

AGENDA

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday - October 21, 2013
7:30 P.M. - City Council Chambers**

Call to Order and Roll Call.

**A copy of the Open Meetings Act is posted by the entrance to the Council Chambers and is available for public review.*

ITEM NO. 1 Invocation - the McCook Ministerial Association - Dave and Joanne Wilson, McCook Harvest Church.

ITEM NO. 2 Pledge of Allegiance.

ITEM NO. 3 Citizen's Forum.

**The Council welcomes your input. You may address the Council at this time on items that are not on tonight's agenda.*

ITEM NO. 4 Mayor's Announcements & Recognitions.

ITEM NO. 5 Public Hearings:

ITEM A Public Hearing concerning an application to the Nebraska Department of Economic Development (DED) for a grant under the Community Development Block Grant ("CDBG") program; the City is requesting \$105,000 for the McCook Economic Development Corporation, owner of the McCook Business Park, to pave an existing gravel road "Industrial Park Drive" in the McCook Business Park to facilitate new business creation and jobs.

ITEM B Approve the application to the Nebraska Department of Economic Development (DED) for a grant under the Community Development Block Grant ("CDBG") program; the City is requesting \$105,000 for McCook Economic Development Corporation, owner of the McCook Business Park, to pave an existing gravel road "Industrial Park Drive" in the McCook Business Park to facilitate new business creation and jobs.

ITEM C Adopt Resolution No. 2013-32 authorizing the Mayor to sign all grant related documents for funds distributed by the Department of Economic Development through the Community Development Block Grant program for the McCook Economic Development Corporation, owner of the McCook Business Park, to pave an existing gravel road "Industrial Park Drive" in the McCook Business Park to facilitate new business creation and jobs.

- ITEM D Accept the Environmental Assessment Finding of No Significant Impact (FONSI) prepared by Rex Nelson, Program Administrator/Executive Director of the McCook Economic Development Corporation, for Community Development Block Grant funding for the McCook Economic Development Corporation, owner of the McCook Business Park, to pave an existing gravel road "Industrial Park Drive" in the McCook Business Park to facilitate new business creation and jobs
- ITEM E Conduct a public hearing on the application of Val D. Fuller, dba "Fuller's Restaurant", for a Class "IB" - (Beer, Wine & Distilled Spirits, On Sale Only and Beer, Off Sale Only) License under the Nebraska Liquor Control Commission, to be located at 110 Norris Avenue, McCook, Nebraska.
- ITEM F Recommend approval to the Nebraska Liquor Control Commission the application of Val D. Fuller, dba "Fuller's Restaurant", for a Class "IB" - (Beer, Wine & Distilled Spirits, On Sale Only and Beer, Off Sale Only) License under the Nebraska Liquor Control Commission, to be located at 110 Norris Avenue, McCook, Nebraska.
- ITEM G Conduct a public hearing on the application of Blaine M. Budke, dba "Club Paradise", for a Class "IB" - (Beer, Wine & Distilled Spirits, On Sale Only and Beer, Off Sale Only) License under the Nebraska Liquor Control Commission, to be located at 1006 West "B" Street, McCook, Nebraska.
- ITEM H Recommend approval to the Nebraska Liquor Control Commission the application of Blaine M. Budke, dba "Club Paradise", for a Class "IB" - (Beer, Wine & Distilled Spirits, On Sale Only and Beer, Off Sale Only) License under the Nebraska Liquor Control Commission, to be located at 1006 West "B" Street, McCook, Nebraska.
- ITEM I Public Hearing - request for a special exception to allow a Bed and Breakfast in a Residential Medium Density (RM) District, located in Lot Seven (7) and the S thirty-five feet (35') of Lot Eight (8), Block Six (6), Second Addition, to the City of McCook, Red Willow County, Nebraska; Applicant - Craig and Erin Merrihew, 1001 Norris Avenue.
- ITEM J Approve the request for a special exception to allow a Bed and Breakfast in a Residential Medium Density (RM) District, located in Lot Seven (7) and the S thirty-five feet (35') of Lot Eight (8), Block Six (6), Second Addition, to the City of McCook, Red Willow County, Nebraska; Applicant - Craig and Erin Merrihew, 1001 Norris Avenue; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - h.
- ITEM K Public Hearing - proposed rezone from Agricultural (AG) to Residential Medium Density (RM), a tract of land located in part of the NE1/4 Section 19-T3N-R29W of the 6th P.M. in Red Willow County, Nebraska, and within the two mile extra-territorial jurisdiction of the City of McCook; Project Sponsor - Nicholas Curl; Land Owner - Dave McCarty; 1900 West 7th Street.

- ITEM L Introduce and approve, under suspension of the rule, Ordinance No. 2013-2896 authorizing the rezone from Agricultural (AG) to Residential Medium Density (RM), a tract of land located in part of the NE1/4 Section 19-T3N-R29W of the 6th P.M. in Red Willow County, Nebraska, and within the two mile extra-territorial jurisdiction of the City of McCook; Project Sponsor - Nicholas Curl; Land Owner - Dave McCarty; 1900 West 7th Street.
- ITEM M Public Hearing - Request to consider the replat of a portion of the Villas at Heritage Hills, described as follows: The replat of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18) of the Villas at Heritage Hills, in the City of McCook, Red Willow County, Nebraska; now to be known as Replatted Lot Six (6) of the Villas at Heritage Hills, in the City of McCook, Red Willow County, Nebraska.
- ITEM N Adopt Resolution No. 2013-33 providing for the replat of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18) of the Villas at Heritage Hills, in the City of McCook, Red Willow County, Nebraska; now to be known as Replatted Lot Six (6) of the Villas at Heritage Hills, in the City of McCook, Red Willow County, Nebraska.
- ITEM O Public Hearing - proposed Zoning Ordinance, including the text, schedules of district regulations, and the official zoning map for the City of McCook.
- ITEM P Introduce and approve upon its first reading Ordinance No. 2013-2897 providing for the approval and adoption of the official Zoning Ordinance for the City of McCook.
- ITEM NO. 6 Consent Agenda:
- *The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Councilmember or public in attendance, be considered as a separate item under the Regular Agenda.***
- ITEM A Approve the minutes of the October 7, 2013 regular City Council meeting.
- ITEM B Approve the Grant of License with McCook Community Hospital for the use of right-of-way on the east side of East 11th Street, just south of East "H" Street for off street parking and authorize the Mayor to sign.
- ITEM C Declare the listed vehicles and bicycles as surplus city property to be disposed of in the appropriate legal manner.
- ITEM D Receive and file the claims for the month of September 2013 as published on October 10, 2013.
- ITEM E Receive and file the minutes of the Library Advisory Board dated April 10, 2013 and of the Senior Center Advisory Board dated October 1, 2013.

ITEM F Adopt Resolution No. 2013-34 granting a Waiver of Payment in Lieu of Taxes to the McCook Housing Agency.

ITEM G Offer a contract to Industrial Process Technology (IPT) with a bid of \$179,341.00 as the lowest responsible bidder for East Golf Course Lift Station Renovations, which involves the replacement of the existing dry pit pumps, valves, and piping, controls and electrical system, site work, concrete slab and related appurtenances and authorize the Mayor to execute the necessary paperwork to award the contract.

ITEM H Approve Resolution No. 2013-35 amending the rates for the ambulance service operated by the City of McCook, Nebraska.

REGULAR AGENDA

ITEM NO. 7 Approve the Amendment to a Subdivision Agreement between the McCook Economic Development Corporation and the City of McCook, Nebraska.

ITEM NO. 8 Council Comments.

ITEM NO. 9 Adjournment.