

MCCOOK CITY COUNCIL
July 25, 2011
Special Meeting
7:30 P.M.

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, special, and public session at 7:00 o'clock P.M. in the City Council Chambers.

Present: Mayor Berry, Councilmembers Gonzales, Kircher, Calvin, Hilker; City Attorney Schneider; Interim City Manager Potthoff; Interim City Manager/City Clerk-Treasurer Doak.

Absent: None.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 21, 2011, 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 Acknowledgment 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 Berry announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

(1) MUNICIPAL FACILITIES UPDATE.

Curt Field of Prochaska and Associates and Craig Gies of Sampson Construction gave an update of the elevations and floor plans of the proposed facility.

(2) APPROVE THE GUARANTEED MAXIMUM PRICE WITH SAMPSON CONSTRUCTION CO, INC. FOR CONSTRUCTION OF THE NEW MUNICIPAL FACILITY.

Mayor Berry introduced a motion to approve the Guaranteed Maximum Price of \$4,641,556 with Sampson Construction Co, Inc. for construction of the new Municipal Facility. Councilmember Calvin seconded the motion.

Mr. Gies and Mr. Field reviewed the Guaranteed Maximum Price (GMP) with the Council. The GMP is \$4,641,556, with estimated soft costs of \$713,444, for a Total projected project cost of \$5,355,000. The project funding consists of the \$3,750,000 Bond, \$1,500,000 Sales Tax revenue, estimated Bond interest of \$30,000, and LB840 Motor Vehicle Tax Revenue for parking in the amount of \$75,000.

Councilmember Kircher questioned what the changes were in the GMP from the July 18 meeting.

Councilmember Calvin inquired from Police Chief Brown that with the removal of the basement, was their proposed main floor storage area adequate.

Upon a motion by Councilmember Kircher, seconded by Councilmember Calvin, the Council voted to amend the motion by inserting "and authorize the Mayor to sign". The motion passed upon the following roll call vote: YEA: Berry, Gonzales, Kircher, Calvin, Hilker. NAY: None.

The Mayor then stated the question: "Shall the motion on the floor be approved as amended?" Upon roll call vote the following Councilmembers voted YEA: Berry, Gonzales, Kircher, Calvin, Hilker. NAY: None. Motion carried.

- (3) APPROVE THE ECONOMIC DEVELOPMENT REVOLVING LOAN FUND PROGRAM APPLICATION SUBMITTED BY EAST WARD VILLAGE, LLC FOR THE RENOVATION OF THE FORMER EAST WARD ELEMENTARY SCHOOL LOCATED AT 500 EAST 5TH STREET INTO HOUSING UNITS FOR THE ELDERLY.

Councilmember Kircher introduced a motion to approve the Economic Development Revolving Loan Agreement in the amount of \$105,000 with the East Ward Village, LLC for the renovation of the former East Ward Elementary School located at 500 East 5th Street into housing units for the elderly, contingent to the closing by East Ward Village, LLC for such property. Councilmember Calvin seconded the motion.

John Hubert expressed concerns with the project. Mr. Hubert felt the \$140,000 per unit was excessive for low income housing.

Rex Nelson of the McCook Economic Development Corporation and Rebecca Dutcher of the McCook Housing Agency spoke in support of the project. Stating that it would open homes in the community as the elderly who moved to the facility would sell their homes, making them available to the young families.

Mayor Berry stated for the record that he does have a vested interest in the project.

Councilmember Kircher noted that he no longer had a possible conflict of interest.

The Mayor then stated the question: "Shall the motion on the floor be approved?" Upon roll call vote the following Councilmembers voted YEA: Berry, Gonzales, Kircher, Calvin, Hilker. NAY: None. Motion carried.

- (4) ADJOURNMENT.

There being no further business to come before the Council, Mayor Berry declared the meeting adjourned at 8:20 P.M.

Dennis Berry, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer