

McCook City Council  
June 16, 2025  
5:30 P.M.

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 Linda Taylor, Councilmembers Jerry Calvin, Gene Weedon, Jared Muehlenkamp, Darcy Rambali.

Absent: None.

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Library Director Jody Crocker, Utilities Director Pat Fawver, Fire Chief Marc Harpham, Police Chief Kevin Hodgson, Public Works Director Kyle Potthoff, and Senior Services Director Beth Siegfried.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on June 12, 2025, 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 informed the Council that a meeting of the Parks Advisory Board was scheduled for June 18, 2025 at noon.

Senior Services Director Siegfried announced that on Friday staff will be traveling to Lincoln to pick up the new Public Transit bus – it has been a long four years of waiting.

## **2. Public Hearings.**

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

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public

comment regarding the amendment to the Redevelopment Plan for the Wagner Auto Redevelopment Project, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Weedin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the June 16, 2025 City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages); Exhibit #5 - Proposed Redevelopment Plan for the Wagner Auto Redevelopment Project (13 pages); and Exhibit #6 - Minutes of the June 9, 2025 Planning Commission meeting (2 pages).

City Manager Schneider reviewed the information presented in Exhibit #1.

Chris Wagner, applicant, was present to address questions from the Council. Mr. Wagner stressed that this project would not be able to happen without the use of TIF.

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

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.B. 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 5:44 P.M. This motion, made by Muehlenkamp and seconded by Weedin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.B.1. Call to Order and Roll Call.

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 5:44 o'clock P.M. on June 16, 2025, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Taylor, 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. 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 City Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the

attendance of the public.

#### 2.B.2. Open Meetings Act Announcement.

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.

#### 2.B.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.

Motion to 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. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

#### 2.B.4. Recess as a Community Development Agency.

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

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

#### 2.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.

Motion to adopt Resolution No. 2025-12 approving an Amendment to the Redevelopment Plan for the City of McCook, Nebraska, including the Wagner Auto Redevelopment Project. This motion, made by Weedin and seconded by Muehlenkamp, passed.

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

#### 2.C.1. Recess as a City Council.

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

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

#### 2.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.

Motion to 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. This motion, made by Rambali and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.D.1. Adjourn the McCook Community Development Agency.

Motion to adjourn the meeting of the McCook Community Development Agency at 5:52 P.M. and to reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Weedon, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

2.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.

Motion to 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. This motion, made by Muehlenkamp and seconded by Taylor, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

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

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

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

3.A. Approve the minutes of the June 2, 2025 regular City Council meeting.

3.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.

3.C. Receive and file the claims for the month of May 2025 published June 10, 2025.

3.D. Adopt Resolution No. 2025-14, updating the City of McCook Transit Handbook.

3.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.

- 3.F. Accept the minutes of the June 9, 2025 Planning Commission meeting.
- 3.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.**

- 4.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.

Emma Castor, West Central Nebraska Development District via zoom, gave an update of the properties to be identified in violation of McCook's Code of Ordinances regarding nuisances. Ms. Castor addressed questions from council and staff.

- 4.B. Approve Resolution No. 2025-11 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.

Motion to approve Resolution No. 2025-11 approving the designation of nuisance properties as deemed by West Central Nebraska Development district and as declared in the Resolution. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

- 4.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.

Council discussed and showed support of the first addendum to the lease with Southwest Nebraska Family Resource Center.

Kaye T. Bieck, Director of the center, was present to address questions from the Council. Ms. Bieck acknowledged that they had expected an increase, but not to the amount that utilizing the square foot charge would make. They are funded mostly by donations and would not be able to cover such a large increase.

Staff and council will work with Ms. Bieck on a proposed addendum to be brought to council at the July 7 meeting for consideration.

- 4.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.

Jamie Mockry and Tacie Fawver addressed their request with the Council.

Motion to approve the request for use of ACE funds in the amount of \$1,500 from the Southwest Nebraska Freedom Festival for the 2025 4th of July firework display. This motion, made by Calvin and seconded by Weedin, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

Councilman Gene Weedin requested that city staff develop an application procedure for the use of ACE funds.

4.E. Update from Miller & Associates regarding Water Resources Recovery Facility (WRRF).

Chris Miller and David Blau of Miller & Associates gave an update of the Water Resources Recovery Facility. Construction is planned to start 2026.

4.F. Update regarding extension for West 5th Street Closing.

David Blau of Miller & Associates gave an update of the West 5<sup>th</sup> Water Improvement project. Van Kirk Brothers plan to have the street opened back up by June 27.

4.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.

Members of the Mammoth team were present to address questions from the Council regarding the proposed Second Amendment to their agreement.

Motion to 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. This motion, made by Rambali and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

4.H. Update regarding the sports complex project.

City Manager Schneider gave an update of the project. A Moody's rating call has been scheduled; the City has been awarded a Sherwood Foundation grant in the amount of \$500,000, a RCRP grant in the amount of \$800,000, and CCCFF grant in the amount of \$500,000.

4.I. Approve the 2025-2026 budget schedule.

Motion to approve the 2025-2026 budget schedule, setting the date for presentation of the budget and public review as August 11, 2025. This motion, made by Weedin and seconded by Taylor, passed.

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA

YEA: 5, NAY: 0

4.J. Council Comments.

Council recognized staff for all the hard work in assisting with making the new disc golf course a reality.

**Adjournment.**

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 7:07 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