

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, May 18, 2026
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

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

Pledge of Allegiance.

Call to Order.

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

Items.

1. Announcements & Recognitions.
2. Proclamations.
 - A. Approve the proclamation designating the week of May 17 - 23, 2026 as "National Public Works Week" and authorize the Mayor to sign.
 - B. Approve the proclamation designating May 17-23, 2026 as "Emergency Medical Services Week" and authorize the Mayor to sign.
3. Public Hearings.
 - A. Conduct a public hearing on the application of El Puerto LLC; dba "El Puerto 3", for a Class "I" - (Beer, Wine, Distilled Spirits, On Sale Only) license under the Nebraska Liquor Control Commission, to be located at 311 Norris Avenue, McCook, Nebraska.
 1. Adjourn the Public Hearing.
 - B. Recommend approval to the Nebraska Liquor Control Commission the application of El Puerto LLC; dba "El Puerto 3", for a Class "I" - (Beer, Wine, Distilled Spirits, On Sale Only) license under the Nebraska Liquor Control Commission, to be located at 311 Norris Avenue, McCook, Nebraska.
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 May 4, 2026 regular City Council meeting.
 - B. Forward to the City's insurance carrier for review and appropriate action a property damage incident form from Colt McDonald.
 - C. Approve the renewal of the Frenchman Valley Mutual Aid Agreement for the next five years and authorize the Mayor to sign.
 - D. Receive and file the claims for the month of April 2026, published May 19, 2026.
 - E. Approve the application for a Special Designated Liquor License (SDL) submitted by Donna Vlasin, Liquor License #C-097364 for a wedding to be held at the City Auditorium, 302 West 5th Street, on June 6, 2026 from 4:00 P.M. to 12:00 A.M.
 - F. Adopt Resolution No. 2026-14 approving the 5311 Program Agreement - Federal-Aid Funds - Supplemental Agreement with the Nebraska Department of Transportation providing funding to be used for the City of McCook Public Transit's transportation operations for the budget period of 07/01/25-06/30/2027 and authorize the Mayor to sign.
 - G. Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Heritage Hills Golf Corp., 6000 Club House Drive, McCook, Nebraska, which holds License #IB-010450, the applicant being Mason Michaelis.
 - H. Adopt Resolution No. 2026-13 granting a Waiver of Payment in Lieu of Taxes to the McCook Housing Agency.
5. Regular Agenda.
- A. Discussion and public educational session regarding McCook's political sign ordinance.
 - B. Update regarding the youth sports complex project.
 - C. Council Comments.

Adjournment.

**CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING**

ITEM: 2.A.

RECOMMENDATION:

Approve the proclamation designating the week of May 17 - 23, 2026 as "National Public Works Week" and authorize the Mayor to sign.

BACKGROUND:

In 1960, the American Public Works Association started a public information campaign to make the general public more aware of the work Public Works Departments do, to educate the public on the importance of public works to their daily lives: planning, building, managing and operating at the heart of their local communities to improve everyday quality of life, as well as promote the "often-unsung heroes" of our society, the professionals who serve the public every day with quiet dedication.

This years theme "Rooted in Service, Powered by Community" reminds us that public works professionals are motivated to serve the communities that they love and that power them to always do their best. Whether serving as first responders, providing regular waste pickup, or making roads and sidewalks passable after a winter weather event, public works puts service at the forefront for their community.

The roots of service run deep in public works. It's what has propelled public works innovations that have helped our communities evolve into places where people can lead lives of purpose and possibility. Some work—like maintaining streets and mowing parks—are highly visible, while other public works contributions—like snow removal, painting movement areas at the airport and clean up after a night time storm—are sometimes hidden from view. Together, these efforts form the foundation of thriving communities, reminding us that every project, seen or unseen, powers the connection between service and the people it supports.

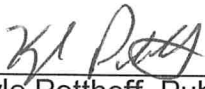
Public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of McCook. Public Works in McCook includes providing infrastructure services in transportation including the highways within the City's corporate limits, stormwater infrastructure, public buildings and spaces, airport, parks, ballparks, swimming pool, cemeteries and grounds, solid waste collection and disposal, and Recycling.

This year we challenge our citizens to think about the role public works plays in creating a great place to live. By working together, the impact citizens and public works professionals can have on their communities is magnified and results in the ability to accomplish goals once thought unattainable.

Join us in celebrating the quiet work these professionals do that makes life better for all of us.

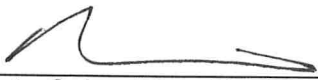
**FISCAL
IMPACT:** None.

APPROVALS:



Kyle Potthoff, Public Works Director

May 12, 2026



Nate Schneider, City Manager

May 12, 2026



*Office of the Mayor
McCook, Nebraska*

Proclamation

"NATIONAL PUBLIC WORKS WEEK"

"Rooted in Service, Powered by Community":

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of McCook; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of McCook to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of McCook, Nebraska do hereby designate the week of May 17 through 23, 2026, as

"National Public Works Week"

and urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Dated this 18th day of May, 2026.

*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

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM # 2.B.

RECOMMENDATION:

Approve the proclamation designating May 17-23, 2026 as Emergency Medical Services Week and authorize the Mayor to sign.

BACKGROUND:

EMS Week 2026 marks the 52nd anniversary of this national observance, first authorized by President Gerald Ford in 1974. EMS Week honors the essential contributions of local EMTs, paramedics, and first responders who serve as the healthcare safety net for our community. The 2026 national theme, "**Improving Outcomes, Together,**" emphasizes the critical collaboration between EMS professionals, healthcare partners, and public safety disciplines to enhance patient care.

Every EMS clinician carries one call with them forever, not for its heroism but for its humanity. A child whose breathing finally stabilized, a grandmother whose hand was held until her family reached her side, or a stranger who, despite fear and pain in their eyes, chose to trust them.

These moments seldom make headlines, yet they influence outcomes and change lives. These outcomes go beyond just vital signs. They include people returning home, families remaining united and communities feeling safer because someone was there when it mattered most.

Today's EMTs bring advanced skills and innovative tools that serve patients in big cities and the rural plains across the country. These advancements are creating a measurable difference well before the patient reaches the hospital.

The commitment of our EMS clinicians ensures that high-quality, lifesaving care is available to everyone in our community, regardless of location or circumstance. By celebrating EMS Week 2026 under the theme "**Improving Outcomes, Together,**" we reaffirm our gratitude and support for those who stand ready to answer the call.

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

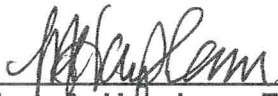
PAGE 2

FISCAL
IMPACT: None

RECOMMENDATION:

Approve the proclamation designating May 17-23, 2026 as
Emergency Medical Services Week and authorize the
Mayor to sign.

APPROVALS:



Marc A. Harpham, Fire Chief

7 MAY 2026
Date



Nate Schneider, City Manager

5/14/26
Date

Office of the Mayor
McCook, Nebraska
Proclamation

2026

"EMERGENCY MEDICAL SERVICES (EMS) WEEK"
Improving Outcomes, Together

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, emergency medical services system consist of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; and

NOW, THEREFORE, I, Linda Taylor, Mayor of the City of McCook, Nebraska, in recognition of this event do hereby proclaim the week of May 17 - 23, 2026, as

EMERGENCY MEDICAL SERVICES WEEK

the 52nd Anniversary of EMS Week theme is, *EMS WEEK: Improving Outcomes, Together*. I encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and essential service it provides.

Dated this 18th day of May, 2028.

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

CITY MANAGER'S REPORT
MAY 18, 2026 MCCOOK CITY COUNCIL MEETING

ITEM: 3.

RECOMMENDATION:

ITEM A Conduct a public hearing on the application of El Puerto LLC; dba "El Puerto 3", for a Class "I" - (Beer, Wine, Distilled Spirits, On Sale Only) license under the Nebraska Liquor Control Commission, to be located at 311 Norris Avenue, McCook, Nebraska.

ITEM B Recommend approval to the Nebraska Liquor Control Commission the application of El Puerto LLC; dba "El Puerto 3", for a Class "I" - (Beer, Wine, Distilled Spirits, On Sale Only) license under the Nebraska Liquor Control Commission, to be located at 311 Norris Avenue, McCook, Nebraska.

BACKGROUND:

Upon notice from the Liquor Control Commission, the City has 45 days to conduct a hearing concerning the requested license. The Council may choose not to make a recommendation of approval or denial to the Commission.

Per §53-133, the Liquor Control Commission shall set for hearing any application wherein:

- 1) There is a recommendation of denial from the local governing body.
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

FISCAL
IMPACT: None.

APPROVALS:

Lea Ann Doak
Lea Ann Doak, City Clerk-Treasurer

May 14, 2026

Tera Koetter
Tera Koetter, Assistant City Manager

May 14, 2026

Nate Schneider (Lol)
Nathan Schneider, City Manager

May 14, 2026

EXHIBIT #1

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NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that El Puerto LLC; dba "El Puerto 3", has filed an application for Class "I" License - (Beer, Wine, Distilled Spirits, On Sale Only), under the Nebraska Liquor Control Commission, to be located at 311 Norris Avenue, McCook, Nebraska.

All persons desiring to give evidence before the McCook City Council in support of or protest against the issuance of such license may do so at the time of this hearing to be held Monday, May 18, 2026 at 5:30 P.M., in the City Council Chambers, 505 West "C" Street, McCook, Nebraska.

-s- Lea Ann Doak
City Clerk

Publish: May 8, 2026.

EXHIBIT #2

PAGE(S) - 1



NLCC Review Required

From lcc.noreply@nebraska.gov <lcc.noreply@nebraska.gov>

Date Tue 4/21/2026 2:56 PM

To McCook Clerks <mccookclerks@cityofmccook.com>

External (lcc.noreply@nebraska.gov)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by Eakes](#)

Please save this email to provide your recommendation. To review the application documents [click here](#).

Review Type: Local Review

Job Type: New License Application

Job Number: 162412

License Type: Class I Beer, Wine, Spirits On Sale Only

Secondary Licenses: N/A

Licensee: El Puerto LLC

Premises Name: El Puerto 3

Premises Address: 311 Norris Ave Mc Cook, NE 69001-3707

Premises Type: Restaurant

CLERKS: For NEW APPLICATION jobs (not amendments) there are two key time frames to keep in mind:

- 1) Publicize one time not less than 7 days not more than 14 days prior to date of hearing.
- 2) You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (Nebraska Revised Statute 53-134). You may choose NOT to make a recommendation of approval or denial to our Commission.

PER NEBRASKA REVISED STATUTE 53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

Thank you,
Nebraska Liquor Control Commission

EXHIBIT #3
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This is an automated email message. Please do not reply to this email address.

Nebraska Secretary of State

EL PUERTO, LLC

Tue Apr 21 12:22:07 2026

SOS Account Number

2507320175

Status

Active

Principal Office Address

217 W. 6TH STREET
CONCORDIA, KS 66901
USA

Registered Agent and Office Address

RAFAEL AYALA
1912 W 9TH STREET
HASTINGS, NE 68901

Nature of Business

Not Available

Entity Type

Foreign LLC

Qualifying State: KS

Date Filed

Jul 11 2025

Next Report Due Date

Jan 01 2027

Filed Documents

Filed documents for EL PUERTO, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Foreign Certificate of Authority	Jul 11 2025	\$1.35 = 3 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation**\$6.50**

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

Certificate of Good Standing - USPS Mail Delivery

\$10.00

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

[Continue to Order](#)

[↑ Back to Top](#)



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 162412

LICENSE TYPE

Class I Beer, Wine, Spirits On
Sale Only

APPLICATION DATE RECEIVED

2026-04-16

SECONDARY LICENSE(S)

None selected

LICENSEE

EL PUERTO LLC

LICENSEE TYPE

Corporation

Temporary Operating Permit

LICENSE

License 123676 (Active) - Class I Beer, Wine, Spirits On Sale Only (May 01, 2025 - Apr 30, 2026)
El Puerto 3 (EL PUERTO LLC)

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Restaurant

PREMISES NAME

El Puerto 3

OPERATOR

Rafael Ayala

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2099-04-30

PHYSICAL ADDRESS

309-311 Norris Avenue
McCook, NE 69001

MAILING ADDRESS

1912 W. 9th Street
Hastings, NE 68901

CONTACT NAME

Rafael Ayala

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(620) 779-3325

ALTERNATE PHONE

FAX

EMAIL

condraylaw@condraylaw.com

PREMISES MANAGER

Rafael Ayala

PREMISES MANAGER EMAIL

rafael.ayala81@yahoo.com

QUESTIONS

Class I Beer, Wine, Spirits On Sa

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has any officer, member, owner, or manager named in this application;
or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions
that may occur after the date of this application.

Yes

(document uploaded)

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L 76', W36'

3. Is there an outdoor area?

*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

No

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

1

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

Yes

(document uploaded)

9. What date do you intend to open for business?

April 27, 2026

10 What are the anticipated hours of operation?

Mon-Thur 11:00 am to 9:00 pm, Fri-Sat 11:00 am to 10:00 pm Sun
11:00 am to 3:00 pm

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

No

12 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

No

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

McCook National Bank, McCook, NE - Rafael Ayala

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Self employed in this business since 2009.

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

Yes

18 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

Nebraska License Nos. 123676 and 123677, Kansas License Nos. 6082 and 3737. Kansas License 4347 was sold.

19 Has the premises location been previously licensed within the last 2 years?

Yes

20 Are you applying for a Temporary Operating Permit?

Yes

(document uploaded)

21 Is the lease, deed, or purchase agreement for the premises listed under the applicant's name (LLC, Corporation, or Individual)? If the property is owned personally but the application is under an LLC or Corporation, a lease agreement must be made between the owner and the entity applying for the license.

Yes

22 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

23 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Rafael Ayala

24 What is the manager's address?

1912 W. 9th Street, Hastings, NE 68901

25 What is the manager's phone number?

620-779-3325

26 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Adams County

27 What is the manager's email address? An email will be sent to them to obtain their personal information.

rafael.ayala81@yahoo.com

28 Is the manager married?

Yes

Marisa Esqueda Ayala, rafael.ayala81@yahoo.com

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	Lease- Triple-Net - McCook 2 Signed.pdf	
Premises Description & Diagram	McCook Diagram.pdf	
Explanation of Convictions/Guilty Pleas	2026 Explanation of Convictions.pdf	
Privacy Act Statement	Privacy Act Statement.pdf	
Affidavit of non-participation	Spousal Affidavit of Non-Participation.pdf	
Alcohol Inventory	McCook Alcohol Inventory.pdf	
Business Plan	McCook Business Plan.pdf	
Temporary Operating Permit (TOP)	Application for Temporary Operating Permit.pdf	

APPLICANT

William Ross Van Horn

DECLARATION

☒ I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

RESTRICTED: This information not to be released to other than authorized personnel.

LIQUOR APPLICATION REPORT

POLICE DEPARTMENT REPORT

DATE REQUESTED: April 23, 2026

DUE DATE: June 11, 2026

APPLICANT: El Puerto LLC

DBA: El Puerto 3

APPLICANT'S ADDRESS:

PHONE NUMBER (HOME):

(BUSINESS):

PROPOSED LICENSE ADDRESS: 311 Norris Avenue, McCook NE

TYPE OF LICENSE: Class "I" - License #162412

(Beer, Wine & Distilled Spirits, On Sale)

TYPE OF INVESTIGATION:

- | | |
|--|--|
| ☐ Purchase of Business | ☐ New and Additional License |
| ☐ Upgrade of Existing License | ☐ Transfer of Location |
| ☐ Expansion of Present Business | ☐ Manager |
| ☐ Renewal - Long Form | ☐ Amendment - addition to licensed area |

TYPE OF BUSINESS:

- | | |
|--|---|
| ☐ Hotel/Motel | ☒ Restaurant/Food Service |
| ☐ Liquor/On-Off Sale | ☐ Liquor/On-Sale Only |
| ☐ Liquor/Off-Sale Only | ☐ Entertainment/Bottle Club |
| ☐ Other - Grocery Store | |

TYPE OF OWNERSHIP: ☐ Corporation ☐ Partnership ☐ Individual
☒ Limited Liability Company (LLC)

Investigation Completed by: Det G/K #4

Date: 4/23/2026

EXHIBIT #4

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PREMISE:

1. Type of Neighborhood: ☒ Commercial; () Industrial; () Residential.
2. Condition:
 - a) Traffic: Normal for street in business district
 - b) Parking: on street
3. Designation of Adjacent Street (Local, Collector, Minor or Major Arterial, Highway):
Both Minor and Major (1 1/2 blocks N South)
4. Street Width and Profile: 63 feet
5. Speed Limit: 20 mph
6. Average Daily Traffic Count: UNKNOWN
7. Accident Report at Adjacent Intersections: None in past 6 months
8. Analysis of Traffic Effects: No real effect
9. Ready for Operation: ☒ Yes () No
If no, estimated date: _____
10. Type of Food Service: () Microwave () Grill (☒) Kitchen
11. Number of Employees: Full-time 1 Part-time _____
12. Does premise comply with legal distance from churches, schools, etc.?
(☒) Yes (☒) No IF no, specify Grace Fellowship located @ 319 N. 1st
13. The business has been inspected within the last three (3) months by the City's Building Inspector.
() Yes (☒) No (IF yes, attach report)
14. The business has been inspected within the last three (3) months by the City's Fire Department.
() Yes (☒) No (IF yes, attach report)

15. Estimated Seating Capacity: 93-94
16. Estimated Number of Customers per Day: 250-300
17. Hours of Operation: MON-THU 11:00 AM - 9:00 PM / FRI-SAT 11:00 AM - 10:00 PM
SUN 11:00 AM - 3:00 PM

FINANCING:

18. Purchase Price: _____
19. Property/Equipment Value: _____
20. Previous Year's Gross Receipts: _____
21. Amount Financed: _____ Source: _____
Collateral: _____ Co-Signers: _____
22. Lease Agreement: _____
23. Estimated Annual Payroll: _____
24. Estimated Gross Income: _____ % Food: _____ % Liquor: _____

MISCELLANEOUS:

25. Number of licenses and types within competitive distance: _____
AXE House 219 N. 1st Ave
Tequilar Mexican Grill 205 N. 1st Ave
26. Is another person responsible for daily operation? (☒) Yes (☐) No
IF yes, who? Yalucany Palma
(Complete investigation of manager form.)

PERSONAL HISTORY:

27. Applicant's Name: Rufael Ayala
28. Date of Birth: 9-20-1973 29. Sex: M
30. Home Address: Office Address 1912 W 9th Street
Nebraska, NE 68901
31. Citizen of the United States? (☒ Yes () No)
If Naturalized, Certificate No. 29380742
Place: W. China, K
32. Proper residency has been established? (☒ Yes () No)
If no, explain _____
33. Criminal History - Has applicant been arrested and/or pled guilty to any _____ misdemeanor?
_____ felony? If felony, attach detailed description. UNKNOWN
34. Has applicant been cited for and/or been found in violation of the Liquor Laws of the State of Nebraska
or other State in which previously licensed? UNKNOWN
() Yes () No (IF yes, attach detailed description.)
35. Has applicant had a beneficial interest in another liquor license? (☒ Yes () No)
(IF yes, Name, City, Address, Type of License) NEBRASKA License 123676
and 123677
Kansas License 6082 3737
36. Record checks made (civil history). (☒ Yes () No. (Attach records.)
37. Investigation made of character/reputation of applicant, report details of investigation:
Nothing Found
38. Number of hours that will be spent by applicant at licensed premises each week?

39. Number of hours that will be spent by applicant working in occupation other than licensed premises
each week? _____
40. Applicant will oversee in person the management of the licensed premises?
(☒ Yes () No
41. Another person will be responsible for the management of the licensed premises?
(☒ Yes () No (IF yes, attach investigative report for manager.)

PERSONAL HISTORY - SPOUSE:

42. Spouse's Name: Marisa Ayala
43. Date of Birth: 10-19-77 44. Sex: F
45. Home Address: 1412 West 9th Street Omaha, NE 68101
46. Citizen of the United States? ☒ Yes () No
If Naturalized, Certificate No. _____
Place: Charlotte, NC
47. Proper residency has been established? ☒ Yes () No
If no, explain _____
48. Criminal History - Has spouse been arrested and/or pled guilty to any _____ misdemeanor?
_____ felony? If felony, attach detailed description. UNKNOWN
49. Has spouse been cited for and/or been found in violation of the Liquor Laws of the State of Nebraska
or other State in which previously licensed? UNKNOWN
() Yes () No (IF yes, attach detailed description.)
50. Has spouse had a beneficial interest in another liquor license? () Yes () No
(IF yes, Name, City, Address, Type of License) _____
51. Record checks made (civil history). ☒ Yes () No. (Attach records.)
52. Investigation made of character/reputation of applicant, report details of investigation:
Nothing Found
53. Number of hours that will be spent by spouse at licensed premises each week?
54. Number of hours that will be spent by spouse working in occupation other than licensed premises each
week? _____
55. Spouse will oversee in person the management of the licensed premises?
() Yes () No
56. Another person will be responsible for the management of the licensed premises?
() Yes () No (IF yes, attach investigative report for manager.)

PERSONAL HISTORY - MANAGER: *SAME AS Applicant*

56. Manager's Name: _____

57. Date of Birth: _____ 58. _____

59. Home: _____

60. Citizen of the United States? () Yes () No

If Naturalized, Certificate No. _____

Place: _____

61. Proper residency has been established? () Yes () No

If no, explain _____

62. Criminal History - Has manager been arrested and/or pled guilty to any
_____ misdemeanor? _____ felony? If felony, attach detailed description.

63. Has manager been cited for and/or been found in violation of the Liquor Laws of the State of Nebraska
or other State in which previously licensed?

() Yes () No (If yes, attach detailed description.)

64. Has manager had a beneficial interest in another liquor license? () Yes () No

(If yes, Name, City, Address, Type of License) _____

65. Record checks made (civil history). () Yes () No. (Attach records.)

66. Investigation made of character/reputation of manager, report details of investigation:

67. Number of hours that will be spent by manager at licensed premises each week?

68. Number of hours that will be spent by manager working in occupation other than licensed premises
each week? _____

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: **4.A.**

Approve the minutes of the May 4, 2026 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

May 14, 2026

McCook City Council
May 4, 2026
5:30 P.M.

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

Present: Mayor Linda Taylor, Councilmembers Jerry Calvin, Gene 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, Senior Services Director Beth Siegfried, and Building Inspector Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 30, 2026, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Taylor announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review. Invocation was provided by Jeff Kelley, Memorial Methodist Church. Following the Pledge of Allegiance to the flag of the United States of America, Mayor Taylor called the meeting to order.

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

1. Announcements & Recognitions.

City Manager Schneider announced that a Planning Commission meeting is scheduled for May 11, 2026 at 5:15 P.M.

Police Chief Hodgson introduced Jason Kloepping as a new officer for the Police Department. He graduated from the Academy on April 23 and is currently completing field training.

2. Public Hearings.

- 2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding a meeting held April 27, 2026.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment on a report from the Economic Development Plan Citizen's Advisory Review Committee regarding meeting held April 27, 2026 with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Rambali, 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 May 4, 2026 (1 page); Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Agenda for the April 27, 2026 meeting of the Economic Development Plan Citizen's Advisory Review Committee and attachments (8 pages); and Exhibit #4 - the minutes of the January 26, 2026 Economic Development Plan Citizen's Advisory Review Committee (3 pages).

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

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

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

- 2.B. Accept the minutes of the January 26, 2026 Economic Development Plan Citizen's Advisory Review Committee meeting.

Motion to accept the minutes of the January 26, 2026 Economic Development Plan Citizen's Advisory Review Committee meeting. 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. Proclamations.

- 3.A. Approve the proclamation designating May 11 through May 16, 2026 as "National Police Week" and May 15, 2026 as "Police Officer Memorial Day" and authorize the Mayor to sign.

Police Chief Hodgson presented the proclamation request to the Council.

