

McCook City Council  
August 18, 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, 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, and Public Works Director Kyle Potthoff.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on August 14, 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. Councilmember Weedin provided the invocation. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

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

Mayor Taylor announced that she had been contacted by a national media outlet regarding a potential detainment facility being located in Red Willow County. Any such inquiries should be made to the State of Nebraska.

## **2. Consent Agenda.**

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

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

2.A. Approve the minutes of the August 4, 2025 regular City Council meeting and the

August 11, 2025 special City Council meeting.

- 2.B. Approve the Administrative Office closure on September 17, 2025 for a software upgrade.
- 2.C. Approve drawings and specifications for PFC Gerald L. Walters Youth Sports Complex Infrastructure and set date to receive bids for September 9, 2025 at 1:30 P.M.
- 2.D. Adopt Resolution No. 2025-19 adopting and approving the execution of a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division for Project No. 3-31-0052-020/021-2025 which includes the construction of a new self-serve fuel station facility at McCook Ben Nelson Regional Airport and authorize the Mayor to sign.
- 2.E. Forward to the City's insurance carrier for review and appropriate action a property damage incident form from Tanner Rousselle.
- 2.F. Receive and file the claims for the month of July 2025, published August 12, 2025.
- 2.G. Approve the Improvement Grant Agreement and authorize the Mayor to sign for a grant awarded by the Red Willow Visitors Committee to the City of McCook.

### **3. Regular Agenda.**

- 3.A. Presentation from Emma Castor with WCNDD (West Central Nebraska Development District) 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 WCNDD (West Central Nebraska Development District) was present via zoom and gave an update 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. 240 properties have been reviewed, 125 courtesy letters have been sent, 106 properties have been cleared, 2 properties have requested extensions, 2 properties are to be declared a nuisance, and eight properties to abate.

- 3.B. Approve Resolution No. 2025-22 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.

Motion to approve Resolution No. 2025-22 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution. This motion, made by Calvin and seconded by Rambali, passed.

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

- 3.C. Approve Resolution No. 2025-21 approving the rescinding of a portion of Resolution

No. 2025-17 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 approve Resolution No. 2025-21 approving the rescinding of a portion of Resolution No. 2025-17 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 Weedin and seconded by Muehlenkamp, passed.

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

3.D. Approve Resolution No. 2025-20 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 approve Resolution No. 2025-20 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 Muehlenkamp and seconded by Rambali, passed.

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

3.E. Approve WCNDD's Motion to Abate for the properties located at 103 E 10th St., PID 001428700, 1315 E A St., 1320 E B St., 206 E 13th St., 102 S 8th St., 212 S 8th St., and 112 S 7th St., all located in McCook, NE.

Motion to approve WCNDD's Motion to Abate for the properties located at 103 E 10th St., PID 001428700, 1315 E A St., 1320 E B St., 206 E 13th St., 102 S 8th St., 212 S 8th St., and 112 S 7th St., all located in McCook, NE. This motion, made by Rambali and seconded by Weedin, passed.

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

3.F. Report from Charlie McPherson, Executive Director of MEDC (McCook Economic Development Corporation) regarding LB840 loans.

Charlie McPherson, Executive Director of the McCook Economic Development Corporation, reported on LB840 loans. One loan is currently in default which they will continue to monitor.

3.G. Update regarding the sports complex project.

City Manager Schneider provided an update on the sports complex project.

Assistant City Manager Koetter gave an update of recent grants received for the project,

including \$50,000 from the Red Willow County Visitors Committee and \$10,000 from the BNSF Railway Foundation.

3.H. Ordinance No. 2025-3104 providing for the adoption of the budget for FY 2025/2026.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3104 by title.

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

Ordinance No. 2025-3104 has been introduced, read by title, and I move to approve upon its first of three readings. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

3.I. Ordinance No. 2025-3105 providing for the adoption of the FY 2025/2026 Fiscal Year Employee Classification Pay Plan.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3105 by title.

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA PROVIDING FOR THE ADOPTION OF THE 2025/2026 FISCAL YEAR EMPLOYEE CLASSIFICATION AND PAY PLAN; PROVIDING FOR AN EFFECTIVE DATE FOR THE IMPLEMENTATION OF THE CLASSIFICATION AND PAY PLAN; REPEALING ANY AND ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2025-3105 has been introduced, read by title, and I move to approve upon its first of three readings. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

3.J. Ordinance No. 2025-3106 providing for the amendment of Chapter 38: Appendix E, Water Department Rates and Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3106 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX E , WATER DEPARTMENT RATES AND FEES; OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR A RATE TO BE CHARGED FOR WATER BY THE MCCOOK WATER DEPARTMENT; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2024-3088 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2025-3106 has been introduced, read by title, and I move to approve upon its first of three readings. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

3.K. Ordinance No. 2025-3107 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3107 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX D, SEWER DEPARTMENT RATES AND FEES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2024-3089 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

Ordinance No. 2025-3107 has been introduced, read by title, and I move to approve upon its first of three readings. This motion, made by Rambali and seconded by Taylor, passed.

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

3.L. Council Comments.

There were no council comments.

**Adjournment.**

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 5:56 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