

McCook City Council
July 21, 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 Weedin, Jared Muehlenkamp.

Absent: Councilmember Rambali.

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

Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA
YEA: 4, NAY: 0

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 July 17, 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 special meeting was scheduled for tomorrow for a presentation by Chris Miller and David Blau, Miller & Associates, regarding current and future needs for the Water Treatment Plant and the water distribution system and that Congressman Adrian Smith will be in McCook July 31 for a tour of McCook, including the new sports complex.

2. Consent Agenda.

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

passed.

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

- 2.A. Approve the minutes of the July 7, 2025 regular City Council meeting and the July 8, 2025 special City Council meeting.
- 2.B. Receive and file the Financial Report for the period ending June 30, 2025.
- 2.C. Approve and authorize the Mayor to sign the Certificate of Substantial Completion and Pay Application 4 (Final) for the Rotary Fan Press Equipment procurement from Prime Solution, Inc.
- 2.D. Adopt Resolution No. 2025-16 authorizing the execution of a loan agreement with MNB Bank for financing of a 2025 Type 1 Horton 4WD ambulance with a rate of 5.20% and authorize the Mayor to sign.
- 2.E. Receive and file the claims for the month of June 2025 published July 11, 2025.
- 2.F. Forward to the City's insurance carrier for review and appropriate action a general liability incident form from Kimberlee Obert.
- 2.G. Approve the request from Kari Peters with TK Ventures to close West 1st Street from West "D" Street to West "E" Street for the installation of a junction box for the new Community Hospital Dorm Facility from Monday, July 28 through August 1, 2025.

3. Regular Agenda.

- 3.A. Presentation from Emma Castor with West Central Nebraska Development District (WCNDD) in regards to properties in their designated area that should be declared a nuisance, properties that should be rescinded from previous declaration of nuisance, and properties that need abatement.

Emma Castor with the West Central Nebraska Development District was present via zoom to give an update of properties in their designated area that should be declared a nuisance, properties that should be rescinded from their previous declaration as a nuisance, and properties that are in need of abatement.

- 3.B. Adopt Resolution No. 2025-17 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.

Motion to adopt Resolution No. 2025-17 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution. This motion, made by Calvin and seconded by Weedin, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

- 3.C. Adopt Resolution No. 2025-18 approving the rescinding of a portion of Resolution No. 2025-11 which previously declared certain properties a nuisance and which now have been abated and cleared of the nuisance as deemed by WCNDD and as declared in the Resolution.

Motion to adopt Resolution No. 2025-18 approving the rescinding of a portion of Resolution No. 2025-11 which previously declared certain properties a nuisance and which now have been abated and cleared of the nuisance as deemed by WCNDD and as declared in the Resolution. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

- 3.D. Approve WCNDD's Motion to Abate for properties located at PID 000803900, PID 000899800, 102 E 10th St., PID 001741700, 111 E 10th St., 1304 E "A" St., 1319 E "A" St., PID 001730200, 111 S 8th St., 703 S 2nd St., 210 S 7th St., and 205 S 6th St., all located in McCook, Nebraska.

Motion to approve WCNDD's Motion to Abate for properties located at PID 000803900, PID 000899800, 102 E 10th St., PID 001741700, 111 E 10th St., 1304 E "A" St., 1319 E "A" St., PID 001730200, 111 S 8th St., 703 S 2nd St., 210 S 7th St., and 205 S 6th St., all located in McCook, Nebraska. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

- 3.E. Discussion regarding Verizon's request to decrease its rental payment to the City of McCook for the use of McCook's West and East Water towers to locate equipment.

The council discussed a request from Verizon to reduce rental payments for equipment space on the city's water towers.

City Manager Schneider reviewed the information contained in his City Manager's report for this time. The terms of the current contract have not been completed, with approximately two years remaining. Verizon's offer includes lump-sum payments in exchange for 50-year leases that Verizon deems is in the city's best interest. Mr. Schneider recommended that the council postpone the negotiations until the current leases have expired or are up for renewal.

This item was presented at the request of Nick Politz, who serves as a lease consultant for Verizon who had requested to be present by zoom. Mr. Politz did not join the meeting.

- 3.F. Update regarding the sports complex project.

City Manager gave an update of the sports complex project. Meetings continue with Mammoth which have included discussion regarding amenities for the complex, scoreboards, roofing on

dugouts, LED field lighting; review was held regarding the feasibility study and the possibility of hiring a management company for the complex; and that \$15.64 million in bond anticipation notes were sold for the project, with \$600,000 designated for sewer projects; the notes will mature in September 2027 and are callable next year.

- 3.G. Discussion regarding the temporary closing of Karrer Park, the need to enforce park curfew requirements and the creation of an ordinance discouraging the use of public space as permanent residences.

Discussion was held regarding the temporary closure of Karrer Park, enforcement of curfew policies and consideration of a new ordinance discouraging the use of public property as a place of permanent residence.

Public Works Director Potthoff stated that current city ordinances do not provide law enforcement with the necessary tools to address the recent increase in homeless encampments and other unwanted activities. Mr. Potthoff added that the city's plan is to open Karrer Park back up once those tools are in place.

Police Chief Hodgson noted the need for a coordinated community response to address the growing number of displaced individuals in McCook, adding that the two departments are working together to address the use of those using public spaces, such as the bandshell and public restrooms, as makeshift homes.

City staff is working on proposed ordinances that would provide law enforcement with the proper tools necessary for enforcement.

Tony Splinek, McCook resident, stated that not only is the homeless population an issue for the city, they are also causing issues for businesses and private residences too – referring to two incidences that happened on the Knights of Columbus property.

- 3.H. Update and discussion regarding the City of McCook's progress on a new comprehensive plan, zoning regulations, and subdivision regulations.

City Manager Schneider informed the Council that staff continues to work with Miller & Associates on the update of the comprehensive plan and the next meeting of the Planning Commission for review of the proposed zoning regulations will be in September.

- 3.I. Update regarding the McCook Ben Nelson Regional Airport.

City Manager Schneider gave an update regarding operations at the McCook Ben Nelson Regional Airport. Negotiations continue with the bankruptcy court regarding the buildings owned by the FBO, but on ground owned by the city. City Manager Schneider indicated that it would be in the city's best interest to own those buildings going forward, adding the city probably did not want to be in the business of providing FBO services.

3.J. Council Comments.

There were no council comments.

3.K. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to pending litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin.

Motion move to go into executive session for the protection of public interest for a strategy session with respect to potential litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin at 6:26 P.M. This motion, made by Calvin and seconded by Taylor, passed.

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

Included in the closed session were City Manager Schneider, City Attorney Mustion, Assistant City Manager Koetter, and City Clerk Doak.

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to potential litigation - property located 1111 East "H" Street, Cindy and Ron Sabin. The Council will reconvene in public session following this closed session.

Motion to come out of executive session at 6:38 P.M. This motion, made by Calvin and seconded by Weedin, passed.

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

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:39 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer