

MCCOOK CITY COUNCIL

REGULAR MEETING

Monday, August 18, 2025
5:30 PM - City Council Chambers

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Donelan, McCook Evangelical Free Church.

Pledge of Allegiance.

Call to Order.

Items.

1. Announcements & Recognitions.

2. 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 August 4, 2025 regular City Council meeting and the August 11, 2025 special City Council meeting.

B. Approve the Administrative Office closure on September 17, 2025 for a software upgrade.

C. Approve drawings and specifications for PFC Gerald L. Walters Youth Sports Complex Infrastructure and set date to receive bids for September 9, 2025 at 1:30 P.M.

D. Adopt Resolution No. 2025-19 adopting and approving the execution of a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division for Project No. 3-31-0052-020/021-2025 which includes the construction of a new self-serve fuel station facility at McCook Ben Nelson Regional Airport and authorize the Mayor to sign.

E. Forward to the City's insurance carrier for review and appropriate action a property damage incident form from Tanner Rousselle.

F. Receive and file the claims for the month of July 2025, published August 12, 2025.

G. Approve the Improvement Grant Agreement and authorize the Mayor to sign for a grant awarded by the Red Willow Visitors Committee to the City of McCook.

3. Regular Agenda.

- A. Presentation from Emma Castor with WCNDD (West Central Nebraska Development District) in regards to properties in their designated area that should be declared a nuisance, properties that should be rescinded from previous declaration of nuisance, and properties that need abatement.
- B. Approve Resolution No. 2025-22 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.
- C. Approve Resolution No. 2025-21 approving the rescinding of a portion of Resolution No. 2025-17 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.
- D. Approve Resolution No. 2025-20 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.
- E. Approve WCNDD's Motion to Abate for the properties located at 103 E 10th St., PID 001428700, 1315 E A St., 1320 E B St., 206 E 13th St., 102 S 8th St., 212 S 8th St., and 112 S 7th St., all located in McCook, NE.
- F. Report from Charlie McPherson, Executive Director of MEDC (McCook Economic Development Corporation) regarding LB840 loans.
- G. Update regarding the sports complex project.
- H. Ordinance No. 2025-3104 providing for the adoption of the budget for FY 2025/2026.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2025-3104 upon its first of three readings.
- I. Ordinance No. 2025-3105 providing for the adoption of the FY 2025/2026 Fiscal Year Employee Classification Pay Plan.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2025-3105 upon its first of three readings.
- J. Ordinance No. 2025-3106 providing for the amendment of Chapter 38: Appendix E, Water Department Rates and Fees.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2025-3106 upon its first of three readings.
- K. Ordinance No. 2025-3107 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.
 - 1. Chairperson asks Clerk to read Ordinance by title.
 - 2. Consider approval of Ordinance No. 2025-3107 upon its first of three readings.
- L. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 2.A.

Approve the minutes of the August 4, 2025 regular City Council meeting and the August 11, 2025 special City Council meeting.

Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 12, 2025

McCook City Council
August 4, 2025
5:30 P.M. Central

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 Gene Weedin, Jared Muehlenkamp, Darcy Rambali (arrived 5:33 P.M.).

Absent: Councilmember Jerry Calvin.

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

Calvin: ABSENT, Taylor: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: ABSENT
YEA: 3, NAY: 0, ABSENT: 2

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, 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 31, 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 Councilmember Weedin. 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 announced that a mock disaster drill is scheduled for August 5 in the area around the fairgrounds, beginning at 4:00 P.M. and that the aquatic park is scheduled to close August 13; representatives from TK Ventures informed the Council that due to recent rains, 400 Block of West 1st needs to remain closed for one more week for them to complete their construction in that area; Mayor Taylor received a plaque awarded to the City by pilot Larry Grant, commemorating McCook's outstanding support of Malibu N4319M over four decades of setting aviation records, which three are in the record books and include the City of McCook; Senior Director Siegfried announced that new tile was being laid at the Senior Center and lettering has been

completed on the new Transit Bus; Police Chief Hodgson announced that the “National Night Out” event was scheduled on August 5 at Norris Park, beginning at 6:00 P.M.

2. Public Hearings.

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

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on a report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held July 28, 2025 with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated August 4, 2025 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Agenda for the July 28, 2025 meeting of the Economic Development Plan Citizen's Advisory Review Committee and attachments (5 pages); and Exhibit #4 - the minutes of the April 28, 2025 Economic Development Plan Citizen's Advisory Review Committee (4 pages).

Sean Wolfe, president of the Economic Development Plan Citizen's Advisory Review Committee, reviewed the information presented in Exhibit #3 and answered questions from the Council.

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

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

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

Motion to accept the minutes of the April 28, 2025 Economic Development Plan Citizen's Advisory Review Committee meeting. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

3. Consent Agenda.

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

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

- 3.A. Approve the minutes of the July 21, 2025 regular City Council meeting and the July 22, 2025

special City Council meeting.

- 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.
- 3.C. Accept the minutes of the April 15, 2025 the Senior Citizen's Advisory Board meeting.
- 3.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.
- 3.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.

- 4.A. Update regarding the sports complex project.

City Manager Schneider informed the Council that staff continues to work with Mammoth Construction's Creative and Construction teams on fundraising, potential sale of naming rights for fields, and final plan design and work on grants continues.

- 4.B. Council Comments.

There were no council comments.

- 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.

Motion to go into executive session for the annual evaluation of the job performance of City Manager Nathan A. Schneider at 5:54 P.M. This motion, made by Muehlenkamp and seconded by Weedon, passed.

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

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 annual evaluation of the job performance of City Manager Nathan A. Schneider. The Council will reconvene in public session following this closed session.

Included in the closed session were City Manager Schneider and City Clerk Doak.

Motion to come out of executive session at 6:28 P.M. This motion, made by Weedon and seconded by Rambali, passed.

Calvin: ABSENT, Taylor: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: 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 6:29 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

McCook City Council

August 11, 2025

5:30 P.M.

A MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA convened in open, special, and public session at 5:30 o'clock P.M. in the City Council Chambers.

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

Absent: City Manager Schneider, City Attorney Mustion.

City Officials present: City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Water Superintendent Nathaniel Chitwood, Library Director Jody Crocker, Utilities Director Pat Fawver, Fire Chief Marc Harpham, Police Chief Kevin Hodgson, Public Works Director Kyle Potthoff, Senior Services Director Beth Siegfried, and Wastewater Superintendent John White.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on August 8, 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. Budget Workshop.

1.A. Presentation from the McCook Humane Society with respect to increasing the contract amount the City of McCook pays for animal services.

Joyce Peterson, Treasurer of the McCook Humane Society and Bruce McDowell reviewed their request for a 10% increase in the amount that they receive from the City for animal services in FY24/25 and gave an update of the services they provide, the increase in numbers of strays and dogs costs.

1.B. Review of the Proposed FY2025/2026 Annual Budget.

Proposed budget documents were presented at the meeting.

Department Heads and members of their staff reviewed their budget request with the Council and gave an update of needed capital.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 7:55 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: **2.B.** A request for the Administrative Office closure on September 17, 2025 for a software upgrade.

BACKGROUND:

The City's administrative offices rely heavily on our software systems for customer service, record keeping, billing, permitting, and other essential operations. The City's main software platform is scheduled for a major upgrade on Wednesday, September 17, 2025. This upgrade is necessary to improve system performance, enhance security, and ensure compatibility with new technology features.

The software upgrade will require the system to be offline for the majority of the day, significantly limiting our ability to process transactions, access records, and respond to public inquiries. In order to minimize disruption to the public and allow staff to focus on training and system testing, it is recommended that the administrative offices be closed to the public for the day.

During the closure, staff will:

- Participate in training on the upgraded software
- Conduct testing to ensure all systems are functioning properly
- Prepare for a smooth reopening the following business day

Essential services, such as Police, Fire, Utilities and Public Works field operations, will remain fully operational.

FISCAL

IMPACT: None.

RECOMMENDATIONS:

It is recommended that the City Council approve the closure of the City's administrative offices on September 17, 2025 to accommodate the scheduled software upgrade and associated staff training.

APPROVALS:



Lea Ann Doak, City Clerk

August 8, 2025



Tera Koetter, Assistant City Manager

August 8, 2025



Nathan A. Schneider, City Manager

August 8, 2025

CITY MANAGER'S REPORT
August 18, 2025 CITY COUNCIL MEETING

ITEM: **2.C.**

RECOMMENDATION:

APPROVE DRAWINGS AND SPECIFICATIONS FOR PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE AND SET DATE TO RECEIVE BIDS FOR SEPTEMBER 9, 2025 AT 1:30 PM.

BACKGROUND:

This project is a new development involving approximately 5,800 lineal feet of 8-inch 12-inch and 16-inch water main; 7,600 lineal feet of 8-inch and 10" sanitary sewer main, 3,500 lineal feet of storm sewer and 19,200 SY of paving serving commercial and residential lots as well as the new sportsplex.

New watermain will be looped to the new development connecting to the existing system once to the 16" water main on Q street and twice to the 8" watermain on Highway 83.

New sewer main will flow east to a single connection into the Kelley Park Trunkline. The sewer includes a stub across Highway 83 at U Street for future development.

The project has two phased deadlines in order to accommodate early access to the sportsplex. Phase I has a substantial completion date of June 30, 2026 (see attached map). The remaining work shall be substantially complete by September 30, 2026.

FISCAL IMPACT:

Funding for this project is being provided by Bonding Authority, United States Department of Agriculture - Rural Development (USDA-RD), other general fund sources plus LB 840 funds for the water buildout.

APPROVALS:



Bernard L. Straetker, Project Engineer

Date: 8/13/25



Kyle Potthoff, Public Works Director

Date: 8/13/25



Pat Fawver, Utility Director

Date: 8-14-2025



Nate Schneider, City Manager

Date: 8/13/25

ADVERTISEMENT FOR BIDS

City of McCook (Owner) is requesting Bids for the construction of the following Project: **PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE**

Bids for the construction of the Project will be received at the **City Clerk's Office** located at **505 West C Street, McCook, Nebraska, on September 9, 2025** until **1:30 PM** local time. At that time the Bids received will be publicly opened and read.

The Project includes the following Work: Development of 5,800 L.F. of 8" to 16" water main, 7,600 L.F. of 8" and 10" sewer main, 3,500 L.F. of 18" to 36" storm sewer, 19,200 S.Y. of 7" concrete paving, regional detention cells, cased bore, and other infrastructure work for 62 new commercial and residential lots including a new Sports Complex. Bids are requested for the following Contract: **PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE**

The Issuing Office for the Bidding Documents is: **Miller & Associates, Consulting Engineers, P.C., 1111 Central Avenue, Kearney, NE 68847, T: 308-234-6456.**

Prospective Bidders may examine the Bidding Documents at the Issuing Office or City of McCook, 505 West C Street, or Miller & Associates McCook Office, 109 East 2nd Street, on Mondays through Fridays between the hours of **8 AM and 5 PM**. Prospective Bidders may obtain copies of the Bidding Documents from the Issuing Office as described below.

Printed copies of the Bidding Documents may be obtained from the Issuing Office, during the hours indicated above, upon payment of a deposit of \$75 for each half-size set of documents and \$125 for full-size drawings. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. A complete set of electronic copies of drawings, specifications, contract documents and proposal form may be obtained from www.miller-engineers.com for a fee of \$35.00 (nonrefundable). Once logged into the website, go to "Bidding Documents" [in the upper right-hand corner of the homepage] and you can select the set of documents to download.

The Owner is an equal opportunity employer and requires all contractors and consultants to comply with all applicable Federal and State laws and regulations.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

Each BIDDER will be required to submit with his proposal, a certified check, cashier's check or bid bond made payable, without condition, to the City of McCook, Nebraska, in an amount equal to five percent (5%) of the proposal.

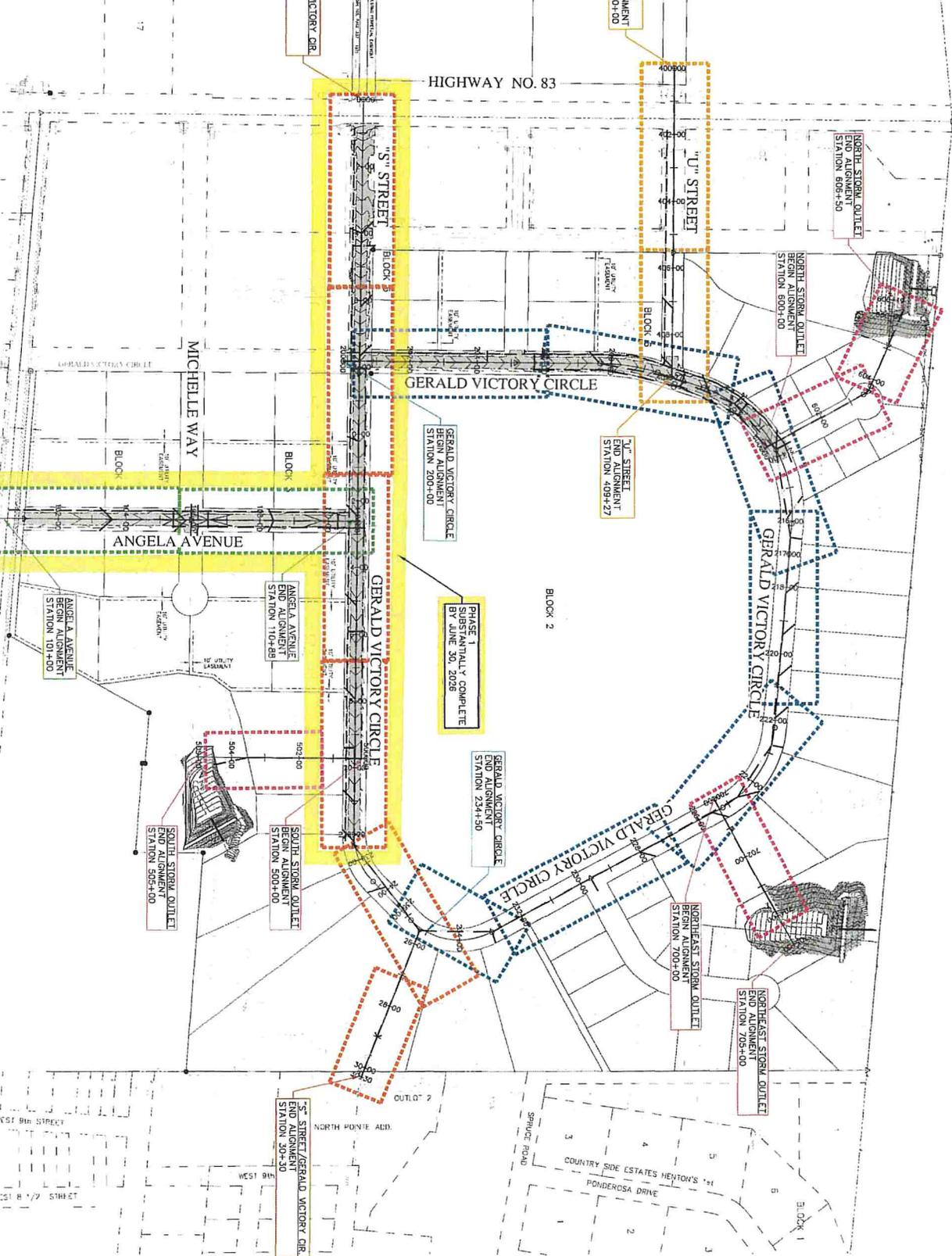
Section 746 of Title VII of the Consolidated Appropriations Act of 2017 (Division A - Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2017) applies an American Iron and Steel requirement to this project. All iron and steel products used in this project must be produced in the United States. The term "iron and steel products" means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials. The following waivers apply to this contract: De Minimis Waiver

This project is funded in part by USDA Rural Development, for the sanitary sewer extension components. All other components of the project will be locally funded and not subject to the USDA-RD requirements.

This Advertisement is issued by:

Owner: **City of McCook**
By: **Lea Ann Doak** Title: **City Clerk**

Publish: August 21, 28 and September 4, 2025.



PRELIMINARY FOR REVIEW

VEB'S SEALS

DATE: 06-01-2025
 TIME: 10:00 AM
 SHEET: 15A OF 15
 PROJECT: PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE

PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE
PROJECT SHEET LAYOUT
 NW 1/4, SECTION 19, T3N, R29W, RED WILLOW CO., McCOOK, NEBRASKA

M&A
 Miller & Associates
 Consulting Engineers P.C.
 1000 S. 10th Street
 McCook, NE 68901-2448
 Phone: (402) 281-4444
 Fax: (402) 281-4445
 www.millerandassociates.com

NO.	REVISIONS	BY

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 2.D.

RECOMMENDATION:

ADOPT RESOLUTION NO. 2025-19 ADOPTING AND APPROVING THE EXECUTION OF A STATE GRANT AGREEMENT WITH THE NEBRASKA DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION FOR PROJECT NO. 3-31-0052-020/021-2025 WHICH INCLUDES THE CONSTRUCTION OF A NEW SELF SERVE FUEL STATION FACILITY AT McCOOK BEN NELSON REGIONAL AIRPORT AND AUTHORIZE THE MAYOR TO SIGN.

BACKGROUND:

This is an agreement between the City of McCook and the Nebraska Department of Transportation, Aeronautics Division for the development of the McCook Ben Nelson Regional Airport in the form of a new self serve fuel station facility.

The Nebraska Department of Transportation agrees to reimburse the City of McCook for two percent (2%) of the actual federally eligible costs incurred to complete the development of the new self serve fuel station facility under grant No. 3-31-0052-020/021-2025; up to a maximum of \$23,656.00 in State funds.

**FISCAL
IMPACT:** None

APPROVALS:



Kyle Potthoff, Public Works Director

AUGUST 12, 2025



Nate Schneider, City Manager

AUGUST 12, 2025

RESOLUTION NO. 2025-19

RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF A STATE GRANT AGREEMENT FOR PROJECT NO. 3-31-0052-020/021-2025, TO BE SUBMITTED TO THE NEBRASKA DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION TO OBTAIN STATE FINANCIAL AID IN THE DEVELOPMENT OF THE MCCOOK BEN NELSON REGIONAL AIRPORT.

Be it resolved by the Mayor and the members of the City Council of McCook, Nebraska, that:

1. The City of McCook shall enter into a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division for Project No. 3-31-0052-020/021-2025 for the purpose of obtaining state financial aid in the development of the McCook Ben Nelson Regional Airport and that such agreement shall be as set forth hereinbelow.
2. The Mayor of McCook is hereby authorized and directed to execute said State Grant Agreement on behalf of the City of McCook, and the City Clerk is hereby authorized and directed to attest said execution.
3. The said agreement referred to herein above is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

PASSED AND APPROVED THIS 18th day of August, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

EXTRACT FROM THE MINUTES OF AN OFFICIAL MEETING OF THE CITY COUNCIL OF MCCOOK, NEBRASKA, SPONSOR OF THE MCCOOK BEN NELSON REGIONAL AIRPORT, HELD ON _____, 2025.

The following resolution was introduced by _____, read in full, seconded by _____ and considered:

RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF A STATE GRANT AGREEMENT FOR PROJECT NO. 3-31-0052-020/021-2025, TO BE SUBMITTED TO THE NEBRASKA DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION TO OBTAIN STATE FINANCIAL AID IN THE DEVELOPMENT OF THE MCCOOK BEN NELSON REGIONAL AIRPORT.

Be it resolved by the Mayor and the members of the City Council of McCook, Nebraska, that:

1. The City of McCook shall enter into a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division for Project No. 3-31-0052-020/021-2025 for the purpose of obtaining state financial aid in the development of the McCook Ben Nelson Regional Airport and that such agreement shall be as set forth hereinbelow.
2. The Mayor of McCook is hereby authorized and directed to execute said State Grant Agreement on behalf of the City of McCook, and the City Clerk is hereby authorized and directed to attest said execution.
3. The said agreement referred to herein above is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

Upon calling for a vote on the resolution, _____ voted yea, and _____ voted nay, and the resolution therefore was declared passed and approved on _____, 2025.

ATTEST: _____
City Clerk

Mayor

STATE GRANT AGREEMENT

PROJECT NO. 3-31-0052-020/021-2025 (M04)

This is an Agreement by and between the Nebraska Department of Transportation, Division of Aeronautics, hereinafter referred to as the "Department" and the City of McCook, Nebraska, hereinafter referred to as the "Sponsor."

RECITALS

The Sponsor has the title to or control of the McCook Ben Nelson Regional Airport and wants to develop or improve it. The Department agrees to help the Sponsor with the following development:

Construct Fuel Farm (100LL and Jet-A)

A summary of eligible project costs is attached to this Agreement for reference as Exhibit A.

AGREEMENT

In consideration of these facts and the mutual covenants contained herein, the Department and Sponsor agree as follows:

This Agreement is a Federal Match State Grant of a federally funded project.

The Sponsor agrees that all developments listed above will be completed and will comply with the approved airport layout plan and the approved construction plans and specifications, as applicable. No development item shall be omitted or added without specific approval from the Department. If the work is contracted by the Sponsor, bids shall be taken as required by law and submitted to the Department for review prior to contract award.

The Department agrees to reimburse the Sponsor for **two percent (2%) of the actual federally eligible costs incurred** to complete this development under FAA grant 3-31-0052-020/021-2025; up to a **maximum of \$23,656** in State funds. "Eligible Costs" are defined by the FAA in the grant identified above.

In the reimbursement to the Sponsor for work performed and material furnished, the Department agrees to honor approved progress estimates processed during the construction. Upon presentation of the final billings and estimates for the work completed by the Sponsor to the satisfaction of the Department, the Department agrees to reimburse the Sponsor in an amount based upon the actual incurred eligible costs of the improvements set forth in the above noted scope of development, the

attached Exhibit A, the approved plans, and any approved change orders. The total reimbursement shall not exceed the amount(s) set forth above.

CONDITIONS

The terms and conditions of this Agreement shall remain in effect for 20 years from the date of execution by the Sponsor. If the development is land or easement acquisition, then the terms and conditions shall remain in effect for as long as the Sponsor owns this land or easement. The Sponsor will not sell, lease, encumber or otherwise dispose of airport real property, acquired with grant money from the Department, without the Department's approval.

1. The Sponsor will comply with the Department's State Aid Program (current version on date of allocation: August 9, 2024, is attached hereto and made a part hereof by reference) and all applicable laws and regulations.
2. The Sponsor will complete the project without undue delay. The project shall be subject to the Department's inspection.
3. The Sponsor will operate and maintain the airport as a public use facility in a safe and serviceable condition and will not permit any activity thereon that would interfere with its use for aeronautical purposes. The Sponsor is not required to operate the airport during temporary periods when snow, flood or other climatic conditions interfere. The Sponsor will comply with the minimum standards of maintenance and operation set by the Department and the Federal Aviation Administration.
4. The Sponsor will make this airport available as a public use airport on fair and reasonable terms and without unjust discrimination, to all types, kinds, and classes of aeronautical uses. In its operation of the airport, the Sponsor or any person or organization occupying space or facilities thereon will not discriminate against any person or class of persons because of race, color, religion, national origin, sex, handicap, or age and will not discriminate against any employee or applicant for employment based on race, color, religion, sex, age, or otherwise qualified handicapped status.
5. The Sponsor will insert and enforce provisions in any contract or other arrangement that grants a right or privilege to any person, firm or corporation to engage in any activity for furnishing services to the public at the airport. These provisions require the contractor to:
 - a. Furnish said service on a fair, equal, and not unjustly discriminatory basis to all users thereof, and,
 - b. Charge fair, reasonable, and not unjustly discriminatory prices for each unit or service. However, it is allowable for the contractor to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

6. The Sponsor will not grant or permit any person, firm or corporation an exclusive right to:
 - a. Use the airport to provide aeronautical services to the public; nor
 - b. Conduct any aeronautical activities, including but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products, repair and maintenance of aircraft, sale of aircraft parts, or any other aeronautical activity.

However, the Sponsor may grant or exercise an exclusive right for furnishing non-aviation products and supplies or any non-aeronautical service.

7. The Sponsor will submit all leases, permits, and agreements for the airport to the Department upon request. The Department may withhold 20% of payments due the Sponsor until all leases, permits and agreements are acceptable to the Department.
8. The Sponsor will provide a drug-free workplace at the site of work specified in this agreement.
9. The Sponsor will take appropriate action to ensure that the airspace required for airport operations is adequately cleared and protected. The Sponsor agrees, to the best of its ability, to prevent construction, erection, alteration, or growth of any object within or outside the boundaries of the airport which would create a hazard to aircraft operating at or near the airport or otherwise limit the usefulness of the airport. Appropriate actions may include removing, lowering, relocating, marking, lighting or otherwise mitigating existing airport hazards and preventing the establishment or creation of future airport hazards. The Sponsor will, to the best of its ability, arrange for height restriction zoning of the area around the airport as allowed under Nebraska Statutes.
10. The Sponsor will keep a current airport layout plan that has the approval of the Department or the Federal Aviation Administration. The Sponsor will ensure that future development on the airport conforms to this plan.
11. The Sponsor will not enter into any transaction that would operate to deprive it, or any legal successor, of the rights and powers necessary to comply with any or all of the covenants made herein.
12. During the term of these covenants, the Sponsor will maintain a current system of airport accounts and records, using a system of its own choice sufficient to provide annual statements of income and expense. It will furnish the Department with such annual or special airport financial and operational reports as may be reasonably requested.

13. If this airport ceases be a public-use airport before the expiration of 20 years from the date of execution of this Agreement, or if any other covenants of this agreement are substantially violated without the Department's approval, the Sponsor will reimburse the Department as follows:

For any monies granted under this Agreement, the amount due the Department shall be according to the operation of the following formula:

$$\frac{\text{Months remaining}}{240 \text{ Months}} \times \text{Amount of Dept.'s money granted.}$$

IN WITNESS WHEREOF, the Department and Sponsor have authorized these presents to be executed by their proper officials, as of the dates shown below.

Executed by the Nebraska Department of Transportation, Division of Aeronautics this 4th day of August 2025.



Witness



Director

Executed by the City of McCook this _____ day of _____, 2025.

City Clerk

Mayor

EXHIBIT A

**McCook Ben Nelson Regional Airport (MCK)
McCook, Nebraska
AIP Project No. 3-31-0052-020 (M04)
IIJA Project No. 3-31-0052-021 (M04)
Construct Fuel Farm (100LL and Jet-A)**

AIP-020
IIJA-021

COST SUMMARY: (April 2025)

Construction (Hackel)

Base Bid	1,234,668.56
Additional Insured	<u>0.00</u>
Subtotal	\$1,234,668.56

Engineering (W Design)

Design	\$39,762.61
Bidding	\$5,728.33
Construction	\$52,687.38
Construction: Material Testing	\$6,829.72
Close Out	<u>\$12,888.07</u>
Subtotal	\$117,896.11

Independent Fee Estimate (Airport IFE)

IFE	\$2,600.00
-----	------------

Admin/Audit/Pub/Etc.

NDOT	\$635.33
Legal/Publication	<u>\$200.00</u>
Subtotal	\$835.33

TOTALS	<u>\$1,356,000.00</u>
---------------	-----------------------

SUMMARY OF FUNDS: (April 2025)

Local	\$44,144.00
State	\$23,656.00
Federal (AIP-020)	\$566,200.00
Federal (IIJA-021)	\$585,000.00
Federal (FY2026 IIJA)	<u>\$137,000.00</u>
Total	\$1,356,000.00

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: **2.E.**

Forward to the City's insurance carrier for review and appropriate action a property damage incident form from Tanner Rousselle.

BACKGROUND:

Staff received the Property Damage Incident Form from Tanner Rousselle. The governing body is required to forward the claim to the City's insurance carrier for review and appropriate action.

FISCAL

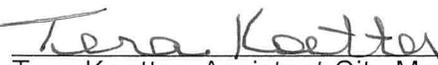
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

August 13, 2025



Tera Koetter, Assistant City Manager

August 13, 2025



Nathan A. Schneider, City Manager

August 13, 2025

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 2.F.

Receive and file the claims for the month of July 2025 and published August 12, 2025.

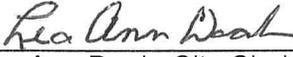
BACKGROUND:

Claims are presented to the Council and published each month as outlined in the City Code of Ordinances.

