

McCook City Council
March 4, 2024
5:30 P.M. Central

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

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

Absent: None.

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

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on February 29, 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 the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Taylor announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review. Invocation was provided by Jeff Donelan, Evangelical Free Church. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

1. Announcements & Recognitions.

There were no announcements or recognitions.

2. Consent Agenda.

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

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

2.A. Approve the minutes of the February 19, 2024 regular City Council meeting.

2.B. Receive and file the confirmation of an emergency purchase of one used 2016 Freightliner semi tractor for the Transfer Station, at a cost of \$45,000.00, due to major breakdowns of our backup semis and a temporary breakdown of our newest semi, leaving one semi to haul trash

to J Bar J Landfill.

- 2.C. Approve the Second Amendment to the Airport Land Agricultural Farm Leases with the Meyers Brothers and authorize the Mayor to sign.
- 2.D. Approve an agreement with the McCook Economic Development Corporation assigning financial responsibility for the McCook Business Park Phase II Sanitary Sewer and Water Main Extensions project to the McCook Economic Development Corporation.
- 2.E. Approve an agreement with the McCook Economic Development Corporation assigning financial responsibility for the McCook Business Park Phase II Grading and Paving project to the McCook Economic Development Corporation.
- 2.F. Approve an application from Great Plains Communications to occupy city right-of-way for the purpose of installing underground fiber optic cable and installing one new ground level vault for McCook Business Park Phase II.
- 3. Regular Agenda.
- 3.A. Discuss request to the extent of a partial forgiveness of lien.

City Manager Schneider informed the Council that Anita Bartels requested that the City forgive the special assessment against the property located at 406 East 1st Street. The City filed the assessment against the property after demolishing the house on it. The total amount of the special assessment is still due and owing. Mrs. Bartels owns the property at 408 East 1st Street.

City Attorney Mustion informed the Council that the two-year waiting period for the property owner to satisfy the lien will expire in April. The City would likely proceed with a sheriff sale to recoup some expenses related to the assessment.

Mrs. Bartels was present to address questions from the Council. Her plans for the lot would be additional green space and to possibly construct a garage in the future.

- 3.B. Update regarding the swimming pool project.

City Manager gave an update of progress on the swimming pool project.

- 3.C. Council Comments.

Councilmember Weedon extended condolences to the family of Griff Malleck who passed away this past weekend. Griff made significant contributions to the community, particularly McCook's airport and was a former airport fixed-base operator.

- 3.D. 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.

Motion to go into executive session for the protection of public interest for a strategy session with respect to real estate purchase for a Sports Complex at 5:51 P.M. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to real estate purchase for a Sports Complex. The Council will reconvene in public session following this closed session.

Included in the executive session were City Manager Schneider, City Attorney Mustion, Assistant City Manager Koetter, City Clerk Doak, Public Works Director Potthoff, MEDC Executive Director Charlie McPherson, MEDC Director of Housing Amanda Engell.

Motion to come out of executive session at 6:40 P.M. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

3.E. 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 potential litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin.

Motion to go into executive session for the protection of public interest for a strategy session with respect to potential litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin at 6:42 P.M. This motion, made by Calvin and seconded by Taylor, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to potential litigation - property located 1111 East "H" Street, Cindy and Ron Sabin. The Council will reconvene in public session following this closed session.

Included in the executive session were City Manager Schneider, City Attorney Mustion, Assistant City Manager Koetter, and City Clerk Doak.

Motion to come out of executive session at 6:45 P.M. This motion, made by Calvin and seconded by Weedin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:46 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer