

McCook City Council  
November 4, 2024  
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 Taylor, Councilmembers Weedin, Muehlenkamp, Rambali.

Absent: Councilmember Calvin.

Motion to excuse the absence of Councilmember Calvin. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Assistant City Manager Koetter, Utilities Director Fawver, Fire Chief Harpham, Police Chief Hodgson, and Public Works Superintendent Kalinski.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on October 31, 2024, 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 Taylor 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 Jamie Mockry. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

## **1. Announcements & Recognitions.**

City Manager Schneider announced that the City of McCook received \$1,500,000 from the Nebraska Department of Economic Development (DED) through the Rural Community Recovery Program. The funds are earmarked \$500,000 for the Kelley Park all-inclusive playground, \$400,000 for a new playground at Barnett Park, and \$600,000 for amenities at the new sports complex. The DED received 49 applications requesting more than \$43 million, resulting in an especially competitive evaluation process. Grants were awarded to 11 recipients. Mr. Schneider thanked Jessica Bortner, Tera Koetter, and Kyle Potthoff for all of the time that they put into McCook's successful application

## **2. Public Hearings.**

- 2.A. Conduct a public hearing on the application of Schmitz Station, LLC; dba "The Station", for a Class "I" - (Beer, Wine Distilled Spirits, On Sale Only) under the Nebraska Liquor Control Commission, to be located at 404 West "A" Street, McCook, Nebraska; replacing existing License #093350.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on the application of Schmitz Station, LLC; dba "The Station", for a Class "I" - (Beer, Wine Distilled Spirits, On Sale only) under the Nebraska Liquor Control Commission, to be located at 404 West "A" Street, McCook, Nebraska; replacing existing License #093350, with the City Attorney to act as hearing officer. This motion, made by Weedon and seconded by Muehlenkamp, passed.

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

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated November 4, 2024 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Redacted application and all attachments (30 pages); and Exhibit #4 - Police Department Report (6 pages).

City Manager Schneider stated that staff has completed their review and found that everything has been addressed and recommend approval of the application.

The applicants were present to address questions from the council and public.

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

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

- 2.B. Recommend approval to the Nebraska Liquor Control Commission the application of Schmitz Station, LLC; dba "The Station", for a Class "I" License - (Beer, Wine Distilled Spirits, On Sale Only) under the Nebraska Liquor Control Commission, to be located at 404 West "A" Street, McCook, Nebraska; replacing existing License #093350.

Motion to recommend approval to the Nebraska Liquor Control Commission the application of Schmitz Station, LLC; dba "The Station", for a Class "I" License - (Beer, Wine Distilled Spirits, On Sale Off only) under the Nebraska Liquor Control Commission, to be located at 404 West "A" Street, McCook, Nebraska; replacing existing License #093350. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

- 2.C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held October 28, 2024.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on a report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held October 28, 2024 with the City Attorney to act as hearing officer. This motion, made by Weedon and seconded by Rambali, passed.

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

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated November 4, 2024 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Agenda for the July 22, 2023 meeting of the Economic Development Plan Citizen's Advisory Review Committee and attachments (7 pages); and Exhibit #4 - the minutes of the April 22, 2024 Economic Development Plan Citizen's Advisory Review Committee (4 pages).

Charlie McPherson, McCook Economic Development Director, reviewed the information presented in Exhibit #3, gave an update on the McCook Business Park Phase II, and answered questions from the Council. Mr. McPherson extended an invitation to the community to a duplex open house on December 10, 2024 from 2:00 - 4:00 P.M.

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

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

2.D. Accept the minutes of the July 22, 2024 Economic Development Plan Citizen's Advisory Review Committee meeting.

Motion to accept the minutes of the July 22, 2024 Economic Development Plan Citizen's Advisory Review Committee meeting. This motion, made by Muehlenkamp and seconded by Weedon, passed.

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

### **3. Consent Agenda.**

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

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

3.A. Approve the minutes of the October 21, 2024 regular City Council meeting and the October 25, 2024 special City Council meeting.

3.B. Approve technical specifications and procurement documents for Injection Well Building Modifications at the Wastewater Treatment Plant and set date to receive bids for December 5, 2024 at 2:00 P.M.

- 3.C. Accept the minutes of the July 16, 2024 Senior Center Advisory Board meeting.
- 3.D. Approve Bid Specifications for (1) one new current model year, all-wheel drive or 4-wheel drive police interceptor/pursuit utility vehicle for use by the McCook Police Department and set the date to receive bids as November 25, 2024.
- 3.E. Receive and file the City of McCook Snow and Ice Control and Removal Operation Procedures and Policies.
- 3.F. Receive and file the confirmation of an emergency purchase of one (1) used 2015 Ford F-750, 4 X 2 Terex HRX-55 Bucket Truck for the Street Department, from Custom Truck One Source at a cost of \$55,000.00, which includes delivery.
- 3.G. Accept City Manager Nate Schneider's appointment of Greg A. Wolford, Class A License S-875 and Professional Engineer License No. E-6362, as the City of McCook Street Superintendent January 1 through December 31, 2025, for the purpose of the 2025 calendar year Highway Incentive Payment, to be issued to the City by the Nebraska Department of Transportation, in February 2026.
- 3.H. Adopt Resolution No. 2024-29 authorizing the signing of the Year-End Certification of City Street Superintendent Form 2024.
- 3.I. Accept and authorize the Mayor to sign the Annual Certification Form confirming that funds received by the City of McCook from the State of Nebraska Department of Transportation as part of the Federal Aid Transportation Fund Purchase-Sale Agreement have been used according to such agreement.
- 3.J. Approve Resolution No. 2024-30 approving the rates for the ambulance service and fire department services operated by the City of McCook, Nebraska.

#### **4. Regular Agenda.**

- 4.A. Council Comments.

Councilmember Muehlenkamp thanked those on Norris Avenue who helped to make Halloween night a success.

#### **Adjournment.**

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 5:55 P.M.

## **MCCOOK COMMUNITY DEVELOPMENT AGENCY REGULAR MEETING**

1. Meeting of the McCook Community Development Agency.

1.A. Call to Order and Roll Call.

1.B. Open Meetings Act Announcement.

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 5:55 o'clock p.m. on November 4, 2024, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Taylor, Weedon, Muehlenkamp, Rambali. Absent: Calvin. 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 Taylor presided and 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 available for review and indicated the location of such copy posted in the room where the meeting was being held.

1.C. Receive and file a Promissory Note from the McCook Economic Development Corporation.

Upon the request of the McCook Economic Development Corporation, motion to move consideration of this item to a definite time, November 18, 2024 at 5:30 P.M. This motion, made by Taylor and seconded by Weedon, passed.

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

1.D. Approve MEDC Infill Housing Project Exhibit "F" - Form of Certificate of Completion and Exhibit "G" - Form of Certification of Eligible Project Costs and authorize the Mayor as Chair of the Community Development Agency to sign.

Motion to approve MEDC Infill Housing Project Exhibit "F" - Form of Certificate of Completion and Exhibit "G" - Form of Certification of Eligible Project Costs and authorize the Mayor as Chair of the Community Development Agency to sign. This motion, made by Muehlenkamp and seconded by Weedon, passed.

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

1.E. Adjourn the McCook Community Development Agency meeting.

With no further business, Mayor Taylor declared the Community Development Agency meeting adjourned at 5:58 P.M.

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Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

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Lea Ann Doak, City Clerk-Treasurer