

MCCOOK CITY COUNCIL
July 15, 2013
7:30 P.M.

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 7:30 o'clock P.M. in the City Council Chambers.

Present: Mayor Berry; Councilmembers Gonzales, Calvin, Hepp, McDowell; City Attorney Schneider; City Manager Hancock; City Clerk-Treasurer Doak. Absent: None.

Mayor Berry announced Open Meetings Act posted by entrance to Council Chambers for public review and led Council and audience in Pledge of Allegiance.

No one present for invocation; no one present for Citizens' Forum.

Police Chief Brown informed Council that Police Department will host law enforcement training August 2, 2013, Municipal Center Training Room.

Public Hearing held on Application to Department of Economic Development for Nebraska Affordable Housing Program Grant in the amount of \$310,000 for owner occupied rehabilitation of ten (10) homes within City of McCook. Eric Hellriegel, Miller & Associates, presented application to Council.

Council voted to adopt Resolution No. 2013-24 authorizing Chief Elected Official to sign application for Nebraska Affordable Housing Program Funds; approve grant application, one page summary of project, and program guidelines. Roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

CONSENT AGENDA approved unanimously:

Minutes of July 1, 2013 regular City Council meeting. The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

ITEM B APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 2, THE CERTIFICATE OF SUBSTANTIAL COMPLETION, AND PAY APPLICATION 2-FINAL FOR EAST 9TH STREET & "G" STREET DRAINAGE IMPROVEMENTS.

Upon a motion by Mayor Berry, seconded by Councilmember McDowell, the Council voted to approve and authorize the Mayor to sign Change Order No. 2, the Certificate of Substantial Completion, and Pay Application 2-Final for East 9th Street & "G" Street Drainage Improvements. The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

ITEM C APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NEBRASKA DEPARTMENT OF ROADS AGREEMENT TO PROVIDE FUNDING FOR THE CITY OF MCCOOK PUBLIC TRANSIT.

Upon a motion by Mayor Berry, seconded by Councilmember McDowell, the Council voted to

approve and authorize the Mayor to sign the Nebraska Department of Roads Agreement to provide funding for the City of McCook Public Transit. The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

ITEM D ADOPT RESOLUTION NO. 2013-25 PROVIDING FOR THE AMENDMENT TO THE CITY OF MCCOOK RETIREMENT PLAN, AMENDING THE PHYSICAL ADDRESS OF THE CITY OF MCCOOK.

Upon a motion by Mayor Berry, seconded by Councilmember McDowell, the Council voted to adopt Resolution No. 2013-25 providing for the amendment to the City of McCook Retirement Plan, amending the physical address of the City of McCook. The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

ITEM E APPROVE THE GRANT OF LICENSE WITH RED WILLOW COUNTY FOR THE USE OF RIGHT-OF-WAY ON THE EAST SIDE OF THE ALLEY BETWEEN WEST "E" STREET AND WEST "F" STREET AND BETWEEN NORRIS AVENUE AND WEST FIRST STREET FOR THE CONSTRUCTION OF THE NEW COUNTY LAW ENFORCEMENT CENTER AND AUTHORIZE THE MAYOR TO SIGN.

Upon a motion by Mayor Berry, seconded by Councilmember McDowell, the Council voted to approve the Grant of License with Red Willow County for the use of right-of-way on the east side of the alley between West "E" Street and West "F" Street and between Norris Avenue and West First Street for the construction of the new County Law Enforcement Center and authorize the Mayor to sign. The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

REGULAR AGENDA

(7) DISCUSSION AND DECISION ON THE FUTURE OF TRASH HAULING FROM THE CITY OF MCCOOK'S TRANSFER STATION TO J BAR J LANDFILL.

Public Works Director Potthoff reviewed his City Manager's Report prepared for the July 15, 2013 meeting. On May 8, 2013, City Staff began hauling trash from the Transfer Station to J Bar J Landfill full time. Since then, City Staff has done a good job of keeping up with the hauling. We are currently using the Solid Waste Superintendent to do most of the hauling and are also using one full time city employee and a part time city employee to haul when they are available.

In order to plan for the future, a decision will need to be made whether the City is going to haul the trash full time or is the City going to bid out the waste hauling. He reviewed a series of spreadsheets comparing the City hauling versus bidding it out. Annual hauling costs are projected to be \$223,540.00 compared to the previous contract of \$209,250.00. The previous hauler had requested a \$3.00 per ton increase which would have put the annual hauling expense at \$249,750.00.

If the City were to take this operation over full time, the City will need to invest in some larger trailers in order to maximize loads and minimize fuel consumption. These types of trailers tend to hold their value when well maintained. A full time driver will need to be hired. With the City hauling, our liability increases, but we are in control and can adjust to times when trash comes in

greater volumes.

If the decision is made to bid the waste hauling, a bid specification will need to be written. With private hauling the City's liability is lessened and the investment in equipment will be minimized, although private haulers will also have some level of investment in equipment. The City still needs to have some level of backup equipment in the event that the hauler is unable to haul at the levels required. The trash collection and disposal system is like a good water and sewer system, you have to have it in order to provide for a healthy and safe environment. It is not like a park, where if you get a little behind you can put off mowing for a few days. Trash comes into the Transfer Station six days a week and needs to be hauled to the landfill in a timely fashion.

Whichever option is chosen, the decision needs to be based on what is the best option for the rate payers. We want to provide the most cost effective and the most efficient service to our rate payers. The Transfer Station which includes Recycling, Trash Collection and Trash Disposal is an enterprise fund, which means that it is funded by the fees charged for the services that it provides and not general fund tax dollars.

Aaron Kircher, suggested that in order to review all options, the Council should take bids on hauling so that they know exactly what that cost would be.

Mayor Berry stated that no action would be necessary on this item. Council direction would occur during consideration of the following agenda item – Item No. 8.

- (8) APPROVE THE BID SPECIFICATIONS FOR TWO (2) NEW REFUSE TRANSPORT TRAILERS FOR THE CITY OF MCCOOK TRANSFER STATION AND SET THE DATE TO RECEIVE BIDS AS AUGUST 8, 2013 AT 2:30 P.M.

Upon a motion by Councilmember Gonzales, seconded by Councilmember Calvin, the Council voted to approve the bid specifications for two (2) new Refuse Transport Trailers for the City of McCook Transfer Station and set the date to receive bids as August 8, 2013 at 2:30 P.M. The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Calvin, Hepp, McDowell. NAY: None.

Discussion occurred regarding the Transfer Station being an Enterprise Fund and should be self-supporting. The City should be able to do a better job of controlling costs and efficiency. It should be cheaper in the long run. If the City decides a year down the road to quit hauling, the equipment could be sold.

- (9) UPDATE ON CLARY SUBDIVISION (PRELIMINARY) REPLAT NO. 1, REVIEW AND POTENTIALLY ACT ON THE REQUESTS TO PROCEED WITH PHASE I OF THE FINAL PLAT AND TO ISSUE BUILDING PERMITS ON THE PRELIMINARY LOTS IN THE FIRST PHASE OF THE CLARY SUBDIVISION (PRELIMINARY) REPLAT NO. 1.

An update and discussion was held on the Clary Subdivision (Preliminary) Replat No. 1.

Discussion items were the developers desire to proceed with the first phase of the proposed final plat, that "R" Street could be extended to the east on city-owned property, the proposed plat does meet the needs of the Fire Department, to avoid any drainage onto the property directly to the north other than the natural drainage that is there now, the use of retention ponds to release the water slower into the area on the northwest corner, the possibility of having the final plat ready for approval at the next

meeting, and the subdivision and redevelopment contracts.

(10) COUNCIL COMMENTS.

Council comments concerned the status of the Public Library project, that the drivers insurance has settled with the contractor regarding the issue of driving through the wet concrete on East "H" Street, that the East "H" Street project is still on schedule, how nice the East 9th & "G" Street drainage project looks, a one-way street in the downtown area on West "C", and the fact that parking would be lost with the one-way street.

(11) ADJOURNMENT.

There being no further business to come before the Council, Mayor Berry declared the meeting adjourned at 8:30 P.M.

Dennis Berry, Mayor

ATTEST:

Lea Ann Doak, City Clerk