

## **MCCOOK CITY COUNCIL**

### **REGULAR MEETING**

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

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Kyle Dellevoet, McCook Christian Church.

Pledge of Allegiance.

Call to Order.

**1. Announcements & Recognitions.**

**2. Public Hearings.**

- A. Public Hearing - Request for a special exception by Randy and Kimberely Bauer to locate a Bed and Breakfast/Vacation Rental in a Residential Medium Residential District (RM) - property located at 1205 West 3rd Street; legally described as Lot 9, Block 14, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

- 1. Adjourn the Public Hearing.

- B. Approve the application for a special exception by Randy and Kimberely Bauer to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density District (RM), said property located at 1205 West 3rd Street; legally described as Lot 9, Block 14, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska, finding Special Exception considerations A-I are satisfied.

**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 August 5, 2024 regular City Council meeting and the August 13, 2024 special City Council meeting.
- B. Authorize City of McCook staff to complete an application for the Safe Streets and Roads for All grant.
- C. Approve the St. Patrick Catholic Church request to close portions of East 4th, East "F", and East "G" Streets and to utilize city property for their Annual Fall Festival on September 29, 2024.

- D. Approve the lease agreement with Caterpillar Financial Services Corporation for financing of one new 2024 Caterpillar 926 Front End Wheel Loader for the Transfer Station with a rate of 5.99% and authorize the Mayor to sign.
- E. Approve the McCook Area Chamber of Commerce Heritage Days request to close the southbound lane of Norris Avenue between "F" Street and "H" Street from 11:00 A.M. to 5:00 P.M. and the northbound lane of Norris Avenue between "F" Street and "G" Street from 5:00 A.M. to 6:00 P.M. on September 21, 2024.
- F. Receive and file the claims for the month of July 2024, published August 9, 2024.
- G. Accept the minutes of the April 16, 2024 Senior Center Advisory Board meeting, the March 13, 2024 Library Advisory Board meeting, and the August 12, 2024 Planning Commission meeting.

#### **4. Regular Agenda.**

- A. Presentation and determination by Council regarding the request from Susan Doak for city support of two federal legislative bills approving land transfer of Lighthouse Marina's land from Bureau of Reclamation to Frontier County.
- B. Presentation from Erica Bush with WCNDD (West Central Nebraska Development District) in regards to properties in their designated area that should be declared a nuisance, properties that should be rescinded from previous declaration of nuisance, and properties that need abatement.
- C. Approve Resolution No. 2024-17 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.
- D. Approve WCNDD's Motion to Abate for the properties located at 1407 Fairacres, McCook, NE, 1203 Missouri, McCook, NE, 1007 Missouri, McCook, NE, and 1405 W 16th, McCook, NE be abated.
- E. Approve Resolution No. 2024-18 approving rescinding a portion of previously declared nuisance properties as deemed by WCNDD and as declared in the Resolution.
- F. 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 third and final reading.
  - 3. Chairperson declaration after vote and passage.

- G. Ordinance No. 2024-3085 providing for the adoption of the budget for FY 2024/2025.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2024-3085 upon its first of three readings.
- H. Ordinance No. 2024-3086 providing for the adoption of the FY 2024/2025 Fiscal Year Employee Classification Pay Plan.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2024-3086 upon its first of three readings.
- I. Council Comments.
- J. Meeting of the Community Development Agency - recess as City Council and convene meeting.
  - 1. Call to Order and Roll Call.
  - 2. Open Meetings Act Announcement.
  - 3. Adopt Resolution No. CDA 2024-04 authorizing and approving the First Amendment to the Redevelopment Agreement entered into by and between the Community Development Agency of the City of McCook and Emily and Jeremy Young for the Elevate Wellness Redevelopment Project.
- K. Adjourn the McCook Community Development Agency.
- L. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.
  - 1. Nebraska Open Meetings Act statement, if a motion to close passes.
  - 2. If moved into Executive Session, motion to close.

**Adjournment.**