

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, August 2, 2021
5:30 PM - City Council Chambers

Call to Order and Roll Call.

Open Meetings Act Announcement.

Pledge of Allegiance.

Items.

1. Announcements & Recognitions.
2. Public Hearings.
 - A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held July 26, 2021.
 1. Adjourn the Public Hearing.
 - B. Receive and file the minutes of the October 26, 2020 Economic Development Plan Citizen's Advisory Review Committee meeting.
3. Consent Agenda.
 - A. Approve the minutes of the July 19, 2021 regular City Council meeting.
 - B. Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Casey's Retail Company, which holds License #D-123291, Casey's General Store 2984, 204 West "B" Street; License #D-123295, Casey's General Store 1954, 810 East "B" Street; and License #D-123296, Casey's General Store 2291, 704 West "B" Street; the applicant being Krystal M. Carter.
 - C. Receive and file the minutes of the May 2021 Library Advisory Board meeting and the June 8, 2021 Swimming Pool Committee meeting.
 - D. Approve the application for a Special Designated Liquor License submitted by JBN, Inc., dba Hi Times Liquor Mart 1, Liquor License #DK-100025, for a reception to be held at the McCook City Auditorium, 302 West 5th Street, on August 28, 2021 from 12:00 P.M. to 1:00 A.M.
 - E. Approve the application for a Special Designated Liquor License submitted by the McCook Chamber of Commerce for a Chamber Open House Mixer to be held at the Community Hospital-Medical Specialist Center, 1301 East H Street, on August 27, 2021 from 8:00 A.M. to 11:00 P.M.
4. Regular Agenda.

- A. Ordinance No. 2021-3018 update McCook's Code of Ordinances to include a new section to Chapter 71, said Chapter and Section to be known as Chapter 71: Traffic Rules; Section 71.30: Engine Braking.
 - 1. Chairperson asks Clerk to read ordinance by title.
 - 2. Consider approval of Ordinance No. 2021-3018 upon its first reading.
- B. Update from City Attorney, Nathaniel Mustion, regarding the creation of a regional land bank.
- C. Approve the following requests from the Prairie Roots Committee for the Prairie Roots Festival: To use the lower shelter house area of Kelley Park on Saturday, August 21, 2021 from 8 a.m. to 11 p.m.; to close Kelley Park Road that extends from East 5th Street to Kelley Park Drive from 8 a.m. to 11 p.m.; and to close the walking trail that extends from East 5th Street to Kelley Park Drive from 8 a.m. to 11 p.m.
- D. Council Comments.
- E. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.
 - 1. Nebraska Open Meetings Act statement, if a motion to close passes.
 - 2. If moved into Executive Session, motion to close.

Adjournment.

**CITY MANAGER'S REPORT
AUGUST 2, 2021 CITY COUNCIL MEETING**

ITEM: _____

RECOMMENDATION:

ITEM: 2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held July 26, 2021.

ITEM: 2.B. Receive and file the minutes of the January 25, 2021 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on January 25, 2021 and July 26, 2021. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 28, 2015



Nathan A. Schneider, City Manager

May 28, 2015

EXHIBIT #1

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AGENDA

**ECONOMIC DEVELOPMENT PLAN
CITIZEN'S ADVISORY REVIEW COMMITTEE**

QUARTERLY MEETING

MONDAY JULY 26, 2021

12:00 P.M.

AT THE HERITAGE SENIOR CENTER CONFERENCE ROOM

CALL TO ORDER

*A Copy of the Open Meetings Act is posted and available for public review in the meeting room at the Keystone conference room.

- ITEM NO. 1** Review and approve minutes of January 25, 2021 meeting
- ITEM NO. 2** Review LB840 Economic Development Program quarterly reports
- ITEM NO. 3** Update of Revenues Collected to Date
- ITEM NO. 4** Economic Development Director Report
- ITEM NO. 5** Open discussion
- ITEM NO. 6** Next meeting date: October 25, 2021
- ITEM NO. 7** Adjournment

EXHIBIT #3

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McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)

Program Year 10/01/20 - 9/30/21

Balances as of 3/31/2021

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total
Loan & Grant Program	\$ 526,409.61	\$ 141,827.64	\$ 51,500.00	\$ 616,737.25	
Loan Repayments		\$ 36,361.24	\$ -	\$ 36,361.24	
Legal			\$ -	\$ -	
Publishing			\$ -	\$ -	
Miscellaneous		\$ -	\$ 15.20	\$ (15.20)	
Interest		\$ 444.16		\$ 444.16	
TOTAL					\$ 653,527.45
Ending Balance					<u>\$ 653,527.45</u>

MEDC Administration \$ - \$ 66,642.00 \$ 66,642.00 \$ -

Schedule of advancements to MEDC to draw on Clary Bridge Loan

4/1/2015	\$4,190.30	\$4,190.30	\$174,415.81
5/1/2015	\$4,190.30	\$8,380.60	\$170,225.51
6/1/2015	\$4,190.30	\$12,570.90	\$166,035.21
7/1/2015	\$4,190.30	\$16,761.20	\$161,844.91
8/1/2015	\$4,190.30	\$20,951.50	\$157,654.61
9/1/2015	\$4,190.30	\$25,141.80	\$153,464.31
10/1/2015	\$4,190.30	\$29,332.10	\$149,274.01
11/1/2015	\$4,190.30	\$33,522.40	\$145,083.71
12/1/2015	\$4,190.30	\$37,712.70	\$140,893.41
1/1/2016	\$4,190.30	\$41,903.00	\$136,703.11
2/1/2016	\$4,190.30	\$46,093.30	\$132,512.81
3/1/2016	\$4,190.30	\$50,283.60	\$128,322.51
4/1/2016	\$4,190.30	\$54,473.90	\$124,132.21
5/1/2016	\$4,190.30	\$58,664.20	\$119,941.91
6/1/2016	\$4,190.30	\$62,854.50	\$115,751.61
7/1/2016	\$4,190.30	\$67,044.80	\$111,561.31
8/1/2016	\$4,190.30	\$71,235.10	\$107,371.01
9/1/2016	\$4,190.30	\$75,425.40	\$103,180.71
10/1/2016	\$4,190.30	\$79,615.70	\$98,990.41
11/1/2016	\$4,190.30	\$83,806.00	\$94,800.11
12/1/2016	\$4,190.30	\$87,996.30	\$90,609.81
1/1/2017	\$4,190.30	\$92,186.60	\$86,419.51
2/1/2017	\$4,190.30	\$96,376.90	\$82,229.21
3/1/2017	\$4,190.30	\$100,567.20	\$78,038.91
4/1/2017	\$4,190.30	\$104,757.50	\$73,848.61
5/1/2017	\$4,190.30	\$108,947.80	\$69,658.31
6/1/2017	\$4,190.30	\$113,138.10	\$65,468.01
7/1/2017	\$4,190.30	\$117,328.40	\$61,277.71
8/1/2017	\$4,190.30	\$121,518.70	\$57,087.41
9/1/2017	\$4,190.30	\$125,709.00	\$52,897.11
10/1/2017	\$4,190.30	\$129,899.30	\$48,706.81
11/1/2017	\$4,190.30	\$134,089.60	\$44,516.51
12/1/2017	\$4,190.30	\$138,279.90	\$40,326.21
1/1/2018	\$4,190.30	\$142,470.20	\$36,135.91
2/1/2018	\$4,190.30	\$146,660.50	\$31,945.61
3/1/2018	\$4,190.30	\$150,850.80	\$27,755.31
4/1/2018	\$4,190.30	\$155,041.10	\$23,565.01
5/1/2018	\$4,190.30	\$159,231.40	\$19,374.71
6/1/2018	\$4,190.30	\$163,421.70	\$15,184.41
7/1/2018	\$4,190.30	\$167,612.00	\$10,994.11
8/1/2018	\$4,190.30	\$171,802.30	\$6,803.81
9/1/2018	\$4,190.30	\$175,992.60	\$2,613.51
10/1/2018	\$2,613.51	\$178,606.11	\$0.00

\$178,606.11

Façade Grant Program		Address	Program	Private	Total
Jun-12	KDS Building - loan	802 W B	\$ 10,000.00		
Jun-12	KDS Building	802 W B	\$ 1,950.00	\$ 12,500.00	\$ 14,450
Oct-12	McCook Art Guild	209 Norris	\$ 2,140.27	\$ 2,140.27	\$ 4,281
Jan-13	Homespun	110 W 3rd	\$ 2,400.00	\$ 2,400.00	\$ 4,800
Sep-13	Fox Theater	412 Norris	\$ 5,000.00	\$ 27,384.80	\$ 32,385
Dec-13	Nielson Chiropractic	114 W C	\$ 5,000.00	\$ 7,692.00	\$ 12,692
Aug-13	The Sports Shoppe	208 Norris	\$ 2,850.00	\$ 2,850.00	\$ 5,700
Mar-15	Ambience Counseling	601 Norris	\$ 5,000.00	\$ 15,000.00	\$ 20,000
May-15	Renalle's	219 Norris	\$ 3,068.03	\$ 3,068.04	\$ 6,136
Jun-15	Jay & Kim Schilling	323 Norris	\$ 2,447.62	\$ 2,447.63	\$ 4,895
Aug-15	Gary Parks	201-203 W 2nd	\$ 5,000.00	\$ 16,143.30	\$ 21,143
Sep-15	The Sports Shoppe	208 Norris	\$ 2,150.00	\$ 36,000.00	\$ 38,150
Mar-16	Sehnert's Café	310 Norris	\$ 5,000.00	\$ 7,000.00	\$ 12,000
Mar-16	American Ag Lab	700 W D	\$ 5,000.00	\$ 80,107.00	\$ 85,107
Jul-16	McCook Hearing Aid Center/Gary Parks	N. Hwy 83	\$ 5,000.00	\$ 13,785.00	\$ 18,785
Oct-17	Farrell's	120 W B	\$ 5,000.00	\$ 12,000.00	\$ 17,000
Nov-17	Eakes	120 Norris Ave	\$ 5,000.00	\$ 10,233.00	\$ 15,233
Oct-17	Longnecker	314 Norris Ave	\$ 5,000.00	\$ 5,270.12	\$ 10,270
Feb-17	Wagner Ford	211 West 2nd	\$ 5,000.00	\$ 22,204.36	\$ 27,204
Feb-17	Bauer	319 Norris Aveni	\$ 5,000.00	\$ 5,400.99	\$ 10,401
May-17	N-Stant Convenience	1111 West B. St.	\$ 3,054.42	\$ 3,054.42	\$ 6,109
Jun-17	McCookNet	1812 West O. St	\$ 5,000.00	\$ 36,000.00	\$ 41,000
Jun-17	Modern Cleaners	215 Norris Ave.	\$ 1,900.00	\$ 1,900.00	\$ 3,800
Aug-17	Golden Plains Realty	907 West B. St	\$ -	\$ -	\$ -
Feb-18	206 Norris, LLC/Anytime Fitness	206 Norris Ave.	\$ 5,000.00	\$ 24,064.00	\$ 29,064
Nov-18	Main Street Clothing	124 Norris Ave.	\$ 5,000	\$ 18,296.88	\$ 23,297
Jan-19	United Methodist Church/Helping Hand	202 West 1st St.	\$ 1,578	\$ 1,578.00	\$ 3,156
Dec-18	B-St. Auto Spa	414 W B St.	\$ 5,000	\$ 18,414.66	\$ 23,415
Aug-19	Carpenter-Breland	305 W. C St.	\$ 3,500	\$ 64,116.61	\$ 67,617
TOTAL			\$ 117,037.84	\$ 386,934.47	\$ 503,972
Funds Allocated			\$ 83,000.00		
Additional Funds Allocated 06/27/16			\$ 15,000.00		
Additional Funds Allocated 02/27/17			\$ 15,000.00		
Additional Funds Allocated 10/23/17			\$ 10,000.00		
Funds Removed 3/12/19			\$ (5,962.16)		
Remaining			\$ -		
Reserved					
				\$0.00	
Uncommittted			\$ -		

Trends

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)
10/01/18 - 3/31/19

	<u>Beginning</u>	<u>YTD</u>	<u>YTD</u>	<u>Ending</u>	<u>Program</u>		
	<u>Cash on Hand</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Balance</u>	<u>Total</u>		
Loan & Grant Program	\$ 227,381.66	\$ 123,574.88	\$ 136,714.32	\$ 214,242.22			
Loan Repayments		\$ 48,676.54	\$ -	\$ 48,676.54		sales tax revenue	\$ 187,624.88
Legal			\$ -	\$ -			8.14%
Publishing			\$ 12.00	\$ (12.00)		Loan repayment	\$ 48,676.54
Interest		\$ 396.33		\$ 396.33			234.07%
TOTAL					\$ 263,303.09		
Ending Balance					<u>\$ 263,303.09</u>		
Keystone Bond Reserve	\$ 112,000.00		\$ 112,000.00	\$ -			
MEDC Administration	\$ -	\$ 64,050.00	\$ 64,050.00	\$ -			

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)
10/01/17 - 3/31/18

	<u>Beginning</u>	<u>YTD</u>	<u>YTD</u>	<u>Ending</u>	<u>Program</u>		
	<u>Cash on Hand</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Balance</u>	<u>Total</u>		
Loan & Grant Program	\$ 167,907.55	\$ 51,647.39	\$ 52,712.70	\$ 166,842.24			
Loan Repayments		\$ 14,570.59	\$ -	\$ 14,570.59		sales tax revenue	\$ 173,504.23
Legal			\$ 162.50	\$ (162.50)			
Interest		\$ 410.42		\$ 410.42			
TOTAL					\$ 181,660.75		
Project & Program	\$ 19,494.98	\$ 7,719.45	\$ -	\$ 27,214.43			
Interest		\$ 383.47		\$ 383.47			
Reimbursement		\$ -		\$ -			
TOTAL					\$ 27,597.90		
Ending Balance					<u>\$ 209,258.65</u>		
Keystone Bond	\$ (0.50)	\$ 101,759.00	\$ 3,015.00	\$ 98,743.50			
Keystone Bond Reserve	\$ 112,000.00			\$ 112,000.00			
MEDC Administration	\$ -	\$ 62,490.00	\$ 62,490.00	\$ -			

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)
10/01/16 - 3/31/17

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total	
Loan & Grant Program	\$ 232,133.10	\$ 47,076.52	\$ 147,667.12	\$ 131,542.50		
Loan Repayments		\$ 25,259.80		\$ 25,259.80		sales tax revenue \$ 162,216.43
Legal			\$ 375.00	\$ (375.00)		
Interest		\$ 259.32		\$ 259.32		
TOTAL					\$ 156,686.62	
Project & Program	\$ 36,315.36	\$ 7,037.39	\$ -	\$ 43,352.75		
Interest		\$ 313.57		\$ 313.57		
Reimbursement		\$ -		\$ -		
TOTAL					\$ 43,666.32	
Ending Balance					\$ 200,352.94	
Keystone Bond	\$ (0.50)	\$ 101,757.02	\$ 5,530.00	\$ 96,226.52		
Keystone Bond Reserve	\$ 112,000.00			\$ 112,000.00		
MEDC Administration	\$ -	\$ 61,026.00	\$ 61,026.00	\$ -		

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/20 - 9/30/21

Balances as 3/31/2021

	<u>Program Balance</u>	<u>Funds Allocated</u>	<u>Project Commitments</u>	<u>Available</u>
Loan, Grants and Projects	\$ 653,527.45			
Infrastructure Improvement Grant				
Fibert to the Home Incentive		\$ 150,000.00		
Housing				
Innovative Housing Fund Grant Match		\$ 20,000.00		
Rural Workforce Housing Fund Match		\$90,000.00		
SWNCBC Down Payment Assistance Match		\$5,000.00		
New Workforce Housing Construction Grants		\$60,000.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$20,050		
Business Assistance				
Digital Façade Program		\$10,500		
Total Reserved and Committed		<u>\$ 355,550.00</u>	\$ -	
Total Funds Available				<u><u>\$ 297,977.45</u></u>

McCook Growth Fund (LB840) Loan Status Report
03/31/2021

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
J and A Mullen, LLC	\$ 56,500.00	\$ -	3%	10	4/30/2020	\$ 1,371.46	\$ 5,456.10	\$ 52,415.36	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 90.00	3%	10	3/1/2020	\$ 1,581.96	\$ 6,012.82	\$ 51,359.14	Current
Straight Align, LLC	\$ 50,000.00		3%	10	11/1/2019	\$ 2,001.84	\$ 8,207.60	\$ 43,794.24	Current
Anna & Tanner Powell Loan No. 1 (Aphrodite Hair Design)	\$ 17,550.00		3%	10	4/1/2019	\$928.27	\$3,897.58	\$ 14,580.69	Current
Anna & Tanner Powell Loan No. 2 (Aphrodite Hair Design)	\$ 18,285.00		3%	7	4/1/2019	\$925.30	\$5,557.03	\$ 13,653.27	Current
C5, LLC (Laundromat)	\$ 50,000.00		3%	10	2/1/2019	\$2,292.27	\$ 33,000.00	\$ 19,292.27	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00		3%	5	5/1/2018	\$605.20	\$ 6,209.24	\$ 4,395.96	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$5,064.87	\$ 34,505.04	\$ 45,559.83	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$0.00	\$ 65,822.47	\$ 142,177.53	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00		4%	15	3/16/2015	\$28,309.06	\$ 25,165.26	\$ 123,143.80	Current
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 56,010.65	\$ 122,612.27	Current
East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)	\$ 105,000.00		2%	15	7/11/2012	\$13,390.53	\$ 65,566.58	\$ 52,823.95	Current
Totals	\$ 944,657.92	\$ 90.00				\$56,470.76	\$315,410.37	\$ 685,808.31	

McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)

Program Year 10/01/20 - 9/30/21

Balances as of 6/30/2021

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total
Loan & Grant Program	\$ 526,409.61	\$ 216,815.97	\$ 326,332.25	\$ 416,893.33	
Loan Repayments		\$ 100,643.32	\$ -	\$ 100,643.32	
Legal			\$ -	\$ -	
Publishing			\$ 31.20	\$ (31.20)	
Miscellaneous		\$ -	\$ 15.20	\$ (15.20)	
Interest		\$ 655.76		\$ 655.76	
TOTAL					\$ 518,146.01
Ending Balance					<u><u>\$ 518,146.01</u></u>
 MEDC Administration	\$ -	\$ 66,642.00	\$ 66,642.00	\$ -	

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/20 - 9/30/21

Balances as 6/30/2021

	<u>Program Balance</u>	<u>Funds Allocated</u>	<u>Project Commitments</u>	<u>Available</u>
Loan, Grants and Projects	\$ 518,146.01			
Housing				
Innovative Housing Fund Grant Match		\$ 20,000.00		
Rez Housing		\$140,000.00		
Housing Study		\$18,000.00		
Early Childhood Education				
New Provider Scholarship/Startup Funds		\$20,050		
Business Assistance				
Digital Façade Program		\$10,500		
Total Reserved and Committed		<u>\$ 208,550.00</u>	\$ -	
Total Funds Available				<u><u>\$ 309,596.01</u></u>

McCook Growth Fund (LB840) Loan Status Report
06/30/2021

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
J and A Mullen, LLC	\$ 56,500.00	\$ -	3%	10	4/30/2020	\$ 1,761.46	\$ 7,092.93	\$ 51,168.53	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 150.00	3%	10	3/1/2020	\$ 2,008.79	\$ 8,226.55	\$ 49,632.24	Current
Straight Align, LLC	\$ 50,000.00		3%	10	11/1/2019	\$ 2,327.50	\$ 9,656.00	\$ 42,671.50	Current
Anna & Tanner Powell Loan No. 1 (Aphrodite Hair Design)	\$ 17,550.00		3%	10	4/1/2019	\$1,000.84	\$18,550.84	\$ -	Paid in full
Anna & Tanner Powell Loan No. 2 (Aphrodite Hair Design)	\$ 18,285.00		3%	7	4/1/2019	\$993.04	\$19,278.04	\$ -	Paid in full
C5, LLC (Laundromat)	\$ 50,000.00		3%	10	2/1/2019	\$2,428.56	\$ 36,000.00	\$ 16,428.56	Current
Bailey Kool dba Head 2 Toe Spa	\$ 10,000.00		3%	5	5/1/2018	\$637.35	\$ 6,749.24	\$ 3,888.11	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$5,289.59	\$ 36,575.34	\$ 43,714.25	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$0.00	\$ 83,821.02	\$ 124,178.98	Current
Clary Village Equity (Non-Recourse Loan - to be paid from residual cash flow)	\$ 120,000.00		4%	15	3/16/2015	\$28,309.06	\$ 25,165.26	\$ 123,143.80	Current
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 63,010.65	\$ 115,612.27	Current
East Ward Village (Non-Recourse Loan - to be paid from residual cash flow)	\$ 105,000.00		2%	15	7/11/2012	\$13,390.53	\$ 65,566.58	\$ 52,823.95	Current
Totals	\$ 944,657.92	\$ 150.00				\$58,146.72	\$379,692.45	\$ 623,262.19	

LB840 PROGRAM BALANCES

6/30/2021

Unaudited

	(C) BEGINNING CASH ON HAND 10/1/2020	(D) FY 20/21 ANTICIPATED RECEIPTS	(E) FY 20/21 YTD RECEIPTS	(F) FY 20/21 YTD EXPENDITURES	(G) ENDING PROGRAM BALANCES (C + E - F = G)
Motor Vehicle Sales Tax ** (**Not available to MEDC)	\$ 211,931.09	\$ 37,000.00	\$ 35,186.48	\$ -	\$ 247,383.98
Interest			\$ 266.41		
Loan/Grant/Program	\$ 526,409.61	\$ 223,464.00	\$ 216,815.97	\$ 326,332.25	\$ 518,146.01
Loan Repayment		\$ 90,000.00	\$ 100,643.32		
Legal					
Publishing				\$ 31.20	
Miscellaneous				\$ 15.20	
Interest			\$ 655.76		
MEDC Administration	\$ -	\$ 133,284.00	\$ 99,963.00	\$ 99,963.00	\$ -
BALANCES	\$ 738,340.70	\$ 483,748.00	\$ 453,530.94	\$ 426,341.65	\$ <u>765,529.99</u>

CITY OF MCCOOK
LB840
RECEIPT REGISTER
10/01/2020 - 06/30/2021

	Total Receipt	MV Sales Tax	Receipt Breakdown	
			Loan/Grant Prog	MEDC Adm
10/21/20 Nebr Dept of Rev	\$ 33,429.71		\$ 22,322.71	\$ 11,107.00
11/20/20 Nebr Dept of Rev	\$ 33,480.32		\$ 22,373.32	\$ 11,107.00
12/21/20 Nebr Dept of Rev	\$ 33,640.18		\$ 22,533.18	\$ 11,107.00
10/21/20 MV - Nebr Dept of Rev	\$ 3,713.40	\$ 3,713.40		
11/20/20 MV - Nebr Dept of Rev	\$ 4,784.26	\$ 4,784.26		
12/21/20 MV - Nebr Dept of Rev	\$ 3,279.19	\$ 3,279.19		
10/31/20 Interest	\$ 91.34	\$ 78.80	\$ 12.54	
11/30/20 Interest	\$ 97.74	\$ -	\$ 97.74	
12/31/20 Interest	\$ 101.39	\$ -	\$ 101.39	
10/16/20 Clary - Loan Repayment	\$ 2,953.03		\$ 2,953.03	
10/12/20 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
10/12/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
10/12/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
10/12/20 Kool - Loan Repay	\$ 180.00		\$ 180.00	
10/12/20 Repass - Loan Repay	\$ 500.00		\$ 500.00	
10/12/20 Mullen - Loan Repay	\$ 545.61		\$ 545.61	
10/12/20 EMC - Loan Repay	\$ 568.02		\$ 568.02	
10/12/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
11/10/20 C5 LLC - Loan Repay	\$ 500.00		\$ 500.00	
11/10/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
11/10/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
11/10/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
11/10/20 Kool - Loan Repay	\$ 180.00		\$ 180.00	
11/10/20 Mullen - Loan Repay	\$ 546.21		\$ 546.21	
11/10/20 EMC - Loan Repay	\$ 538.42		\$ 538.42	
12/14/20 Kool - Loan Repay	\$ 200.00		\$ 200.00	
12/14/20 Repass - Loan Repay	\$ 500.00		\$ 500.00	
12/14/20 C5 LLC - Loan Repay	\$ 1,000.00		\$ 1,000.00	
12/14/20 Str Align - Loan Repay	\$ 482.80		\$ 482.80	
12/14/20 American Ag Lab - Loan Repay	\$ 690.10		\$ 690.10	
12/14/20 Powell - Loan Repay	\$ 411.07		\$ 411.07	
12/14/20 Mullen - Loan Repay	\$ 545.61		\$ 545.61	
12/14/20 EMC - Loan Repay	\$ 538.42		\$ 538.42	
12/24/20 C5 LLC - Loan Repay	\$ 1,000.00		\$ 1,000.00	
12/24/20 Repass - Loan Repay	\$ 500.00		\$ 500.00	
01/21/21 Nebr Dept of Rev	\$ 32,396.26		\$ 21,289.26	\$ 11,107.00
02/19/21 Nebr Dept of Rev	\$ 32,625.00		\$ 21,518.00	\$ 11,107.00
03/19/21 Nebr Dept of Rev	\$ 42,898.17		\$ 31,791.17	\$ 11,107.00
01/21/21 MV - Nebr Dept of Rev	\$ 2,802.04	\$ 2,802.04		
02/19/21 MV - Nebr Dept of Rev	\$ 3,323.02	\$ 3,323.02		
03/19/21 MV - Nebr Dept of Rev	\$ 3,125.56	\$ 3,125.56		
01/31/21 Interest	\$ 98.22	\$ 86.56	\$ 11.66	
02/28/21 Interest	\$ 98.78		\$ 98.78	
03/31/21 Interest	\$ 122.05		\$ 122.05	
01/15/21 Melssner - Loan Repay	\$ 200.00		\$ 200.00	
01/15/21 Powell - Loan Repay	\$ 411.07		\$ 411.07	
01/15/21 Mullen - Loan Repay	\$ 545.61		\$ 545.61	

01/15/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
01/15/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
01/20/21 East Ward Village - Loan Repay	\$	8,180.00		\$	8,180.00		
01/22/21 EMC - Loan Repay	\$	538.42		\$	538.42		
02/08/21 Powell - Loan Repay	\$	411.07		\$	411.07		
02/08/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
02/08/21 Repass - Loan Repay	\$	500.00		\$	500.00		
02/08/21 C5 LLC - Loan Repay	\$	1,500.00		\$	1,500.00		
02/08/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
02/08/21 American Ag Lab - Loan Repay	\$	690.11		\$	690.11		
02/16/21 Kool - Loan Repay	\$	200.00		\$	200.00		
02/16/21 EMC - Loan Repay	\$	538.42		\$	538.42		
03/19/21 Kool - Loan Repay	\$	200.00		\$	200.00		
03/19/21 Powell - Loan Repay	\$	411.07		\$	411.07		
03/19/21 Repass - Loan Repay	\$	500.00		\$	500.00		
03/19/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
03/19/21 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00		
03/19/21 EMC - Loan Repay	\$	568.42		\$	568.42		
03/19/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
03/19/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
04/30/21 Nebr Dept of Rev	\$	30,059.02		\$	18,952.02	\$	11,107.00
05/31/21 Nebr Dept of Rev	\$	40,412.12		\$	29,305.12	\$	11,107.00
06/30/21 Nebr Dept of Rev	\$	37,838.19		\$	26,731.19	\$	11,107.00
04/30/21 MV - Nebr Dept of Rev	\$	3,572.60	\$	3,572.60			
05/31/21 MV - Nebr Dept of Rev	\$	4,403.15	\$	4,403.15			
06/30/21 MV - Nebr Dept of Rev	\$	6,183.26	\$	6,183.26			
04/30/21 Interest	\$	112.04	\$	101.05	\$	10.99	
05/31/21 Interest	\$	95.14		\$	95.14		
06/30/21 Interest	\$	105.47		\$	105.47		
04/12/21 Kool - Loan Repay	\$	180.00		\$	180.00		
04/12/21 Powell - Loan Repay	\$	411.07		\$	411.07		
04/12/21 Repass - Loan Repay	\$	500.00		\$	500.00		
04/12/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
04/12/21 C5 LLC - Loan Repay	\$	1,000.00		\$	1,000.00		
04/12/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
04/12/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
05/10/21 Repass - Loan Repay	\$	500.00		\$	500.00		
05/10/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
05/10/21 Powell - Loan Repay	\$	27,963.20		\$	27,963.20		
05/10/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
05/10/21 EMC - Loan Repay	\$	1,006.84		\$	1,006.84		
05/10/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
06/04/21 Clary - Loan Repayment	\$	4,534.21		\$	4,534.21		
06/04/21 N. Pointe - Loan Repayment	\$	17,998.55		\$	17,998.55		
06/23/21 Clary - Loan Repayment	\$	2,465.79		\$	2,465.79		
06/23/21 Repass - Loan Repay	\$	500.00		\$	500.00		
06/23/21 C5 LLC - Loan Repay	\$	500.00		\$	500.00		
06/23/21 Str Align - Loan Repay	\$	482.80		\$	482.80		
06/23/21 Mullen - Loan Repay	\$	545.61		\$	545.61		
06/23/21 Kool - Loan Repay	\$	360.00		\$	360.00		
06/23/21 American Ag Lab - Loan Repay	\$	690.10		\$	690.10		
06/25/21 EMC - Loan Repay	\$	1,206.89		\$	1,206.89		
	\$	453,530.94	\$	35,452.89	\$	318,115.05	\$ 99,963.00 \$ 453,530.94

CITY OF MCCOOK
LB840 FUND
CHECK REGISTER
10/01/2020 - 06/30/2021

PAYEE	DESCRIPTION	ACCT. NO.	DATE	CK NO.	AMOUNT
McCook Economic Development	Administration	45 068 54885	10/14/2020	1335	\$ 11,107.00
McCook Economic Development	Infant Incentives	45 068 54465	10/21/2020	1336	\$ 750.00
McCook Economic Development	Infant Incentives	45 068 54465	10/21/2020	1337	\$ 2,750.00
McCook Economic Development	Administration	45 068 54885	11/30/2020	1338	\$ 11,107.00
McCook Economic Development	Administration	45 068 54885	12/16/2020	1339	\$ 11,107.00
McCook Economic Development	Infant Incentives	45 068 54465	12/16/2020	1340	\$ 2,750.00
McCook Economic Development	Infant Incentives	45 068 54465	12/31/2020	1341	\$ 2,500.00
McCook Economic Development				1342	VOID
				1343	VOID
McCook Economic Development	Administration	45 068 54885	1/13/2021	1344	\$ 11,107.00
McCook Economic Development	Infant Incentives	45 068 54465	1/20/2021	1345	\$ 2,750.00
McCook Economic Development	Administration	45 068 54885	2/10/2021	1346	\$ 11,107.00
McCook Gazette	Publishing	45 068 54020	2/10/2021	1347	\$ 15.20
McCook Economic Development	MCC Home Competiton	45 068 54465	3/17/2021	1348	\$ 5,000.00
McCook Economic Development	SWNCBC D/C Assistance Pr	45 068 54465	3/17/2021	1349	\$ 5,000.00
				1350	VOID
McCook Economic Development	Administration	45 068 54885	3/24/2021	1351	\$ 11,107.00
McCook Economic Development	Retail Strategies	45 068 54465	3/31/2021	1352	\$ 30,000.00
McCook Economic Development	Administration	45 068 54885	4/14/2021	1353	\$ 11,107.00
McCook Economic Development	Purchase Land - N Pointe	45 068 54465	5/5/2021	1354	\$ 150,532.25
McCook Economic Development	Administration	45 068 54885	5/19/2021	1355	\$ 11,107.00
McCook Gazette	Publishing	45 068 54020	5/19/2021	1356	\$ 31.20
McCook Economic Development	Downpayment-Seminole/Park	45 068 54465	6/9/2021	1357	\$ 70,000.00
McCook Economic Development	Rural Workforce Housing	45 068 54465	6/9/2021	1358	\$ 54,300.00
McCook Economic Development	Administration	45 068 54885	6/16/2021	1359	\$ 11,107.00

TOTAL \$ 426,341.65

TOTAL BY PROGRAM

Publishing	45 068 54020	\$ 46.40
Legal	45 068 54030	\$ -
LB840 Loan/Grant/Programs	45 068 54465	\$ 326,332.25
LB840 Street Sales Tax Res	45 068 54835	\$ -
LB840 MEDC Administration	45 068 54885	\$ 99,963.00

TOTAL \$ 426,341.65

**McCook Growth Fund (LB840) Economic Development Program
Third Quarter Report (06/30/2021)
October 1, 2020-September 30, 2021**

Approved, but not yet completed or paid:

Housing Match	2019	\$20,000
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This housing match is \$20,000 for an innovative housing grant proposal. The State of Nebraska had \$2,000,000 in housing trust fund left after the initial application round. The state opened up innovative housing proposals. We worked with Cambridge and Benkelman to put together a regional proposal that was awarded. The pool of money is to be used between the three communities for capital to build workforce housing. We have been awarded a \$405,000 grant for the innovative housing proposal. We have accepted a bid from Wardcraft and will be putting a new house up on W. 9th and Q St. later this year. Construction is scheduled to begin in October.

