

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, August 4, 2025
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Father Kiminau, St. Patrick Catholic Church.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.
2. Public Hearings.
 - A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding a meeting held July 28, 2025.
 1. Adjourn the Public Hearing.
 - B. Accept the minutes of the April 28, 2025 Economic Development Plan Citizen's Advisory Review Committee meeting.
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 July 21, 2025 regular City Council meeting and the July 22, 2025.
 - B. Ratify the use of MNB Bank's IntraFi integrated Cash Sweep product for the deposit account for McCook's 2025 bond anticipation note proceeds.
 - C. Accept the minutes of the April 15, 2025 the Senior Citizen's Advisory Board meeting.
 - D. Approve Supplement Agreement PI2345-001 between the City of McCook and the Nebraska Department of Transportation increasing federal and state funds used to assist in providing public transportation services within the city limits of McCook and authorize the Mayor to sign.
 - E. Approve the request from Chamber of Commerce Director Sarah Schneider to use the covered parking lot on East 1st Street and to block off adjacent street

parking for Community Farmers Markets on Thursdays from 5:00 P.M. to 9:00 P.M. and potentially Saturday mornings from 8:00 A.M. to noon.

4. Regular Agenda.

A. Update regarding the sports complex project.

B. Council Comments.

C. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.

1. Nebraska Open Meetings Act statement, if a motion to close passes.

2. If moved into Executive Session, motion to close.

Adjournment.

**CITY MANAGER'S REPORT
AUGUST 4, 2025 CITY COUNCIL MEETING**

ITEM: 2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held July 28, 2025.

ITEM: 2.B. Accept the minutes of the April 28, 2025 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on April 28, 2025 and July 28, 2025. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 30, 2025



Tera Koetter, Assistant City Manager

July 30, 2025



Nathan A. Schneider, City Manager

July 30, 2025

EXHIBIT - #1

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on August 4, 2025 at 5:30 p.m. in the City Council Chambers of the McCook Municipal Center concerning the findings and suggestions of the LB840 Citizens Advisory Committee regarding the functions and progress of the economic development program for the City of McCook. Individuals requiring physical or sensory accommodations including interpreter services, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

-s- Lea Ann Doak,
City Clerk-Treasurer

Publish: July 31, 2025

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AGENDA

**ECONOMIC DEVELOPMENT PLAN
CITIZEN'S ADVISORY REVIEW COMMITTEE**

QUARTERLY MEETING

**MONDAY, JULY 28, 2025
12:00 P.M.**

HERITAGE SENIOR CENTER CONFERENCE ROOM

CALL TO ORDER

*A Copy of the Open Meetings Act is posted and available for public review in the meeting room at the Heritage Senior Center.

- ITEM NO. 1** Review and approve minutes of the April 28, 2025 meeting.
- ITEM NO. 2** Review McCook LB840 Economic Development Program Quarterly Reports.
- ITEM NO. 3** Update of LB840 Program Balances.
- ITEM NO. 4** MEDC Director's Report
- ITEM NO. 5** Open Discussion
- ITEM NO. 6** Next meeting date: October 27, 2025
- ITEM NO. 7** Adjournment

EXHIBIT - #3

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McCook Growth Fund (LB840) PROGRAM BALANCES (MEDC format)

Program Year 10/01/24 - 9/30/25

Q3 - 06/30/2025

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total
Loan & Grant Program	\$ 1,030,292.54	\$ 243,697.15	\$ 351,105.76	\$ 1,006,233.78	
Loan Repayments		\$ 70,706.77			
Legal			\$ 1,461.50		
Publishing			\$ 82.52		
Miscellaneous		\$ 365.43			
Interest		\$ 13,821.67			
TOTAL					\$ 1,006,233.78
Ending Balance					<u>\$ 1,006,233.78</u>
MEDC Administration	\$ -	\$ 114,147.00	\$ 114,147.00	\$ -	

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/24-09/30/2025

Q3 - Balances as 06/30/2025

	Program Balance	Reserved Funds	Available
Loan, Grants and Projects	\$ 1,006,233.78		
North Pointe Term Loan Interest (estimate)		\$25,500.00	
Business Park Phase II loan (2025 Interest due) and engineering fees)		\$70,000.00	
North Pointe & Bus. Park Development Engineer Fees		\$29,064.55	
NDEE Project Review Fee		\$365.43	
Midlands Contracting Services (Bus. Park)		\$6,645.00	
Publishing Fees		\$82.52	
Early Childhood Education			
New Provider Scholarship/Startup Funds/Infant Incentives - YTD		\$29,956.00	
*Early Childhood Donation YMCA		\$80,000.00	
Total Reserved and Committed		\$241,613.50	
Total Funds Available			<u>\$ 764,620.28</u>

*This will be paid over 5 year @ \$20,000 per year
 \$20,000 - 2025 (pd. January 2025)
 \$20,000 - 2026
 \$20,000 - 2027
 \$20,000 - 2028
 \$20,000 - 2029

McCook Growth Fund (LB840) Economic Development Program
Third Quarter Report
October 1, 2024 - September 30, 2025

Approved, but not yet completed or paid:

North Pointe Housing Development **2024/2025** **\$25,500.00**

As the housing development progresses, we are actively enhancing infrastructure within the North Pointe Addition project area. Our strategy integrates Tax Increment Financing (TIF) and other funding sources to support these improvements. Street paving, along with the installation of water, sewer, and electrical services, has been successfully completed. To manage initial costs, the MEDC is accruing interest in the project funds, which will be offset by proceeds from lot and house sales over time. This approach ensures sustainable financing through TIF revenues throughout the project's duration.

McCook Business/Industrial Park Expansion **2024/2025** **\$89,811.00**

The McCook Business Park - Phase II project has made remarkable strides over the past year and is now nearing the completion of this important expansion. A key milestone is the industry track and spur, which recently underwent an inspection by BNSF. We are awaiting their feedback to make the track fully operational, which will be a critical asset for future tenants and operations at the park.

In addition, Performance Plus is making significant progress with their new facility. They are nearing completion of construction, have hired three full-time employees, and have started producing small batches of feed. As they refine their production processes, they plan to gradually scale up feed volume and increase their workforce, bringing additional economic benefits to the community.

Early Childhood / MEDC Infant Incentive Program **2024/2025** **29,956.00 - YTD**

The MEDC Board of Directors remains committed to supporting early childcare and education in our community. Our funding continues to provide resources for the Infant Program as well as Startup and Expansion initiatives, with the goal of sustaining and enhancing the efforts of local early childcare providers and centers.

Early Childhood/Youth Development Center Donation to YMCA Proj. **2025-2029** **\$80,000.00**

The MEDC demonstrates its commitment to early childcare in McCook through initiatives that support our community providers. These programs are essential in aiding families and fostering workforce development, ensuring our youngest residents receive exceptional care and education. The board has furthered its support by committing \$100,000 over 5 years (\$20,000 annually) to the YMCA's renovation and expansion project. This funding will specifically benefit the Early Childhood/Youth Development Center, enhancing programming, activities, child watch services, and more. The first payment was made in 2025.

**ECONOMIC DEVELOPMENT PLAN
CITIZEN'S ADVISORY REVIEW COMMITTEE
MEETING MINUTES**

Monday – April 28, 2025
12:00 P.M. at the Heritage Senior Center Conference Room

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Sean Wolfe and began at 12:25 P.M.

A copy of the Open Meetings Act is posted on the in the Heritage Senior Center Conference room and is available for public review.

Present: Members: Jeanette Peters, Sean Wolfe, Alexis Davidson, Sarah Renner; Nate Schneider, City Manager; Charlie McPherson, MEDC Director; Tera Koetter, Assistant City Manager; Tracy Burkey, Recording Secretary.

Absent: Members: Warren Jones, Rick Sinner, and Jordan Johnson.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 25, 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 all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF February 10, 2025, MEETING.

Renner introduced a motion to approve February 10, 2025, minutes; Davidson seconded the motion. All members present voted in the affirmative. Motion passed. 4 VOTES YEA, 0 NAY, 3 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

MEDC Director McPherson reviewed the McCook Growth Fund Program Balances and McCook Growth Fund Available Funds reports prepared by MEDC for the 10/01/24 – 09/30/25 program year with the committee.

As of 3/31/2025 the LB840 Program balance is \$972,072.02. Funds are currently allocated in the amount of \$204,256.00. This leaves an available balance of \$767,816.02.

(3) UPDATE OF REVENUES COLLECTED The McCook Growth Fund Loan Status Report shows all loans are current. The McCook Housing Authority is requesting loan forgiveness for the last two years of payments on East Ward Village. MEDC board cannot forgive the loan. The

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request will be taken to the City Council for a decision. The LB840 Program Balances report, receipt register and check register were provided.

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Approved, but not yet completed or paid:

North Pointe Housing Development

“As the housing development progresses, we are actively enhancing infrastructure within the North Pointe Addition project area. Our strategy integrates Tax Increment Financing (TIF) and other funding sources to support these improvements. Street paving, along with the installation of water, sewer, and electrical services, has been successfully completed. To manage initial costs, the MEDC is accruing interest in the project funds, which will be offset by proceeds from lot and house sales over time. This approach ensures sustainable financing through TIF revenues throughout the project’s duration.”

