

AGENDA
MCCOOK CITY COUNCIL
REGULAR MEETING
Monday - October 5, 2015
6:30 P.M. - City Council Chambers

- **Call to Order and Roll Call.**
 - **Open Meetings Act Announcement.**
**A copy of the Open Meetings Act is posted by the entrance to the Council Chambers and is available for public review.*
 - **Invocation.**
The McCook Ministerial Association - Rick Stapp, First Church of the Nazarene.
 - **Pledge of Allegiance.**
- 1. 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.*
- 2. Announcements & Recognitions.**
- 3. Proclamation:**
- A. Approve the proclamation designating the month of October 2015 as "Adopt-A Dog Month" in the City of McCook and authorize the Mayor to sign.
100515 adopt
 - B. Approve the proclamation designating October 4 - 10, 2015 as "Fire Prevention Week" and authorize the Mayor to sign.
100515 fire
- 4. 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.*
- A. Approve the minutes of the September 21, 2015 regular City Council meeting.
100515 minutes
 - B. Ratify the Mayor's appointment to the Housing Agency Board - appoint Kristin Stagemeyer to replace Judy Keenportz for remaining term - term expires November 2017 and the Pool Committee - appoint Jan Smith, Norma Stevens, Wayne Michaelis, Kim Tietz, Sharlynn Coleman, Tracy Flaska, Chelsey Hartwell, Tom Wiemers, Grant Norgaard, Sherri Rothmeyer, Linda Frank, Jon Graff, and Ronda Graff.
100515 ratify
 - C. Approve the McCook Urban Area Boundaries Map as required by Federal Highway Administration (FHWA) and authorize the Mayor to sign.
100515 urban area
 - D. Receive and file the City of McCook Snow and Ice Control and Removal

Operation procedures and Policies.

100515 snow

- E. Award the contract for the replacement of the Centennial Drive Water Main to BSB Construction of Curtis, Nebraska, in the amount of \$36,727 as the lowest responsible bidder.

100515 bsb

5. Regular Agenda:

- A. Approve on second reading Ordinance No. 2015-2921 vacating the dedicated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.

- B. Approve on second reading Ordinance No. 2015-2922 creating a new 20 foot alley to replace the vacated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.

- C. Approve on first reading Ordinance No. 2015-2923 authorizing the sale of Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows: Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N0224'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28, thence S8925'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S0047'07"E a distance of 59.85 feet, thence N8926'40"E a distance of 43.80 feet to the Point of Beginning, said tract containing 2633.40 square feet more or less, subject to any easements, right-of-ways, or reservations of record.

100515 michaelis

- D. Council Comments.

- E. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to a potential real estate purchase.

**If the motion to close passes, then the presiding officer shall announce immediately prior to the closed session:*

"At this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of [restate the entire motion]. We will reconvene in public session following this closed session."

- F. An Executive Session may be held upon a majority vote of the Council for the protection of public interest and protection of attorney client privilege for a strategy session with their Attorney with respect to potential litigation involving a Zoning Regulation Violation.

**If the motion to close passes, then the presiding officer shall announce immediately prior to the closed session:*

"At this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of [restate the entire motion]. We will reconvene in public session following this closed session."

- **Adjournment.**

**CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING**

ITEM: 3A

Approve the proclamation designating the month of October 2015 as "Adopt-A Dog Month" in the City of McCook and authorize the Mayor to sign.

BACKGROUND:

This proclamation is being presented to the Council upon the request of Lorie Prestes, Director of the McCook Humane Society. October is National Adopt a Dog Month. The goal is simple: get as many dogs as possible into loving, forever homes. The American Humane Association (AHA) established Adopt-A-Dog month in October, 1981 to encourage the adoption of animals from dog rescue groups and shelters.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

Approve the proclamation designating the month of October 2015 as "Adopt-A Dog Month" in the City of McCook and authorize the Mayor to sign.

APPROVALS:



Lea Ann Doak, City Clerk

September 30, 2015



Nathan A. Schneider, City Manager

September 30, 2015

Office of the Mayor
McCook, Nebraska

Proclamation

"ADOPT-A-DOG MONTH"

- Whereas, it is evident in this country that dogs are increasing in popularity by virtue of bringing devoted love and faithful companionship to their families on a daily basis; and
- Whereas, dogs are proven to help lower blood pressure, increase social interaction, encourage exercise and make people smile; and
- Whereas, animal shelters work their hardest every day to serve their communities and care for their communities' homeless dogs, be they large, small, purebred, or mixed breed;

NOW THEREFORE, I Michael Gonzales, by virtue of the power vested in me as Mayor of the City of McCook, do hereby applaud the services of The McCook Humane Society and proclaim and pronounce October 2015

Adopt-A-Dog Month

And do heartily encourage the citizens of McCook, Nebraska to observe this month with appropriate canine-loving activities and to support their local animal shelter, The McCook Humane Society.

Dated this 5th day of October, 2015.

In witness whereof I have hereunto set by hand and caused this seal to be affixed.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk



**CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING**

ITEM # **3B**

RECOMMENDATION:

Approve the proclamation designating October 4 through October 10 as “Fire Prevention Week” and authorize the Mayor to sign.

BACKGROUND:

Fire Prevention Week was established to commemorate the Great Chicago Fire, the tragic 1871 conflagration that killed more than 250 people, left 100,000 homeless, destroyed more than 17,400 structures and burned more than 2,000 acres. The fire began on October 8, but continued into and did most of its damage on October 9, 1871.

While the Great Chicago Fire was the best-known blaze to erupt during this fiery two-day stretch, it wasn't the biggest. That distinction goes to the Peshtigo Fire, the most devastating forest fire in American history. The fire, which also occurred on October 9th, 1871, roared through Northeast Wisconsin, burning down 16 towns, killing 1,152 people, and scorching 1.2 million acres before it was done.

In 1920, President Woodrow Wilson issued the first National Fire Prevention Day proclamation, and since 1922, National Fire Prevention Week has been observed on the Sunday-through-Saturday period in which October 9th falls. In addition, the President of the United States has signed a proclamation pronouncing a national observance during that week every year since 1925.\

Location matters when it comes to your smoke alarm. That's the message behind this year's Fire Prevention Week campaign, “Hear the Beep Where You Sleep. Every Bedroom Needs a Working Smoke Alarm!”

Along with firefighters and safety advocates nationwide, the City of McCook Fire Department is joining forces with the nonprofit National Fire Protection Association (NFPA) during Fire Prevention Week, October 4-10, to remind local residents about the importance of having working smoke alarms in every bedroom, outside each sleeping area, and on every level of the home, including the basement. In a fire, seconds count. Half of all home fire deaths result from fires reported at night between 11p.m. and 7 a.m. when most people are asleep. Home smoke alarms can alert people to a fire before it spreads, giving everyone enough time to get out.

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According to the latest NFPA research, working smoke alarms cut the chance of dying in a fire in half. Meanwhile, three out of five fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms.

This year's Fire Prevention Week campaign includes the following smoke alarm messages:

- Install smoke alarms in every bedroom, outside each separate sleeping area and on every level of the home, including the basement.
- Interconnect all smoke alarms throughout the home. This way, when one sounds, they all do.
- Test alarms at least monthly by pushing the test button.
- Replace smoke alarms when they are 10 years old or sooner if they don't respond properly.
- Make sure everyone in the home knows the sound of the smoke alarm and understands what to do when they hear it.
- If the smoke alarm sounds, get outside and stay outside. Go to your meeting place.
- Call the fire department from outside the home.

The City of McCook Fire Department will be visiting schools, preschools, and daycare facilities during Fire Prevention Week to promote "Hear the Beep Where You Sleep. Every Bedroom Needs a Working Smoke Alarm!" Through these educational, family-oriented activities, residents can learn more about the importance of having working smoke alarms in every bedroom.

**FISCAL
IMPACT: None**

RECOMMENDATION:

Approve the proclamation designating October 4 through October 10 as "Fire Prevention Week" and authorize the Mayor to sign.

APPROVALS:



Marc A. Harpham, Fire Chief

30 SEPT 2015.
Date



Nate Schneider, City Manager

9-29-15
Date

*Office of the Mayor
McCook, Nebraska
Proclamation*

"FIRE PREVENTION WEEK"

- WHEREAS, the city of McCook, Nebraska is committed to ensuring the safety and security of all those living in and visiting McCook; and
- WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and
- WHEREAS, home fires killed 2,755 people in the United States in 2013, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 369,500 home fires; and
- WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and
- WHEREAS, three out of five home fire deaths result from fires in properties without working smoke alarms; and
- WHEREAS, in one-fifth of all homes with smoke alarms, none were working; and
- WHEREAS, when smoke alarms should have operated but did not do so it was usually because batteries were missing, disconnected, or dead; and
- WHEREAS, half of home fire deaths result from fires reported at night between 11 p.m. and 7 a.m. when most people are asleep; and
- WHEREAS, McCook's residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and
- WHEREAS, McCook's residents should install smoke alarms and alert devices that meet the needs of people who are deaf or hard of hearing; and
- WHEREAS, McCook's residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and
- WHEREAS, McCook's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and
- WHEREAS, McCook's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and
- WHEREAS, the 2015 Fire Prevention Week theme, "Hear the Beep Where You Sleep. Every Bedroom Needs a Working Smoke Alarm!" effectively serves to remind us that we need working smoke alarms to give us the time to get out safely.

THEREFORE, I, Michael Gonzales, Mayor of McCook do hereby proclaim October 4-10, 2015, as Fire Prevention Week throughout this city, and I urge all the people of McCook to install smoke alarms in every bedroom, outside each sleeping area, and on every level of the home, including the basement and to support the many public safety activities and efforts of McCook's fire and emergency services during Fire Prevention Week 2015.

Dated this 5th day of October, 2015.

*In witness whereof I have hereunto set by
hand and caused this seal to be affixed.*

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk



**CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING**

ITEM: **4A**

Approve the minutes of the September 21, 2015 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

Approve the minutes of the September 21, 2015 regular City Council meeting.

APPROVALS:



Lea Ann Doak, City Clerk

September 30, 2015

MCCOOK CITY COUNCIL
September 21, 2015
6:30 P.M.

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 6:30 o'clock P.M. in the City Council Chambers.

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

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Police Chief Brown, Utilities Director Dutcher, Fire Chief Harpham, and Senior Services Director Siegfried.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 17, 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. Invocation was provided by Brad Brauer, pastor of Our Savior Lutheran Church and St. Alban's Episcopal Church. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Gonzales called the meeting to order.

1. Citizen's comments.

No one was present for citizen's comments.

2. Announcements & Recognitions.

Police Chief Brown recognized Police Sergeant Owen McPhillips on his recent certification as a Master Fire Arms Instructor.

City Manager Schneider informed the Council that the City received notice from the Department of Transportation beginning the renewal process for the Essential Air Service; that final revisions are being made to the Downtown Improvement project and that the bid specifications should be ready for Council approval at the October 5 meeting; Jody Crocker is making personal contact with individuals regarding the pool committee; and announced Barry Mooney as the new Building Inspector, he has nine years of experience serving as the Building Official for the City of Russell, Kansas, his first day will be September 28.

3. Presentations:

- A. Receive and file the Annual Cashflow Analyses for the Water and Sewer Enterprise Funds, as prepared by Public Financial Management, Inc.

A telephone conference call was held with Jenny Blankenship, CPA for Public Financial Management (PFM) for review of the cashflow analyses for the Water and Sewer Enterprise Funds. Some of the key points were the Debt Coverage Ratios, the Ending Cash Balance, Cash Balance as % of O & M and Net Operating Income. No Water or Sewer rate increases were recommended.

4. Consent Agenda:

- A. Approve the minutes of the September 8, 2015 regular City Council meeting.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve the minutes of the September 8, 2015 regular City Council meeting. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- B. Approve request from Memorial Untied Methodist Church to close East "E" Street from Norris Avenue to East First Street and the alley immediately east of the church between East "E" Street and East "F" Street on Sunday, October 11, 2015 from Noon to 6:00 P.M. for a Block Party.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve request from Memorial Untied Methodist Church to close East "E" Street from Norris Avenue to East First Street and the alley immediately east of the church between East "E" Street and East "F" Street on Sunday, October 11, 2015 from Noon to 6:00 P.M. for a Block Party. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- C. Approve the application for a Special Designated Liquor License submitted by Hillcrest Nursing Home Foundation, Inc., for a fund raiser to be held at the Hillcrest Nursing Home, 309 West 7th Street, on October 17, 2015 from 5:00 P.M. to 7:00 P.M.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve the application for a Special Designated Liquor License submitted by Hillcrest Nursing Home Foundation, Inc., for a fund raiser to be held at the Hillcrest Nursing Home, 309 West 7th Street, on October 17, 2015 from 5:00 P.M. to 7:00 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- D. Adopt Resolution No. 2015-20 setting the property tax request for FY 2015/2016 at a different amount than the property tax request for the prior year.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to adopt Resolution No. 2015-20 setting the property tax request for FY 2015/2016 at a different amount than the property tax request for the prior year. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- E. Approve the use of Norris Avenue, both north bound and south bound lanes between "G" and "H" Streets, on Saturday, September 26, 2015 for BNSF to give rides on their kiddie "locomotive", as long as all safety concerns are met.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve the use of Norris Avenue, both north bound and south bound lanes between "G" and "H"

Streets, on Saturday, September 26, 2015 for BNSF to give rides on their kiddie "locomotive", as long as all safety concerns are met. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- F. Approve the application for a Special Designated Liquor License submitted by Loop Brewing Company, LLC, Liquor License #I-93351, for a Beer Garden to be held at the Kiplinger Arena, 1412 West 5th Street, on November 18, 2015 from 9:00 A.M. to 1:00 A.M.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve the application for a Special Designated Liquor License submitted by Loop Brewing Company, LLC, Liquor License #I-93351, for a Beer Garden to be held at the Kiplinger Arena, 1412 West 5th Street, on November 18, 2015 from 9:00 A.M. to 1:00 A.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- G. Receive and file the claims for the month of August 2015 as published September 14, 2015.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to receive and file the claims for the month of August 2015 as published September 14, 2015. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- H. Approve the request from the Ed Thomas YMCA to utilize city streets for their 2015 Heritage Days Road Race on Saturday, September 26, 2015 beginning at 7:30 A.M.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve the request from the Ed Thomas YMCA to utilize city streets for their 2015 Heritage Days Road Race on Saturday, September 26, 2015 beginning at 7:30 A.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- I. Approve the request from AmFirst Bank to use Kelley Park, the Walking Trail, and city owned portions of the Old Broken Tee Golf Course for their Annual 5K Cross Country Road Race to be held on Saturday, October 17, 2015 between the hours of 4:00 P.M. and 10:00 P.M.

Upon a motion by Councilmember Weedin, seconded by Councilmember Hepp, the Council voted to approve the request from AmFirst Bank to use Kelley Park, the Walking Trail, and city owned portions of the Old Broken Tee Golf Course for their Annual 5K Cross Country Road Race to be held on Saturday, October 17, 2015 between the hours of 4:00 P.M. and 10:00 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

5. Regular Agenda:

- A. Introduce and approve on first reading Ordinance No. 2015-2921 vacating the dedicated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.

Mayor Gonzales introduced Ordinance No. 2015-2921 by title. The Clerk read the Ordinance by title:

AN ORDINANCE TO VACATE THE DEDICATED ALLEY LOCATED DIRECTLY TO

THE SOUTH OF LOT TWENTY-EIGHT (28), BLOCK ONE (1), SOUTH MCCOOK ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO PROVIDE FOR THE FILING OF THIS ORDINANCE IN THE OFFICE OF THE REGISTER OF DEEDS OF RED WILLOW COUNTY, NEBRASKA; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2015-2921 was introduced and read by title only. Motion was made by Councilmember McDowell, seconded by Councilmember Weedon, to approve Ordinance No. 2015-2921 on its first reading. Upon roll call vote the following Councilmembers voted YEA: Gonzales, Calvin, Hepp, McDowell, Weedon. NAY: None. Motion carried. Whereupon the Mayor declared said Ordinance No. 2015-2921 approved on its first reading.

- B. Introduce and approve on first reading Ordinance No. 2015-2922 creating a new 20 foot alley to replace the vacated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.

Mayor Gonzales introduced Ordinance No. 2015-2922 by title. The Clerk read the Ordinance by title:

AN ORDINANCE CREATING A NEW TWENTY FOOT (20') ALLEY TO REPLACE THE VACATED ALLEY LOCATED DIRECTLY TO THE SOUTH OF LOT TWENTY-EIGHT (28), BLOCK ONE (1), SOUTH MCCOOK ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO PROVIDE FOR THE DEDICATION OF SAID ALLEY; TO PROVIDE FOR THE FILING OF THIS ORDINANCE IN THE OFFICE OF THE REGISTER OF DEEDS OF RED WILLOW COUNTY, NEBRASKA; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2015-2922 was introduced and read by title only. Motion was made by Councilmember Weedon, seconded by Councilmember McDowell, to approve Ordinance No. 2015-2922 on its first reading. Upon roll call vote the following Councilmembers voted YEA: Gonzales, Calvin, Hepp, McDowell, Weedon. NAY: None. Motion carried. Whereupon the Mayor declared said Ordinance No. 2015-2922 approved on its first reading.

- C. Introduce and approve on first reading Ordinance No. 2015-2923 authorizing the sale of Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows: Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning, said tract containing 2633.40 square feet more or less, subject to any easements, right-of-ways, or reservations of record.

Mayor Gonzales introduced Ordinance No. 2015-2923 by title. The Clerk read the Ordinance by title:

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA, AUTHORIZING AND

DIRECTING THE SALE AND CONVEYANCE OF REAL ESTATE HEREINAFTER DESCRIBED TO JASON MICHAELIS; TO PROVIDE FOR PUBLICATION OF NOTICE OF SALE AND CONVEYANCE AND THE TERMS THEREOF; TO PROVIDE FOR THE RIGHT TO FILE A REMONSTRANCE AGAINST THE CONVEYANCE; AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL AND EFFECTIVE DATE OF THIS ORDINANCE.

Ordinance No. 2015-2923 was introduced and read by title only. Motion was made by Councilmember Calvin, seconded by Councilmember Hepp, to approve Ordinance No. 2015-2923 on its first reading. Upon roll call vote the following Councilmembers voted YEA: Gonzales, Calvin, Hepp, McDowell, Weedin. NAY: None. Motion carried. Whereupon the Mayor declared said Ordinance No. 2015-2923 approved on its first reading.

D. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57.

Upon a motion by Councilmember Calvin, seconded by Councilmember Weedin, the Council voted to move into executive session for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57 at 7:35 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

Mayor Gonzales announced that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the protection of public interest for a strategy session with respect to collective bargaining - the Fraternal Order of Police Lodge 57. The Council will reconvene in public session following this closed session.

Included in the executive session were Police Chief Brown, City Manager Schneider, City Attorney Mustion, and City Clerk Doak.

Upon a motion by Councilmember Calvin, seconded by Councilmember Hepp, the Council voted to move out of executive session at 7:57 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

E. Adopt Resolution No. 2015-17 ratifying the Collective Bargaining Agreement between the City of McCook and the Fraternal Order of Police, Lodge 57 for the period of October 1, 2015 to September 30, 2017 and authorize the Mayor to sign said agreement.

Upon a motion by Councilmember Calvin, seconded by Councilmember Hepp, the Council voted to adopt Resolution No. 2015-17 ratifying the Collective Bargaining Agreement between the City of McCook and the Fraternal Order of Police, Lodge 57 for the period of October 1, 2015 to September 30, 2017 and authorize the Mayor to sign said agreement. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

F. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to collective bargaining - the McCook Professional Firefighters Association Local 2100.

Upon a motion by Councilmember Calvin, seconded by Councilmember Weedin, the Council voted

to move into executive session for the protection of public interest for a strategy session with respect to collective bargaining - the McCook Professional Firefighters Association Local 2100 at 8:02 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

Mayor Gonzales announced that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the protection of public interest for a strategy session with respect to collective bargaining - the McCook Professional Firefighters Association Local 2100. The Council will reconvene in public session following this closed session.

Included in the executive session were Fire Chief Harpham, City Manager Schneider, City Attorney Mustion, and City Clerk Doak.

Upon a motion by Councilmember Weedin, seconded by Councilmember Calvin, the Council voted to move out of executive session at 8:22 P.M. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- G. Adopt Resolution No. 2015-18 ratifying the Collective Bargaining Agreement between the City of McCook and the Lieutenants Bargaining Unit of the McCook Professional Firefighters Association Local 2100 for the period of October 1, 2015 to September 30, 2020 and authorize the Mayor to sign said agreement.

Upon a motion by Councilmember Weedin, seconded by Councilmember Calvin, the Council voted to adopt Resolution No. 2015-18 ratifying the Collective Bargaining Agreement between the City of McCook and the Lieutenants Bargaining Unit of the McCook Professional Firefighters Association Local 2100 for the period of October 1, 2015 to September 30, 2020 and authorize the Mayor to sign said agreement. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- H. Adopt Resolution No. 2015-19 ratifying the Collective Bargaining Agreement between the City of McCook and the Firefighters Bargaining Unit of the McCook Professional Firefighters Association Local 2100 for the period of October 1, 2015 to September 30, 2020 and authorize the Mayor to sign said agreement.

Upon a motion by Councilmember Hepp, seconded by Councilmember Calvin, the Council voted to adopt Resolution No. 2015-19 ratifying the Collective Bargaining Agreement between the City of McCook and the Firefighters Bargaining Unit of the McCook Professional Firefighters Association Local 2100 for the period of October 1, 2015 to September 30, 2020 and authorize the Mayor to sign said agreement. The motion passed upon the following roll call vote: YEA: Gonzales, Hepp, Calvin, McDowell, Weedin. NAY: None.

- I. Council Comments.

Council comments included noting the progress of the skate park, that Prairie Gold Homes is pouring the floor for the home to be looked by the hospital, and the possibility of holding an open house for the public to meet the new building official.

- **Adjournment.**

There being no further business to come before the Council, Mayor Gonzales declared the meeting

adjourned at 8:40 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING**

ITEM: 4B

RECOMMENDATION:

Ratify the Mayor's appointment to the:

- Housing Agency Board - appoint Kristin Stagemeyer to replace Judy Keenportz for remaining term - term expires November 2017.
- Pool Committee - appoint Jan Smith, Norma Stevens, Wayne Michaelis, Kim Tietz, Sharlynn Coleman, Tracy Flaska, Chelsey Hartwell, Tom Wiemers, Grant Norgaard, Sherri Rothmeyer, Linda Frank, Jon Graff, and Ronda Graff.

BACKGROUND:

The Mayor has contacted all appointees and they are willing to serve on the various boards.

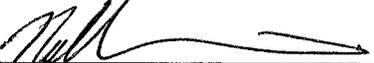
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

September 30, 2015



Nathan A. Schneider, City Manager

September 30, 2015

HOUSING AGENCY BOARD

BARB OSTRUM
512 Missouri Avenue
Apartment D
Appointed - September 2013
(replaced Shane Hilker)
Term Expires - November, 2016

TERRY PETERSON
512 Elizabeth Lane
Appointed - March 21, 1994
Reappointed - October, 2014
Term Expires - November, 2019

345-4570 (O)
345-7573 (H)

RAYMOND LONG
(Resident)
502 Missouri Avenue Circle
Appointed - May, 2015 (replaced Judy Dow)
Term Expires - November, 2020

SHANE FAGOT
1506 Centennial
Appointed - November, 1996
Reappointed - November, 2011
Term Expires - November, 2016

345-1555 (O)
345-3932 (H)

KRISTIN STAGEMEYER
2112 Blake Drive
Appointed - October, 2015 (replaced Judy Keenportz)
Term Expires - November, 2017

345-6186 (H)
345-2740 (w)

*Denotes Chairperson

Pool Committee

Jan Smith	1011 East 2nd	345-5268
Norma Stevens	1505 Norris	345-1859
Wayne Michaelis	#9 Brassie Drive	345-4988
Kim Tietze	1305 West I	340-2928
Sharlynn Coleman		345-4685
Tracy Flaska	705 West 7th	340-7387
Chelsey Hartwell	803 Sunset	340-4102
Tom Wiemers	1203 West 6th	340-9083
Grant Norgaard	421 Seminole	345-4951
Sherri Rothmeyer	903 West K	345-4450
Linda Frank	2107 Ponderosa	345-6247
Jon and Ronda Graff	38575 Drive	345-2160

Jody Crocker

Nate Schneider

Kyle Potthoff

CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING

ITEM: 4C

RECOMMENDATION:

APPROVE THE McCOOK URBAN AREA BOUNDARIES MAP AS REQUIRED BY
FHWA AND AUTHORIZE THE MAYOR TO SIGN.

BACKGROUND:

This map is a requirement of the Federal Highway Administration with the boundaries being fixed primarily for capital project funding. This map corresponds with the census boundary that is used by the census bureau. This map does not change the City's current street maintenance responsibilities, as the lane miles are still determined by the corporate limits.

FISCAL

IMPACT: None.

RECOMMENDATION:

APPROVE THE McCOOK URBAN AREA BOUNDARIES MAP AS REQUIRED BY
FHWA AND AUTHORIZE THE MAYOR TO SIGN.

APPROVALS:



Kyle Potthoff, Public Works Director

September 29, 2015



Nate Schneider, City Manager

September 29, 2015

FEDERAL-AID POLICY GUIDE
December 9, 1991, Transmittal 1

G 4063.0

CHAPTER 4
URBAN AREA BOUNDARIES

OPI: HEP-12

Par.

1. Purpose

2. Authority

3. Background

4. Fixing of Boundaries

5. Submission and Approval

1. PURPOSE. To prescribe guidelines for the establishment, submission, and approval of urban area boundaries.

2. AUTHORITY. 23 U.S.C. 101(a).

3. BACKGROUND

a. Section 105 of the Federal-Aid Highway Act of 1973 modifies Section 101(a) of title 23, U.S.C., and allows the fixing of urban area boundaries in a manner which will provide increased flexibility to various federally aided highway and transit programs.

b. An urban area is either:

(1) an urban place as designated by the Bureau of the Census having a population of 5,000 or more and not within any urbanized area; or

(2) an urbanized area as designed by the Bureau of the Census.

c. In areas where paragraph 3b(1) is applicable, the boundaries of the area shall encompass the entire urban place as designated by the Bureau of the Census plus that adjacent area as agreed upon by local officials in cooperation with the State. It should be noted that for Federal-aid purposes an urban place, as designated by the Bureau of the Census, must have a population of at least 5,000 persons.

d. In areas where paragraph 3b(2) is applicable, the boundaries of the area shall encompass the entire urbanized area within a State as designated by the Bureau of the Census plus that adjacent area as agreed upon by local officials in cooperation with the State. A list of

urbanized areas is given in Table 34 of the U.S. Summary of 1980 Census of Population. A tabulation of urbanized areas compiled from this table is shown in the Attachment.

- e. The legislation requires that new urban area boundaries shall be fixed by responsible State and local officials in cooperation with each other.

(1) In urbanized areas, the term "responsible local officials" means the principal elected officials of general purpose local governments acting through the metropolitan planning organization. The State shall cooperate with these officials and with local public transit operators, where appropriate, in establishing the boundary locations for urbanized areas.

(2) In nonurbanized urban areas, the term "responsible local officials" means the principal elected officials of general purpose local governments. The State shall cooperate with these officials and with local public transit operators, where appropriate, in establishing the boundary locations for nonurbanized urban areas.

4. FIXING OF BOUNDARIES

- a. Boundaries should be fixed so as to smooth out irregularities, maintain administrative continuity of peripheral routes, and encompass fringe areas having residential, commercial, industrial, and/or national defense significance. Transportation terminals serving the area such as airports and seaports should also be included within the redefined area if they lie within a reasonable distance of the urban area boundary that would otherwise be selected. Careful consideration should be given to the selection of boundary locations which will include logical control points for transportation linkages such as interchanges, major cross roads, etc., where the inclusion of such areas will not unduly distort the urban area as would otherwise be selected. Boundaries should not, however, be modified to accommodate a single project.
- b. Urban area and urbanized area boundary determinations should also consider the service areas of transit operations. Such considerations are particularly important if boundaries are to determine eligibility of capital projects, e.g. commuter railroad lines and stations, and rail transit and bus lines.
- c. Urban area boundaries are fixed primarily for capital project funding and are not to be confused with boundaries established for the comprehensive, cooperative and continuing urban transportation planning process.
- d. In cases where a single urban area extends across State borders, the contiguous States are encouraged to agree on the proposed boundary locations at the State line and avoid irregularities.

5. SUBMISSION AND APPROVAL

- a. The boundary location should be delineated on maps of a scale necessary to show all prominent highways and streets, all fixed transit right-of-way facilities, all major bus routes, corporate limits, township lines, etc., as well as the new limits of the urban area. The maps, together with any supporting documentation, should be submitted to the

Federal Highway Administration (FHWA) division office for approval. The submission should indicate the formal approval of the responsible State and local officials.

- b. Before giving approval to the proposed boundary locations in urbanized areas of over 200,000, the FHWA approving official should secure the concurrence of the regional representative of the Urban Mass Transportation Administration (UMTA). In addition, in areas under 200,000 where the designation of urban boundaries has significant transit implications, UMTA concurrence should also be sought before formal approval is given to the proposed boundary locations. In areas where UMTA approval is necessary, the FHWA Division Administrator shall secure such concurrence from UMTA.
- c. FHWA approval shall be indicated by signature of the Division Administrator on the maps in the space provided.

[Home](#) | [Directives](#) | [Non-reg. Non-CFR Guidance TOC](#) | [Feedback](#)



United States Department of Transportation - **Federal Highway Administration**



Pete Ricketts
Governor

STATE OF NEBRASKA

DEPARTMENT OF ROADS

Kyle Schneweis, P.E., Director

1500 Highway 2 • PO Box 94759 • Lincoln NE 68509-4759
Phone (402) 471-4567 • FAX (402) 479-4325 • www.roads.nebraska.gov

July 15, 2015

Lee Ann Doak, City Clerk
City of McCook
505 W. C St.
P.O. Box 1059
McCook, NE 69001-1059

RE: Federal-Aid Urban Area Boundary Update

Dear Ms. Doak:

After each decennial census the Federal Highway Administration (FHWA) initiates an update, applying the latest census data, to the Federal-Aid Urban Area Boundaries. Along with this update the functional classifications are reviewed. As per guidelines from the FHWA, the State Transportation Agency shall have the primary responsibility for developing and updating urban area boundaries and functional classifications and shall work with appropriate local governmental entities to complete this update.

To insure that urban areas in Nebraska meet the requirements of the 2010 Census update, Census boundaries for the McCook Urban Area were reviewed. Where necessary the boundary was extended to encompass the census designated area and the corporate limits of the city. Functionally classified routes may have been revised.

I have enclosed a copy of the updated McCook Urban Area Map for review by the McCook City Council. If the council concurs with the revised system and boundary, have a designated representative sign the signature block and return the map in the enclosed envelope. A county map was enclosed for reference.

The Red Willow County Board of Commissioners will be asked to review and approve revisions that affect areas under County jurisdiction. The revisions approved by the city and county will be forwarded to the FHWA for review. Upon FHWA approval an updated map will be returned for your records.

Please return the signed map by October 15, 2015.

Any questions should be directed to David Brokaw (402) 479-4896,
dave.brokaw@nebraska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Osborn".

Mark Osborn
Roadway Asset Management

Enclosures

**CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING**

ITEM: 4D

RECOMMENDATION:

RECEIVE AND FILE THE CITY OF MCCOOK SNOW AND ICE CONTROL AND REMOVAL OPERATION PROCEDURES AND POLICIES.

BACKGROUND:

The snow and ice control and removal operation procedures and policies are revised every year. Also attached to the policy is the agreement between the City of McCook and Red Willow County for snow plowing services pursuant to the interlocal cooperative act. This agreement is automatically renewable for an additional 1 year unless one of the parties elects not to renew for the following year, by advising the other in writing prior to October 1st of the year in question.

We once again plan to pre-treat the streets prior to predicted winter weather, when feasible. The pre-treat operation consists of applying a salt brine solution onto the roadway, in order to help minimize the snow/ice from adhering to the road surface.

We would like to remind the citizens that sidewalks should be cleared within 24 hours of the cessation of the snow. Emergency snow routes are marked with emergency snow route signs. The City asks that residents remove vehicles, including trailers, boats etc., from city streets, in particular the emergency snow routes, if snow is predicted. Highways within the city limits as well as the emergency snow routes will be the first priority. City crews are also responsible for snow removal at the airport. City crews will try and clear the remaining residential streets, once the priority areas are cleared.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

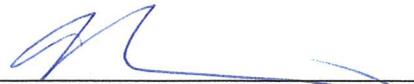
RECEIVE AND FILE THE CITY OF MCCOOK SNOW AND ICE CONTROL AND REMOVAL OPERATION PROCEDURES AND POLICIES.

APPROVALS:



Kyle Potthoff, Public Works Director

SEPTEMBER 29, 2015



Nate Schneider, City Manager

SEPTEMBER 29, 2015

CITY OF MCCOOK

SNOW AND ICE CONTROL AND REMOVAL OPERATION

PROCEDURES AND POLICIES

DEPARTMENT OF PUBLIC WORKS

STREET DIVISION

REVISED OCTOBER, 2015

AGREEMENT WITH COUNTY

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Attachment A -	Snow Emergency Ordinance No. 1882 - Section 5-1023
Attachment B -	Interlocal Agreement (Red Willow County) dated November 5, 2001

SUMMARY OF POLICIES

1. It is the general policy of the City of McCook to devote most of its snow and ice fighting effort to the arterial streets in the community due to the greater traffic volume, volume of stopping and intersection turning movements and level of speed on these streets.
2. The City shall try and maintain a relatively good level of traction on arterial streets by use of spreading a sand/salt mixture, plowing of snow from the streets, or a combination of the two.
3. On all arterial streets with the exception of the downtown area, streets will be plowed from the center to the curb and from curb to curb except when a parked vehicle makes this impossible. The City will not remove snow from driveways or sidewalks as a result of snow plowing operations.
4. The City will clear intersections of snow on intersection arterial streets and on local streets where intersections are impassable as a result of snow plowing operations.
5. The City will plow a path down the middle of residential streets when these streets are impassable to an average passenger car equipped with snow tires.
6. In the downtown area, snow will be plowed to the center of the street and hauled away due to the large volume of traffic in this area and the high volume of vehicle parking.
7. If deemed necessary, the City may call a snow emergency requiring removal of all cars parked on arterial streets for a period of 24 hours from the time the snow emergency is in effect. Vehicles not removed shall be towed away.
8. Citizens are to remove snow from sidewalks adjacent to their property within 24 hours of the cessation of snowfall except, in commercial areas where snow shall be removed by 10:00 A.M. on the morning following cessation of snow fall. Citation for violations will be handled on a complaint basis.
9. Depositing of snow from driveways and parking lots on public streets is prohibited. Where snow is removed from parking lots and piled on the parking lot, snow piles falling within the "vision triangle" of an intersection shall not be higher than 2 1/2 feet above the center of the intersection street lines so that a traffic hazard is not created at the intersection.
10. On January 1, 2004 the City of McCook became responsible for the removal of snow and ice control on the highways inside the city limits.

SNOW POLICY - SALT BRINE PRE-TREAT OPERATION PROCEDURE FOR CALLING OUT PERSONNEL AND EQUIPMENT

Beginning in the winter of 2007-2008, the City of McCook added another step to our snow/ice fighting operation. Salt brine is an anti-icing solution which is applied to the highways, streets and bridges hours before a winter weather event takes place. It is sprayed onto the roadways to help minimize and in some cases prevent unsafe road conditions when the winter storm does arrive. This is a pro-active approach to combating snow removal.

The Director of Public Works or Public Works Supervisor is responsible for deploying the salt brine pre-treat unit as he deems appropriate in order to adequately meet the particular circumstances or situation. When a snow/ice event is forecasted, the weather conditions shall be evaluated in order to determine whether the pre-treat operation shall be put into effect. Once it is determined that it is safe to pre-treat, the operator will be called and the equipment will be mobilized. The pre-treat operation consists of applying a salt brine solution onto the roadway, in order to help minimize the snow/ice from adhering to the road surface. The Nebraska Department of Roads will also be utilized for their expertise in the pre-treat operation.

Salt brine is made using just two ingredients. The first ingredient is rock salt or also known as sodium chloride (NaCl) and the second ingredient is water. The salt brine is effective for anti-icing, because the salt depresses the freezing point of water. Water freezes at 32 degrees Fahrenheit, but when salt is added to the water, it lowers the point at which the water will freeze. The recommended percentage of salt brine is between 23% and 24%, which will drop the freezing point of the brine down to - 6 degrees Fahrenheit. The salt brine will typically be applied at 50 gallons per lane mile, which amounts to approximately 110 pounds of salt.

The salt brine that will be used in our operation will be produced at the City of McCook's Water Treatment Plant, at no additional cost to the rate payers of McCook. The brine is actually a waste product and if not used for this purpose, it would be disposed of through the Wastewater Treatment Plant.

The following is the priority order in which streets will be pre-treated:

1. All Highways within the City limits.
2. All emergency snow routes.
3. Residential streets.

The frequency and amount of pre-treatment will be dependent on the following:

1. Weather conditions
2. Weather forecasts
3. Severity of the predicted event.

**SNOW POLICY - SAND/SALT OPERATION
PROCEDURE FOR CALLING OUT MEN AND EQUIPMENT**

The Director of Public Works or Public Works Supervisor is responsible for directing the resources of staff and equipment when required by winter storm conditions. During a light snow, the early stages of a major snow, or during icy conditions the sand/salt operation shall be put into effect.

The Director of Public Works or Public Works Supervisor is responsible for deploying the sand/salt unit in such fashion as he deems appropriate in order to adequately meet the particular circumstances or situation. The Director of Public Works or Public Works Supervisor shall advise the Police Department when the sand/salt operation is put into effect. Since the McCook Police Department monitors the conditions of streets during winter storm situations, the Police Department will advise the Public Works Department of the condition of the streets from time to time and of the need for action in order to provide for safe driving conditions under these circumstances.

The Police Department shall also keep the public advised of the street conditions by notifying the local news media (radio) so that bulletins can be broadcast noting particular conditions.

The Director of Public Works or the Public Works Supervisor will monitor street conditions and weather reports and determine the need for calling out staff and equipment between the hours of 4:00 A.M. and midnight, Sunday through Saturday. Between midnight and 4:00 A.M., the Police Department will be primarily responsible for monitoring street conditions and will place a call to the Director of Public Works or the Public Works Supervisor whenever they feel that conditions warrant some action by the Public Works Department. The Public Works Director or Public Works Supervisor will advise the Police Department of his/her actions at all times.

In the absence of the Director of Public Works, staff and equipment in the Public Works Department may be activated by the following persons in the order listed:

Tyler Kalinski	-	Home
Ken Vontz	-	Home
Randy Zwickle	-	Home

Police Shift Supervisor - **CONTACT** as listed above

The above instructions and policy **shall be followed exactly** unless otherwise directed by the Director of Public Works or other responsible official as noted above.

DUTIES OF PERSONNEL AND OFFICERS

GENERAL INSTRUCTIONS

1. Study and know the procedures outlined in the manual and follow the schedules shown.
2. Keep records, such as gas, diesel, hours, and mileage of trucks, plows, and loaders.
3. See that your assigned unit is in good operating condition at all times and operate it according to the plan at all times.
4. Notify the Public Works Director or Public Works Supervisor of any emergency conditions encountered.
5. Flagmen shall wear a safety vest at all times.

NOTE: There is also some burden of responsibility on the personnel involved with this plan to make an effort to be available on off-duty hours if it appears that stormy conditions may develop.

PUBLIC WORKS PERSONNEL
Contact List

CELL NUMBERS

Kyle Potthoff	CELL
Tyler Kalinski	CELL
Jesse Dutcher	CELL
Larry Dicke	CELL
Rick Province	CELL
Kenny Vontz	CELL
Lea Ann Doak	CELL

HOME NUMBERS

Kyle Potthoff	Home	Rick Province	Home	Jesse Dutcher	Home
Tyler Kalinski	Home	Dave Gummere	Home	Larry Dicke	Home
Ron Maris	CELL	Dwayne Brunswick	Home	Seth Province	CELL
Randy Zwickle	CELL	Jerome Biegler	Home	Tyrel Riggs	CELL
Kenny Vontz	Home	Rick Lorentz	CELL	Pat Fawver	CELL
Dave Korte	CELL	Rick Kinne	CELL	Greg Hall	Home
Matt Coulter	CELL	Ron Lauer	Home	WWTP(OPEN)	CELL
Elza Doak	Home			Ken Keslin	CELL
Tony Rouse	CELL			Jarod Doyle(sp)	????
Paul Younger	CELL			Ted Jones	CELL
Kirk Wilson	CELL				
Steve Miller	Home				
Mark Eiler	Home				

UNIT 45 - SALT UNIT

SALT ROUTE

NOTE: Notify Police at start and finish.

- (1) All through streets - includes hospital
- (2) All downtown streets - includes post office
- (3) Westridge hill from "D" to "M"
- (4) Around all schools
- (5) "D" Street from West 5th to "B" Street
- (6) 9th Street from "B" Street to West 5th Street
- (7) West "C" Street from West 5th to West 10th
- (8) All stops as needed
- (9) Other areas as needed
- (10) Highway 83 from south city limit to north city limit
- (11) Highway 6 & 34 from east city limit to west city limit

PROCEDURES AND POLICIES FOR SNOW PLOWING OPERATION

The Director of Public Works is responsible for directing how and when the snow plows shall be called out in order to meet particular circumstances of the winter storm.

Snow plowing operations normally are called for whenever snow accumulations of five (5) inches or greater are anticipated. As long as streets in the City are generally passable, the Director of Public Works will wait to send snow plows out on snow routes until after the storm and wind has ceased. Many times storms subside in the night hours and snow plows are generally sent out sometime after midnight with the intent that they finish the route by 7:00 A.M. or 8:00 A.M. the following morning.

To avoid plowing a second time, snow plows will be held until snowfall and wind have ceased, unless conditions do not allow. The safety and speed of the operation is enhanced if it is possible to wait until early morning hours.

The Director of Public Works will notify the City Manager whenever, in his/her opinion, the removal of parked cars on arterial streets becomes a critical factor in effectively removing the snow (normally whenever the anticipated snowfall is heavy). Such decision (snow emergency) shall be made by the City Manager, the Director of Public Works, or the Chief of Police. Whenever possible, the decision will be made before noon so that media can be notified to advise citizens to remove their vehicles and to allow adequate time for moving or towing of these vehicles before snow removal operations begin.

Whenever snow plowing operations are anticipated, the Director of Public Works or the Public Works Supervisor will advise those persons responsible for operating snow equipment of the need to be on duty at a time specified. In order to meet various contingencies, it may be necessary to call out men and equipment to stand by at the Street Shop during the night in order that they may take out snow plows when the storm subsides.

When snow plowing operations are commenced, the plows will begin work in a two (2) unit gang, plowing one-half (1/2) of an arterial street from center to curb with one pass of the gang. Snow will be plowed from curb to curb, when possible, in accordance with City policy. The operations will follow the snow routes as listed. The entire snow route will be driven and snow removed unless deemed inappropriate by the individual operator, the Director of Public Works, or the Public Works Supervisor.

The Director of Public Works or Public Works Supervisor is responsible for deploying equipment furnished by Red Willow County. The Director of Public Works or Public Works Supervisor will call out this equipment as he deems appropriate in order to meet particular circumstances of the winter storm.

Unit No. 56 (maintainer) will be dispatched to the downtown area to begin plowing snow from the curb to the center of the street or designated space for later removal. This unit will assist in clearing the highways. After clearing this area, it will proceed to other areas as listed.

Unit Nos. 53 and 55 (loaders) will be dispatched as deemed appropriate by the Director of Public Works or Public Works Supervisor to clear intersections of arterial streets and highway, break open local streets, clear City parking lots, driveways and sidewalks and assist in clearing snow from the Airport. Generally, units will be assigned on a priority basis as listed.

If at all possible, a second snow plowing after a storm will be avoided and the snow plowing operations will be completed early enough not to cover up sidewalks and driveways that have previously been cleared by residents along snow routes.

SNOW EMERGENCY ROUTES

- (1) Airport Road - "B" Street North to Airport Terminal
- (2) East 15th Street - East "H" Street to East "J" Street
- (3) East 14th Street - East "C" Street to East "H" Street
- (4) Apollo Street - East 14th Street to East "F" Street
- (5) East 11th Street - East "B" Street to North City Limits
- (6) East 6th Street - East "B" Street to East "H" Street
- (7) East 7th Street - East "H" Street to Country Club Drive
- (8) Country Club Drive - East 7th Street to East 5th Street
- (9) East 5th Street - East "H" Street to Parkview
- (10) East 4th Street - East "F" Street to East "G" Street
- (11) East 3rd Street - East "B" Street to East "H" Street
- (12) East 3rd Street - East "L" Street to East "M" Street
- (13) East 2nd Street - East "A" Street to East "B" Street
- (14) East 1st Street - East "A" Street to East "M" Street
- (15) Norris Avenue - East "A" Street to North City Limits
- (16) East "F" Street - East 3rd Street to East 6th Street
- (17) East "F" Street - East 11th Street to Apollo Street
- (18) East "G" Street - East 3rd Street to East 4th Street
- (19) East "H" Street - Norris Avenue to Airport Road
- (20) East "L" Street - Norris Avenue to East 5th Street
- (21) East "M" Street - Norris Avenue to East 5th Street
- (22) East "O" Street - Norris Avenue thru Kelley Park Drive then thru Park View to Seminole Drive
- (22) East "J" Street - East 11th Street to East 15th Street
- (23) Seminole Drive - Parkview to Park Avenue
- (24) Park Avenue - Kelley Park Drive to Norris Avenue
- (25) North Cherokee - Seminole Drive to Norris Avenue
- (26) All State Hwys within the City Limits
- (27) West 1st Street - West "A" Street to West "O" Street
- (28) West 2nd Street - West "A" Street to West "E" Street
- (29) West 3rd Street - West "A" Street to North City Limits
- (30) West Circle Drive - West "O" Street to West "Q" Street
- (31) West 5th Street - Public Safety Center to West "Q" Street
- (32) West 7th Street - West "B" Street to West "J" Street
- (33) West 8th Street - West "B" Street to West 7th Street
- (34) West 9th Street - West "B" Street to West "E" Street
- (35) West 10th Street - West "B" Street to West "Q" Street
- (36) West 14th Street - West "J" Street to West "O" Street
- (37) "A" Street - West 1st Street to East 2nd Street **
- (38) "C" Street - West 5th Street to East 1st Street
- (39) "D" Street - West 7th Street to East 1st Street
- (40) "E" Street - West 7th Street to East 1st Street
- (41) West "J" Street - Spoon Drive to Norris Avenue

- (42) West "M" Street - Norris Avenue to West 14th Street
- (43) West "O" Street - Norris Avenue to West 5th Street; West 14th Street to N. Hwy 83
- (44) West "P" Street - West 3rd Street thru West 1st Street; thru Marsh Avenue to Norris Avenue
- (45) West "Q" Street - West 3rd Street to N. Hwy 83
- (46) West "F" Street - West 7th Street to West 5th Street
- (47) West "G" Street - West 7th Street to Westridge
- (48) West "H" Street - West 7th Street to Westridge; West 10th Street to N. Hwy. 83
- (49) Sunset Road - Westridge to West 10th Street
- (50) Federal Avenue - "B" Street to South Street
- (51) South Street - Federal Avenue to South Hwy 83
- (52) All Street on the Golf Course

#56 MAINTAINER

(NOTE: DO NOT DEVIATE ON THE BELOW INSTRUCTIONS UNLESS INSTRUCTED BY THE DIRECTOR OF PUBLIC WORKS.)

REMOVE SNOW WITH MAINTAINER IN DOWNTOWN AREA

- (1) Norris Avenue from "A" Street to "F" Street (middle)
- (2) "C" Street from West 5th to East 2nd, blade to middle except between East 1st and 2nd, blade curb to curb.
- (3) West 1st from "A" Street to "D" Street (middle)
- (4) "D" Street from East 1st to West 2nd, blade to middle except between West 1st and 2nd, curb to curb
- (5) "E" Street from East 1st to West 1st (middle)
- (6) Around Post Office
- (7) West 2nd from "A" Street to "D" Street, between "C" and "D" blade curb to curb, between "A" and "C" blade to middle
- (8) West 3rd from "A" Street to "C" Street, blade to middle
- (9) "A" Street from East 1st to West 1st, curb to curb
- (10) North of Junior High on Sunset Road from West 7th west to West 10th
- (11) Airport
- (12) Assist in highway snow removal

#53 LOADER

(NOTE: DO NOT DEVIATE ON INSTRUCTIONS BELOW UNLESS INSTRUCTED BY THE DIRECTOR OF PUBLIC WORKS.)

- (1) Intersections in the downtown area where snow is bladed to the middle of the street, and intersections around new post office
- (2) Intersections on Norris Avenue from "F" Street to "O" Street.
- (3) Airport Parking Lot and other areas as needed (hangars).
- (4) Assist in highway snow removal

#55 LOADER

(NOTE: DO NOT DEVIATE ON INSTRUCTIONS BELOW UNLESS INSTRUCTED BY THE DIRECTOR OF PUBLIC WORKS.)

- (1) Police and Fire Station Parking - front push east, other in back
- (2) Auditorium Parking Lot - east or west
- (3) Parking Lots:
 - 100 block of East "B" - north side (SW corner)
 - 100 block of West "B" - north and south sides (SW corner)
 - 200 block of West 1st - south of Komac Paint (SW corner)
 - 400 block of West 1st - east side (SE corner)
 - 300 block of East 1st - west side (north side on rocks & NE corner)
 - 200 block of West 4th - east side (west on terrace)
 - Swimming Pool - parking lot
- (4) Parking south of Library
- (5) Parking on north side of Central Elementary School
- (6) Senior Center Parking Lot (all south)
- (7) Intersections of West 10th and "H" Street
- (8) Housing Authority off-street parking on Missouri Avenue Circle
- (9) Westridge Intersections
- (10) Airport Parking Lot (in ditch, not on asphalt)
- (11) Airport Intersections and as needed
- (12) Assist in highway snow removal

AIRPORT SNOW PLOWING OPERATIONS

The Director of Public Works is in charge of snow removal operations at the McCook Municipal Airport. As soon as the plow trucks, maintainers and loaders have completed their responsibilities of clearing snow from the City of McCook, they will proceed to the Airport to begin snow plowing operations on the Airport.

At the discretion of the Director of Public Works, when a situation requires the more rapid removal of snow from the Airport, units may be assigned to the Airport earlier.

When snow plowing operations begin on the Airport, the Director of Public Works or his designee shall issue a NOTAM** to Lockheed Martin noting that snow removal equipment is on the Airport and operating. The Airport shall be closed during such snow removal operations. The Director of Public Works or operator will also let the local weather station unicom operator know when they will be on the Airport and where so that they can advise local air traffic.

Snow shall be plowed from the center of the runway to the edge of the runway. Care should be taken to avoid covering up or damaging runway edge or runway end identifier lights. The procedures for removal of snow should be followed strictly, provided that changes can be made at the discretion of the Director of Public Works. However, no change should be made upon the request of private pilots, FBO's or other person unless authorized by the Director of Public Works.

NOTE: - NOTAM -

Lockheed Martin 1-877-487-6867

****Personnel authorized to issue a NOTAM**

1. City Manager - Airport Manager
2. Director of Public Works
3. Public Works Supervisor
4. Airport Maintenance Operator

DOWNTOWN AND "B" STREET SNOW HAULING OPERATION

The hauling of snow from the downtown area will commence as soon as loader units and trucks are available from their primary responsibilities. From Thanksgiving until New Year's, the City will give a high priority to quickly hauling out snow from the downtown area. Preferably, the haul will begin in the early morning hours in order to minimize disruption of traffic. At other times other than from Thanksgiving to New Year's, the hauling operation will commence on the next regular work day during normal business hours.

The hauling operations will clear downtown blocks in the following order:

- (1) Norris Avenue from "A" to "F"
- (2) East "C" Street from Norris Avenue to East 1st
- (3) West 1st from "A" to "D"
- (4) "D" Street from East 1st to West 1st
- (5) "E" Street from East 1st to West 1st
- (6) West 2nd from "B" to "C"
- (7) West "C" from Norris Avenue to West 5th
- (8) "B" Street from West 5th to East 5th
- (9) "B" Street from West 5th to West 10th
- (10) "B" Street from east 5th to East 14th

Snow hauled from the downtown area and "B" Street will be deposited on the Cibola Parking Lot or other areas as designated by the Director of Public Works.

(SIDEWALKS)

Sidewalks around public parking lots, parks, city buildings are cleaned on an as-needed basis by Cemetery personnel or other designated personnel.

**AGREEMENT BETWEEN THE CITY OF MCCOOK, NEBRASKA AND THE
COUNTY OF RED WILLOW, NEBRASKA FOR SNOW PLOWING
SERVICES PURSUANT TO THE INTERLOCAL COOPERATIVE ACT**

This Agreement is made and entered into on November 5, 2001 by and between the City of McCook, Nebraska, (hereinafter referred to as City) and the County of Red Willow, Nebraska, (hereinafter referred to as County), both public agencies pursuant to the Nebraska Interlocal Cooperative Act.

The City and County hereby entered into this Agreement for snow plowing services having the following terms and conditions.

1. The term of this Agreement shall be for a one (1) year term commencing November 1, 2001, and continuing through October 31, 2002. This agreement shall be automatically renewable on the same terms for additional one (1) year terms each subsequent year, unless one of the parties elects not to renew for the following year, by advising the other in writing prior to October 1st of the year in question.
2. There shall be no separate legal or administrative entity created by this Agreement.
3.
 - a. At the request of the City and upon notification to the District 3 County Commissioner, or his/her representative, by the City's Public Works Director, or his/her representative, the County shall provide operators and all necessary equipment, and shall plow a path reasonably clearing it of snow down the center of all residential streets within the City.
 - b. The operators provided by the County shall act under the supervision and direction of City's Public Works Director.
 - c. Upon the request of the County, and the availability of the vehicle, the City shall salt any area within the two mile jurisdiction.
 - d. At no time shall the County provided operators be considered an employee of the City.
5. This agreement may not be terminated by either party prior to the end of its term.

6. The Public Works Director for the City shall be responsible for administering the provision of this Agreement.

City of McCook

County of Red Willow

Kurt Fritsch, City Manager

Earl McNutt, Chairman
Red Willow County Commissioners

CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING

ITEM: **4E**

RECOMMENDATION:

AWARD THE CONTRACT FOR THE REPLACEMENT OF THE CENTENNIAL DRIVE WATER MAIN TO BSB CONSTRUCTION OF CURTIS NEBRASKA IN THE AMOUNT OF \$36,727.00 AS THE LOWEST RESPONSIBLE BIDDER.

BACKGROUND:

Bids were received and opened at 2:00 PM on September 29, 2015 in the City Council Chambers. The plan holder list included Myers Construction, Broken Bow; Midlands Contracting, Kearney; BSB Construction, Curtis and Horizontal Boring, Exeter. BSB was the only one to submit a bid.

With the award of contract, BSB proposes to complete the installation of the approximately 360 feet of 6" water main, valves and connections by late October or early November 2015. Company representative Shane Bennett stated that he would coordinate the Centennial Main work with the paving being done by them in the Business Park.

FISCAL IMPACT: None

Project is funded as a capital outlay item for the Water Department using revenue from water sales. Water Capital Replacement, Capital Outlay Account 70-053-56030

RECOMMENDATION:

AWARD THE CONTRACT FOR THE REPLACEMENT OF THE CENTENNIAL DRIVE WATER MAIN TO BSB CONSTRUCTION OF CURTIS NEBRASKA IN THE AMOUNT OF \$36,727.00 AS THE LOWEST RESPONSIBLE BIDDER.

APPROVALS:



David K. Blau, Project Engineer

Date: 9/30/2015



Jesse Dutcher, City Utility Director

Date: 9-30-15



Nate Schneider, City Manager

Date: 9-30-15

**CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING**

ITEM: 5

- A. Approve on second reading Ordinance No. 2015-2921 vacating the dedicated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.
- B. Approve on second reading Ordinance No. 2015-2922 creating a new 20 foot alley to replace the vacated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.
- C. Approve on first reading Ordinance No. 2015-2923 authorizing the sale of Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows: Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning, said tract containing 2633.40 square feet more or less, subject to any easements, right-of-ways, or reservations of record.

BACKGROUND:

Please refer to the attached City Manager's Report prepared for the September 21, 2015 council meeting.

**FISCAL
IMPACT:** None.

RECOMMENDATION:

- A. Approve on second reading Ordinance No. 2015-2921 vacating the dedicated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.
- B. Approve on second reading Ordinance No. 2015-2922 creating a new 20 foot alley to replace the vacated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.
- C. Approve on first reading Ordinance No. 2015-2923 authorizing the sale of Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows: Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning, said tract containing 2633.40 square feet more or less, subject to any easements, right-of-ways, or reservations of record.

CITY MANAGER'S REPORT
OCTOBER 5, 2015 CITY COUNCIL MEETING
Page - 2

APPROVALS:



Lea Ann Doak, City Clerk

September 30, 2015



Nathan A. Schneider, City Manager

September 30, 2015

CITY MANAGER'S REPORT
SEPTEMBER 21, 2015 CITY COUNCIL MEETING

- ITEM: **5A** Introduce and approve on first reading Ordinance No. 2015-~~2921~~ vacating the dedicated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.
- ITEM: **5B** Introduce and approve on first reading Ordinance No. 2015-~~2922~~ creating a new 20 foot alley to replace the vacated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.
- ITEM: **5C** Introduce and approve on first reading Ordinance No. 2015- ~~2923~~ authorizing the sale of Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows: Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning, said tract containing 2633.40 square feet more or less, subject to any easements, right-of-ways, or reservations of record.

BACKGROUND:

Approximately one year ago the City was approached by Jason Michaelis regarding the possibility of purchasing a 44.19 foot by 59.85 foot tract of land south of Lot 28, Block 1, South McCook Addition to the City of McCook, said property owned by the City of McCook. Mr. Michaelis owns Lot 28 directly to the north. Mr. Michaelis would like to join both lots in order to have a normal sized lot. The City has reviewed old plat maps to determine why Lot 28 and the other immediate lots to the west of Lot 28 were only partial lots. It appears that the Republican River at one time was fairly close in proximity to these lots. Whether these lots were smaller as a result of their proximity to the Republican River is not known. While reviewing the property at issue it was discovered that there is a 20 foot alley that has been dedicated to the City behind Lot 28 (and adjacent lots to the west). The City has reviewed its maps and has determined that there are no sewer or water lines located in the existing alley. The City believes there are no other utilities existing in the 20 foot alley. The City can't sell the property to Mr. Michaelis without vacating and modifying the location of the existing alley. Mr. Michaelis has hired Miller and Associates to draw up an alley vacation, new alley location and final parcel diagram to provide legal descriptions as well as to assist with his request. As seen from the Miller and Associates plans, it is necessary to process this request in three parts. As a result, we have broken this out in three parts for this agenda item. The end result of this agenda item would be to make Lot 28 a normal sized lot while maintaining a 20 foot easement south and west of the Michaelis lot. Consideration has been made as to whether or not this location was part of the old dump site. It is Staff's belief that the dump site was further to the west than the lot in question.

For sale purposes, Mr. Michaelis has had Melanie Goodenberger of Golden Plains Realty do a market analysis to determine what the value of the lot is.

Golden Plains determined that the lot is valued at approximately \$.28 per square foot, or \$739.20. Ms. Goodenberger utilized three comparable sales to come up with her valuation. This lot has limited value to the City due to the fact that access can only be made utilizing South Street to the north, which would require a right-of-way grant by the owner of the lot to the north (Mr. Michaelis). There is no need for this as we do not currently utilize the property. On the south side of the lot, there is a hill that would preclude easy access from Barnett Park, making the lot virtually useless. It is our belief that we will not utilize the property for any foreseeable purpose in the future. For these reasons, Staff is recommending that the property be sold to Mr. Michaelis.

As has been the City's practice, if somebody else wishes to purchase the lot, they can submit a bid to the City office prior to a second or third reading of the ordinance.

FISCAL

IMPACT: Sale of unimproved City property in the amount of \$739.20.

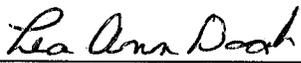
RECOMMENDATION:

ITEM: 5A Introduce and approve on first reading Ordinance No. 2015-_____ vacating the dedicated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.

ITEM: 5B Introduce and approve on first reading Ordinance No. 2015-_____ creating a new 20 foot alley to replace the vacated alley located directly to the south of Lot 28, Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska.

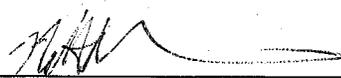
ITEM: 5C Introduce and approve on first reading Ordinance No. 2015-_____ authorizing the sale of Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows: Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning, said tract containing 2633.40 square feet more or less, subject to any easements, right-of-ways, or reservations of record.

APPROVALS:



Lea Ann Doak, City Clerk

September 15, 2015



Nathan A. Schneider, City Manager

September 15, 2015

ORDINANCE NO. 2015-2921

AN ORDINANCE TO VACATE THE DEDICATED ALLEY LOCATED DIRECTLY TO THE SOUTH OF LOT TWENTY-EIGHT (28), BLOCK ONE (1), SOUTH MCCOOK ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO PROVIDE FOR THE FILING OF THIS ORDINANCE IN THE OFFICE OF THE REGISTER OF DEEDS OF RED WILLOW COUNTY, NEBRASKA; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. That the dedicated alley located directly to the south of Lot Twenty-eight (28), Block One (1), South McCook Addition to the City of McCook, Red Willow County, Nebraska (more particularly described in Attachment A - "Alley Vacation") be and the same is hereby vacated.

SECTION 2. That within thirty (30) days after the effective date of this ordinance, the City Clerk shall file a certified copy of this ordinance with the Register of Deeds of Red Willow County, Nebraska to be indexed against affected lots.

SECTION 3. All ordinances in conflict herewith shall be and are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

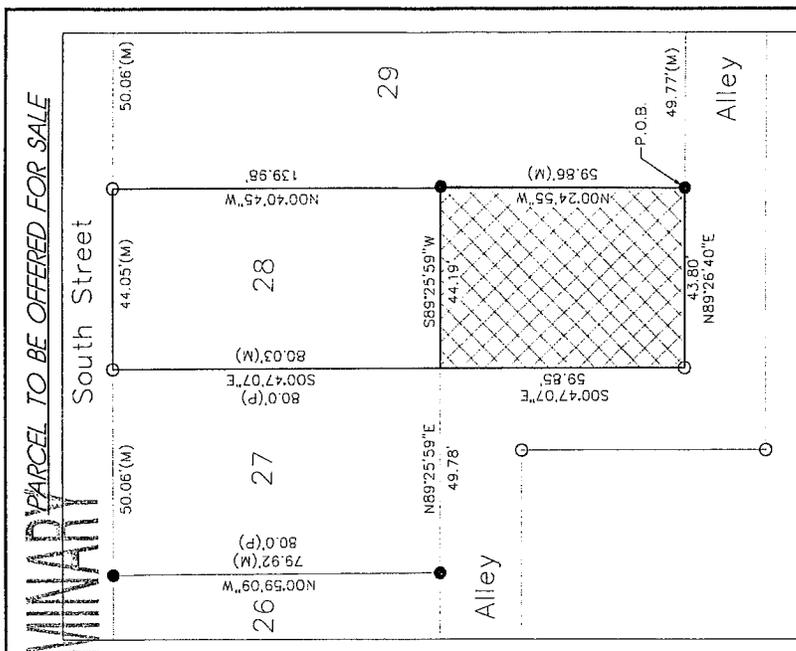
PASSED AND APPROVED THIS _____ day of _____, 2015.

-s- Michael D. Gonzales, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk

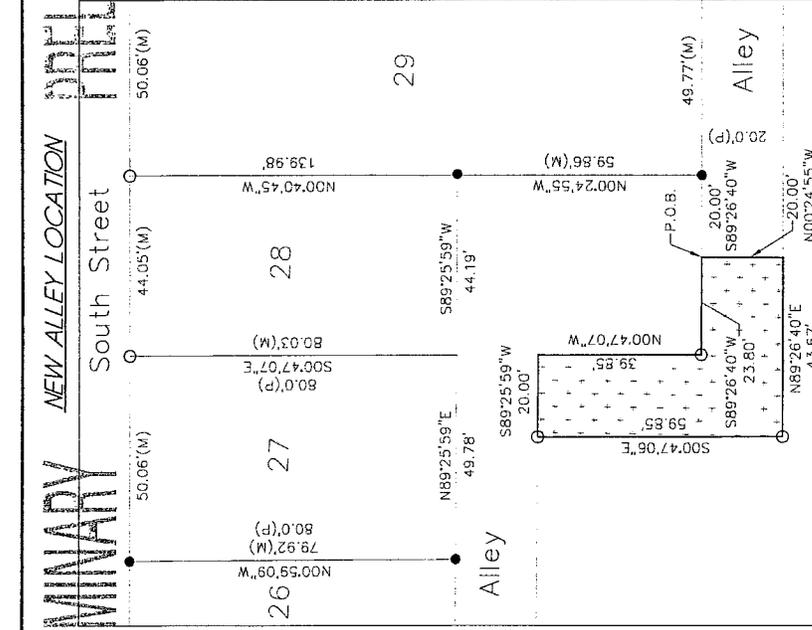
Publish:



ALLEY VACATION
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N00°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 20.00 feet to the Point of Beginning, thence N89°25'59"E a distance of 49.78 feet, thence S89°25'59"E a distance of 43.80 feet to the Point of Beginning.

NEW ALLEY LOCATION
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Referring to the SW corner of Lot 29, Block 1, South McCook Addition, thence S89°25'59"W (assumed and all bearings relative to) a distance of 20.00 feet to the Point of Beginning, thence S89°26'40"W a distance of 23.80 feet, thence N00°47'07"W a distance of 39.85 feet, thence S89°26'40"W a distance of 20.00 feet, thence S00°47'06"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.67 feet, thence N00°24'55"W a distance of 20.00 feet to the Point of Beginning. Said tract containing 1671.7 sq. feet more or less. Subject to any easements, right-of-ways, or reservations of record.

PARCEL OFFERED FOR SALE
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning. Said tract containing 2633.40 sq. feet more or less. Subject to any easements, right-of-ways, or reservations of record.



ALLEY VACATION
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N00°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 20.00 feet to the Point of Beginning, thence N89°25'59"E a distance of 49.78 feet, thence S89°25'59"E a distance of 43.80 feet to the Point of Beginning.

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Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Referring to the SW corner of Lot 29, Block 1, South McCook Addition, thence S89°25'59"W (assumed and all bearings relative to) a distance of 20.00 feet to the Point of Beginning, thence S89°26'40"W a distance of 23.80 feet, thence N00°47'07"W a distance of 39.85 feet, thence S89°26'40"W a distance of 20.00 feet, thence S00°47'06"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.67 feet, thence N00°24'55"W a distance of 20.00 feet to the Point of Beginning. Said tract containing 1671.7 sq. feet more or less. Subject to any easements, right-of-ways, or reservations of record.

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ALLEY VACATION
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N00°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 20.00 feet to the Point of Beginning, thence N89°25'59"E a distance of 49.78 feet, thence S89°25'59"E a distance of 43.80 feet to the Point of Beginning.

NEW ALLEY LOCATION
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Referring to the SW corner of Lot 29, Block 1, South McCook Addition, thence S89°25'59"W (assumed and all bearings relative to) a distance of 20.00 feet to the Point of Beginning, thence S89°26'40"W a distance of 23.80 feet, thence N00°47'07"W a distance of 39.85 feet, thence S89°26'40"W a distance of 20.00 feet, thence S00°47'06"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.67 feet, thence N00°24'55"W a distance of 20.00 feet to the Point of Beginning. Said tract containing 1671.7 sq. feet more or less. Subject to any easements, right-of-ways, or reservations of record.

PARCEL OFFERED FOR SALE
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning. Said tract containing 2633.40 sq. feet more or less. Subject to any easements, right-of-ways, or reservations of record.

I hereby state that this Plat of Survey is a true and correct delineation to the best of my knowledge, of a field survey conducted under my supervision.

Gerhard H. Dicienta
Registered Land Surveyor, RLS 514

ATTACHMENT A

ORDINANCE NO. 2015-2922

AN ORDINANCE CREATING A NEW TWENTY FOOT (20') ALLEY TO REPLACE THE VACATED ALLEY LOCATED DIRECTLY TO THE SOUTH OF LOT TWENTY-EIGHT (28), BLOCK ONE (1), SOUTH MCCOOK ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO PROVIDE FOR THE DEDICATION OF SAID ALLEY; TO PROVIDE FOR THE FILING OF THIS ORDINANCE IN THE OFFICE OF THE REGISTER OF DEEDS OF RED WILLOW COUNTY, NEBRASKA; PROVIDING FOR THE REPEAL OF ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. That the created twenty foot (20') alley replacing the vacated alley located directly to the south of Lot Twenty-eight (28), Block One (1), South McCook Addition to the City of McCook, Red Willow County, Nebraska (more particularly described in Attachment A - "New Alley Location") be and the same is hereby dedicated to the City of McCook.

SECTION 2. That within thirty (30) days after the effective date of this ordinance, the City Clerk shall file a certified copy of this ordinance with the Register of Deeds of Red Willow County, Nebraska to be indexed against affected lots.

SECTION 3. All ordinances in conflict herewith shall be and are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

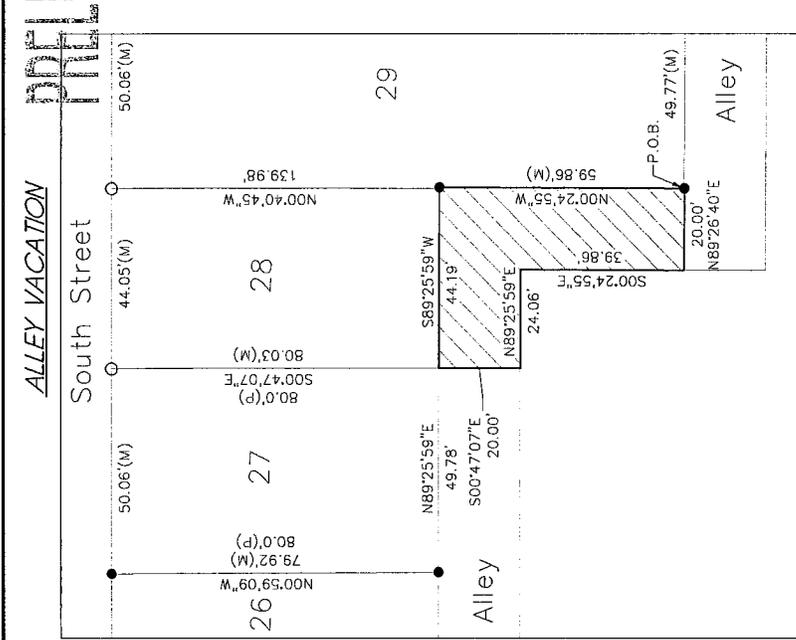
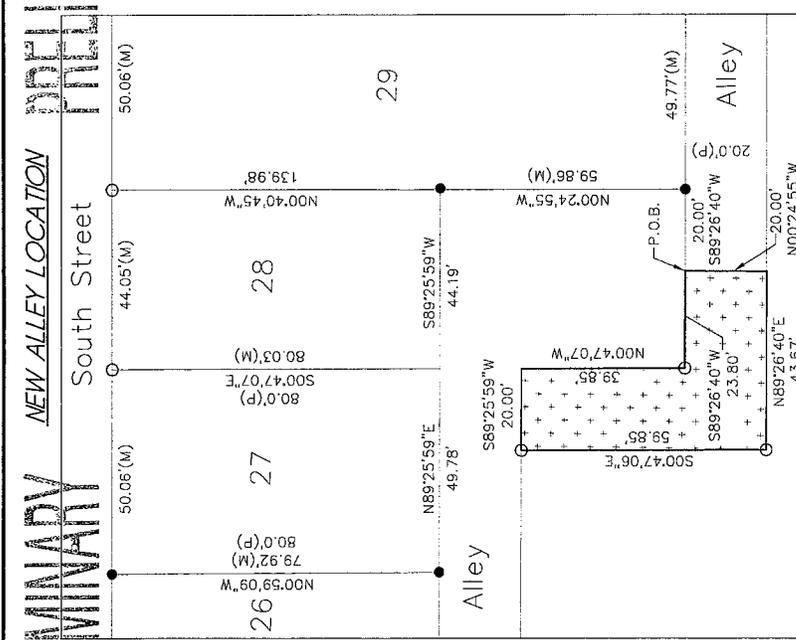
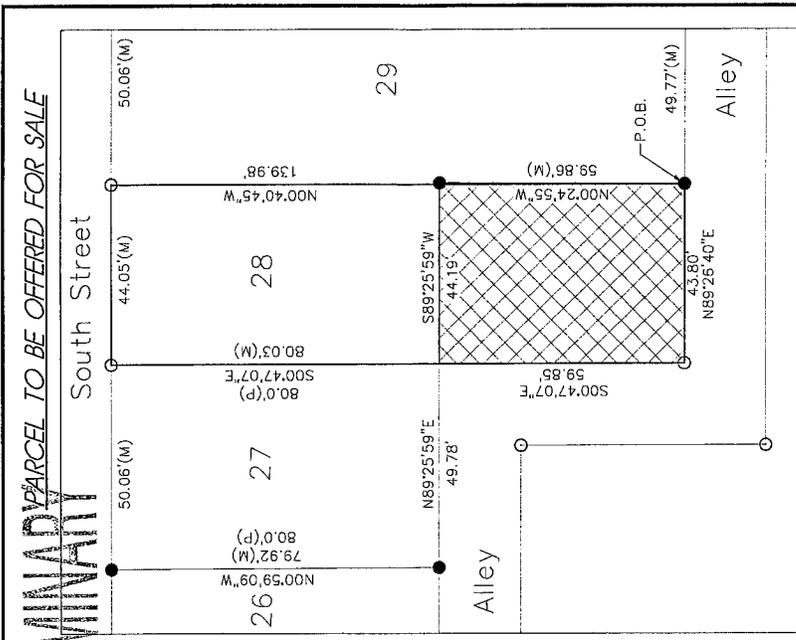
PASSED AND APPROVED THIS _____ day of _____, 2015.

-s- Michael D. Gonzales, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk

Publish:



ALLEY VACATION
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N00°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 20.00 feet to the south line of an existing alley, thence N89°25'59"E along the south line of said alley a distance of 24.06 feet, thence S00°47'07"E along the west line of alley a distance of 39.86 feet, thence N89°26'40"E a distance of 20.00 feet to the Point of Beginning.
Said tract containing 1680.2 sq. feet more or less.
Subject to any easements, right-of-ways, or reservations of record.

I hereby state that this Plat of Survey is a true and correct delineation to the best of my knowledge, of a field survey conducted under my supervision.

Gerhard H. Dicienta
Registered Land Surveyor, RLS 514

NEW ALLEY
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Referring to the SW corner of Lot 29, Block 1, South McCook Addition, thence S89°26'40"W (assumed and all bearings relative to) a distance of 20.00 feet to the Point of Beginning, thence S89°26'40"W a distance of 23.80 feet, thence N00°47'07"W a distance of 39.85 feet, thence S89°25'59"W a distance of 20.00 feet, thence S00°47'06"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.67 feet, thence N00°24'55"W a distance of 20.00 feet to the Point of Beginning.
Said tract containing 1671.7 sq. feet more or less.
Subject to any easements, right-of-ways, or reservations of record.

**Block 1, South McCook Addition to the City of McCook
Red Willow County, Nebraska**

PARCEL OFFERED FOR SALE
Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:
Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE corner of Lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.60 feet to the Point of Beginning.
Said tract containing 2633.40 sq. feet more or less.
Subject to any easements, right-of-ways, or reservations of record.

THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLER & ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

Legend

- = FOUND CORNER
- = SET 1/2" REBAR & CAP
- P = PLATTED DISTANCE
- M = MEASURED DISTANCE



**MILLER & ASSOCIATES
CONSULTING ENGINEERS, P.C.**
109 E. 2ND ST., McCOOK, NE 68001
TEL. 308-345-3710, FAX 345-1370
BOOK: 79M
200-15-578-15



ORDINANCE NO. 2015-2923

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA, AUTHORIZING AND DIRECTING THE SALE AND CONVEYANCE OF REAL ESTATE HEREINAFTER DESCRIBED TO JASON MICHAELIS; TO PROVIDE FOR PUBLICATION OF NOTICE OF SALE AND CONVEYANCE AND THE TERMS THEREOF; TO PROVIDE FOR THE RIGHT TO FILE A REMONSTRANCE AGAINST THE CONVEYANCE; AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL AND EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

Section 1. That the Mayor and the City Clerk are hereby authorized and directed to execute a deed of the City of McCook, Nebraska, conveying the following described real estate to Jason Michaelis, to-wit:

Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:

Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28,
thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28,
thence S00°47'07"E a distance of 59.85 feet,
thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning.
Said tract containing 2633.40 square feet more or less.
Subject to any easements, right-of-ways, or reservations of record.

Section 2. The consideration for this conveyance shall be Seven Hundred Thirty-Nine Dollars and twenty cents (\$739.20). The conveyance of the above described real estate shall be by Corporation Warranty Deed upon delivery to the City of McCook of the consideration by the purchaser.

Section 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three consecutive weeks in the McCook Daily Gazette, a newspaper published for general circulation in the City of McCook. Immediately after the passage and publication of this Ordinance, the City Clerk is hereby directed and instructed to prepare and publish such notice.

Section 4. In accordance with the laws of the State of Nebraska, the electors of the City of McCook may file a remonstrance against the conveyance of the described real estate; and if a remonstrance against such conveyance is signed by legal electors of the City of McCook, equal in number to thirty percent (30%) of the electors of the City of McCook, if filed with the City Council within thirty (30) days of passage and publication of this Ordinance, said property shall not then, nor within one year thereafter, be conveyed.

Section 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, the Mayor and City Clerk shall make, execute and deliver to Jason Michaelis, a Corporation Warranty Deed for the real estate described above and the execution of the deed is hereby authorized without further action on behalf of the City Council.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law and shall be published in pamphlet form.

PASSED AND APPROVED this _____ day of _____, 2015.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

NOTICE OF RIGHT TO REMONSTRATE

Notice is hereby given that the City of McCook, Nebraska did, on the _____ day of _____, 2015, pass Ordinance No. 2015-2923 authorizing and directing the sale of the following-described real estate located in Red Willow County, Nebraska, to Jason Michaelis, to-wit:

Part of Block 1, South McCook Addition to the City of McCook, Red Willow County, Nebraska, more particularly described as follows:

Beginning at the SW corner of Lot 29, Block 1, South McCook Addition, thence N02°24'55"W (assumed and all bearings relative to) along the west line of Lot 29 a distance of 59.86 feet to the SE Corner of lot 28, thence S89°25'59"W along the south line of Lot 28 a distance of 44.19 feet to the SW corner of Lot 28, thence S00°47'07"E a distance of 59.85 feet, thence N89°26'40"E a distance of 43.80 feet to the Point of Beginning. Said tract containing 2633.40 square feet more or less. Subject to any easements, right-of-ways, or reservations of record.

Conveyance of the said tract of real estate shall be by Corporation Warranty Deed, upon payment of a consideration of Seven Hundred Thirty-Nine Dollars and Twenty Cents (\$720.20) to the City for said tract. Said sale will be completed thirty (30) days from and after the approval and publication, in pamphlet form of Ordinance No. 2015-2923, namely: from _____, 2015, unless an objection of remonstrance to such sale, signed by legal electors thereof equal in number to thirty percent (30%) of the electors of the City voting at the last regular municipal election, be filed with the City Clerk on or before _____, 2015.

By order of the City Council of the City of McCook, Nebraska, _____, 2015.

-s- Michael D. Gonzales, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk-Treasurer

Publish: Three consecutive weeks



July 15, 2015

To Whom It May Concern:

I was asked by Jason Michaelis to estimate the value of a 44'x60 ' parcel of vacant land behind his property located at SOUTH MCCOOK ADDITION BLK 1, LOTS 28 & 29 RED WILLOW COUNTY NEBRASKA. Per the attached comparables I estimate the parcel to be valued at approximately \$0.28 per square foot, or \$739.20. The comparables I utilized we in similar locations and their sold values ranged from \$0.10 per square foot to \$0.46 per square foot with an average of \$0.28 per square foot. My final estimation of value was based on the average sales price of all three comparables.

Please Let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Melanie Goodenberger". The signature is written in a cursive, flowing style.

Melanie Goodenberger,
Broker
Golden Plains Realty
907 West B Street
McCook, NE 69001
308-345-4108

Parcel Information	
Parcel ID	001431200
Links	Photo #1
Map Number	4281-00-0-00000-000-0000
Cadastral #	
Current Owner	MASON/DONALD B 38989 US HIGHWAY 6 MCCOOK NE 69001-0000
Situs Address	#23 SOUTH STREET
Tax District	80
Tax ID	
School District	S.D. #17 GEN/SPEC BLD
Neighborhood	2705
Property Class	Single Family
Lot Width x Depth	138 x 297
Legal Description	MISC MCCOOK 29-3-29 PT SW/4SW

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2015	\$3,459	\$3,459	\$0	\$0

2014 Tax Information	
Taxes	\$60.92
Tax Levy	1.833000

2014 Tax Levy	
Description	Rate
CITY OF MCCOOK GEN	0.319044
COUNTY	0.310926
ED UNIT #15	0.014469
HIGH PLAINS HISTORICAL	0.001536
MID-PLAINS GEN/CI/ADA	0.082000
NATURAL RESOURCE	0.033177
S.D. #17 BOND	0.088076
S.D. #17 GEN/SPEC BLD	0.983772

99 Year Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2014/05/23	2014-00928	1	STUCK/SHELLY L	\$4,200.00
2014/05/23	2014-01033	1	STUCK/SHELLY L	\$4,200.00
2013/09/11	2013-01840	1	GEIHSLER/ROSE	\$0.00
2006/10/19	2006-01677	1	MOCKRY/ROBERT	\$5,500.00

Property Classification			
Status:	Unimproved	Location:	Urban
Property Class:	Single Family	City Size:	5,001-12,000
Zoning:	N/A	Lot Size:	20,001 sq. ft. - .99 ac.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
138	297	Sq ft.	40986	3459