Early Childhood Education New Provider Scholarship/Startup Funds	2019/2020	\$20,500
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McCook Community 4 Kids Core Team has seen success developing programs to improve childcare access and quality. The MEDC initiatives have gone towards funding education and startup expenses for childcare programs, providing an incentive for providers to increase the number of infants they serve, and to provide scholarships for students to complete early childhood education programs and work in the area of early childhood education. This year, with assistance from state grants and local support, C4K is also looking to provide current providers with incentives to participate in the state's quality initiatives. Recently, efforts done in McCook to improve childcare capacity were featured on PBS Newshour.

Digital Façade Program	2020	\$10,500
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This program from McCook Economic Development Corporation will provide up to a \$3,500 match to help businesses upgrade their digital presence. The program is meant to be a partnership to provide guidance and financial assistance to help businesses increase their in-store revenue and potentially on-line revenue to create employment. Applicants will be reviewed by a committee before being approved and all expenses will be reimbursed with proof of purchase. Two companies have been approved for reimbursement and will receive the match when we receive receipts.

Rez Housing Purchase	2021	\$140,000
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When the section of land on Seminole and Park became available for purchase, MEDC board approved purchasing the land. The goal is to recruit a developer or homebuilder to increase the community's housing stock on the land. The purchase was \$210,000. MEDC board approved an initial payment of \$70,000, with a loan covering the rest of the price, but have allocated up to the full purchase price through the LB 840 fund. The board elected to borrow a portion of this initially,

as rates are low, and it keeps additional funds in the LB 840 account if an opportunity would arrive to help the community.

Housing Study **2021** **\$18,000**

MEDC had a committee interview two firms that offer housing studies. Based on the committee's recommendation, MEDC agreed to work with Hanna:Keelan on an updated housing study. This will allow us to market our property to developers better and allow us to expand our use of TIF financing with a Workforce Housing Plan.

LB 840 Expenses in the 3rd Quarter

Loan, Grant, and Program Fund

North Point Purchase **2021** **\$150,532.25**

The MEDC board approved the purchase of the North Pointe property. The ability to control this land, will allow MEDC to recruit developers to build workforce housing. There will be significant infrastructure costs to develop this land for housing, but it is in a redevelopment area, meaning TIF financing can be used to assist in the infrastructure. In addition

Rez Housing Downpayment **2021** **\$70,000**

When the section of land on Seminole and Park became available for purchase, MEDC board approved purchasing the land. The goal is to recruit a developer or homebuilder to increase the community's housing stock on the land. The purchase was \$210,000. MEDC board approved an initial payment of \$70,000, with a loan covering the rest of the price, but have allocated up to the full purchase price through the LB 840 fund. The board elected to borrow a portion of this initially, as rates are low, and it keeps additional funds in the LB 840 account if an opportunity would arrive to help the community.

Rural Workforce Housing Fund Match **2021** **\$54,300**

The MEDC board approved up to \$90,000 from LB 840 funds for the Rural Workforce Housing Fund grant application. Based on local contributions, only \$54,300 was needed for the community to reach their match level. This is a state program that would provide matching funds from the Department of Economic Development and Nebraska Investment Finance Authority (NIFA) to create a revolving fund for workforce housing. This can be used for new construction, substantial rehab, and upper floor housing. We recently found out we did receive over \$166,000 from NIFA and \$250,000 from the state so this will create around a \$660,000 revolving fund for housing.

Other Expenses

Program Administration and Operations	04/14/2021	\$11,107.00
Program Administration and Operations	05/19/2021	\$11,107.00
Program Administration and Operations	06/16/2021	\$11,107.00

**ECONOMIC DEVELOPMENT PLAN
CITIZEN'S ADVISORY REVIEW COMMITTEE
MEETING MINUTES**

Monday – January 25, 2021
12:00 P.M. at the City Council Chambers

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Chairperson Sean Wolfe and began at 12:15 P.M.

A copy of the Open Meetings Act is posted on the City of McCook website and available for public review.

Present: Chairperson Sean Wolfe; Nate Schneider, City Manager; Tracy Burkey, Recording Secretary; Members, Leon Kuhlen, Jordan Johnson and Jeanette Peters.

Absent: Andy Long, EDC; Members Danielle Johnson, Bob Elder and Sarah Renner.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on January 19, 2021 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 all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF OCTOBER 26, 2020 MEETING.

Kuhlen introduced a motion to approve the October 26, 2020 minutes; Peters seconded the motion. All members present voted in the affirmative. Motion passed. 4 VOTES YEA, 0 NAY, 3 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

MEDC Director Long was absent so Nate Schneider, City Manager reviewed the McCook Growth Fund Program Balances and McCook Growth Fund Available Funds reports prepared by MEDC for the 10/01/20 - 09/30/21 program year with the committee.

As of 12/31/2020 the LB840 Program balance is \$601,147.72. Funds currently allocated in the amount of \$213,300.00. Leaving an available balance of \$387,847.72 of unallocated funds.

(3) UPDATE OF REVENUES COLLECTED.

Schneider reviewed the McCook Growth Fund Loan Status Report and all loans are current. Schneider also reviewed the LB840 Program Balances report, receipt register and check register with the committee.

EXHIBIT #4

PAGE(S) - 3

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Andy sent an email with the updates regarding the meeting:

"The only expenses this last quarter were for our early childhood education efforts to improve access and quality. We did provide startup grants to Bless Eng when they expanded to a center and for the transition of Kingdom Kids from Kim Tietz to Amanda Mullen. We have also offered an infant incentive to help provide a financial stipend for providers who increased the amount of infants they are willing to provide care. We received a federal preschool development grant through Nebraska Children and Families that is providing the salary for a community coordinator, Milva McGhee, to work on early childhood efforts. We'll also receive \$9,000 this year and close to \$16,000 next year and the year after from this grant to help fund our initiatives. We're working with providers to help them participate in the Step Up to Quality program.

We did approve around \$55,000 LB 840 funds in January to be used toward the Rural Workforce Housing Grant. We'll combine this with the close to \$195,000 we raised locally to apply for a match grant with NIFA and the State of Nebraska to potentially create a revolving housing fund that will provide low interest short term loans for new construction and substantial rehab of workforce housing.

Today, Southwest Nebraska Community Betterment Corporation announced their new Down Payment Assistance with Rehab program that people in McCook and the 5 southwest Nebraska counties can qualify for up to \$10,000 in Downpayment Assistance and \$20,000 in rehab on a new housing purchase. Individuals need to be at 120% of the area median income to qualify.

Our Fiber to the Home initiative is going slow. We chose a provider to work with, but the pole structure in McCook has proven to be a challenge to extend fiber to the home in McCook.

The Hormel Competition has 15 individuals enrolled in the business plan writing class currently and will award \$25,000 in grants for the winners in April.

We signed a contract to have a house built on W. 9th and Q St. as a part of the innovative housing project and it should be completed later in 2021. An individual needs to be at 120% of the area median income to qualify, but the house is initially paid for by the state grant and as it is sold, the money goes back in the fund to build another house in Benkelman, Cambridge, or McCook.

We still have a digital façade improvement grant to award. This provides a matching reimbursement to a local business who wants to expand their eCommerce capabilities by selling on-line and shipping across the country. The chamber received a grant to hire an individual to help area businesses improve their digital presence and hopefully this grant can help a local business grow their revenue from outside our area. We provided technical assistance to Sehnert's to set up their on-line ordering system over the holidays and it was very successful."

(5) OPEN DISCUSSION

No additional discussion.

(6) NEXT MEETING DATE

Next meeting date will be April 26, 2021 at 12:00 PM at the Heritage Senior Center conference room.

(9) ADJOURNMENT

Meeting adjourned at 12:43 PM.

Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT
AUGUST 2, 2021 CITY COUNCIL MEETING**

ITEM: _____

Approve the minutes of the July 19, 2021 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 22, 2021

McCook City Council
July 6, 2021
5:30 P.M. Central

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:30 o'clock P.M. in the City Council Chambers.

Present: Mayor Gonzales, Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Dutcher, Water Superintendent Fawver, Public Works Director Potthoff, Senior Services Director Siegfried, and Police Chief Smith.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 2, 2021, 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 Acknowledgement 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. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Gonzales called the meeting to order.

1. Announcements & Recognitions.

City Manager Schneider that a Planning Commission meeting is scheduled for this coming Monday, July 12, 2021 at 5:15 P.M., for consideration of a special exception request.

2. Consent Agenda.

Motion to approve the consent agenda. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

2.A. Approve the minutes of the June 21, 2021 regular City Council meeting.

2.B. Ratify the Mayor's appointments to the Economic Development Plan Citizen's Advisory Review committee - reappoint Sean Wolfe and Sarah Renner - terms expire July 2024 and to the Parks Advisory Board - reappoint Caitlin Whitehead - term expires May 2024 and appoint Natalie Smith - term expires May 2024.

- 2.C. Receive and file communication from Nebraska Investment Finance Authority (NIFA) regarding low-income housing tax credits (LIHTC) for the Maplewood II, LLC project.

3. Regular Agenda.

- 3.A. Presentation from Joyce Anderson, McCook Humane Society Board Member.

Joyce Anderson, McCook Humane Society Board member, and Lorie Prestes, Shelter Director, gave an update on the shelter and thanked the City for their continued support.

- 3.B. Discuss the date for the community meeting for a potential pool project.

Due to conflict with the Hot Summers Night Concert scheduled for August 5, the community meeting for a potential pool project was rescheduled to August 11, 2021 at 7:00 P.M. at the McCook Christian Church.

- 3.C. Follow-up discussion regarding the McCook City Council's prioritization of current general and enterprise fund needs and potential general fund projects.

Staff will keep in mind the council prioritized projects when working on the proposed budget.

- 3.D. Council Comments.

Councilmember Rambali requested the discussion regarding the banning of jake brakes/engine braking.

- 3.E. Meeting of the McCook Community Development Agency.

- 3.E.1. Recess as a City Council and convene as the McCook Community Development Agency for consideration of the CDA Agenda.

Motion to recess as a City Council and to convene as the McCook Community Development Agency for consideration of the CDA Agenda at 5:48 o'clock P.M. This motion, made by Calvin and seconded by Rambali, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

A meeting of the Mayor and City Council of the City of McCook, Nebraska, acting as the governing body of the Community Development Agency of the City of McCook, Nebraska was convened in open and public session at 5:48 o'clock p.m. on July 6, 2021, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Gonzales, Calvin, Weedin, Muehlenkamp, Rambali. Absent: None. Notice of the meeting was given in advance thereof by publication, one of the City's designated methods for giving notice, a copy of the proof of publication being attached to these minutes. Advanced notice of the meeting was given to each member of the Agency and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes.

