

McCook City Council  
October 20, 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, 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 October 16, 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 Father Kimminau, of the St. Patrick Catholic Church. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

Mayor Taylor also announced that 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.**

City Manager announced that a NDOT community meeting is scheduled for 8:30 A.M. on October 24 at the McCook Community College East Campus; the city's auditors will be here on October 28 and 29; and a meeting of the Health Board is planned for November 4.

## **2. Public Hearings.**

2.A. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Residential Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

City Manager Schneider announced that because they have the basement leased out for the coming year and will not be using it as an Airbnb, applicant Linda Maiden withdrew their request for a special exception.

No action was taken on Item 2.A or 2.B.

2.B. Approve a special exception application by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Residential Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied, and said grant conditioned upon the applicant procuring proper commercial insurance and listing the City of McCook as an additional insured.

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

McCook Chamber of Commerce Director, Sarah Schneider, requested that Item K be removed for the consent agenda and placed on the regular agenda.

Motion to approve the remaining consent agenda. 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.A. Approve the minutes of the October 6, 2025 regular City Council meeting.

3.B. Approve a request from Parker to intermittently close Karrer Street north of South Street, along the west side of their facility, to install new equipment beginning October 16, 2025 and continuing through the end of 2025.

3.C. Forward to the City's Insurance carrier for review and appropriate action a general liability claim from Carrie Goltl.

3.D. Ratify the Mayor's appointments to the: Board of Zoning Adjustment - appoint Dave Winder as the Extra Territorial Representative - term expires September 2028; Economic Development Plan Citizen's Advisory Review Committee - reappoint Alexis Davidson - term expires July 2028; Housing Agency Board - appoint Darius Bolli (resident) - term expires November 2030.

3.E. Approve the Addendum to McCook Humane Society Agreement, increasing the contract amount the City of McCook pays for animal services for Fiscal Year 25/26 and authorize the

Mayor to sign.

- 3.F. Approve an application from Telcom construction to occupy city right-of-way for the purpose of replacing telephone cable for 336 N. Cherokee Drive.
- 3.G. Approve the specifications for the 2026 Armor Coating Project and set the time and date to receive bids as 2:30 P.M. November 10, 2025.
- 3.H. Approve the specifications for the 2026 Crack Sealing Project and set the time and date of bid at 2:30 P.M. on November 10, 2025.
- 3.I. Receive and file the City of McCook Snow and Ice Control and Removal Operation Procedures and Policies.
- 3.J. Receive and file the claims for the month of September 2025 and published October 14, 2025.
- 3.L. Accept the minutes of the October 13, 2025 Planning Commission meeting.
4. Regular Agenda.
- 3.K. Approve the McCook Area Chamber of Commerce request to use City facilities for a Christmas Celebration on December 6, 2025. The request includes the use of Norris Park (including electricity) beginning at 3:00 P.M. which will include entertainment in the bandshell; the lighting of the park; conducting the Annual Christmas "Light up the Bricks" Parade beginning at 6:00 P.M., including participation by the Fire and Police departments; and the closing of East "G" Street from the northbound lane of Norris Avenue to East 2nd Street; East 1st Street from East "F" Street to East "I" Street; East "H" Street from northbound lane of Norris Avenue to East 2nd Street; and the Norris Avenue north bound lane from East "G" Street to East "H" Street for carriage rides; and permission to hang lights on City property.

Motion to approve the request from the McCook Area Chamber of Commerce to use City facilities for a Christmas Celebration on December 6, 2025. The request includes the use of Norris Park (including electricity) beginning at 3:00 P.M. which will include entertainment in the bandshell; the lighting of the park; conducting the Annual Christmas "Light up the Bricks" Parade beginning at 6:00 P.M., including participation by the Fire and Police departments; and the closing of East "G" Street from the northbound lane of Norris Avenue to East 2nd Street; East 1st Street from East "F" Street to East "I" Street; East "H" Street from northbound lane of Norris Avenue to East 2nd Street; and the Norris Avenue north bound lane from East "G" Street to East "H" Street for carriage rides; and permission to hang lights on City property. This motion, made by Calvin and seconded by Rambali, passed.

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

4.A. Consider request and authorize the use of Community Betterment Funds to cover the rental fees for the "Share the Heat" fundraising event to be held at the Heritage Senior Center on October 19, 2025.

Motion to authorize the use of Community Betterment Funds to cover the rental fees for the "Share the Heat" fundraising event to be held at the Heritage Senior Center on October 19, 2025. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

4.B. Update regarding the youth sports complex project.

City Manager Schneider gave an update on the youth sports complex. A preconstruction meeting has been held for the paving, water, sewer, and drainage infrastructure project; discussion options for financing the infrastructure were held; a draft bond ordinance will be brought for council consideration in November; and work on grant applications continues.

4.C. Review and approve the proposed Water and Wastewater bill adjustment policy.

Utilities Director Fawver reviewed the proposed policy with the Council.

Motion to approve the proposed Water and Wastewater bill adjustment policy. 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.D. Ordinance No. 2025-3109 providing for the amendment of Chapter 38: Appendix F, Solid Waste Collection Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3109 by title.

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF APPENDIX F, SOLID WASTE COLLECTION FEES, OF THE CITY OF MCCOOK, NEBRASKA CODE OF ORDINANCES; PROVIDING FOR A RATE TO BE CHARGED FOR SOLID WASTE COLLECTION AND DISPOSAL; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2024-3087 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM AND FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

Ordinance No. 2025-3109 has been read by title and I move to approve upon its third and final reading. This motion, made by Muehlenkamp and seconded by Calvin, passed.

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

Mayor Taylor stated for the record that Ordinance No. 2025-3109 is declared lawfully passed and adopted upon publication as required by law.

4.E. 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 5:53 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