

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, June 17, 2024

5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Dr. Walter Ray, McCook Baptist Church.

Pledge of Allegiance.

Call to Order.

1. Announcements & Recognitions.

2. Public Hearing.

- A. Regarding a real estate purchase of real property owned by John D. Walters, legally described as: Part of the Northwest Quarter (NW1/4) Northwest Quarter (NW1/4); Northeast Quarter (NE1/4) Northwest Quarter (NW1/4); Southwest Quarter (SW1/4) Northwest Quarter (NW1/4); and part of the Southeast Quarter (SE1/4) Northwest (NW1/4), Section Nineteen (19), Township Three (3), Range Twenty-nine (29), West of the 6th P.M., Red Willow County, Nebraska.

- 1. Adjourn the Public Hearing.

3. 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 June 3, 2024 regular City Council meeting.
- B. Receive and file the claims for the month of May 2024, published June 7, 2024.
- C. Approve an application from Viaero Fiber Networks, LLC to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable, and new ground level vault for the Keystone Business Center.
- D. Ratify the Mayor's appointments to the Airport Advisory Commission - reappoint Doug Skiles and Mike Kugler - terms expire November 2027; and to the Economic Development Plan Citizen's Advisory Review Committee - reappoint Sean Wolfe and Sarah Renner - terms expire July 2027.

- E. Appoint Lance Gillen, Tom Bredvick, and Linda Taylor to the McCook Community Recreation Facilities Committee as required by the Interlocal Cooperation Agreement between the City of McCook and Red Willow County School District 0017 (McCook Public Schools).
- F. Receive and file the Financial Report for the period ending May 31, 2024.

4. Regular Agenda.

- A. Ordinance No. 2024-3082 authorizing the issuance of Combined Utilities Revenue Bonds, in a principal amount of not to exceed \$9 million, to pay the costs of improvements to the City's combined utilities, including the sewer system improvement project.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.
 - 3. Final passage of Ordinance No. 2024-3082.
 - 4. Chairperson declaration after vote and passage, if approved under suspension of the rule.
- B. Ordinance No. 2024-3083 authorizing the issuance of Combined Utilities Revenue Bond Anticipation Notes, in a principal amount not to exceed \$8 million, to pay the construction costs of improvements to the City's combined utilities, including the sewer system improvement project, which notes are expected to be repaid with USDA financing or other long-term obligations upon completion of the project.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.
 - 3. Final passage of Ordinance No. 2024-3083.
 - 4. Chairperson declaration after vote and passage, if approved under suspension of the rule.
- C. Ordinance No. 2024-3084 authorizing the issuance of Municipal Improvement bond Anticipation Notes, in a principal amount not to exceed \$5 million, to pay the construction costs of ballpark facilities and other improvements authorized by the voters at the City's sales tax election held on November 8, 2023.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.
 - 3. Final passage of Ordinance No. 2024-3084.
 - 4. Chairperson declaration after vote and passage, if approved under suspension of the rule.

- D. Presentation from Erica Bush with WCNDD (West Central Nebraska Development District) in regards to properties identified to be in violation of McCook's Code of Ordinances.
- E. Approve Resolution No. 2024-13 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.
- F. Discussion regarding increasing the City of McCook's lease payment from NPPD by .5%.
- G. Ordinance No. 2024-3080 amending the City of McCook's Code of Ordinances by adding Chapter 75, Sections 75.01 through and including Section 75.99, under title VII Traffic Code.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2024-3080 upon its first of three readings.
- H. Ordinance No. 2024-3081 amending Section 95.35 Weeds, Litter, Stagnant Water; adding additional provisions which include all specific nuisances listed in Section 95.02 of the McCook Code of Ordinances.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2024-3081 upon its first of three readings.
- I. Update regarding the swimming pool project and ballpark project.
- J. Council Comments.
- K. 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.
- L. Approve Resolution No. 2024 -14 approving a Real Estate Purchase Agreement between John D. Walters and Deborah D. Walters and the City of McCook for real property legally described as: Part of the Northwest Quarter (NW1/4) Northwest Quarter (NW1/4); Northeast Quarter (NE1/4) Northwest Quarter (NW1/4); Southwest Quarter (SW1/4) Northwest Quarter (NW1/4); and part of the Southeast Quarter (SE1/4) Northwest (NW1/4), Section Nineteen (19), Township Three (3), Range Twenty-nine (29), West of the 6th P.M., Red Willow County, Nebraska.

- M. 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 collective bargaining - the Fraternal Order of Police Lodge 57.
 - 1. Nebraska Open Meetings Act statement, if the motion to close passes.
 - 2. Close Executive Session.
- N. Adopt Resolution No. 2024-12 ratifying the Collective Bargaining Agreement between the City of McCook and the Fraternal Order of Police, Lodge 57 for the period of October 1, 2024 to September 30, 2025, and authorize the Mayor to sign said agreement.

Adjournment.