\$0.10/per SF

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	MASON/DONALD B	\$3,459	\$0	\$0	\$3,459	\$3,459	\$60.92
2013	MASON/DONALD B	\$3,459	\$0	\$0	\$3,459	\$3,459	\$67.30
2012	STUCK/SHELLY L	\$3,459	\$0	\$0	\$3,459	\$3,459	\$69.24
2011	GEIHSLER/ROSE	\$3,459	\$0	\$0	\$3,459	\$3,459	\$67.46
2010	GEIHSLER/ROSE	\$3,459	\$500	\$0	\$3,959	\$3,959	\$76.66
2009	GEIHSLER/ROSE	\$3,459	\$1,000	\$0	\$4,459	\$4,459	\$86.86
2008	GEIHSLER/ROSE	\$3,459	\$1,000	\$0	\$4,459	\$4,459	\$88.14
2007	GEIHSLER/ROSE	\$3,459	\$1,000	\$0	\$4,459	\$4,459	\$89.90
2006	GEIHSLER/ROSE	\$3,459	\$1,000	\$0	\$4,459	\$4,459	\$89.98
2005	GEIHSLER/ROSE	\$3,459	\$1,000	\$0	\$4,459	\$4,459	\$87.80
2004	MOCKRY/ROBERT	\$4,105	\$1,113	\$0	\$5,218	\$5,218	\$103.86
2003	MOCKRY/ROBERT	\$4,105	\$1,113	\$0	\$5,218	\$5,218	\$112.06
2002	MOCKRY/ROBERT	\$4,105	\$1,050	\$0	\$5,155	\$5,155	\$103.78
2001	MOCKRY/ROBERT	\$4,105	\$1,000	\$0	\$5,105	\$5,105	\$98.32
2000	MOCKRY/ROBER		\$5,105		\$5,105	\$5,105	\$82.96
1999	MOCKRY/ROBER		\$5,955		\$5,955	\$5,955	\$130.30
1998	MOCKRY/ROBER		\$5,955		\$5,955	\$5,955	\$130.72
1997	MOCKRY/ROBER		\$5,955		\$5,955	\$5,955	\$148.98
1996	MOCKRY/ROBER		\$5,465		\$5,465	\$5,465	\$136.52
1995	MOCKRY/ROBER		\$6,380		\$6,380	\$6,380	\$170.94
1994	MOCKRY/ROBER		\$6,265		\$6,265	\$6,265	\$160.18

Residential Datasheet	
Type	Heat Type
Quality / Condition	Foundation
Arch. Type	Slab Area
Year Built	Crawl Area
Actual Age N/A	Basement Area
Ext. Wall 1	Min Finish 0 sq. ft
Ext. Wall 2	Rec Finish
Base Area	Part Finish

7/14/2015

Red Willow County Assessor

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Total Area

Bedrooms

Style 1

Bathrooms

Style 2

Garage Type

Roof Type

Garage Area

0 sq. ft

Photo/Sketch



Parcel Information	
Parcel ID	001593600
Links	Photo #1
Map Number	4281-00-0-00000-000-0000
Cadastral #	C1 71B 10
Current Owner	THOMAS/MICHAEL D & MERRIUL W 71402 U S HWY 83 MCCOOK NE 69001-
Situs Address	508 SOUTH STREET
Tax District	80
Tax ID	C1 71B 10
School District	S.D. #17 GEN/SPEC BLD
Neighborhood	2705
Property Class	Single Family
Lot Width x Depth	50 x 140
Legal Description	SOUTH MCCOOK ADDITION BLK 2, LOT 47

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2015	\$1,050	\$1,050	\$0	\$0

2014 Tax Information	
Taxes	\$18.48
Tax Levy	1.833000

2014 Tax Levy	
Description	Rate
CITY OF MCCOOK GEN	0.319044
COUNTY	0.310926
ED UNIT #15	0.014469
HIGH PLAINS HISTORICAL	0.001536
MID-PLAINS GEN/CI/ADA	0.082000
NATURAL RESOURCE	0.033177
S.D. #17 BOND	0.088076
S.D. #17 GEN/SPEC BLD	0.983772

99 Year Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2014/09/29	2014-01765	-	GRAFF/PETER M	\$2,000.00
1994/10/04	123-00	1		\$0.00

Property Classification			
Status:	Unimproved	Location:	Urban
Property Class:	Single Family	City Size:	5,001-12,000
Zoning:	N/A	Lot Size:	<10,000 sq. ft.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
50	140	Sq. ft.	7000	1050

\$0.29 per SF

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	THOMAS/MICHAEL D & MERRIUL W	\$1,050	\$0	\$0	\$1,050	\$1,050	\$18.48
2013	THOMAS/MICHAEL D & MERRIUL W	\$1,050	\$0	\$0	\$1,050	\$1,050	\$20.42
2012	GRAFF/PETER M	\$1,050	\$0	\$0	\$1,050	\$1,050	\$21.02
2011	GRAFF/PETER M	\$1,050	\$0	\$0	\$1,050	\$1,050	\$20.46
2010	GRAFF/PETER M	\$1,050	\$0	\$0	\$1,050	\$1,050	\$20.34
2009	GRAFF/PETER M	\$1,050	\$500	\$0	\$1,550	\$1,550	\$30.18
2008	GRAFF/PETER M	\$1,050	\$500	\$0	\$1,550	\$1,550	\$30.64
2007	GRAFF/PETER M	\$1,050	\$500	\$0	\$1,550	\$1,550	\$31.26
2006	GRAFF/PETER M	\$1,050	\$500	\$0	\$1,550	\$1,550	\$31.28
2005	GRAFF/PETER M	\$1,050	\$500	\$0	\$1,550	\$1,550	\$30.52
2004	GRAFF/PETER M	\$1,250	\$557	\$0	\$1,807	\$1,807	\$35.96
2003	GRAFF/PETER M	\$1,250	\$557	\$0	\$1,807	\$1,807	\$38.80
2002	GRAFF/PETER M	\$1,250	\$525	\$0	\$1,775	\$1,775	\$35.74
2001	GRAFF/PETER M	\$1,750	\$500	\$0	\$2,250	\$2,250	\$43.34
2000	GRAFF/PETER M		\$2,250		\$2,250	\$2,250	\$36.56
1999	GRAFF/PETER M		\$1,910		\$1,910	\$1,910	\$41.80
1998	GRAFF/PETER M		\$1,910		\$1,910	\$1,910	\$41.92
1997	GRAFF/PETER M		\$1,910		\$1,910	\$1,910	\$47.78
1996	GRAFF/PETER M		\$1,750		\$1,750	\$1,750	\$43.72
1995	GRAFF/PETER M		\$1,885		\$1,885	\$1,885	\$50.50

Residential Datasheet	
Type	Heat Type
Quality / Condition	Foundation
Arch. Type	Slab Area
Year Built	Crawl Area
Actual Age N/A	Basement Area
Ext. Wall 1	Min Finish 0 sq. ft
Ext. Wall 2	Rec Finish
Base Area	Part Finish
Total Area	Bedrooms
Style 1	Bathrooms
Style 2	Garage Type
Roof Type	Garage Area

Photo/Sketch



Parcel Information	
Parcel ID	000833300
Links	Photo #1
Map Number	4281-00-0-00000-000-0000
Cadastral #	C1 65 74
Current Owner	GIORGIONE/PIETRO & PIETRO GIORGIONE JR PO 756 MCCOOK NE 69001-
Situs Address	309 EAST 6TH STREET
Tax District	80
Tax ID	C1 65 74
School District	S.D. #17 GEN/SPEC BLD
Neighborhood	2505
Property Class	Single Family
Lot Width x Depth	50 x 140
Legal Description	FOURTH ADDITION MCCOOK BLK 8, LOT 2

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2015	\$4,900	\$4,900	\$0	\$0

2014 Tax Information	
Taxes	\$86.32
Tax Levy	1.833000

2014 Tax Levy	
Description	Rate
CITY OF MCCOOK GEN	0.319044
COUNTY	0.310926
ED UNIT #15	0.014469
HIGH PLAINS HISTORICAL	0.001536
MID-PLAINS GEN/CI/ADA	0.082000
NATURAL RESOURCE	0.033177
S.D. #17 BOND	0.088076
S.D. #17 GEN/SPEC BLD	0.983772

99 Year Sales History				
Date	Book/Page	# Parcels	Grantor	Price
2015/04/10	2015-00577	1	SCHAMEL/DONALD E (JR)	\$3,250.00
2012/08/13	2012-01755	-	SCHAMEL/DONALD E (JR)	\$0.00
2009/03/30	2009-00508	1	BROWN/CERMIT B & MARJORIE	\$3,000.00
2007/05/08	2007-00705	1	MCCOOK NATIONAL BANK	\$509.78

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Red Willow County Assessor

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2007/05/01	2007-00702	1 SAUVAGE/DANIEL D	\$0.00
2004/12/07	131-684	1 SAUVAGE/VERL A	\$0.00
2003/09/10	130-628	1 MATSON/HOWARD R & SANDRA K	\$5,500.00
2002/12/31	130-048	1 CONTRERAS/GRACE	\$1,000.00

Property Classification			
Status:	Unimproved	Location:	Urban
Property Class:	Single Family	City Size:	5,001-12,000
Zoning:	N/A	Lot Size:	<10,000 sq. ft.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
50	140	Sq ft.	7000	4900

\$0.46 per SF

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outblgd	Total	Taxable	Taxes
2014	GIORGIONE/PIETRO	\$4,900	\$0	\$0	\$4,900	\$4,900	\$86.32
2013	SCHAMEL/DONALD E (JR)	\$4,900	\$0	\$0	\$4,900	\$4,900	\$95.32
2012	SCHAMEL/DONALD E (JR)	\$4,900	\$0	\$0	\$4,900	\$4,900	\$98.10
2011	SCHAMEL/DONALD E (JR)	\$4,900		\$0	\$4,900	\$4,900	\$95.54
2010	SCHAMEL/DONALD (JR)	\$4,900	\$1,500	\$0	\$6,400	\$6,400	\$123.92
2009	SCHAMEL/DONALD (JR)	\$4,900	\$1,500	\$0	\$6,400	\$6,400	\$124.66
2008	SCHAMEL/DONALD (JR)	\$4,900	\$1,500	\$0	\$6,400	\$6,400	\$126.50
2007	BROWN/CERMIT B & MARJORIE	\$4,900	\$1,500	\$0	\$6,400	\$6,400	\$129.04
2006	BROWN/CERMIT B & MARJORIE	\$4,900	\$1,500	\$0	\$6,400	\$6,400	\$129.14
2005	BROWN/CERMIT B & MARJORIE	\$4,900	\$1,500	\$0	\$6,400	\$6,400	\$126.02
2004	BROWN/CERMIT B & MARJORIE	\$2,750	\$19,828	\$0	\$22,578	\$22,578	\$449.36
2003	BROWN/CERMIT B & MARJORIE	\$2,750	\$19,828	\$0	\$22,578	\$22,578	\$484.90
2002	SAUVAGE/VERL A	\$2,750	\$18,706	\$0	\$21,456	\$21,456	\$431.92
2001	MATSON/HOWARD R & SANDRA K	\$2,750	\$17,815	\$0	\$20,565	\$20,565	\$396.10
2000	MATSON/HOWARD R & SANDRA K		\$20,565		\$20,565	\$20,565	\$334.16
1999	MATSON/HOWARD R & SANDRA M		\$20,785		\$20,785	\$0	\$0.00

7/13/2015

Red Willow County Assessor

powered by:  GIS Workshop

1998	MATSON/HOWARD R & SANDRA K	\$20,785	\$20,785	\$20,785	\$456.22
1997	CONTRERAS/GRACE LIFE ESTATE ETAL	\$20,785	\$20,785	\$20,785	\$519.94
1996	CONTRERAS/GRACE LIFE ESTATE ETAL	\$19,065	\$19,065	\$19,065	\$476.28
1995	CONTRERAS/GRACE LIFE ESTATE ETAL	\$17,435	\$17,435	\$17,435	\$467.12
1994	CONTRERAS/GRACE LIFE ESTATE ETAL	\$16,555	\$16,555	\$16,555	\$423.26

Residential Datasheet	
Type	Heat Type
Quality / Condition	Foundation
Arch. Type	Slab Area
Year Built	Crawl Area
Actual Age N/A	Basement Area sq. ft.
Ext. Wall 1	Min Finish 0 sq. ft.
Ext. Wall 2	Rec Finish
Base Area	Part Finish
Total Area	Bedrooms
Style 1	Bathrooms
Style 2	Garage Type
Roof Type	Garage Area 0 sq. ft.

Building Permits			
Permit #	Date	Description	Amount
8333	01/01/2006	REMODEL HOUSE	

