

McCook City Council
December 16, 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, Rambali.

Absent: Councilmember Muehlenkamp, City Attorney Mustion.

Motion to excuse the absence of Councilmember Muehlenkamp. This motion, made by Calvin and seconded by Weedon, passed.

Muehlenkamp: ABSENT, Taylor: YEA, Calvin: YEA, Weedon: YEA, Rambali: YEA
YEA: 4, NAY: 0, ABSENT: 1

City Officials present: City Manager Schneider, City Clerk Doak, Assistant City Manager Koetter, Utilities Director Fawver, Fire Chief Harpham, Police Chief Hodgson, and Public Works Director Potthoff.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on December 12, 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 Jeremy LaBrie, Memorial Methodist 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.

A thank you note was read from Sarah Schneider, McCook Chamber of Commerce Director, thanking the City of McCook, staff, and employees for all that they did to make Noel Norris, the Christmas Light Parade, the activities in Norris Park and the City of McCook/McCook Economic Development Mixer successful.

2. Consent Agenda.

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

Muehlenkamp: ABSENT, Taylor: YEA, Calvin: YEA, Weedin: YEA, Rambali: YEA
YEA: 4, NAY: 0, ABSENT: 1

- 2.A. Approve the minutes of the December 2, 2024 regular City Council meeting.
 - 2.B. Approve the automatic renewal of all current retail liquor licenses in the City of McCook for the year 2025 and instruct the City Clerk to publish individual notice of the right of automatic renewal of each license.
 - 2.C. Receive and file the claims for the month of November 2024, published December 10, 2024.
 - 2.D. Receive and file the confirmation of an emergency purchase of two used 2020 Freightliner Semi Tractors from Tag Truck Center for the Transfer Station, at a cost of \$52,000.00 each.
 - 2.E. Reject bids received for the Injection Well Building Modifications at the Wastewater Treatment Plant.
 - 2.F. Approve a contract between the City of McCook and Nebraska Department of Economic Development establishing the terms of the 2023 Rural Community Recovery Program.
 - 2.G. Approve Resolution No. 2024-31 approving the rescinding of a portion of Resolution No. 2024-13 which previously declared certain properties a nuisance and which the City now intends to abate the nuisance.
 - 2.H. Approve Resolution No. 2024-32 approving the rescinding of 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.
 - 2.I. Approve Resolution No. 2024-33 approving the rescinding of a portion of Resolution No. 2024-15 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.
 - 2.J. Approve Resolution No. 2024-34 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.
 - 2.K. Approve Resolution No. 2024-35 approving the rescinding of a portion of Resolution No. 2024-21 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.
- 3. Regular Agenda.**

- 3.A. Presentation from Amanda Engell regarding a potential McCook Economic Development Corporation workforce housing development project on property owned by the City of McCook, said parcel identified as Parcel ID#000894200, at the intersection of East "C" Street and East 11th Street.

Amanda Engell, Director of Housing Development for the McCook Economic Development Corporation reviewed their current housing projects and their plan to continue addressing housing needs in McCook. The MEDC is interested in acquiring the land owned by the city at the intersection of East "C" Street and East 11th Street for the development of affordable workforce housing, the first family home with a price range of \$200,000 to \$225,000. This area would not need to be annexed and has the needed infrastructure.

City staff will bring back to the Council for their consideration, possible options to transfer this property the MEDC.

- 3.B. Update regarding the sports complex project.

City Manager Schneider gave an update on the sports complex project. Staff is working with Mammoth Sports Construction to finalize their contract for design of the complex. A special council meeting has been set for December 23 at noon for approval of the contract and to allocate remaining ARPA funds toward the contract. Mammoth is proposing an aggressive timeline, which is very exciting for the City. The project could move forward much faster than what was originally anticipated.

- 3.C. Ordinance No. 2024-3094 amending the City of McCook Code of Ordinances by revising Section 90.33 -Dangerous Dogs and/or Hybrid Animals Prohibited; Terms, Defined; Section 90.36 - Dangerous Dogs and/or Hybrid Animals; Confiscation, When; Costs; and Section 90.45 - Impoundment of Animals Without Immunization Tags; Disposition of Impounded Animals.

Mayor Taylor asked the Clerk to read Ordinance No. 2024-3094 by title.

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING THE CITY OF MCCOOK CODE OF ORDINANCES CHAPTER 90, ENTITLED "ANIMALS"; SECTION 90.33 - DANGEROUS DOGS AND/OR HYBRID ANIMALS PROHIBITED; SECTION 90.36 - DANGEROUS DOGS AND/OR HYBRID ANIMALS; CONFISCATION, WHEN; COSTS; AND SECTION 90.45 - IMPOUNDMENT OF ANIMALS WITHOUT IMMUNIZATION TAGS; DISPOSITION OF IMPOUNDED ANIMALS; TO PROVIDE THAT THIS ORDINANCE SHALL BE MADE A PART OF THE CITY OF MCCOOK CODE OF ORDINANCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE AND PUBLICATION THEREOF.

Ordinance No. 2024-3094 has been read by title and I move to approve upon its third and final reading. This motion, made by Calvin and seconded by Taylor, passed.

Muehlenkamp: ABSENT, Taylor: YEA, Calvin: YEA, Weedon: YEA, Rambali: YEA
YEA: 4, NAY: 0, ABSENT: 1

Mayor Taylor stated for the record that Ordinance No. 2024-3094 is declared lawfully passed and adopted upon publication as required by law.

3.D. Ordinance No. 2024-3092 amending the City of McCook Code of Ordinances Chapter 52, entitled "Water" in Title V "Departments", repealing Section 52.28 - Unsafe Connection; Backflow Hazard and adding Subchapter "Cross Connection Control"; Chapter 50, entitled "Municipal Utilities" in Title V "Departments", Section 50.01 Delinquent Bill charges; and Chapter 38, entitled "Fee Schedule" in Title III "Administration", Appendix C: Delinquent Bill Charges

Mayor Taylor asked the Clerk to read Ordinance No. 2024-3092 by title.

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING THE CITY OF MCCOOK CODE OF ORDINANCES CHAPTER 52, ENTITLED "WATER" IN TITLE V "DEPARTMENTS", BY REPEALING SECTION 52.28 - UNSAFE CONNECTION; BACKFLOW HAZARD AND ADDING SUBCHAPTER "CROSS CONNECTION CONTROL"; CHAPTER 50, ENTITLED "MUNICIPAL UTILITIES" IN TITLE V "DEPARTMENTS", SECTION 50.01 DELINQUENT BILL CHARGES; CHAPTER 38, ENTITLED "FEE SCHEDULE" IN TITLE III "ADMINISTRATION", APPENDIX C: DELINQUENT BILL CHARGES; TO PROVIDE THAT THIS ORDINANCE SHALL BE MADE A PART OF THE CITY OF MCCOOK CODE OF ORDINANCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE AND PUBLICATION THEREOF.

Ordinance No. 2024-3092 has been introduced, read by title, and I move to approve upon its first of three readings. This motion, made by Weedon and seconded by Rambali, passed.

Muehlenkamp: ABSENT, Taylor: YEA, Calvin: YEA, Weedon: YEA, Rambali: YEA
YEA: 4, NAY: 0, ABSENT: 1

3.E. Council Comments.

Mayor Taylor wished all a very Merry Christmas.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 5:59 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer