

McCook City Council  
December 21, 2020  
5:30 P.M. Central

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular/audio conferencing, and public session at 5:30 o'clock P.M. in the City Council Chambers.

Present: Mayor Gonzales, Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: None.

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

Present via audio/teleconference means: Utilities Director Dutcher.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on December 17, 2020, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Gonzales announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for public review at the entrance to the Council Chambers and on the City of McCook's website. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Gonzales called the meeting to order.

**1. Citizen Comments.**

No one was present for Citizen Comments.

**2. Announcements & Recognitions.**

City Manager Schneider informed the Council that because of COVID-19 issues the annual PFM report regarding utility rates is behind schedule. Staff will begin meetings with PFM the first of January and plan to bring the report to Council by the second meeting in February.

**3. Public Hearings.**

3.A. Public Hearing - Consider Replat of Lot 7, Block 2, Clary Subdivision Replat #3, Lot 7 will

be split and replatted as Lot 7R and 8R.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with respect to the Replat of Lot 7, Block 2, Clary Subdivision Replat #3, Lot 7 will be split and replatted as Lot 7R and 8R, with the City Attorney to act as hearing officer. This motion made by Calvin and seconded by Weedin, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 21, 2020 City Council meeting (1 page), Exhibit #2 - Revised Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (1 page); Exhibit #4 - Notice of Public Hearing published and corrected (1 page); Exhibit #5 - Land Use Action Request Form and attachments (9 pages); Exhibit #6 - proposed Amended Planned Unit Development for Quillan Courts Project (2 pages); Exhibit #7 - minutes of the December 14, 2020 Planning Commission meeting; and Exhibit #8 - proposed Resolution No. 2020-34.

City Manager Schneider reviewed the following information presented in Exhibit #1: "An application has been received from the McCook Economic Development Corporation requesting the replat of a subdivision. In particular, the MEDC is requesting that a tract of land described as Block Two, Lot Seven, Clary Subdivision Replat No. 3 be split into two lots. Due to the fact that Block Two was previously subdivided, this request must be treated as a minor subdivision as opposed to an administrative lot split."

"If approved, Lot 7 would be divided into two lots: Replatted Lot 7R and Replatted Lot 8R. MEDC's application originally requested for the two lots to be described as Lot 7A and 7B. The Planning Commission, at the request of city staff, amended the proposed lots to 7R and 8R in order to promote consistency in line with similar replat requests."

"MEDC would like to divide these two lots in order to build two new houses. Per our zoning regulations and the Planned Unit Development Agreement that Quillan Courts is subject to, there is sufficient space to build a house on each of the proposed new lots."

"If this subdivision request is approved, the Planned Unit Development Agreement will need to be revised in order to account for the fact Lot 7 will be divided into Replatted Lot 7R and Replatted Lot 8R. A copy of the proposed amended planned unit agreement is attached. Staff requests that the City Council approve the proposed agreement as part of the replat process."

"On December 14, 2020, the McCook Planning Commission voted unanimously to recommend approval of the application and to amend the Planned Unit Development Agreement."

Andy Long, McCook Economic Development Corporation (MEDC) Executive Director, was present to address questions from the Council.

Councilmember Weedin asked who the realtor would be for the homes. Mr. Long responded that

the MEDC would be, for this program.

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

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

YEA: 5, NAY: 0

- 3.B. Adopt Resolution No. 2020-34 providing for the approval of the Replat of Lot 7, Block 2, Clary Subdivision Replat No. 3, where by Lot 7 will be split and replatted as Lot 7R and 8R, with said Replat to be known as Clary Subdivision Replat No. 4, as well as recommend approval of the Amended Planned Unit Development Agreement for Quillan Courts Project.

Motion to adopt Resolution No. 2020-34 providing for the approval of the Replat of Lot 7, Block 2, Clary Subdivision Replat No. 3, where by Lot 7 will be split and replatted as Lot 7R and 8R, with said Replat to be known as Clary Subdivision Replat No. 4, as well as recommend approval of the Amended Planned Unit Development Agreement for Quillan Courts Project. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

YEA: 5, NAY: 0

#### **4. Consent Agenda.**

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

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

YEA: 5, NAY: 0

- 4.A. Approve the minutes of the December 7, 2020 regular City Council meeting.
- 4.B. Receive and file the claims for the month of November 2020 as published December 11, 2020.
- 4.C. Award the bid for the 2020 Crack Sealing Project to Stripe and Seal, LLC of Hays, Kansas in the amount of \$48,000.00, that being the lowest best bid.
- 4.D. Approve Resolution No. 2020-32 amending and updating the City of McCook's Employee Handbook.
- 4.E. Receive and file the minutes of the September 9, 2020 Library Advisory Board meeting and the December 14, 2020 Planning Commission meeting.
- 4.F. Approve Resolution No. 2020-33 authorizing city staff to submit a letter of intent to the Nebraska Department of Economic Development Civic and Community Center Financing Fund for preliminary planning purposes.

## **5. Regular Agenda.**

- 5.A. Receive and file a report from the McCook Chamber of Commerce - 2020 Fourth Quarter Report.

Dawson Brunswick, McCook Chamber of Commerce President, per the Memorandum of Understanding with the City gave an update on the City of McCook ACE Funds contributed to the Chamber for event promotion purposes.

- 5.B. Approve the use of ACE funds in the amount of \$25,000 as part of a \$250,000 local pledge for a Rural Workforce Housing grant.

Motion to approve the use of ACE funds in the amount of \$25,000 as part of a \$250,000 local pledge for a Rural Workforce Housing grant. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

- 5.C. Receive and file a discussion regarding COVID-19 related items and updates.

Fire Chief Harpham gave an update on the Moderna vaccine that the city is expected to receive this coming week. The distribution will follow the CDC guidelines; first targets health care personnel; second are essential works; and the third are adults with high-risk medical conditions and adults aged 65-plus. The vaccine is expected to be available to the general public in late spring.

Ronda Graff, who is organizing a local campaign of local people in leadership positions, to commit to promotional activities to help remind us that wearing masks and other precautions are still necessary.

- 5.D. Discussion regarding potentially rescheduling a capital improvement strategic planning meeting.

Discussion included a live public meeting of the council; including a zoom format; how to address questions from the public who are attending remotely; the importance of getting public input; the need to have the meeting before the budget season begins in May; and hiring an outside facilitator to conduct the meeting.

- 5.E. Council Comments.

Mayor Gonzales noted that Blaine Budke had offered the use of his store for the Annual Toy Box event that was canceled due to Covid concerns, more than 500 families were served. The Council wished all a Merry Christmas and a Happy New Year.

## **Adjournment.**

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:30 P.M.

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Michael D. Gonzales, Mayor

ATTEST:

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Lea Ann Doak, City Clerk-Treasurer