Staff is always available to address any questions that the Council may have regarding a specific claim.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 12, 2025



Tera Koetter, Assistant City Manager

August 12, 2025

CITY OF MCCOOK
CLAIMS FOR JULY 2025

ABBREVIATIONS FOR LEGALS: PS - PERSONAL SERVICES; S- SUPPLIES; SC - SERVICES & CHARGES; CO - CAPITAL OUTLAY; BT - BUDGET TRANSFERS

20/20 TECHS-SC 14811.54, S 21.50; 7D-LOCKSHOP-S 272.95; 911 CUSTOM-S 1207.00; ACE-S 1190.82; ACME PRINTING-SC 200.00, CO 1786.00; AKRS-S 1061.46; AMBERMED-SC 142.00; AMERICAN AG LAB-SC 1097.16; AMERICAN ELECTRIC-S 151.20; AMERICAN NATIONAL BANK-SC 51146.56; AMERITAS-CLAIMS-SC 6533.60; ANYTIME TRI-STATE TOWING-SC 400.00; AR REFUND-SC 1578.91; ARROW CAR WASH-S 7.65; AT&T-SC 452.64, S 1107.34; ATR LIGHTING-SC 372.38; AURORA COOP-S 8826.63; AVFUEL CORP-S 47183.27; AWWA-SC 375.00; BAIRD HOLM LLP-SC 2760.00; BLACK HILLS ENERGY-SC 5292.75, S 140.21; BLACKBURN MFG-S 303.18; BLACKWOOD-SC 10740.95; BOMGAARS-S 1020.92; BW TELECOM-SC 144.14; C&K-S 642.08; S CALVERT-S 500.00; CAMBRIDGE TELEPHONE-SC 234.12; CAROLINA SOFTWARE-S 200.00; CARQUEST-S 2980.58; CASH WA-S 23916.33; CENTURY LINK-SC 4544.65; CHIPPERFIELD AG-CO 9000.00; CITY OF MCCOOK-PS 825651.72; CITY SELF INS-BT 176559.66; SALES TAX-BT 46684.91; TIF REPAYMENT-CLARY-SC 2759.81; TIF REPAYMENT-NSTANT-SC 4440.02; TIF REPAYMENT NORTH POINTE-SC 25870.03; TIF REPAYMENT-RESTORED HOMES-SC 1298.22; TRANSFER STATION-S 5100.66; UTILITIES-SC 16863.07; CIVICPLUS-SC 7547.40; CLINE WILLIAMS, WRIGHT JOHNSON-SC 804.00; COLONIAL RESEARCH-S 143.54; COMMUNITY HOSPITAL-SC 1645.75; CROELL-CO 1676.20; CULLIGAN-S 212.00; D&S HARDWARE-SC 3158.96; DAS ACCT-SC 1074.04, S 66.00; DELTA MEDICAL-S 355.20; DEVENY MOTORS-S 507.57, SC 741.00; DIAMOND VOGEL-S 3738.90; DOWNEY DRILLING-S 38933.40; M. DUFFIELD-SC 15.00; DVORAK LAW-SC 395.00; EAKES-S 854.27, SC 737.49; ELLERBROCK-NORRIS-SC 1250.00; EMBASSY SUITES-SC 660.00; EMBERS BAKERY-SC 150.00; FICA-PS 43440.68; FIREPENNY-S 269.85; FLOYD'S TRUCK CENTER-S 3590.06; FRONTIER COMMUNICATIONS-SC 34.19; GALLS-S 954.28; GARVER-SC 33743.56; GEO-COMM-SC 5232.00; GOOGLE SVCS-SC 747.00; GRAHAM TIRE-S 6485.00; GRAINGER-S 448.40; GREAT PLAINS COMM-SC 3250.15, S 79.95; GWORKS-SC 809.00; HANCOCK LUMBER-S 50.18; D. HARTWELL-SC 136.00; HAWKINS, INC-S 3494.85; HEARTLAND NEW HOLLAND-S 124.68; HENNING BROS-SC 59.00; HIGH PLAINS RADIO-SC 63.00; HINKLE TERMITE & PEST-S 254.00; HOLIDAY INN-SC 134.95; HOMETOWN LEASING-SC 10047.42; HONORBOUND IT-S 300.00; HORIZON BANK-SC 29061.71; HYDROVAC SUPPLY-CO 275.20, S 642.36; IDEAL LINEN-S 133.07; IIMC-SC 523.05; ISLAND SPRINKLER-S 1011.99; J BAR J LANDFILL-SC 54329.69; K & C GRAIN-S 81908.75; K-C MOTOR-S 1208.42; KATHRYN MESNER-SC 4967.08; KEARNEY HUB-S 581.99;

KLUTETRUCK-CO 19625.00; A. KOTSCHWAR-SC 386.00; LB840-SC 12683.00; LONM-SC 1435.00; LIFE-ASSIST-S 1035.33; LUMACURVE-S 2514.75; LYNN PEAVEY-S 76.71; MACQUEEN EQ-CO 647.65, S 6289.75; MALLECK OIL-S 238.40; MARC-S 175.24; MARIS GEN CONTRACTING-S 637.75; MATHESON-LINWELD-S 219.08; MEDC-SC 30906.23; MC GAZETTE-SC 327.48; MC HUMANE SOCIETY-S 4599.31; MPPD-SC 2042.85; MPS-SC 150.00; MCNET -SC 109.90; T. MCGINLEY-SC 323.60; MCKESSON MEDICAL-S 751.48; MEAD-CO 287.76; MEDICARE-PS 11656.97; MICROMARKETING-S 3650.57; MIDAMERCIA BOOKS-S 137.70; MIDWEST CONNECT-S 323.55; SC 2209.58; MILLER & ASSOC.-CO 36464.10, SC 857.50, S 857.50; B. MINTLING-S 6260.00; MOUSEL, BROOKS, SCHNEIDER, MUSTION, SCHIFFLET-SC 9070.87; MUNICIPAL SUPPLY-S 5052.62, CO 7304.03; MUTUAL OF OMAHA-SC 1023.19; NATP-SC 95.00; NE DEPT OF REV SALES TAX-SC 14521.62; NE DEPT REV-MOTOR FUELS-SC 2880.00; NE DEPT REV LOTTERY TAX-SC 3533.00; NE LAW ENFORCEMENT-SC 175.00; NE PUBLIC HEALTH-SC 177.00; NEBRASKALAND TIRE-S 71.97, SC 237.88; NICK'S DIST-S 3628.07, SC 39.89; NPPD-SC 35452.77, S 394.41; NSVFA-SC 810.00; NWEA-SC 180.00; O'REILLY AUTO-S 241.49; OCLC, INC-SC 2067.38; Z. OLIVER-S 9535.00; ONE BILLING SOLUTIONS-SC 4071.43; ONE CALL-SC 155.40; PAPER TIGER-S 100.00; PARDE ELEC.-S 380.40; PAULSEN-S 159.30, CO 397.50; PETROTEK ENG-SC 2659.73; PFM-SC 10700.76; PINPOINT COMM-SC 69.99; PLATTE VALLEY COMM-S 2267.94; POWER SYSTEMS AHS-S 79.00; PRAIRIE STATES COMM-CO 13332.47; PRIME SOLUTION-CO 22939.50; PROFESSIONAL AMBULANCE SALE-CO 350863.00; PRS, INC-CO 1735.00; QUADIENT LEASING-SC 600.18; QUALITY URGENT CARE-SC 3165.00; QUILL-S 846.59; RAVENSWOOD ELECTRIC-SC 480.90; RWCO TREASURER-SC 50.00; N. RENNER-SC 386.00; REWARD COMMITTEE-SC 2500.00; RIVISTAS-S 790.95; ROCHESTER MIDLAND-S 561.60; K. ROGERS-SC 82.00; RUGGLES TRAILER-S 410.00; RUTT'S HEATING & AC-S 2601.00; SCHABEN SERVICES-SC 2800.00; B SIEGFRIED-SC 100.80; J SLATEN-SC 136.00; SOUTH CENTRAL EMS-S 1450.00; SOUTHWEST FARM & AUTO-S 455.03; T STEWART-S 6840.00; TITAN- MACHINERY-S 238.85; TK ELEVATOR-SC 3736.00; TOTAL TURF-S 199.00; TRAVELERS-SC 175808.09; TYLER TECH-SC 22.70; UMR-SC 474689.57; UNITED IND-S 942.37; US FOODS-S 661.75; UTILITY REFUNDS-1433.60; USA BLUEBOOK-S 4331.03, SC 27.46, 365.85; VANDIEST-S 2814.45; VAN KIRK BROS-CO 233512.63; VERIZON-SC 2625.28; VOLZ- S 88.74; WAGNER CHEVY-S 991.37; WAGNER FORD- S 504.48; WALMART-S 1792.92; WESTSIDE WELDING-S 69.00; WEX BANK-S 29015.53; WPCI-SC 32.00.

-s-Lea Ann Doak, City Clerk

PUBLISH: AUGUST 12, 2025

**CITY MANAGER'S REPORT
AUGUST 18, 2025 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 2.G. Approve the Improvement Grant Agreement and authorize the Mayor to sign for a grant awarded by the Red Willow Visitors Committee to the City of McCook.

BACKGROUND:

In June, the City of McCook submitted an Improvement Grant application to the Red Willow County Visitors Committee to be used for the PFC Gerald L Walters Youth Sports Complex. The City was asked to present our project to the committee on August 5, 2025. At the conclusion of the Red Willow County Visitors Committee meeting, the committee voted to award the City of McCook a grant in the amount of \$50,000. Per the proposed agreement, the City of McCook will submit a final report within 30 days of the completion of the project and a reimbursement request form to receive the \$50,000 grant funds.

A copy of the contract, final report form, and reimbursement request form is attached to this report for review.

APPROVALS:

Nate Schneider (Ed)
Nathan A. Schneider, City Manager

August 13, 2025

Lea Ann Doak
Lea Ann Doak, City Clerk

August 13, 2025

Tera Koetter
Tera Koetter, Assistant City Manager

August 13, 2025

IMPROVEMENT GRANT AGREEMENT
RED WILLOW COUNTY VISITORS COMMITTEE

In consideration of a grant of \$ 50,000.00 from the Red Willow County Visitors Committee, the undersigned **Grantee**, City of McCook agrees:

To use the grant only for the purpose expressed in the Approved Improvement Grant Application:

1. To use the grant only for the following purpose: To improve the visitor attractions and facilities owned by the public or any non-profit organization in the county, except that no proceeds shall be used to improve a facility in which para-mutual wagering is conducted
2. To submit to the Red Willow County Visitors Committee a final evaluation report within 30 days after the end of the project.
3. To maintain records of receipts and expenditures for a period of three years following the end of the project and to provide the same upon request by the Red Willow County Visitors Committee.
4. Upon project completion, a permanent sign or plaque acknowledging Red Willow County Visitors Committee support in a prominent location.
5. Not to use any of the grant funds:
 - a. For items not included in the Approved Grant Application.
 - b. For general operating expenses
 - c. For additional or current personnel salaries.
 - d. For supplies and equipment.
 - e. For general maintenance or replacement of an existing structural component in an existing facility
 - f. In any manner that would violate the Nebraska Development Act, Neb. Rev. Stat. §81-3701 through §81-3724. , et seq. (as amended from time to time).
6. The individual signing this Grant Agreement hereby represents that he or she is duly authorized to exercise such Agreement in the capacity in which he or she is executing the same.

Organization Name (Grantee) _____

By: _____ Title: _____

Date: _____

Approved by Visitor Bureau Director: Carol Schlegel

**Red Willow County Visitors Committee
Improvement Grant Award
Final Report**

Submit your final report within 30 days after the completion of the project, or the end of the calendar year for multiple year projects. Final reports must include all of the following components:

1. Complete the Reimbursement Request form.
2. Copies of vendor invoices and proof of payment: copies of cleared checks and or paid invoices showing the actual costs incurred, obligated and paid for by both grant expenses and match.
3. Final Project Report of not more than three (3) pages including the following items:
 - a. Synopsis of the project
 - i. Description of the project.

- ii. Were the objectives for this project met? If not, what were the circumstances that led to the lack of progress?

**CITY MANAGER'S REPORT
AUGUST 18, 2025 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.A. Presentation from Emma Castor with WCNDD (West Central Nebraska Development District) 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.

ITEM NO. 3.B. Approve Resolution No. 2025 - 22 approving the designation of nuisance properties as deemed by WCNDD and as declared in the Resolution.

ITEM NO. 3.C. Approve Resolution No. 2025-21 approving the rescinding of a portion of Resolution No. 2025-17 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.

ITEM NO. 3.D. Approve Resolution No. 2025-20 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.

ITEM NO. 3.E. Approve WCNDD's Motion to Abate for the properties located at 103 E 10th St., PID 001428700, 1315 E A St., 1320 E B St., 206 E 13th St., 102 S 8th St., 212 S 8th St., and 112 S 7th St., all located in McCook, NE.

BACKGROUND:

WCNDD evaluated properties in their designated area. Letters were then sent out by WCNDD to property owners that were in violation of McCook's Code of Ordinances requesting that these violations be resolved. WCNDD has done follow-up evaluations. Emma Castor, with WCNDD, will give a PowerPoint presentation showing properties in their designated area that should be declared a nuisance, properties that need to be abated, and that a portion of the nuisance violations declared in Resolution No. 2025-11 and Resolution No. 2025-17 have been abated and cleared of nuisances and should be rescinded from the resolution.

WCNDD is requesting the City Council to approve Resolution 2025-22 which approves their designation of the following property as a nuisance:

- 2025 MCC 88 - 201 S 9th St., McCook, NE
- 2025 MCC 113 - 304 S 8th St., McCook, NE

WCNDD is requesting the City Council to approve Resolution 2025-21 which rescinds portions of Resolution No. 2025-17 in regards to the following properties:

- 2025 MCC 37 - 1225 E A St., McCook, NE
- 2025 MCC 112 - PID 001604700
- 2025 MCC 114 - PID 001608100

WCNDD is requesting the City Council to approve Resolution 2025-20 which rescinds portions of Resolution No. 2025-11 in regards to the following properties:

- 2025 MCC 10 - PID 000803900, McCook, NE
- 2025 MCC 15 - PID 000899800, McCook, NE
- 2025 MCC 18 - 101 E 9th St., McCook, NE
- 2025 MCC 24 - 111 E 10th St., McCook, NE
- 2025 MCC 30 - 108 E 11th St., McCook, NE
- 2025 MCC 35 - 1104 E A St., McCook, NE
- 2025 MCC 41 - 1304 E A St., McCook, NE
- 2025 MCC 44 - 1322 E A St., McCook, NE
- 2025 MCC 64 - 1204 E B St., McCook, NE
- 2025 MCC 66 - 1201 E B St., McCook, NE
- 2025 MCC 68 - PID 001732600, McCook, NE
- 2025 MCC 73 - 1313 E B St., McCook, NE
- 2025 MCC 74 - PID 001730200, McCook, NE
- 2025 MCC 80 - 1602 E C St., McCook, NE
- 2025 MCC 102 - 211 S 8th St., McCook, NE
- 2025 MCC 109 - 103 S 7th St., McCook, NE

WCNDD is requesting the City Council to approve their Motion to Abate the following properties:

- 2025 MCC 27 - 103 E 10th St., McCook, NE
- 2025 MCC 33 - PID 001428700, McCook, NE
- 2025 MCC 48 - 1315 E A St., McCook, NE
- 2025 MCC 55 - 1320 E B St., McCook, NE
- 2025 MCC 70 - 206 E 13th St., McCook, NE
- 2025 MCC 103 - 102 S 8th St., McCook, NE
- 2025 MCC 108 - 212 S 8th St., McCook, NE
- 2025 MCC 117 - 112 S 7th St., McCook, NE

APPROVALS:

Nathan A. Schneider (Ed)
Nathan A. Schneider, City Manager

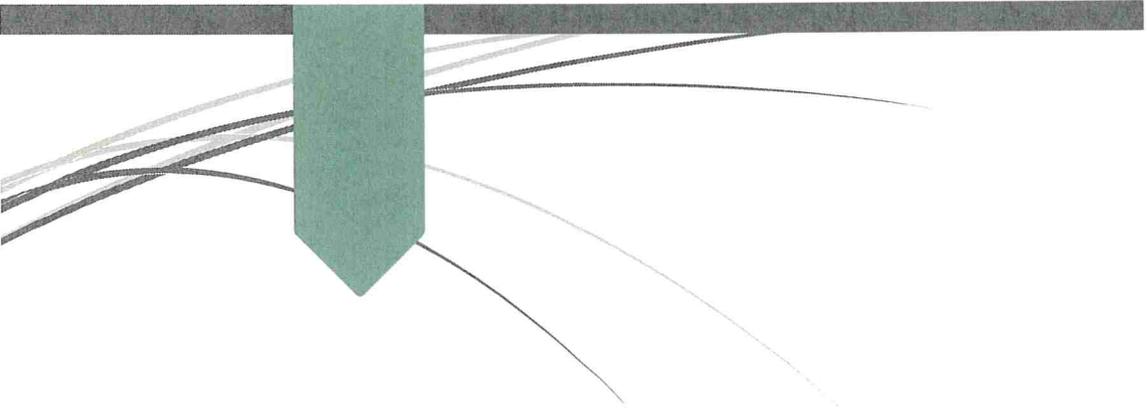
August 14, 2025

Lea Ann Doak
Lea Ann Doak, City Clerk

August 14, 2025

Tera Koetter
Tera Koetter, Assistant City Manager

August 14, 2025



2025 McCook Nuisance Program



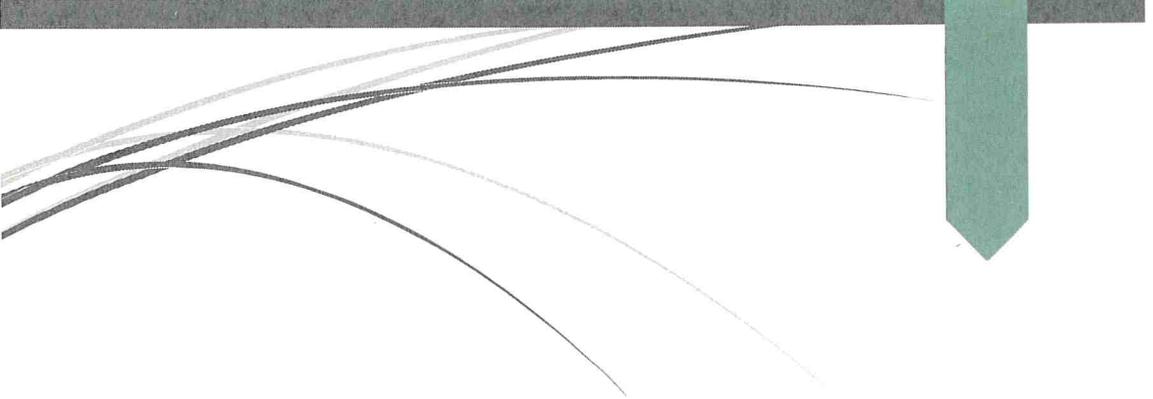
Summary

- ▶ 240 Properties Reviewed
- ▶ 125 Courtesy Letters Sent
- ▶ 106 Cleared Properties (to include 19 rescinded properties)
- ▶ 2 Properties with Extensions
- ▶ 2 Properties to Declare a Nuisance
- ▶ 8 Properties to Motion to Abate



Properties to Rescind: (19)

- ▶ 2025 MCC 10 PID 000803900
- ▶ 2025 MCC 15 PID 000899800
- ▶ 2025 MCC 18 101 E 9TH ST
- ▶ 2025 MCC 24 111 E 10TH ST
- ▶ 2025 MCC 30 108 E 11TH ST
- ▶ 2025 MCC 35 1104 E A ST
- ▶ 2025 MCC 37 1225 E A ST
- ▶ 2025 MCC 41 1304 E A ST
- ▶ 2025 MCC 44 1322 E A ST
- ▶ 2025 MCC 64 1204 E B ST
- ▶ 2025 MCC 66 1201 E B ST
- ▶ 2025 MCC 68 PID 001732600
- ▶ 2025 MCC 73 1313 E B ST
- ▶ 2025 MCC 74 PID 001730200
- ▶ 2025 MCC 80 1602 E C ST
- ▶ 2025 MCC 102 211 S 8TH ST
- ▶ 2025 MCC 109 103 S 7TH ST
- ▶ 2025 MCC 112 PID 001604700
- ▶ 2025 MCC 114 PID 001608100



Agenda Items

Properties to Declare a Nuisance (2):

- ▶ 2025 MCC 88 201 S 9TH ST
- ▶ 2025 MCC 113 304 S 8TH ST



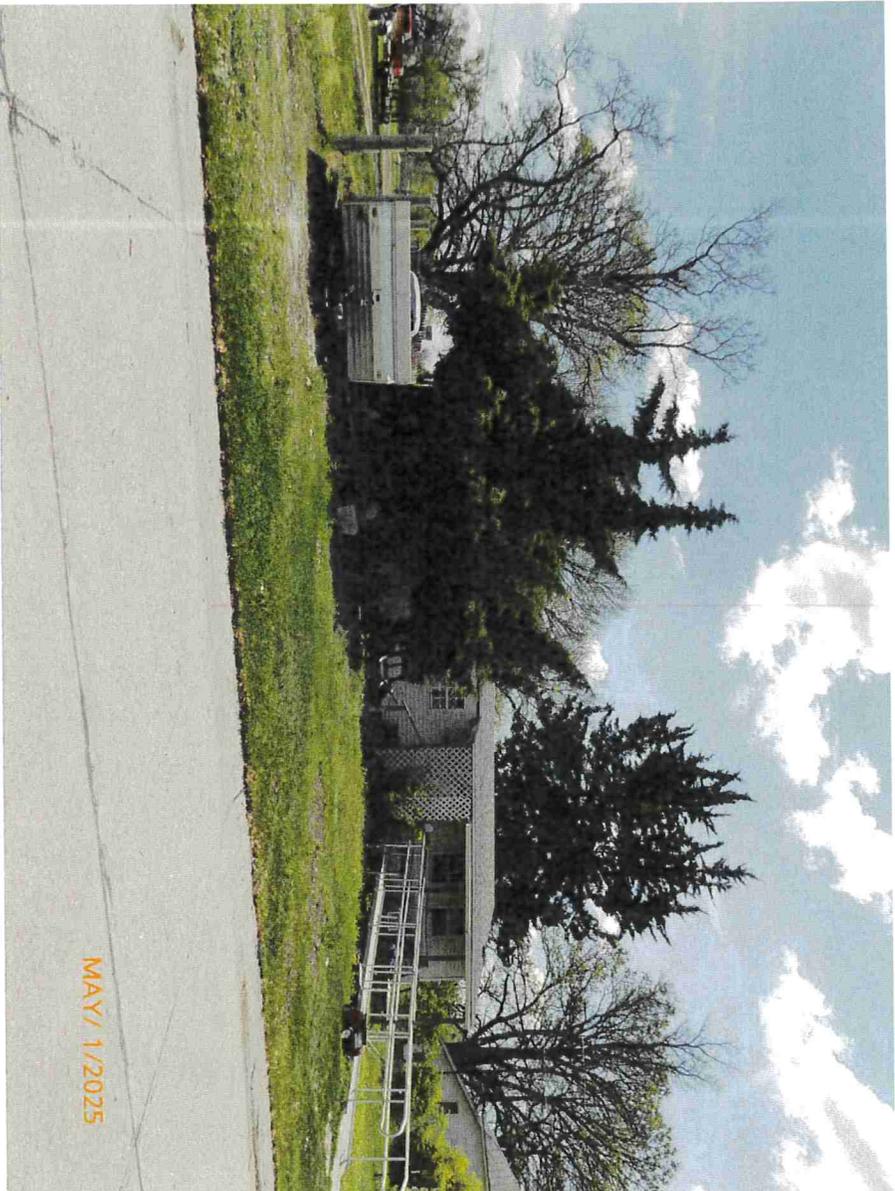
Properties for Motion to Abate: (12)

- 2025 MCC 27 103 E 10TH ST
- 2025 MCC 33 PID 001428700
- 2025 MCC 48 1315 E A ST
- 2025 MCC 55 1320 E B ST
- 2025 MCC 70 206 E 13TH ST
- 2025 MCC 103 102 S 8TH ST
- 2025 MCC 108 212 S 8TH ST
- 2025 MCC 117 112 S 7TH ST



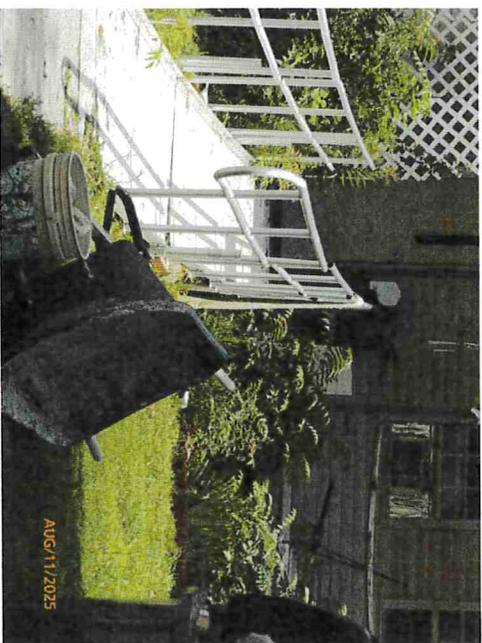
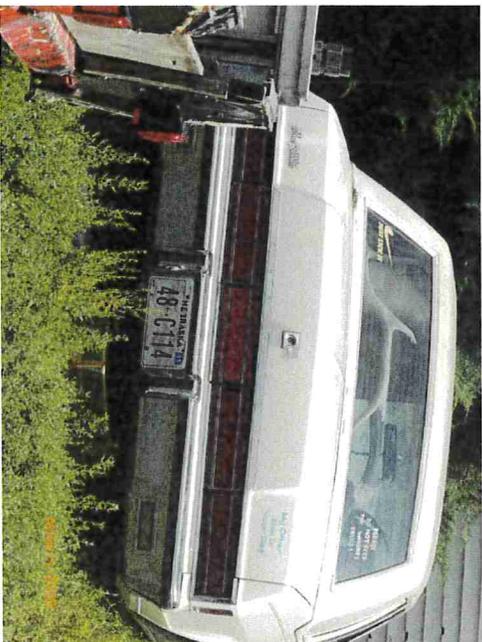
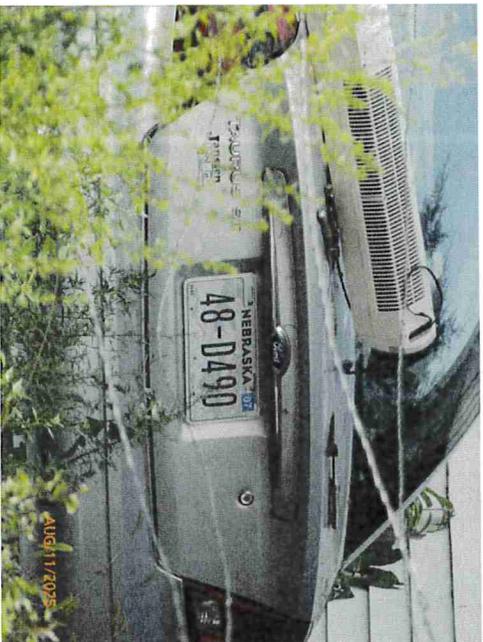
Properties to Declare

2025 MCC 88 – 201 S 9TH ST

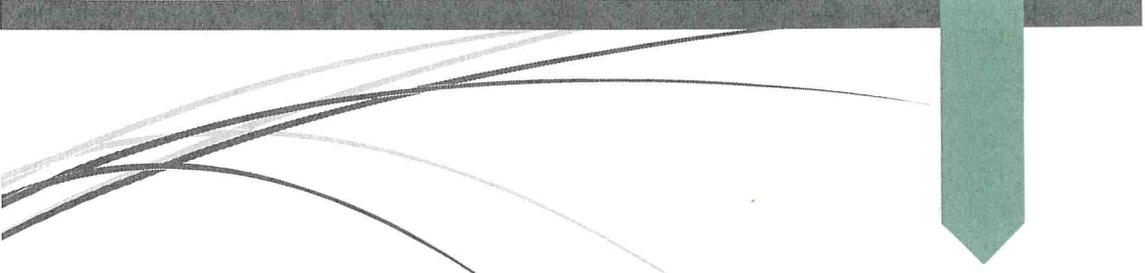
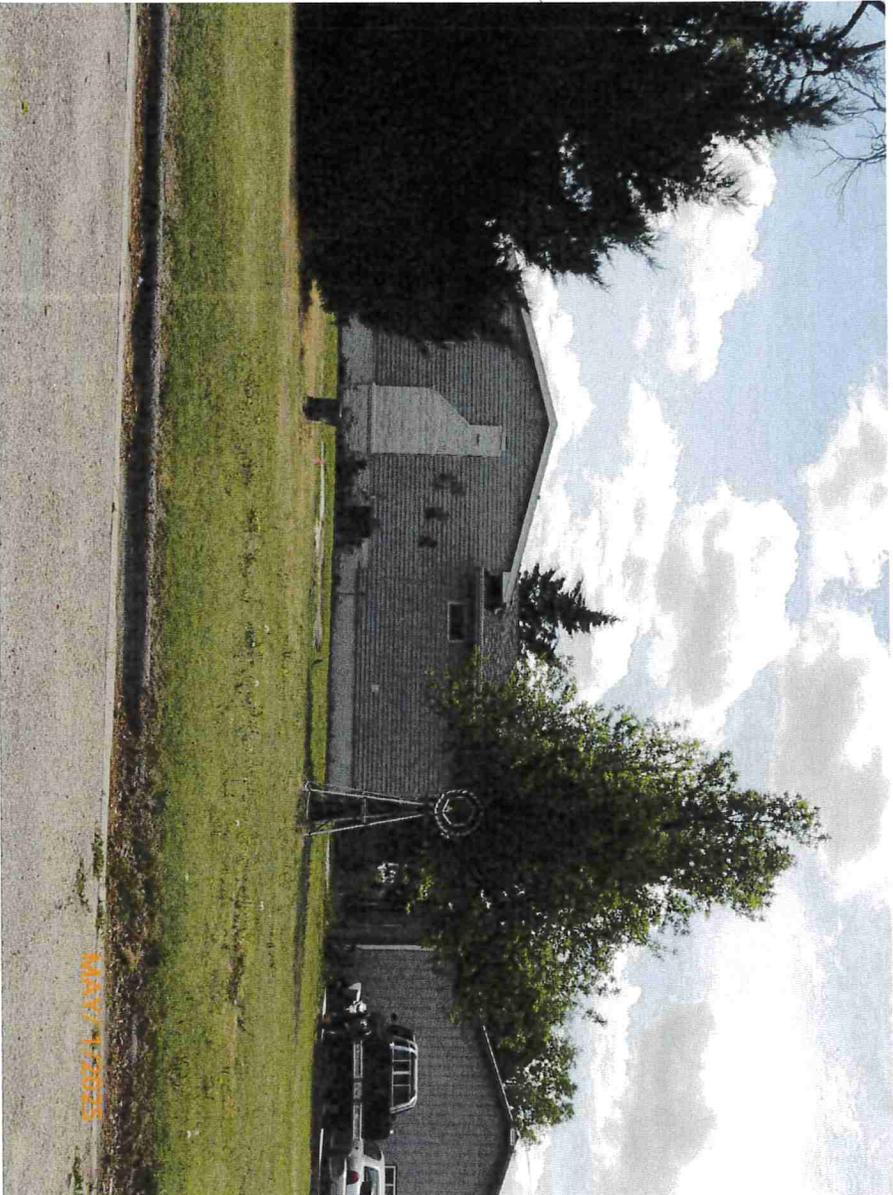


