

# MCCOOK CITY COUNCIL

## REGULAR MEETING

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

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Jeff Kelley, Memorial Methodist Church.

Pledge of Allegiance.

Call to Order.

Individuals who have appropriate items for City Council consideration should complete the Topic for Consideration for City Council Agenda form located at the information table by the entrance to the Council Chambers. If the issue can be handled administratively without Council action, notification will be provided. **If** the item is scheduled for a meeting, notification of the date will be given.

Items.

1. Announcements & Recognitions.
2. Proclamations.
  - A. Approve a proclamation designating September 17 through 23, 2025 as “Constitution Week” and authorize the Mayor to sign.
3. Public Hearings.
  - A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - B. Approve the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - C. Public Hearing - Request for a special exception by Mark and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as

Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

1. Adjourn the Public Hearing.
  - D. Approve the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - E. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - F. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - G. Public Hearing - consider the 2026 McCook Plan of Street Improvements.
    1. Adjourn the Public Hearing.
  - H. Adopt Resolution No. 2025-24 approving the 2026 McCook Plan of Street Improvements.
4. Consent Agenda.
- \*The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*
- A. Approve the minutes of the September 2, 2025 budget hearing and the September 2, 2025 regular City Council meeting.
  - B. Approve Resolution No. 2025-25 authorizing the Mayor to sign the 2025 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standards.
  - C. Accept the minutes of the September 8, 2025 Planning Commission meeting.
  - D. Receive and file Change Order Number 1 in the form of a credit in the amount of \$25,726.84, as well as the final payment for the McCook Aquatic Park Project and authorize the Mayor to sign.
  - E. Approve and authorize the Mayor to sign Change Order No. 1, the Certificate of Substantial Completion, and Pay Application No. 4 (Final) for Water Distribution Improvements Revised Project #2, Contractor — Van Kirk Brothers Contracting.
  - F. Approve Resolution No. 2025-26 establishing a handicap parking stall on the east side of the 500 block of Norris Avenue.
  - G. Approve an application from Great Plains Communications to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable and one new ground level vault on East 13th Street and East "C" Street.

- H. Accept Paulsen Inc. bid of \$4,779,068.00 as the lowest responsible bidder for PFC Gerald L. Walters Youth Sports Complex Infrastructure and authorize the Mayor to execute the necessary paperwork to award the contract.
- I. Ratify the Mayor's appointments to the Building and Housing Code Advisory and Appeals Board - reappoint Aaron Peterson - term expires September 2029; the Economic Development Plan Loan Committee - reappoint Aaron Peterson - term expires March 2029; the Library Advisory Board - reappoint Mary Dueland - term expires June 2029 and appoint Miranda Perry to fill Staci Blomstedt remaining term - term expires June 2027; and to the Planning Commission - reappoint Camy Bradley and Bruce McDowell - terms expire September 2028.
- J. Approve a Memorandum of Understanding with the McCook Area Chamber of Commerce whereby ACE funds will be appropriated for promotional activities that benefit the City of McCook.
- K. Approve Resolution No. 2025-29 adopting the First Amendment to the City of McCook, Nebraska, Police Department Employees Retirement Plan and Trust.
- 5. Regular Agenda.
  - A. Presentation from Emma Castor with WCNDD (West Central Nebraska Development District) regarding properties in their designated area that should be rescinded from previous declarations of nuisance and properties that need abatement.
  - B. Approve Resolution No. 2025-27 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 this nuisance as deemed by WCNDD and as declared in the Resolution.
  - C. Approve Resolution No. 2025-28 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 WCNDD's Motion to Abate for the properties located at 201 S 9th Street, McCook, NE and 204 S 8th Street, McCook, NE.
  - E. Update regarding the youth sports complex project.
  - F. 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 third and final reading.
    - 3. Chairperson declaration after vote and passage, if approved.
  - G. 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 third and final reading.
    - 3. Chairperson declaration after vote and passage, if approved.

- H. 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 third and final reading.
    - 3. Chairperson declaration after vote and passage, if approved.
  - I. 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 third and final reading.
    - 3. Chairperson declaration after vote and passage, if approved.
  - J. Ordinance No. 2025-3109 providing for the amendment of Chapter 38:  
Appendix F, Solid Waste Collection Fees.
    - 1. Chairperson asks Clerk to read Ordinance by title.
    - 2. Consider approval of Ordinance No. 2025-3109 upon its first of three readings.
  - K. Consider Ordinance No. 2025-3108 setting the salary and compensation of City Manager Nathan A. Schneider.
    - 1. Chairperson asks Clerk to read Ordinance No. 2025-3108 by title.
    - 2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.
    - 3. Final passage of Ordinance No. 2025-3108.
    - 4. Chairperson declaration after vote and passage, if approved under suspension of the rule.
  - L. Council Comments.
- Adjournment.

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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ITEM: **2.A.** — Approve a proclamation designating September 17 through 23, 2025 as "Constitution Week" and authorize the Mayor to sign.

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**BACKGROUND:**

This proclamation is being presented at the request of Shannon Corder on behalf of the Thirty-Seventh Star Chapter of the Daughters of the American Revolution.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 7, 2025

  
\_\_\_\_\_  
Tera Koetter, Assistant City Manager

September 7, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 7, 2025

Office of the Mayor  
McCook, Nebraska

# Proclamation

## "CONSTITUTION WEEK"

September 17 through September 23, 2025

WHEREAS, September 17, 2025 marks the 238<sup>th</sup> anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 - 23 as Constitution Week.

NOW, THEREFORE BE IT RESOLVED, I, Linda Taylor, Mayor of the City of McCook, Nebraska hereby proclaim the week of September 17 - 23, 2025 as "CONSTITUTION WEEK" and ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Dated this 15<sup>th</sup> day of September, 2025.

*In witness whereof, I have hereunto set by  
hand and caused this seal to be affixed.*

\_\_\_\_\_  
Linda Taylor, Mayor

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk



## Lea Ann Doak

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**From:** Shannon Corder <Shannon-Corder@cdolinc.net>  
**Sent:** Thursday, August 21, 2025 12:04 PM  
**To:** Lea Ann Doak  
**Subject:** Constitution Week

Hello! The Thirty-Seventh Star Chapter of the Daughters of the American Revolution would like to request attending a city council meeting to approve a proclamation for Constitution Week.

Thank you,  
Shannon Corder

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 MCCOOK CITY COUNCIL MEETING**

**3.A.**

**ITEM:** \_\_\_ Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

**3.B.**

**ITEM:** \_\_\_ Approve the special exception application by Steven L. And Ana Patricia Gillmore Keene to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 111 West G Street, legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska., finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**

The City of McCook has received a special exception request from Steven L. And Ana Patricia Gillmore Keene, requesting that the property located at 111 West G Street be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure, with the residence located diagonal to Central Elementary School.


The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located in a mildly traveled portion of McCook, with the biggest ingress/egress concern being its location relative to Central Elementary School. That said, West G Street is only heavily traveled during the school year between the hours of 7:30 a.m. and 4 p.m. A special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park two vehicles and a driveway that will park four vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

The Planning Commission voted 8-0 to recommend approval.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 10, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at 111 West "G" Street, Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska. Land Owners, Steven L. & Ana Patricia Gillmore Keene. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: 111 West "G" Street

LEGAL DESCRIPTION: Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Steven L. & Ana Patricia Gillmore Keene

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Clarence and Peggy Chessmore  
70990 US Hwy 83  
McCook, NE 69001

Charles Geislinger  
703 West 2<sup>nd</sup>  
McCook, NE 69001

Bishop Williams  
PO Box 383  
Culbertson, NE 69024

Matthew and Jennifer Hall  
707 West 2<sup>nd</sup>  
McCook, NE 69001

McCook Uptown Club, Inc  
PO Box 955  
McCook, NE 69001

Hedge of Protection Real Estate LLC  
c/o Tyler and Brandi Schmick  
37956 Drive 715  
McCook, NE 69001

Robert and Susan Ihrig  
109 East N St.  
McCook, NE 69001

Michael and Jayne Jonasen  
1101 Westridge Pkwy  
McCook, NE 69001

Lonnie and Pamela Schilz  
71873 Road 387  
McCook, NE 69001

Tina Besler  
200 Nakoma St.  
Cambridge, NE 69022

Nicholas Howard  
706 West 1<sup>st</sup>  
McCook, NE 69001

Four B's Properties, LLC  
% James Brandt  
512 West 4<sup>th</sup>  
McCook, NE 69001

Terry and Jana Sides  
603 West 1<sup>st</sup>  
McCook, NE 69001

Terri Colling & Brenda O'Neal  
7420 S 66<sup>th</sup>  
Lincoln, NE 68516

Bradley McConville  
1809 W 4<sup>th</sup>  
North Platte, NE 69101

Frederick Haddix Living Trust  
PO Box 1963  
Orangevale, CA 95662

Mike Cady (Deceased)  
611 West 1<sup>st</sup>  
McCook, NE 69001

Andrew and Crystal Davis  
108 West G  
McCook, NE 69001

Steven and Patricia Keen  
111 West G  
McCook, NE 69001

James and Jill Jumps  
703 West 1<sup>st</sup>  
McCook, NE 69001

**EXHIBIT - #4**

**PAGE(S) - 2**

Julie Richardson  
% 3D Development LLC, R. Bauer  
PO Box 91  
McCook, NE 69001

Michael Towery  
705 Westridge Parkway  
McCook, NE 69001

S & S Associates, LLC  
% Lonnie and Ruth Saltz  
4505 W Davey RD  
Raymond, NE 68428

David and Lauri Duty  
708 Norris Ave  
McCook, NE 69001

Delton and Vicky Young  
1010 West 1<sup>st</sup>  
McCook, NE 69001

Donald and Jackie Grassia  
PO Box 652  
McCook, NE 69001

Carol Seiler  
610 Norris Ave  
McCook, NE 69001

Janet Korell Trust  
602 Norris Ave  
McCook, NE 69001

SW NE Funeral Holdings, LLC  
% Michal Swanson  
607 Norris Ave  
McCook, NE 69001

JGR Rentals LLC  
% Gregory and Janet Hepp  
1506 Parkway Drive  
McCook, NE 69001

David and Stephanie Blau  
711 West 1<sup>st</sup>  
McCook, NE 69001

Isaac and Skyla Hegwood  
712 Norris Ave  
McCook, NE 69001

NE State Historical Society  
706 Norris Ave  
McCook, NE 69001

Adryan Lucero  
105 West G St  
McCook, NE 69001

James Brandt  
512 West 4<sup>th</sup>  
McCook, NE 69001

Omaha Community Foundation  
1120 S 101<sup>st</sup> St, Ste 320  
Omaha, NE 69001

Lee and Linday McConville  
39341 Road 707  
Danbury, NE 69026

Lois Beattie  
611 Norris Ave, Apt 1  
McCook, NE 69001

CITY OF McCOOK  
308-345-2022

**CITY OF McCOOK**

REC#: 00623746 8/11/2025 8:59 AM  
OPER: phc1k TERM: 230  
REF#: PAID BY:

**LAND USE ACTION REQUEST**

This request is for a:  
(Check all that apply)

- Zone Change
- Special Exception**
- Administrative Perm
- Special Exception (I
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

TRAN: 10,2100 OTHER PERMITS  
 KEENE'S AIR B & B  
 111 WEST 1ST  
 10 -000-42100  
 OTHER PERMITS 75.00CR

TENDERED: 75.00 CHECK  
 APPLIED: 75.00-  
 CHANGE: 0.00

Name of Project: KEENE'S AIRB&B

Description of Project: Short rental term

Project sponsor or developer:

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone number: \_\_\_\_\_  
 Fax number: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

Land owner or owners:

Name: Steve & Patty Keene  
 Address: 111 West 1 Apt 2+3 McCook, NE 69001 West @  
 Phone number: 308-340-8550 or 308-340-5661  
 Fax number: -  
 E-Mail Address: patty.keene1@gmail.com

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Steven L Keene  
Printed Name:

Ana P Gillmore-Keene  
Printed Name:

[Signature]  
Signature:

[Signature]  
Signature:

8-9-25  
Date:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

Property Description (Of the parent parcel for subdivisions): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:**      \$ 75<sup>00</sup> (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

Steven L Keene  
Printed name

[Signature]  
Signature

8-9-25  
Date

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

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\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

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\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_

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NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

0000075

DATE 01/27/2025

NONTRANSFERABLE
STATE ID NUMBER
015430901

LODGING TAX PERMIT

LOCATION ADDRESS

MAILING ADDRESS

KEENE'S AIRBIB
111 WEST G ST APT 2
MCCOOK NE 69001

STEVEN L KEENE ANA P GILLMORE KEENE
111 WEST G ST APT 1
MCCOOK NE 69001

DISPLAY PROMINENTLY AT BUSINESS LOCATION

To cancel, see instructions on reverse.

Signature of Tax Commissioner
Tax Commissioner

NEBRASKA
DEPARTMENT OF REVENUE

Your Nebraska Business Tax Forms and Assigned Filing Frequency

The Nebraska Department of Revenue licensed your business. Your required business tax form, filing frequency, and PIN are indicated on the card. You are encouraged to file and pay electronically; sales tax, prepaid wireless surcharge, and income tax withholding. On all paper filings and payments, include your Nebraska ID number, tax period, location name, and address.

- Form 10, Nebraska and Local Sales and Use Tax Return [ ] Monthly [ ] Quarterly [X] Annually NebFile PIN 2926
Form 2, Nebraska and Local Business Use Tax Return [ ] Monthly [ ] Quarterly [ ] Annually
Form E911N, Nebraska Prepaid Wireless Surcharge Return [ ] Monthly [ ] Quarterly [ ] Annually NebFile PIN
Form 64, Nebraska and County Lodging Tax Return [ ] Monthly [ ] Annually
Form 93, Nebraska Tire Fee Return [ ] Monthly [ ] Quarterly [ ] Annually
Form 501N, Nebraska Monthly Withholding Deposit [ ] Monthly [ ] Quarterly [ ] Annually NebFile PIN
Form 941N, Nebraska Withholding Return [ ] Annually NebFile PIN
Form W-3N, Nebraska Reconciliation of Income Tax Withheld [ ] Annually NebFile PIN
You are required to file returns for all previous tax periods beginning with the date of your first transaction. The returns required are

# Red Willow County, NE

## Summary

Parcel Number 000752100  
 Property Address 111 WEST G STREET  
 City MCCOOK  
 State NE  
 Zip 69001  
 Legal FIRST ADDITION TO MCCOOK BLK 10, LOT 7  
 Acres 0  
 Section 0  
 Township 3  
 Range 29  
 Tax District 80  
 Neighborhood 1505 - 1505 MCCOOK



## Owners

KEENE/STEVEN L &  
 ANA PATRICIA GILLMORE KEENE  
 111 W G ST  
 MCCOOK, NE 69001-3180

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
6/29/2012	\$105,000	KEENE/STEVEN L	KEENE/LOUIS L	2012 / 01293
7/27/2011	\$0	KEENE/LOUIS L	KEENE/LOUIS L & ELAINE L	2011 / 01152

## Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1967  
 Building Sq ft 1,560  
 Ground Floor Sq ft 1,560  
 Basement Sq ft 1560  
 Quality Average  
 Total Baths 4  
 Bath Fixtures 16  
 Exterior Walls 100%  
 Roof Cover  
 HVAC 50% 50%  
 Improvement Description  
 Building Class Code

## Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Detached Garage(SF)	0	28 x 32	896
RPS	Raised Slab Porch with Roof	0	16 x 4	64
SWP	Enclosed Porch, Solid Walls	0	19 x 14	266
SWP	Enclosed Porch, Solid Walls	0	7 x 4	28
BOSI	Outside Entrance	0	0 x 0	1
FLV	Flat Value Plastic Shed	2021	7 x 7	850

### Land

Frontage	Depth1	Depth2	Square Feet	Description
50	140	140	7,000	7000 S.F.

### Valuation

Assessed Year	2025	2024	2023	2022	2021
Dwelling/Building	\$185,630.00	\$163,656.00	\$163,656.00	\$152,031.00	\$127,462.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$8,750.00	\$8,750.00	\$8,750.00	\$4,900.00	\$4,900.00
<b>Total</b>	<b>\$194,380.00</b>	<b>\$172,406.00</b>	<b>\$172,406.00</b>	<b>\$156,931.00</b>	<b>\$132,362.00</b>

### Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$172,406.00	\$172,406.00	\$156,931.00	\$132,362.00	\$132,362.00
Tax	\$2,894.28	\$3,030.36	\$2,910.28	\$2,554.08	\$2,545.06
Exemption	\$660.40	\$191.90	\$167.28	\$142.36	\$135.30
Net Tax	\$2,233.88	\$2,838.46	\$2,743.00	\$2,411.72	\$2,409.76

### Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

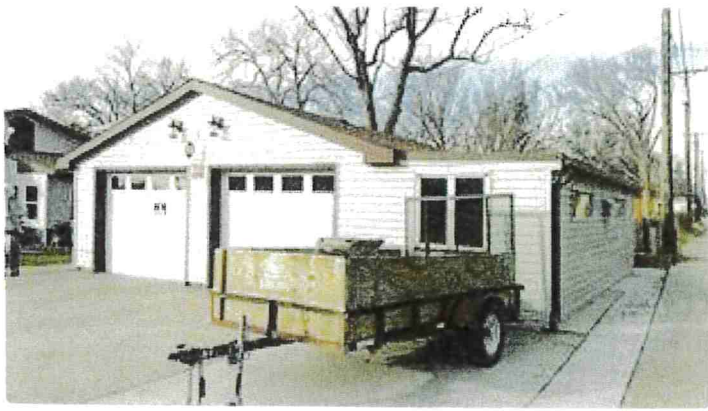
### Photos



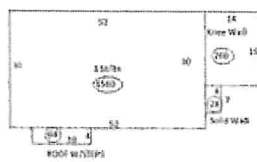
### Other Images







Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

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## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Acces.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance).

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**PAGE(S) - 1**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES            NO

1. The proposed special exception use would satisfactorily provide for:
  - a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
  - c) refuse and service areas, with particular attention to the items in a) and b) above;
  - d) utilities, with reference to locations, availability and compatibility;
  - e) screening and buffering with reference to type, dimensions and character;
  - f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
  - g) required yard and other open space;
  - h) general compatibility with adjacent properties and other property in the district.
  - i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.
  
2. The specific rules governing special exceptions have been complied with.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

McCook Planning Commission  
September 8, 2025  
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Chad Lyons; Vice Chair Tammie Hilker; Commissioners Camy Bradley, Matt Davidson, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens.

Absent: Kurt Vosburg, Bobby Gaulke, City Clerk Lea Ann Doak

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, Deputy City Clerk Tracy Burkey, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 4, 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 Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the July 14, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the July 14, 2025 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska, with the City

Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Applicants Steven L. and Ana Patricia Gillmore Keene were present for questions from the commission members. One question was asked regarding whether Central Elementary School causes any issues. Patricia said that have never had any issues arise from the school being their neighbor.

With no further comment from the public, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Ron Friehe, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

- 2.C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Mark and Lynn VerSteegt were represented by family members Tom and Vicki Campbell. No issues came up regrading this location.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion made by Chad Lyons and seconded by Ron Friehe, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Mark

and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by Matt Davidson, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed Exhibit #1.

Planning Commission member Jamie Mockry asked the question regarding this home not having egress windows. The entire rental area is in the basement at #2 Gemini Court. Discussion involved getting a hold of the owners and insurance companies regarding this issue.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Jamie Mockry, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt

Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.F. Recommended to table this motion before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only.

Motion to table approval before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (3 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2

pages).

City Manager Nate Schneider reviewed Exhibit #1.

Billy Gibson was present to ask questions. This property is listed as a three bedroom rental. One of the bedrooms is in the basement and there is not egress window. Billy said he will list the rental as a two bedroom only. He will also contact his insurance company to find out what they say.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: NAY, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 7, NAY: 1, ABSENT: 2

2.I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Barry Mooney, Building Inspector was present to answer questions from the Planning Commission.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:49 P.M.

---

Tracy Burkey, Deputy City Clerk  
Recording Secretary

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 MCCOOK CITY COUNCIL MEETING**

**ITEM 3.C** Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

**ITEM 3.D** Approve the special exception application by Mark and Lynn VerSteegt to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**

The City of McCook has received a special exception request from Mark and Lynn VerSteegt requesting that the property located at 1616 Centennial Drive be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure, with the residence at issue being the north end of a duplex property that has been properly subdivided per McCook's Subdivision Regulations.


The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located in a lightly traveled portion of McCook and a special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park one vehicle and a driveway that will park two vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

The McCook Planning Commission voted 8-0 to recommend approval.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 10, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at 1616 Centennial Drive, Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska. Land Owner, Mark L. & Lynn A. VerSteegt. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: 1616 Centennial Drive

LEGAL DESCRIPTION: Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Mark L. & Lynn A. VerSteegt

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Vicki Beth Murphy  
1618 Centennial Drive  
McCook, NE 69001

Hershberger Family Limited Partnership  
2112 Norris Ave.  
McCook, NE 69001

Mark and Patricia Brown  
507 Park Ave.  
McCook, NE 69001

Clinton and April Hosick  
1303 Country Club Drive  
McCook, NE 69001

Benjamin and Laura Vetrovsky  
1307 Country Club Drive  
McCook, NE 69001

William and Sandra Graves  
1313 Country Club Drive  
McCook, NE 69001

Mark and Lynn Versteegt  
1784 12<sup>th</sup> Street  
Penrose, CO 81240-9022

Aaron Thompson  
Karen Kliment Thompson  
1614 Centennial Drive  
McCook, NE 69001

Fred and Jane Backer  
1612 Centennial Drive  
McCook, NE 69001

Dustin and Heather Webb  
1610 Centennial Drive  
McCook, NE 69001

Shane and Pamela Fagot  
1506 Centennial Drive  
McCook, NE 69001

Christopher and Jana Kmoch  
1611 Centennial Drive  
McCook, NE 69001

Larry and Mary Beth Eisenmenger  
1613 Centennial Drive  
McCook, NE 69001

Mark and Elizabeth Wilcox  
PO Box 26  
McCook, NE 69001

Micah and Kara Marvin  
1518 Centennial Drive  
McCook, NE 69001

Nathan and Sarah Schneider  
1520 Centennial Drive  
McCook, NE 69001

**EXHIBIT - #4**

**PAGE(S) - 1**

ED#: 00624098 8/14/2025 1:13 PM  
PER: permit TERM: 230  
EF#:   
AID BY:

**CITY OF McCOOK**

**PERMITS ACTION REQUEST FORM**

RAN: 10.2100 OTHER PERMITS  
SPECIAL EXCEPTION  
1616 CENTENNIAL  
10 -000-42100  
OTHER PERMITS 75.00CR

TENDERED: 75.00 CHECK  
APPLIED: 75.00-  
CHANGE:

- Zone Change
- Special Exception**
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

Name of Project: VACATION RENTAL 1616 CENTENNIAL DR  
Description of Project: VACATION RENTAL

**Project sponsor or developer:**

Name: MARK VERSTEGT  
Address: 1784 12th St. PENROSE CO 81240  
Phone number: 719-372-3375  
Fax number: 719-372-6112  
E-mail Address: hawkkeyebusiness@yahoo.com

**Land owner or owners:**

Name: \_\_\_\_\_  
Address: SAME  
Phone number: AS ABOVE  
Fax number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

MARK VER STEEGT

Printed Name:

[Signature]

Signature:

8/8/25

Date:

LYNN VER STEEGT

Printed Name:

[Signature]

Signature:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

1616 CENTENAL DR M<sup>c</sup>COOK IL

Property Description (Of the parent parcel for subdivisions): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

**FEE PAID:** \$ 75.00 (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

VACATION RENTAL

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\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested; (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

2401 - 2402 VACATION RENTAL

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\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Red Willow County, NE

## Summary

Parcel Number 001530701  
 Property Address 1616 CENTENNIAL DRIVE  
 City MCCOOK  
 State NE  
 Zip 69001  
 Legal PARKVIEW EAST SUB MCCOOK BLK 1, REPLATTED LOT 8B  
 Acres 0  
 Section 0  
 Township 3  
 Range 29  
 Tax District 80  
 Neighborhood 2305 - 2305 MCCOOK



## Owners

VERSTEEGT/MARK L & LYNN A  
 1784 12TH ST  
 PENROSE, CO 81240-9022

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
11/2/2023	\$0	VERSTEEGT/MARK L & LYNN A	MURPHY/VICKI BETH	2023 / 01442
10/27/2023	\$0	VERSTEEGT/MARK L & LYNN A	VERSTEEGT/MARK LEON & LYNN ANN	2023 / 01376

## Recent Sales in Area

Sale date range:

From:

08 / 25 / 21

To:

08 / 25 / 21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1985  
 Building Sq ft 1,266  
 Ground Floor Sq ft 1,266  
 Basement Sq ft 672  
 Quality Good  
 Total Baths 2  
 Bath Fixtures 8  
 Exterior Walls 100%  
 Roof Cover  
 HVAC 100%  
 Improvement Description  
 Building Class Code

## Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Built-in Garage(SF)	1985	0 x 0	528
WOD	Wood Deck	0	18 x 12	216
WOD	Wood Deck	0	16 x 4	66
OSP	Open Slab Porch	0	18 x 12	216
BOSI	Outside Entrance	0	0 x 0	1
FIREDV	Fireplace, Gas	0	1 x 0	1

### Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0	6,896	6,896 S.F.

