

MCCOOK CITY COUNCIL  
March 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 (arrived 8:05 P.M.), Public Works Director Potthoff, and Senior Services Director Siegfried.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on February 26, 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 - CLARK BATES, MCCOOK CHRISTIAN CHURCH.

No one 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.

City Manager Schneider noted that a Special Meeting of the Council has been scheduled for Thursday, March 5, 2015 at Noon for the consideration of the Special Designated Liquor License for Schmick's Market.

(5) CONSENT AGENDA:

Councilmember McDowell requested that Item B be removed from the Consent Agenda and placed on the Regular Agenda.

Councilmember Gonzales requested that Item D be removed from the Consent Agenda and placed on the Regular Agenda.

ITEM A APPROVE THE MINUTES OF THE FEBRUARY 16, 2015 REGULAR CITY COUNCIL MEETING AND THE FEBRUARY 17, 2015 SPECIAL CITY COUNCIL MEETING.

Upon a motion by Councilmember Calvin, seconded by Councilmember McDowell, the Council voted to approve the minutes of the February 16, 2015 regular City Council meeting and the February 17, 2015 special City Council meeting. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

ITEM C APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE THIRD AMENDMENT TO THE TELECOMMUNICATIONS SITE LEASE AGREEMENT BETWEEN THE CITY OF MCCOOK AND ALLTEL COMMUNICATIONS OF NEBRASKA, INC. D/B/A VERIZON WIRELESS FOR THE PLACEMENT OF ADDITIONAL COMMUNICATIONS EQUIPMENT ON THE WEST WATER TOWER.

Upon a motion by Councilmember Calvin, seconded by Councilmember McDowell, the Council voted to approve and authorize the Mayor to sign the Third Amendment to the Telecommunications Site Lease Agreement between the City of McCook and Alltel Communications of Nebraska, Inc. d/b/a Verizon Wireless for the placement of additional communications equipment on the west water tower. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

ITEM E RATIFY THE MAYOR'S APPOINTMENT TO THE:

- PLANNING COMMISSION - APPOINT JESSE STEVENS TO REPLACE LONNIE ANDERSON - TERM EXPIRES SEPTEMBER 2017 AND APPOINT BENJAMIN SIEGFRIED TO REPLACE JESSE STEVENS AT ALTERNATE - TERM EXPIRES MARCH 2018.

Upon a motion by Councilmember Calvin, seconded by Councilmember McDowell, the Council voted to ratify the Mayor's appointments to the Planning Commission - appoint Jesse Stevens to replace Lonnie Anderson - term expires September 2017 and appoint Benjamin Siegfried to replace Jesse Stevens at Alternate - term expires March 2018. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

ITEM F RECEIVE AND FILE THE CLAIMS FOR THE MONTH OF JANUARY 2015 AS PUBLISHED FEBRUARY 20, 2015.

Upon a motion by Councilmember Calvin, seconded by Councilmember McDowell, the Council voted to receive and file the claims for the month of January 2015 as published February 20, 2015. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

## REGULAR AGENDA

ITEM 5B APPROVE THE DRAWINGS AND SPECIFICATIONS FOR RENOVATION OF THE HEAT EXCHANGER, DIGESTER GAS PIPING, AND REPLACEMENT OF THE MOTOR CONTROL CENTER (MCC) AT THE WASTE WATER TREATMENT PLANT AND SET THE DATE TO RECEIVE BIDS FOR MARCH 27, 2015 AT 2:00 P.M.

Upon a motion by Councilmember McDowell, seconded by Councilmember Calvin, the Council voted to approve the drawings and specifications for renovation of the Heat Exchanger, Digester Gas Piping, and replacement of the Motor Control Center (MCC) at the Waste Water Treatment Plant and set the date to receive bids for March 27, 2015 at 2:00 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

ITEM 5D APPROVE A MCCOOK COMMUNITY FOUNDATION GRANT APPLICATION FOR THE FUNDING OF A FEASIBILITY STUDY FOR THE MCCOOK MUNICIPAL AUDITORIUM AS WELL AS POTENTIAL FUTURE NEW CONSTRUCTION PROJECTS.

