

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, June 16, 2025
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Walter Ray, McCook Baptist Church.

Pledge of Allegiance.

Call to Order.

1. Announcements & Recognitions.

2. Public Hearings.

A. Public Hearing - Regarding the amendment to the Redevelopment Plan for the Wagner Auto Redevelopment Project.

1. Adjourn the Public Hearing.

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

1. Call to Order and Roll Call.

2. Open Meetings Act Announcement.

3. Adopt Resolution No. CDA 2025-01 recommending approval of an Amendment to the Redevelopment Plan for the City of McCook, Nebraska, including the Wagner Auto Redevelopment Project.

4. Recess as a Community Development Agency.

C. Adopt Resolution No. 2025-12 approving an Amendment to the Redevelopment Plan for the City of McCook, Nebraska, including the Wagner Auto Redevelopment Project.

1. Recess as a City Council.

D. Adopt Resolution No. CDA 2025-02 authorizing and approving a Redevelopment Agreement including the use of Tax Increment Financing for the Wagner Auto Redevelopment Project.

1. Adjourn the McCook Community Development Agency.

- E. Approve Resolution No. 2025-13 approving the Redevelopment Agreement for the Wagner Auto Redevelopment Project and authorize the Community Development Agency to enter into said Agreement.

3. Consent Agenda.

**The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*

- A. Approve the minutes of the June 2, 2025 regular City Council meeting.
- B. Recommend to the Nebraska Liquor Control Commission approval of the Amendment Application for an addition to the Licensed Area submitted by A & N Restaurant, LLC, dba "Coppermill Restaurant & Lounge", 202 Coppermill Street, which holds License #I-103479.
- C. Receive and file the claims for the month of May 2025 published June 10, 2025.
- D. Adopt Resolution No. 2025-14, updating the City of McCook Transit Handbook.
- E. Approve and authorize the Mayor to sign the FY2025-2026 contract with the West Central Nebraska Area Agency on Aging (WCNAAA) for the purpose of defining and specifying the separate and mutual responsibilities of each in the management, operation, support, monitoring and evaluation of the McCook Heritage Senior Center.
- F. Accept the minutes of the June 9, 2025 Planning Commission meeting.
- G. Approve the application for a Special Designated Liquor License submitted by The Station, McCook for a social time during the two days of the Tour de Nebraska bicycle tour in McCook, to be held at the Kelley Park Lower Shelter House, 405 Park Road, on June 27, 2025 from 2:00 P.M. to 4:30 P.M. and June 28, 2025 from 2:00 P.M. to 4:30 P.M.

4. Regular Agenda.

- A. Presentation from Emma Castor with West Central Nebraska Development District (WCNDD) in regards to properties identified to be a violation of McCook's Code of Ordinances.
- B. Approve Resolution No. 2025-11 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.
- C. Discuss a First Addendum to lease between the City of McCook and Southwest Nebraska Family Resource Center for additional portions of the old public safety center located at 526 West "B" Street.

- D. Consider the approval of a request to use ACE funds in the amount of \$1,500 from the Southwest Nebraska Freedom Festival for the 4th of July firework display.
- E. Update from Miller & Associates regarding Water Resources Recovery Facility (WRRF).
- F. Update regarding extension for West 5th Street Closing.
- G. Approve The Second Amendment to the Agreement between the City of McCook and Mammoth Sports Construction, LLC for the construction of the Gerald L. Walters Youth Sports Complex.
- H. Update regarding the sports complex project.
- I. Approve the 2025-2026 budget schedule.
- J. Council Comments.

Adjournment.