

McCook City Council
November 17, 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 November 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.

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 Schneider announced that the City received a very generous pledge of \$500,000 from the McCook Community Foundation for the sports complex project.

Mayor Taylor welcomed McCook Community College and High School students to the meeting.

2. Public Hearings.

2.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.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment 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, with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Weedin, passed.

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

YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the November 17, 2025 City Council meeting; Exhibit #2 - Notice of Public Hearing published (1 page); Exhibit #3 - Notice of Public Hearing mailed and posted (1 page); Exhibit #4 - listing of property owners notified of public hearing (1 page); Exhibit #5- Second North Pointe Preliminary Plat (3 pages); Exhibit #6 - legal description of the proposed subdivision (1 page); Exhibit #7 - Land Use Action Request Form and attachments (10 pages); and Exhibit #8 - minutes of the November 10, 2025 Planning Commission meeting (4 pages).

City Manager Schneider reviewed the information presented in Exhibit 1.

Amanda Engell, MEDC Housing Director, and Greg Wolford, W Design Associates, reviewed the proposed plat and utilities with the Council.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

YEA: 5, NAY: 0

2.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.

Motion to 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. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

YEA: 5, NAY: 0

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

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the Second Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project, with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the November 17, 2025 City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages); Exhibit #5 - Second Substantial Modification to the Redevelopment Plan for the North Pointe Redevelopment Project (9 pages); and Exhibit #6 - Minutes of the November 10, 2025 Planning Commission meeting (4 pages).

City Manager Schneider reviewed the information presented in Exhibit #1 and gave a review of the LB840 Fund and Tax Increment Financing (TIF).

Charlie McPherson, MEDC Executive Director, and Amanda Engells, MEDC Housing Director, was present to review their request with the Council.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a City Council. 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.D. Meeting of the Community Development Agency - recess as City Council and convene meeting.

Motion to recess as a City Council and to convene as the McCook Community Development Agency for consideration of CDA Agenda at 5:57 P.M. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

2.D.1. Call to Order and Roll Call.

2.D.2. Open Meetings Act Announcement.

A meeting of the Mayor and City Council of the City of McCook, Nebraska, acting as the governing body of the Community Development Agency of the City of McCook, Nebraska was convened in open and public session at 5:57 o'clock P.M. on November 17, 2025, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Taylor, Calvin, Weedin,

Muehlenkamp, Rambali. Absent: None. Notice of the meeting was given in advance thereof by publication, one of the City's designated methods for giving notice, a copy of the proof of publication being attached to these minutes. Advanced notice of the meeting was given to each member of the Agency and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and all members of the Council. Mayor Taylor presided and City Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

2.D.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.

Motion to 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. This motion, made by Muehlenkamp and seconded by Calvin, passed.

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

2.D.4. Recess as a Community Development Agency.

Motion to recess as the McCook Community Development Agency and reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

2.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.

Motion to 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. This motion, made by Calvin and seconded by Rambali, passed.

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

2.E.1. Recess as a City Council.

Motion to recess as the McCook City Council and reconvene as the McCook Community Development Agency. 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.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.

Motion to 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. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

2.F.1. Adjourn the McCook Community Development Agency.

Motion to adjourn the meeting of the McCook Community Development Agency at 6:00 P.M. and to reconvene as the McCook City Council. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

2.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.

Motion to 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. 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. Consent Agenda.

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

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

3.A. Approve the minutes of the November 3, 2025 regular City Council meeting.

3.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.

3.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.

3.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.

- 3.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.
- 3.F. Accept the minutes of the November 17, 2025 Planning Commission meeting.
- 3.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.
- 3.H. Receive and file the claims for the month of October 2025 and published November 13, 2025.
- 3.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.

- 4.A. Authorize city staff to submit a Nuisance Abatement Program Application to West Central Nebraska Development District, Inc.

City Manager Schneider reviewed the process and the area's worked on last year and this year.

Motion to authorize city staff to submit a Nuisance Abatement Program Application to West Central Nebraska Development District, Inc. This motion, made by Weedin and seconded by Taylor, passed. Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA
YEA: 5, NAY: 0

- 4.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.

Police Chief Hodgson reviewed the proposed quote from Motorola with the Council.

Motion to 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.,

that being the lowest responsible bid. This motion, made by Muehlenkamp and seconded by Taylor, passed.

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

4.C. Council Comments.

Councilmember Weedin thanked Sarah Schneider, McCook Chamber of Commerce Director, and her assistants, for decorating Norris Islands and Norris Park for the upcoming holidays; and city staff for the hanging of the Christmas decorations in the downtown area.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:21 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer