

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, February 19, 2024
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeremy Labrie, Memorial Methodist Church.

Pledge of Allegiance.

Call to Order.

1. Announcements & Recognitions.

2. Presentations.

- A. Presentation of the Annual Cashflow Analysis for the Water and Wastewater Utility Funds, as prepared by PFM Financial Advisors, LLC.

3. Public Hearings.

- A. Public Hearing - Request for a special exception by the Community Hospital Association to allow a structure containing only residential uses in the Central Business District (CB), said property located at 409 West 1st Street and legally described as Lots 16, 17, 18, and the south 5 feet of Lot 19, Block 9, Original McCook Addition to the City of McCook, Red Willow County, Nebraska.

- 1. Adjourn the Public Hearing.

- B. Approve the application for a special exception by the Community Hospital Association (landowner Michael and Linda Nielsen) for a structure containing only residential uses in the Central Business District (CB), said property legally described as Lots 16, 17, 18, and the south 5 feet of Lot 19, Block 9, Original McCook Addition to the City of McCook, Red Willow County, Nebraska (a/k/a 409 West 1st Street), finding Special Exception considerations A-I are satisfied, and conditioned on the Board of Zoning Adjustment granting the two variance requests.

4. Consent Agenda.

**The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*

- A. Approve the minutes of the February 5, 2024 regular City Council meeting and the February 13, 2024 joint City Council and Airport Advisory Commission meeting.

- B. Award the bid for the 2024 Armor Coating Project to Topkote Inc. of Yankton, South Dakota in the amount of \$5.297 per gallon, that being the lowest best bid.
- C. Award the bid for McCook Business Park Phase II grading and paving project to Gerih Concrete & Construction in the amount of \$588,393.98, that being the lowest best bid.
- D. Receive and file the claims for the month of January 2024, published February 13, 2024.
- E. Receive and file the Financial Report for the period ending January 31, 2024.
- F. Accept the minutes of the February 12, 2024 Planning Commission meeting.
- G. Approve proposed lease agreement for leasing 68 acres of farmable land located in the City of McCook Well Field and set the date to open bids for March 6, 2024 at 2:00 P.M.

5. Regular Agenda.

- A. Recommend to the Department of Transportation to accept the proposal from Denver Air Connection to operate 12 nonstop round trips per week from McCook Ben Nelson Regional Airport to Denver International Airport for a 2-year contract as recommended by the Airport Advisory Commission.
- B. Council Comments.
- C. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to real estate purchase for Sports Complex.
 - 1. Nebraska Open Meetings Act statement, if the motion to close passes.
 - 2. Close Executive Session.

Adjournment.