### Valuation

Assessed Year	2025	2024	2023
Dwelling/Building	\$201,484.00	\$177,784.00	\$145,175.00
Other Improvement	\$0.00	\$0.00	\$0.00
Land	\$12,068.00	\$12,068.00	\$12,470.00
<b>Total</b>	<b>\$213,552.00</b>	<b>\$189,852.00</b>	<b>\$157,645.00</b>

### Tax History

Tax Year	2024	2023
Value	\$189,852.00	\$157,645.00
Tax	\$3,187.14	\$2,770.92
Exemption	\$642.44	\$175.46
Net Tax	\$2,544.70	\$2,595.46

### Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

### Photos

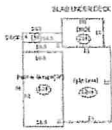


### Other Images





## Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

The public information contained herein is furnished as a public service by Red Willow County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Red Willow County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Red Willow County assumes no liability associated with the use or misuse of said information.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 8/25/2025, 9:28:05 AM](#)

Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

ARTICLE 9

RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

**EXHIBIT - #6**

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Acces.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance).

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**PAGE(S) - 1**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                      NO

1. The proposed special exception use would satisfactorily provide for:
  - a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
  - c) refuse and service areas, with particular attention to the items in a) and b) above;
  - d) utilities, with reference to locations, availability and compatibility;
  - e) screening and buffering with reference to type, dimensions and character;
  - f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
  - g) required yard and other open space;
  - h) general compatibility with adjacent properties and other property in the district.
  - i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.
  
2. The specific rules governing special exceptions have been complied with.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

McCook Planning Commission  
September 8, 2025  
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Chad Lyons; Vice Chair Tammie Hilker; Commissioners Camy Bradley, Matt Davidson, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens.

Absent: Kurt Vosburg, Bobby Gaulke, City Clerk Lea Ann Doak

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, Deputy City Clerk Tracy Burkey, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 4, 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 Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the July 14, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the July 14, 2025 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska, with the City

Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Applicants Steven L. and Ana Patricia Gillmore Keene were present for questions from the commission members. One question was asked regarding whether Central Elementary School causes any issues. Patricia said that have never had any issues arise from the school being their neighbor.

With no further comment from the public, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Ron Friehe, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Mark and Lynn VerSteegt were represented by family members Tom and Vicki Campbell. No issues came up regrading this location.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion made by Chad Lyons and seconded by Ron Friehe, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Mark

and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by Matt Davidson, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed Exhibit #1.

Planning Commission member Jamie Mockry asked the question regarding this home not having egress windows. The entire rental area is in the basement at #2 Gemini Court. Discussion involved getting a hold of the owners and insurance companies regarding this issue.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Jamie Mockry, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt

Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.F. Recommended to table this motion before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only.

Motion to table approval before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (3 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2

pages).

City Manager Nate Schneider reviewed Exhibit #1.

Billy Gibson was present to ask questions. This property is listed as a three bedroom rental. One of the bedrooms is in the basement and there is not egress window. Billy said he will list the rental as a two bedroom only. He will also contact his insurance company to find out what they say.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: NAY, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 7, NAY: 1, ABSENT: 2

2.I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Barry Mooney, Building Inspector was present to answer questions from the Planning Commission.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:49 P.M.

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Tracy Burkey, Deputy City Clerk  
Recording Secretary

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 MCCOOK CITY COUNCIL MEETING**

**ITEM: 3.E** Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

**ITEM: 3.F** Approve the special exception application by Billy Gibson to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM); on the condition that the special exception extend only to the two bedrooms on the ground level, with the basement living quarters excluded unless ingress/egress windows are added and satisfactory commercial insurance is obtained - property located at 1107 West 1<sup>st</sup> Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska., finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**

The City of McCook has received a special exception request from Billy Gibson, requesting that the property located at 1107 West 1<sup>st</sup> Street be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure.


The application was reviewed in conjunction with McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. The Planning Commission found that the only special exception criteria that needed to be addressed was the basement bedroom, which lacks an ingress/egress window. Based on the ingress/egress window concerns, the Planning Commission recommended approval of the application on the condition that the vacation rental special exception only extend to the two bedrooms located on the ground level, with the basement bedroom omitted from the grant until an ingress/egress window is added and appropriate insurance obtained.

The aforementioned recommendation was passed on an 7-1 vote.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 10, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at 1107 West 1<sup>st</sup> Street, Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska. Land Owner, Billy N. Gibson. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: 1107 West 1<sup>st</sup> Street

LEGAL DESCRIPTION: Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Billy N. Gibson

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Gerry Bales  
1009 West 2<sup>nd</sup>  
McCook, NE 69001

Aaron Yauney  
1011 West 2<sup>nd</sup>  
McCook, NE 69001

Tabitha Myers  
1101 West 2<sup>nd</sup>  
McCook, NE 69001

Andrew Ziebell  
Bobbie Traphagan  
1103 West 2<sup>nd</sup>  
McCook, NE 69001

Korbin Moore  
1105 West 2<sup>nd</sup>  
McCook, NE 69001

Michael Baumfalk  
1107 West 2<sup>nd</sup>  
McCook, NE 69001

Clarence Fritsch  
1109 West 2<sup>nd</sup>  
McCook, NE 69001

Tamera Marts  
1111 West 2<sup>nd</sup>  
McCook, NE 69001

Chad and Kimberly Lyons  
1201 West 2<sup>nd</sup>  
McCook, NE 69001

Ronnie and Gloria Rogers  
38641 Ravenswood Rd  
McCook, NE 69001

Four B's Properties, LLC  
% James Brandt  
512 West 4<sup>th</sup>  
McCook, NE 69001

Erin and Uriel Cano Hernandez  
1206 West 1<sup>st</sup>  
McCook, NE 69001

Marlin and Richard Siebrandt  
1204 West 1<sup>st</sup>  
McCook, NE 69001

Kandie McCauley  
1202 West 1<sup>st</sup>  
McCook, NE 69001

Joshua and Delynna Schilz  
206 West L St  
McCook, NE 69001

Justin and Cassa Easter  
1110 West 1<sup>st</sup>  
McCook, NE 69001

Janet Hein  
1108 West 1<sup>st</sup>  
McCook, NE 69001

Phillip and Lisa Gonzales  
1102 West 1<sup>st</sup>  
McCook, NE 69001

Charles Nelson  
1012 West 1<sup>st</sup>  
McCook, NE 69001

Delton and Vicky Young  
1010 West 1<sup>st</sup>  
McCook, NE 69001

Robert and Rosalie Madsen  
1009 West 1<sup>st</sup>  
McCook, NE 69001

Terry and Judy McCune  
1101 West 1<sup>st</sup>  
McCook, NE 69001

Kirk and Stacy Wilson  
1105 West 1<sup>st</sup>  
McCook, NE 69001

Joel and Taryn Arterburn  
1109 West 1<sup>st</sup>  
McCook, NE 69001

Gary and Cindy Siebrandt  
1201 West 1<sup>st</sup>  
McCook, NE 69001

Hope Shuford  
1205 West 1<sup>st</sup>  
McCook, NE 69001

Brett and Mindy Schmitz  
1204 Norris  
McCook, NE 69001

S & S Associates LLC  
% Lonnie and Ruth Saltz  
4505 W Davey Rd  
Raymond, NE 68428

Jo Ann Stock  
1108 Norris Ave  
McCook, NE 69001

Zachary and McKenzie Oliver  
1104 Norris Ave  
McCook, NE 69001

Nicholas and Brittany Wright  
1012 Norris Ave  
McCook, NE 69001

George and Charlotte Froman  
1009 Norris Ave  
McCook, NE 69001

Holly Olson  
1101 Norris Ave  
McCook, NE 69001

Daniel Harland  
112 West K St  
McCook, NE 69001

Michael and Alyssa Garrett  
1103 West 1<sup>st</sup>  
McCook, NE 69001

Billy Gibson  
1107 West 1<sup>st</sup>  
McCook, NE 69001

William and Jade Lesko  
1111 West 1<sup>st</sup>  
McCook, NE 69001

Craig and Michelle Dickes  
1203 West 1<sup>st</sup>  
McCook, NE 69001

Thomas Miller  
1206 Norris Ave  
McCook, NE 69001

Mary Wurster  
1202 Norris Ave  
McCook, NE 69001

Daniel and Mary Gilbert  
1110 Norris Ave  
McCook, NE 69001

Aaron and Amanda Peterson  
1106 Norris Ave  
McCook, NE 69001

Steven and Darla Thompson  
1102 Norris Ave  
McCook, NE 69001

Donald Daub  
1010 Norris Ave  
McCook, NE 69001

William and Colleen Ramsay  
1011 Norris Ave  
McCook, NE 69001

Leelan and Maria Bieker  
1105 Norris Ave  
McCook, NE 69001

Gregory and Deborah Arp  
1107 Norris Ave  
McCook, NE 69001

Gloria Koetter  
1109 Norris Ave  
McCook, NE 69001

Kent and Anne Confer  
1111 Norris Ave  
McCook, NE 69001

Paula and Wesley Yeager  
1201 Norris Ave  
McCook, NE 69001

Betty Bradley  
1203 Norris Ave  
McCook, NE 69001

Colton Brown  
1205 Norris Ave  
McCook, NE 69001

Kenneth and Dorinda Polly  
1207 Norris Ave  
McCook, NE 69001

**CITY OF McCOOK**

REC#: 00625273 8/25/2025 10:27 AM  
OPER: wack TERM: 222  
REF#: SPECIAL EXCEPTION  
PAID BY: GIBSON

**LAND USE ACTION REQ**

ACCT #: XXXX-XXXX-XXXX-8011  
AUTH #: 025460  
TRAN #: 000000012983

This request is for a:  
(Check all that apply)

Zone Change

Special Excep

Administrativ

Special Excep

Minor Subdiv

Major Subdiv

Planned Deve

TYPE: PURCHASE  
APP NAME: VISA  
ENTRY MODE: CHIP

AMOUNT USD\$ 77.63

EMV DETAILS:  
AC: 5756A601D685549D  
AID: A0000000031010  
ATC: 0323

ClientTxnId: 5cb49c78-274d-4dd5-8a80-b07ae8f34a8d

Name of Project: Vacation rental f

Description of Project: short term. Va

Titled: AER BNG

TSI:  
TVR: 0000000000  
Workstation: 222

10.2100 OTHER PERMITS  
SPECIAL EXCEPTION  
GIBSON 1107 W 1ST  
000-42100  
OTHER PERMITS 75.00CR

Project sponsor or developer:

Name: Bill N. Gibson

Address: 1107 W. 1ST ST

Phone number: 3-03-909-

Fax number: N/A

E-mail Address: BNEIL1956@Gmail.com

08.2000 BL/BP Servicefee  
Service Fee 2.63CR

TENDERED: 77.63 CREDIT CARD  
APPLIED: 77.63-

CHANGE: 0.00

Land owner or owners:

Name: Same as above

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Billy N. Gibson  
Printed Name:

\_\_\_\_\_  
Printed Name:

Billy N. Gibson  
Signature:

\_\_\_\_\_  
Signature:

8-24-2025  
Date:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

1107 W. 1st St. McCook NE 69001

Property Description (Of the parent parcel for subdivisions): single family home

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:** \$ \_\_\_\_\_ (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
**Printed name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

✓ Include a description of the reason for the request for a change of zone:

To provide a vacation rental for a  
very limited amount of days

✓ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

Article 24 - application for the operation  
of a bed & breakfast or vacation rental

\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Red Willow County, NE

## Summary



Parcel Number 001215300  
Property Address 1107 WEST 1ST STREET  
City MCCOOK  
State NE  
Zip 69001  
Legal HILLCREST ADDITION MCCOOK BLK 17, LOT 10  
Acres 0  
Section 0  
Township 3  
Range 29  
Tax District 80  
Neighborhood 1505 - 1505 MCCOOK

### Owners

GIBSON/BILLY N "JR"  
1107 W 1ST ST  
MCCOOK, NE 69001-2504

### Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
11/4/2024	\$157,000	GIBSON/BILLY N "JR"	BARENBERG/DON L & SANDRA L	2024 / 01420

### Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

### Dwelling/Building

Actual Year Built 1929  
Building Sq ft 1,072  
Ground Floor Sq ft 1,072  
Basement Sq ft 988  
Quality Average  
Total Baths 2  
Bath Fixtures 10  
Exterior Walls 100% Frame, Siding, Wood  
Roof Cover Composition Shingle  
HVAC 100% Forced Air Furnace  
Improvement Description  
Building Class Code

### Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Detached Garage(SF)	0	20 x 14	280
RPS	Raised Slab Porch with Roof	0	26 x 8	208
SWP	Enclosed Porch, Solid Walls	0	16 x 12	192

### Land

Frontage	Depth1	Depth2	Square Feet	Description
50	140	140	7,000	7000 S.F.

### Valuation

Assessed Year	2025	2024	2023	2022	2021
Dwelling/Building	\$124,956.00	\$110,729.00	\$110,729.00	\$103,643.00	\$90,124.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$8,750.00	\$8,750.00	\$8,750.00	\$4,900.00	\$4,900.00
<b>Total</b>	<b>\$133,706.00</b>	<b>\$119,479.00</b>	<b>\$119,479.00</b>	<b>\$108,543.00</b>	<b>\$95,024.00</b>

### Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$119,479.00	\$119,479.00	\$108,543.00	\$95,024.00	\$95,024.00
Tax	\$2,005.76	\$2,100.08	\$2,012.92	\$1,833.60	\$1,827.12
Exemption	\$457.66	\$132.98	\$115.70	\$102.20	\$97.12
Net Tax	\$1,548.10	\$1,967.10	\$1,897.22	\$1,731.40	\$1,730.00

### Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

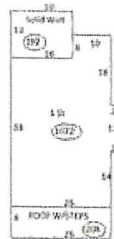
### Photos



### Other Images



Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

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## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

**EXHIBIT - #6**

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Acces.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance.

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                      NO

1. The proposed special exception use would satisfactorily provide for:

a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

\_\_\_\_\_

b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

\_\_\_\_\_

c) refuse and service areas, with particular attention to the items in a) and b) above;

\_\_\_\_\_

d) utilities, with reference to locations, availability and compatibility;

\_\_\_\_\_

e) screening and buffering with reference to type, dimensions and character;

\_\_\_\_\_

f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;

\_\_\_\_\_

g) required yard and other open space;

\_\_\_\_\_

h) general compatibility with adjacent properties and other property in the district.

\_\_\_\_\_

i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_

2. The specific rules governing special exceptions have been complied with.

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

McCook Planning Commission  
September 8, 2025  
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Chad Lyons; Vice Chair Tammie Hilker; Commissioners Camy Bradley, Matt Davidson, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens.

Absent: Kurt Vosburg, Bobby Gaulke, City Clerk Lea Ann Doak

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, Deputy City Clerk Tracy Burkey, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 4, 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 Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the July 14, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the July 14, 2025 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska, with the City

Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Applicants Steven L. and Ana Patricia Gillmore Keene were present for questions from the commission members. One question was asked regarding whether Central Elementary School causes any issues. Patricia said that have never had any issues arise from the school being their neighbor.

With no further comment from the public, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Ron Friehe, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

- 2.C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Mark and Lynn VerSteegt were represented by family members Tom and Vicki Campbell. No issues came up regrading this location.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion made by Chad Lyons and seconded by Ron Friehe, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Mark

and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by Matt Davidson, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed Exhibit #1.

Planning Commission member Jamie Mockry asked the question regarding this home not having egress windows. The entire rental area is in the basement at #2 Gemini Court. Discussion involved getting a hold of the owners and insurance companies regarding this issue.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Jamie Mockry, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt

Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.F. Recommended to table this motion before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only.

Motion to table approval before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (3 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2

pages).

City Manager Nate Schneider reviewed Exhibit #1.

Billy Gibson was present to ask questions. This property is listed as a three bedroom rental. One of the bedrooms is in the basement and there is not egress window. Billy said he will list the rental as a two bedroom only. He will also contact his insurance company to find out what they say.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: NAY, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 7, NAY: 1, ABSENT: 2

2.I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Barry Mooney, Building Inspector was present to answer questions from the Planning Commission.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:49 P.M.

---

Tracy Burkey, Deputy City Clerk  
Recording Secretary

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM:**

- 3.G.** Public Hearing – consider the 2026 McCook Plan of Street Improvements.
  - 3.H.** Adopt Resolution No. 2025-24 approving the 2026 McCook Plan of Street Improvements.
- 

**BACKGROUND**

Included with this Council Report are the following items:

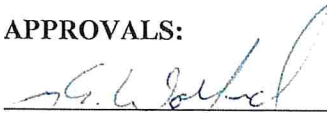
1. McCook 2026 One Year Plan
2. McCook 2026 Long Range Street Plan
3. McCook 2026 Street Plan Map
4. McCook 2026 Street Plan Budget
5. McCook 2025 Completed Street Projects

Last year no projects were completed because 2024 was such a busy year. The two projects on West 14<sup>th</sup> Street which were on the One Year Plan did not happen and are thus moved to this year's One Year Plan. Added to the One Year Plan are the three streets being paved as a part of the new Ballfield development and W 9<sup>th</sup> and T Streets, which is the next phase of the North Pointe Development.


The Long Range Plan shows 30 separate projects, of which only 14 are budgeted for in the next 10 years. Seven new projects were added to the Long Range Plan Those projects are W 14<sup>th</sup> from N to O Street, W C from 3<sup>rd</sup> to 4<sup>th</sup> Street, W 4<sup>th</sup> from B to D Street, W D from W 4<sup>th</sup> to W 5<sup>th</sup> Street, Memorial Park Cemetery Roads, Barnett Park Roads and Riverview Cemetery Roads.

**FISCAL IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Grég Wolford, W Design Associates

Date: 8 Sep 25

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

Date: 9/8/25

  
\_\_\_\_\_  
Nate Schneider, City Manager

Date: 9/16/25

**EXHIBIT - #1**

**PAGE(S) -1**

## **NOTICE OF PUBLIC HEARING**

Notice of a public hearing to be held in the City Council Chambers at the McCook Municipal Center, 505 West "C" Street, at 5:30 o'clock P.M., on the 15<sup>th</sup> day of September, 2025, is hereby given. The purpose of said hearing is for the presentation of the 2026 Plan of Street Improvements as Developed by the City Council in accordance with Nebraska Law.

-s- Lea Ann Doak  
City Clerk

Publish: September 9, 2025.

**EXHIBIT - #2**

**PAGE(S) -1**

RESOLUTION NO. 2025-24

WHEREAS, in accordance with the statutes of the State of Nebraska and as prescribed by the Board of Public Roads Classifications and Standards, Notice of Hearing has been given by publication in the legal newspaper of McCook, Nebraska, of a Hearing on the 2026 Plan of Street Improvements of McCook to be held in the Council Chambers at the McCook Municipal Center on the 15<sup>th</sup> day of September, 2025, at 5:30 P.M. for the purpose of hearing comments and objections to said plan.

WHEREAS, upon said Hearing, the City Council finds that the Plans submitted are adequate for the purpose prescribed by law and that the same should be approved.

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of McCook, Nebraska that the 2026 Plan of Street Improvements for specific improvements are hereby approved and adopted.

PASSED AND APPROVED THIS 15<sup>th</sup> day of September, 2025.

/s/ Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

/s/ Lea Ann Doak, City Clerk-Treasurer

(SEAL)

Motion by: Councilmember

Seconded by: Councilmember

Vote: YEA: ; NAY: ; ABSENT:

**EXHIBIT - #3**

**PAGE(S) -1**

# City of McCook

## One Year Street Plan

Period Including:

Oct., 2025 through Sept., 2026

PRIORITY No.	PROJECT No.	Location	Description	ESTIMATED COST	REMARKS
				(Thousands)	
1	M-399(46)	West 14th St. from O to Q St.*	New Concrete Street	387	Paving District
2	M-399(46B)	W 14th to W 17th Drainage*	Drainage District	87	Drainage District
3	M-399(19)	Angela Ave from Q to Gerald Victory Cir.	New Concrete Street	637	Ballfield Development
4	M-399(20)	S Street from Hwy 83 to Gerald Victory Cir.	New Concrete Street	425	Ballfield Development
5	M-399(21)	Gerald Victory Circle Phase I	New Concrete Street	1591	Ballfield Development
6	M-399(9)	West 9th and T St.*	North Point Subdivision - Concrete	534	TIF Funded
7					
8					
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13					
14					
15					
16					
17					
18					
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34					
35					
PREPARED BY: Greg Wolford, P.E.				TITLE: Street Supt.	DATE: September 8, 2025

**EXHIBIT - #4**



**PAGE(S) -1**

# City of McCook

## Long Range Street Plan

Period Including:

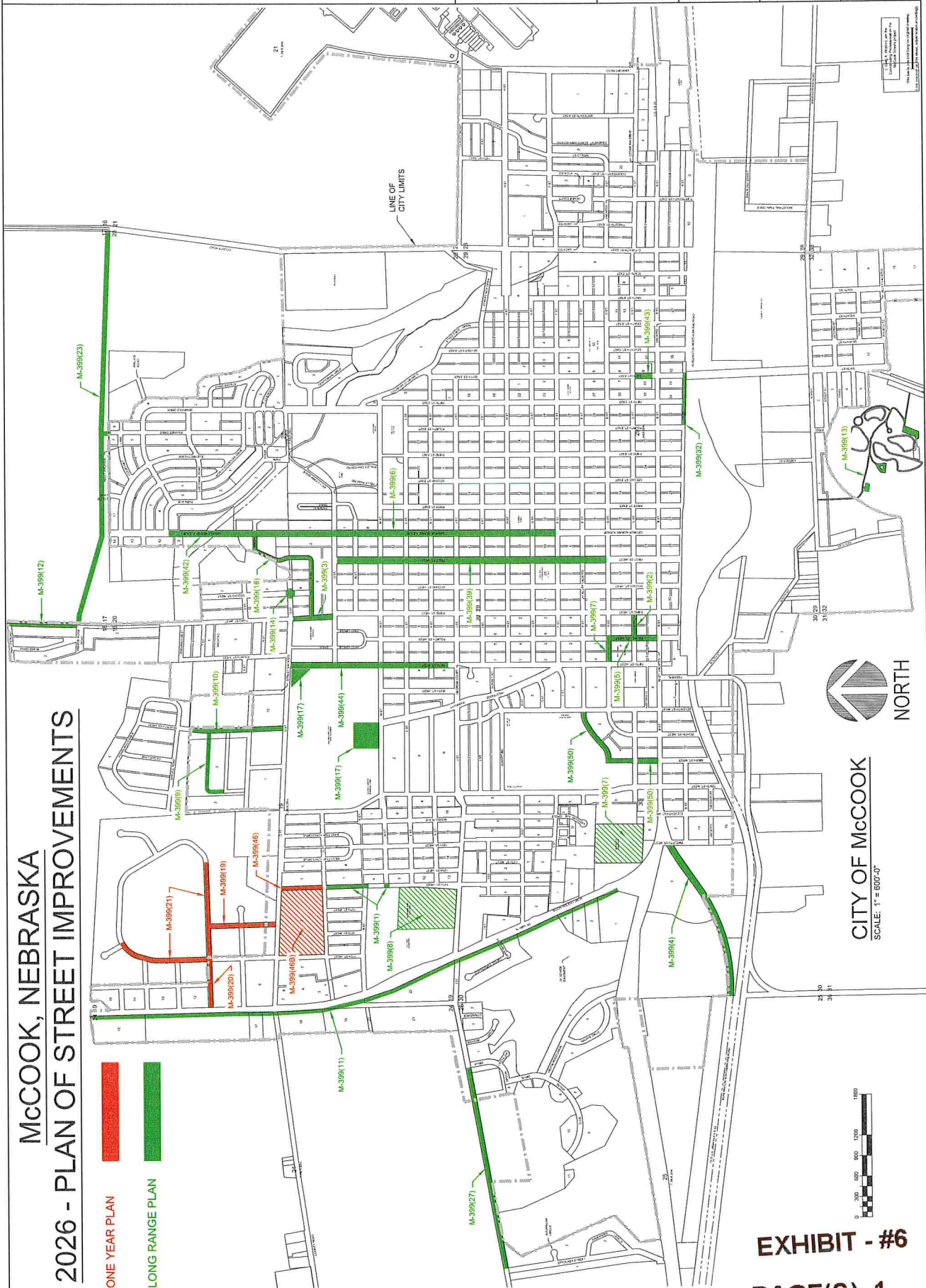
Oct., 2025 to Sept., 2035

PRIORITY No.	PROJECT No.	Location	Description	Estimated Cost	Remarks
				(Thousands)	
1	M-399(46)	West 14th St. from O to Q St.*	New Concrete Street	387	Budgeted 2025
2	M-399(46B)	W 14th to W 17th Drainage*	Drainage District	87	Budgeted 2025
3	M-399(19)	Angela Ave from Q to Gerald Victory Cir	New Concrete Street	637	Ballfield Development
4	M-399(20)	S Street from Hwy 83 to Gerald Victory C	New Concrete Street	425	Ballfield Development
5	M-399(21)	Gerald Victory Circle Phase I	New Concrete Street	1591	Ballfield Development
6	M-399(9)	West 9th and T St.*	North Point Subdivision - Concrete	534	TIF Funded
7	M-399(14)	W 2nd & Q Intersection	Replace Exist. Concrete with New	84	Budgeted 2027
8	M-399(4)	W Old Hwy 6	Asphalt Overlay	190	Budgeted 2027
9	M-399(44)	West 5th St. from 100' N of J to Q St.	Full Depth Asphalt Reconstruction	580	Budgeted 2028
10	M-399(39)	West 1st St. from D to O St.	Full Depth Asphalt Reconstruction	1205	Budgeted 2030
11	M-399(27)	West J St. Extension	Purchase ROW, Grade and Gravel	446	Budgeted 2032
12	M-399(17)	North Westridge Detention	New Stormwater Detention Pond	102	Budgeted 20323
13	M-399(43)	East 6th St. from B to C St.	Concrete Replacement	305	Budgeted 2033-34
14	M-399(23)	New Northern Connection	New Road from East 11th to West 3rd	2782	Budgeted 2034-35
15	M-399(12)	W 3rd St. Prairie Ridge to Henton Rd.*	Replace Asphalt with New Concrete	534	
16	M-399(32)	East A St. from 4th to 6th St.	New Storm Sewer in Existing Ditch	200	
17	M-399(6)	Norris Ave. from F to O St.	Replace Exist. Concrete with New	2232	
18	M-399(42)	Norris Ave. from O to Park Ave.	Asphalt Reconstruction	470	
19	M-399(50)	West 9th St. from B to W 7th.	Full Depth Asphalt Reconstruction	430	
20	M-399(3)	West 3rd St. from O to Q St.	Asphalt Overlay	83	
21	M-399(11)	N Hwy 83 from B to North City Limits	New Sidewalks and Handicap Ramps	605	
22	M-399(18)	P St, West 1st & Marsh	Full Depth Asphalt Reconstruction	422	
23	M-399(10)	West 7th - Q to City Limits*	North Point Subdivision - Concrete	785	
24	M-399(1)	W 14th from N to O St. W M Intersect	Full Depth Asphalt Reconstruction	192	
25	M-399(2)	W C from 3rd to 4th St.	Full Depth Asphalt Reconstruction	110	
26	M-399(5)	W 4th from B through D St.	Full Depth Asphalt Reconstruction	175	
27	M-399(7)	W D from W 4th to W 5th	Asphalt Overlay	53	
28	M-399(8)	Memorial Park Cemetery Roads	Asphalt Overlay	379	
29	M-399(13)	Barnett Park Roads	Asphalt Overlay	456	
30	M-399(15)	Riverview Cemetery Roads	Asphalt Overlay	352	
31					
32					
33					
34					
35					
		*Paving District, TIF or Private Funded			
PREPARED BY: Greg Wolford, P.E.				TITLE: Street Supt.	DATE: September 8, 2025

**EXHIBIT - #5**

**PAGE(S) -1**





**MCCOOK, NEBRASKA**  
**2026 - PLAN OF STREET IMPROVEMENTS**

**ONE YEAR PLAN**  
**LONG RANGE PLAN**



CITY OF MCCOOK  
 SCALE: 1" = 600'-0"

**City of McCook  
2026 Street Improvement Plan Budget**

Year	Proposed Projects	Actual Spent	Income State Buyout	Income Sales Tax	Income Addtl Gas Tax	Grant or Assessment Inc.	Available Funds From Current Yr.	Accumulated Funds	Projects planned that year
0	\$ 474,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 400,000	\$ 319,000	
1	\$ 3,661,000	\$ -	\$ 150,000	\$ 250,000	\$ 1,934,000	\$ 1,008,000	\$ 3,661,000	\$ -	Ballfield Roads & West 14th
2	\$ 274,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 400,000	\$ 126,000	W 2nd and Q, Old Hwy 6
3	\$ 580,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 526,000	\$ (54,000)	W 5th from J to Q
4	\$ -	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 346,000	\$ 346,000	
5	\$ 1,205,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 746,000	\$ (459,000)	West 1st Street from D to O
6	\$ -	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ (59,000)	\$ (59,000)	West J St. Extension
7	\$ 446,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 341,000	\$ (105,000)	
8	\$ 407,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 295,000	\$ (112,000)	Westridge North Detention & East 6th Concrete
9	\$ 250,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 288,000	\$ 38,000	ROW Purchase
10	\$ 700,000	\$ -	\$ 150,000	\$ 250,000	\$ -	\$ -	\$ 438,000	\$ (262,000)	Grading on New Northern Connection

**EXHIBIT - #7**  
**PAGE(S) -1**



# City of McCook

## Projects Completed or Contracted in the Last Fiscal Year

Period Including:

Oct., 2024 to Sept., 2025

PRIORITY No.	PROJECT No.	Location	Description	Estimated Cost	Contract Cost
				(Thousands)	(Thousands)
1					
2					
3					
4					
5					
6					
7					
8					
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		*Paving District Funded			
PREPARED BY: Greg Wolford, P.E.				TITLE: Street Supt.	DATE: September 8, 2025

**EXHIBIT - #8**

**PAGE(S) -1**



**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

---

**ITEM:** \_\_\_\_\_

Approve the minutes of the September 2, 2025 budget hearing and the September 2, 2025 regular City Council meeting.

---

**BACKGROUND:**

Receive and approve the minutes.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

McCook City Council  
September 2, 2025  
5:30 P.M.  
Budget Hearing

THE BUDGET HEARING OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA was held the 2<sup>nd</sup> day of September, 2025, at 5:30 P.M. in the City Council Chambers. Notice of the budget hearing was published in McCook Gazette on the 28<sup>th</sup> day of August, 2025.

Present: Mayor Taylor, Councilmembers Calvin, Weedon, Muehlenkamp, Rambali.

Absent: None.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak, Assistant City Manager Koetter, Library Director Crocker, Utilities Director Fawver, Fire Chief Harpham, Police Chief Hodgson, Public Works Director Potthoff, and Senior Services Director Siegfried.

Others present: Anna LaBay, reporter; Mike Odell, McCook Gazette reporter; Jason Hilker, Shane Hilker, Carma Earl, Shari Putz, Fred and Pam Shepherd, Molly Smith, Dale Dueland, Autumn Miller, Sarah Schneider, and Brian Calvin.

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.

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 Weedon. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

## **1. Public Hearings.**

### **1.A. Public Hearing - FY 2025/2026 Annual Budget.**

At 5:33 P.M., motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on the proposed FY 2025/2026 Annual Budget with the City Attorney to act as hearing officer. This motion, made by Weedon and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA.

YEA: 5, NAY: 0, ABSENT: 0

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated September 2, 2025 meeting (1 page); Exhibit #2 - Notice of Hearing published (1 page); and Exhibit #3 - Transmittal Letter dated September 3, 2024 (5 pages). Three copies of the proposed budget statement were available to the public.

City Manager Schneider read the Budget Transmittal Letter, outlining the key provisions of the proposed budget statement, including, but not limited to, a comparison with the prior year's budget.

The floor was then opened for public comment on the proposed budget statement.

Public comment was received from Jason Hilker. No other members of the public present commented.

With no one present to comment, motion to close the budget hearing. This motion, made by Muehlenkamp and seconded by Rambali, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA.  
YEA: 5, NAY: 0, ABSENT: 0

The budget hearing was closed at 5:55 P.M.

**Adjournment.**

There being no further business, motion to adjourn the budget hearing. This motion, made by Calvin and seconded by Muehlenkamp, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA.  
YEA: 5, NAY: 0, ABSENT: 0

---

Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

---

Lea Ann Doak, City Clerk-Treasurer

McCook City Council  
September 2, 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 5:56 o'clock P.M. in the City Council Chambers.

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

Absent: None.

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, 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 August 28, 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. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

Individuals who have appropriate items for City Council consideration should complete the Topic for Consideration for City Council Agenda form located at the information table by the entrance to the Council Chambers. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

**1. Announcements & Recognitions.**

There were no announcements or recognitions.

**2. Public Hearings.**

2.A. Public Hearing - Set Final Tax Request at a different amount than the prior year.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public

comment on setting the final tax request at a different amount than the prior year, with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Taylor, passed.

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

The City Attorney offered and received into evidence Exhibit #1 - the City Manager's Report dated September 2, 2025 (1 page); Exhibit #2 - Notice of Hearing published (1 page); and Exhibit #3 - Property Tax Request Computation Form (1 page).

City Manager Schneider reviewed the information presented in the notice of hearing published.

All department heads reviewed highlights of their requested budgets.

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

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

### **3. Consent Agenda.**

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

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

- 3.A. Approve the minutes of the August 18, 2025 regular City Council meeting.
- 3.B. Adopt Resolution No. 2025-23 approving and accepting the 2025 Red Willow County Local Emergency Operations Plan.
- 3.C. Approve the agreement between the City of McCook and J Bar J Landfill, Inc., a Nebraska Corporation, d/b/a Waste Connections of Nebraska, Inc., for the deposit of solid waste collected at the City's Transfer Station into said landfill and authorize the Mayor to sign.
- 3.D. Approve the McCook Public Schools request to close the intersection of Norris Avenue and "C" Street at approximately 1:00 P.M. on Wednesday, September 24, 2025 to allow for school homecoming activities.
- 3.E. Approve the St. Patrick Catholic Church request to close portions of East 4th, East "F" and East "G" Streets and to utilize city property for their Annual Fall Festival on October 12, 2025.
- 3.F. Approve the request from Autumn Miller, General Manager of Anytime Fitness, to host a 5K run utilizing city streets and walking trails on Saturday, September 20, 2025 from 7:00 A.M.

to 10:00 A.M.

- 3.G. Approve an application from Viaero Fiber Networks, LLC to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable, and new ground-level vaults from North Highway 83 to West 4th Street, including West 4th Street, north to the communications tower.
- 3.H. Approve the request from the McCook Rotary Club to host an inflatable costume relay race in Norris Park as part of the Heritage Days Celebration, on Saturday, September 20, 2025 immediately following the wiener dog race.
- 3.I. Approve Employment Agreement with City Manager Nathan A. Schneider for Fiscal Year 2025/2026 and authorize the Mayor to sign.
- 3.J. Ratify the Mayor's appointments to the Airport Advisory Commission - appoint Tammy Stewart - term expires November 2028; the Board of Zoning Adjustment - reappoint Tammie Hilker (Planning Commission Representative) - term expires September 2028; the Economic Development Plan Citizen's Advisory Review Committee - reappoint Warren Jones - term expires July 2028; the Housing Agency Board - appoint Doug Skiles - to fill remaining term of Shane Fagot - term expires November 2026; the Planning Commission - reappoint Tammie Hilker - term expires September 2028; and the Tree Advisory Board - reappoint Leigh Farrell and Ashley Sydow - terms expire April 2030.

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

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

City Manager Schneider gave an update on the youth sports complex project, stating that work continues on grant applications and that with the recent announcement that the Work Ethic Camp would be utilized by the Immigration and Customs Enforcement (ICE), he wanted to make sure that the public understood the sports complex is going to continue moving forward as mandated by the vote of the citizens of McCook.

- 4.B. Ordinance No. 2025-3104 providing for the adoption of the budget for FY 2025/2026.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3104 by title.

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.

Ordinance No. 2025-3104 has been read by title and I move to approve upon its second of three readings. This motion, made by Rambali and seconded by Muehlenkamp, passed.  
Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 5, NAY: 0

- 4.C. Ordinance No. 2025-3105 providing for the adoption of the FY 2025/2026 Fiscal Year Employee Classification Pay Plan.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3105 by title.

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.

Ordinance No. 2025-3105 has been read by title and I move to approve upon its second of three readings. This motion, made by Muehlenkamp and seconded by Calvin, passed.  
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 5, NAY: 0

- 4.D. Ordinance No. 2025-3106 providing for the amendment of Chapter 38: Appendix E, Water Department Rates and Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3106 by title.

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.

Ordinance No. 2025-3106 has been read by title and I move to approve upon its second of three readings. This motion, made by Muehlenkamp and seconded by Rambali, passed.  
Taylor: YEA, Calvin: YEA, Weedin: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 5, NAY: 0

- 4.E. Ordinance No. 2025-3107 providing for the amendment of Chapter 38: Appendix D, Sewer Department Rates and Fees.

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3107 by title.

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.

Ordinance No. 2025-3107 has been read by title and I move to approve upon its second of three readings. This motion, made by Rambali and seconded by Weedin, passed.

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

4.F. Council Comments.

Councilmember Weedin noted the new flooring that has been installed at the Senior Center, it looks very nice.

4.G. 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 collective bargaining - McCook Professional Firefighters Association Local 2100.

Motion to go into executive session for the protection of public interest for a strategy session with respect to collective bargaining - McCook Professional Firefighters Association Local 2100 at 6:38 P.M. This motion, made by Muehlenkamp and seconded by Taylor, passed.

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

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 collective bargaining - the McCook Professional Firefighters Association Local 2100. The Council will reconvene in public session following this closed session.

Included in the executive session were City Manager Schneider, City Attorney Mustion, City Clerk Doak, and Fire Chief Harpham.

Motion to come out of executive session at 7:05 P.M. This motion, made by Calvin and seconded by Weedin, passed.

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

### **Adjournment.**

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 7:06 P.M.

---

Linda Taylor, Ex-officio Mayor

and Council President

ATTEST:

---

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

---

**ITEM:** 4.B.

Approve Resolution No. 2025-25 authorizing the Mayor to sign the 2025 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standards.

---

**BACKGROUND:**

The City of McCook is required to certify annually that we are in program compliance to the Board of Public Roads Classifications and Standards. These requirements are as follows:

- we have developed, adopted and included in its public records the plans, programs, and standards which are required;
- we meet the plans, programs, or standards of design, construction, and maintenance for its highways, roads, or streets;
- we expend all tax revenue for highway, road, or street purposes in accordance with approved plans, programs, or standards, including county and municipal tax revenue as well as highway-user revenue allocations;
- we use a system of revenue and costs accounting which clearly includes a comparison of receipts and expenditures for approved budgets, plans, programs, and standards;
- we use a system of budgeting which reflects uses and sources of funds in terms of plans, programs, or standards and accomplishments;
- we use an accounting system including an inventory of machinery, equipment, and supplies;
- we use an accounting system that tracks equipment operation costs;
- we have included in our public records the information required under subsection(2) of section 39-2520;
- we will attach to the certification, a copy of the resolution of the governing body authorizing the signing of this certification by the Mayor.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

September 7, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 7, 2025

RESOLUTION NO. 2025-25

SIGNING OF THE

MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE  
2025

**Whereas:** State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

**Whereas:** State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include a copy of a resolution of the governing body of the municipality authorizing the signing of the certification form.

**Be it resolved** that the Mayor of the City of McCook is hereby authorized to sign the attached Municipal Annual Certification of Program Compliance form.

Adopted this 15<sup>th</sup> day of September, 2025 at McCook, Nebraska.

\_\_\_\_\_  
Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk-Treasurer

# NEBRASKA

Good Life. Great Journey.

## DEPARTMENT OF TRANSPORTATION

July 24, 2025

**Notice to file the Annual Certification of Program Compliance and Signing Resolution with the Nebraska Board of Public Roads Classifications and Standards (NBCS) by October 31, 2025.**

**Please make this an agenda item for your next City Council / Village Board meeting and return to the NBCS by October 31, 2025.**

**To avoid the suspension of Highway-User Revenue** to your municipality please complete the enclosed **MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE** and **SIGNING RESOLUTION** and **return them to the NBCS by October 31, 2025.** Reference Neb. Rev. Stat. §§39-2120 and 39-2121(1).

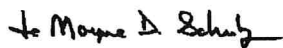
Penalties for failure to comply can be found in the following State Statutes:

- Failure to comply with the provisions of Neb. Rev. Stat. §39-2115.
- Failure to comply with the provisions of Neb. Rev. Stat. §39-2119.
- Failure to file the Municipal Annual Certification of Program Compliance with the NBCS, Neb. Rev. Stat. §39-2121(2).
- Filing of a materially false Municipal Annual Certification of Program Compliance, Neb. Rev. Stat. §39-2121(3).
- Construction below minimum standards without the prior approval of the NBCS, Neb. Rev. Stat. §39-2121(3).

**Note: While the signature of the City Street Superintendent is optional on the certification, the NBCS strongly recommends that the superintendent sign this certification if said municipality has a superintendent.**

Please let me know if you have any questions. Email: [ndot.blshelp@Nebraska.gov](mailto:ndot.blshelp@Nebraska.gov)  
Phone: (402) 479-4436

Sincerely,



LeMoyne D. Schulz  
Secretary for the Board

LDS/2025

Attachments (2)

Vicki Kramer, Director  
Department of Transportation

Board of Public Roads Classifications and Standards  
1400 Nebraska Parkway  
PO Box 94759  
Lincoln, NE 68509-4759  
[dot.nebraska.gov](http://dot.nebraska.gov)

OFFICE 402-479-4436  
[ndot.blshelp@nebraska.gov](mailto:ndot.blshelp@nebraska.gov)

Kyle A. Anderson  
Valley

Roger A. Figard  
Lincoln

Barbara J. Keegan  
Alliance

Russell Kreachbaum, Jr.  
Central City

James A. Litchfield  
Wakefield

Steven D. Ramos  
Norfolk

Nathan Sorben  
Lincoln

Brandon Varilek  
Lincoln

Edward R. Wootton, Sr.  
Bellevue

LeMoyne D. Schulz  
Secretary – ex officio

**Do not recreate or revise the pages of this document**, as revisions and recreations will not be accepted. Failure to **return both pages of the original document** by the filing deadline (October 31, 2025) may result in the suspension of Highway Allocation funds until the documents are filed.

**RESOLUTION**

**SIGNING OF THE  
MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE  
2025**

Resolution No. 2025-25

**Whereas:** State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards; and

**Whereas:** State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

**Be it resolved** that the Mayor  Village Board Chairperson  of the City of McCook  
(Check one box) (Print name of municipality)  
is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Adopted this 15th day of September, 20 25 at McCook Nebraska.  
(Month)

City Council/Village Board Members

<u>Linda Taylor</u>	_____
<u>Gene Weedin</u>	_____
<u>Jerry Calvin</u>	_____
<u>Jared Muehlenkamp</u>	_____
<u>Darcy Rambali</u>	_____

City Council/Village Board Member \_\_\_\_\_  
Moved the adoption of said resolution  
Member \_\_\_\_\_ Seconded the Motion  
Roll Call: \_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Abstained \_\_\_\_ Absent  
Resolution adopted, signed, and billed as adopted.

Attest:

\_\_\_\_\_  
(Signature of Clerk)

**Do not recreate or revise the pages of this document**, as revisions and recreations will not be accepted. Failure to **return both pages of the original document** by the filing deadline (October 31, 2025) may result in the suspension of Highway Allocation funds until the documents are filed.

**MUNICIPAL  
ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE  
TO  
NEBRASKA BOARD OF PUBLIC ROADS CLASSIFICATIONS  
AND STANDARDS  
2025**

In compliance with the provisions of the State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requiring annual certification of program compliance to the Board of Public Roads

Classifications and Standards, the City  Village  of McCook  
*(Check one box) (Print name of municipality)*

hereby certifies that it:

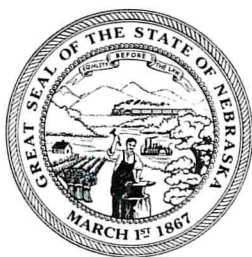
- ✓ has developed, adopted, and included in its public records the plans, programs, or standards required by sections 39-2115 and 39-2119;
- ✓ meets the plans, programs, or standards of design, construction, and maintenance for its highways, roads, or streets;
- ✓ expends all tax revenue for highway, road, or street purposes in accordance with approved plans, programs, or standards, including county and municipal tax revenue as well as highway-user revenue allocations;
- ✓ uses a system of revenue and costs accounting which clearly includes a comparison of receipts and expenditures for approved budgets, plans, programs, and standards;
- ✓ uses a system of budgeting which reflects uses and sources of funds in terms of plans, programs, or standards and accomplishments;
- ✓ uses an accounting system including an inventory of machinery, equipment, and supplies;
- ✓ uses an accounting system that tracks equipment operation costs;
- ✓ has included in its public records the information required under subsection (2) of section 39-2520; and
- ✓ **has included in its public records a copy of this certification and the resolution of the governing body authorizing the signing of this certification by the Mayor or Village Board Chairperson.**

\_\_\_\_\_  
*Signature of Mayor  Village Board Chairperson  (Required) (Date)*

\_\_\_\_\_  
*Signature of City Street Superintendent (Optional) (Date)*

**Return the completed original signing resolution and annual certification of program compliance by October 31, 2025 to:**

Nebraska Board of Public Roads Classifications and Standards  
PO Box 94759  
Lincoln NE 68509



CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING

---

ITEM: 4.C.

RECOMMENDATION:

Accept the minutes of the September 8, 2025 Planning Commission meeting.

---

BACKGROUND:

Accept minutes from various board and commission meetings.

FISCAL  
IMPACT: None.

APPROVALS:

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

McCook Planning Commission  
September 8, 2025  
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Chad Lyons; Vice Chair Tammie Hilker; Commissioners Camy Bradley, Matt Davidson, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens.

Absent: Kurt Vosburg, Bobby Gaulke, City Clerk Lea Ann Doak

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, Deputy City Clerk Tracy Burkey, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on September 4, 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 Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the July 14, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the July 14, 2025 regular Planning Commission meeting. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska, with the City

Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Applicants Steven L. and Ana Patricia Gillmore Keene were present for questions from the commission members. One question was asked regarding whether Central Elementary School causes any issues. Patricia said that have never had any issues arise from the school being their neighbor.

With no further comment from the public, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Ron Friehe, passed. Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

2.B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT  
YEA: 8, NAY: 0, ABSENT: 2

- 2.C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (1 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed the information in Exhibit #1.

Mark and Lynn VerSteegt were represented by family members Tom and Vicki Campbell. No issues came up regrading this location.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion made by Chad Lyons and seconded by Ron Friehe, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Mark

and Lynn VerSteege to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by Matt Davidson, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #5 - Land Use Action Request Form and attachments (10 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2 pages).

City Manager Nate Schneider reviewed Exhibit #1.

Planning Commission member Jamie Mockry asked the question regarding this home not having egress windows. The entire rental area is in the basement at #2 Gemini Court. Discussion involved getting a hold of the owners and insurance companies regarding this issue.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Jamie Mockry, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt

Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.F. Recommended to table this motion before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only.

Motion to table approval before the Planning Commission for the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; while more research is done regarding whether or not egress windows will be required in this bed and breakfast/vacation rental as it is a basement only. This motion, made by Chad Lyons and seconded by Jesse Stevens, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

- 2.G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Tammie Hilker, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friehe: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the September 8, 2025 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Notice of Hearing mailed and posted (1 page); Exhibit #4 - ownership list for mailing of Notice of Hearing (3 pages); Exhibit #5 - Land Use Action Request Form and attachments (7 pages); Exhibit #6 - City of McCook Zoning Ordinance Article 9, Residential Medium Density District (RM) (3 pages); Exhibit #7 - City of McCook Zoning Ordinance Article 24, Special Exceptions (1 page); and Exhibit #8 - Findings and Determinations of McCook City Council (2

pages).

City Manager Nate Schneider reviewed Exhibit #1.

Billy Gibson was present to ask questions. This property is listed as a three bedroom rental. One of the bedrooms is in the basement and there is not egress window. Billy said he will list the rental as a two bedroom only. He will also contact his insurance company to find out what they say.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friche: YEA, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 8, NAY: 0, ABSENT: 2

2.H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied.

Motion to recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska as a two bedroom and conditional on basement bedroom (third bedroom), without egress window, with insurance approval; finding Special Exception considerations A-I are satisfied. This motion, made by Chad Lyons and seconded by McDowell, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Ron Friche: NAY, Bobby Gaulke: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, McDowell: YEA, Jamie Mockry: YEA, Jesse Stevens: YEA, Kurt Vosburg: ABSENT

YEA: 7, NAY: 1, ABSENT: 2

2.I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Barry Mooney, Building Inspector was present to answer questions from the Planning Commission.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:49 P.M.

---

Tracy Burkey, Deputy City Clerk  
Recording Secretary

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

---

**ITEM:**            4.D.

**RECOMMENDATION:**

**RECEIVE AND FILE CHANGE ORDER NUMBER 1 IN THE FORM OF A CREDIT IN THE AMOUNT OF \$25,726.84 AS WELL AS THE FINAL PAYMENT FOR THE MCCOOK AQUATIC PARK PROJECT AND AUTHORIZE THE MAYOR TO SIGN.**

---

**BACKGROUND:**

This change order for the McCook Aquatic Park project is in the form of a credit in the amount of \$25,726.84. This credit is due to contingency dollars that were not used. The final payment will be in the amount of \$35,000.00. The final cost of the McCook Aquatic Park project is \$6,373,840.16.

**FISCAL  
IMPACT:**            None

**APPROVALS:**

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

September 10, 2025

  
\_\_\_\_\_  
Nate Schneider, City Manager

September 10, 2025

**ConsensusDocs 525**

**CHANGE ORDER**

PROJECT: New Municipal Pool Facility

TO: City of McCook, Nebraska

CHANGE ORDER NUMBER: One (1)

DATE: March 31, 2025

In accordance with the terms of this Contract, the following changes are approved:

**PROJECT COST ADJUSTMENTS**

Original Project Costs: \$6,399,567

Previous Change Order

This Change Order # One (1): Credit for unused allowances (\$25,726.84)

New Project Costs \$6,373,840.16

The said Contract as hereby amended shall remain in full force and effect.

IN WITNESS WHEREOF the said Parties have caused this agreement to be executed as of the day and year signed below.

**CONSTRUCTION MANAGER:** Carrothers Construction Co., LLC.

Address: 14670 S. Harrison St., Olathe, KS 66061

BY: \_\_\_\_\_

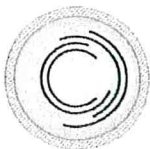
DATE: \_\_\_\_\_

**OWNER:** City of McCook, Nebraska

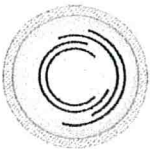
Address: 505 W. C Street, McCook, Nebraska, 69001

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



END OF DOCUMENT.



**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

TO OWNER: City of McCook  
 PO BOX 1059  
 McCook, NE 69001

PROJECT: McCook Swimming Pool  
 McCook, NE

APPLICATION NO.: **Fourteen (14)**

Distribution to:  
 OWNER  
 CONTRACTOR

PERIOD TO: 3/31/2025

FROM CONTRACTOR:

Carrothers Construction Co., L.L.C.  
 P.O. Box 269  
 Paola, Kansas 66071  
 CONTRACT FOR: Aquatic Facility

PROJECT NOS: 4823

CONTRACT DATE: 9/27/2022

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
 Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge,  
 information and belief the Work covered by this Application for Payment has been  
 completed in accordance with the Contract Documents, that all amounts have been paid by  
 the Contractor for Work for which previous Certificates for Payment were issued and  
 payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 6,399,567.00  
 2. Net change by Change Orders \$ (25,726.84)  
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 6,373,840.16  
 4. TOTAL COMPLETED & STORED TO DATE \$ 6,373,840.16  
 (Column G on G703)

5. RETAINAGE: \$ 0.00  
 a. \_\_\_\_\_ % of Completed Work \$ \_\_\_\_\_  
 (Column D + E on G703)  
 b. \_\_\_\_\_ % of Stored Material \$ \_\_\_\_\_  
 (Column F on G703)  
 Total Retainage (Lines 5a + 5b or

Total in Column I of G703) \$ 0.00  
 6. TOTAL EARNED LESS RETAINAGE \$ 6,373,840.16  
 (Line 4 Less Line 5 Total)  
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 6,338,840.16  
 8. CURRENT PAYMENT DUE \$ 35,000.00  
 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00  
 (Line 3 less Line 6)

CONTRACTOR: Carrothers Construction Company, LLC

By: *Christina Worden* Date: 3-31-2025

State of: Kansas County of: Miami  
 Subscribed and sworn to before me this 31st day of March, 2025  
 Notary Public: *Debra J Stifter*  
 My Commission expires: 1-7-2027



**APPROVALS**

City of McCook, Nebraska Date

Lamp Rynearson Date

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month		\$25,726.84
<b>TOTALS</b>	\$0.00	\$25,726.84
<b>NET CHANGES by Change Order</b>		\$25,726.84

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE ONE (1)

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: **Fourteen (14)**  
 APPLICATION DATE: 3/31/2025

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

PERIOD TO: 3/31/2025  
 PROJECT NO: 4823

A ITEM NO.	B DESCRIPTION	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (10% OF CONTRACT VALUE)
			FROM PREVIOUS APPLICATION (D + E)						
1	General Conditions/Supervision/Proj. Mgmt.	681,740.00	681,740.00				681,740.00	100%	
2	Mobilization	192,000.00	192,000.00				192,000.00	100%	
3	Bonds, Insurance	82,725.00	82,725.00				82,725.00	100%	
4	Demolition	68,000.00	68,000.00				68,000.00	100%	
5	Testing Allowance	35,000.00	30,622.00				30,622.00	87%	4,378.00
6	Contingency/Sound System Allowance	50,000.00	43,651.16				43,651.16	87%	6,348.84
7	Cabinetry/Furniture Allowance	15,000.00							15,000.00
8	Manhole	25,221.00	25,221.00				25,221.00	100%	
9	Earthwork & Agg Fills	606,598.00	606,598.00				606,598.00	100%	
10	Trenching & Trench Fill	188,573.00	188,573.00				188,573.00	100%	
11	Underdrain System	37,625.00	37,625.00				37,625.00	100%	
12	Fencing: Chain Link, Alum Rail, Post & Rope	120,202.00	120,202.00				120,202.00	100%	
13	Concrete	1,025,289.00	1,025,289.00				1,025,289.00	100%	
14	Reinforcing	258,814.00	258,814.00				258,814.00	100%	
15	Masonry	192,921.00	192,921.00				192,921.00	100%	
16	Misc. Metals & Fiberglass	21,871.00	21,871.00				21,871.00	100%	
17	Rough Carpentry	43,739.00	43,739.00				43,739.00	100%	
18	Roofing	16,050.00	16,050.00				16,050.00	100%	
19	Doors & Windows	71,267.00	71,267.00				71,267.00	100%	
20	Painting	180,830.00	180,830.00				180,830.00	100%	
21	Signage	10,333.00	10,333.00				10,333.00	100%	
22	Shade Structure	65,077.00	65,077.00				65,077.00	100%	
23	Toilet & Shower Partions & Acc.	31,185.00	31,185.00				31,185.00	100%	
24	Pool Process & Deck Equipment	433,858.00	433,858.00				433,858.00	100%	
25	Waterslides, Sprays, waterwalk, sprays	544,508.00	544,508.00				544,508.00	100%	
26	Mechanical Piping, Valves	745,518.00	745,518.00				745,518.00	100%	
27	Plumbing & HVAC	339,074.00	339,074.00				339,074.00	100%	
28	Electrical	316,549.00	316,549.00				316,549.00	100%	
29									
30	CO# 1 Credit back to City for unused allowances	-25,726.84							(25,726.84)
31	TOTAL		6,373,840.16				6,373,840.16	100%	

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CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING

ITEM: **4.E.**

**RECOMMENDATION:**

APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER NO. 1, THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND PAY APPLICATION 4 (FINAL) FOR WATER DISTRIBUTION IMPROVEMENTS REVISED PROJECT #2.

**BACKGROUND:**

This project was the final project of three funded by the Drinking Water State Revolving Fund (DWSRF) Project # 1 was the West 5<sup>th</sup> 16-inch dedicated main which was completed in 2021. Project #3 was the South Street project which was completed in the Spring of 2025. The Revised Project #2 replaced the original water main lining of the 12-inch water main on East 1<sup>st</sup> Street from South Street to 'A' Street. The proposed Revised Project #2 include replacement of the 6-inch water main on West 5<sup>th</sup> Street between 'J' Street and 'M' Street, new 6-inch water main North of 'S' Street between West 2<sup>nd</sup> Street and West 3<sup>rd</sup> Street to eliminate two dead-end mains, connection of water main on East 7<sup>th</sup> Street and Country Club Drive to eliminate dead-end mains, abandonment of water main around Kelley Park and replacement of 16-inch and 18-inch valves south of the BNSF RR main lines on East 1<sup>st</sup> Street.

The original contract amount was for \$499,950.25. Change Order No. 1 (FINAL) decreases the contract amount by \$16,048.80 reducing the contract amount to \$483,901.45 and extended the completion time to July 15, 2025. This change order also balances, the bid quantities with the actual quantities.

**FISCAL IMPACT:**

Funding for this project is being provided by the Drinking Water State Revolving Fund (DWSRF) and 2024-2025 water budget funds.


**APPROVALS:**

  
\_\_\_\_\_  
David K. Blau, Project Engineer

Date: 9/15/2025

  
\_\_\_\_\_  
Pat Fawver, Utility Director

Date: 9/8/2025

  
\_\_\_\_\_  
Nate Schneider, City Manager

Date: 9/10/25

Order No. 1  
Effective Date: 8/25/2025  
Agreement Date: 3/3/2025  
Project No. 200-C1-024

NAME OF PROJECT: WATER DISTRIBUTION IMPROVEMENTS , REVISED PROJECT #2

OWNER: CITY OF McCOOK

CONTRACTOR: VAN KIRK BROS. CONTRACTING

The following changes are hereby made to the CONTRACT DOCUMENTS:

**CHANGE ORDER NO. 1 - FINAL**

ITEM NO	DESCRIPTION	BID QTY	INSTALLED QTY	UNIT	DIFFER ENCE	UNIT PRICE	ADD/ DEDUCT
<b>WEST 5TH, 6-INCH WATER MAIN REPLACEMENT</b>							
2	Remove & Salvage a. Valve	1	2	Each	1	\$115.00	\$115.00
	c. 12" Line Stop Valve	1	0	Each	-1	\$322.00	-\$322.00
3	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place a. 6" Diameter C900 DR 18	20	60	L.F.	40	\$46.00	\$1,840.00
5	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place a. 6" M.J. Plug	0	1	Each	1	\$385.00	\$385.00
6	Furnish & Install Valves and Boxes, Complete in Place a. 6" Diameter	3	4	Each	1	\$2,276.00	\$2,276.00
7	Furnish & Install Connections, Complete in Place a. 6" Diameter	2	3	Each	1	\$1,185.00	\$1,185.00
	b. 12" Diameter	1	0	Each	-1	\$2,110.00	-\$2,110.00
9	New Service & Meter Pit Installation Including New 1-Inch Service Line & Meter Pit a. 5/8" to 1" Meter (Standard Pit)	4	3	Each	-1	\$3,305.00	-\$3,305.00
10	New Service without Meter Pit Installation Including New 1-Inch Service Line & Curb Stop a. 5/8" to 1" Meter	20	19	Each	-1	\$1,567.00	-\$1,567.00
11	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	275	216	S.Y.	-59	\$83.00	-\$4,897.00
						<b>SUBTOTAL</b>	<b>-\$6,400.00</b>
<b>WEST 2ND TO WEST 3RD DEAD END WATER MAIN IMPROVEMENTS</b>							
12	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place a. 6" Diameter C900 DR 18	440	496	L.F.	56	\$46.00	\$2,576.00
19	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	100	124	S.Y.	24	\$83.00	\$1,992.00
						<b>SUBTOTAL</b>	<b>\$4,568.00</b>

ITEM NO	DESCRIPTION	BID QTY	INSTALLED QTY	UNIT	DIFFERENCE	UNIT PRICE	ADD/ DEDUCT
<b>EAST 7TH &amp; COUNTRY CLUB DRIVE DEAD END IMPROVEMENTS</b>							
20	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place						
	a. 6" Diameter C900 DR 18	40	30	L.F.	-10	\$56.00	-\$560.00
<b>SUBTOTAL</b>							<b>-\$560.00</b>
<b>KELLEY PARK WATER MAIN ABANDONMENT</b>							
27	Remove & Salvage						
	a. Valve	5	4	Each	-1	\$115.00	-\$115.00
	b. Fittings	3	4	Each	1	\$105.00	\$105.00
28	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place						
	a. 6" Diameter C900 DR 18	20	21	L.F.	1	\$46.00	\$46.00
29	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place						
	b. 4" M.J. Plug	1	0	Each	-1	\$290.00	-\$290.00
30	Furnish & Install Valves and Boxes, Complete in Place						
	a. 6" Diameter	1	0	Each	-1	\$2,276.00	-\$2,276.00
31	Furnish & Install Connections, Complete in Place						
	a. 6" Diameter	3	4	Each	1	\$1,185.00	\$1,185.00
32	Furnish & Install TEAM Insert Valve						
	a. 4" Diameter	1	0	Each	-1	\$13,464.00	-\$13,464.00
36	Remove and Replace Concrete Pavement, Complete in Place						
	a. 6" Thick	60	53	S.Y.	-7	\$83.00	-\$581.00
<b>SUBTOTAL</b>							<b>-\$15,390.00</b>
<b>ADDITIONAL ITEMS</b>							
A.	Remove & Replace 4" Concrete Sidewalk	0	110	S.F.	110	\$11.00	\$1,210.00
B.	Install Millings Provided by City in Alley Between West 2nd Street & West 3rd Street	0	1	L.S.	1	\$600.00	\$600.00
C.	Installation of Additional Fire Hydrant at Swimming pool with Materials and Tap Provided by the City	0	1	L.S.	1	\$5,526.00	\$5,526.00
D.	Furnish & Install Fire Hydrant Extension	0	1	Each	1	\$875.00	\$875.00
E.	Deduct for Valves Provided by City for Installation South of BNSF Lines, Minus Cost for Additional Concrete Required for Line Stop Restraints	0	-1	L.S.	-1	\$6,477.80	-\$6,477.80
<b>TOTAL ADJUSTED CHANGE ORDER PRICE</b>							<b>-\$16,048.80</b>

JUSTIFICATION: To adjust contract quantities to actual quantities installed.

**Change to CONTRACT PRICE:**

ORIGINAL CONTRACT PRICE:	\$499,950.25
Net decrease resulting from this CHANGE ORDER:	-\$16,048.80
The new CONTRACT PRICE including this CHANGE ORDER will be:	\$483,901.45

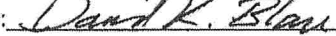
**Change to CONTRACT TIME:**

The CONTRACT TIME will be increased to reflect a substantial completion date of July 15, 2025.

Approvals Required: To be effective, this order must be approved as required by the General Conditions.

Approved by: , VAN KIRK BROS. CONTRACTING

Approved by: \_\_\_\_\_, CITY OF MCCOOK

Approved by: , MILLER & ASSOCIATES

# APPLICATION FOR PAYMENT

**PROJECT:** WATER DISTRIBUTION IMPROVEMENTS, REVISED PROJECT #2

**ENGINEER:** MILLER & ASSOCIATES, CONSULTING ENGINEERS, P.C.

**TO: (OWNER)** CITY OF MCCOOK  
PO BOX 1059  
MCCOOK, NE 69001

**ENGINEER'S PROJECT NO.** 200-C1-024

**ATTN:** LEANN DOAK, CITY CLERK

**CONTRACTOR:** VAN KIRK BROS. CONTRACTING

**CHANGE ORDER SUMMARY:**

**CONTRACT FOR:** \$499,950.25

**Continuation sheets are attached.**

**APPLICATION DATE:** 08/25/25

**Change orders approved in previous month by Owner.**

**FOR WORK ACCOMPLISHED THROUGH THE DATE OF:** July 15, 2025

**Application is made for payment, as shown below in connection with the Contract.**

**APPLICATION NO.:** 4 - FINAL

The present status of the account is as follows:

CO #	DATE	ADDITIONS	DEDUCTIONS
1	8/25/25		\$16,048.80
2			
3			
4			
5			
<b>TOTAL</b>		0.00	16,048.80
<b>NET CHANGE</b>		(16,048.80)	

ORIGINAL CONTRACT PRICE.....	\$499,950.25
Net Change by Change Orders & Written Amendments	-\$16,048.80
CURRENT CONTRACT PRICE.....	\$483,901.45
TOTAL COMPLETED & STORED TO DATE.....	\$483,901.45
LESS RETAINAGE : 0% .....	\$0.00
TOTAL COMPLETED & STORED TO DATE LESS RETAINAGE	\$483,901.45
LESS PREVIOUS APPLICATION FOR PAYMENT.....	\$368,429.97
AMOUNT DUE THIS APPLICATION.....	\$115,471.48

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from Owner

The undersigned certifies that the work has been carefully inspected and to the best of their

on account of Work done under the Contract referred to above have been applied to discharge CONTRACTOR'S

knowledge and belief, the quantities shown in this estimate are correct and the work has

legitimate obligations incurred in connection with Work covered by prior Applications for Payment

been performed in accordance with the contract.

numbered 1-3, inclusive; (2) title of all Work, materials and equipment incorporated in said

**ENGINEER:** MILLER & ASSOCIATES

Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of

By: *David K. Blum*

	Owner
	Contractor
	Engineer
	SRF

payment free and clear of all Liens, security interests and encumbrances (except such as are covered

By: \_\_\_\_\_

by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or

encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract

**OWNER:** CITY OF MCCOOK

**CONTRACTOR:** VAN KIRK BROS. CONTRACTING

BY: \_\_\_\_\_

By: *Melissa Vandeman*

Date: 9/14/25

# APPLICATION AND CERTIFICATE FOR PAYMENT-CONTINUATION SHEET

APPLICATION NUMBER: 4 - FINAL

APPLICATION DATE: 8/25/2025

FOR WORK ACCOMPLISHED THROUGH : 7/15/2025

ENGINEER'S PROJECT #: 200-C1-024

ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNIT	UNIT PRICE	QUANTITY COMPLETED TO DATE	TOTAL COMPLETED	STORED TO DATE	TOTAL COMPLETED AND STORED TO DATE
<b>WEST 5TH, 6-INCH WATER MAIN REPLACEMENT</b>								
1	Mobilization	1	L.S.	\$47,250.00	1	\$47,250.00		\$47,250.00
2	Remove & Salvage							
	a. Valve	1	Each	\$115.00	2	\$230.00		\$230.00
	b. Fittings	2	Each	\$105.00	2	\$210.00		\$210.00
	c. 12" Line Stop Valve	1	Each	\$322.00	0	\$0.00		\$0.00
3	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place							
	a. 6" Diameter C900 DR 18	20	L.F.	\$46.00	60	\$2,760.00		\$2,760.00
4	Furnish & Install Horizontal Directional Drill Water Main w/Tracer Wire, Complete in Place							
	a. 6" Diameter	640	L.F.	\$88.00	640	\$56,320.00		\$56,320.00
5	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place							
	a. 6" M.J. Plug	0	Each	\$385.00	1	\$385.00		\$385.00
	b. 6" x 6" Tee	1	Each	\$886.00	1	\$886.00		\$886.00
6	Furnish & Install Valves and Boxes, Complete in Place							
	a. 6" Diameter	3	Each	\$2,276.00	4	\$9,104.00		\$9,104.00
7	Furnish & Install Connections, Complete in Place							
	a. 6" Diameter	2	Each	\$1,185.00	3	\$3,555.00		\$3,555.00
	b. 12" Diameter	1	Each	\$2,110.00	0	\$0.00		\$0.00
8	Furnish & Install TEAM Insert Valve							
	a. 12" Diameter	2	Each	\$28,460.00	2	\$56,920.00		\$56,920.00
9	New Service & Meter Pit Installation Including New							
	a. 5/8" to 1" Meter (Standard Pit)	4	Each	\$3,305.00	3	\$9,915.00		\$9,915.00
10	New Service without Meter Pit Installation Including New 1-Inch Service Line & Curb Stop							
	a. 5/8" to 1" Meter	20	Each	\$1,567.00	19	\$29,773.00		\$29,773.00

**APPLICATION AND CERTIFICATE FOR PAYMENT-CONTINUATION SHEET**

APPLICATION NUMBER: 4 - FINAL

APPLICATION DATE: 8/25/2025

FOR WORK ACCOMPLISHED THROUGH : 7/15/2025

ENGINEER'S PROJECT #: 200-C1-024

ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNIT	UNIT PRICE	QUANTITY COMPLETED TO DATE	TOTAL COMPLETED	STORED TO DATE	TOTAL COMPLETED AND STORED TO DATE
11	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	275	S.Y.	\$83.00	216	\$17,928.00		\$17,928.00
					<b>SUBTOTAL</b>	<b>\$187,986.00</b>		<b>\$187,986.00</b>
<b>WEST 2ND TO WEST 3RD DEAD END WATER MAIN IMPROVEMENTS</b>								
12	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in a. 6" Diameter C900 DR 18	440	L.F.	\$46.00	496	\$22,816.00		\$22,816.00
13	Furnish & Install 5 1/2 Ft. Bury Fire Hydrant	1	Each	\$4,638.00	1	\$4,638.00		\$4,638.00
14	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place a. 6" 45 Degree Bend b. 6" x 6" Tee	2 1	Each Each	\$628.00 \$886.00	2 1	\$1,256.00 \$886.00		\$1,256.00 \$886.00
15	Furnish & Install Valves and Boxes, Complete in Place a. 6" Diameter	2	Each	\$2,276.00	2	\$4,552.00		\$4,552.00
16	Furnish & Install Tapping Tee w/Valve a. 6" x 6" Diameter	1	Each	\$5,524.00	1	\$5,524.00		\$5,524.00
17	Furnish & Install Connections, Complete in Place a. 6" Diameter	1	Each	\$1,185.00	1	\$1,185.00		\$1,185.00
18	Furnish & Install Gravel Surfacing Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	25 100	Tons S.Y.	\$42.25 \$83.00	25 124	\$1,056.25 \$10,292.00		\$1,056.25 \$10,292.00
					<b>SUBTOTAL</b>	<b>\$52,205.25</b>		<b>\$52,205.25</b>
<b>EAST 7TH &amp; COUNTRY CLUB DRIVE DEAD END IMPROVEMENTS</b>								
20	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in a. 6" Diameter C900 DR 18	40	L.F.	\$56.00	30	\$1,680.00		\$1,680.00
21	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place a. 6" 22 1/2 Degree Bend b. 6" 45 Degree Bend	1 1	Each Each	\$616.00 \$628.00	1 1	\$616.00 \$628.00		\$616.00 \$628.00

**APPLICATION AND CERTIFICATE FOR PAYMENT-CONTINUATION SHEET**

APPLICATION NUMBER: 4 - FINAL  
 APPLICATION DATE: 8/25/2025  
 FOR WORK ACCOMPLISHED THROUGH : 7/15/2025  
 ENGINEER'S PROJECT #: 200-C1-024

ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNIT	UNIT PRICE	QUANTITY COMPLETED TO DATE	TOTAL COMPLETED	STORED TO DATE	TOTAL COMPLETED AND STORED TO DATE
22	c. 6" x 6" Tee	1	Each	\$725.00	1	\$725.00		\$725.00
	d. 6" M.J. Plug	1	Each	\$345.00	1	\$345.00		\$345.00
23	Furnish & Install Connections, Complete in Place	2	Each	\$1,185.00	2	\$2,370.00		\$2,370.00
24	a. 6" Diameter Abandon Service Connection including Electrical to Pit	1	Each	\$785.00	1	\$785.00		\$785.00
25	Remove and Replace Concrete Pavement; Complete In Place	45	S. Y.	\$83.00	45	\$3,735.00		\$3,735.00
	a. 6" Thick	1	Each	\$1,994.00	1	\$1,994.00		\$1,994.00
	Furnish & Install 6" Temporary Flushing	1	Each	\$1,994.00	1	\$1,994.00		\$1,994.00
<b>LINE STOPS &amp; VALVE PLAN SOUTH OF BNSF MAIN LINES</b>								
26	16 Inch & 18 Inch Line Stops with Piping, Valve & Fitting Replacement, Lump Sum Bid Item	1	L.S.	\$104,800.00	1	\$104,800.00		\$104,800.00
					<b>SUBTOTAL</b>	<b>\$104,800.00</b>		<b>\$104,800.00</b>
<b>KELLEY PARK WATER MAIN ABANDONMENT</b>								
27	Remove & Salvage							
	a. Valve	5	Each	\$115.00	4	\$460.00		\$460.00
	b. Fittings	3	Each	\$105.00	4	\$420.00		\$420.00
28	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications. Complete in							
	a. 6" Diameter C900 DR 18	20	L.F.	\$46.00	21	\$966.00		\$966.00
29	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement. Complete in Place							
	a. 6" 90 Degree Bend	1	Each	\$663.00	1	\$663.00		\$663.00
	b. 4" M.J. Plug	1	Each	\$290.00	0	\$0.00		\$0.00
30	Furnish & Install Valves and Boxes, Complete in Place							
	a. 6" Diameter	1	Each	\$2,276.00	0	\$0.00		\$0.00
31	Furnish & Install Connections, Complete in Place							
	a. 6" Diameter	3	Each	\$1,185.00	4	\$4,740.00		\$4,740.00

**APPLICATION AND CERTIFICATE FOR PAYMENT-CONTINUATION SHEET**

APPLICATION NUMBER: 4 - FINAL

APPLICATION DATE: 8/25/2025

FOR WORK ACCOMPLISHED THROUGH : 7/15/2025

ENGINEER'S PROJECT #: 200-C1-024

ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNIT	UNIT PRICE	QUANTITY COMPLETED TO DATE	TOTAL COMPLETED	STORED TO DATE	TOTAL COMPLETED AND STORED TO DATE
32	Furnish & Install TEAM Insert Valve							
	a. 4" Diameter	1	Each	\$13,464.00	0	\$0.00		\$0.00
	b. 6" Diameter	2	Each	\$16,265.00	2	\$32,530.00		\$32,530.00
33	New Service A - 2" Service with New Meter Pits, Lump Sum Bid Item	1	L.S.	\$15,603.00	1	\$15,603.00		\$15,603.00
34	New Service B - 1" Service Reconnection with New Meter Pit, Lump Sum Bid Item	1	L.S.	\$4,804.00	1	\$4,804.00		\$4,804.00
34	New Service C - 1" Service Reconnection with New Meter Pit, Lump Sum Bid Item	1	L.S.	\$4,689.00	1	\$4,689.00		\$4,689.00
35	New Service D - 2" Service with New Meter Pits, Lump Sum Bid Item	1	L.S.	\$7,775.00	1	\$7,775.00		\$7,775.00
36	Remove and Replace Concrete Pavement, Complete In Place							
	a. 6" Thick	60	S.Y.	\$83.00	53	\$4,399.00		\$4,399.00
					<b>SUBTOTAL</b>	<b>\$77,049.00</b>		<b>\$77,049.00</b>
<b>ADDITIONAL ITEMS</b>								
A.	Remove & Replace 4" Concrete Sidewalk	0	S.F.	\$11.00	110	\$1,210.00		\$1,210.00
B.	Install Millings Provided by City in Alley Between West 2nd Street & West 3rd Street	0	L.S.	\$600.00	1	\$600.00		\$600.00
C.	Installation of Additional Fire Hydrant at Swimming Pool with Materials and Tap Provided	0	L.S.	\$5,526.00	1	\$5,526.00		\$5,526.00
D.	Furnish & Install Fire Hydrant Extension South of BNSF Lines, Minus Cost for Additional Concrete Required for Line Stop Restraints	0	Each	\$875.00	1	\$875.00		\$875.00
E.			L.S.	\$6,477.80	-1	-\$6,477.80		-\$6,477.80
					<b>TOTAL CONSTRUCTION COST</b>	<b>\$483,901.45</b>		<b>\$483,901.45</b>

## CERTIFICATE OF SUBSTANTIAL COMPLETION

**ENGINEER'S PROJECT NO.:** 200-C1-024

**PROJECT NAME:** WATER DISTRIBUTION IMPROVEMENTS, REVISED PROJECT #2

**CONTRACTOR:** VAN KIRK BROS. CONTRACTING

**CONTRACT FOR:** \$499,950.25

**AGREEMENT DATE:**

March 3, 2025

This Certificate of Substantial Completion applies to all work under the Contract Documents or to the following specified parts thereof:

<i>Item No.</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total Amount</i>
1	Mobilization	1	L.S.	\$47,250.00	\$47,250.00
<b>WEST 5TH, 6-INCH WATER MAIN REPLACEMENT</b>					
2	Remove & Salvage				
	a. Valve	2	Each	\$115.00	\$230.00
	b. Fittings	2	Each	\$105.00	\$210.00
	c. 12" Line Stop Valve	0	Each	\$322.00	\$0.00
3	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place				
	a. 6" Diameter C900 DR 18	60	L.F.	\$46.00	\$2,760.00
4	Furnish & Install Horizontal Directional Drill Water Main w/Tracer Wire, Complete in Place				
	a. 6" Diameter	640	L.F.	\$88.00	\$56,320.00
5	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place				
	a. 6" M.J. Plug	1	Each	\$385.00	\$385.00
	b. 6" x 6" Tee	1	Each	\$886.00	\$886.00
6	Furnish & Install Valves and Boxes, Complete in Place				
	a. 6" Diameter	4	Each	\$2,276.00	\$9,104.00
7	Furnish & Install Connections, Complete in Place				
	a. 6" Diameter	3	Each	\$1,185.00	\$3,555.00
	b. 12" Diameter	0	Each	\$2,110.00	\$0.00
8	Furnish & Install TEAM Insert Valve				
	a. 12" Diameter	2	Each	\$28,460.00	\$56,920.00

<b>Item No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Amount</b>
9	New Service & Meter Pit Installation Including New 1-Inch Service Line & Meter Pit a. 5/8" to 1" Meter (Standard Pit)	3	Each	\$3,305.00	\$9,915.00
10	New Service without Meter Pit Installation Including New 1-Inch Service Line & Curb Stop a. 5/8" to 1" Meter	19	Each	\$1,567.00	\$29,773.00
11	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	216	S.Y.	\$83.00	\$17,928.00
<b>SUBTOTAL</b>					<b>\$187,986.00</b>
<b>WEST 2ND TO WEST 3RD DEAD END WATER MAIN IMPROVEMENTS</b>					
12	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place a. 6" Diameter C900 DR 18	496	L.F.	\$46.00	\$22,816.00
13	Furnish & Install 5 1/2 Ft. Bury Fire Hydrant	1	Each	\$4,638.00	\$4,638.00
14	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place a. 6" 45 Degree Bend	2	Each	\$628.00	\$1,256.00
	b. 6" x 6" Tee	1	Each	\$886.00	\$886.00
15	Furnish & Install Valves and Boxes, Complete in Place a. 6" Diameter	2	Each	\$2,276.00	\$4,552.00
16	Furnish & Install Tapping Tee w/Valve a. 6" x 6" Diameter	1	Each	\$5,524.00	\$5,524.00
17	Furnish & Install Connections, Complete in Place a. 6" Diameter	1	Each	\$1,185.00	\$1,185.00
18	Furnish & Install Gravel Surfacing	25	Tons	\$42.25	\$1,056.25
19	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	124	S.Y.	\$83.00	\$10,292.00
<b>SUBTOTAL</b>					<b>\$52,205.25</b>

<b>Item No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Amount</b>
<b>EAST 7TH &amp; COUNTRY CLUB DRIVE DEAD END IMPROVEMENTS</b>					
20	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place a. 6" Diameter C900 DR 18	30	L.F.	\$56.00	\$1,680.00
21	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place a. 6" 22 1/2 Degree Bend	1	Each	\$616.00	\$616.00
	b. 6" 45 Degree Bend	1	Each	\$628.00	\$628.00
	c. 6" x 6" Tee	1	Each	\$725.00	\$725.00
	d. 6" M.J. Plug	1	Each	\$345.00	\$345.00
22	Furnish & Install Connections, Complete in Place a. 6" Diameter	2	Each	\$1,185.00	\$2,370.00
23	Abandon Service Connection including Electrical to Pit	1	Each	\$785.00	\$785.00
24	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	45	S.Y.	\$83.00	\$3,735.00
25	Furnish & Install 6" Temporary Flushing Assembly	1	Each	\$1,994.00	\$1,994.00
<b>SUBTOTAL</b>					<b>\$12,878.00</b>
<b>LINE STOPS &amp; VALVE PLAN SOUTH OF BNSF MAIN LINES</b>					
26	16 Inch & 18 Inch Line Stops with Piping, Valve & Fitting Replacement, Lump Sum Bid Item	1	L.S.	\$104,800.00	\$104,800.00
<b>SUBTOTAL</b>					<b>\$104,800.00</b>
<b>KELLEY PARK WATER MAIN ABANDONMENT</b>					
27	Remove & Salvage a. Valve	4	Each	\$115.00	\$460.00
	b. Fittings	4	Each	\$105.00	\$420.00
28	Furnish & Install PVC Water Main w/Tracer Wire & Locator Tape Per Specifications, Complete in Place a. 6" Diameter C900 DR 18	21	L.F.	\$46.00	\$966.00
29	Furnish & Install Ductile Iron Pipe Fittings with Polyethylene Encasement, Complete in Place a. 6" 90 Degree Bend	1	Each	\$663.00	\$663.00
	b. 4" M.J. Plug	0	Each	\$290.00	\$0.00

<b>Item No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Amount</b>
30	Furnish & Install Valves and Boxes, Complete in Place a. 6" Diameter	0	Each	\$2,276.00	\$0.00
31	Furnish & Install Connections, Complete in Place a. 6" Diameter	4	Each	\$1,185.00	\$4,740.00
32	Furnish & Install TEAM Insert Valve a. 4" Diameter	0	Each	\$13,464.00	\$0.00
	b. 6" Diameter	2	Each	\$16,265.00	\$32,530.00
33	New Service A - 2" Service with New Meter Pits, Lump Sum Bid Item	1	L.S.	\$15,603.00	\$15,603.00
34	New Service B - 1" Service Reconnection with New Meter Pit, Lump Sum Bid Item	1	L.S.	\$4,804.00	\$4,804.00
34	New Service C - 1" Service Reconnection with New Meter Pit, Lump Sum Bid Item	1	L.S.	\$4,689.00	\$4,689.00
35	New Service D - 2" Service with New Meter Pits, Lump Sum Bid Item	1	L.S.	\$7,775.00	\$7,775.00
36	Remove and Replace Concrete Pavement, Complete In Place a. 6" Thick	53	S.Y.	\$83.00	\$4,399.00
<b>SUBTOTAL</b>					<b>\$77,049.00</b>
<b>ADDITIONAL ITEMS</b>					
A.	Remove & Replace 4" Concrete Sidewalk	110	S.F.	\$11.00	\$1,210.00
B.	Install Millings Provided by City in Alley Between West 2nd Street & West 3rd Street	1	L.S.	\$600.00	\$600.00
C.	Installation of Additional Fire Hydrant at Swimming Pool with Materials and Tap Provided by the City	1	L.S.	\$5,526.00	\$5,526.00
D.	Furnish & Install Fire Hydrant Extension	1	Each	\$875.00	\$875.00
E.	Deduct for Valves Provided by City for Installation South of BNSF Lines, Minus Cost for Additional Concrete Required for Line Stop Restraints	-1	L.S.	\$6,477.80	-\$6,477.80
<b>TOTAL CONSTRUCTION COST</b>					<b>\$483,901.45</b>

TO: VAN KIRK BROS. CONTRACTING

AND TO: CITY OF McCOOK

The Work to which this Certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR, and ENGINEER, and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on:

Date of Completion: 7/15/2025

The following documents are attached to and made a part of this Certificate:

FINAL PAY ESTIMATE : CHANGE ORDER 1 - FINAL

This certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligation to complete the Work in accordance with the Contract Documents.

Executed by ENGINEER on this 5TH day of SEPTEMBER, in the year 2025.

MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.

By David K. Blau

The CONTRACTOR accepts this Certificate of Substantial Completion on the 4 day of September, in the year 2025.

VAN KIRK BROS. CONTRACTING

By [Signature]

The OWNER accepts this Certificate of Substantial Completion on the \_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_.

CITY OF McCOOK

By \_\_\_\_\_

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM:**            4.F.

**RECOMMENDATION:**

**APPROVE RESOLUTION 2025-26 ESTABLISHING A HANDICAP  
PARKING STALL ON THE EAST SIDE OF THE 500 BLOCK OF NORRIS  
AVENUE.**

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**BACKGROUND:**

The City of McCook has received a request from the McCook Memorial Methodist Church to establish a handicap parking stall in the 500 block of Norris Avenue. The handicap stall will be established in the sixth stall north of West "E" Street on the east side of Norris Avenue.

The painting of this stall will be completed by City Staff.

**FISCAL  
IMPACT:**        None.

**APPROVALS:**

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

September 8 , 2025

  
\_\_\_\_\_  
Nate Schneider, City Manager

September 8, 2025

## RESOLUTION NO. 2025-26

A RESOLUTION PROVIDING FOR THE DESIGNATION OF THE HANDICAPPED PARKING SPACES WITHIN THE CITY OF MCCOOK, NEBRASKA, PURSUANT TO THE AUTHORITY OF SECTION 72.16 OF THE CITY OF MCCOOK CODE OF ORDINANCES; AMENDING CITY OF MCCOOK CODE OF ORDINANCES, CHAPTER 74: PARKING SCHEDULES, BY ADDING SCHEDULE III - HANDICAP PARKING SPACES; AND PROVIDING FOR A TIME AND DATE FOR THIS RESOLUTION TO TAKE EFFECT AND BE IN FORCE.

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

SECTION 1. City of McCook Code of Ordinances, Chapter 74: Parking Schedules, is hereby amended to read as follows, adding Schedule III - Handicap Parking Spaces.

SECTION 2. Pursuant to authority of Section 72.16 of the City of McCook Code of Ordinances, the following parking spaces shall be designated as handicapped parking spaces.

### **SCHEDULE III. HANDICAP PARKING SPACES.**

1. Seventh Street West, west side, first two (2) spaces south of intersection with West "D" Street.
2. West "E" Street, north side, first space west of intersection with Norris Avenue.
3. Norris Avenue, west side, first regular space south of the intersection with "C" Street.
4. Norris Avenue, west side, first regular space south of the intersection with "D" Street.
5. Norris Avenue, west side, first regular space south of the intersection with "E" Street.
6. Norris Avenue, east side, first regular space north of the intersection with "C" Street.
7. Norris Avenue, east side, first regular space north of the intersection with "D" Street.
8. Norris Avenue, east side, first regular space north of the intersection with "E" Street.
9. First Street West, east side, first space north of the intersection with West "C" Street.

10. Norris Avenue, east side, first space south of the intersection with "B" Street.
11. Municipal Auditorium parking lot, first stall, south side of the building.
12. First Street West, west side, first stall, parking lot between "B" and "C" Streets.
13. West "B" Street, south side, first stall by alley in parking lot between Norris Avenue and First Street West.
14. West "D" Street, north side, first space west of Norris Avenue.
15. East "C" Street, south side, first space east of the intersection with Norris Avenue.
16. East "C" Street, north side, first two (2) spaces east of the intersection with First Street East.
17. Norris Avenue, west side, first off street parking space north of intersection with "H" Street.
18. East "M" Street, south side, parking space 298' east of the intersection of Third Street East and parking space 371' east of the intersection of Third Street East.
19. Two (2) spaces on the north side of East "L" Street, beginning at a point 223' west of the west curb of East Fifth Street and extending westerly 45'.
20. Seventh Street West, west side, parking space 190' north of the intersection of Seventh Street West and West "E" Street.
21. Seventh Street West, west side, parking space 142' north of the intersection of West "F" Street.
22. Sunset Road, south side, parking space 412.5' west of the intersection of Seventh Street West.
23. First Street West, west side, parking space 132' north of the intersection of West "F" Street.
24. Third Street West, west side, parking space 20' north of the intersection of West "O" Street.
25. Norris Avenue, west side, first regular space north of the intersection with "A" Street.
26. First Street West, west side, first space south of "B" Street.

27. Norris Avenue, west side, first space north of "D" Street.

**28. Norris Avenue, east side, sixth space north of "E" Street.**

SECTION 3. This resolution shall repeal any and all other resolutions in conflict herewith.

SECTION 4. This resolution shall take effect and be in force from and after its passage and approval.

PASSED AND APPROVED THIS 15th day of September, 2025.

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Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

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Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

**ITEM: 4.G.**

**RECOMMENDATION:**

**Approve an application from Great Plains Communications to occupy city right-of-way for the purpose of installing underground fiber optic conduit, cable & 1 new ground level vault on East 13<sup>th</sup> St. & East C St.**

**BACKGROUND:**

Great Plains Communications (GPC) of Blair, NE is seeking permission to occupy City property for the installation of fiber optic conduit, cable & 1 ground level vault to an existing communications structure on the property of 1220 East B St..

Beginning at an existing GPC ground level vault 20' west of the centerline of east B St. and 175' south of the centerline of east C St.. Bore north 150' to the southwest corner of the intersection. From this location bore 135' west to the end of the route and install a new ground level vault.

This permit is only for City owned ROW. Great Plains will also be responsible for obtaining permits or permissions from all other property owners that may be utilized for this project.

**FISCAL IMPACT:(None)**

**APPROVALS:**

  
\_\_\_\_\_  
Pat Fawver Utilities Dir.

September 15, 2025

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Dir.

September 15, 2025

  
\_\_\_\_\_  
Nate Schneider, City Manager

September 15, 2025

Attn: Pat + Kyle



P.O. BOX 1059 • 505 WEST C • McCook, NE 68001-1059 • PHONE (308) 345-2022 • FAX (308) 345-1461

**APPLICATION TO OCCUPY RIGHT-OF-WAY**

APPLICANT NAME: Great Plains Communications DATE: 8/25/25  
ADDRESS: 1009 West B st PHONE: 402 533 4044 Tyler  
FAX: 308 364 9060 START DATE: September 2025 FINISH DATE: October 2025

**A CASH BOND IS REQUIRED FOR ALL RIGHT-OF-WAY ENCROACHMENTS**

Type: (circle)  
Over-Cross  
Under-Cross  
Occupy  
Miscellaneous

With a: (circle)  
Water Line  
Sewer Line  
Gas Line  
Telephone Line  
(Underground Aerial)  
Fiber  
(Underground) Aerial  
Tree Trimming/Removal  
Grading  
Other  
Electric Line  
(Underground Aerial)

**Location:**

Beginning at existing GPC flushmount underground vault 20 feet West of the centerline of East 13<sup>th</sup> st and 175 feet South of the centerline of East C st. Boring North 150 feet to the southwest corner of the intersection, from there boring 135 feet West to end the route and install a new flushmount underground vault.

**Requirements:** The applicant agrees to complete this work in accordance with the terms and conditions of the City of McCook. Any permit issued **will be cancelled** if the work specified is **not completed within the term listed on the permit** or within any **additional length of time granted**. Request for an extension of time to complete the work must be made in writing. Any extension granted will be acknowledged in writing by the City of McCook. **The Applicant may cancel the permit with written notification** at any time prior to beginning work on right-of-way.

**Performance Guarantee: (Make Payable to City of McCook)**

Amount: \$2,500.00 Check No. \_\_\_\_\_ Or FID No. \_\_\_\_\_

This guarantee is for the faithful compliance by the Applicant to the terms of the permit. It is understood that should the Applicant fail to perform the work as set forth in the permit, the City of McCook will have the right to keep the performance guarantee as liquidated damages for its necessary supervisory and inspection expenses and to initiate such legal proceedings as are necessary to secure either performance of the work in compliance with the terms of the permit or the restoration of the right-of-way to its previous condition prior to the activities of the Applicant.

**NOTE:** Please provide a location plan for over-cross or under-cross of location to occupy City of McCook right-of-way. When your project requires engineering plans, please submit four sets of plans, no larger than 18"x24". The engineering plans shall show the general features of the work to be completed and all information such as sizes, distances, dimensions, sleeves, cuts and fills, erosion control measures, etc., when applicable. City of McCook Municipal Code §94.34.

  
\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Director of Utilities Approval

\_\_\_\_\_  
Recommended By Mayor

\_\_\_\_\_  
Date

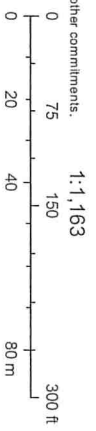
\_\_\_\_\_  
Director of Public Works Approval



- Municipalities
- Sections
- Townships

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Beginning at existing GPC vault on East 135 ft, bore north 150 feet on the west side of E 135th st, then bore West 135 feet on the South side of East C st to end the curve and install a new GPC underground vault.



CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING

ITEM: **4.H.**

**RECOMMENDATION:**

ACCEPT PAULSEN INC. BID OF \$4,779,068.00 AS THE LOWEST RESPONSIBLE BIDDER FOR PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE AND AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY PAPERWORK TO AWARD THE CONTRACT

**BACKGROUND:**

Bids were received and opened on September 9, 2025 in the City Council Chambers. The City opened three bids for the project. The results of the bids are detailed on the Engineer's recommendation letter along with the bid tabulation and a list of contractors who were provided project advertisements are included in ATTACHMENT 1.

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-inch 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.

Water main 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" water main on Highway 83.

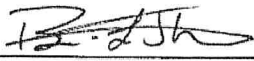
New sewer main will flow east to a single connection into the Kelley Park Trunkline. The sewer includes a stub across Highway 83 at U Street for future development.

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. The remaining work shall be substantially complete by September 30, 2026.


**FISCAL IMPACT:**

Funding for this project is being provided by Bonding Authority, LB 840 funds, and other general fund sources.

**APPROVALS:**

  
\_\_\_\_\_  
Bernard L. Straetker, Project Engineer

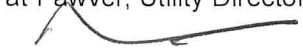
Date: 9-10-25

  
\_\_\_\_\_  
Kyle Potthoff, Public Works Director

Date: 9/10/25

  
\_\_\_\_\_  
Pat Fawver, Utility Director

Date: 9-10-2025

  
\_\_\_\_\_  
Nate Schneider, City Manager

Date: 9-10-25

September 10, 2025  
Kearney, Nebraska



1111 Central Ave. Kearney, NE 68847-6833

Tel: 308-234-6456  
Fax: 308-234-1146  
www.miller-engineers.com

Mayor & City Council  
City of McCook  
505 West C Street  
McCook, NE 69001

Re: PFC Gerald L. Walters Youth Sports Complex Infrastructure  
Project No. 200-G1-029

Dear Council Members:

On September 9, 2025 at 1:30 PM, three (3) bids were received, publicly opened, and read aloud at City Hall. Attached is a bid tabulation sheet. The bids are summarized below:

<i>BIDDERS</i>	<i>TOTAL BID</i>
Paulsen, Inc.	\$4,779,068.00
Van Kirk Bros. Contracting	\$4,796,011.75
Nielsen Contracting LLC	\$4,863,797.95

All proposals have been reviewed, and one error was noted on Nielsen Contracting LLC bid (error in extending a unit price). The correct bid amount is reflected above. All other bids were accurate.

The Engineer's Opinion of Probable Construction Cost was \$5,474,455.00. The low bid from Paulsen, Inc. is 12.7% below the Engineer's Opinion of Probable Construction Cost. Advertisements for Bids were transmitted to the attached list of Contractors and suppliers in the area.

It is therefore recommended the bids be accepted and the contract awarded to Paulsen, Inc. in the amount of \$4,779,068.00 and authorization given to your authorized representative to execute agreements.

Respectfully submitted,  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.

A handwritten signature in black ink, appearing to read 'B. Straetker', is written over a horizontal line.

Bernie L. Straetker, P.E.

BLS/sb

Enclosures

Date Opened: September 9, 2025 at 1:30 PM (Local Time)		1		Paulsen Inc.		2		3	
Project Name: PFC Gerald L. Walters Youth Sports Complex Infrastructure		1		Paulsen Inc.		Van Kirk Bros. Contracting		Nielsen Contracting LLC	
Project Location: McCook, NE		1		Paulsen Inc.		Van Kirk Bros. Contracting		Nielsen Contracting LLC	
Project Number: 200-G1-029-25		1		Paulsen Inc.		Van Kirk Bros. Contracting		Nielsen Contracting LLC	
Addendums Issued/Acknowledged: 1		1		Paulsen Inc.		Van Kirk Bros. Contracting		Nielsen Contracting LLC	
Bid Guarantee (type and amount)		1		Paulsen Inc.		Van Kirk Bros. Contracting		Nielsen Contracting LLC	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
<b>GENERAL</b>									
1	Mobilization	1	L.S.	\$260,000.00	\$260,000.00	\$230,000.00	\$230,000.00	\$110,000.00	\$110,000.00
2	Traffic Control	1	L.S.	\$12,000.00	\$12,000.00	\$4,200.00	\$4,200.00	\$8,000.00	\$8,000.00
3	Clear, Grub, Haul and Dispose Trees and Shrubs	1	L.S.	\$13,200.00	\$13,200.00	\$12,500.00	\$12,500.00	\$35,175.00	\$35,175.00
4	Common Earth Excavation Surplus Material Wasted on Site- Established Quantity (E.Q.)	30,200	C.Y.	\$5.50	\$166,100.00	\$5.20	\$157,040.00	\$5.54	\$167,308.00
5	Furnish, Install, Maintain & Remove Erosion Control Items								
	a. Straw Bales	320	L.F.	\$5.50	\$1,760.00	\$6.00	\$1,920.00	\$15.00	\$4,800.00
	b. Erosion Control Mat	15,000	S.Y.	\$2.00	\$30,000.00	\$2.05	\$30,750.00	\$3.60	\$54,000.00
	c. Tied Concrete Block, Flexamat Plus (E.Q.)	20,750	S.F.	\$14.50	\$300,875.00	\$14.80	\$307,100.00	\$8.00	\$166,000.00
	d. Anti-Seep Collars	5	Each	\$2,175.00	\$10,875.00	\$2,113.00	\$10,565.00	\$1,838.00	\$9,190.00
	e. Rip Rap	60	C.Y.	\$280.00	\$16,800.00	\$270.00	\$16,200.00	\$131.00	\$7,860.00
6	Surveying & Material Testing	1	L.S.	\$22,000.00	\$22,000.00	\$32,500.00	\$32,500.00	\$46,000.00	\$46,000.00
7	Furnish & Apply Seeding, Mulching and Fertilizer								
	a. Type B	40	Acres	\$1,375.00	\$55,000.00	\$1,400.00	\$56,000.00	\$3,300.00	\$132,000.00
	<b>Subtotal General</b>				<b>\$888,610.00</b>		<b>\$858,775.00</b>		<b>\$740,333.00</b>
<b>SANITARY SEWER</b>									
8	Furnish & Install Sewer Main, complete in place								
	a. 8" Diameter SDR 26	3,900	L.F.	\$61.00	\$237,900.00	\$59.00	\$230,100.00	\$55.65	\$217,035.00
	b. 10" Diameter SDR 26	2,650	L.F.	\$68.00	\$180,200.00	\$66.00	\$174,900.00	\$82.00	\$217,300.00
	c. 10" Diameter SDR 35	1,050	L.F.	\$62.00	\$65,100.00	\$60.00	\$63,000.00	\$58.00	\$60,900.00
9	Furnish & Install Sanitary Sewer Restrained Joint Pipe								
	a. 10" Diameter, SDR 26	300	L.F.	\$58.00	\$17,400.00	\$56.00	\$16,800.00	\$37.00	\$11,100.00
10	Furnish & Install Class B Gravel Bedding	7,600	L.F.	\$6.50	\$49,400.00	\$6.30	\$47,880.00	\$6.50	\$49,400.00
11	Furnish & Install 8" Cap, complete in place	6	Each	\$170.00	\$1,020.00	\$166.00	\$996.00	\$158.00	\$948.00

No.	Description	Quantity	Unit	1 Paulsen Inc.			2 Van Kirk Bros. Contracting			3 Nielsen Contracting LLC		
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
12	Furnish & Install 10" Cap, complete in place	1	Each	\$340.00	\$340.00	\$336.00	\$336.00	\$237.00	\$237.00			
13	Construct Standard Manhole	25	Each	\$10,800.00	\$270,000.00	\$10,356.00	\$258,900.00	\$9,712.00	\$242,800.00			
	a. 4" Diameter	2	Each	\$27,000.00	\$54,000.00	\$25,993.00	\$51,986.00	\$28,350.00	\$56,700.00			
	b. 5" Drop Manhole	1	L.S.	\$3,250.00	\$3,250.00	\$3,185.00	\$3,185.00	\$4,725.00	\$4,725.00			
14	Furnish & Install Sanitary Sewer Service with Bedding											
	a. 4" Diameter (Pipe Class to Match Main)	23	Each	\$2,700.00	\$62,100.00	\$2,536.00	\$58,328.00	\$3,465.00	\$79,695.00			
	b. 6" Diameter (Pipe Class to Match Main)	23	Each	\$2,850.00	\$65,550.00	\$2,775.00	\$63,825.00	\$3,202.00	\$73,646.00			
15	Jack & Bore 14" Casing, 14" Diameter 0.188" Thick Steel Encasement	240	L.F.	\$525.00	\$126,000.00	\$505.00	\$121,200.00	\$630.00	\$151,200.00			
16	Connect to Existing Manhole	1	Each	\$1,410.00	\$1,410.00	\$1,355.00	\$1,355.00	\$9,450.00	\$9,450.00			
17	CCTV Inspection of Sewer Main	1	L.S.	\$9,300.00	\$9,300.00	\$9,025.00	\$9,025.00	\$10,500.00	\$10,500.00			
	<b>Subtotal Sanitary Sewer</b>				<b>\$1,142,970.00</b>		<b>\$1,101,816.00</b>		<b>\$1,185,636.00</b>			
<b>WATER MAIN</b>												
18	Furnish & Install Water Main with Tracer Wire, complete in place											
	a. 4" Diameter	10	L.F.	\$37.00	\$370.00	\$35.00	\$350.00	\$31.00	\$310.00			
	b. 6" Diameter	120	L.F.	\$41.00	\$4,920.00	\$39.00	\$4,680.00	\$37.00	\$4,440.00			
	c. 8" Diameter	2,400	L.F.	\$36.00	\$86,400.00	\$34.00	\$81,600.00	\$44.00	\$105,600.00			
	d. 12" Diameter	2,150	L.F.	\$58.00	\$124,700.00	\$56.00	\$120,400.00	\$71.00	\$152,650.00			
	e. 16" Diameter	1,050	L.F.	\$67.00	\$70,350.00	\$65.00	\$68,250.00	\$83.00	\$87,150.00			
19	Furnish & Install 1" Water Service with Tracer Wire, complete in place	1	Each	\$2,450.00	\$2,450.00	\$2,332.00	\$2,332.00	\$3,150.00	\$3,150.00			
20	Furnish & Install Valve & Valve Box, complete in place											
	a. 6" Diameter Gate Valve	12	Each	\$1,950.00	\$23,400.00	\$1,873.00	\$22,476.00	\$2,310.00	\$27,720.00			
	b. 6" Diameter Gate Valve (Restrained)	1	Each	\$2,240.00	\$2,240.00	\$2,124.00	\$2,124.00	\$2,625.00	\$2,625.00			
	c. 8" Diameter Gate Valve	12	Each	\$2,675.00	\$32,100.00	\$2,590.00	\$31,080.00	\$3,045.00	\$36,540.00			
	d. 8" Diameter Gate Valve (Restrained)	3	Each	\$3,150.00	\$9,450.00	\$3,004.00	\$9,012.00	\$3,360.00	\$10,080.00			
21	Furnish & Install Butterfly Valve & Valve Box, complete in place											
	a. 12" Diameter Butterfly Valve	8	Each	\$4,950.00	\$39,600.00	\$4,786.00	\$38,288.00	\$5,880.00	\$47,040.00			
	b. 16" Diameter Butterfly Valve	1	Each	\$9,000.00	\$9,000.00	\$8,766.00	\$8,766.00	\$9,975.00	\$9,975.00			

No.	Description	1			2			3				
		Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
22	Furnish & Install Tapping Tee & Valve, complete in place											
	a. 8" x 8"	2	Each	\$6,200.00	\$12,400.00	\$5,983.00	\$11,966.00	\$6,720.00	\$13,440.00			
	b. 16" x 16"	1	Each	\$28,750.00	\$28,750.00	\$27,359.00	\$27,359.00	\$26,250.00	\$26,250.00			
23	Furnish & Install D.I. Fittings, complete in place											
	a. 4" Plug	1	Each	\$340.00	\$340.00	\$324.00	\$324.00	\$315.00	\$315.00			
	b. 8" Plug	3	Each	\$425.00	\$1,275.00	\$414.00	\$1,242.00	\$420.00	\$1,260.00			
	c. 8" Plug (Restrained)	5	Each	\$705.00	\$3,525.00	\$686.00	\$3,430.00	\$551.00	\$2,755.00			
	d. 6" x 4" Reducer	1	Each	\$345.00	\$345.00	\$335.00	\$335.00	\$368.00	\$368.00			
	e. 12" x 8" Reducer	5	Each	\$610.00	\$3,050.00	\$594.00	\$2,970.00	\$656.00	\$3,280.00			
	f. 16" x 12" Reducer	1	Each	\$1,100.00	\$1,100.00	\$1,065.00	\$1,065.00	\$1,470.00	\$1,470.00			
	g. 8" 11.25 Deg Bend	2	Each	\$560.00	\$1,120.00	\$541.00	\$1,082.00	\$578.00	\$1,156.00			
	h. 8" 22.5 Deg Bend	1	Each	\$585.00	\$585.00	\$563.00	\$563.00	\$604.00	\$604.00			
	i. 8" 90 Deg Bend	2	Each	\$625.00	\$1,250.00	\$617.00	\$1,234.00	\$656.00	\$1,312.00			
	j. 12" 22.5 Deg Bend	2	Each	\$940.00	\$1,880.00	\$905.00	\$1,810.00	\$998.00	\$1,996.00			
	k. 16" 45 Deg Bend	4	Each	\$1,820.00	\$7,280.00	\$1,758.00	\$7,032.00	\$2,625.00	\$10,500.00			
	l. 12" Cross	1	Each	\$2,000.00	\$2,000.00	\$1,915.00	\$1,915.00	\$2,468.00	\$2,468.00			
	m. 16" x 8" Cross (Restrained)	1	Each	\$4,200.00	\$4,200.00	\$4,054.00	\$4,054.00	\$4,330.00	\$4,330.00			
	n. 8" x 6" Swivel Tee	9	Each	\$790.00	\$7,110.00	\$764.00	\$6,876.00	\$840.00	\$7,560.00			
	o. 8" x 6" Tee	1	Each	\$850.00	\$850.00	\$820.00	\$820.00	\$814.00	\$814.00			
	p. 8" x 8" Tee	2	Each	\$870.00	\$1,740.00	\$845.00	\$1,690.00	\$920.00	\$1,840.00			
	q. 12" x 6" Swivel Tee	1	Each	\$1,170.00	\$1,170.00	\$1,108.00	\$1,108.00	\$1,102.00	\$1,102.00			
	r. 12" x 8" Tee	1	Each	\$1,240.00	\$1,240.00	\$1,190.00	\$1,190.00	\$1,260.00	\$1,260.00			
	s. 12" x 12" Tee	2	Each	\$1,490.00	\$2,980.00	\$1,422.00	\$2,844.00	\$1,600.00	\$3,200.00			
	t. 16" x 6" Swivel Tee	2	Each	\$1,850.00	\$3,700.00	\$1,727.00	\$3,454.00	\$2,284.00	\$4,568.00			
24	Furnish & Install 3-Way Fire Hydrant Assemblies											
	a. 5' Bury Depth	2	Each	\$4,900.00	\$9,800.00	\$4,740.00	\$9,480.00	\$4,935.00	\$9,870.00			
	b. 6' Bury Depth	5	Each	\$5,120.00	\$25,600.00	\$4,839.00	\$24,195.00	\$5,355.00	\$26,775.00			
	c. 7' Bury Depth	4	Each	\$5,200.00	\$20,800.00	\$4,921.00	\$19,684.00	\$5,775.00	\$23,100.00			
	d. 6" Extension	3	Each	\$705.00	\$2,115.00	\$685.00	\$2,055.00	\$840.00	\$2,520.00			
	e. 12" Extension	1	Each	\$740.00	\$740.00	\$716.00	\$716.00	\$892.00	\$892.00			
	f. Clow 3-Way Hydrant (7.5' Bury)	1	Each	\$9,400.00	\$9,400.00	\$9,037.00	\$9,037.00	\$9,712.00	\$9,712.00			
	<b>Subtotal Water</b>				<b>\$561,325.00</b>		<b>\$538,888.00</b>		<b>\$651,997.00</b>			

No.	Description	1			2			3		
		Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
<b>PAVING &amp; STORM SEWER</b>										
25	Overexcavate and Replacement of Unsuitable Base Material (if required)	750	C.Y.	\$34.00	\$25,500.00	\$32.00	\$24,000.00	\$6.00	\$4,500.00	
26	Remove & Haul Sidewalk	400	S.F.	\$1.00	\$400.00	\$0.90	\$360.00	\$2.00	\$800.00	
27	Remove & Haul Pavement	350	S.Y.	\$10.40	\$3,640.00	\$9.80	\$3,430.00	\$3.00	\$1,050.00	
28	Remove & Haul Curb & Gutter	100	L.F.	\$10.50	\$1,050.00	\$10.00	\$1,000.00	\$11.00	\$1,100.00	
29	Construct 12" Subgrade Preparation (E.Q.)	21,335	S.Y.	\$2.70	\$57,604.50	\$2.55	\$54,404.25	\$1.50	\$32,002.50	
30	Furnish & Install 4" Crushed Concrete Foundation Course (E.Q.)	21,335	S.Y.	\$13.50	\$288,022.50	\$13.50	\$288,022.50	\$11.57	\$246,845.95	
31	Construct P.C. Concrete Pavement, 7" Thick, Type 47B-4000	19,200	S.Y.	\$60.00	\$1,152,000.00	\$66.88	\$1,284,096.00	\$64.00	\$1,228,800.00	
32	Construct Integral Curb, complete in place	8,650	L.F.	\$3.00	\$25,950.00	\$3.14	\$27,161.00	\$3.25	\$28,112.50	
33	Construct 5" Concrete Sidewalk, complete in place	700	S.F.	\$9.00	\$6,300.00	\$9.40	\$6,580.00	\$9.00	\$6,300.00	
34	Furnish & Install Detectable Warning Plates	2	Each	\$400.00	\$800.00	\$523.00	\$1,046.00	\$350.00	\$700.00	
35	Construct Concrete Header	375	L.F.	\$15.00	\$5,625.00	\$16.72	\$6,270.00	\$20.00	\$7,500.00	
36	Adjust Manhole	14	Each	\$800.00	\$11,200.00	\$836.00	\$11,704.00	\$1,000.00	\$14,000.00	
37	Adjust Water Valve Box	31	Each	\$500.00	\$15,500.00	\$523.00	\$16,213.00	\$500.00	\$15,500.00	
38	Construct Curb Inlets	6	Each	\$4,450.00	\$26,700.00	\$4,265.00	\$25,590.00	\$5,775.00	\$34,650.00	
	a. 4' Throat	20	Each	\$6,650.00	\$133,000.00	\$6,497.00	\$129,940.00	\$7,875.00	\$157,500.00	
	b. 12' Throat	4	Each	\$6,900.00	\$27,600.00	\$6,610.00	\$26,440.00	\$7,350.00	\$29,400.00	
39	Construct Junction Manhole									
40	Furnish & Install Storm Sewer Pipe, complete in place	64	L.F.	\$60.00	\$3,840.00	\$58.00	\$3,712.00	\$69.00	\$4,416.00	
	a. 15" RCP	535	L.F.	\$71.00	\$37,985.00	\$68.00	\$36,380.00	\$86.00	\$46,010.00	
	b. 18" RCP	1987	L.F.	\$75.00	\$149,025.00	\$72.00	\$143,064.00	\$87.00	\$172,869.00	
	c. 24" RCP/PP	72	L.F.	\$132.00	\$9,504.00	\$125.00	\$9,000.00	\$126.00	\$9,072.00	
	d. 24" RE RCP	1372	L.F.	\$93.00	\$127,596.00	\$90.00	\$123,480.00	\$115.00	\$157,780.00	
	e. 30" RCP/PP	439	L.F.	\$124.00	\$54,436.00	\$120.00	\$52,680.00	\$136.00	\$59,704.00	
	f. 36" RCP/PP	2	Each	\$1,100.00	\$2,200.00	\$1,049.00	\$2,098.00	\$1,050.00	\$2,100.00	
	g. 15" RCP FES	2	Each	\$1,275.00	\$2,550.00	\$1,200.00	\$2,400.00	\$1,260.00	\$2,520.00	
	h. 18" RCP FES	6	Each	\$1,410.00	\$8,460.00	\$1,353.00	\$8,118.00	\$1,365.00	\$8,190.00	
	i. 24" RCP FES	1	Each	\$1,410.00	\$1,410.00	\$1,353.00	\$1,353.00	\$1,470.00	\$1,470.00	
	j. 24" RE RCP FES	1	Each	\$1,640.00	\$1,640.00	\$1,594.00	\$1,594.00	\$1,836.00	\$1,836.00	
	k. 30" RCP/CMP FES	1	Each	\$2,450.00	\$2,450.00	\$2,376.00	\$2,376.00	\$1,470.00	\$1,470.00	
	l. 36" RCP/CMP FES	1	Each	\$2,450.00	\$2,450.00	\$2,376.00	\$2,376.00	\$1,470.00	\$1,470.00	

No.	Description	Quantity	Unit	1		2		3				
				Paulsen Inc.	Van Kirk Bros. Contracting	Nielsen Contracting LLC	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
41	Construct RCP Apron Footing, complete in place											
a.	15" FES Apron	1	Each	\$710.00	\$710.00	\$683.00	\$683.00	\$1,260.00	\$1,260.00			
b.	18" FES Apron	1	Each	\$780.00	\$780.00	\$754.00	\$754.00	\$1,418.00	\$1,418.00			
c.	24" FES Apron	1	Each	\$850.00	\$850.00	\$812.00	\$812.00	\$1,864.00	\$1,864.00			
d.	30" FES Apron	1	Each	\$875.00	\$875.00	\$847.00	\$847.00	\$2,362.00	\$2,362.00			
e.	36" FES Apron	1	Each	\$960.00	\$960.00	\$925.00	\$925.00	\$2,730.00	\$2,730.00			
Total Paving/Storm Sewer					\$2,186,163.00		\$2,296,532.75		\$2,285,831.95			
<b>TOTAL BID</b>					\$4,779,068.00		\$4,796,011.75		\$4,863,797.95			

ADVERTISEMENTS FOR BIDS	
Project No.	200-G1-029
Project Name:	PFC GERALD L. WALTERS YOUTH SPORTS COMPLEX INFRASTRUCTURE
Emailed:	8/21/25

Adams Civil Resources, LLC  
E: [sballinger@adamsii.com](mailto:sballinger@adamsii.com)

Ames Construction  
E: [cobid@amesco.com](mailto:cobid@amesco.com)

Arapahoe Utilities & Infrastructure  
14251 E. Fremont Ave., Suite E  
Englewood, Colorado 80112

BRB Contractors, Inc.  
E: [sethjohnson@brbcontractors.com](mailto:sethjohnson@brbcontractors.com)

BSB Construction, Inc.  
E: [bsb@bsbinc.net](mailto:bsb@bsbinc.net)

BX Civil & Construction  
E: [info@bx-cc.com](mailto:info@bx-cc.com)

CAS Constructors  
E: [jim.stout@casconstructors.com](mailto:jim.stout@casconstructors.com)

Constructors, Inc.  
E:  
[constructorsinfo@constructorslincoln.com](mailto:constructorsinfo@constructorslincoln.com)

Crow River Construction  
E: [office@crowriverconstruction.com](mailto:office@crowriverconstruction.com)

Deep Creek Construction, LLC  
E: [kswollesen@sbcglobal.net](mailto:kswollesen@sbcglobal.net)

Garney Construction Company  
345 INVERNESS DRIVE S.,  
BLDG. B, SUITE 205  
ENGLEWOOD, CO 80112

Gehring Construction and Ready Mix Co.  
E: [sethg@gehringconcrete.com](mailto:sethg@gehringconcrete.com)

General Constructors, Inc.  
E: [general@generalconstructors.com](mailto:general@generalconstructors.com)

Hawkins Construction Company  
E: [Kpotter@Hawkins1.com](mailto:Kpotter@Hawkins1.com)

HEI Civil  
E: [info@heicivil.com](mailto:info@heicivil.com)

J Corp  
E: [jcorp@eaglecom.net](mailto:jcorp@eaglecom.net)

Kerns Excavating Co.  
E: [kenny\\_kerns@hotmail.com](mailto:kenny_kerns@hotmail.com)

Malm Construction Co.  
E: [kennethmalm@ymail.com](mailto:kennethmalm@ymail.com)

Max Jantz Excavating  
E: [contactus@mjellc.net](mailto:contactus@mjellc.net)

Merryman Excavation, Inc.  
E: [greg.penza@merrymanexcavation.com](mailto:greg.penza@merrymanexcavation.com)

Midlands Contracting, Inc.  
E: [Susan@midlandscontracting.com](mailto:Susan@midlandscontracting.com)

Myers Construction, Inc.  
E: [myerco@kdsi.net](mailto:myerco@kdsi.net)

Nelson Construction, LLC  
E: [nelsonconstllc@gmail.com](mailto:nelsonconstllc@gmail.com)

Nielsen Contracting LLC  
E: [matt@nielsencontractingne.com](mailto:matt@nielsencontractingne.com)

NLC, LLC  
E: [gportwine@nlcnebraska.com](mailto:gportwine@nlcnebraska.com)

Nowak Construction Co., Inc.  
E: [alan@nowakconstruction.com](mailto:alan@nowakconstruction.com)

Paul Reed Construction, Inc.  
E: [paulr@paulreedconstruction.com](mailto:paulr@paulreedconstruction.com)

Paulsen, Inc.  
E: [jpaulsen@paulseninc.com](mailto:jpaulsen@paulseninc.com)

Concrete Plus  
E: [nlucas.concreteplus@gmail.com](mailto:nlucas.concreteplus@gmail.com)

R.D. Johnson Excavating Co.  
E: [info@rdje.com](mailto:info@rdje.com)

Reynolds Construction, LLC  
1775 E 69<sup>th</sup> Ave  
Denver, CO 80229

S.J. Louis Construction, Inc.  
E: [estimators@sjlouis.com](mailto:estimators@sjlouis.com)

Simon Contractors (NP)  
E: [dburkhead@simonteam.com](mailto:dburkhead@simonteam.com)

Smoky Hill, LLC  
E: [smokyhill@smokyhillconst.com](mailto:smokyhill@smokyhillconst.com)

Sporer Land Development, Inc.  
E: [mark@sporerland.com](mailto:mark@sporerland.com)

Sun Construction  
E: [\*\*info@sunconstruction.com\*\*](mailto:info@sunconstruction.com)

Van Kirk Bros. Contracting  
E: [jamie@vkbros.net](mailto:jamie@vkbros.net)

Venture Corp  
E: [shelly@venurecorpks.com](mailto:shelly@venurecorpks.com)

Wagner Construction, Inc.  
E: [m.guerton@wagnerconstructioninc.com](mailto:m.guerton@wagnerconstructioninc.com)

Wanzek Construction, Inc.  
E: [info@wanzek.com](mailto:info@wanzek.com)

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM:**            4.I.

**RECOMMENDATION:**

Ratify the Mayor's appointments to the:

- Building and Housing Code Advisory and Appeals Board - reappoint Aaron Peterson - term expires September 2029;
- Economic Development Plan Loan Committee - reappoint Aaron Peterson - term expires March 2029;
- Library Advisory Board - reappoint Mary Dueland - term expires June 2020 and appoint Miranda Perry to fill Staci Blomstedt remaining term - term expires June 2027;
- Planning Commission - reappoint Camy Bradley and Bruce McDowell - terms expire September 2028

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**BACKGROUND:**

The Mayor has contacted all appointees and they are willing to serve on the various boards.

**FISCAL  
IMPACT:**        None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

## BUILDING AND HOUSING CODE ADVISORY AND APPEALS BOARD

BRETT SCHMIDT

512 Airport Rd

Appointed - October 2020 (replaced Gary Wiemers)

340-6216 (C)

Reappointed - September 2024

Term Expires - September 2028

[Brett@alloisp.com](mailto:Brett@alloisp.com)

(Citizen)

ANDREW HEDKE

312 Park Avenue

Appointed - December 2023 (Replaced Steve Walter)

340-4870 (C)

Term Expires - September 2025

[308pipeworks@gmail.com](mailto:308pipeworks@gmail.com)

(Plumber)

JON STEWART

345-5243 (O)

409 N Cherokee Drive

345-1667 (H)

Appointed - October 2020 (Replaced Steve Lyne)

Reappointed - September 2024

Term Expires - September 2028

[doenuts@gmail.com](mailto:doenuts@gmail.com)

(Qualified to do mechanical work)

AARON PETERSON

340-9959 (C)

PO Box 99

345-2370 (O)

Appointed - April 2017 (Replaced Kathy Lester)

Reappointed - September 2025

Term Expires - September 2029

[aaron@wdesignea.com](mailto:aaron@wdesignea.com)

(Engineer, Architect, or building designer)

PAUL GOODENBERGER\*

345-6750 (H)

205 Seminole Drive

340-0271 (C)

Appointed - September 2009

Reappointed - September 2024

Term Expires - September 2028

[paulg@mccookcontracting.com](mailto:paulg@mccookcontracting.com)

(Contractor)

\*Denotes Chairperson  
4 yr. terms

ECONOMIC DEVELOPMENT PLAN  
LOAN COMMITTEE

KENT CRAW  
506 Elizabeth Lane  
Appointed - March 2011 (original 4-year term)  
Reappointed - February 2022  
Term Expires - March 2026 (City selection)

DOUG SKILES  
1517 West 3<sup>rd</sup>  
Appointed - March 2011 (original 4-year term)  
Reappointed February 2022  
Term Expires - March 2026 (City selection)

345-2342 (H)  
345-5100 (W)

DALE DUELAND  
112 East "N" Street  
Appointed - March 2011 (original 3-year term)  
Reappointed - March 2022  
Term Expires - March 2026 (MEDC selection)

345-6163(H)  
dmdue@outlook.com

RYAN MOORE  
1412 Centennial Drive  
Appointed - February 2019 (replaced Jason Grigg)  
Reappointed - March 2022  
Term Expires - March 2026  
[ryan@firstcentral.com](mailto:ryan@firstcentral.com) (MEDC selection)

340-1345 (C)  
345-4994 (W)

AARON PETERSON  
1106 Norris Avenue (replaced Kent Kilpatrick)  
Reappointed - September 2025  
Term Expires - March 2029 (City selection)

345-2370 (O)

ALL FUTURE TERMS 4-YEAR

## LIBRARY ADVISORY BOARD

MARY DUELAND 345-6163 (H)  
112 East "N" Street  
Appointed - May 2015 (Replaced Kay Neuhaus)  
Reappointed - September 2025  
Term Expires - June 2029

PAM WOLFORD 345-6721 (H)  
702 Airport Road  
Reappointed - January 2023  
Term Expires - June 2026

MIRANDA PERRY 340-9807 (C)  
Appointed - September 2025 Replaced Staci Blomstedt  
Term Expires - June 2027

SHARON BOHLING 345-4679 (H)  
205 West "E" Street  
Appointed - September 2013 Replaced Linda Crandall  
Reappointed - June 2024  
Term Expires - June 2028

KEVIN COCHRAN 612-269-2202  
1101 West 6<sup>th</sup> Street  
Appointed - May 2017 Replaced Steve Batty  
Reappointed - May 2021  
Term Expires - June 2025

4 yr. terms

## PLANNING COMMISSION

RON FRIEHE

1 Spyglass  
Appointed - July 2019  
Reappointed - January 2023  
Term Expires - September 2025 (Replaced Adam Wolford)  
(Extra Territorial Representative)

340-5007  
[drfriehe100@yahoo.com](mailto:drfriehe100@yahoo.com)

CAMY BRADLEY

1714 West 2<sup>nd</sup> Street  
Appointed - September 2017 (Replaced Terri Shipshock)  
Reappointed - September 2025  
Term Expires - September 2028

345-4900 (W)  
350-5536 (C)  
[cbradley@netitlegroup.com](mailto:cbradley@netitlegroup.com)

TAMMIE HILKER

512 East 5<sup>th</sup>  
Appointed - September 1995  
Reappointed - September 2025 LOGIN SPARQ [thilker@alloisp.com](mailto:thilker@alloisp.com) - old email  
Term Expires - September 2028

345-3717 (H)  
340-7861 (C)  
[thilker@gpcom.net](mailto:thilker@gpcom.net)

BRUCE MCDOWELL

904 West 3<sup>rd</sup>  
Appointed - February 2019 (Replaced Garrett Rippen)  
Reappointed - September 2028  
Term Expires - September 2028

345-5439 (H)  
(303) 883-0587 (C)

[brucemcdowell833@gmail.com](mailto:brucemcdowell833@gmail.com)

MATT DAVIDSON

1505 Centennial  
Appointed - June 2019 (Replaced Don Harpst)  
Reappointed - August 23  
Term Expires - September 2026

340-1347 (C)  
[matt.davidson@golight.com](mailto:matt.davidson@golight.com)

KURT VOSBURG

#13 Wedgewood  
Appointed - November 2005  
Reappointed - August 2023  
Term Expires - September 2026

345-8490 (O)  
340-0005 (H)  
[Kurt.vosburg@nebraska.gov](mailto:Kurt.vosburg@nebraska.gov)

JESSE STEVENS

1606 West 2<sup>nd</sup> Street  
Appointed - September 2015 (replaced Lonnie Anderson)  
Reappointed - August 2023  
Term Expires - September 2026

345-5688 (H)  
345-5598 (O)  
340-2932 (C)  
[jesse@hometownfamilyradio.com](mailto:jesse@hometownfamilyradio.com)

CHAD LYONS\*

1201 West 2<sup>nd</sup> Street  
Appointed - September 2009 (replaced Dan Miller)  
Reappointed - October 2024  
Term Expires - September 2027

345-2140 (H)  
340-9433 (C)  
[clyons@mccookbison.org](mailto:clyons@mccookbison.org)

JAMIE MOCKRY

1614 West 2<sup>nd</sup> Street  
Appointed - June 2021 (Replaced Katie Graham)  
Reappointed - October 2024  
Term Expires - September 2027

340-6332 (C)  
[jamiemockrykbc@gmail.com](mailto:jamiemockrykbc@gmail.com)

BOBBY GAULKE - ALTERNATE

Appointed - June 2025 (Replaced Mark Currier)  
Term Expires - March 2027

345-5520 (W)  
340-3496 (C)  
[bgaulke22@gmail.com](mailto:bgaulke22@gmail.com)

\*Denotes Chairperson - 3 yr. Terms

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM: 4.J.**

Approve a Memorandum of Understanding with the McCook Area Chamber of Commerce whereby ACE funds will be appropriated for promotional activities that benefit the City of McCook.

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**BACKGROUND:**

At the June 2, 2025 council meeting, the Chamber requested that the City consider allocating \$6,000 of ACE funds to the Chamber of Commerce for event promotion purposes during Fiscal Year 25/26. In particular, the funds would be used for Noel on Norris, Heritage Days, promote local shopping, social media/business promotion, and advertizing for Chamber events. The City of McCook receives a benefit from these activities. A similar request was made by the Chamber last year in the amount of \$6,000.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 10, 2025

**MEMORANDUM OF UNDERSTANDING BETWEEN  
MCCOOK CHAMBER OF COMMERCE AND THE CITY OF MCCOOK**

THIS MEMORANDUM OF UNDERSTANDING, made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of McCook, Nebraska, a municipal corporation, hereinafter referred to as "City", and the McCook Chamber of Commerce, a Nebraska non-profit corporation, hereinafter referred to as "Chamber".

WHEREAS, the Chamber is committed to helping build and sustain a strong viable business community with the City.

WHEREAS, the City desires to contribute to the efforts of the Chamber in building and sustaining a strong viable business community within the City.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE CITY AND CHAMBER AS FOLLOWS:

1. The City has allocated Six Thousand Dollars (\$6,000.00) for the Chamber in its fiscal year 2025/2026 budget.
2. The funds allocated to the Chamber will be specifically derived from ACE Fund Program dollars.
3. The Chamber agrees to spend the \$6,000.00 allocated to it from the City on promoting the following community growth events and projects:
  - 3.1. Noel on Norris;
  - 3.2. Heritage Days;
  - 3.3. Promote local shopping;
  - 3.4. Social Media/Business Promotion;
  - 3.5. Advertizing for Chamber Events.
4. The City will hold the proceeds for disbursement to the Chamber upon the Chamber presenting invoices (or other sufficient documentation) of expenses related to the above described community growth events and projects.
5. The Chamber agrees that no funds allocated to it from the City will be deposited into the Chamber's general fund for any other purpose but those purposes described in this Memorandum of Understanding.
6. It is expressly understood that this Memorandum of Understanding does not commit the City to allocating future funds to the Chamber. Whether funds are allocated in the future and/or how much is allocated in the future will be a decision that is made by the City on a year by year basis.

Attest:

\_\_\_\_\_  
Lea Ann Doak, City Clerk

CITY OF MCCOOK, NEBRASKA,  
A Municipal Corporation

By: \_\_\_\_\_  
Linda Taylor, Ex-officio Mayor  
and President of the Council

MCCOOK CHAMBER OF COMMERCE  
A Nebraska non-profit corporation

By: \_\_\_\_\_  
Director

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 MCCOOK CITY COUNCIL MEETING**

ITEM NO. <sup>4K</sup> Approve Resolution No. 2025-29 adopting the First Amendment to the City of McCook, Nebraska, Police Department Employees Retirement Plan and Trust..

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**BACKGROUND:**

Last year, the Nebraska Legislature passed LB 179 which reforms the obligations of cities of the first class with respect to fire and police pension benefits. Specifically as it relates to police, LB 179 requires the contribution rate for officers in cities of the first class to increase their retirement contribution rate from 7% to 9%. By law, the change will become effective on October 1, 2025. The attached resolution serves to implement the requirements of LB 179 by the City of McCook.

**APPROVALS:**



September 11, 2025

Nathan A. Schneider, City Manager



September 11, 2025

Lea Ann Doak, City Clerk

RESOLUTION NO. 2025-29

BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF McCOOK, NEBRASKA:

1. Adoption of First Amendment to the City of McCook, Nebraska, Police Department Employees Retirement Plan and Trust: NOW, BE IT RESOLVED, that the City shall amend and it hereby does adopt a First Amendment to the City of McCook, Nebraska, Police Department Employees Retirement Plan (the "Plan") in the form of the First Amendment document attached hereto and by this reference fully incorporated herein. The purpose of said Amendment is to increase the employee contributions required under the Plan to 9% of the Employee's Compensation, effective October 1, 2025, in accordance with 2025 Nebraska Legislative Bill 179, and to make such other amendments as the City deems necessary and desirable.

2. Authorization: NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and other appropriate elected officials and officers of the City of McCook shall be, and they hereby are, authorized to do all things necessary to carry out and accomplish the foregoing Resolution, including the execution of any document or amendment which may be necessary or appropriate to amend and administer the Plan, including such actions as may be necessary or appropriate to achieve and maintain qualification of the Plan under Section 401(a) of the Internal Revenue Code of 1986, as amended, as such sections apply to government plans.

PASSED AND APPROVED this 15<sup>th</sup> day of September, 2025.

CITY OF MCCOOK, NEBRASKA

By: \_\_\_\_\_  
Linda Taylor, Ex-officio Mayor and  
Council President

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk-Treasurer

FIRST AMENDMENT

CITY OF MCCOOK, NEBRASKA,  
POLICE DEPARTMENT EMPLOYEES RETIREMENT PLAN AND TRUST

The City of McCook, Nebraska, Police Department Employees Retirement Plan and Trust (the "Plan"), as most recently amended and restated effective January 1, 2013, is hereby amended to incorporate revisions to the Police Officers Retirement Act under Nebraska 2025 Legislative Bill 179, and to make a clarification in Section 3.5, as follows:

I.

The first sentence of Section 3.5 of the Plan is hereby amended to clarify such provision, as follows:

"In the event that after two or more years of employment as a Police Officer by another first-class city in Nebraska, a Police Officer terminates his or her employment with such other city for the purposes of becoming a Police Officer of the City, and such new employment commences within one hundred twenty days of the termination of employment, the full accumulated value of his or her employee account and the vested portion of his or her employer account at the time of termination may be directly transferred to this Plan."

II.

Section 5.3 of the Plan is hereby amended effective October 1, 2025, as follows:

"5.3 Employee Contributions. Prior to October 1, 2013, each Participant will have employee contributions deducted from his or her periodic salary payments in an amount equal to six percent (6%) of the Participant's Compensation for such period. Effective with periodic salary payments made on or after October 1, 2013 and through September 30, 2015, each Participant will have employee contributions deducted from his or her periodic salary payments in an amount equal to six and one-half (6.5%) of the Participant's Compensation for such period. Effective with periodic salary payments made on or after October 1, 2015, and through September 30, 2025, each participant will have employee contributions deducted from his or her periodic salary payments in an amount equal to seven percent (7%) of the Participant's Compensation for such period. Effective with periodic salary payments made on or after October 1, 2025, each participant will have employee contributions deducted from his or her periodic salary payments in an amount equal to nine percent (9%) of the Participant's Compensation for such period. Such employee contributions shall be credited to the Participant's employee contribution account on a monthly basis, and shall be paid to the Pension Fund no later than the fifteenth (15th) day of the month following the month in which the employee contributions were deducted by the City from the Participant's salary."

III.

The foregoing amendments to the Plan shall supersede the existing provisions of the Plan to the extent those provisions are inconsistent with the provisions of this Amendment. The

remaining terms and provisions of the Plan are hereby confirmed and ratified in all respects except insofar as the foregoing provisions of this Amendment amend the same.

IN WITNESS WHEREOF, the City of McCook, Nebraska, as Employer, has caused this First Amendment to the Plan to be executed by its duly authorized official, and the Trustee has caused this Amendment to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF MCCOOK, NEBRASKA,**  
Employer

By: \_\_\_\_\_

Official Title: \_\_\_\_\_

**TREASURER OF THE CITY OF MCCOOK,**  
**NEBRASKA, Trustee**

By: \_\_\_\_\_

6810924.1

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 5.A. Presentation from Emma Castor with WCNDD (West Central Nebraska Development District) in regards to properties in their designated area that should be rescinded from previous declarations of nuisance and properties that need abatement.

ITEM NO. 5.B. Approve Resolution No. 2025-27 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. 5.C. Approve Resolution No. 2025-28 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. 5.D. Approve WCNDD's Motion to Abate for the properties located at 201 S 9<sup>th</sup> St., McCook, NE and 304 S 8<sup>th</sup> St., McCook, NE.