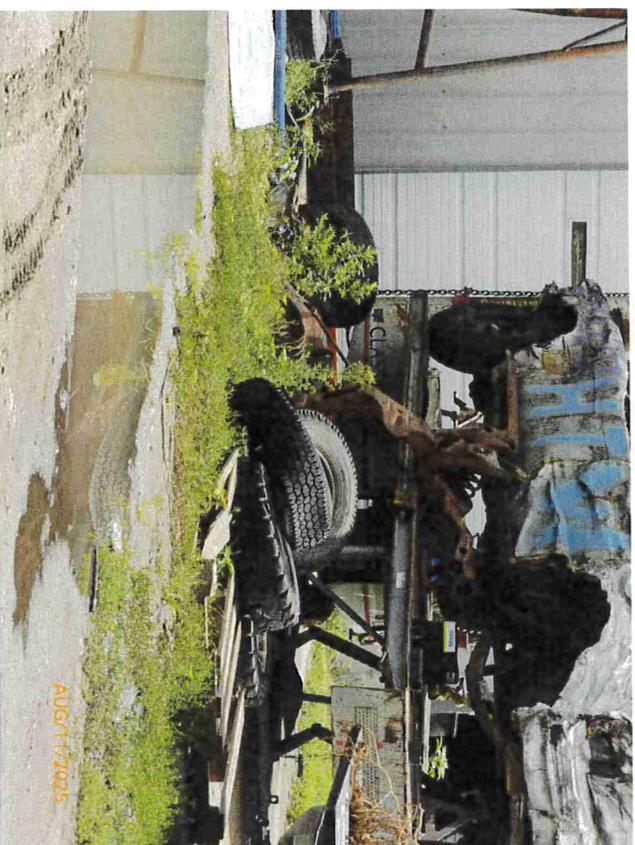


Unlicensed
Vehicles
Tire
Buckets
Discarded
Goods



2025 MCC 113-- 304 S 8th ST





Tires/Rims

Metal

Inoperable Vehicles

Scrap Wood



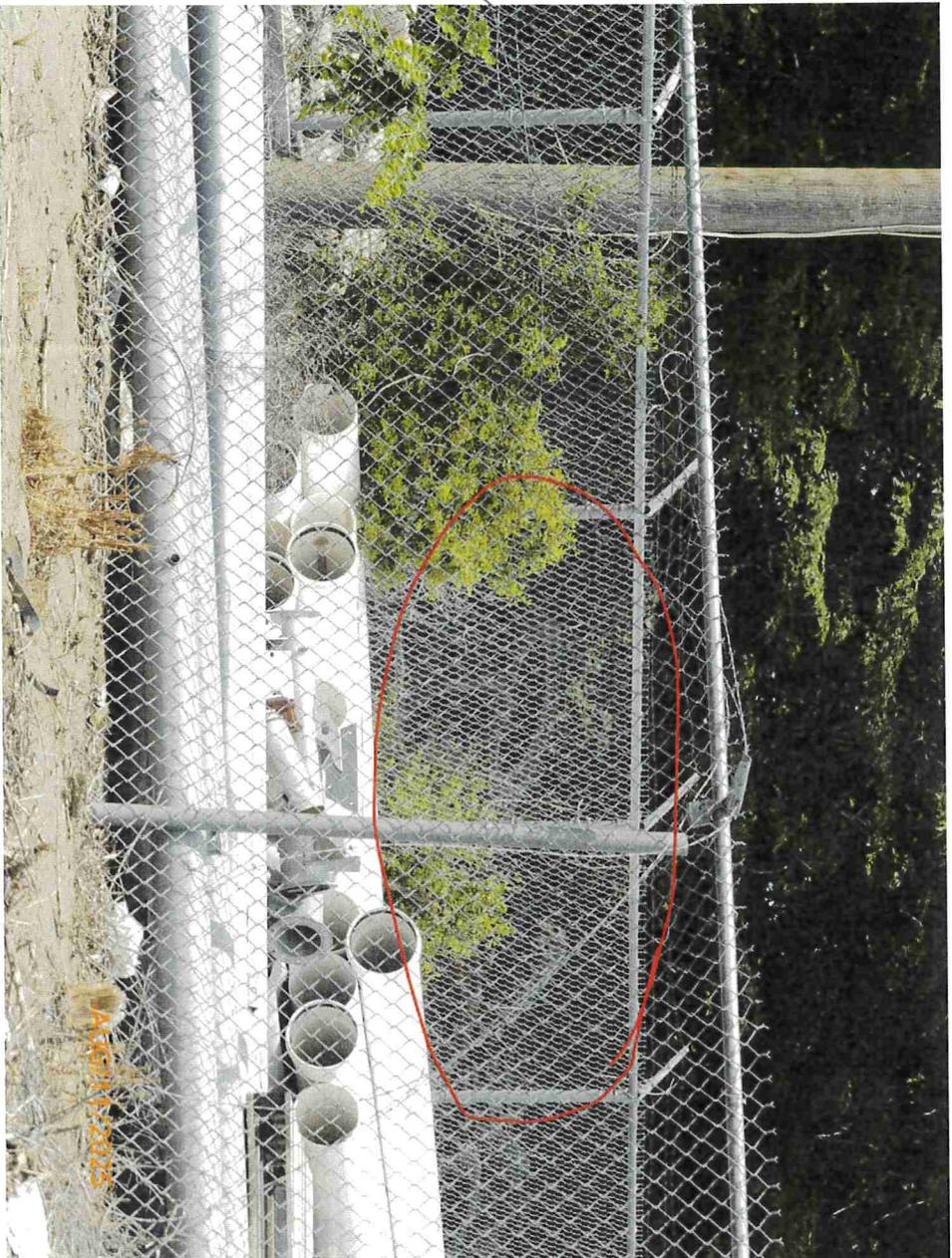
Properties for Motion to Abate

2025 MCC 27 – 103 E 10th St

Trash and receptacles



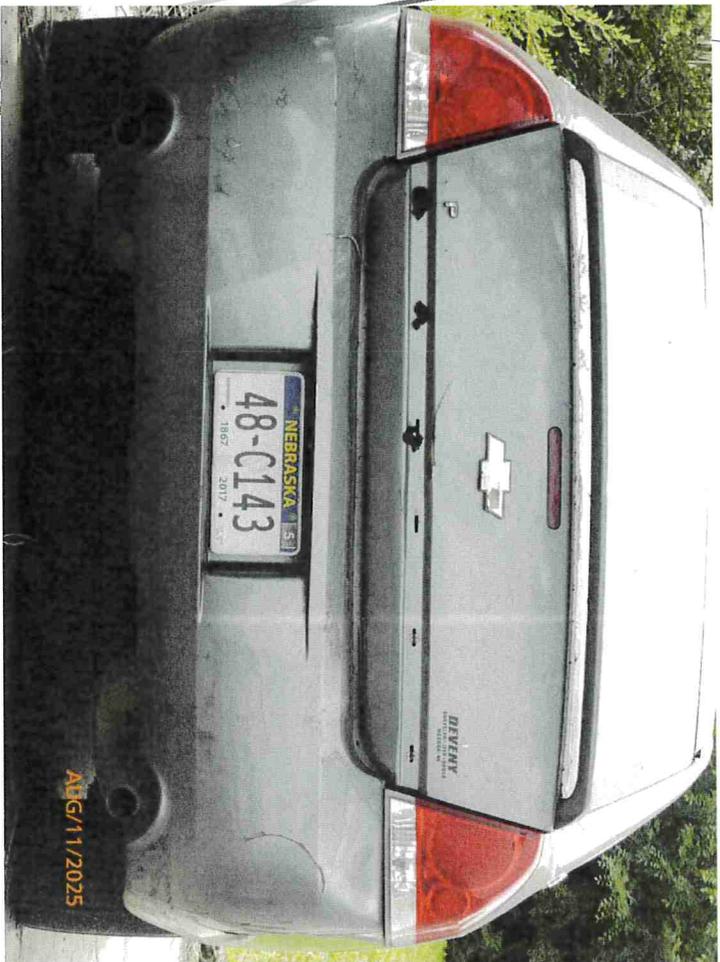
2025 MCC 33 – PID 001428700



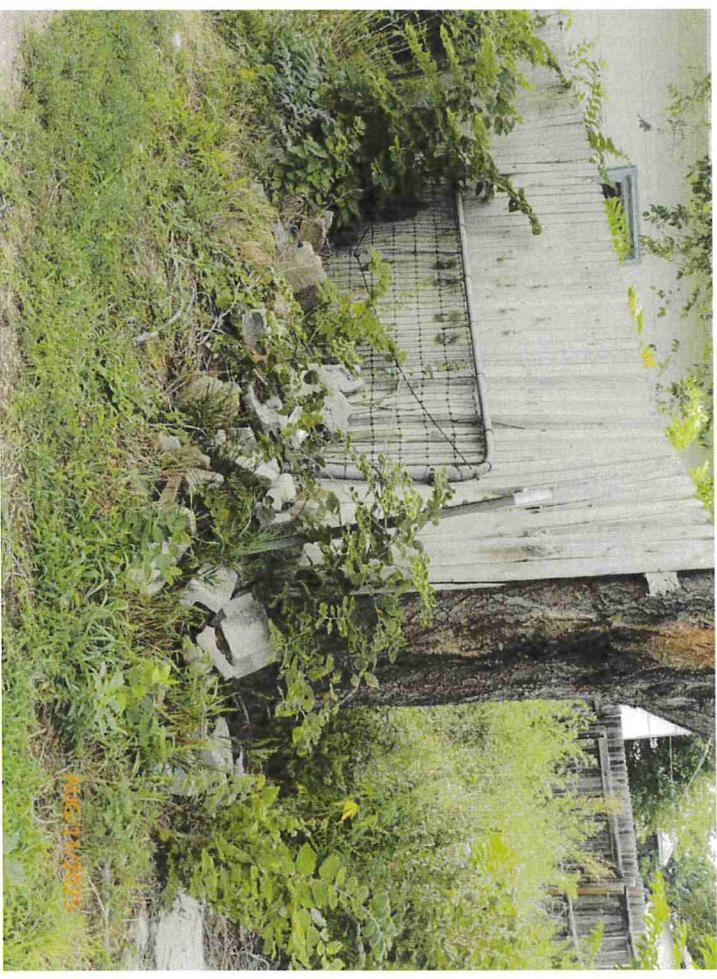
Tires

2025 MCC 48 – 315 E A ST

Unlicensed Vehicle and Cement pieces



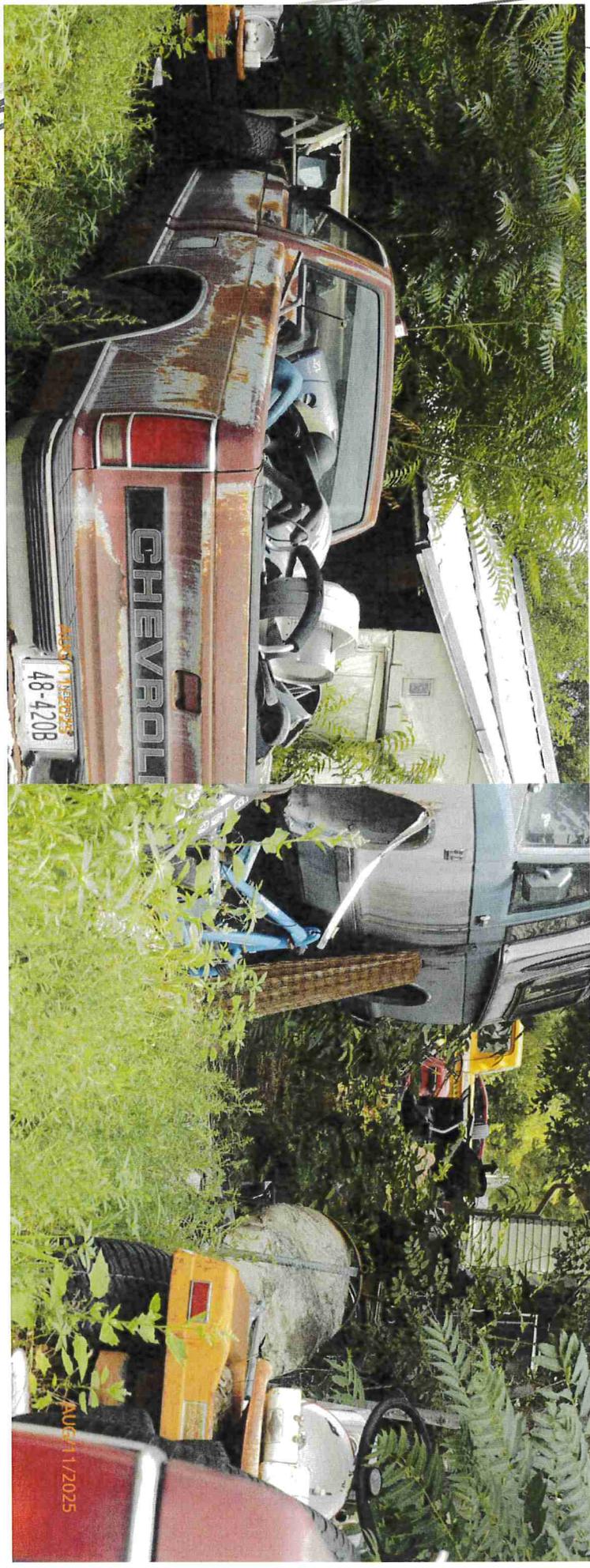
ADG/1/2025

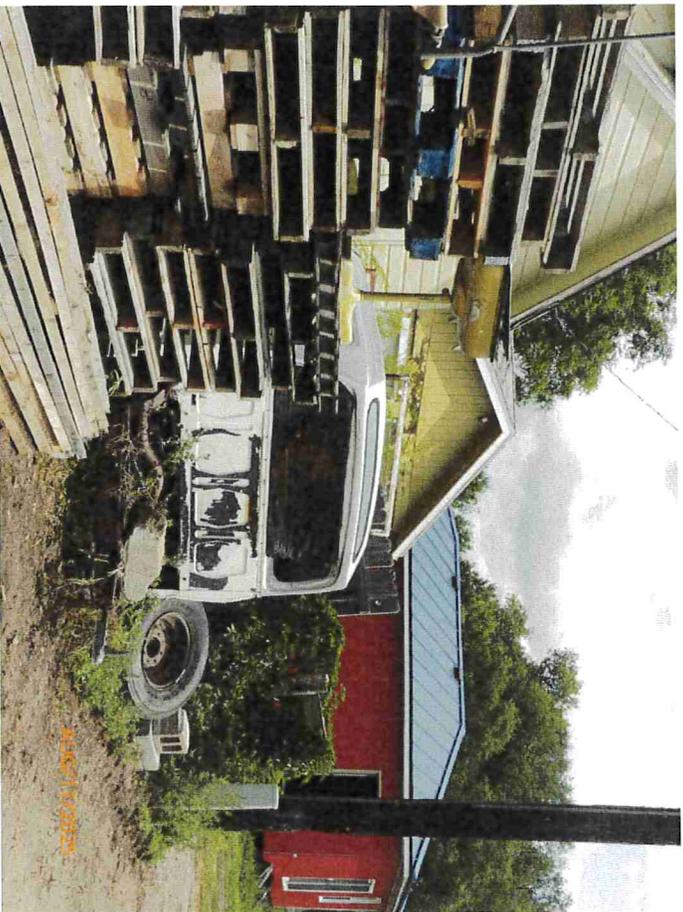
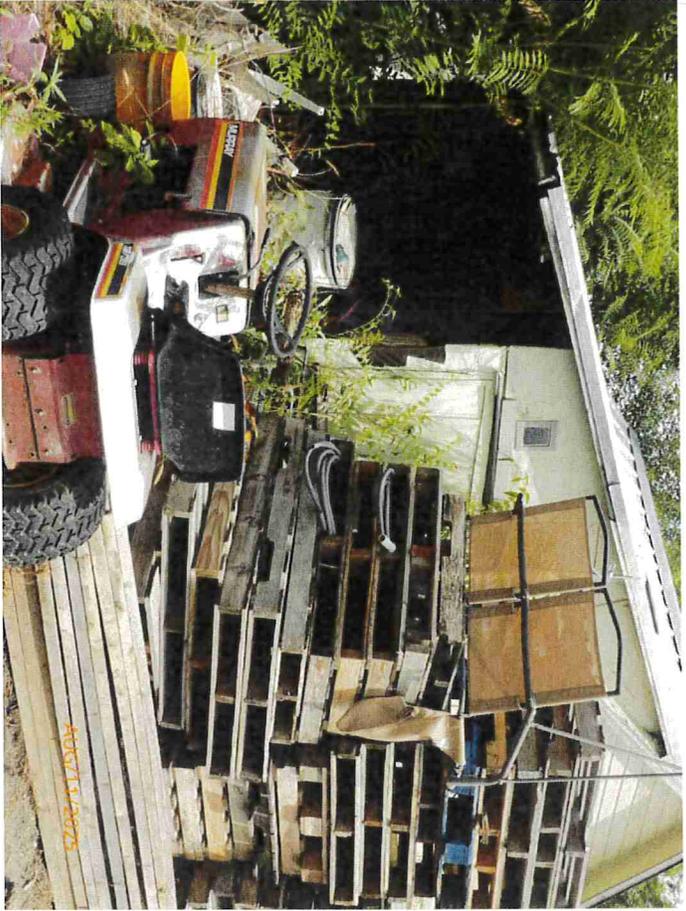


ADG/1/2025

2025 MCC 55 – 1320 E B ST

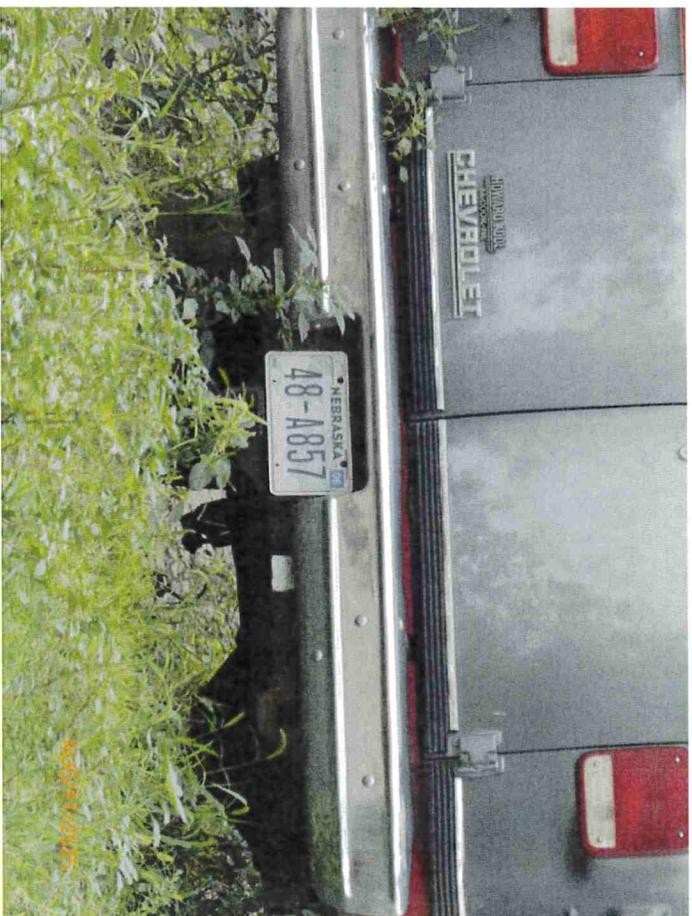
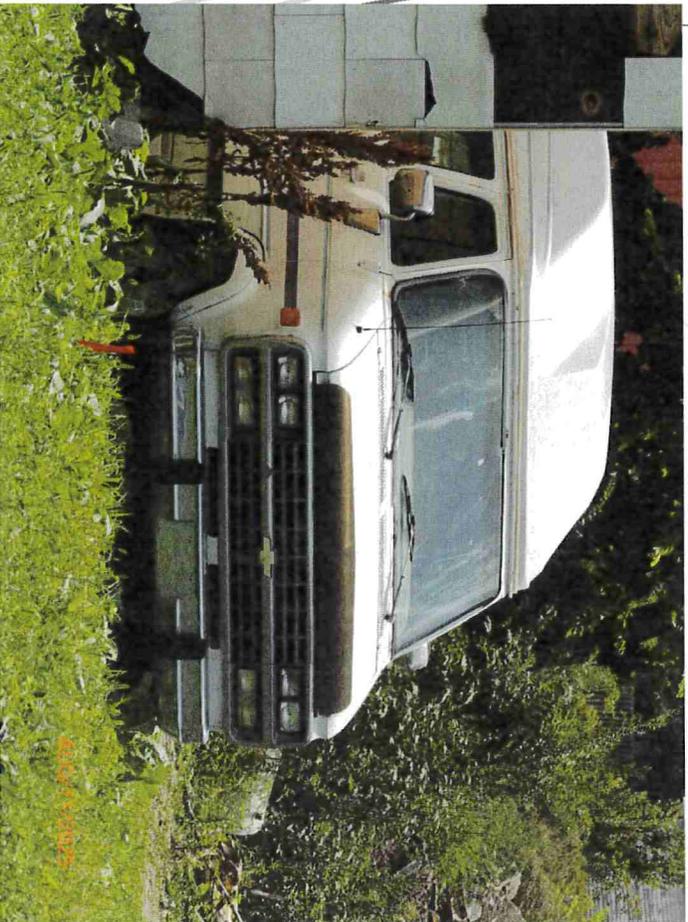
Tires, appliances, scrap material, pallets, unlicensed vehicles





2025 MCC 70 -- 206 E 13TH ST

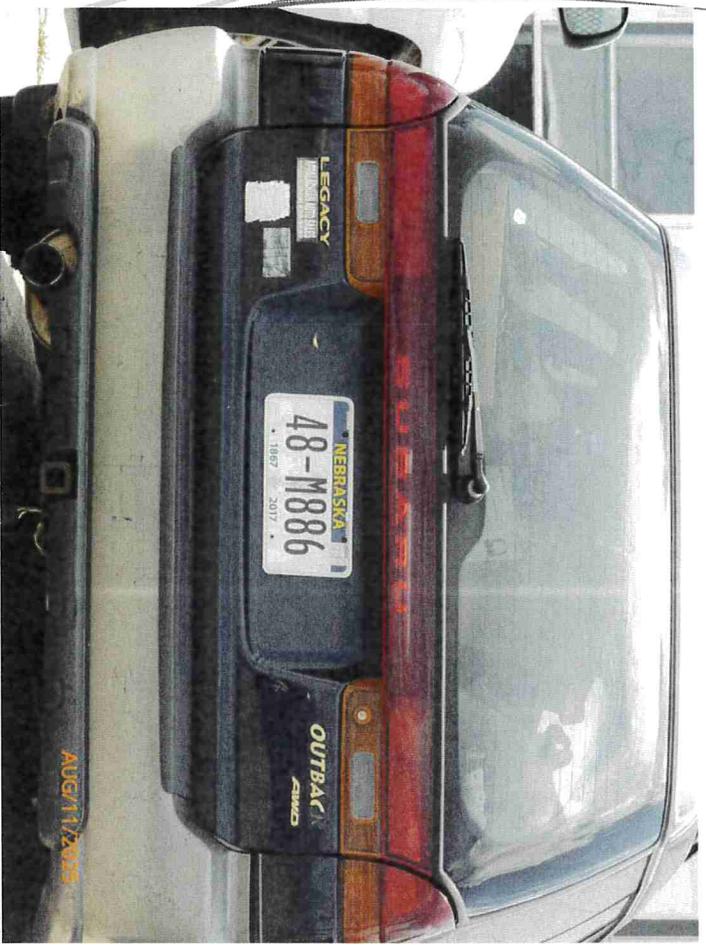
Unlicensed Vehicles and
Unsecure Structure





2025 MCC 103 – 102 S 8TH ST

Unlicensed
Vehicles



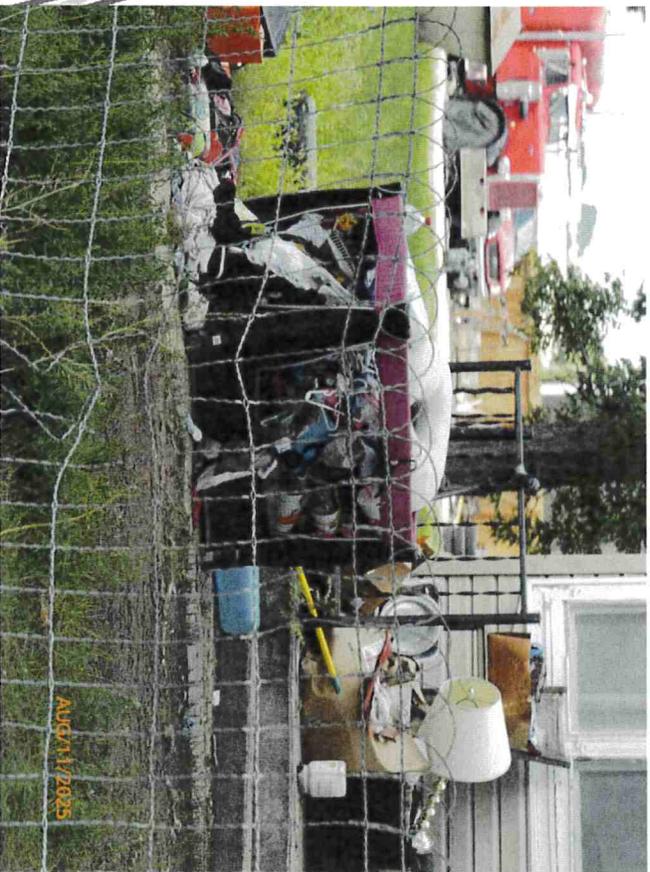
2025 MCC 108 – 212 S 8TH ST



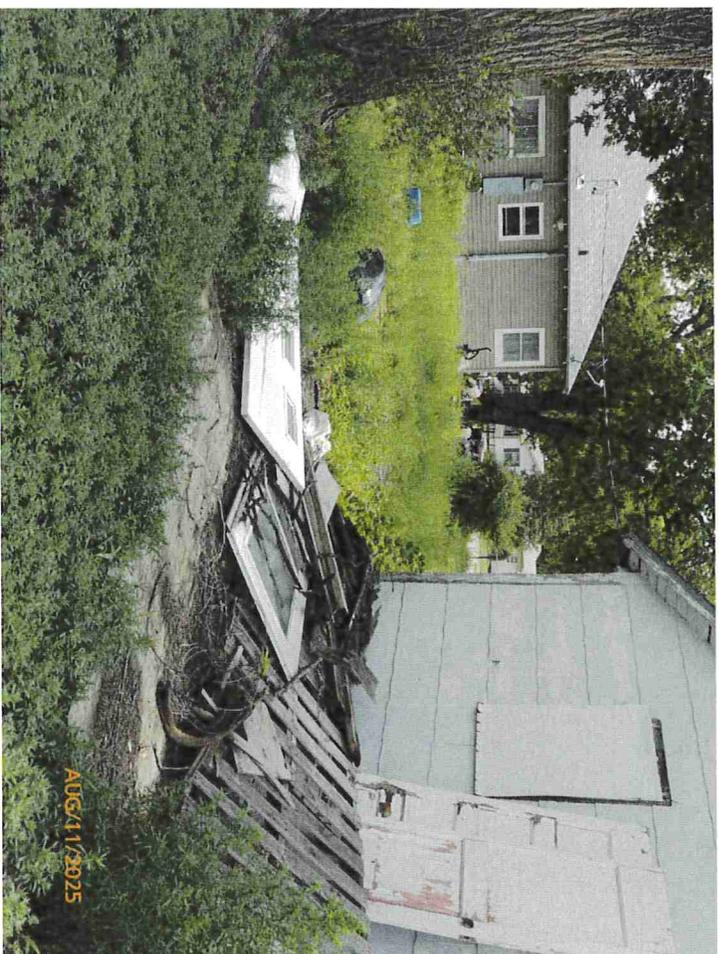
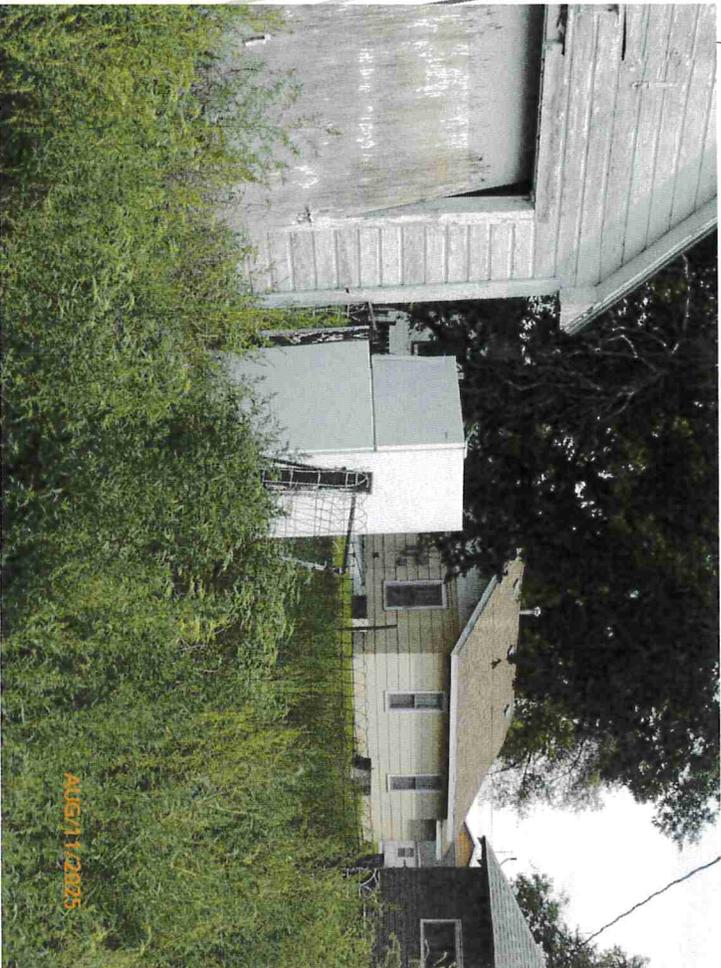
Discarded
Auto parts

2025 MCC 117 -- 112 S 7TH ST

discarded home goods



Appliances and Scrap wood/Materials



**RESOLUTION NO. 2025-22
DECLARATION OF NUISANCE PROPERTIES**

The City Council of the City of McCook (hereinafter the City), in regular session assembled at the Council Chambers in McCook, Nebraska on this 18th of August, 2025, hereby resolve as follows:

WHEREAS, The City of McCook desires to declare Nuisances pursuant to the City of McCook Code of Ordinances (Nuisance Ordinance Chapter 95).

NOW THEREFORE:

BE IT RESOLVED that the following properties located within the nuisance jurisdiction of the City of McCook, Nebraska has been submitted to the City Council at its regular meeting on August 18, 2025; and

BE IT FURTHER RESOLVED, that the City Council found the following properties are declared to have nuisances upon it contrary to the City of McCook Code of Ordinances and that said nuisance is ratified by this resolution:

2025 MCC 88 - 201 S 9TH ST, McCook, NE

2025 MCC 113 - 304 S 8TH ST, McCook, NE

BE IT FINALLY RESOLVED, that the City shall proceed as determined under the administrative procedure of Chapter 95.03.

INTRODUCED AND PASSED THIS 18th DAY OF AUGUST, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk -Treasurer

RESOLUTION NO. 2025-21
Rescinding Nuisance Properties in Resolution No. 2025-17

WHEREAS, the City of McCook (hereinafter the City) is engaged in a Nuisance Abatement Process; and

WHEREAS, the City appointed the West Central Nebraska Development District (WCNDD) as Nuisance Officer; and

WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, City law; and City Council, at a regular meeting, identified nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that certain nuisance violations declared in Resolution No. 2025-17, are abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of McCook rescinds Resolution No. 2025-17 on the following property:

CASE NO. ____PID/PHYSICAL ADDRESS

2025 MCC 37 - 1225 E A ST, McCook, NE

2025 MCC 112 - PID 001604700, McCook, NE

2025 MCC 114 - PID 001608100, McCook, NE

PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

RESOLUTION NO. 2025-20
Rescinding Nuisance Properties in Resolution No. 2025-11

WHEREAS, the City of McCook (hereinafter the City) is engaged in a Nuisance Abatement Process; and

WHEREAS, the City appointed the West Central Nebraska Development District (WCNDD) as Nuisance Officer; and

WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, City law; and City Council, at a regular meeting, identified nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that certain nuisance violations declared in Resolution No. 2025-11, are abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of McCook rescinds Resolution No. 2025-11 on the following property:

CASE NO. ____ PID/PHYSICAL ADDRESS

2025 MCC 10 - PID 000803900, McCook, NE

2025 MCC 15 - PID 000899800, McCook, NE

2025 MCC 18 - 101 E 9TH ST, McCook, NE

2025 MCC 24 - 111 E 10TH ST, McCook, NE

2025 MCC 30 - 108 E 11TH ST, McCook, NE

2025 MCC 35 - 1104 E A ST, McCook, NE

2025 MCC 41 - 1304 E A ST, McCook, NE

2025 MCC 44 - 1322 E A ST, McCook, NE

2025 MCC 64 - 1204 E B ST, McCook, NE

2025 MCC 66 - 1201 E B ST, McCook, NE

2025 MCC 68 - PID 001732600, McCook, NE

2025 MCC 73 - 1313 E B ST, McCook, NE

2025 MCC 74 - PID 001730200, McCook, NE

2025 MCC 80 - 1602 E C ST, McCook, NE

2025 MCC 102 - 211 S 8TH ST, McCook, NE

2025 MCC 109 - 103 S 7TH ST, McCook, NE

PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

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INTRODUCED AND PASSED THIS 18th DAY OF AUGUST, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk -Treasurer

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PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

RESOLUTION NO. 2025-20
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2025 MCC 74 - PID 001730200, McCook, NE

2025 MCC 80 - 1602 E C ST, McCook, NE

2025 MCC 102 - 211 S 8TH ST, McCook, NE

2025 MCC 109 - 103 S 7TH ST, McCook, NE

PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
AUGUST 18, 2025 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.F.

Report from Charlie McPherson, Executive Director of MEDC (McCook Economic Development Corporation) regarding LB840 loans.

BACKGROUND:

MEDC, Executive Director, Charlie McPherson was unable to attend the August 4, 2025 City Council Meeting when a report was presented in regards to the Economic Development Plan Citizen's Review Committee meeting held on July 28, 2025. Charlie will be present to give further details on the McCook Growth Fund (LB840) Loan Status Report from that meeting.

APPROVALS:



Nathan A. Schneider, City Manager

August 14, 2025



Lea Ann Doak, City Clerk

August 14, 2025



Tera Koetter, Assistant City Manager

August 14, 2025

McCook Growth Fund (LB840) Loan Status Report
6-30-2025

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Current Loans Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
City of McCook (Walter's Land Purchase)	\$ 250,000.00		0%		10/1/2024	\$ -	\$ -	\$ 250,000.00	Current
MEDC North Pointe Phase II	\$ 240,341.37		0%		7/23/2024	\$ -	\$ -	\$ 240,341.37	Current
HOKYL, LLC (Purchased Bee Little)	\$ 100,000.00		4%	5	4/1/2024	\$ 4,919.56	\$ 15,210.00	\$ 89,709.56	Current
Hot Tub Brokers	\$ 100,000.00		2%	10	12/13/2021	\$ 5,840.23	\$ 35,862.84	\$ 68,860.99	Not Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 240.00	3%	10	3/19/2020	\$ 6,724.77	\$ 33,722.33	\$ 28,942.44	Current
Straight Align, LLC	\$ 50,000.00		3%	10	10/1/2019	\$ 6,285.72	\$ 56,707.62	\$ -	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$ 7,573.50	\$ 69,010.10	\$ 13,563.40	Current
MEDC North Pointe Phase I TIF Bond	\$ 208,000.00		0%	22	4/2/2015	\$ 0.00	\$ 207,264.78	\$ 735.22	Current
Clary Village Equity (Non-Recourse Loan)	\$ 120,000.00		4%	15	3/16/2015	\$ 48,686.50	\$ 47,304.65	\$ 121,381.85	Current*
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$ 0.00	\$ 108,444.46	\$ 70,178.46	Current
East Ward Village (Non-Recourse Loan)	\$ 105,000.00		2%	15	7/11/2012	\$ 16,599.02	\$ 98,286.58	\$ 15,754.59	Current
Totals	\$ 1,482,664.29	\$ 240.00				\$ 96,629.30	\$ 671,813.36	\$ 899,467.88	

*This Non-Recourse Developer Loan/Agreement structure requires loan payments from available Net Cash Flow as outlined in the Operating Agreement over the agreed term. At the Maturity Date, the borrower is responsible for the unpaid principal balance and accrued interest. Given its non-recourse nature, any remaining balance after the Maturity Date may prompt MEDC to seek final payment from the borrower or explore grant options. Ultimately, at the term's end, MEDC would acquire all land, property, and project equity, typically of significantly higher value.

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 3.G.

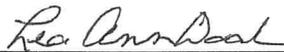
Update regarding the sports complex project.

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.

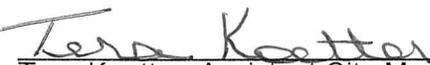
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 12, 2025



Tera Koetter, Assistant City Manager

August 12, 2025

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 3.H.

Introduce and approve Ordinance No. 2025-3104 providing for the adoption of the budget for FY 2025/2026 upon its first of three readings.

BACKGROUND:

Ordinance No. 2025-3104 provides for the adoption of the budget for Fiscal Year 2025/2026 after discussion and consideration by the Council. This will be the first of three readings. The budget hearing is scheduled for the September 2nd meeting.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 13, 2025



Tera Koetter, Assistant City Manager

August 13, 2025



Nathan A. Schneider, City Manager

August 13, 2025

ORDINANCE NO. 2025-3104

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2025, through September 30, 2026. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of McCook. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and the County Clerk of Red Willow County, Nebraska, for use by the levying authority.

Section 2. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED THIS _____ day of _____, 2025.

-s- Linda Taylor, Ex-officio Mayor
and President of the Council

ATTEST:

-s- Lea Ann Doak
City Clerk

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: **3.I.**

Introduce and approve Ordinance No. 2025-3105 providing for the adoption of the FY 2025/2026 Fiscal Year Employee Classification Pay Plan upon its first of three readings.

BACKGROUND:

The attached ordinance provides for the adoption of the Employee Classification and Pay Plan for Fiscal Year 2025/2026.

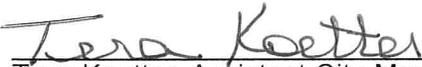
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

August 13, 2025



Tera Koetter, Assistant City Manager

August 13, 2025



Nathan A. Schneider, City Manager

August 13, 2025

ORDINANCE NO. 2025-3105

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA PROVIDING FOR THE ADOPTION OF THE 2025/2026 FISCAL YEAR EMPLOYEE CLASSIFICATION AND PAY PLAN; PROVIDING FOR AN EFFECTIVE DATE FOR THE IMPLEMENTATION OF THE CLASSIFICATION AND PAY PLAN; REPEALING ANY AND ALL OTHER ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. The 2025/2026 Employee Classification and Pay Plan shall be and is hereby adopted. Said Classification and Pay Plan is incorporated herein by reference the same as if set out in full. A copy of the Classification and Pay Plan shall be on file in the office of the City Clerk and is available for public inspection at any reasonable time. (Ref. City of McCook Code of Ordinances, § 30.075).

