

MCCOOK CITY COUNCIL
February 2, 2015
7:30 P.M.

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 7:30 o'clock P.M. in the City Council Chambers.

Present: Mayor Gonzales, Councilmembers Calvin, Hepp, McDowell, Weedin.

Absent: None.

City Officials present: City Manager/City Attorney Schneider, City Clerk/Treasurer Doak, Police Chief Brown, Utilities Director Dutcher, Fire Chief Harpham, and Public Works Director Potthoff.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on January 29, 2015, 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 Gonzales announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

(1) INVOCATION - THE MCCOOK MINISTERIAL ASSOCIATION - BRUCE LESTER, EVANGELICAL FREE CHURCH.

Bruce Lester, Evangelical Free Church, was present for the invocation.

(2) PLEDGE OF ALLEGIANCE.

Councilmember Calvin led the Council and audience in the Pledge of Allegiance.

(3) CITIZEN'S COMMENTS.

No one was present for citizen's comments.

(4) ANNOUNCEMENTS & RECOGNITIONS.

There were no announcements or recognitions.

(5) PUBLIC HEARINGS:

ITEM A PUBLIC HEARING - CONSIDER THE 2015 ONE AND SIX YEAR STREET IMPROVEMENT PLAN.

Upon a motion by Councilmember Calvin, seconded by Councilmember Hepp, the Council voted to recess as a City Council and convene a public hearing for the purpose of receiving public

comment on the 2015 One and Six Year Street Improvement Plan with the City Attorney to act as hearing officer. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

The City Attorney offered and received into evidence Exhibit #1 - City Manager Report prepared for the February 2, 2015 City Council meeting; Exhibit #2 - proposed Resolution No. 2015-03; Exhibit #3 - Notice of Hearing published; and Exhibit #4 - the proposed plan.

Chris Miller, Street Superintendent and Kyle Potthoff, Director of Public Works, presented the proposed plan and reviewed the criteria used for rating of the streets. Submitted herewith is the 2015 One and Six-Year Plan of Street Improvements for the City of McCook. One project was completed in the last fiscal year. This project was a Federal Aid asphalt paving project on East 7th Street, Country Club Drive, and Seminole Drive. Due to some state/federal funding issues this year's one year plan includes maintenance work only. Projects will be added in the 2016 One & Six year plan after this year of maintenance. With completion of the asphalt project this last year, four projects from the 2020 and beyond were added to the existing 12 projects shown on the Six-Year Plan to a total of 16 projects in the 6 year planning process. The four new projects added to the Six-year Plan include: Concrete paving on West 3rd Street, Asphalt overlay project on 6th Street, Asphalt paving on Park Avenue, and asphalt overlay project on West "C". The Beyond 2021 section is not required as a part of the One and Six-Year Plan by the State of Nebraska. However, as in past years, the City is using this long range planning to prioritize future street projects. Future projects, some unfunded, go well beyond that date.

Tammie and Terry Hilker expressed concerned with a sink hole that has been in the street by their business in south McCook for a number of years.

Bill Mathias asked about the status of the paving of West 14th which was to address drainage issues in the area.

There being no one else present to comment, upon a motion by Councilmember Calvin, seconded by Councilmember McDowell, the Council voted to adjourn the public hearing and to reconvene as a City Council. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

ITEM B APPROVE RESOLUTION NO. 2015-03 PROVIDING FOR THE ADOPTION OF THE 2015 ONE AND SIX YEAR STREET IMPROVEMENT PLAN.

Upon a motion by Councilmember Calvin, seconded by Councilmember McDowell, the Council voted to approve Resolution No. 2015-03 providing for the adoption of the 2015 One and Six Year Street Improvement Plan. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

(6) CONSENT AGENDA:

ITEM A APPROVE THE MINUTES OF THE JANUARY 19, 2015 REGULAR CITY COUNCIL MEETING.

Upon a motion by Councilmember Calvin, seconded by Councilmember Weedin, the Council voted to approve the minutes of the January 19, 2015 regular City Council meeting. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin.

NAY: None.

ITEM B RECEIVE AND FILE MINUTES OF THE NOVEMBER 3, 2014 ECONOMIC DEVELOPMENT PLAN CITIZEN'S ADVISORY REVIEW COMMITTEE AND THE NOVEMBER 12, 2014 LIBRARY ADVISORY BOARD MEETINGS.

