

McCook City Council
June 3, 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, Fire Chief Harpham, 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 May 30, 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 Councilmember Weedon. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

1. Announcements & Recognitions.

Fire Chief Harpham announced that the ambulances are now equipped with telemedicine technology. McCook is one of 20 rural Nebraska communities who received the equipment, thanks to a new state initiative demonstrating the commitment to ensuring access to high-quality emergency care for all, regardless of location. The initiative is funded by a Centers for Disease Control Health Disparities grant.

2. Consent Agenda.

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

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

2.A. Approve the minutes of the May 20, 2024 regular City Council meeting.

- 2.B. Approve the 2024-2025 budget schedule.
- 2.C. Forward to the City's insurance carrier for review and appropriate action a property damage claim from Suzi Armendariz for the estimated value of \$3,196.78.
- 2.D. Approve and authorize the Mayor to sign the 2024/2025 contract with the West Central Area Agency on Aging (WCNAAA) for the purpose of defining and specifying the separate and mutual responsibilities of each in the management, operation, support, monitoring, and evaluation of the McCook Heritage Senior Center.
- 2.E. Adopt Resolution 2024-11 adopting and approving the execution of an agreement to waive receipt of the non-primary entitlement funds apportioned to the McCook Ben Nelson Regional Airport in Fiscal Year 2021 and transferring these funds to another Nebraska airport and authorize the Mayor to sign.
- 2.F. Ratify the Mayor's appointments to the Board of Health - reappoint Nate Schneider, Linda Taylor, Dr. Jason Blomstedt, and Mary Beth Eisenmenger - terms expire June 2025, appoint Kevin Hodgson - term expires June 2025; Library Advisory Board - reappoint Sharon Bohling - term expires June 2028; Parks Advisory Board - reappoint Caitlin Whitehead and Tricia Wagner - terms expire May 2027.
- 2.G. Declare one 6,000-gallon cone bottom poly tank and steel stand surplus and authorize staff to dispose of it in the appropriate legal manner.
- 2.H. Approve an application from Great Plains communications to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable and one new ground level vault at West "F" Street and Missouri Avenue.
- 2.I. Approve an application from Great Plains Communications to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable and three new ground level vaults at West "Q" Street and West 8th Street.
- 2.J. Approve the application for Century Link to occupy city right-of-way for the purpose of replacing an underground telephone line at 1012 West 4th Street and authorize the Mayor to sign the application.
- 2.K. Approve the plans and specifications for the 2024 Asphalt Paving Projects and set the time and date to receive bids as 2:30 P.M., June 25, 2024.

3. Regular Agenda.

- 3.A. Update regarding the swimming pool project and ballpark project.

City Manager gave an update on the swimming pool project, an early July opening date is hoped for. Staff met with John Walters to begin work on a purchase agreement for the sports. Plans are to

present the agreement at the June 17 or July 1 council meeting, with a closing date in August.

3.B. Discussion regarding the 2024 City of McCook Wage Study.

City Manager Schneider gave an update of the 2024 Wage Study. The study completed was in FY19/20. Over the course of three years, wages for municipalities that are similar to McCook have gone up drastically. The upward tick in wages, coupled with the City's mandates per the FY19/20 wage study, has made it difficult to attract and retain employees. In order to provide the services the City has prioritized, the findings from the new wage study must be incorporated in the FY24/25 budget. Besides property tax, staff has been reviewing other options for increasing revenue; i.e. an increase to the NPPD occupation tax and a cell phone occupation tax.

Discussion was held regarding the new wage study and the regulations employed by the Nebraska Commission of Industrial Relations for public entities.

3.C. Council Comments.

Councilmember Weedon noted an article in the Omaha World Herald from the survivor of the recent airplane crash in McCook, who highly complimented the McCook Fire/EMS Department, the City Public Works Department, City Law Enforcement, and Community Hospital for their excellent response to the accident.

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 collective bargaining - the Fraternal Order of Police Lodge 57.

Motion to go into executive session for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57 at 5:59 P.M. This motion, made by Calvin and seconded by Taylor, passed.

Taylor: YEA, Calvin: YEA, Weedon: 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 collective bargaining - the Fraternal Order of Police Lodge 57. 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, and Police Chief Hodgson.

Motion to come out of executive session at 6:42 P.M. This motion, made by Calvin and seconded by Taylor, passed.

Taylor: YEA, Calvin: YEA, Weedon: 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 6:43 P.M.

MEETING OF THE MCCOOK COMMUNITY DEVELOPMENT AGENCY.

1. Call to Order and Roll Call.

A meeting of the Mayor and City Council of the City of McCook, Nebraska, acting as the governing body of the Community Development Agency of the City of McCook, Nebraska was convened in open and public session at 6:44 o'clock P.M. on June 3, 2024, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Taylor, Calvin, Weedon, Muehlenkamp, Rambali. Absent: None. Notice of the meeting was given in advance thereof by publication, one of the City's designated methods for giving notice, a copy of the proof of publication being attached to these minutes. Advanced notice of the meeting was given to each member of the Agency and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and all members of the Council. Mayor Taylor presided and Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

2. Open Meetings Act Announcement.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

3. Approve Resolution No. CDA 2024-03 adopting a policy for the assessment of an Administrative Fee for each Redevelopment Project authorized pursuant to the Redevelopment Plan.

Motion to approve Resolution No. CDA 2024-03 adopting a policy for the assessment of an Administrative Fee for each Redevelopment Project authorized pursuant to the Redevelopment Plan. This motion, made by Calvin and seconded by Weedon, passed.

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

The maximum Administrative Fee for each Redevelopment Project was set at \$10,000.

4. Adjourn the McCook Community Development Agency meeting.

With no further business, Mayor Taylor declared the Community Development Agency meeting adjourned at 6:47 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer