

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, February 17, 2025
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Barry Johnson, Assembly of God Church.

Pledge of Allegiance.

Call to Order.

1. Announcements & Recognitions.

2. Public Hearings.

- A. Public Hearing - Request for a special exception by Amanda and Dustin Trew to locate a Bed and Breakfast/Vacation Rental in a Residential Medium Density District (RM) - property located at 806 1/2 East 7th Street, legally described as the South Thirty-five (35) feet of Lot Seven (7) and the North One and Seven-tenths (1.7) feet of the vacated alley between Lots Seven (7), Eight (8), and Nine (9), of Block One (1), John E. Kelley Memorial Addition to the City of McCook, Red Willow County, Nebraska.
 - 1. Adjourn the Public Hearing.
- B. Approve the application for a special exception by Amanda and Dustin Trew to locate a Bed and Breakfast/Vacation Rental in a Residential Medium Density District (RM) - property located at 806 1/2 East 7th Street, legally described as the South Thirty-five (35) feet of Lot Seven (7) and the North One and Seven-tenths (1.7) feet of the vacated alley between Lots Seven (7), Eight (8), and Nine (9), of Block One (1), John E. Kelley memorial Addition to the City of McCook, Red Willow County, Nebraska, finding Special Exception considerations A-I are satisfied.
- C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held February 10, 2025.
 - 1. Adjourn the Public Hearing.
- D. Accept the minutes of the October 28, 2024 Economic Development Plan Citizen's Advisory Review Committee meeting.

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 February 3, 2025 regular City Council meeting.
- B. Forward to the City's insurance carrier for review and appropriate action a property damage claim from Terri Gray.
- C. Approve the application for a Special Designated Liquor License (SDL) submitted by C & B Herrick, dba Yellow Rose, Liquor License #K-115381 for the MPCC Fundraiser Rodeo to be held at the Red Willow County Fairgrounds Kiplinger Arena, 1412 West 5th Street, on March 7 and 8, 2025 from 6:00 P.M. to 1:00 A.M. both days.
- D. Receive and file the claims for the month of January 2025, published February 11, 2025.
- E. Acknowledge and certify the completion of construction for the McCook Aquatic Park and authorize city personnel to execute any and all documents to that end.
- F. Award the bid for the 2025 Crack Sealing Project to Shelco Construction of Elsie, Nebraska in the amount of \$64,350.00, that being the lowest best bid.
- G. Receive and file an Interlocal Cooperation Agreement between Red Willow County and the City of McCook for temporary law enforcement services.
- H. Authorize the City Attorney for the City of McCook to commence litigation against Robert L. Wallace, owner of a nuisance property located at 807 West 1st Street, enjoining the maintenance of the nuisance property, ordering the owners to abate the nuisance, and in the absence of action by the owners permitting the City of McCook to abate the nuisance or demolish the structure.
- I. Approve the Consultant Agreement between the City of McCook and W Design and Associates for Airport Improvement Project Number 3-31-0052-20/21 which includes the construction of a new 100LL and Jet A Self Service Fuel Facility for McCook Ben Nelson Regional airport and authorize the Mayor to sign.
- J. Accept the minutes of the February 10, 2025 Planning Commission meeting.

4. Regular Agenda.

- A. Update regarding the sports complex project.
- B. Continued discussion regarding the user fees for the McCook Aquatic Park for the Summer of 2025.

- C. Ordinance No. 2025-3095 amending the City of McCook Code of Ordinances, Title IX, Chapter 91 - "Fire Prevention; Fireworks; Poisonous or Flammable Gas; Explosives", Section 91.37 - Prerequisites and Qualifications for Issuance of Sales Permit and Section 91.43 - Discharge of Fireworks Generally.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2025-3095 upon its third and final reading.
 - 3. Chairperson declaration after vote and passage, if approved.
- D. Discussion regarding property located at 1107 West 4th Street.
- E. Accept a check from the Public Alliance for Community Energy (ACE) in the amount of \$20,932 and receive and file a presentation from Gene Weedin regarding an ACE update.
- F. Council Comments.
- G. 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 pending litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin.
 - 1. Nebraska Open Meetings Act statement, if the motion to close passes.
 - 2. Close Executive Session.

Adjournment.