2023 Foundation Resource Directory for more information on available grants (https://www.nebraskachildren.org/file_download/inline/626e5555-bb98-458d-b460-fa10cec64f17).

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