Upon a motion by Councilmember Gonzales, seconded by Councilmember Calvin, the Council voted to approve a McCook Community Foundation Grant application for the funding of a feasibility study for the McCook Municipal Auditorium as well as potential future new construction projects. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

(6) ACCEPT THE FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION FOR FISCAL YEAR ENDING SEPTEMBER 30, 2014 PREPARED BY ALMQUIST, MALTZAHN, GALLOWAY, & LUTH, CERTIFIED PUBLIC ACCOUNTANTS.

Terry Galloway of Almquist, Maltzahn, Galloway, & Luth presented the Financial Statements to the Council for the Fiscal Year ending September 30, 2014, stating that it was a clean, unqualified opinion which is becoming hard to obtain.

Upon a motion by Councilmember Gonzales, seconded by Councilmember Calvin, the Council voted to accept the Financial Statements and Supplemental Information for Fiscal Year ending September 30, 2014 prepared by Almquist, Maltzahn, Galloway, & Luth, Certified Public Accountants. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

(7) APPROVE A LEASE AGREEMENT WITH PRAIRIE GOLD HOMES FOR THE RENTAL OF THE OLD PUBLIC SAFETY CENTER.

Upon a motion by Councilmember Calvin, seconded by Councilmember Hepp, the Council voted to approve a lease agreement with Prairie Gold Homes for the rental of the old public safety center. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

Wayne Michaelis stated that it was reported in the Omaha World Herald that Prairie Gold Homes received a million dollar grant from the Department of Corrections, maybe that should pay for use of the facility.

(8) DISCUSSION REGARDING A POSSIBLE CONVENTION CENTER.

City Manager Schneider stated that Staff has been approached by numerous developers regarding potential development of hotels within the City of McCook. One of the more interesting items being proposed by the developers is the possibility of building a new convention center as part of a hotel project. Two separate developers have offered similar proposals centering around the developer building a convention center simultaneous to the building of a hotel. The convention center would initially be paid for during the construction process by the developer. The developer is proposing to serve as the financier. While the cost would be fronted by the developer, the developer would expect payment for the convention center after construction. The funding sources mentioned by the developer would be the City or the McCook Economic Development Corporation. Obviously, the City has not set aside funds for the creation of a convention center. Cost estimates have not been provided to the City or MEDC at this time. Further, the proposal includes the City taking over the management duties associated with the convention center. City Staff has reached out to the City of Gering to determine its costs associated with the Convention Center it built in 2005. At this time, we are still waiting on the numbers from Gering. It is Staff's intent to bring this item to the Council for discussion to determine whether there is an interest or not with constructing a convention center utilizing city funds. There has been research done regarding outside funding sources. The Nebraska Civic and Community Center Financing Fund has available to cities with a population of 10,000 and less a one time maximum grant of \$375,000. There is an application deadline of May 1 for this grant. Also, the thought has been expressed by the MEDC that one funding source could potentially be the use of LB 840 funds. Obviously, discussion is needed to determine what direction the City should go on the proposals.

Rex Nelson, McCook Economic Development Director, stated that the City did apply two years ago for a grant through the Civic and Community Center Financing Fund; that the hotel market study indicated that local motels do well during the summer, but not during the winter; they still are working with the investors; and that the MEDC opposed giving one investor exclusive rights.

Jeremy Griesbach and Brian Wogernese, representatives for Cobblestone Hotels, stated that they have been trying to develop a motel in McCook for about two years, finally have a location, and would be ready for development within in the next 60 days and then became aware of this situation. The current proposed developer is wanting exclusive rights, where does that leave them? They wanted the Council to know that they are very serious about locating in McCook.

Cal Siegfried, Perry Strombeck, and Jim Ulrich, spoke in support of a convention center.

Discussion included lack of information regarding what we would want in a convention center; that McCook currently does not have a location large enough to accommodate 500 at round tables; whether one developer should have exclusive rights; should the City assume operation of the facility; possibility of having smaller conferences and training meetings in such facility; that such facility are not money makers; and the need to check with other communities on how they financed and how they maintain the facility.

(9) COUNCIL COMMENTS.

Councilmembers thanked staff for all that they do so that the City can receive a good audit; thanked those who showed up for the Sales Tax Town Hall meetings; and recognized Public Works Director Potthoff as the outgoing President of the League's Public Works/Utilities Section.

(10) ADJOURNMENT.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 8:45 P.M.

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Michael D. Gonzales, Mayor

ATTEST:

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Lea Ann Doak, City Clerk