SECTION 2. The Employee Classification and Pay Plan shall be effective October 1, 2025.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED this _____ day of _____, 2025.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

Publish:

CITY OF MCCOOK
CLASSIFICATION AND PAY PLAN
FY 2025-2026

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>	<u>12-MONTH ANNUAL RANGE</u>
(S2T)	Temporary Seasonal - work less than 90-Days	15.000 - 16.000	
(S4)	Pool Seasonal	15.000 - 16.000	
	Seasonal II	15.000 - 18.000	
	Pool Guard	15.000 - 17.000	
	Assistant Pool Manager	16.000 - 18.000	
	Pool Manager	17.000 - 20.000	
(3P)	Permanent Part-Time (No annual range adjustment - employees eligible for annual COLA & merit) Senior Center Aide		
	Part-Time Transit Driver	15.618 - 21.402	
	Part-Time Clerical/Library Clerical	15.855 - 21.627	
	Part-Time Custodian/Maintenance	15.944 - 22.921	
(100)	Full-Time Custodial/Maintenance Public Transportation Driver	15.944 - 22.921	33,163 - 47,676
(105)	Assistant Cook	16.269 - 20.856	33,840 - 43,380
(110)	Clerk II (Public Transit Dispatcher)	16.794 - 23.617	34,931 - 49,122
(115)	Head Cook	17.581 - 26.240	36,569 - 54,579

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>		<u>12-MONTH ANNUAL RANGE</u>	
(120)	Circulation Librarian	17.828	- 23.456	37,082	- 48,788
(125)	Laborer I Equipment Operator I	19.172	- 26.716	39,878	- 55,570
(130)	Juvenile Services Librarian	19.239	- 26.307	40,017	- 54,718
(135)	Transfer Station Administration Assistant	19.407	- 26.796	40,366	- 55,736
(140)	Public Safety Administration Assistant	19.559	- 27.106	40,684	- 56,381
(145)	Catalogue/Media Librarian	19.565	- 26.440	40,694	- 54,995
(150)	Administration Assistant - Admin Office	19.838	- 27.699	41,263	- 57,614
(155)	Laborer II	20.362	- 28.875	42,353	- 60,059
(160)	Refuse Collection Driver	20.372	- 26.943	42,375	- 56,042
(165)	Utility Service Technician I	20.661	- 29.100	42,975	- 60,528
(170)	Financial Administrative Assistant	20.792	- 29.095	43,248	- 60,517
(175)	Equipment Operator II	20.930	- 29.053	43,533	- 60,430
(180)	Disposal Plant Operator I	21.800	- 30.628	45,344	- 63,706
(185)	Equipment Operator III Tractor-Trailer Operator	21.837	- 29.950	45,421	- 62,296

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>		<u>12-MONTH ANNUAL RANGE</u>	
(190)	E911 Office Coordinator	21.863	- 29.998	45,476	- 62,396
(195)	Disposal Plant Operator II	23.049	- 32.753	47,942	- 68,125
(200)	Utility Service Technician II	23.395	- 33.577	48,662	- 69,840
(205)	Mechanic	23.784	- 33.735	49,472	- 70,168
(210)	Disposal Plant Operator III Water Plant Operator I	24.298	- 34.878	50,541	- 72,547
(215)	Equipment Operator/Groundskeeper II - Parks Equipment Operator/Groundskeeper II - Street	24.456	- 32.737	50,869	- 68,094
(220)	Deputy City Clerk	24.477	- 35.095	50,911	- 72,997
(225)	Cemetery Sexton	24.687	- 34.249	51,348	- 71,237
(230)	Water Plant Operator II	25.496	- 34.249	53,031	- 71,237
(235)	Airport Maintenance Operator	26.363	- 33.911	54,835	- 70,534
(240)	Laborer Foreman	26.975	- 38.174	56,108	- 79,401
(245)	Building Inspector/Code Compliance Officer	28.990	- 37.954	60,300	- 78,943
(250)	Police Sergeant (42 hour) Sergeant/Patrol Supervisor	30.922	- 41.302	67,533	- 90,204
(255)	Human Resource Coordinator	30.977	- 44.619	64,432	- 92,807

<u>(PAY GRADE)</u>	<u>POSITION</u>	<u>HOURLY/MONTHLY RATE</u>		<u>12-MONTH ANNUAL RANGE</u>	
(260)	Library Director Senior Services Director Public Works Superintendent Solid Waste Superintendent Wastewater Superintendent Water Superintendent	31.565	- 40.963	65,655	- 85,203
(265)	City Clerk/Treasurer Utilities Director Public Works Director Assistant City Manager	42.152	- 58.725	87,676	- 122,149
(270)	Fire Chief Chief of Police	43.979	- 56.552	91,476	- 117,629

NOTE:

- 20 hour/week = 1,040 hour/year
- 30 hour/week = 1,560 hour/year
- 40 hour/week = 2,080 hour/year
- 42 hour/week = 2,184 hour/year
- 56 hour/week = 2,912 hour/year

Police Officers/Detectives/Dispatchers - Union Contract

Contract Year	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
10/1/2025 9/30/2026								
Police Officers	\$ 26,279	\$ 27,398	\$ 28,630	\$ 29,918	\$ 31,265	\$ 32,827	\$ 34,470	\$ 36,193
Detectives	\$ 28,618	\$ 29,762	\$ 30,953	\$ 32,191	\$ 33,479	\$ 34,819	\$ 36,386	\$ 38,113
Dispatchers	\$ 20,012	\$ 20,698	\$ 21,406	\$ 22,144	\$ 22,905	\$ 23,717	\$ 24,564	\$ 25,485

Firefighter/Paramedic - Union Contract

Contract Year	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
10/1/2025	\$ 20.624	\$ 21.291	\$ 21.959	\$ 22.625	\$ 23.292	\$ 23.959	\$ 24.627	\$ 25.294	\$ 25.961	\$ 26.628	\$ 27.296
9/30/2026											

The pay grid above is for firefighters/paramedics. New employees hired as firefighter/AEMT will receive 7.5% less than the salaries shown on this grid. New employees hired as firefighters/EMT will receive 12.5% less than the salaries shown on this pay grid. New employees hired as firefighters will receive 12.5% less than firefighter/EMT based on the salaries shown on this pay grid.

*When an employee advances his/her EMT certification to a higher level, their salary will increase according to the pay grid of this new EMT Certification.

Firefighter/Paramedic (40 hour work week) - Union Contract

Contract Year	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
10/1/2025	\$ 26.062	\$ 27.152	\$ 27.922	\$ 28.910	\$ 29.947	\$ 30.965	\$ 32.057	\$ 33.171	\$ 34.327	\$ 35.528	\$ 36.770
9/30/2026											

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*When an employee advances his/her EMT certification to a higher level, their salary will increase according to the pay grid of this new EMT Certification.

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 3.J.

RECOMMENDATION:

Introduce on first reading, Ordinance No. 2025-3106 providing for the amendment to Chapter 38: Appendix E setting the rate to be charged for water by the McCook Water Department.

BACKGROUND:

Based on data from the 2024 Water Enterprise Fund Cashflow Model, as prepared by Public Financial Management (PFM), City staff is recommending that the current water rate be increased by 10%. The rate increase provides funds to cover inflation, staff wages, equipment, and prepare for future capital improvements. The current rates have been in place since June 2024.

The proposed adjustment would see the ready-to-serve fee increase from \$24.90 to **\$27.39/month** (+\$2.49). The price per 100 cubic feet (748 gallons) will also increase. The first 5,000 cubic feet will go from \$2.539 to **\$2.793** per 100 cubic feet (+\$.254). Usage above 5,000 cubic feet will go from \$1.881 to **\$2.069** per 100 cubic feet (+\$.188).

The PFM recommendation of an annual inflationary increase is to avoid larger increases in future stabilization of rate increases.

PFM's model uses annual water production of 70,000,000 cubic feet of water sales. This is a fair estimate based on conservation and annual averages.

FISCAL IMPACT:

APPROVALS:

Lea Ann Doak
Lea Ann Doak, City Clerk

8-14-25
Date

Pat Fawver
Pat Fawver, Utilities Director

8-14-2025
Date

Nate Schneider (Pd)
Nate Schneider, City Manager

8-14-25
Date

ORDINANCE NO. 2025-3106

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX E, WATER DEPARTMENT RATES AND FEES; OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR A RATE TO BE CHARGED FOR WATER BY THE MCCOOK WATER DEPARTMENT; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2024-3088 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. That Chapter 38: Fee Schedule - Appendix E, Water Department Rates and Fees; Section A - Water Rates, of the City of McCook Code of Ordinances, shall be and is hereby amended to read as follows:

A. Water Rates. The following rates for water have been set by the City Council in accordance with the provisions of Section 52.01 of this Code.

1. CUSTOMERS WITHIN THE CITY. The rates for water used by customers within the City shall be as follows:

(A) 2.793 dollars per one hundred cubic feet for the first five thousand (5,000) cubic feet of water used;

(B) 2.069 dollars per one hundred cubic feet for all water used over five thousand (5,000) cubic feet.

In addition to the above, a ready-to-serve fee of twenty-seven and 39/100 dollars (\$27.39) per month shall be charged to each customer.

2. CUSTOMERS OUTSIDE THE CITY. The amount to be charged for water used by customers outside the city boundaries shall be computed by taking the water consumption of the customer times the rates fixed in division (A)(1) above, plus additional charges as specified therein, and multiplying the final sum times the factor of one and one-half to get the total charge to be billed the customer.

3. BULK WATER. The rate for bulk water purchases shall be \$5.00 per one thousand (1,000) gallons.

4. FIRE HYDRANT METER. Fire hydrant meter rent shall be \$50.00 per week, plus water usage charged at the rate for bulk water. The deposit required for a fire hydrant meter is set at \$1,000.00.

SECTION 2. Ordinance No. 2024-3088 and any and all other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed and abrogated.

SECTION 3. This ordinance shall take effect with the bills dated October 1, 2025 and be in full force from and after its passage, approval and publication as required by law in its entirety or in pamphlet form, as the case may be.

PASSED AND APPROVED THIS _____ day of _____, 2025.

-s- Linda Taylor, Ex-Officio Mayor
and President of the Council

ATTEST:

-s- Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
AUGUST 18, 2025 CITY COUNCIL MEETING**

ITEM: 3.K.

RECOMMENDATION:

Introduce on first reading Ordinance No. 2025-3107 providing for the amendment to Chapter 38: Appendix D setting the rate to be charged for sewer by the McCook Wastewater Department.

BACKGROUND:

Based on the Sewer Enterprise Fund Cashflow Model prepared by Public Financial Management (PFM), City Staff is recommending that the current sewer rate be increased by 8%. The rate increase provides the funds to cover inflation, pay for major capital projects and maintain a healthy budget.

The proposed increase would see the base fee for residential customers go from \$21.48 to **\$23.20** per month (+\$1.720). The commercial base fee will go from \$31.29 to **\$33.79** per month (+\$2.503). Both residential and commercial monthly base fees include 333 cubic feet of usage. The fee for usage above 333 cubic feet (2,490 gallons) would also increase by 8% from the current \$4.639 per 100 cubic feet (748 gallons) to **\$5.010** per 100 cubic feet of usage (+\$.371).

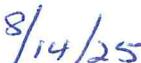
Using the PFM model as the guide, a 8% increase will generate additional revenue for future years and prepare the Wastewater Department for large capital expenditures.

FISCAL IMPACT:

APPROVALS:



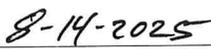
Lea Ann Doak, City Clerk



Date



Pat Fawver, Utilities Director



Date



Nate Schneider, City Manager



Date

ORDINANCE NO. 2025-3107

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 38: FEE SCHEDULE - APPENDIX D, SEWER DEPARTMENT RATES AND FEES, OF THE CITY OF MCCOOK CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2024-3089 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MCCOOK, NEBRASKA:

SECTION 1. That Chapter 38: Fee Schedule - Appendix D, Sewer Department Rates and Fees; shall be amended to read as follows:

- A. Sewer connection permit. The fee required for the obtaining of a sewer connection permit as required by § 51.020 is hereby set at \$500.
- B. Sewer connection fees. The fees required by § 51.022 pertaining to sewer connections are hereby set as follows:
 1. Where connection to an existing sewer main is requested, a sewer connection fee of \$150 will be required.
 2. In certain cases, where a larger than normal service connection is required, a fee will be charged to the applicant based on labor and material charges involved in installing the sewer connection.
 3. All fees required by this section are due and payable in advance of the inspection or sewer connection.
- C. Private sewage disposal permit. The fee required by § 51.055 pertaining to private sewage disposal permits is hereby set at \$10.
- D. Sewer Use Charges.
 1. Residential. The residential sewer use charges provided for in Section 51.072 are as follows:

Minimum Charges of \$23.20 per month based on the first 333 cubic feet of water usage.

Residential Rate - \$5.010 per 100 cubic feet for everything over 333 cubic feet water usage.
 2. Commercial. The commercial sewer use charges provided for in Section 51.072 are as follows:

Minimum Charge of \$33.79 per month based on the first 333 cubic feet of water usage.

Commercial Rate - \$5.010 per 100 cubic feet for everything over 333 cubic feet water usage.

3. Sewage Disposal at the Treatment Plant. All sewage that is transported by truck or any vehicle to the plant for disposal will be assessed a fee of \$0.10 per gallon during regular business hours. Non-business hours will be assessed an additional \$35.00 per load.

SECTION 2. Ordinance No. 2024-3089 and any and all other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed.

SECTION 3. This ordinance shall take effect with the bills dated October 1, 2025 and be in full force from and after its passage, approval, and publication as required by law in its entirety or in pamphlet form, as the case may be.

PASSED AND APPROVED this ____ day of _____, 2025.

- s - Linda Taylor, Ex-Officio Mayor
and President of the Council

ATTEST:

-s- Lea Ann Doak, City Clerk