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**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 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 2025-27 which rescinds portions of Resolution No. 2025-11 in regards to the following property:

2025 MCC 108 - 212 S 8<sup>th</sup> St., McCook, NE

WCNDD is requesting the City Council to approve Resolution 2025-28 which rescinds portions of Resolution No. 2025-17 in regards to the following properties:

2025 MCC 33 - PID 001428700, McCook, NE

2025 MCC 63 - 1208 E B St., McCook, NE

2025 MCC 117 - 112 S 7<sup>th</sup> St., McCook, NE

2025 MCC 121 - 212 S 7<sup>th</sup> St., McCook, NE

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

2025 MCC 88 - 201 S 9<sup>th</sup> St., McCook, NE

2025 MCC 113 - 304 S 8<sup>th</sup> St., McCook, NE

**APPROVALS:**

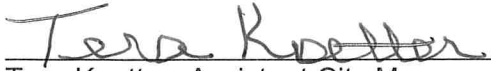


\_\_\_\_\_  
Nathan A. Schneider, City Manager

August 14, 2025

\_\_\_\_\_  
Lea Ann Doak, City Clerk

August 14, 2025



\_\_\_\_\_  
Tera Koetter, Assistant City Manager

August 14, 2025

**Agenda Items for 9.15.25:**

Rescind:

- 2025 MCC 33 PID 001428700 2025-17
- 2025 MCC 63 1208 E B ST 2025-17
- 2025 MCC 108 212 S 8<sup>TH</sup> ST 2025-11
- 2025 MCC 117 112 S 7<sup>TH</sup> ST 2025-17
- 2025 MCC 121 212 S 7<sup>TH</sup> ST 2025-17

Motion to Abate:

- 2025 MCC 88 201 S 9<sup>TH</sup> ST
- 2025 MCC 113 304 S 8<sup>TH</sup> ST

2025 - 27  
2025 - 28

**RESOLUTION NO. 2025-27**  
**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 108 - 212 S 8<sup>th</sup> ST., McCook, NE**

PASSED AND APPROVED THIS 15<sup>TH</sup> DAY OF SEPTEMBER, 2025.

\_\_\_\_\_  
Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk-Treasurer

**RESOLUTION NO. 2025-28**  
**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 33 PID 001428700, McCook, NE**

**2025 MCC 63 - 1208 E B ST., McCook, NE**

**2025 MCC 117 - 112 S 7<sup>th</sup> ST., McCook, NE**

**2025 MCC 121 - 212 S 7<sup>th</sup> ST., McCook, NE**

PASSED AND APPROVED THIS 15<sup>TH</sup> DAY OF SEPTEMBER, 2025.

\_\_\_\_\_  
Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 MCCOOK CITY COUNCIL MEETING**

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ITEM NO. **5.E** Update regarding the youth sports complex project.

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**BACKGROUND:**

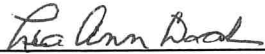
Staff would like to keep this item as a place keeper on the McCook City Council agendas while we work through the planning and construction process for the sports complex.

**APPROVALS:**



Nathan A. Schneider, City Manager

September 10, 2025



Lea Ann Doak, City Clerk

September 10, 2025



Tera Koetter, Assistant City Manager

September 10, 2025

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM:**            5.F.

Approve Ordinance No. 2025-3104 providing for the adoption of the budget for FY 2025/2026 on its third and final reading.


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**BACKGROUND:**

Ordinance No. 2025-3104, provides for the adoption of the budget for Fiscal Year 2025/2026 after discussion and consideration by the Council.

**FISCAL  
IMPACT:**        None.

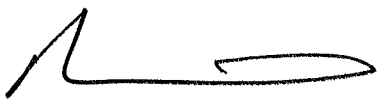
**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 7, 2025

  
\_\_\_\_\_  
Tera Koetter, Assistant City Manager

September 7, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 7, 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

**GENERAL FUND  
CAPITAL OUTLAY IMPROVEMENTS  
FY 2025/2026**

Revised 9/11/2025

Department	Item Description	Budget Request	Included	Removed	Other Sources	Funding Source
<b>ADMINISTRATION</b>	Server Finance 1/5	\$ 5,760	\$ 5,760			Finance
10-001-56030	Wireless Access Points	\$ 2,334	\$ 2,334			General Fund
	Payroll Time	\$ 7,500	\$ 7,500			General Fund
<b>POLICE</b>	Computer Upgrade	\$ 7,500	\$ 7,500			General Fund
10-005-56030	Server Finance 1/5 - Police	\$ 4,800	\$ 4,800			Finance
	Wireless Access Points	\$ 2,333	\$ 2,333			General Fund
10-005-56040	In-Car Camera System 1/5	\$ 28,000	\$ 28,000			Finance
	Impound Yard Update	\$ 20,000	\$ 20,000			General Fund
	Fully Equipped Police Unit	\$ 70,000	\$ 70,000			General Fund
	Ballistic Vests - Carry Over	\$ 13,000	\$ 13,000			General Fund
<b>FIRE</b>	Turnout Gear (4 sets) 10 yr rotate	\$ 16,000	\$ 16,000			General Fund
10-010-56040	Pumper - AFG Grant	\$ 950,000	\$ 950,000			AFG Grant
	AFG Grant Match - 5%	\$ 50,000	\$ 50,000			General Fund
	Desktop Computers (5)	\$ 6,000	\$ 6,000			General Fund
	Wireless Access Pts	\$ 2,333	\$ 2,333			General Fund
	AARF	\$ 375,000	\$ 375,000			Finance
<b>AMBULANCE</b>	Ambulance Lease Pay (1 of 7)	\$ 46,306	\$ 46,306			General Fund
<b>LIBRARY</b>	Concrete Shade Pedestal	\$ 15,605	\$ 15,605			General Fund
10-019-56030						

**GENERAL FUND  
CAPITAL OUTLAY IMPROVEMENTS  
FY 2025/2026**

Department	Item Description	Budget Request	Included	Removed	Other Sources	Funding Source
<b>STREET</b>	Mower/Dump Truck - Carry over	\$ 138,000	\$ 138,000			General Fund
10-022-56040	Paint Machine	\$ 25,000	\$ 25,000			General Fund
<b>CEMETERY</b>						
10-027-56030	Grass Seed	\$ 6,000	\$ 6,000			General Fund
	UTV w/ Snowplow and blower	\$ 32,000	\$ 32,000			General Fund
	Diesel Mower	\$ 24,000	\$ 24,000			General Fund
<b>PARKS</b>	Z Track Mower	\$ 30,000	\$ 30,000			General Fund
10-028-56040						
<b>BALL PARKS</b>	Pickup	\$ 50,000	\$ 50,000			General Fund
10-029-56040	Groomer	\$ 20,000	\$ 20,000			General Fund
	Uncommitted	\$ 76,500	\$ 76,500			General Fund
<b>POOL</b>						
10-030-56030	Security Cameras	\$ 5,000	\$ 5,000			General Fund
	<b>TOTAL GENERAL FUND</b>		\$ 2,028,971	\$ -	\$ -	

**ENTERPRISE FUND  
CAPITAL OUTLAY IMPROVEMENTS  
FY 2025/2026**

Department	Item Description	Budget Request	Included	Removed	Other Sources	Funding Source
<b>RECYCLING</b>						
70-033-56040	Skid Loader (Grant)	\$ 81,000	\$ 81,000			Grant
<b>COLLECTION</b>						
70-034-56030	Administration Server Finance 1/5	\$ 568	\$ 568			Finance
	Payroll Time Software	\$ 750	\$ 750			TS Fees
70-034-56040	Replacement containers	\$ 60,000	\$ 60,000			TS Fees
	Loader (Payment 2 of 6)	\$ 14,330	\$ 14,330			Finance/Reserve
	Brush Trailer with Grapple	\$ 65,000	\$ 65,000			TS Fees
<b>TRANSFER STATION</b>						
70-035-56030	Administration Server Finance 1/5	\$ 565	\$ 565			Finance
	Payroll Time Software	\$ 750	\$ 750			TS Fees
70-035-56040	Loader (Payment 2 of 6)	\$ 47,975	\$ 47,975			Finance/Reserve
	Old Facility Upgrade	\$ 20,000	\$ 20,000			TS Fees
<b>HAULING</b>						
70-037-56040	Trailer	\$ 110,000	\$ 110,000			Reserve

**ENTERPRISE FUND  
CAPITAL OUTLAY IMPROVEMENTS  
FY 2025/2026**

Department	Item Description	Budget Request	Included	Removed	Other Sources	Funding Source
<b>WATER</b>	Administration Server 1/5	\$ 2,305	\$ 2,305			Finance
70-050-56030	Payroll Time Software	\$ 3,000	\$ 3,000			Water Fees
70-050-56040	1/2 Ton Truck - Water Dist.	\$ 50,000	\$ 50,000			Water Fees
	Valve Maintenance Trailer	\$ 150,000	\$ 150,000			Water Fees
	Tablets, Difuser, Hitch Stand	\$ 3,000	\$ 3,000			Water Fees
	Pipe Saw ICS Chains	\$ 1,400	\$ 1,400			Water Fees
	ICS Saw Pipe Clamp	\$ 1,200	\$ 1,200			Water Fees
	Saw Trailer	\$ 4,000	\$ 4,000			Water Fees
70-050-56042	Utility Trailer	\$ 5,000	\$ 5,000			Water Fees
	Paint Sprayer - Electric	\$ 1,200	\$ 1,200			Water Fees
	Reducer for WTP	\$ 3,400	\$ 3,400			Water Fees
	Quarter Master Valves	\$ 5,000	\$ 5,000			Water Fees
<b>WATER REPLACE</b>	Eliminate Dead End Main	\$ 125,000	\$ 125,000			Water Fees
70-053-56030	6" Meter BNSF Replacement	\$ 9,000	\$ 9,000			Water Fees
	Water Meter Replacement	\$ 50,000	\$ 50,000			Water Fees
	Uncommitted	\$ 1,689,364	\$ 1,689,364			Water Fees
70-053-56045	O & M Equip Reserve-future vac truck	\$ 206,730	\$ 206,730			Water Fees
70-053-56050	Injection Well Reserve	\$ 80,000	\$ 80,000			Water Fees
70-053-56520	12" Main South St to A St	\$ -	\$ -			SRF Loan
	South St Water Main Shop/Hwy 83	\$ -	\$ -			SRF Loan
	Remaining Proj Cost	\$ 449,941	\$ 449,941			SRF Loan
70-053-56530	USDA WTP System	\$ 9,961,404	\$ 9,961,404			USDA Loan
70-053-56540	USDA Water Distribution System Proj	\$ 8,228,500	\$ 8,228,500			USDA Loan

**ENTERPRISE FUND  
CAPITAL OUTLAY IMPROVEMENTS  
FY 2025/2026**

Department	Item Description	Budget Request	Included	Removed	Other Sources	Funding Source
<b>SEWER</b>	Administration Server 1/5	\$ 2,305	\$ 2,305			Finance
70-058-56030	Payroll Time Software	\$ 3,000	\$ 3,000			Sewer Fees
70-058-56040	Demo Saw	\$ 2,000	\$ 2,000			Sewer Fees
	Wacker Packer	\$ 4,000	\$ 4,000			Sewer Fees
	Camera Van Wrap/Badging	\$ 5,000	\$ 5,000			Sewer Fees
	Overhead Door Opener	\$ 9,000	\$ 9,000			Sewer Fees
	Warning Lights 120 Ram	\$ 3,000	\$ 3,000			Sewer Fees
	1 ton Flatbed Truck	\$ 60,000	\$ 60,000			Sewer Fees
	Admin Bldg Plumbing	\$ 7,500	\$ 7,500			Sewer Fees
<b>SEWER REPLACE</b>	Sewer Main 5 Yr Maintenance	\$ 87,500	\$ 87,500			Sewer Fees
70-061-56030	Main W B/ W A between 2 & 3	\$ 50,000	\$ 50,000			Sewer Fees
	Force Main West GC	\$ 100,000	\$ 100,000			Sewer Fees
	Uncommitted	\$ 506,646	\$ 506,646			Sewer Fees
70-061-5603007	O & M Equipment Reserve	\$ 235,000	\$ 235,000			
70-061-5603010	USDA LOAN	\$ 14,380,893	\$ 14,380,893			USDA Loan
	Karrer Park Lift Station Rehab					USDA Loan
	Collection Sys Clean & CCTV					USDA Loan
	S Street Extension to Sports Complex					Sewer Fees
	WWTP Renovations					USDA Loan
<b>SEWER CAP DEV</b>	New Development	\$ 1,627	\$ 1,627			
70-062-56030						
	<b>TOTAL ENTERPRISE</b>		\$ 36,887,853			

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM:**        **5.G.**

Approve Ordinance No. 2025-3105 providing for the adoption of the FY 2025/2026 Fiscal Year Employee Classification Pay Plan on its third and final reading.

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**BACKGROUND:**

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

**FISCAL  
IMPACT:**     None.

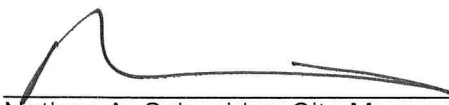
**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 7, 2025

  
\_\_\_\_\_  
Tera Koetter, Assistant City Manager

September 7, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 7, 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	15.618 - 21.402	
	Part-Time Transit Driver	15.855 - 21.627	
	Part-Time Clerical/Library Clerical	15.944 - 22.921	
	Part-Time Custodian/Maintenance		
(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

<b>(PAY GRADE)</b>	<b>POSITION</b>	<b>HOURLY/MONTHLY RATE</b>		<b>12-MONTH ANNUAL RANGE</b>	
(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

<b>(PAY GRADE)</b>	<b>POSITION</b>	<b>HOURLY/MONTHLY RATE</b>		<b>12-MONTH ANNUAL RANGE</b>	
(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/paradedics. 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											

The pay grid above is for firefighters/paradedics. 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.

**CITY MANAGER'S REPORT  
SEPTEMBER 15 , 2025 CITY COUNCIL MEETING**

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**ITEM: 5.H.**

**RECOMMENDATION:**

Approve on third and final 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.

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**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:**

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**APPROVALS:**



Lea Ann Doak, City Clerk

\_\_\_\_\_  
Date



Pat Fawver, Utilities Director

\_\_\_\_\_  
Date



Nate Schneider, City Manager

\_\_\_\_\_  
Date

8/9/2025

9/10/25

**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  
SEPTEMBER 15 , 2025 CITY COUNCIL MEETING**

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**ITEM: 5.1.**

**RECOMMENDATION:**

Approve on third and final 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

9/10/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Pat Fawver, Utilities Director

9/9/2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Nate Schneider, City Manager

9/10/25  
\_\_\_\_\_  
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

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM:**        5.J.

**RECOMMENDATION:**

**INTRODUCE ON FIRST READING ORDINANCE NO. 2025-3109  
PROVIDING FOR THE AMENDMENT OF APPENDIX F, SOLID WASTE  
COLLECTION FEES OF THE CITY MCCOOK CODE OF ORDINANCES  
AND APPROVE ON ITS FIRST READING.**

---

**BACKGROUND:**

This Ordinance provides for the increase to the solid waste collection fees as included in the proposed FY 2025-2026 budget.

The Transfer Station hauls, on average, 4 semi loads of solid waste to J Bar J Landfill which is near Ogallala per day Monday thru Thursday. We occasionally haul additional loads on Friday and/or Saturday, depending on the amount of solid waste that is brought in each day. The landfill is located approximately 105 miles north/northwest of McCook making each roundtrip approximately 210 miles.

The solid waste that is received at the Transfer Station consists of both commercial waste and residential waste. The commercial waste makes up approximately 78% of all waste received at the Transfer Station, with residential waste making up the remaining 22%.

There are 3 changes in the proposed contract with J Bar J Landfill compared to the previous contract: 1) The J Bar J contract will be increasing by \$.91/ton which is a 3% increase; 2)The State of Nebraska assesses a fee for each receipted ton that is deposited into a landfill. This fee has recently been increased by the State of Nebraska from \$1.25/ton to \$2.34/ton. This is an 87% increase from the previous years fee; 3) Also, at the beginning of August 2025, Perkins County implemented a \$1.00 per ton host fee. This is a new fee that has never been a part of our contract with J Bar J. With these increases, the per ton tipping fee for each ton of solid waste will increase by \$3.00/ton. Last year we took in more than 18,000 tons. Based off of this tonnage we will see a minimum annual increase in disposal fees of \$54,000.00. This is compared to an increase in last years contract from the previous year of approximately \$15,840.00.

The fee for Residential Trash Collection will increase from \$28.25 to \$29.75 per month which includes a \$2.00/month recycling fee to help support the recycling program. This equates to a 5.3% increase. The last increase was in October 2024 where the fee increased from \$27.25/month to \$28.25/month.

The fee for Household/Commercial Waste will increase from \$86.00/ton to \$92.00/ton. This equates to a 7% increase. The last increase was in October 2023 where the fee increased from \$83.00 to \$86.00.

This Ordinance also includes a fee of \$6.00/month for the yard waste collection service. This service is provided beginning in April and running thru November. It includes the weekly pickup up of grass and leaves that are placed in a city provided roll out container. There are no planned increase for this service in FY 2025 - 2026.

**FISCAL**

**IMPACT:**    None.

**APPROVALS:**



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Kyle Potthoff, Public Works Director

September 10, 2025



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Nate Schneider, City Manager

September 10, 2025

**ORDINANCE NO. 2025-3109**

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF APPENDIX F, SOLID WASTE COLLECTION FEES, OF THE CITY OF MCCOOK, NEBRASKA CODE OF ORDINANCES; PROVIDING FOR A RATE TO BE CHARGED FOR SOLID WASTE COLLECTION AND DISPOSAL; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2024-3087 AND ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM AND FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

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

SECTION 1. That Appendix F, Solid Waste Collection Fees, of the City of McCook, Nebraska Code of Ordinances, shall be and is hereby amended to read as follows:

**APPENDIX F: SOLID WASTE COLLECTION FEES**  
**SOLID WASTE COLLECTION FEES**

(A) In order to pay for the cost of operation and maintenance of the Transfer Station and to provide funds necessary for equipment and future land acquisition, the following fees are hereby established in compliance with Section 55.02:

(1) All residents of the corporate limits of the City of McCook shall not be charged a fee at the Transfer Station for any refuse or debris that is generated on their own residential property and personally delivered to the Transfer Station. Except as provided in Section E of this Appendix, residents and nonresidents delivering construction, demolition, or remodeling and all persons hauling for hire, commercial, contract for commercial tree trimmers, lawn caretakers, or nonresidents of the City of McCook shall be assessed according to the Solid Waste Collection schedule of fees.

(2) The City will operate in accordance with Nebraska Department of Environmental Quality's *Title 132 Integrated Solid Waste Management* regulations.

(B) (1) *Solid Waste Collection schedule of fees.* See Chapter 38, Fee Schedule.

Household/Commercial Waste No Yard Waste	\$.046000 per pound (\$92.00 per ton) minimum charge - \$5.00
Yard Waste Only	\$.012675 per pound (\$25.35 per ton) minimum charge - \$5.00
Non Solid Waste Scale Fee	\$5.00

(2) *Solid Waste Collection payment due.* Payment of the above fee(s) is due and payable upon entrance into the Transfer Station.

(C) *Fee for U-Load-It Clean-up program.* A fee of fifty dollars (\$50.00) for the use of a city truck is hereby provided for use of the City's U-Load-It Clean-Up Program. Scale fees will be charged according to the above schedule as outlined in Sections A and B of the Appendix.

(D) *Solid Waste Collection/Disposal fee.*

(1) All residential units within the corporate City Limits shall be charged a monthly solid waste collection/disposal fee of \$27.75 and a monthly recycling fee of \$2.00.

(2) All residential units within the corporate City Limits may request an additional container to be used for yard waste only, and shall be charged a monthly disposal fee of \$6.00 per month, effective April 1, 2024, during those months that yard waste is banned from Landfills.

(3) Tracts of land or buildings containing three (3) or more residential units may choose alternative solid waste collection/disposal methods upon the approval of the City Manager.

(4) All solid waste collection/disposal fees prescribed by this Appendix shall be a lien upon the premises and real estate for which the service is supplied and if not paid when due such charge shall be certified to the City Treasurer and may be recovered by the City in an action at law and it may be certified to the County Clerk and assessed against said real estate and premises served and be collected and returned in the same manner as other City taxes are certified, assessed, collected and returned.

(5) Bills for solid waste collection/disposal fees charged pursuant to this Appendix shall be rendered at the same time that bills are rendered for water service, and all collection/disposal fees levied by this Appendix which are not paid at or before water service charges are required to be paid, shall be deemed delinquent and the water service of such user may be discontinued.

(E) *Waiver of fees for affordable housing projects.* Disposal fees shall be waived for the deposit at the Transfer Station of solid waste that was generated by the remodeling or clean up of a residential dwelling located within the corporate limits of the City of McCook using funds provided by the Nebraska Department of Economic Development pursuant to the Nebraska Affordable Housing Trust Fund Act.

(F) *Partial waiver of fees for demolition of certain residential dwelling units.* Thirty percent of the total disposal fees shall be waived for the deposit at the Transfer Station of solid waste generated by the demolition of a residential dwelling unit located within the corporate limits of the City of McCook along with an accessory detached garage if the requirements set forth in this subsection are satisfied. In order to qualify for such partial waiver of disposal fees, the owner of the dwelling unit must apply in writing to the Building Inspector of the City for a partial waiver of fees at least 14 days prior to commencement of the demolition work and must establish to the satisfaction of the Building Inspector that:

(1) The owner received written confirmation from the Building Inspector that the demolition qualifies for a partial waiver of disposal fees prior to commencing with the demolition work;

(2) all asbestos and other hazardous materials were abated and removed from the structures prior to commencing demolition work in accordance with all federal, state, and local laws;

(3) the dwelling unit has been abandoned for a continuous period of at least twelve (12) months prior to submission of the application for partial waiver of fees as shown by water, gas or electric utility records;

(4) the dwelling unit is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy such that it is unreasonable to repair the structure;

(5) there is no reimbursement for disposal fees available from any other source such as homeowner's insurance; and

(6) the owner obtained a permit authorizing such demolition from the City of McCook prior to commencement of the demolition work.

SECTION 2. Any and all ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force November 1, 2025 and from and after its passage, approval and publication in pamphlet form 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

**CITY MANAGER'S REPORT  
SEPTEMBER 15, 2025 CITY COUNCIL MEETING**

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**ITEM: 5.K.**

Introduce and approve under suspension of the rule, Ordinance No. 2025-3108 setting the salary and compensation of City Manager Nathan A. Schneider.

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**BACKGROUND:**

Attached is a copy of proposed Ordinance No. 2025-3108. The ordinance can be approved under suspension of the rule since all items in the ordinance were included in the City Manager Employment Agreement approved by the Council at the September 2, 2025 meeting.

**FISCAL  
IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 7, 2025

ORDINANCE NO. 2025-3108

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA SETTING THE SALARY AND COMPENSATION OF THE CITY MANAGER OF THE CITY OF MCCOOK; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

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

SECTION 1. From and after October 1, 2025, the City Manager of the City of McCook, Nebraska shall receive for his base annual (12 month) salary \$156,750, plus 1% longevity \$3,135, for a gross annual (12 month) salary \$159,885 said salary to be paid bi-weekly; retirement benefit of 8% of his salary; and other benefits as shall be determined by the City Council of the City of McCook.

SECTION 2. The City Manager's employment agreement executed September 2, 2025, and effective October 1, 2025, includes these provisions.

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

SECTION 4. This ordinance shall be in full force and take effect from and after its passage, approval and publication as required by law.

PASSED AND APPROVED THIS 15<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

\_\_\_\_\_  
Lea Ann Doak, City Clerk

Publish: