

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, September 16, 2024
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Kelley, Memorial Methodist Church.

Pledge of Allegiance.

Call to Order.

1. Announcements & Recognitions.

2. Proclamations.

- A. Approve a proclamation designating September 17 through 23, 2024 as "Constitution Week" and authorize the Mayor to sign.

3. Public Hearings.

- A. Public Hearing - Regarding the request from Josiane Dominguez to move a house owned by Michael and Linda Nielsen from 409 West 1st Street to 72052 N US Hwy 83, said property located outside the limits of the City of McCook, Nebraska, as well as the City's extraterritorial jurisdiction.
 - 1. Adjourn the Public Hearing.
- B. Conditionally approve the request from Josiane Dominguez to move a house owned by Michael and Linda Nielsen from 409 West 1st Street to 72052 N US Hwy 83, said property located outside the limits of the City of McCook, Nebraska, as well as outside City's extraterritorial jurisdiction.
- C. Public Hearing - Regarding modifications to McCook Zoning Ordinance No. 2016-2929, Article 3 - Definitions, adding Shouse, prohibiting Shouse in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M), and Article 11 - Residential High Density District (RH); reducing the maximum height provision for accessory buildings from 35 feet to 25 feet in Article 8 - Residential Low Density District (RL), Article 9 - Residential Medium Density District (RM), Article 10 - Residential Medium Density - Mobile Home District (RM-M) and Article 11 - Residential High

Density District (RH); and amending accessory buildings maximum height requirement in Article 21 - Supplementary District Regulations, Section 2103 from 20 feet to 25 feet.

1. Adjourn the Public Hearing.

D. Consider Ordinance No. 2024-3090 implementing modifications to McCook Zoning Ordinance No. 2016-2929.

1. Chairperson asks Clerk to read Ordinance No. 2024-3090 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. 2024-3090.
4. Chairperson declaration after vote and passage, if approved under suspension of the rule.

E. Public Hearing - consider the 2025 McCook Plan of Street Improvements.

1. Adjourn the Public Hearing.

F. Adopt Resolution No. 2024-25 approving the 2025 McCook Plan of Street Improvements.

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 September 3, 2024 regular City Council meeting and the September 3, 2024 Budget Hearing.

B. Approve and authorize the Mayor Linda Taylor to sign a Memorandum of Understanding between the City of McCook and the McCook Professional Firefighters Association, Local 2100, allowing for one additional floating holiday to be added to the controlling collective bargaining agreement and amending the collective bargaining unit's contractual pay grid to reflect the finds in the recently completed wage study.

C. Declare the abandoned, unclaimed, surplus vehicles and property as surplus city property to be disposed of in the appropriate legal manner.

D. Receive and file an Agreement for the Provision of Limited Professional Services with Miller & Associates, Consulting Engineers, P.C., for the purpose of developing a Redevelopment Plan and assisting with the preparation of Funding Application for the Municipal Infrastructure Aid Program (MIAP) for a Sportsplex in the City of McCook.

- E. Approve Resolution No. 2023-24 adopting the First Amendment to the City of McCook, Nebraska Firefighters Retirement, said amendment is to adopt certain changes enacted under the Cities of the First Class Firefighters Retirement Act, and to adopt other changes required by applicable law.
- F. Approve Resolution No. 2024-20 amending and updating the City of McCook's employee handbook to include one additional floating holiday in Section 7.12 - Holidays.
- G. Receive and file the claims for the month of August 2024, published September 12, 2024.
- H. Approve Resolution No. 2024-26 authorizing the Mayor to sign the 2024 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standards.
- I. Receive and file the Financial Report for the period ending August 31, 2024.
- J. Approve the Grant of License with Kyle Dellevoet (owner) and Nicholas Wright (owner under contract) for the use of a portion of City of McCook property located in Lot 1, Block 7, Second Addition to the City of McCook, Red Willow County, Nebraska, for the purpose of installing a 6' wood privacy fence and authorize the Mayor to sign.

5. Regular Agenda.

- A. 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.
- B. Approve Resolution No. 2024 -21 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.
- C. Approve Resolution No. 2024-22 approving the rescinding a portion of Resolution No. 2024-13 which previously declared certain properties a nuisance and which now have been abated and cleared of the nuisance as deemed by WCNDD and as declared in the Resolution.
- D. Approve Resolution No. 2024-23 approving the rescinding of a portion of Resolution No. 2024-17 which previously declared certain properties a nuisance and which now have been abated and cleared of the nuisance as deemed by WCNDD and as declared in the Resolution.
- E. Approve WCNDD's Motion to Abate for the properties located at 1110 West 13th, McCook, NE, 1401 West "M", McCook, NE, 1111 West 12th, McCook, NE, and 1201 West 13th, McCook, NE be abated.

- F. 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 third and final reading.
 3. Chairperson declaration after vote and passage, if approved.
- G. 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 third and final reading.
 3. Chairperson declaration after vote and passage, if approved.
- H. Ordinance No. 2024-3088 providing for the amendment of Chapter 38: Appendix E, Water Department Rates and Fees.
1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider approval of Ordinance No. 2024-3088 upon its second of three readings.
- I. Ordinance No. 2024-3089 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.
1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider approval of Ordinance No. 2024-3089 upon its second of three readings.
- J. Ordinance No. 2024-3087 providing for the amendment of Appendix F, Solid Waste Collection Fees of the City of McCook Code of Ordinances.
1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider approval of Ordinance No. 2024-3087 upon its second of three readings.
- K. Consider Ordinance No. 2024-3091 setting the salary and compensation of City Manager Nathan A. Schneider.
1. Chairperson asks Clerk to read Ordinance No. 2024-3091 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. 2024-3091.
 4. Chairperson declaration after vote and passage, if approved under suspension of the rule.
- L. Council Comments.

Adjournment.