

AGENDA

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday - March 16, 2015
7:30 P.M. - City Council Chambers
*(Will start immediately following
Community Development Agency meeting)*

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 - Brad Brauer - Our Savior Lutheran Church and the St. Alban's Episcopal Church.

ITEM NO. 2 Pledge of Allegiance.

ITEM NO. 3 Citizen's Comments.

**The Council welcomes your input. You may address the Council at this time on items that are not on tonight's agenda. According to Nebraska Open Meeting Laws no action may be taken by Council.*

At the appropriate time during the meeting, citizens wishing to comment on tonight's Agenda items will be given an opportunity.

ITEM NO. 4 Announcements & Recognitions.

ITEM NO. 5 Public Hearings:

ITEM A Public Hearing - request for a special exception to allow a commercial testing laboratory in a Business Commercial (BC) District, located in the West ½ of Block Two (2), Kelley's Hilltop Addition to the City of McCook, Red Willow County, Nebraska; Project Sponsor - Sea View Properties, LLC; Land owner - Lyra Ann Monasee ("Etal"), Duckwall-Alco Store; 700 West "D" Street.

ITEM B Approve the request for a special exception to allow a commercial testing laboratory in a Business Commercial (BC) District, located in the West ½ of Block Two (2), Kelley's Hilltop Addition to the City of McCook, Red Willow County, Nebraska; Project Sponsor - Sea View Properties, LLC; Land owner - Lyra Ann Monasee ("Etal"), Duckwall-Alco Store; 700 West "D" Street; that the Council is empowered to grant this special exception; 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 - i.

ITEM C Public Hearing - request for a special exception to allow educational services related to the construction of modular housing in a Business Commercial (BC) District, located in E 100' of Lot 16 except the NE 20' x 60', W 85' of Lot (17), and W 35' of Lot 18, Block Nine (9), Ninth Addition to the City of McCook, Red Willow County, Nebraska; Project Sponsor - Prairie Gold Homes, Inc.; Land owner - City of McCook; 526 West "B" Street.

ITEM D Approve the request for a special exception to allow educational services related to the construction of modular housing in a Business Commercial (BC) District, located in E 100' of Lot 16 except the NE 20' x 60', W 85' of Lot (17), and W 35' of Lot 18, Block Nine (9), Ninth Addition to the City of McCook, Red Willow County, Nebraska; Project Sponsor - Prairie Gold Homes, Inc.; Land owner - City of McCook; 526 West "B" Street; that the Council is empowered to grant this special exception; 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 - i.

ITEM E Public Hearing - Consider the Planned Development District to be known as Clary Village, for Replatted Lot Two A (2A), Block One (1), including West 8½ Street; Clary Subdivision of the City of McCook, Red Willow County, Nebraska, including a Planned Unit Development Agreement.

ITEM F Approve Ordinance No. 2015-2915, under suspension of the rule, approving the Planned Development District to be known as "Clary Village", for Replatted Lot Two A (2A), Block One (1), including West 8½ Street; Clary Subdivision of the City of McCook, Red Willow County, Nebraska, including a Planned Unit Development Agreement.

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 March 2, 2015 regular City Council meeting and the February 26, 2015, the March 1, 2015, and the March 5, 2015 special City Council meetings.

ITEM B Receive and file the minutes of the March 9, 2015 Planning Commission meeting.

ITEM C Approve the request from Gary Parks to remove the street light located in front of 203 West 2nd Street.

ITEM D Approve the request from the YMCA and the Knights of Columbus to host their Second Annual Shamrock Shuffle 5K Run/Walk utilizing city streets and walking trail on Saturday, March 28, 2015 beginning at 4:00 P.M.

ITEM E Receive and file the claims for the month of February 2015 as published

March 11, 2015.

ITEM F

Approve the Disability Pension Annuity Distribution for Shannon Brown.

ITEM G

Receive and file information regarding ACE, the Public Alliance for Community Energy distribution of \$7,915.67 to the City as its share of \$150,000 being distributed to 72 Nebraska member communities of the not-for-profit, community-owned natural gas supplier.

REGULAR AGENDA

ITEM NO. 7

Approve and equity loan to Clary Village, L.L.C in the amount of \$120,000 to finance tax increment financing bonds for the Clary Village duplex project.

ITEM NO. 8

Approve the \$180,000 loan from the McCook Economic Development Fund to the McCook Economic Development Corporation per the LB840 Plan.

ITEM NO. 9

Approve the contract with Mousel, Brooks, Garner, and Schneider, P.C., L.L.O., with Nathaniel J. Mustion to serve as the contracted City Attorney for the City of McCook.

ITEM NO. 10

Council Comments.

ITEM NO. 11

Adjournment.