Motion to approve the proclamation designating May 11 through May 16, 2026 as "National Police Week" and May 15, 2026 as "Police Officer Memorial Day" and authorize the Mayor to sign. This

motion, made by Muehlenkamp and seconded by Taylor, passed.

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

YEA: 5, NAY: 0

4. Consent Agenda.

Mayor Taylor requested that Item E. be removed from the Consent Agenda and placed on the Regular Agenda.

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

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

YEA: 5, NAY: 0

4.A. Approve the minutes of the May 4, 2026 regular City Council meeting.

4.B. Receive and confirm Change Order No. 1 for Project No. 3-31-0052-20/21/22 at McCook Ben Nelson Regional Airport in the amount of \$1,529.00 for a change in the location of the electrical meter and disconnect and an upsize in conduit from 1 ½" to 3" between the transformer and the meter.

4.C. Approve an application from Nebraska Public Power District (NPPD) to occupy city right-of-way for the purpose of installing underground electric conduit, cable and one new ground-level junction box from the south side of West "Q" Street to the north side of West "Q" Street; location 1604 West "Q" Street.

4.D. Approve an application from Nebraska Public Power District (NPPD) to occupy city right-of-way for the purpose of installing underground electric conduit, cable and one new ground-level junction box from the south side of West "Q" Street to the north side of West "Q" Street; location 1511 West "Q" Street.

4.F. Accept the City of McCook - Tax Increment Financing Annual Report - dated April 2026.

4.G. Adopt Resolution No. 2026-12 approving an agreement with McCook Keno, LLC for the operation of a keno-type lottery in the City of McCook for a period of five years.

5. Regular Agenda.

4.E. Authorize Karrie Steely to park her camper in the northwest corner of the East 1st and "D" Street parking lot beginning May 5, 2026 and continuing through May 31, 2026 for a place to store and set up supplies for a community mural project, as well as use of the water hydrant for cleaning paint supplies.

Motion to authorize Karrie Steely to park her camper in the northwest corner of the East 1st and "D" Street parking lot beginning May 5, 2026 and continuing through May 31, 2026 for a place to store

and set up supplies for a community mural project, as well as use of the water hydrant for cleaning paint supplies. This motion, made by Muehlenkamp and seconded by Calvin, passed.

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

YEA: 5, NAY: 0

- 5.A. Approve an Option Agreement between the City of McCook and Hoppe & Son, LLC for the grant of an option to purchase real property, preliminarily described as Lots 7 and 8, Block 2, Walters First Addition to the City of McCook, Red Willow County, Nebraska.

Amanda Engell, MEDC Housing Director, was present to review the request with the Council and introduced Evan Clark, Project Development Manager for Hoppe Development.

Via zoom, Mr. Clark presented information regarding their proposed development of a mixed-income, multi-unit housing complex in the Walters First Addition, which they call "Prairie Run". The project consists of 34 units of a combination of row homes and "stacked flats", and will be one and two bedroom. The development is a long-term commitment for them.

City Manager Schneider reviewed the following information contained in his report prepared for the council meeting. The Hoppe project intends to apply for Low-Income Housing Tax Credits (LIHTC) to assist with the development, this application is due May 7, 2026. As part of the application Hoppe must demonstrate they have an interest in the parcels. The City of McCook and Hoppe are not ready to move forward with a real estate purchase agreement, so an option agreement is necessary to satisfy NIFA's requirements. In the Option Agreement a value for the option has been set at \$10,000, which serves as consideration from Hoppe to maintain first position for purchasing the lots.

The City of McCook has not received its appraisal for the lots, making it difficult to assign a value for the purchase price. Based on prior projects, Hoppe has recommended a purchase price of \$76,121.10 for the lots. City staff wants to receive the appraisal prior to committing to the value assigned by Hoppe. As such, Section II of the Option Agreement contains an "or" provision, listing the purchase price at \$76,121.10 "or" at a price adjustable based on the finished appraised value. Details of the "or" provision can be found in Section II of the Option Agreement.

One item that is still being negotiated is the option period. Due to the city's desire to use the proceeds of the sale to pay down its debt obligations, it is preferable to keep the option period as short as possible to allow for a pivot should the parties not agree to terms. The appropriate option period depends on the appraised value and potential additional consideration from the MEDC. The final option agreement will be between the City of McCook and Hoppe, not the MEDC and Hoppe.

Charlie McPherson, MEDC Executive Director, was also present to address the request with the Council.

Dean McCoy inquired if veteran consideration would be given.

After discussion by the Council, motion to approve an Option Agreement between the City of McCook and Hoppe & Son, LLC for the grant of an option to purchase real property, preliminarily

described as Lots 7 and 8, Block 2, Walters First Addition to the City of McCook, Red Willow County, Nebraska. This motion, made by Calvin and seconded by Rambali, passed.

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

YEA: 5, NAY: 0

5.B. Update regarding the youth sports complex project.

City Manager Schneider gave an update of the youth sports complex project. Much of the infrastructure work is completed; the championship softball field is nearing completion, with turf currently being installed; and Nebraska Public Power District will begin installation of the electrical within the next couple of weeks.

5.C. Ordinance No. 2026-3116 renaming "16th Street West, "R" Street, and "S" Street", all in Four Corners Addition to the City of McCook, Red Willow County, Nebraska.

Mayor Taylor asked the Clerk to read Ordinance No. 2026-3116 by title.

~~AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA, RENAMING AND REDESIGNATING "16TH STREET WEST, "R" STREET, AND "S" STREET", ALL IN FOUR CORNERS ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith; AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL AND EFFECTIVE DATE OF THIS ORDINANCE.~~

Ordinance No. 2026-3116 has been introduced, read by title, and I move that the statutory rule requiring reading on three different days be suspended. This motion, made by Muehlenkamp and seconded by Calvin, passed.

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

YEA: 5, NAY: 0

Motion for final passage of Ordinance No. 2026-3116. This motion, made by Calvin and seconded by Rambali, passed.

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

YEA: 5, NAY: 0

Mayor Taylor stated for the record that Ordinance No. 2026-3116 is declared lawfully passed and adopted upon publication as required by law.

5.D. Council Comments.

Councilmember Calvin thanked staff for their efforts in getting Karrer Park reopened.

Councilmember Weedin read a statement regarding recent questions about the consent agenda. The consent agenda is used to streamline meetings for consideration of routine, non-controversial and

administrative items into a single motion. Any councilmember, staff, or citizen can request that an item be removed for public discussion. To allow them to get information regarding a particular item on the agenda, fellow councilmembers agreed that city staff members are responsive to any questions helping them to be informed before the meeting.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:23 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: 4.B.

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

BACKGROUND:

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

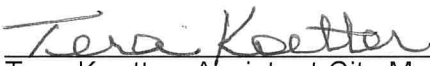
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

May 13, 2026



Tera Koetter, Assistant City Manager

May 13, 2026



Nathan A. Schneider, City Manager

May 13, 2026

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM # 4.C.

RECOMMENDATION:

Approve the renewal of the Frenchman Valley Mutual Aid Agreement for the next five years and authorize the Mayor to sign.

BACKGROUND:

The Frenchman Valley Mutual Aid Agreement is a formal agreement and allows voluntary arrangements between agencies to share personnel, equipment, and resources during incidents that exceed a single department's capabilities. The primary purpose is to ensure rapid, coordinated, and effective emergency responses—such as for large fires or disasters—when local resources are overwhelmed, thus enhancing community safety and strengthening regional cooperation.

Mutual aid agreements have been critical in managing the massive 2026 Nebraska wildfires, which burned nearly 950,000 acres across the state. These formal cooperation systems allowed local, state, and federal agencies to share personnel and equipment rapidly when local resources were overwhelmed.

The City of McCook Fire Department has been a member of the Frenchman Valley Mutual Aid Association since 1963. Over the years the association has increased in size and includes Bartley, Beaver Valley Rural Fire District, Benkelman, Culbertson, Haigler, Hayes County, Imperial, Indianola, Lamar, Maywood/Wellfleet, Palisade, Red Willow Western Rural Fire Department, Stratton, Trenton, and Wauneta.

The renewal of this agreement is due every five years.

FISCAL
IMPACT: None

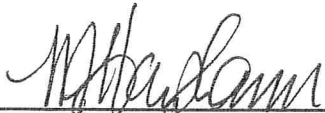
RECOMMENDATION:

Approve the renewal of the Frenchman Valley Mutual Aid Agreement for the next five years and authorize the Mayor to sign.

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

PAGE 2

APPROVALS:



Marc A. Harpham, Fire Chief

1 MAY 2026
Date



Nate Schneider, City Manager

5/14/26
Date

FRENCHMAN VALLEY MUTUAL AID

ASSOCIATION AGREEMENT

For the purpose of better insuring the safety of the lives and property of our citizens from fire loss, medical emergencies, and natural disasters – these communities and fire departments, namely **Bartley, Beaver Valley RFD, Benkelman, Culbertson, Haigler, Hayes County, Imperial, Indianola, Lamar, Maywood/Wellfleet, McCook, Palisade, Red Willow Western RFD, Stratton, Trenton, and Wauneta**, which shall be known as the **Frenchman Valley Mutual Aid Association**, pledge our mutual cooperation in fighting fires and other emergencies which assume or threaten to assume portions beyond the capacity of the fire defense of any individual town or rural fire protections district, or of any community or mutual aid association adjoining the Frenchman Valley Mutual Aid Association from which a request has been made; to this purpose we pledge our assistance to each other in the use of fire apparatus, emergency medical apparatus, fire fighters, fire officials, fire equipment, and any other items of fire defense required to control the fire or emergency – whatever may be its cause and to promote the prevention of fires through public education in the area served by the Frenchman Valley Mutual Aid Association.

This association shall be governed by a board of directors appointed by the member fire departments of the association as provided by the constitution and the by-laws of the Frenchman Valley Mutual Aid Association. It shall be understood that each member fire department of the association retains control of its own personnel and equipment and that the fire chief or his designated representative of the local fire department requesting mutual aid shall be the coordinator in charge of the entire task force for the duration of the emergency requiring the use of mutual aid. Each member of the Mutual Aid Association shall be responsible for its own expenses.

This agreement shall remain in effect as to all of the parties hereto upon thirty (30) days written notice setting forth the date of such termination; withdrawal from this agreement by one party shall not terminate this agreement among the remaining parties.

In earnest of our intention to extend our full cooperation we affix our signatures of our chief executive official, the president of the rural fire protection district board of directors, and the fire chief in accordance with the authority vested in Nebraska Statute 23-2204, R.R.S. 1943, Interlocal Cooperation Act.

All members must have mutual aid agreement submitted and signed every 5 years by their fire district officials or city government or whomever is the taxing entity for their department submitted to the Secretary-Treasurer of the district within the first 3 months of the 5th year or at the time of new membership.

Department: _____

Dated this _____ of _____ 20_____ Rural Board President: _____

Mayor: _____ Fire Chief: _____

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: **4.D.**

Receive and file the claims for the month of April 2026, published May 19, 2026.

BACKGROUND:

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

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

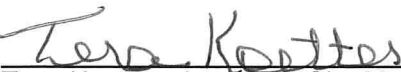
FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

May 13, 2026



Tera Koetter, Assistant City Manager

May 13, 2026



Nathan A. Schneider, City Manager

May 13, 2026

CITY OF MCCOOK
CLAIMS FOR APRIL 2026

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

7-D LOCKSHOP-S 195.84; ACE-S 4877.50; ACME PRINTING-S 725.00; AKRS- S 4806.20; AMAZONS-CO 167.98, SC 33.69, S 2713.22; AMERICAN AG LAB-SC 2323.82; AMERICAN ELECTRIC-S 741.36; AMERITAS-CLAIMS-SC 8666.59; AMERITAS DENTAL-SC 453.72; C. ANDERSON-SC 442.78; ANYTIME TRI-STATE TOWING-SC 200.00; ARNOLD MOTOR SUPPLY-S 5416.72; ARROW CAR WASH-S 39.15; AT&T-SC 451.58; AURORA COOP-S 12773.41; AVFUEL CORP-S 68450.46; BARCO MUNICIPAL-S 9813.50; BENCHMARK GOV'T-SC 539.85; BLACK HILLS ENERGY-SC 4808.67, S 405.04; BOMGAARS-S 1184.27; BW TELCOM-SC 144.14; C&K-S 1208.81; CAMBRIDGE TELEPHONE-SC 234.12; CAROLINA SOFTWARE-S 200.00; CASH WA-S 15573.92; CENTURY LINK-SC 966.62; CITY OF MCCOOK-PS 494012.51; CITY OF POLICE-CO 100.00; CITY SELF INS-BT 200191.50; SALES TAX-BT 39772.08; TRANSFER STATION-S 5093.12; UTILITIES-CO 4886.69; CORE & MAIN-CO 2257.46, SC 1445.40; CRAWFORD SUPPLY-S 102.81; J CROCKER-SC 160.21; CROELL, INC-CO 3121.85; CULLIGAN-S 179.00; D&S HARDWARE-SC 285.11, S 166.66; DAS ACCT-SC 1074.04, S 66.00; DELTA MEDICAL-S 118.40; DEMCO INC-S 293.55; DEVENY-SC 464.00, S 2477.45; J.DOUCEY-SC 275.35; DOWNEY DRILLING-SC 46250.79; EAKES-S 20502.15, SC 13343.50; ELLERBROCK-NORRIS-SC 1250.00; FICA-PS 25181.49; FLOYD'S TRUCK CENTER-S 738.25; FRENCHMAN VALLEY COOP-S 2116.33; FRONTIER COMMUNICATIONS-SC 34.19; GARRISONS-S 469.75; GEO-COMM-SC 5807.50; GILLENS CARPET-S 100.00; GRAHAM TIRE OF KEARNEY-S 10209.70; GRAINGER INC-S 685.90; GREAT PLAINS COMM-SC 3217.78, S178.24; HANCOCK LUMBER-S 85.88; HERNDON RECOG-SC 109.12; HIGH PLAINS RADIO-SC 64.00; HINKLE TERMITE & PEST-S 924.00; HOLIDAY INN-SC 240.00; HOMETOWN LEASING-SC 1132.53; HONORBOUND IT-S 300.00; IDEAL LINEN-S 240.78; IMPERIAL NAPA-S 83.94; IRS-SC 5000.89; ISLAND SPRINKLER SUPPLY-S 966.32; J BAR J LANDFILL-SC 60340.56; JETCO-S 2236.30; JOHNSON SERVICES-CO 41175.00; K & C GRAIN-S 79979.20; KIDS REF CO-S 546.03; J. KLOEPPING-SC 166.79; B KOETTER-SC 110.00; KULLY PIPE & STEEL-S 88.72; L. D. LANNIGAN-S 300.00; LONM-SC 3954.00; LIFE-ASSIST-S 1869.17; A LUCERO-SC 19.00; MACQUEEN EQ-SC 2698.74, CO 926.62; MAGNEGRIP-S 1508.285; MAMMOTH-CO 3051120.69; MARIS GEN CONST-CO 27356.03; R MARIS-S 100.00; MARVIN PLANNING-SC 840.00; MCCOOK CONCRETE-S 995.99; MC GAZETTE-SC 1427.96, S 23.68; MC HUMANE SOCIETY-S 5074.00; MNB-CO 25.00; MPPD-SC 857.86; MPS-SC 3650.00; MCNET -SC 109.90; MCKESSON MEDICAL-S 429.39; MEAD-S 31.32; MEDC-LB840 PAYMENTS-SC 20133.33;

MEDICARE-PS 6945.52; MICROMARKETING-S 2574.39; MIDAMERICA BOOKS-S 480.81; MILDANDS CONTRACTING-CO 16500.00, S 16300.00; MIDWEST CONNECT-S 628.76, SC 2360.04; MIDWEST LABS-SC 91.26; MILLER & ASSOC.-CO 58460.00, SC 2810.00; B. MINTLING-S 3640.00; SIDNEY PUBLIC LIBRARY-SC 1040.89; MOTOROLA SOLUTIONS-S 23063.00; MOUSEL, BROOKS, SCHNEIDER, MUSTION-SC 9832.92; MUNICIPAL SUPPLY-CO 1770.67, S 23352.75; MUTUAL OF OMAHA-SC 3756.67; NATIONWIDE MGMT SRVS-SC 480.00; NE DEPT REV SALES TAX-SC 13387.33; NE DEPT REV-LOTTERY-SC 3864.00; NE DEPT REV-MOTOR FUELS-SC 2694.00; NE PUBLIC HEALTH ENV-SC 320.00; NE RURAL WATER ASSN-SC 1440.00; NE LAW ENFORCEMENT INTEL-SC 185.00; NE MEMORIALS-S 2404.00; NEBRASKA LAND TIRE-S 111.39, SC 40.00; M NELSON-SC 391.50; NICK'S DIST-SC 483.66, S 1210.26; NPPD-SC 30355.77, S 950.02; O'REILLY AUTO PARTS-S 1193.84; Z. OLIVER-S 6690.00; ONE BILLING SOLUTIONS-SC 3839.63; ONE CALL-SC 99.13; PAPER TIGER SHREDDING-S 106.00; PAULSEN INC-CO 1177450.20, S 797.84; PATTE RIVER PAINT-S 15.00; PLATTE VALLEY COMM-S 482.50; PROTEX CENTRAL-S 1387.79; PYE-BARKER FIRE & SAFETY-S 1395.00; QUADIENT FINANCE-S 218.02, SC 1781.98; QUADIENT LEASING-SC 600.18; QUALITY URGENT CARE-SC 95.00; QUILL-S 442.36; RAVENSWOOD ELEC-CO 1810.68; RWCO TREASURER-CO 259.50, SC 2189.61; RJ THOMAS MFG-S 2761.00; ROCHESTER MIDLAND-S 627.06; RUGGLES TRAILER-S 530.00, CO 4500.00; RUTT'S HEATING & AC-S 2374.50; SHELCO CONST-CO 36480.00; SNELL SRVS-SC 1050.78, CO 21905.00; SOUTHWEST FARM & AUTO-S 703.73; SOUTHWESTERNEQ CO-S 697.26; T STEWART-S 4560.00; SWNE FREEDOM FESTIVAL-SC 1500.00; TASTE OF HOME-S 42.98; TIRADO-CO 19714.00; TITAN MACHINERY-S 730.28; TKELEVATOR-S 429.90; TRAVELERS-SC 227641.59; TREE REBATE-S 200.00; TREVIPAY-WALMART-SC 1039.81, S 738.66; UMR-SC 290974.72; UNDERGROUND CONST-CO 10240.00; USPS-S 126.00; USA BLUEBOOK-S 532.17; UTILITY REFUNDS-S 522.52; VAN DIEST SUPPLY-S 18478.28; VERIZON-SC 2637.89; VOLZ- S 1370.88; WAGNER FORD TOYOTA- SC 396.87; WEATHERCRAFT-SC 206082.00; WEIS FIRE & SAFETY-S 3125.00; K. WERKMEISTER-SC 117.60; WESTHUSING-S 144.05; WEX BANK-SC-42.28, S 11177.92; ZOLL-S 2590.38.

-s-Lea Ann Doak, City Clerk

PUBLISH: MAY 19, 2026

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: 4.E.

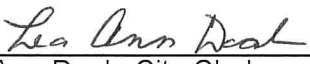
Approve the application for a Special Designated Liquor License (SDL) submitted by Donna Vlasin, Liquor License #C-097364 for a wedding to be held at the City Auditorium, 302 West 5th Street, on June 6, 2026 from 4:00 P.M. to 12:00 A.M.

BACKGROUND:

Donna Vlasin will be catering this event. She is making application to allow them to serve alcohol at this temporary location. According to policy set by the Council in October 2023, any applicant applying for a SDL who has not previously applied for one shall be taken to the Council for approval. No previous SDL application has been applied for by Donna Vlasin.

FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

May 13, 2026



Tera Koetter, Assistant City Manager

May 13, 2026



Nathan A. Schneider, City Manager

May 13, 2026

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

~~097634~~ 097364 Donna Vlasin

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: McCook City Auditorium

Event address/location: 302 W 5th McCook NE

Event Type: Wedding

Event date(s): 6/6/26

Event start time(s): 4p

Event end time(s): 12a

Indoor area to be licensed in length & width: 92 X 53

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 200

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: Clarissa Alarcon Event contact phone number: 3088830485

Event contact Email: holidayfarmsllc@gmail.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of _____ **OR**
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: **4.F.**

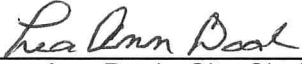
Adopt Resolution No. 2026-14 approving the 5311 Program Agreement - Federal-Aid Funds - Supplemental Agreement with the Nebraska Department of Transportation providing funding to be used for the City of McCook Public Transit's transportation operations for the budget period of 07/01/25-06/30/2027 and authorize the Mayor to sign.

BACKGROUND:

City of McCook Public Transit will receive \$83,717.00 in Federal Funds and \$28,062.00 in State funds. The City of McCook will provide \$28,062.00 for Local Match. Operating funds will be used for the portion of the budget for payroll expenses to retain the seven employees who are the drivers, dispatcher, manager or other related transit positions. City of McCook Transit agrees to the terms and conditions of the protective arrangements included in Section 5333(b) of Title 49 U.S. Code.

FISCAL
IMPACT: Unknown.

APPROVALS:



Lea Ann Doak, City Clerk

May 14, 2026



Beth Siegfried, Senior Services Director

May 14, 2026

RESOLUTION NO. 2026-14

WHEREAS, there are federal funds available under Section 5311 of the Federal Transit Act (FTA) and the Nebraska Public Transportation Assistance Program, and

WHEREAS, the City of McCook Public Transit applied for these funds to provide public transportation in the City of McCook.

WHEREAS, the City and the State entered into agreement PI2529 executed by the State on July 8, 2025, to provide Federal and State funding for reimbursement of allowable expenses, and

WHEREAS, the State is amending the amount of Federal and State funding the City will received.

NOW THEREFORE, BE IT RESOLVED; that the Mayor and City Council of the City of McCook, Nebraska, did review and approve the 5311 Program Agreement - Federal-Aid Funds - Supplemental agreement at its regular meeting on May 18, 2026, and do hereby certify that the City of McCook is considered to be capable of providing public transportation to its citizens; and

HEREBY authorize the Mayor of the City of McCook to execute said Supplemental Agreement on behalf of the City for funds to be used for the City of McCook Public Transit's transportation operations for the budget period of 07/1/2025-06/30/2027.

Moved by: _____

Seconded by: _____

ROLL CALL: YEA: ____ NAY: ____ ABSENT: ____

PASSED AND APPROVED this 18th day of May, 2026.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

5311 PROGRAM AGREEMENT – FEDERAL-AID FUNDS **SUPPLEMENTAL AGREEMENT**

NEBRASKA DEPARTMENT OF TRANSPORTATION
CITY OF MCCOOK
PROJECT NO. RPT-M721(227)
CONTROL NO. 71120S

THIS SUPPLEMENTAL AGREEMENT is between the Nebraska Department of Transportation (State), and City of McCook (Subrecipient), collectively referred to as the “Parties”.

WHEREAS, State and Subrecipient entered into an agreement (“Original Agreement”) PI2529 executed by State on July 8, 2025, to provide Federal and State funding for reimbursement of allowable expenses, and

WHEREAS, the State is increasing the amount of Federal and State funding. Local match will also increase.

SECTION 1. FEDERAL AWARD IDENTIFICATION

The State hereby identifies to the Subrecipient the following provisions of the Federal Funds, as authorized in Section 2.

