

McCook City Council
October 18, 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.

Absent: Councilmember Rambali.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Library Director Crocker, Utilities Director Dutcher, Fire Chief Harpham, 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 October 14, 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 informed the Council that a meeting of the Pool Committee will be held tomorrow, Tuesday, October 19, at noon in the City Council Chambers.

2. Public Hearings.

- 2.A. Public Hearing - regarding the review and consideration of the addition of certain property to Redevelopment Area #3 for the City of McCook, said property legally described as Lot 3, Kelley Creek Subdivision, together with the parcel platted for street purposes in Kelley Creek Subdivision, City of McCook, Red Willow County, Nebraska (ie. Red Willow County, Nebraska Parcel ID's 001295200 and 001295300) and land located in Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska (ie. Red Willow County, Nebraska, Parcel ID's 000289901, 000289904, and 000289905).

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the review and consideration of the addition of certain property to

Redevelopment Area #3 for the City of McCook, said property legally described as Lot 3, Kelley Creek Subdivision, together with the parcel platted for street purposes in Kelley Creek Subdivision, City of McCook, Red Willow County, Nebraska (ie. Red Willow County, Nebraska Parcel ID's 001295200 and 001295300) and land located in Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska (ie. Red Willow County, Nebraska, Parcel ID's 000289901, 000289904, and 000289905), with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

The City Attorney offered and received into evidence Exhibit #1 - City Manager's Report prepared for the October 18, 2021 City Council meeting (3 pages), Exhibit #2 - Notice of Hearing published (3 pages); Exhibit #3 - copies of notices mailed certified to the required government entities (16 pages); Exhibit #4 - Amendment to Redevelopment Area #3 of the City of McCook, Nebraska (12 pages); Exhibit #5 - New Redevelopment Area Map indicating Additional Land 1 and 2; Exhibit #6 - minutes of the October 11, 2021 Planning Commission meeting (4 pages). Took comment from city staff before opening up to public.

City Manager Schneider reviewed the information presented in Exhibit #1. The McCook Economic Development Corporation (MEDC) owns two parcels of property that are adjacent to Redevelopment Area #3. Mr. Schneider indicated on a site map the locations of the two parcels. The first is adjacent to East 11th Street, just south and west of the Kelley Creek Apartments and the second is located adjacent to West 7th Street on the east side of the Clary Subdivision.

Andy Long, MEDC Director was present to address questions from the Council regarding the proposed amendment to Redevelopment Area #3.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

2.B. Public Hearing - Regarding the implementation of a Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the implementation of a Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

The City Attorney offered and received into evidence Exhibit #1 - City Manager's Report prepared for the October 18, 2021 City Council meeting (3 pages), Exhibit #2 - Notice of Hearing published (3 pages); Exhibit #3 - copies of the notices mailed certified to the required governmental entities

(16 pages); Exhibit #4 - Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook (17 pages); and Exhibit #5 - minutes of the October 11, 2021 Planning Commission meeting. Took comment from city staff before opening up to public comment.

City Manager Schneider reviewed the information presented in Exhibit #1; the TIF Eligible Costs, the Cost Benefit Analysis, and the required statutory elements.

Andy Long, MEDC Director was present to address questions from the Council regarding the proposed amendment to the Redevelopment Plan for the North Pointe Redevelopment Project.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT

YEA: 4, NAY: 0, ABSENT: 1

2.C. Public Hearing - Regarding the implementation of an Amendment to the Quillan Court Redevelopment Plan of the City of McCook, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the implementation of an Amendment to the Quillan Court Redevelopment Plan of the City of McCook, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT

YEA: 4, NAY: 0, ABSENT: 1

The City Attorney offered and received into evidence Exhibit #1 - City Manager's Report prepared for the October 18, 2021 City Council meeting (3 pages), Exhibit #2 - Notice of Hearing published (3 pages); Exhibit #3 - copies of the notices mailed certified to the required governmental entities (16 pages); Exhibit #4 - Amendment to the Quillan Court Redevelopment Plan of the City of McCook, Nebraska (14 pages); and Exhibit #5 - minutes of the October 11, 2021 Planning Commission meeting (4 pages). Took comment from city staff before opening up to public comment.

City Manager Schneider reviewed the information presented in Exhibit #1; the TIF Eligible Costs, the Cost Benefit Analysis, and the required statutory elements.

Andy Long, MEDC Director was present to address questions from the Council regarding the proposed amendment to the Quillan Court Redevelopment Plan.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT

YEA: 4, NAY: 0, ABSENT: 1

3. Amendments to the Redevelopment Area #3, North Pointe Redevelopment Plan, and Quillan

Courts Redevelopment Plan.

- 3.A. Meeting of the Community Development Agency - recess as City Council and convene meeting.

Motion to recess as a City Council and to convene as the McCook Community Development Agency for consideration of CDA Agenda at 6:08 P.M. This motion, made by Calvin and seconded by Weedon, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

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 6:08 o'clock P.M. on October 18, 2021, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Gonzales, Calvin, Weedon, Muehlenkamp. Absent: Rambali. 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. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and all members of the Council. Mayor Gonzales presided and City Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was posted at the entrance to the Council Chambers and available for public review.

- 3.A.3. Adopt Resolution No. CDA 2021-03 recommending approval of an amendment to Redevelopment Area #3 for the City of McCook, Nebraska, to the City Council of the City of McCook, Nebraska to add additional property to the Redevelopment Area.

Motion to adopt Resolution No. CDA 2021-03 recommending approval of an amendment to Redevelopment Area #3 for the City of McCook, Nebraska, to the City Council of the City of McCook, Nebraska to add additional property to the Redevelopment Area. This motion, made by Calvin and seconded by Weedon, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

- 3.A.4. Adopt Resolution No. CDA 2021-04 recommending approval of a Redevelopment Plan for the North Pointe Redevelopment Project to the McCook City Council and adopt a Cost Benefit Analysis for the Redevelopment Project in the Redevelopment Plan.

Motion to adopt Resolution No. CDA 2021-04 recommending approval of a Redevelopment Plan for the North Pointe Redevelopment Project to the McCook City Council and adopt a Cost Benefit Analysis for the Redevelopment Project in the Redevelopment Plan. This motion, made by Calvin

and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

3.A.5. Adopt Resolution No. CDA 2021-05 recommending approval of an Amendment to the Quillan Court Redevelopment Plan to the McCook City Council and adopt a cost benefit analysis for the Redevelopment Project in the Redevelopment Plan Amendment.

Motion to adopt Resolution No. CDA 2021-05 recommending approval of an Amendment to the Quillan Court Redevelopment Plan to the McCook City Council and adopt a cost benefit analysis for the Redevelopment Project in the Redevelopment Plan Amendment. This motion, made by Calvin and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Motion to recess as the McCook Community Development Agency and reconvene as the McCook City Council. This motion, made by Weedin and seconded by Calvin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

3.B. Adopt Resolution No. 2021-21 approving an amendment to Redevelopment Area #3 for the City of McCook, Nebraska, adding additional property to Redevelopment Area #3.

Motion to adopt Resolution No. 2021-21 approving an amendment to Redevelopment Area #3 for the City of McCook, Nebraska, adding additional property to Redevelopment Area #3. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

3.C. Adopt Resolution No. 2021-22 approving a Redevelopment Plan for the North Pointe Redevelopment Project.

Motion to adopt Resolution No. 2021-22 approving a Redevelopment Plan for the North Pointe Redevelopment Project. This motion, made by Calvin and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

3.D. Adopt Resolution No. 2021-23 approving an amendment to the Quillan Court Redevelopment Plan - MEDC Infill Housing Project.

Motion to adopt Resolution No. 2021-23 approving an amendment to the Quillan Court Redevelopment Plan - MEDC Infill Housing Project. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

I move to recess as a City Council and to convene as the McCook Community Development Agency for consideration of CDA agenda item. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

3.E. Adopt Resolution No. CDA 2021-06 approving the Redevelopment Agreement between the City of McCook/CDA and McCook Economic Development Corporation.

Motion to adopt Resolution No. CDA 2021-06 approving the Redevelopment Agreement between the City of McCook/CDA and McCook Economic Development Corporation. This motion, made by Calvin and seconded by Weedon, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Motion to adjourn the meeting of the McCook Community Development Agency at 6:17 P.M. and to reconvene as the McCook City Council. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

3.F. Adopt Resolution No. 2021-24 approving the Redevelopment Agreement between the City of McCook/CDA and the McCook Economic Development Corporation for the MEDC Infill Housing Project.

Motion to adopt Resolution No. 2021-24 approving the Redevelopment Agreement between the City of McCook/CDA and the McCook Economic Development Corporation for the MEDC Infill Housing Project. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

4. 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: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

4.A. Approve the minutes of the October 4, 2021 regular City Council meeting.

4.B. Receive and file the minutes of the October 11, 2021 Planning Commission meeting.

5. Regular Agenda.

5.A. Approve the applications for a Special Designated Liquor License submitted by Ambriz

Ventures, LLC, Liquor License #CK-124450, for the Nebraska Community Foundation Annual meeting at the Graff Building, 416 Norris Avenue; Acme Printing Company, 210 Norris Avenue; the Keystone Business Center - 6th Floor, 402 Norris Avenue; the Keystone Business Center - 2nd Floor, 402 Norris Avenue; and the Morrison Building - 2nd Floor, 303 Norris Avenue; on November 18, 2021 from 3:00 P.M. to 11:00 P.M.

Andrew Ambriz was present to address his request for five SDL's. The Nebraska Community Foundation will be hosting their annual meeting in McCook. Because of COVID concerns with having an indoor banquet, they have planned a "Night on the Bricks" with a progressive dinner at eight different locations on Norris Avenue. About 250 people are expected, which will be divided into smaller groups that will spend about 20 to 30 minutes at each location. Liquor will only be served at five of the locations.

Motion to approve the applications for a Special Designated Liquor License submitted by Ambriz Ventures, LLC, Liquor License #CK-124450, for the Nebraska Community Foundation Annual meeting at the Graff Building, 416 Norris Avenue; Acme Printing Company, 210 Norris Avenue; the Keystone Business Center - 6th Floor, 402 Norris Avenue; the Keystone Business Center - 2nd Floor, 402 Norris Avenue; and the Morrison Building - 2nd Floor, 303 Norris Avenue; on November 18, 2021 from 3:00 P.M. to 11:00 P.M. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

5.B. Receive and file a presentation from City Attorney, Nathaniel Mustion, regarding the creation of a land bank, specifically reviewing a proposed Interlocal Agreement Establishing the Southwest Nebraska Municipal Land Bank.

City Attorney Mustion review the proposed Interlocal Agreement with the Council and requested that it be brought back to the November 1 meeting to authorize the dissemination of the agreement to potential land bank partners for their review, comments, and suggestions.

5.C. Consider Ordinance No. 2021-3028 amending Section 33.03 of the City of McCook Code of Ordinances relating to Proposed Budget Statements, revising hearing procedures, and to harmonize with state law.

Mayor Gonzales introduced Ordinance No. 2021-3028 and asked the Clerk to read it by title. The Clerk read the title:

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF SECTION 33.03 OF THE CITY OF MCCOOK CODE OF ORDINANCES; RELATING TO PROPOSED BUDGET STATEMENTS; TO REVISE HEARING PROCEDURES; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2021-3028 has been introduced, read by title, and I move that the statutory rule

requiring reading on three different days be suspended, motion to suspend the rule must be adopted by three-fourths of the Council. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Motion for final passage of Ordinance No. 2021-3028. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Mayor Gonzales stated for the record that Ordinance No. 2021-3028 is declared lawfully passed and adopted upon publication as required by law.

5.D. Consider Ordinance No. 2021-3029 amending Section 50.02 of the City of McCook Code of Ordinances relating to the discontinuance of City of McCook Utility Service, and to harmonize with state law.

Mayor Gonzales introduced Ordinance No. 2021-3029 and asked the Clerk to read it by title. The Clerk read the title:

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF SECTION 50.02 OF THE CITY OF MCCOOK CODE OF ORDINANCES; RELATING TO THE DISCONTINUANCE OF UTILITY SERVICE OF THE CITY; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

5.D.2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.

Ordinance No. 2021-3029 has been introduced, read by title, and I move that the statutory rule requiring reading on three different days be suspended, motion to suspend the rule must be adopted by three-fourths of the Council. This motion, made by Weedin and seconded by Calvin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Motion for final passage of Ordinance No. 2021-3029. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Mayor Gonzales stated for the record that Ordinance No. 2021-3029 is declared lawfully passed and adopted upon publication as required by law.

5.E. Consider Ordinance No. 2021-3030 repealing Section 111.02 of the City of McCook Code of Ordinances, relating to Liquor License Application Procedures; to harmonize with state

law.

Mayor Gonzales introduced Ordinance No. 2021-3030 and asked the Clerk to read it by title. The Clerk read the title:

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE CITY OF MCCOOK CODE OF ORDINANCES; REPEALING SECTION 111.02 - LIQUOR LICENSE APPLICATION PROCEDURE; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2021-3030 has been introduced, read by title, and I move that the statutory rule requiring reading on three different days be suspended, motion to suspend the rule must be adopted by three-fourths of the Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Motion for final passage of Ordinance No. 2021-3030. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Mayor Gonzales stated for the record that Ordinance No. 2021-3030 is declared lawfully passed and adopted upon publication as required by law.

5.F. Consider Ordinance No. 2021-3031 amending Section 31.16 of the City of McCook Code of Ordinances, relating to public meetings and publicized notice of meetings, to harmonize with state law.

Mayor Gonzales introduced Ordinance No. 2021-3031 and asked the Clerk to read it by title. The Clerk read the title:

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF SECTION 31.16 OF THE CITY OF MCCOOK CODE OF ORDINANCES; RELATING TO PUBLIC MEETINGS AND PUBLICIZED NOTICE OF MEETINGS OF A PUBLIC BODY; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

Ordinance No. 2021-3031 has been introduced, read by title, and I move that the statutory rule requiring reading on three different days be suspended, motion to suspend the rule must be adopted by three-fourths of the Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Motion for final passage of Ordinance No. 2021-3031. This motion, made by Weedin and seconded by Muehlenkamp, passed.

Gonzales: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 4, NAY: 0, ABSENT: 1

Mayor Gonzales stated for the record that Ordinance No. 2021-3031 is declared lawfully passed and adopted upon publication as required by law.

5.G. Council Comments.

Councilmember Calvin inquired if the Engine Braking signs are installed.

Adjournment.

There being no further business to come before the Council, Mayor Gonzales declared the meeting adjourned at 6:47 P.M.

Michael D. Gonzales, Mayor

ATTEST:

Lea Ann Doak, City Clerk-Treasurer