

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, September 15, 2025  
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Kelley, Memorial Methodist Church.

Pledge of Allegiance.

Call to Order.

### **SUBMITTAL OF REQUESTS FOR FUTURE AGENDA ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Topic for Consideration for City Council Agenda form located at the information table by the entrance to the Council Chambers. **If** the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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

#### **2. Proclamations.**

- A. Approve a proclamation designating September 17 through 23, 2025 as "Constitution Week" and authorize the Mayor to sign.

#### **3. Public Hearings.**

- A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

- 1. Adjourn the Public Hearing.

- B. Approve the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

- C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

- 1. Adjourn the Public Hearing.

- D. Approve the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

- E. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

- 1. Adjourn the Public Hearing.

- F. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

- G. Public Hearing - consider the 2026 McCook Plan of Street Improvements.

- 1. Adjourn the Public Hearing.

- H. Adopt Resolution No. 2025-24 approving the 2026 McCook Plan of Street Improvements.

**4. 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 September 2, 2025 budget hearing and the September 2, 2025 regular City Council meeting.
- B. Approve Resolution No. 2025-25 authorizing the Mayor to sign the 2025 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standards.
- C. Accept the minutes of the September 8, 2025 Planning Commission meeting.

- D. Receive and file Change Order Number 1 in the form of a credit in the amount of \$25,726.84, as well as the final payment for the McCook Aquatic Park Project and authorize the Mayor to sign.
- E. Approve and authorize the Mayor to sign Change Order No. 1, the Certificate of Substantial Completion, and Pay Application No. 4 (Final) for Water Distribution Improvements Revised Project #2, Contractor - Van Kirk Brothers Contracting.
- F. Approve Resolution No. 2025-26 establishing a handicap parking stall on the east side of the 500 block of Norris Avenue.
- G. Approve an application from Great Plains Communications to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable and one new ground level vault on East 13th Street and East "C" Street.
- H. Accept Paulsen Inc. bid of \$4,779,068.00 as the lowest responsible bidder for PFC Gerald L. Walters Youth Sports Complex Infrastructure and authorize the Mayor to execute the necessary paperwork to award the contract.
- I. Ratify the Mayor's appointments to the Building and Housing Code Advisory and Appeals Board - reappoint Aaron Peterson - term expires September 2029; the Economic Development Plan Loan Committee - reappoint Aaron Peterson - term expires March 2029; the Library Advisory Board - reappoint Mary Dueland - term expires June 2020 and appoint Miranda Perry to fill Staci Blomstedt remaining term - term expires June 2027; and to the Planning Commission - reappoint Camy Bradley and Bruce McDowell - terms expire September 2028.
- J. Approve a Memorandum of Understanding with the McCook Area Chamber of Commerce whereby ACE funds will be appropriated for promotional activities that benefit the City of McCook.

**5. Regular Agenda.**

- A. Presentation from Emma Castor with WCNDD (West Central Nebraska Development District) regarding properties in their designated area that should be rescinded from previous declarations of nuisance and properties that need abatement.
- B. Approve Resolution No. 2025-27 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 this nuisance as deemed by WCNDD and as declared in the Resolution.

- C. Approve Resolution No. 2025-28 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.
- D. Approve WCNDD's Motion to Abate for the properties located at 201 S 9th Street, McCook, NE and 204 S 8th Street, McCook, NE.
- E. Update regarding the youth sports complex project.
- F. Ordinance No. 2025-3104 providing for the adoption of the budget for FY 2025/2026.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2025-3104 upon its third and final reading.
  - 3. Chairperson declaration after vote and passage, if approved.
- G. Ordinance No. 2025-3105 providing for the adoption of the FY 2025/2026 Fiscal Year Employee Classification Pay Plan.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2025-3105 upon its third and final reading.
  - 3. Chairperson declaration after vote and passage, if approved.
- H. Ordinance No. 2025-3106 providing for the amendment of Chapter 38: Appendix E, Water Department Rates and Fees.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2025-3106 upon its third and final reading.
  - 3. Chairperson declaration after vote and passage, if approved.
- I. Ordinance No. 2025-3107 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2025-3107 upon its third and final reading.
  - 3. Chairperson declaration after vote and passage, if approved.
- J. Ordinance No. 2025-3109 providing for the amendment of Chapter 38: Appendix F, Solid Waste Collection Fees.
  - 1. Chairperson asks Clerk to read Ordinance by title.
  - 2. Consider approval of Ordinance No. 2025-3109 upon its first of three readings.

- K. Consider Ordinance No. 2025-3108 setting the salary and compensation of City Manager Nathan A. Schneider.
1. Chairperson asks Clerk to read Ordinance No. 2025-3108 by title.
  2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.
  3. Final passage of Ordinance No. 2025-3108.
  4. Chairperson declaration after vote and passage, if approved under suspension of the rule.
- L. Council Comments.

**Adjournment.**