McCook Business/Industrial Park Expansion

“The McCook Business Park-Phase II project has made remarkable strides over the past year and is now nearing the completion of this important expansion. A key milestone is the industry track and spur, which recently underwent an inspection by BNSF. We are awaiting their feedback to make the track fully operational, which will be a critical asset for future tenants and operations at the park.

In addition, Performance Plus is making significant progress with their new facility. They are nearing completion of construction, have hired three full-time employees, and have started producing small batches of feed. As they refine their production processes, they plan to gradually scale up feed volume and increase their workforce, bringing additional economic benefits to the community.”

Early Childhood/MEDC Infant Incentive Program

“The MEDC Board of Directors remains committed to supporting early childcare and education in our community. Our funding continues to provide resources for the Infant Program as well as Startup and Expansion initiatives, with the goal of sustaining and enhancing the efforts of local early childcare providers and centers.”

Early Childhood/Youth Development Center Donation to YMCA project

“The MEDC demonstrates its commitment to early childcare in McCook through initiatives that support our community providers. These programs are essential in aiding families and fostering workforce development, ensuring our youngest residents receive exceptional care and education. The board has furthered its support by committing \$100,000 over 5 years (\$20,000 annually) to the YMCA’s renovation and expansion project. This funding will specifically benefit the Early

Childhood/Youth Development Center, enhancing programming, activities, child watch services, and more.”

LB840 Expenses in the 2nd Quarter

Loan, Grant, and Program Fund

Early Childhood/MEDC Infant Incentive Program

“The MEDC Infant Incentive program funding continues to provide resources for the Infant Program as well as Startup and Expansion initiatives. 3 providers submitted claims this quarter to help go towards their staffing expenses.”

(5) OPEN DISCUSSION

Business is currently slow at Parker and Valmont.

Lots of conversations have been had regarding options at Walter’s First Addition regarding commercial business options.

Housing on East “C” Street and East 11th street is being researched. They would be entry level homes from \$200,000 to \$225,000.

Process is starting on the next 6 duplexes on the reservation and more homes at North Pointe Addition.

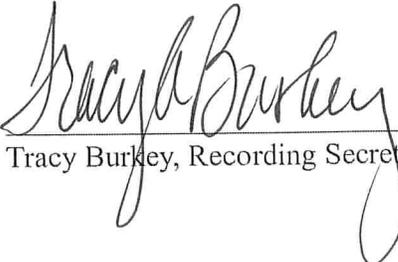
Housing planned for Walter’s First Addition will be market value homes.

(6) NEXT MEETING DATE

Next meeting date will be July 28, 2025, at 12:00 PM at the Heritage Senior Center conference room.

(7) ADJOURNMENT

The meeting was adjourned at 1:19 PM.


Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT
AUGUST 4, 2025 CITY COUNCIL MEETING**

ITEM: 3.A.

Approve the minutes of the July 21, 2025 regular City Council meeting and the July 22, 2025 special City .

Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 31, 2025

McCook City Council
July 21, 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.

Absent: Councilmember Rambali.

Motion to excuse the absence of Councilmember Rambali. This motion, made by Calvin and seconded by Weedin, passed.

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

YEA: 4, NAY: 0

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Library Director Jody Crocker, 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 July 17, 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 Jamie Mockry. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

1. Announcements & Recognitions.

City Manager Schneider informed the Council that a special meeting was scheduled for tomorrow for a presentation by Chris Miller and David Blau, Miller & Associates, regarding current and future needs for the Water Treatment Plant and the water distribution system and that Congressman Adrian Smith will be in McCook July 31 for a tour of McCook, including the new sports complex.

2. Consent Agenda.

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

passed.

Rambali: ABSENT, Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA
YEA: 4, NAY: 0, ABSENT: 1

- 2.A. Approve the minutes of the July 7, 2025 regular City Council meeting and the July 8, 2025 special City Council meeting.
- 2.B. Receive and file the Financial Report for the period ending June 30, 2025.
- 2.C. Approve and authorize the Mayor to sign the Certificate of Substantial Completion and Pay Application 4 (Final) for the Rotary Fan Press Equipment procurement from Prime Solution, Inc.
- 2.D. Adopt Resolution No. 2025-16 authorizing the execution of a loan agreement with MNB Bank for financing of a 2025 Type 1 Horton 4WD ambulance with a rate of 5.20% and authorize the Mayor to sign.
- 2.E. Receive and file the claims for the month of June 2025 published July 11, 2025.
- 2.F. Forward to the City's insurance carrier for review and appropriate action a general liability incident form from Kimberlee Obert.
- 2.G. Approve the request from Kari Peters with TK Ventures to close West 1st Street from West "D" Street to West "E" Street for the installation of a junction box for the new Community Hospital Dorm Facility from Monday, July 28 through August 1, 2025.

3. Regular Agenda.

- 3.A. Presentation from Emma Castor with West Central Nebraska Development District (WCNDD) in regards to properties in their designated area that should be declared a nuisance, properties that should be rescinded from previous declaration of nuisance, and properties that need abatement.

Emma Castor with the West Central Nebraska Development District was present via zoom to give an update of properties in their designated area that should be declared a nuisance, properties that should be rescinded from their previous declaration as a nuisance, and properties that are in need of abatement.

- 3.B. Adopt Resolution No. 2025-17 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.

Motion to adopt Resolution No. 2025-17 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution. This motion, made by Calvin and seconded by Weedin, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

- 3.C. Adopt Resolution No. 2025-18 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 the nuisance as deemed by WCNDD and as declared in the Resolution.

Motion to adopt Resolution No. 2025-18 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 the nuisance as deemed by WCNDD and as declared in the Resolution. This motion, made by Calvin and seconded by Muehlenkamp, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

- 3.D. Approve WCNDD's Motion to Abate for properties located at PID 000803900, PID 000899800, 102 E 10th St., PID 001741700, 111 E 10th St., 1304 E "A" St., 1319 E "A" St., PID 001730200, 111 S 8th St., 703 S 2nd St., 210 S 7th St., and 205 S 6th St., all located in McCook, Nebraska.

Motion to approve WCNDD's Motion to Abate for properties located at PID 000803900, PID 000899800, 102 E 10th St., PID 001741700, 111 E 10th St., 1304 E "A" St., 1319 E "A" St., PID 001730200, 111 S 8th St., 703 S 2nd St., 210 S 7th St., and 205 S 6th St., all located in McCook, Nebraska. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

YEA: 4, NAY: 0, ABSENT: 1

- 3.E. Discussion regarding Verizon's request to decrease its rental payment to the City of McCook for the use of McCook's West and East Water towers to locate equipment.

The council discussed a request from Verizon to reduce rental payments for equipment space on the city's water towers.

City Manager Schneider reviewed the information contained in his City Manager's report for this time. The terms of the current contract have not been completed, with approximately two years remaining. Verizon's offer includes lump-sum payments in exchange for 50-year leases that Verizon deems is in the city's best interest. Mr. Schneider recommended that the council postpone the negotiations until the current leases have expired or are up for renewal.

This item was presented at the request of Nick Politz, who serves as a lease consultant for Verizon who had requested to be present by zoom. Mr. Politz did not join the meeting.

- 3.F. Update regarding the sports complex project.

City Manager gave an update of the sports complex project. Meetings continue with Mammoth which have included discussion regarding amenities for the complex, scoreboards, roofing on

dugouts, LED field lighting; review was held regarding the feasibility study and the possibility of hiring a management company for the complex; and that \$15.64 million in bond anticipation notes were sold for the project, with \$600,000 designated for sewer projects; the notes will mature in September 2027 and are callable next year.

3.G. Discussion regarding the temporary closing of Karrer Park, the need to enforce park curfew requirements and the creation of an ordinance discouraging the use of public space as permanent residences.

Discussion was held regarding the temporary closure of Karrer Park, enforcement of curfew policies and consideration of a new ordinance discouraging the use of public property as a place of permanent residence.

Public Works Director Potthoff stated that current city ordinances do not provide law enforcement with the necessary tools to address the recent increase in homeless encampments and other unwanted activities. Mr. Potthoff added that the city's plan is to open Karrer Park back up once those tools are in place.

Police Chief Hodgson noted the need for a coordinated community response to address the growing number of displaced individuals in McCook, adding that the two departments are working together to address the of those using public spaces, such as the bandshell and public restrooms, as makeshift homes.

City staff is working on proposed ordinances that would provide law enforcement with the proper tools necessary for enforcement.

Tony Splinek, McCook resident, stated that not only is the homeless population an issue for the city, they are also causing issues for businesses and private residences too – referring to two incidences that happened on the Knights of Columbus property.

3.H. Update and discussion regarding the City of McCook's progress on a new comprehensive plan, zoning regulations, and subdivision regulations.

City Manager Schneider informed the Council that staff continues to work with Miller & Associates on the update of the comprehensive plan and the next meeting of the Planning Commission for review of the proposed zoning regulations will be in September.

3.I. Update regarding the McCook Ben Nelson Regional Airport.

City Manager Schneider gave an update regarding operations at the McCook Ben Nelson Regional Airport. Negotiations continue with the bankruptcy court regarding the buildings owned by the FBO, but on ground owned by the city. City Manager Schneider indicated that it would be in the city's best interest to own those buildings going forward, adding the city probably did not want to be in the business of providing FBO services.

3.J. Council Comments.

There were no council comments.

3.K. An Executive Session may be held upon a majority vote of the Council for the protection of public interest for a strategy session with respect to pending litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin.

Motion move to go into executive session for the protection of public interest for a strategy session with respect to potential litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin at 6:26 P.M. This motion, made by Calvin and seconded by Taylor, passed.

Rambali: ABSENT, Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA
YEA: 4, NAY: 0, ABSENT: 1

Included in the closed session were City Manager Schneider, City Attorney Mustion, Assistant City Manager Koetter, and City Clerk Doak.

Mayor Taylor stated for the record that at this time, pursuant to the Nebraska Open Meetings Act, a closed session will be held for the purpose of the protection of public interest for a strategy session with respect to potential litigation - property located 1111 East "H" Street, Cindy and Ron Sabin. The Council will reconvene in public session following this closed session.

Motion to come out of executive session at 6:38 P.M. This motion, made by Calvin and seconded by Weedin, passed.

Rambali: ABSENT, Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA
YEA: 4, NAY: 0, ABSENT: 1

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:39 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

McCook City Council
July 22, 2025
12:00 P.M.

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, special, and public session at 12:00 o'clock P.M. in the City Council Chambers.

Present: Mayor Linda Taylor, Councilmembers Jerry Calvin, Gene Weedon, Darcy Rambali.

Absent: Councilmember Muehlenkamp.

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Water Superintendent Nathaniel Chitwood, Water Plant Operator Jarrod Doyle, Utilities Director Pat Fawver, Public Works Director Kyle Potthoff, and Water Plant Operator Mike Stark.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 17, 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 and called the meeting to order.

1. Update and discussion with Chris Miller and David Blau of Miller & Associates regarding the City of McCook's water treatment plant and water distribution system.

Chris Miller and David Blau of Miller & Associates gave an update of the water treatment plant and water distribution system addressing current needs and future needs.

City Manager Schneider noted that the costs of doing all of these improvements is quite large and rate increases would be necessary to complete them. It will be the council's preference on how to move forward and to assist with the development of an action plan.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 1:38 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
AUGUST 4, 2025 MCCOOK CITY COUNCIL MEETING

ITEM **3.B.** Ratify the use of MNB Bank's IntraFi Integrated Cash Sweep product for the deposit account for McCook's 2025 bond anticipation note proceeds.

BACKGROUND:

On July 15th, city staff had a discussion with Tom Bredvick of MNB Bank regarding the use of the IntraFi Integrated Cash Sweep product, which allows nearly unlimited FDIC insurance for the city's current and future projects. The product is a new MNB checking account, with an automated and integrated sweep that places deposits in increments less than \$250,000 into IntraFi member bank accounts while sweeping back reciprocal balances from other banks. The accounts are privately registered and held in a manner through the Bank of New York so that an account number is registered with the participating banks. The local bank accepts an exact deposit amount back in reciprocal balances for use in supporting our local economy. MNB's FDIC charter and several other bank's charters are utilized to create the insurance necessary to cover the entire balance. Our account will be funded 100% on the date the city receives the BAN revenue.

Staff has entered the agreement to make sure it was completed prior to the August 1st BAN revenue receipt date. Staff asks the City Council to ratify the use of the product.

APPROVALS:



Nathan A. Schneider, City Manager

July 30, 2025



Lea Ann Doak, City Clerk

July 30, 2025

Deposit Resolution of CITY/GOV

The undersigned, being all of the AGENTS of CITY OF MCCOOK, a CITY/GOV (the "Company"), hereby waive notice of time, place or purpose of a meeting and do hereby unanimously adopt the following Resolutions:

BE IT RESOLVED that the Company is authorized to open a CHECKING account(s) at MNB Bank; and (Type of Account)

BE IT FURTHER RESOLVED that the following persons each individually are hereby given the authority to sign and execute any check, draft or other order for the payment of money, and withdraw or transfer funds from the said deposit account: enter into any preauthorized electronic transfer agreements or automatic withdrawals, deposits or transfers initiated through an ATM or Point-of-Sale terminal, telephone, computer, or magnetic tape using an access device like an ATM or debit card, a code or other similar means; endorse and deposit checks, drafts and orders for the payment of money; enter into a commercial wire transfer agreement and authorize wire transfers; or enter into a commercial ACH agreement and authorize ACH transfers, for and on behalf of the Company: NATHAN A SCHNEIDER AND LEA ANN DOAK (hereinafter "agents") and