Upon a motion by Councilmember Calvin, seconded by Councilmember Weedon, the Council voted to receive and file minutes of the November 3, 2014 Economic Development Plan Citizen's Advisory Review Committee and the November 12, 2014 Library Advisory Board meetings. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedon. NAY: None.

ITEM C RECEIVE AND FILE CLAIM FOR DAMAGES FROM KEVIN COX AND INSTRUCT THAT IT BE SUBMITTED TO THE CITY'S INSURANCE CARRIER FOR REVIEW AND APPROPRIATE ACTION.

Upon a motion by Councilmember Calvin, seconded by Councilmember Weedon, the Council voted to receive and file claim for damages from Kevin Cox and instruct that it be submitted to the City's insurance carrier for review and appropriate action. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedon. NAY: None.

REGULAR AGENDA

(7) **APPROVE NEGOTIATIONS TO ENTER INTO A ONE YEAR LEASE WITH PRAIRIE GOLD HOMES FOR RENTAL OF THE OLD PUBLIC SAFETY CENTER.**

Councilmember Hepp introduced a motion to approve negotiations to enter into a one year lease with Prairie Gold Homes for rental of the old public safety center. Councilmember Calvin seconded the motion.

Information presented by City Manager Schneider included that multiple parties indicated an interest in the old public safety center. Mark Carman indicated that he would be interested in purchasing or leasing the facility for his current business. Prairie Gold Homes indicated that they would like to lease the property to provide training services to Work Ethic Camp inmates in the form of building on-site and manufactured homes. In the opinion of Staff, both options are good, viable options. Staff is aware that one of the biggest problems facing the City at this time is a lack of housing. It is a problem that must be remedied. The proposal from Prairie Gold Homes could assist with the City's housing concerns. Prairie Gold Homes is proposing to build on-site homes, if land is available, as well as to construct modular homes which could be located on in-fill lots in McCook. There are many vacant lots in McCook that have stood empty for years. These properties will most likely remain vacant if alternative development plans are not taken advantage of. Another positive to leasing the property to Prairie Gold Homes is that it provides skills training for inmates at the Work Ethic Camp. The individuals that would be chosen for this program would be inmates who are nearing the end of their sentence and trying to assimilate into society again. According to a Department of Corrections official, sex offenders are not allowed to participate in the program. Also, inmates who have a violent track record during their incarceration will not be allowed to participate. Instructors will be trained to teach and supervise the inmates while working in public. Based on representations made at the prior City Council meeting, this program has not had an instance of an

individual fleeing from a work site. Staff also believes that offering this type of training to Work Ethic Camp inmates will make the Work Ethic Camp a more attractive option for expansion. As has been discussed at prior meetings, the City has approached the State of Nebraska to serve as a partner in solving the State's prison overcrowding problem. Several options are being looked at by the Legislature this session. Structure expansion is one possible method of dealing with the overcrowding issue. The State already owns ground to the south of the Work Ethic Camp. Infrastructure is accessible without the City having to make huge modifications. It makes sense that the more the City can offer as a partner to solve the problem the more likely the State would consider Work Ethic Camp as a preferred option. He has visited with Amfirst Bank - owner of property to the west of the Public Safety Center, they discussed the possible need for some type of buffering.

Councilmember Weedon stated that he and City Manager Schneider had traveled to Lincoln this past week to tour the Prairie Gold Homes facility. He visited with the president of the non-profit, as well as inmates enrolled in the class, and he was impressed with what he saw.

Council discussion included would the building go back on the tax rolls, keeping the facility for storage of city equipment as an option, would help address the housing shortage, can't attract new employees without housing, would add valuable training and skills to the WEC program, may increase the state to increase use of WEC, the modular house would help to fill the need for housing further west in the state, TIF would not be used for the project, and would provide work to local contractors to set one of the house.

John Hubert and Bill Mathias encouraged the Council not to lease the facility, but sell it.

Wayne Michaelis encourage the Council to get answers to all their questions before making a decision.

Dennis Berry spoke in support of the lease to Prairie Gold Homes.

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

(8) HOLD A DISCUSSION SETTING THREE SEPARATE DATES FOR SALES TAX RENEWAL TOWN HALL MEETINGS.

Town Hall meetings were scheduled for February 12, February 26, and March 1.

(9) COUNCIL COMMENTS.

Councilmember McDowell thanked those citizen's that showed up to speak their peace. It is important to the Council to receive their input.

(10) ADJOURNMENT.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 9:15 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk