

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, November 17, 2025  
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Walter Ray, McCook Baptist Church.

Pledge of Allegiance.

Call to Order.

*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. Public Hearings.**

- A. Public Hearing - Regarding a request from MEDC, W.A.G.S. Properties, L.L.C., and NML, LLC, seeking approval for a preliminary plat for property located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street) - to be known as Second North Pointe Addition.

- 1. Adjourn the Public Hearing.

- B. Approve a preliminary plat of land to be known as the Second North Pointe Addition, said land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West S Street and west of West 7th Street).- to be known as Second North Pointe Addition.

- C. Public Hearing - Regarding the Second Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project.

- 1. Adjourn the Public Hearing.

- D. Meeting of the Community Development Agency - recess as City Council and convene meeting.
  - 1. Call to Order and Roll Call.
  - 2. Open Meetings Act Announcement.
  - 3. Approve Resolution No. CDA 2025-03 approving the Second Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook.
  - 4. Recess as a Community Development Agency.
- E. Adopt Resolution No. 2025-36 approving the Second Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska.
  - 1. Recess as a City Council.
- F. Adopt Resolution No. CDA 2025-04 authorizing and approving a Redevelopment Agreement including the use of Tax Increment Financing for the North Pointe Redevelopment Project - Phase 3.
  - 1. Adjourn the McCook Community Development Agency.
- G. Approve Resolution No. 2025-37 approving the Redevelopment Agreement for the North Pointe Redevelopment Project and authorize the Community Development Agency to enter into said Agreement.

**3. 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 November 3, 2025 regular City Council meeting.
- B. Award the bid for the 2026 Crack Sealing Project to Shelco Construction of Paxton, Nebraska in the amount of \$62,100.00, that being the lowest best bid.
- C. Award the bid for the 2026 Armor coating Project to Shelco Construction of Paxton, Nebraska in the amount of \$6.85 per gallon, as well as Alternate No. 1 for providing granite aggregate in the amount of \$38,400.00, that being the lowest best bid.
- D. Approve the Grant of License with Elizabeth Knedlik for the use of a portion of City of McCook property legally described as Lot 18, Block 2, Westridge Addition to the City of McCook, Red Willow County, Nebraska, for the purpose of installing a fence and authorize the Mayor to sign.

- E. Adopt Resolution No. 2025-35 approving the execution of an Agency Agreement with the Department of Transportation-Division of Aeronautics of the State of Nebraska for Project No. 3-31-0052-022-2026(M04) to be submitted by the Division to the Federal Aviation Administration to obtain federal assistance for the development of the McCook Ben Nelson Regional Airport and authorize the Mayor to sign the agreement and all associated documents.
- F. Accept the minutes of the November 17, 2025 Planning Commission meeting.
- G. Approve the request from Kris Hanchera on behalf of the Peace Lutheran Church to utilize city-owned property at Felling Field and to close the alley between Felling Field and Peace Lutheran Church for their end of year School of Religion party on Wednesday, April 29, 2025 from 2:00 P.M. to 8:30 P.M.
- H. Receive and file the claims for the month of October 2025 and published November 13, 2025.
- I. Approve the bid from Deveny Motors for one (1) new current model year full-size 1/2 ton crew cab 4-wheel drive SSV or PPV truck at \$43,353.00, that being the lowest responsible bid.

#### **4. Regular Agenda.**

- A. Authorize city staff to submit a Nuisance Abatement Program Application to West Central Nebraska Development District, Inc.
- B. Approve the bid from Motorola Solutions for ten (10) M500 In-Car Camera Recording Devices and sixteen (16) V700 Body-Worn Recording Devices for the purchase price of \$115,315.00, that being the lowest responsible bid.
- C. Council Comments.

#### **Adjournment.**