BE IT FURTHER RESOLVED that the agents of the Company be, and each of them acting individually are hereby authorized and directed to take such actions and to make, execute, deliver and file on behalf of the Company, such documents as may be necessary or desirable to carry out the intent and purposes of the foregoing resolution;

BE IT FURTHER RESOLVED that any and all actions, acts and deeds heretofore taken by the agents of the Company, or any of them acting individually in furtherance of the intent and purposes of the foregoing resolutions and any documents or instruments heretofore executed and delivered by such agents, in furtherance of the foregoing resolution be, and they hereby are, approved, ratified and confirmed in all respects as the acts and deeds of the Company; and

BE IT FURTHER RESOLVED that the Resolutions adopted herein will remain effective as to the account referenced herein until MNB Bank receives and records an express written notice of the revocation, modification, or replacement of any of these resolutions. Any revocation, modification, or amendment must be accompanied by documentation, satisfactory to MNB Bank, establishing the authority for the change.

Approved as of this 24th day of July, 2025

AGENTS

Linda Taylor
Printed Name: LINDA TAYLOR, Mayor

Printed Name: _____

Printed Name: _____

Printed Name: _____

FOR BANK USE ONLY: Account # 10453827
Deposit Resolution received by _____

for the Bank.

**CITY MANAGER'S REPORT
AUGUST 4, 2025 CITY COUNCIL MEETING**

ITEM: **3.C.**

RECOMMENDATION:

Accept the minutes of the April 15, 2025 the Senior Citizen's Advisory Board meeting.

BACKGROUND:

Accept minutes from various board and commission meetings.

FISCAL

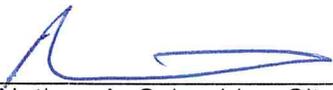
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

July 30, 2025



Nathan A. Schneider, City Manager

July 30, 2025

Heritage Senior Center
 1312 West 5th St
 McCook NE 69001
 Advisory Board Minutes
 April 15, 2025

A copy of the Open Meetings Act is posted by the entrance to the meeting room and is available for public review. All meetings begin at 10:00am and are open to the public.

- Meeting was called to order by President Dan Stramel

Roll Call

- Milton Duffield P Ron Jacobs P Mary Keslin P Natalie Mickey P
 Bob Pantenburg A Dan Stramel P Beth Siegfried P John Zlomke P

- Approval of minutes:

The Minutes from the January 21st 2025 meeting were approved by a motion made by John Zlomke and seconded by Ron Jacobs. Motion carried.

Open Forum

No discussion

Statistics

Both Rides and Meals have decreased we were closed 5days this quarter

Public Transit

	<i>Riders</i>	<i>Miles</i>	<i>Different Riders</i>	<i>Wheel Chai</i>	<i>Days</i>
January	480	2099	61	18	22
February	393	1018	58	9	17
March	453	1327	66	14	19
Overall,	1531	205 less than last quarter			
Average	442	68 less than last quarter		4 days less than last quarter	

Meals at Center

	<i>Congregate</i>	<i>Home Delivered Meals</i>	<i>Curb Side</i>	<i>Days</i>
January	1103	1492	708	22
February	809	1154	545	17
March	981	1294	637	19
Overall,	2893	3940	1890	
Average	964 (50 a day)	1313 (68 a day)	630 (33 a day)	

Total Meals January	3303	average 150 meals a day
Total Meals February	2508	average 148 meals a day
Total Meals March	2912	average 153 meals a day
Total meals	8723	average 150 meals a day 12 less than last quarter

Darrin Samway gave a talk on flooring options for the Main dining room, showing samples and discussing the process

• **Old Business**

- Discussed bids from Midwest Flooring in Lincoln and Samways locally
- Funding has been cut by WCNAAA for the nutrition programs.
- Additional funding pass first round by the Nebraska Legislature
- Hopefully our Ford Transit van is one of the ones in Lincoln waiting for inspection by the Nebraska State Patrol
- Needed to replace back brakes and rotors on Transit Bus

• **New Business:**

- Food cost and meal pricing were discussed. It was agreed to suggest Congregate be raised to \$4.00, Carry out and Home Delivered would go to \$4.25 and Under 60 would go to \$10.00. These suggestion will be taken to the City Council for approval.
- Beth will go forward with the flooring options after discussing with City Administrator
- The July Advisory Board meeting will be moved to July 29. Beth will be gone on vacation earlier in the month

With on further business, the meeting was adjourned at 10:45 with a motion made by Ron Jacobs and seconded by John Zlomke Motion carried

*Meetings for 2025 will be:
July 29, 2025
October 21, 2025*



Dan Stramel President



John Zlomke Secretary

CITY MANAGER'S REPORT
August 4, 2025 CITY COUNCIL MEETING
ITEM 3.D.

RECOMMENDATION: Approve the Supplemental Agreement 001 between the Nebraska Department of Transportation (Department), and the City of McCook (Contractor) to increase federal funds by \$23,000 to \$221,915.00 and increase state funds by \$8,000 to \$78,443.00 and the local match increase of \$8,000 to \$78,442.00.

BACKGROUND: The Department and Contractor had entered into an agreement for the purpose of providing federal and state funds to assist the Contractor in the provision of transportation services for the general public from July 1, 2023, to June 30, 2025. The federal and state funds from the original agreement are fully expended and now it becomes necessary that a supplemental agreement be executed to provide additional federal and state funds for the reimbursement of allowable expenses during the agreement term.

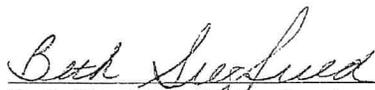
The Department is increasing Federal funds to \$221,915.00, increasing state funds to \$78,443.00 and the local match is increasing \$8,000 to assist the contractor in providing public transportation services within the city limits of McCook. The total supplement amount is \$39,000.

Except as specifically amended by the Supplemental Agreement, all terms and conditions of the original Agreement executed by the Contractor on and the Department for the Contracted Period of July 1, 2023 and ending June 30, 2025, shall remain in full force and effect.

FISCAL IMPACT: None

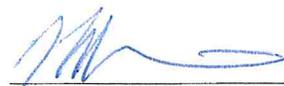
RECOMMENDATION: Approve the supplemental agreement and authorize the Mayor to sign.

APPROVALS:



Beth Siegfried, Senior Services Director

7-30-25
Date



Nate Schneider, City Manager

7-30-25
Date

Supplemental Agreement PI2345-001
Nebraska Department of Transportation and
City of McCook

This Supplemental Agreement is between the State of Nebraska, Department of Transportation (Department), and City of McCook (Contractor). The Department and Contractor agree as follows:

1. The Department and Contractor made and entered into an agreement for the purpose of providing federal and state funds to assist the Contractor in the provision of transportation services for the general public in Nebraska's non-urban areas for the period beginning July 1, 2023 and ending June 30, 2025.
2. The federal and state funds from the original project, RPT-M731 (225), control #71120R, agreement PI2345 will be fully expended and now becomes necessary that a supplemental agreement be executed to provide the additional funds for the reimbursement of allowable expenses during the agreement term.

The following Federal Award Identification for Grant NE-2024-006-00 is a federal requirement that NDOT must include in all agreements. This information is specific to the grant. The additional funding that you are receiving is in Section 3.

Other information applies to this Federal-aid project, is included as required by 2 CFR § 200.332 and Contractor may be required to report this information is a part of a single audit be required to report this information is a part of a single audit because of receipts of these funds for this project.

- a) Subrecipient name (as registered at SAM.gov); **City of McCook**
- b) Subrecipient Unique Entity Identifier (UEI) Number; **SAEBHKE8SDR3**
- c) Federal Award Identification Number (FAIN); **NE-2024-006-00**
- d) Federal Award Date; **5/30/2024**
- e) Period of Performance (Grant start and end date); **5/30/2024**
- f) Budget period Start and End Date; **5/30/2024-12/31/2026**
- g) Amount of Federal Funds Obligated by this action; **\$14,346,248**
- h) Total Amount of Federal Funds Obligated; **\$14,346,248**
- i) Total Approved Cost Sharing or Matching, where applicable; **\$8,288,727**
- j) Total Amount of the Federal Award including approved Cost Sharing or Matching; **\$22,634,975**
- k) Budget Approved by the Federal Awarding Agency; **\$22,634,975**
- l) Federal award description, (to comply with statutory requirements (e.g., FFATA); **NDOT-Section 5311 Operating, Non-Operating Assistance and Vehicle Maintenance for Nebraska's Rural Areas**
- m) Name of Federal awarding agency and contact information for awarding official, **U.S. Department of Transportation, Federal Transit Administration**, grantee **Nebraska Department of Transportation** and contact information for awarding official **Bill Kalt, Supervisor, bill-kalt@dot.gov**

- n) Assistance Listings Number and Title; **CFDA 20.209, name, Formula Grants for Rural Areas**, and dollar amount **\$14,346,248**
- o) Identification of whether the award is R&D; and **N/A**
- p) Indirect cost rate for the Federal award (including if the de minimis rate is charged per § 200.414). **NA**

3. The Department is increasing the federal and state funds. Local match will also increase.

<u>Previous Amount*</u>	<u>This Supplement Amount</u>	<u>Amended Agreement Amount</u>	
\$ 198,915.00	\$23,000.00	\$221,915.00	Federal Share
\$ 70,443.00	\$8,000.00	\$78,443.00	State Share
<u>\$70,442.00</u>	<u>\$8,000.00</u>	<u>\$78,442.00</u>	Local Match
\$339,800.00	\$39,000.00	\$378,800.00	Total agreement amount

- 4. All other contractual provisions required by the Original Agreement between the Department and the Federal Transit Administration are hereby incorporated by reference.
- 5. Except as specifically amended by this Supplemental Agreement, all terms and conditions of the original Agreement executed by State on September 14, 2023, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their proper officials thereunto duly authorized as of the dates below indicated.

EXECUTED by Contractor on: _____

BY: _____ TITLE _____

EXECUTED by NEBRASKA DEPARTMENT OF TRANSPORTATION on:

Jodi Gibson
Manager – Local Assistance Division

**CITY MANAGER'S REPORT
AUGUST 4, 2025 CITY COUNCIL MEETING**

ITEM: 3.E.

RECOMMENDATION:

APPROVE THE REQUEST FROM CHAMBER OF COMMERCE DIRECTOR SARAH SCHNEIDER TO USE THE COVERED PARKING LOT ON EAST 1ST STREET AS WELL AS BLOCK OFF ADJACENT STREET PARKING FOR COMMUNITY FARMERS MARKETS ON THURSDAYS FROM 5:00 P.M. TO 9:00 P.M. AND POTENTIALLY SATURDAY MORNINGS FROM 8:00 A.M. TO NOON.

BACKGROUND:

This request is for the use of the covered parking lot on East 1st Street on Thursdays from 5:00 p.m. to 9:00 p.m. and potentially Saturday mornings from 8:00 a.m. to noon. She is also requesting permission to block off the on street parking stalls adjacent to the parking lot to accommodate those vendors with trailers.

**FISCAL
IMPACT:** None.

APPROVALS:



Kyle Potthoff, Public Works Director

July 29, 2025



Nate Schneider, City Manager

July 29, 2025

From: Sarah Schneider <director@mccookchamber.org>
Sent: Wednesday, July 23, 2025 4:38 PM
To: 'Kyle Potthoff'
Cc: Nate Schneider; Clerk Lea Ann Doak
Subject: Request to Be Added to City Council Agenda – Farmers Market Use of East 1st Parking Lot

Hi Kyle,

I hope you're enjoying the rain! I'm reaching out to kindly request to be added to the agenda for the next City Council meeting. I would like to present a request for the use of the **covered parking lot off East 1st Street** for a community **Farmers Market on Thursdays from 5:00 PM to 9:00 PM**, and potentially on **Saturday mornings from 8:00 AM to 12:00 PM**.

In addition, I would like to request permission to block off parking stalls along the curb of the lot to accommodate vendors with trailers and ensure adequate space for setup.

Please let me know if you need any additional information from me ahead of the meeting. Thank you for your time and consideration—I look forward to the opportunity to discuss this with the Council.

Thanks,

Sarah

Sarah Schneider
Director
McCook Chamber of Commerce
402 Norris Avenue | Suite 316
McCook, NE 69001
308.345.3200
director@mccookchamber.org



**MCCOOK CHAMBER
OF COMMERCE**

Involvement | Education | Advocacy | Marketing

**CITY MANAGER'S REPORT
AUGUST 4, 2025 MCCOOK CITY COUNCIL MEETING**

4.A.

ITEM NO. ___ Update regarding the sports complex project.

BACKGROUND:

Staff would like to keep this item as a place keeper on the McCook City Council agendas while we work through the planning and construction process for the sports complex.

APPROVALS:



Nathan A. Schneider, City Manager

July 30, 2025



Lea Ann Doak, City Clerk

July 30, 2025



Tera Koetter, Assistant City Manager

July 30, 2025

**CITY MANAGER'S REPORT
JULY 21, 2025 CITY COUNCIL MEETING**

ITEM: **4.C.**

Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.

BACKGROUND:

The City Council may hold a closed or Executive Session as permitted by Neb. Rev. Stat. Sec. 84-1410. Closed sessions may be held for, but shall not be limited to such reasons as:

1. Protection of the public interest.
2. Needless injury to the reputation of an individual.
3. Strategy sessions with respect to
 - a. collective bargaining,
 - b. real estate purchases,
 - c. pending litigation, or
 - d. imminent or threatened litigation.
4. Discussion regarding deployment of security personnel or devices.
5. Investigative proceedings regarding allegations of criminal misconduct.
6. Evaluations of job performance.

**FISCAL
IMPACT:** N/A

APPROVALS:



Lea Ann Doak, City Clerk

July 30, 2025