- I. Subrecipient name (as registered at SAM.gov); **City of McCook**
- II. Subrecipient Unique Entity Identifier (UEI) Number; **SAEBHKE8SDR3**
- III. Federal Award Identification Number (FAIN); **NE-2024-006-01**
- IV. Federal Award Date; **5/30/2024**
- V. Subaward Period of Performance (Grant start and end date); **5/30/2024-10/15/2027**
- VI. Subaward Budget period Start and End Date; **7/1/2025-6/30/2027**
- VII. Amount of Federal Funds Obligated in the subaward; **\$83,717**
- VIII. Total Amount of Federal Funds Obligated to the subrecipient by the pass-through entity, including the current financial obligation; **\$83,717**

- IX. Total Amount of the Federal Award committed to the subrecipient by the pass-through entity; **\$83,717**
- X. Federal award project description, as required by the Federal Funding Accountability and Transparency Act (FFATA); **NDOT: Section 5311 Operating, Non-Operating Assistance and Vehicle Maintenance for Nebraska's Rural Areas**
- XI. Name of Federal awarding agency, pass-through entity, and contact information for awarding official of the pass-through entity; **U.S. State of Transportation, Federal Transit Administration**, grantee **Nebraska State of Transportation** and contact information for awarding official **Carrie Butler, Regional Administrator**, **carrie.butler@dot.gov**
- XII. Assistance Listings Number and Title number, the pass-through entity must identify the dollar amount made available under each Federal award and the Assistance Listings Number at the time of disbursement; **CFDA 20.209**, name, **Formula Grants for Rural Areas**, and dollar amount **\$26,805,398**
- XIII. Identification of whether the award is for research and development; and **N/A**
- XIV. Indirect cost rate for the Federal award (including if the de minimis rate is used in accordance with [§ 200.414](#)). **NA**

SECTION 2. AUTHORIZED FUNDS

The Original Agreement is hereby amended as shown below.

FY2027	
<u>\$83,717.00</u>	Federal Share
\$28,062.00	State Share
<u>\$28,062.00</u>	Local Match
\$139,841.00	Total for FY2027

*****Funds awarded in this supplement shall be used for the identified fiscal year only. Any remaining funds will not be carried over.*****

SECTION 3. ENTIRE AGREEMENT

The Original Agreement, any and all other previous supplements thereto, and this Supplemental Agreement, constitute the entire agreement ("The Agreement") between the Parties. The Agreement supersedes any and all other previous communications, representations, or other understandings, either oral or written; all terms and conditions of the Original Agreement and all previous supplements thereto, to the extent not superseded, remain in full force and effect, and are incorporated herein as if set forth in their entirety.

IN WITNESS WHEREOF, the Parties hereby execute this Agreement pursuant to lawful authority as of the date signed by each party. Further, the Parties, by signing this Agreement, attest and affirm the truth of each and every certification and representation set out herein.

EXECUTED by the Subrecipient on: _____

BY: _____

TITLE: _____

EXECUTED by State on: _____

Jodi Gibson
Local Assistance Division Manager

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: 4.G.

RECOMMENDATION:

Recommend approval to the Nebraska Liquor Control Commission the Application for Manager submitted by Heritage Hills Golf Corp., 6000 Club House Drive, McCook, Nebraska, which holds License #IB-010450, the applicant being Mason Michaelis.

BACKGROUND:

Upon notice from the Liquor Control Commission, this application is being presented to the Council for consideration. The Council may choose not to make a recommendation of approval or denial to the Commission.

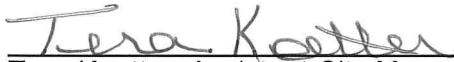
FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

May 14, 2026



Tera Koetter, Assistant City Manager

May 14, 2026



Nathan A. Schneider, City Manager

May 14, 2026

NLCC Review Required

From lcc.noreply@nebraska.gov <lcc.noreply@nebraska.gov>

Date Wed 4/29/2026 9:49 AM

To McCook Clerks <mccookclerks@cityofmccook.com>

External (lcc.noreply@nebraska.gov)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by Eakes](#)

Please save this email to provide your recommendation. To review the application documents [click here](#).

Review Type: Local Review

Job Type: Amendment Application

Job Number: 156964

License Type: Class IB Beer Wine Spirits On sale; Be er Off Sale

Secondary Licenses: N/A

Licensee: HERITAGE HILLS GOLF CORP

Premises Name: Heritage Hills Golf Course

Premises Address: 6000 Club House Dr Mc Cook, NE 69001-4400

Premises Type: Converted

CLERKS: For NEW APPLICATION jobs (not amendments) there are two key time frames to keep in mind:

- 1) Publicize one time not less than 7 days not more than 14 days prior to date of hearing.
- 2) You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (Nebraska Revised Statute 53-134). You may choose NOT to make a recommendation of approval or denial to our Commission.

PER NEBRASKA REVISED STATUTE 53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

Thank you,
Nebraska Liquor Control Commission

This is an automated email message. Please do not reply to this email address.



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Additional Information Requested

File Number: 156964

AMENDMENT TYPE

APPLICATION DATE RECEIVED

Manager Change Amendment

2026-04-09

ADDITIONAL INFORMATION REQUESTED

Please submit the following information:

- Birth Certificate
- Individual History

ADDITIONAL INFORMATION PROVIDED

Attached is Joseph Townsleys birth certificate. I do not see an "individual history" form to print out

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	IMG_3790.jpg	
Privacy Act Statement	IMG_3791.jpg	
Affidavit of non-participation	IMG_3802.jpg	

APPLICANT

Joseph Townsley

SPOUSAL AFFIDAVIT OF NON-PARTICIPATION INSERT

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

☒ I acknowledge that I am the non-participating spouse of a liquor license holder. My signature below confirms that I will not have any interest, directly or indirectly in the operation of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. The penalty guideline for violation of this affidavit is cancellation of the liquor license.

☒ I acknowledge that I am the applicant of the non-participating spouse. I understand that my spouse and I are responsible for compliance with the conditions set out above. If it is determined that my spouse has violated (§53-125(13)) the commission may cancel or revoke the liquor license.

Olivia Koetter
Signature of **NON-PARTICIPATING SPOUSE**
Olivia Koetter
Print Name

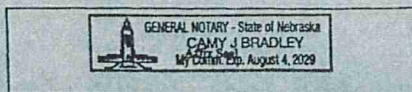
State of Nebraska, County of Red Willow

The foregoing instrument was acknowledged before me

this March 16, 2026 (date)

by Olivia Koetter
Name of person acknowledged
(Individual signing document)

Cam J. Brady
Notary Public Signature



Mason Michaelis
Signature of **APPLICANT**
Mason Michaelis
Print Name

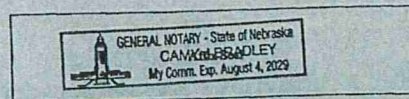
State of Nebraska, County of Red Willow

The foregoing instrument was acknowledged before me

this March 16, 2026 (date)

by Mason Michaelis
Name of person acknowledged
(Individual signing document)

Cam J. Brady
Notary Public Signature





Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 156964

AMENDMENT TYPE

Manager Change Amendment

APPLICATION DATE RECEIVED

2026-03-16

CURRENT MANAGER NAME

JUSTIN J WEST

CURRENT MANAGER EMAIL

JUSTIN@GOLFMCCOOK.COM

NEW MANAGER NAME

Mason Michaelis

NEW MANAGER EMAIL

info@golfmccook.com

QUESTIONS

Class IB Beer Wine Spirits On sal

1. Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Mason Michaelis

2. What is the manager's address?

1109 E 5th St. McCook, NE 69001

3. What is the manager's phone number?

3083402746

4. What is the manager's email address? An email will be sent to them to obtain their personal information.

masonpmichaelis@gmail.com

5. What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Red Willow

6. Is the manager married?

Yes

Olivia Koetter ojkoetter@gmail.com

7. Do you have prior experience or training in selling, serving or managing alcohol sales?

No

8. Do you qualify under Nebraska Liquor Control Act (53-131.01) and do you intend to supervise, in person, the management of the business?

Yes

9. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has the new manager, or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	IMG_3790.jpg	
Privacy Act Statement	IMG_3791.jpg	
Affidavit of non-participation	IMG_3802.jpg	

APPLICANT

Joseph Townsley

DECLARATION

☒ I (We) the applicant(s) agree and consent

I declare under penalty of perjury that I have read the contents of this amendment application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

RESTRICTED: This information not to be released to other than authorized personnel.

LIQUOR APPLICATION REPORT

POLICE DEPARTMENT REPORT

DATE REQUESTED: April 23, 2026

DUE DATE: May 11, 2026

APPLICANT: Heritage Hills Golf Corp

DBA: Heritage Hills Golf Course

APPLICANT'S ADDRESS:

PHONE NUMBER (HOME): (BUSINESS):

PROPOSED LICENSE ADDRESS: 6000 Club House Drive, McCook NE

TYPE OF LICENSE: Class "IB" (Beer, Wine & Distilled Spirits, On Sale; Beer Off Sale)

TYPE OF INVESTIGATION:

- | | |
|--|--|
| ☐ Purchase of Business | ☐ New and Additional License |
| ☐ Upgrade of Existing License | ☐ Transfer of Location |
| ☐ Expansion of Present Business | ☒ Manager |
| ☐ Renewal - Long Form | ☐ Amendment - addition to licensed area |

TYPE OF BUSINESS:

- | | |
|--|--|
| ☐ Hotel/Motel | ☐ Restaurant/Food Service |
| ☐ Liquor/On-Off Sale | ☐ Liquor/On-Sale Only |
| ☐ Liquor/Off-Sale Only | ☐ Entertainment/Bottle Club |
| ☐ Other - Grocery Store | |

TYPE OF OWNERSHIP: ☒ Corporation ☐ Partnership ☐ Individual
☐ Limited Liability Company (LLC)

Investigation Completed by: Kirin A. Hodgson

Date: 5/7/26

PREMISE:

PREMISE:

1. Type of Neighborhood: () Commercial; () Industrial; (**X**) Residential.
2. Condition:
 - a) Traffic: Normal traffic for a golf course
 - b) Parking: graveled surface lot
3. Designation of Adjacent Street (Local, Collector, Minor or Major Arterial, Highway):

Local
4. Street Width and Profile: 35' ; recessed curb to normal crown to recessed curb
5. Speed Limit: 25mph
6. Average Daily Traffic Count: Data not available
7. Accident Report at Adjacent Intersections: None reported in the last year
8. Analysis of Traffic Effects: No effect
9. Ready for Operation: (**X**) Yes () No
If no, estimated date:
10. Type of Food Service: (**X**) Microwave () Grill () Kitchen
11. Number of Employees: Full Time: 2 Part Time: 9
12. Does premise comply with legal distance from churches, schools, etc.?
(**X**) Yes () No
If No, specify:
13. The Business has been inspected within the last three (3) months by the City's Building Inspector. () Yes (**X**) No (If yes, attach report)
14. The Business has been inspected within the last three (3) months by the City's Fire Department. () Yes (**X**) No (If yes, attach report)
15. Estimated Seating Capacity: **80**
16. Estimated Number of Customers per Day: Varries
17. Hours of Operation:
Currently 10a – 8:30p Sun-Sat, Summer Hours 9a – 8:30p and 8a-9p Sun to Sat.

MISCELLANEOUS:

25. Number of Licenses and Types within competitive distance:
Coppermill, Class I; Walmart, Class D, Cobblestone, Class I; Holiday Inn, Class C;
Outlaws 1882 Saloon, Class IB
26. Is another person responsible for Daily Operation? (**X**) Yes () No
If yes, who?
(complete investigation of manager form)

PERSONAL HISTORY:

27. Applicant's name: Heritage Hills Golf Corp.
28. Date of Birth:
29. Sex:
30. Home address: 6000 Club House Dr. McCook, NE 69001
31. Citizen of the United States? () Yes () No
If Naturalized, Certificate Number:
Place:
32. Proper Residence has been Established? (**X**) Yes () No Corporate application
If no, explain:
33. Criminal History – Has applicant been arrested and/or pled guilty to any
() misdemeanor? () felony? (If felony, attach detailed description.)
34. Has applicant been cited for and/or been found in violation of the Liquor Laws of the
State of Nebraska or other State in which previously licensed?
() Yes () No (If yes, attach detailed description)
35. Has applicant had a beneficial interest in another liquor license? () Yes () No
If yes, Name, City, Address, Type of License:
Corporate application
36. Records Check Made (civil history): () Yes () No (Attach Records)
37. Investigation made of character/reputation of applicant, report details of investigation:

38. Number of Hours that will be spent by applicant at license premises each week?
Corporate application
39. Number of hours that will be spent by applicant working in occupation other than licensed premises each week? Corporate application
41. Applicant will oversee in person the management of licensed premises? () Yes (**X**) No
42. Another person will be responsible for the management of the licensed premises?
(**X**) Yes () No (If yes, attach investigative report for manager)

PERSONAL HISTORY – MANAGER:

58. Manager's Name: Mason Michaelis
59. Date of Birth:
60. Sex:
61. Home Address:
62. Citizen of the United States? (**X**) Yes () No
If Naturalized, Certificate Number:
Place:
63. Proper residence has been established? (**X**) Yes () No
If no, explain:
64. Criminal History – Has manager been arrested and/or pled guilty to any
() misdemeanor? () felony? (If felony, attach detailed description.)
NO
65. Has manager been cited for and/or found in violation of the Liquor Laws of the State of Nebraska or other State in which previously licensed?
() Yes (**X**) No
66. Has manager had a beneficial interest in another liquor license? () Yes (**X**) No
If yes, Name, City, Address, Type of License:
67. Records check made (civil history). () Yes (**X**) No (attach records)
68. Investigation made of character/reputation of manager, report details of investigation:

No

69. Number of Hours that will be spent by manager at licensed premises each week:

In the summer 45 hrs/week; less in the winter

70. Number of Hours that will be spent by manager working in occupation other than licensed premises each week: Zero

CITY MANAGER'S REPORT
MAY 18, 2026 CITY COUNCIL MEETING

ITEM: **4.H.**

Adopt Resolution No. 2026-13 granting a Waiver of Payment in Lieu of Taxes to the McCook Housing Agency.

BACKGROUND:

The McCook Housing Agency has requested that the City Council approve a resolution waiving the payment in lieu of taxes for their housing projects.

This waiver is a requirement from HUD and is presented to the Council on an annual basis pursuant to the recommendation of the auditor for the McCook Housing Agency.

Attached for your reference, is a copy of the May 30, 2003 memorandum from legal counsel addressing the original request from the Housing Authority.

FISCAL
IMPACT: None.

APPROVALS:



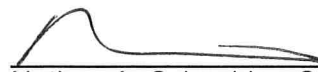
Lea Ann Doak, City Clerk

May 13, 2026



Tera Koetter, Assistant City Manager

May 13, 2026



Nathan A. Schneider, City Manager

May 13, 2026

RESOLUTION NO. 2026-13

BE IT RESOLVED, by the Mayor and City Council of the City of McCook, Nebraska:

THAT, the Mayor and City Council of the City of McCook, Nebraska hereby grant to the McCook Housing Agency a WAIVER OF PAYMENT IN LIEU OF TAXES for any public housing projects and for any other purposes as required by the Department of Housing and Urban Development.

PASSED AND APPROVED THIS 18th day of May, 2026.

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

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

LAW OFFICES
BURGER & BENNETT, P.C.
116 WEST E STREET
P.O. BOX 1205
MCCOOK, NEBRASKA 68001-1205

G. PETER BURGER
DAYLENE A. BENNETT

PHONE 308 345-7500
FAX 308 345-7502

MEMORANDUM

TO: Lea Ann Doak
FROM: Daylene Bennett ^{by}
DATE: May 30, 2003
RE: McCook Housing Authority - Payment In Lieu of Taxes

I have reviewed the Nebraska Statutes and also conferred with Stan Goodwin, the attorney for the McCook Housing Authority, regarding their request for a resolution waiving any payment in lieu of taxes.

The Nebraska Statutes provide that the property of the Housing Authority is not subject to taxation. However, the statutes also provide (in Section 71-1590) that a housing authority may agree to make payment in lieu of taxes.

Part of the original contract with HUD and the Housing Authority was that the City would annually waive any payment in lieu of tax. The fact that the Nebraska Statutes do not require housing authorities to make payment of tax is, apparently, immaterial to HUD.

The auditor for the McCook Housing Authority is requiring an annual waiver by the City of any payment in lieu of tax. This can be accomplished by resolution of the City Council.

Please place this item on the agenda for the second meeting in June. We also should docket the anniversary date so that the resolution can be presented to the Council annually.

I will touch base with you next week regarding the resolution.

DAB/mv

71-1590. Taxation of property; Indian housing authorities; payments in lieu of taxes.

(1) The real and personal property of a local housing agency and any wholly owned controlled affiliate thereof used solely (a) for the administrative offices of the housing agency or wholly owned controlled affiliate thereof, (b) to provide housing for persons of eligible income and qualifying tenants, and (c) for appurtenances related to such housing shall be exempt from all taxes and special assessments of any city, any county, the state, or any public agency thereof, including without limitation any special taxing district or similar political subdivision. All other real and personal property of the housing agency or wholly owned controlled affiliate thereof shall be deemed to not be used for a public purpose for purposes of section 77-202 and shall be taxable as provided in sections 77-201 and 77-202.11. Property owned jointly by a housing agency or its wholly owned controlled affiliates with other nongovernmental persons or entities shall be exempt from such taxes and assessments to the extent of the ownership interest which the housing agency and its wholly owned controlled affiliates hold in the property and to the extent the property is used solely to provide housing for persons of eligible income and qualifying tenants. Nothing in this section shall be deemed to preclude a housing agency and its wholly owned controlled affiliates from entering into an agreement for the payment of all or any portion of any special assessments which might otherwise be assessed except for the exemption created by this section.

(2) A housing agency may agree to make payments in lieu of all taxes or special assessments to the county within whose territorial jurisdiction any development of such housing agency or its controlled affiliates is located, for improvements, services, and facilities furnished by the city, county, or other public agencies, for the benefit of such development. Nothing contained in this section shall be deemed to require such an agreement by a local housing agency, and in no event shall the amounts payable by the housing agency exceed the amounts which, except for the exemption provided in this section, would otherwise be payable under regular taxes and special assessments for similar properties referred to in subsection (1) of this section. All payments in lieu of taxes made by any such housing agency shall be distributed by the county to all public agencies in such proportion that each public agency shall receive from the total payment the same proportion as its property tax rate bears to the total property tax which would be levied by each public agency against property of the housing agency if the same were not exempt from taxation.

(3) The property of Indian housing authorities created under Indian law shall be exempt from all taxes and special assessments of the state or any city, village, or public agency thereof. In lieu of such taxes or special assessments, an Indian housing authority may agree to make payments to any city, village, or public agency for improvements, services, or facilities furnished by such city, village, or public agency for the benefit of a housing project owned by the housing authority, but in no event shall such payments exceed the estimated cost to such city, village, or public agency of the improvements, services, or facilities to be so furnished. All payments made by any such housing authority in lieu of taxes, whether such payments are contractually stipulated or gratuitous voluntary payments, shall be distributed among the cities, villages, or public agencies within which the housing project is located, in such proportion that each city, village, or public agency shall receive from the total payment the same proportion as its ad valorem tax rate bears to the total ad valorem tax rate which would be levied by each city, village, or public agency against the properties of the Indian housing authority if the same were not exempt from taxation. For purposes of this section, (a) Indian housing authority means an entity that is authorized by federal law to engage or assist in the development or operation of

low-income housing for Indians and which is established by the exercise of the power of self-government of an Indian tribe and (b) Indian law means the code of an Indian tribe recognized as eligible for services provided to Indians by the United States Secretary of the Interior.

Source: Laws 1999, LB 105, § 19; Laws 2000, LB 1107A, § 1.

CITY MANAGER'S REPORT
MAY 4, 2026 MCCOOK CITY COUNCIL MEETING

ITEM NO. **5.A** Discussion and public educational session regarding McCook's political sign ordinance.

BACKGROUND:

Staff has received questions regarding the City of McCook's political sign ordinance. As a public education opportunity, a discussion and review is appropriate. Attached to this report is Section 2112 of McCook's Code of Ordinances. It contains pertinent provisions related to political signs.

APPROVALS:



Nathan A. Schneider, City Manager

May 14, 2026



Lea Ann Doak, City Clerk

May 14, 2026

Section 2112. Sign Regulations.

On and Off-Site Signs (such as Billboards or directional signs) on Federal Aid Primary Highways.

The erection or maintenance of any advertising sign, display or device beyond the Corporate Limits but within the Two-Mile Planning Jurisdiction of the City of McCook, which is visible to the traveled way of the National System of Interstate and Defense Highways, and the system of federal-aid primary roads of the State of Nebraska as defined by the Nebraska Department of Roads, is hereby prohibited unless in compliance with the regulations set forth in Rules and Regulations Relating to the Control of Advertising in areas adjacent Federal Aid Primary Highways, as amended, adopted and published by the Nebraska Department of Roads. Primary Highways within the zoning jurisdiction of the City of McCook are Highways 6/34 and 81.

1. Purpose of Sign Regulations

The purpose of this sign Regulations is to assist the City of McCook in regulating on-premise signs in manner that promotes economic vitality, public safety and ensures compliance with constitutionally protected First Amendment rights. The Regulations seeks to reduce subjectivity often encountered in the regulation of signage that is either based on aesthetics or lacking in substantiation by providing a set of quantitative and researched-based criteria to support restriction on signage that take into account minimum scientific requirements for providing signage that meets generally accepted safety standards for visibility, legibility and conspicuity.

2. Application

The Sign Regulations apply to the construction and use of all on-premise signs, as defined in Section 3 below.

3. Prohibited and Exempt Signs

A. The following signs shall not be allowed pursuant to the terms of this Sign Regulations:

1. Abandoned signs;
2. Snipe signs or signs attached to trees, telephone poles, streetlights, or placed on any public property or public right-of-way; and
3. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying that sign.

B. The following signs shall be exempt from the provisions of this Sign Regulations and construction will be permitted without a permit:

1. Holiday or special events signs;
2. Nameplates of two square feet or less;
3. Political signs;
4. Public signs or notices; and
5. Sign face changes of legally conforming signs.
6. Community banners, or light pole signs.

4. Definitions

Abandoned Sign: A sign whose message describes the availability of goods or services at a location where such goods and services are no longer available and have ceased to be available for a period of at least 60 days or, in the alternative, a sign which is non-commercial in nature and the content of the sign pertains to a time, event or purpose which has elapsed or expired in the preceding 60 days. Such abandonment should include intentional conduct, such as failure to pay taxes or permit fees, or to maintain the sign, or a negligent failure to do so.

Animated Sign: A sign depicting action, motion, light, or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the animated sign emphasizes graphics and artistic display

Awning Sign: A building mounted sign that provides additional functionality as shelter.

Banner: A sign made of fabric or other non-rigid material with no enclosing framework.

Changeable-Copy Sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means (for example, time and temperature units), or manually through placement of letters or symbols on a panel mounted in or on a track system.

Channel Letter: A fabricated or formed three-dimensional letter that may accommodate a light source.

Cone of Vision: The area that is clearly visible to a driver, generally described as a "fan-shaped envelope" preceding the driver which allows the driver to safely see and observe moving objects and persons in front of and to the immediate left and right of the driver.

Complying Sign: A sign that is legally installed in accordance with federal, state, and local permit requirements and laws.

Conspicuity: The capacity of a sign to stand out or be distinguishable from its surroundings and thus be readily discovered by the eye. It is the noticeable contrast between a sign and its background, with the display having features that attract attention to the sign.

Contrast: The difference or degree of difference in the appearance of adjacent surfaces, such as light and dark areas, different colors, or typefaces, and graphics appearing on various backgrounds.

Copy: The words and/or message displayed on a sign.

Copy Area: That area which displays the actual copy on a sign.

Development Sign: A temporary construction sign denoting the architect, engineer, contractor, subcontractor, financier or sponsor of a residential or commercial development which may also designate the future occupant or use of the development.

Directional Sign: Signs designed to provide direction to pedestrian and vehicular traffic.

Dissolve/Appear: A mode of message transition on an Electronic Message Center accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Electronic Message Display: A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

Event Sign: A temporary sign, other than a commercial sign, posted to advertise an event sponsored by a public agency school, church or religious institution, civic-fraternal or other organization.

Fade/Appear: A mode of message transition on an Electronic Message Center accomplished by varying the light intensity where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Fascia Sign: A building mounted sign.

Freestanding Sign: A sign that is not attached to a building, including pole, pylon and ground signs.

Ground Sign: A freestanding sign with a visible support structure.

Inflatable Device: A sign that is a cold air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable or similar method.

Internally illuminated Sign: A sign that has the light source enclosed within it so the source is not visible to the eye.

Illuminated Sign: A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by reflection of a light source aimed at its surface.

Legibility: The physical attributes of a sign that allow for differentiation of its letters, words, numbers, or graphics, which directly relate to an observer's visual acuity.

Luminance: An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/sq.ft).

Marquee Sign: A sign mounted on a permanent canopy.

Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

Noncomplying Sign: A sign that was legally erected and maintained but does not currently comply with sign restrictions because such restrictions were enacted after the sign was originally permitted and installed.

Off-Premise Sign: An outdoor sign, whose message directs attention to a specific business, product, service, entertainment event or activity, or other commercial or noncommercial activity, or non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located. Also known as a third party sign, billboard, or outdoor advertising.

On-Premise Sign: A sign whose message and design relates to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

Organization: An entity, including a natural person, which owns or operates the premises where an on-premise sign is displayed.

Pennant: A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

Permanent Sign: A sign attached to a building or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

Pole Sign: A freestanding sign with visible support structure.

Primary Copy: The words or message on a sign meant to be read by passersby travelling at the posted speed limit.

Projecting Sign: A building mounted sign with the faces of the sign projecting 12 inches or more from and generally perpendicular to the building fascia, excepting signs located on a canopy, awning, or marquee.

Pylon Sign: A freestanding sign with a visible support structure, which may or may not be enclosed by a pole cover.

Readability: That which enables the observer to correctly perceive that information content of letters, numbers or symbols grouped together in words, sentences, or other meaningful relationships on the sign. Readability is the character of a sign which leads to the observer's comprehension of its intended message, and depends on legibility and other considerations of contents and time restraints.

Real Estate Sign: A temporary sign advertising the real property upon which the sign is located for rent, for lease, or for sale and providing the name and location of the owner or his agent.

Roof Sign: A building-mounted sign erected upon, against, or over the roof of the building.

Rotating Sign: Sign faces or portions of a sign face which mechanically revolves around a central axis as opposed to revolving around an imaginary axis created by a pattern of alternating lights which convey an appearance of rotation.

Scroll: A mode of message transition on an Electronic Message Center where the message appears to move vertically across the display surface.

Secondary Copy: The words or messages on a sign which are meant to be read by automobiles that are idling or parked along a road way.

Sign: Any device, structure, fixture, painting, or visual image using words, graphics, symbols, numbers, or letters designed and uses for the purpose of communicating a message or attracting attention.

Signage: A community's inventory of signs used to communicate information or attract attention, including signature building, product displays, and dispensers, as well as traditional projecting, wall, roof, and freestanding signs. (See signature building.)

Signature Building: A building architecturally designed and/or painted or decorated to reinforce individual recognition of a traditional sign's message, the identify of its speaker or sponsor of a display; it also reinforces major media advertising programs.

Snipe Sign: A temporary or permanent sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

Temporary Sign: Any sign intended to remain in use for a short period of time which is not permanently installed.

Transition: A visual effect used on an Electronic Message Center to allow one message to disappear while it is simultaneously being replaced by another.

Visibility: The physical attributes of a sign and its contents that allow for detection at a given distance, although legibility may be uncertain.

Wall Sign: A building-mounted sign which is either attached to, displayed, or painted on an exterior wall in a manner parallel with the wall surface, and not projecting more than 16 inches from such surface (See fascia sign).

Window Sign: A sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of a door.

Note: The majority of the definitions provided in this section are from the Signage Foundation for Communication Excellence, October 2003 publication, "The Signage Sourcebook."

5. Permitting

- A. Applicants who wish to erect new on-premise Permanent, or Temporary, signs or those seeking to significantly modify (exceeds costs of 50% or more than the replacement cost of the original sign) existing signs must obtain permission from the City of McCook prior to installation/modification of the signs.
- B. In order to apply for a Sign Permit, the applicant must provide the following information, in writing, to the City of McCook:
 - 1. Name of organization and location.
 - 2. Contact person.
 - 3. Address and phone number for contact person.
 - 4. Description of the activities occurring on the site where the sign will be installed.
 - 5. Description of any existing signage that will remain on the site.
 - 6. Identification of the type of sign/signs to be erected by the applicant.
 - 7. Site plan depicting the locations of proposed signage and existing remaining signage.
 - 8. Scale drawings of the proposed signage.
 - 9. Written description explaining the drawing of the proposed signage, including a detailed description of materials, colors, and letter height, type and style.
- C. Upon submission of the written application, the City of McCook shall have 20 business days to review the application for a sign permit.
- D. A permit shall be issued on or before the end of the 20 business day review period if the application for a new sign or renewal complies with the regulations contained in this Sign Regulations.
- E. If the City of McCook does not issue a determination within the 20 business day period, the sign permit is deemed approved.
- F. An application for a sign permit may be denied by the City of McCook within the 20 business day review period if the application fails to comply with the standards contained in this ordinance. The City of McCook shall inform the applicant of the reasons for denying the application for sign permit by certified mail.
- G. Upon denial of an application for a sign permit, the applicant has 15 business days to revise and resubmit the application for review by the City of McCook. In the alternative, the applicant may also appeal the decision of the City of McCook to the Zoning Board of Adjustment within the 15 business day time period. The Board of Adjustment, at its next regularly scheduled meeting, shall review the City of McCook's denial of said application.
- H. The Board of Adjustment shall review the application on its face with no deference to the final determination made by the City of McCook and it will make independent findings in assessing the adherence of the application to the provisions of the ordinance. If the Board of Adjustment finds the application meets the requirements of this Ordinance, it will direct the City of McCook to promptly issue the permit.
- I. Upon a final determination by the Board of Adjustment, unsuccessful applicants may seek to appeal to the courts.
- J. The application fee for each sign permit sought is available from the City Clerk within the Fee Schedule for City services.
- K. These permits shall not expire providing that such signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (i.e., repairs that cost more than 50% of the replacement cost of the damaged sign), the organization must apply for a new sign permit.

6. Sign Size Regulations ¹

- A. Permanent signs include, but are not limited to the following types of signs: wall signs, roof signs, projecting signs, ground and pole signs, multi-tenant signs, awning signs, electronic message centers, and monument signs. Additionally, temporary signs including political signs, garage sale signs, real estate signs, construction signs, and grand opening signs, are all controlled by the following:
1. Number of Signs: Each business is entitled to display two permanent on-site signs.
 2. Sign size shall be determined as follows:

¹Revised February 2, 2026 - Ordinance No. 2026-3114

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Residential identification and/or identification of a permitted home occupation in a single-family house or mobile home	permanent	5	1	2/lot	15	15	5	10	no
Residential identification and/or identification of a permitted home occupation in a duplex (2-family) house	permanent	2	1/dwelling unit, 2/building	2/sign	15	15	6	10	no
Apartment complex or mobile home park identification sign, 3-12 units	permanent	12	1/complex	12	15	15	6	10	yes
Apartment complex or mobile home park identification sign, over 12 units	permanent	32	1/entrance, maximum of 2/parcel	64	15	15	6	10	yes
Public or private schools, houses of worship, meeting halls, fire stations, private clubs or other similar uses	permanent	32	2, 1 on which may be freestanding	32	15	15	15	10	yes
Cemetery identification	permanent	32	1/entrance	32	15	15	6	not permitted	yes
Not-for-profit organizations (fundraising events, such as bazaars)	temporary, not to exceed 30 days	32	1	32	15	15	6	10	no
Political signs (must be removed within 20 days after election):									
Campaign headquarters	temporary, must be removed with 30 days after election	80	1/political party, plus 1/candidate	80	15	15	20	15	yes
Lawn signs	temporary	4.5	Unlimited	4.5	private property	private property	3	10	no

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Political signs continued: Vehicle and trailer signs	temporary, must be removed within 30 days after election	32	unlimited	NA	30		NA	NA	no
Garage sales signs	temporary	4	1	4	15	15	4	not permitted	no
Real estate for sales or for rent signs:									
Residential use, 1- and 2-family homes	temporary, must be removed 5 days after property transfer or no longer for sale	6	1/parcel	6	10	15	6	10	no
Commercial property, including apartment complexes	temporary, same as above	32	1/parcel	16	15	15	6	10	yes
Construction project identification	temporary, 1 year, renewable	48	2/parcel	48	15	15	10	10	yes
Grand opening identification	temporary, 30 days maximum	32	1	32	15	15	6	10	yes
Commercial use, single or double tenant site:									
Freestanding sign	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Highway Commercial District Freestanding sign	permanent	140	2 on-site freestanding/per business	140	15	15	32	-	yes
Wall sign	permanent	80	1 wall/tenant	80	-	-	-	20	yes
Projecting sign	permanent	12	1 projecting/site	6	-	-	-	-	yes
Awning sign	permanent	80	1 awning sign/business	80	-	-	-	-	yes
Roof sign	permanent	80	1 roof sign/building	80	-	-	6 foot above room	-	yes

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Commercial complex, 1 or more parcels occupied by more than 2 tenants or at least 2 tenants and the owner or any combination thereof.									
Freestanding sign, primary complex	permanent	80	1	80	15	15	20	-	yes
Freestanding sign, secondary complex	permanent	20	1/each secondary frontage, provided that 600 feet exists between signs, measured in a straight line, and frontage on which sign is located includes direct vehicle access from the complex to the street	20	15	15	20	-	yes
Wall sign	permanent	80	1/tenant having direct customer access to the out of doors, must be placed on storefront of the tenant identified by the sign	80	NA	NA	NA	20	yes
Awning sign	permanent	80	1 awning sign/business	80	-	-	-	-	yes
Roof sign	permanent	80	1 roof sign/building	80	-	-	6 foot above roof	-	yes
Gas station or vehicle service station:									
Freestanding sign, single or double tenant site	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Wall sign, single or double tenant site	permanent	80	1 wall/tenant	80	-	-	-	20	yes
Wall sign, in complex	permanent	80	1	80	-	-	-	20	yes
Awning sign	permanent	80	1 awning sign/business	80	-	-	-	-	yes

Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Office, research, development, manufacturing and industrial warehousing, single or double:									
Freestanding sign	permanent	80	1/site	80	15	15	20	-	yes
Wall sign	permanent	80	1/tenant having direct customer access to the out of doors, must be placed by the primary entrance	80	-	-	-	20	yes
Awning sign	permanent	80	1 awing sign/business	80	-	-	-	-	yes
Office, research, development, manufacturing and industrial warehousing complex:									
Complex identification	permanent	80	1	80	15	15	20	-	yes
Freestanding sign, individual building identification	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Wall sign, individual building identification	permanent	80	1 wall/tenant having direct customer access to the out of doors, must be placed by the primary entrance	80	-	-	-	20	yes
Awning sign	permanent	80	1 awing sign/building	80	-	-	-	-	yes
Complex identification	permanent	*** See Function of Sign	1/building	see Area per sign	45	20	8	10	yes
*** Not more than 4 sq. ft. for header, plus 1.5 sq ft. per tenant. The total directory signage within a complex shall not exceed the allowable area of primary complex identification sign.									
F arm stand:									
Freestanding sign	permanent	16	1 freestanding sign or 1 wall sign, or both, provided that the total sign area or	16	15	15	20	-	yes
Wall sign	permanent	16			-	-	-	10	yes

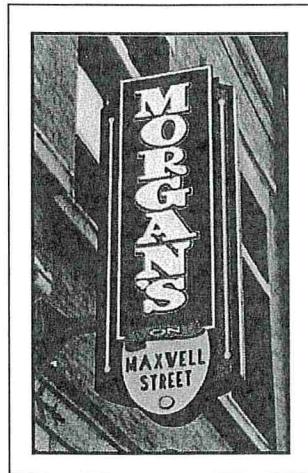
Function of Sign	Nature of Sign	Area per sign (sq. ft.)	Number of Signs	Total Sign Area (sq. ft.)	Front Line setback (ft.)	Side and Rear Setback (ft.)	Height (ft.) (Freestanding Sign)	Height (ft.) (Wall Sign)	Permit Required?
Sports and recreation center:									
Freestanding sign, single or double tenant	permanent	80	1 freestanding/site	80	15	15	20	-	yes
Wall sign, single or double tenant	permanent	80	1 wall/tenant	80	-	-	-	20	yes
Awning sign	permanent	80	1 awning sign, business	80	-	-	-	-	yes
On site directional signs	permanent	2	per Planning Commission approval	NA	per administrative approval	per administrative approval	per administrative approval	per administrative approval	yes

B. Wall Signs



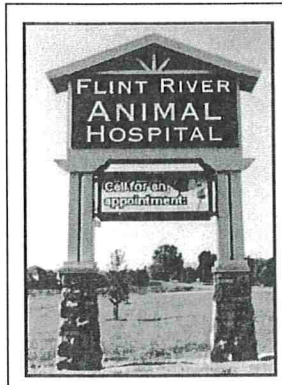
1. A permit may be obtained to erect multiple wall signs on each wall facing a street or public right-of-way, excluding those walls abutting single or multifamily residential land uses. Such wall signs shall meet the letter height and sign size requirements defined in subsection 6a based on the speed of the facing roadway. The total area of all wall signs on such a wall shall occupy no more than 50 percent of the total wall area.
2. Wall signs may be internally or externally illuminated.

C. Projecting signs



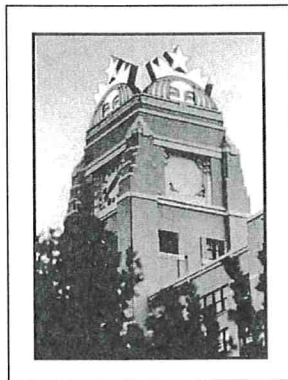
1. One projecting sign shall be permitted for each structure with accessible street frontage in lieu of a ground or roof sign.
2. Projecting signs may be illuminated. Those projecting over a parkway must be internally illuminated.
3. Projecting signs may revolve.
4. Projecting signs must have a minimum clearance of 8 feet from the bottom of the sign to the grade below.
5. Projecting signs may be located no closer than 10 feet to each other.

D. Freestanding Ground (Pole or Pylon) signs



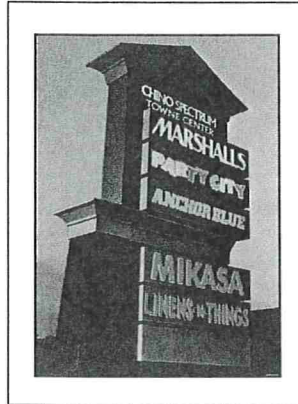
1. One ground (pole or pylon) sign is permitted for each structure with accessible street frontage.
2. Ground (pole or pylon) signs are permitted in lieu of roof and projecting signs.
3. Ground (pole or pylon) signs may be internally or externally illuminated.
4. Ground signs may revolve.

E. Roof signs



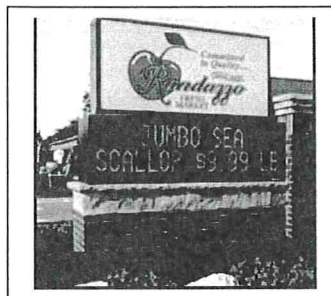
1. An organization which inhabits a structure with accessible street frontage shall be permitted to erect one roof sign as a permanent sign.
2. Roof signs may not be displayed on properties displaying ground or projecting signs.
3. Roof signs may be internally or externally illuminated.
4. Roof signs shall be setback a minimum of three feet from the edge of the exterior wall on which the sign is located.

F. Freestanding Multi-tenant Signs



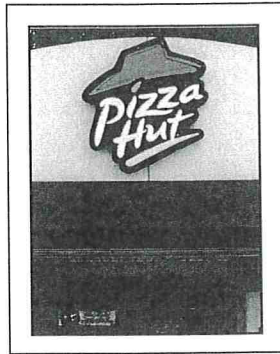
1. One multi-tenant commercial sign shall be permitted per business complex.
2. A minimum separation of fifty (50) feet shall be maintained between all other pole signs, multi-tenant commercial signs and off premise signs.
3. Multi-tenant commercial signs shall be located within the business complex for which they advertise and only tenants of that business complex may advertise on the sign. Any business advertising on a multi-tenant commercial sign may not have a pole sign on its property located within the associated business complex.
4. The maximum area expressed in square feet for a sign shall be calculated by multiplying the frontage by two (2).
5. Organizations advertising on a multi-tenant sign may erect a second sign on the premises with the exception of a pole sign.

G. Electronic Message Centers (EMCs)



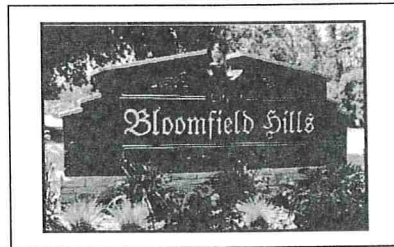
1. Such displays may include messages that are static, messages that appear or disappear from the display through dissolve, fade, travel or scroll modes, or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once.
2. Zoning: Only static electronic message centers may be erected in residential areas. All types of electronic message centers shall be permitted in areas designated for commercial and industrial activities.
3. All electronic message centers shall be equipped with automatic dimming capabilities.

H. Awning signs



1. An organization which inhabits a structure with accessible street frontage shall be permitted to erect one awning sign.
2. Awning signs may be illuminated.
3. The size of the awning shall be determined by applicable zoning regulations.
4. The size of the text on the awning sign shall be based on the requirements set forth in this Sign Regulations.

I. Monument Signs



1. Signs located outside the "cone of vision" are only permitted by the application for and grant of a variance.

Note: Given modern complex nature of messages conveyed by on premise signs, the Sign Regulations distinguishes between primary and secondary copy. It is important to note, however, that this distinction is not scientific. Rather, it reflects a public policy modification. The secondary copy requirements are not designed to produce copy that may be read by automobiles passing at the posted speed limit. Rather, such copy will likely only be readable to pedestrians, and idling or parked cars. Given the limited value of secondary copy, the City of McCook encourages sign owners to use it sparingly.

Note: Electronic message centers are a relatively new sign type that has not fully been explored by the scientific community. Given the rising popularity of this sign type as well as efforts by some Municipalities to block their installation, the aforementioned EMC requirements have been drafted to permit the use of the sign type while seeking to lessen the potential impacts or perceived impacts they cause. The choice to allow the construction of static EMCs in residential areas only is a public policy decision. Communities must explore their own needs in making decisions regarding the appropriate location and type of EMCs which will be permitted.

7. Temporary Sign Regulations

- A. Temporary signs not specifically listed in the Table included in Section 6, may be displayed without obtaining a sign permit for a period of time not to exceed fourteen (14) days within any six (6) month period. After the fourteen (14) day period, the owner must obtain a permanent sign permit to display the sign any further within the same six (6) month period.
- B. Temporary signs are signs not intended for permanent installation which are to be used for a limited amount of time. Types of temporary signs not listed in Section 6 include, but are not limited to: banners, pennants, flags, and streamers, inflatable displays, special event signs, advertising vehicles and development signs.
- C. Temporary signs shall be setback at least three feet from the public right-of-way and comply with all of the applicable regulations pertaining to size set forth in Section 6.
- D. The number of Temporary signs shall not exceed three at any given period of time.

8. Variances

A variance may be sought for the construction of a sign, Permanent or Temporary, which does not comply with the requirements established in Sections 5 and 6 of this Sign Regulations. A variance will be granted if the applicant can demonstrate the following criteria:

- A. The application of the Sign Regulations would substantially limit the applicant's ability to put the property to its highest and best use;
- B. Neighboring property owners would not be detrimentally harmed by the grant of the variance; and
- C. The hardship suffered is unique to the property and was not created by the applicant for the variance.

The City of McCook Zoning Board of Adjustment may impose conditions on the variance, as necessary, to further the purpose of the Sign Regulations.

9. Sign Maintenance

All signs, including noncomplying and abandoned signs, must be maintained in a condition which is safe and appears as originally permitted. The City of McCook shall issue a notice of violation for all signs violating the provisions of the ordinance. The organization shall have 10 business days to correct the violation. Organizations may seek an extension of time from the City of McCook to correct the violation. Such extensions will be granted if there is evidence that the organization is working to correct the violation. If the organization fails to correct the violation within the 10 day period or to obtain an extension, the City of McCook may, upon inspection, issue a notice compelling the removal of those signs which continue to be in violation of this provision of the Sign Regulations. The owner or agent may challenge the notice compelling the removal of the sign by:

- A. Filing an Zoning Administrator's report stating the condition of the sign with the City of McCook within 30 business days of receipt of the written notice of the violation, or
- B. Appealing to the Board of Adjustment in the manner described in Section 5.

Upon review of a favorable report by the Zoning Administrator, the City of McCook shall work with the organization to repair its sign. In the case where the Zoning Administrator's report confirms the City of McCook's inspection report, the building inspector shall serve a second written notice compelling removal of the sign at owner's expense within 30 business days receipt of said notice. Failure to remove the sign in a timely fashion shall result in a fine, in accordance with the City Fee Schedule, per day for each and every day the sign remains. Upon the issuance of a third citation,

the City of McCook may revoke the organization's permit to maintain the sign. Once a permit has been revoked, the organization must apply for a permit to reinstate the use of its signs or to install a complying replacement signs in the case of noncomplying signs.

10. Non-complying Signs

Any sign that is not in compliance with the provisions of the Sign Regulations upon its enactment shall be deemed a noncomplying sign. All noncomplying signs shall be allowed to continue until such time that the organization owning the property where the sign is located no longer owns or operates the noncomplying signs. All signs, including noncomplying signs, must be maintained in accordance with all state and local ordinances. If structural alteration or replacement is deemed necessary by the organization, the organization shall be required to obtain a permit to perform any type of maintenance, excluding normal replacement of sign faces, lamps, ballasts, and timers. Noncomplying sign faces shall be changed as needed so long as size and configuration remain as originally permitted.

Sign structures may be repainted as needed. Permits will be required for all maintenance work with the exception of normal replacement of lamps, ballasts, timers and damaged sign faces. Any structure being structurally modified at a cost exceeding 50% of the replacement cost of the sign as to size, additions or configuration must be immediately brought into compliance with local ordinances.

Note: In an effort to encourage municipalities to regard signs as speech rather than land uses, the common term, nonconforming use, is replaced with the term, noncomplying sign. A noncomplying sign is one that does not conform to sign regulations at the time such regulations are enacted. Noncomplying signs, similar to nonconforming uses, shall be allowed to continue operation until such time that the sign is no longer owned or operated by the organization controlling the sign at the time it became noncomplying. Substantial modifications to size or sign configuration will trigger the need to bring the noncomplying sign into conformity with existing regulations.

11. Indemnification

The City of McCook, its officers, agents, and employees shall be held harmless against any and all claims resulting from the erection, alternation, relocation, construction, or maintenance of on-premise commercial signs legally allowed as a result of this Sign Regulations.

12. Violations

The placement of any Permanent or Specially Permitted sign without a sign permit shall be unlawful. Violations of this ordinance shall be treated as strict liability offences regardless of intent. Violators will be fined minimum per day amount as per Section 2802, per sign displayed in violation of this ordinance.

13. Severability

If any section or subsection of this Sign Regulations is found to be invalid by a court of competent jurisdiction, all remaining provision shall be deemed valid.

Section 2113. Manufactured Home Standards. All "manufactured homes" located outside mobile home parks shall be installed according to the same standards for foundation system, permanent utility connections, setback, and minimum square footage which would apply to a site-built, single family dwelling on the same lot. The City also requires all manufactured homes to meet the following standards.

1. The home shall have no less than nine hundred (900) square feet of floor area.
2. The home shall have no less than an eighteen (18) foot exterior width.

CITY MANAGER'S REPORT
MAY 18, 2026 MCCOOK CITY COUNCIL MEETING

5.B.
ITEM NO. ___ Update regarding the youth sports complex project.

BACKGROUND:

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

APPROVALS:



Nathan A. Schneider, City Manager

May 14, 2026



Lea Ann Doak, City Clerk

May 14, 2026