

MCCOOK CITY COUNCIL

REGULAR MEETING

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

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Barry Johnson, Assembly of God 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. Presentation.

- A. Presentation from Grant Flamig, Account Manager with NPPD, regarding the community energy report.

3. 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 vacation and final 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).

- 1. Adjourn the Public Hearing.

- B. Ordinance No. 2025-3112 approving vacation of Block 2, Lots 9 -16, Block 3, Lots 1 -4, North Pointe Addition, all in the City of McCook, Red Willow County, Nebraska (located north of West "S" Street and west of West 7th Street).

- 1. Chairperson asks Clerk to read Ordinance 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. 2025-3112.
 - 4. Chairperson declaration after vote, if approved.

- C. Adopt Resolution No. 2025-39, approving a final 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).
- D. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #7, comprised of a tract of land being part of Lot 2, all Lot 3, Dillman's First Addition, part of 16th Street East, part of Airport Road, part of the Northwest Quarter of Section 28, Township 3 North, Range 29 West of the 6th P.M., Block 7, Block 8, Block 21, part of 14th Street East, Lots 7-12, Block 22, Brown's Park Addition, Part of Vacated 13th Street East, part of 12th Street East, part of 11th Street East and Lot 6, Block 8, Tenth Addition, all located in McCook, Red Willow County, Nebraska.
 - 1. Adjourn the Public Hearing.
- E. Approve Resolution No. 2025-40 approving the Blight and Substandard Study for Redevelopment Area #7.
- F. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #8, comprised of a tract of land being part of the Northeast Quarter and the Southeast Quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Lot 1 and Lot 2, Block 1, Lashley-Tucker Subdivision, and Lot 2 and Lot 3, A.M. Bishop Addition, all in Red Willow County, Nebraska.
 - 1. Adjourn the Public Hearing.
- G. Adopt Resolution No. 2025-41 approving the Blight and Substandard Study for Redevelopment Area #8.

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 December 1, 2025 regular City Council meeting.
- B. Receive and file the City Attorney Fee Agreement and Authority to Represent between the City of McCook and Nathaniel J. Mustion, City Attorney.
- C. Authorize the Mayor to sign the Certificate of Compliance for the 2025 Maintenance Agreement between the City of McCook and the Nebraska Department of Transportation.
- D. Approve the renewal of Maintenance Agreement No. 17 between the Nebraska Department of Transportation and the Municipality of McCook and authorize the Mayor to sign.

- E. Receive and file the claims for the month of November 2025 and published December 12, 2025.
- F. Accept the minutes of the July 29, 2025 Senior Center Advisory Board and the November 17, 2025 Planning Commission meetings.
- G. Receive and file the 2025/2026 Council Radio Show Schedule.
- H. Approve the City of McCook donation policy.
- I. Approve the City of McCook's ACE Fund policy.

5. Regular Agenda.

- A. Update regarding the youth sports complex project.
- B. Ordinance No. 2025-3111 amending the City of McCook Code of Ordinances, Title IX, adding Chapter 97, entitled "Public Spaces, Camping, Restrooms, Parks".
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2025-3111 upon its first of three readings.
- C. Approve and authorize the Mayor to sign Resolution No. 2025-42, to adopt and set the suggested donation for individuals 60 and over who receive Congregate, Carry Out Meals and Home Delivered Meals and set the fee for individuals under 60 who receive meals made at the McCook Senior Center.
- D. Council Comments.

6. Adjournment.

7. Meeting of the McCook Community Development Agency.

- A. Call to Order and Roll Call.
- B. Open Meetings Act Announcement.
- C. Discussion regarding McCook's CDA acquiring the St. Catherine's property to facilitate a redevelopment project.
- D. Approve Resolution No. CDA 2025-05 approving the acquisition of certain real property the execution of an option agreement on said property with the seller as a condition of and in connection with the acquisition (loan agreement, promissory note, deed of trust).

E. Approve Resolution No. CDA 2025-06 approving the acquisition of certain real property the execution of an option agreement on said property with the seller as a condition of and in connection with the acquisition (assignment and assumption of real estate purchase agreement, and a real estate option agreement).

F. Adjourn the McCook Community Development Agency meeting.

Adjournment.