

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, August 3, 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. Public Hearings.

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

1. Adjourn the Public Hearing.

B. Accept the minutes of the April 27, 2026 Economic Development Plan Citizen's Advisory Review Committee meeting.

3. Consent Agenda.

**The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*

A. Approve the minutes of the July 20, 2026 regular City Council meeting.

B. Adopt Resolution No. 2026-17 amending the current Collective Bargaining Agreement between the City of McCook and the Fraternal Order of Police Lodge 57 for the period of October 1, 2024 to September 30, 2026 and authorize the Mayor to sign said amended Collective Bargaining Agreement.

C. Ratify the Mayor's appointments to the Health Board - reappointing Nate Schneider, Kevin Hodgson, Linda Taylor, Dr. Jason Blomstedt, and May Beth Eisenmenger - terms expired June 2027.

4. Regular Agenda.
 - A. Approve drawings and specifications for renovations to the Water Resource Recovery Facility (WRRF) and set date to receive bids for September 15, 2026 at 2:00 P.M.
 - B. Update from Miller & Associates regarding Water Treatment Plant (WTP) EPA Grant.
 - C. Update regarding the youth sports complex project.
 - D. Council Comments.
 - E. Annual evaluation of the job performance of City Manager Nathan A. Schneider; as allowed by state law, upon a majority vote, the Council may go into Closed Session for consideration of this item.
 1. Nebraska Open Meetings Act statement, if a motion to close passes.
 2. If moved into Executive Session, motion to close.

Adjournment.

CITY MANAGER'S REPORT
AUGUST 3, 2026 CITY COUNCIL MEETING

ITEM: 2.A. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held July 27, 2026.

ITEM: 2.B. Accept the minutes of the April 27, 2026 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on April 27, 2026 and July 27, 2026. Per the City's Plan, a public hearing will be held to discuss the contents of the meetings.

FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

July 29, 2026



Tera Koetter, Assistant City Manager

July 29, 2026



Nathan A. Schneider, City Manager

July 29, 2026

EXHIBIT #1

PAGE(S) - 1

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on August 3, 2026 at 5:30 p.m. in the City Council Chambers of the McCook Municipal Center concerning the findings and suggestions of the LB840 Citizens Advisory Committee regarding the functions and progress of the economic development program for the City of McCook. Individuals requiring physical or sensory accommodations including interpreter services, braille, large print, or recorded materials, please contact the City Clerk at 308-345-2022.

-s- Lea Ann Doak,
City Clerk-Treasurer

Publish: July 30, 2026

EXHIBIT #2

PAGE(S) - 1

AGENDA

ECONOMIC DEVELOPMENT PLAN CITIZEN'S ADVISORY REVIEW COMMITTEE

QUARTERLY MEETING

**MONDAY, July 27, 2026
12:00 P.M.**

HERITAGE SENIOR CENTER CONFERENCE ROOM

CALL TO ORDER

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

- | | |
|-------------------|---|
| ITEM NO. 1 | Review and approve minutes of the April 27, 2026 meeting. |
| ITEM NO. 2 | Review McCook LB840 Economic Development Program Quarterly Reports. |
| ITEM NO. 3 | Update of LB840 Program Balances. |
| ITEM NO. 4 | MEDC Director's Report |
| ITEM NO. 5 | Open Discussion |
| ITEM NO. 6 | Next meeting date: October 26, 2026 |
| ITEM NO. 7 | Adjournment |

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

Program Year 10/01/25 - 9/30/26

Q3 - 06/30/2026

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total
Loan & Grant Program	\$ 997,168.12	\$ 223,717.43	\$ 100,392.90	\$ 1,154,723.12	
Loan Repayments		\$ 33,967.15			
Legal			\$ 7,909.55		
Publishing			\$ 69.49		
Miscellaneous					
Interest		\$ 8,242.36			
TOTAL					<u>\$ 1,154,723.12</u>
Ending Balance					<u><u>\$ 1,154,723.12</u></u>
MEDC Administration	\$ -	\$ 164,999.97	\$ 164,999.97	\$ -	

McCook Growth Fund (LB840) AVAILABLE FUNDS

Program Year 10/01/25-09/30/2026

Q3 - Balances as 06/30/2025

	Program Balance	Reserved Funds	Available
Loan, Grants and Projects	\$ 1,154,723.12		
North Pointe Ph. III - Infrastructure		\$200,000.00	
North Pointe Ph. II - Term Loan Interest (estimate)		\$62,000.00	
Business Park Phase II 2026 Interest, Legal, & Professional		\$90,000.00	
Publishing Fees		\$23.05	
Early Childhood Education			
New Provider Scholarship/Startup Funds/Infant Incentives - YTD		\$7,200.00	
*Early Childhood Donation YMCA		\$60,000.00	
Total Reserved and Committed		\$419,223.05	
Total Funds Available			<u>\$ 735,500.07</u>

*This will be paid over 5 year @ \$20,000 per year

\$20,000 - 2025 (pd. January 2025)

\$20,000 - 2026 (pd. January 2026)

\$20,000 - 2027

\$20,000 - 2028

\$20,000 - 2029

McCook Growth Fund (LB840) Loan Status Report
12-31-2024

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	Current Loans Interest Earned (c)	Payments Made (d)	Loan Balance Remaining (a+b+c-d)	Loan Status
City of McCook (Walter's Land Purchase)	\$ 250,000.00		0%		10/1/2024	\$ -	\$ -	\$ 250,000.00	Current
MEDC North Pointe Phase II	\$ 240,341.37		0%		7/23/2024	\$ -	\$ -	\$ 240,341.37	Current
HOKYL, LLC (Purchased Bee Little)	\$ 100,000.00		4%	5	4/1/2024	\$ 8,349.89	\$ 27,378.00	\$ 80,970.89	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 240.00	3%	10	3/19/2020	\$ 7,515.56	\$ 40,183.37	\$ 23,272.19	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$7,780.06	\$ 77,981.40	\$ 4,798.66	Current
Clary Village Equity (Non-Recourse Loan)	\$ 120,000.00		4%	15	3/16/2015	\$48,686.50	\$ 47,304.65	\$ 121,381.85	Current*
MEDC Clary Village TIF	\$ 178,622.92		0%	17	3/16/2015	\$0.00	\$ 108,444.46	\$ 70,178.46	Current
East Ward Village (Non-Recourse Loan)	\$ 105,000.00		2%	15	7/11/2012	\$16,599.02	\$ 98,286.58	\$ 15,754.59	Current
Totals	\$ 1,124,664.29	\$ 240.00				\$87,892.94	\$392,850.90	\$ 806,698.01	

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

McCook Growth Fund (LB840) Economic Development Program
Third Quarter Report
October 1, 2025 - September 30, 2026

Approved, but not yet completed or paid:

North Pointe Housing Development	2026	\$272,000.00
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As housing development advances in North Pointe Addition, infrastructure improvements are largely complete, including street paving and installation of water, sewer, and electrical services. The project is supported through a combination of TIF and other funding sources, with MEDC carrying interest that will be offset over time through lot and home sales, ensuring long-term sustainability.

With construction progressing along S Street, planning is shifting toward Phase III in 2026, beginning with street and utility design. Approximately \$200,000 is being reserved for these improvements. In addition, \$72,000 is set aside as a contingency for annual interest payments, as current TIF revenues have not yet fully met obligations, though no shortfall is anticipated.

Early Childhood / MEDC Infant Incentive Program	2025/2026	\$20,000.00
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The MEDC Board of Directors remains committed to supporting early childcare and education in our community. Our funding continues to provide resources for the Infant Program as well as Startup and Expansion initiatives, with the goal of sustaining and enhancing the efforts of local early childcare providers and centers.

Early Childhood/Youth Dev. Center Donation to YMCA Proj.	2025/2029	\$60,000.00
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The MEDC demonstrates its commitment to early childcare in McCook through initiatives that support our community providers. These programs are essential in aiding families and fostering workforce development, ensuring our youngest residents receive exceptional care and education. The board has furthered its support by committing \$100,000 over 5 years (\$20,000 annually) to the YMCA's renovation and expansion project. This funding will specifically benefit the Early Childhood/Youth Development Center, enhancing programming, activities, child watch services, and more. The first payment was made in 2025.

McCook Business/Industrial Park Expansion	2025/2026	\$90,000.00
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The McCook Business Park Phase II expansion is nearing completion, with significant progress made over the past year. A key milestone is the newly constructed industry track and spur, which has been inspected by BNSF; final feedback is pending to make it fully operational and ready for tenant use.

Performance Plus is also advancing well, nearing completion of its facility, with three full-time employees hired and initial feed production underway. As operations are refined, the company plans to scale production and expand its workforce, contributing further to the local economy.

LB 840 Expenses in the 1st Quarter

Loan, Grant, and Program Fund

Legal Services – Baird Holm Attorneys	2026	\$733.55
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Due to the Hot Tub Brokers (HTB) LB840 loan going into default and the subsequent bankruptcy filing, the MEDC engaged experienced bankruptcy counsel to review the bankruptcy proceedings and related documents. The purpose of this review was to ensure the MEDC had pursued every available option to recover funds for the LB840 Revolving Loan Fund and to determine whether any additional legal action was warranted.

Because the MEDC's loan was in a subordinate position behind the secured lending institutions, the opportunities for recovery were limited. However, the MEDC was able to negotiate a settlement with the primary lending bank, allowing a portion of the outstanding funds to be recovered and returned to the LB840 Revolving Loan Fund.

MEDC Infant Incentive Program	2026	\$3,600.00
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During this quarter, we reviewed and processed claim requests from an early childcare provider covering the infant incentives for the fiscal quarter.

Publishing Fees	2026	\$23.05
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Other Expenses

Program Administration and Operations	04/15/2026	\$18,333.33
Program Administration and Operations	05/13/2026	\$18,333.33
Program Administration and Operations	06/10/2026	\$18,333.33

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

Monday - April 27, 2026
12:00 P.M. at the Heritage Senior Center Conference Room

The Economic Development Plan Citizen's Advisory Review Committee of the City of McCook was called to order by Chairperson Sean Wolfe and began at 12:15 P.M.

A copy of the Open Meetings Act is posted on the City of McCook website and is available for public review.

Present: Members: Sean Wolfe, Jeanette Peters, Sarah Renner, Jordan Johnson; Charlie McPherson, MEDC Director; Tera Koetter, Assistant City Manager.

Absent: Alexis Davidson, Rick Sinner, and Warren Jones

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on April 23, 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 all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF January 26, 2026 MEETING.

Renner introduced a motion to approve the January 26, 2026 minutes; Wolfe seconded the motion. All members present voted in the affirmative. Motion passed. 4 VOTES YEA, 0 NAY, 3 ABSENT.

(2) REVIEW LB840 ECONOMIC DEVELOPMENT PROGRAM QUARTERLY REPORTS.

MEDC Director McPherson reviewed the McCook Growth Fund Program Balances and McCook Growth Fund Available Funds reports prepared by MEDC for the 10/01/25 – 09/30/26 program year with the committee.

As of 3/31/2026 the LB840 Program balance is \$1,080,064.69. Funds are currently allocated in the amount of \$448,146.44. This leaves an available balance of \$631,918.25.

(3) UPDATE OF REVENUES COLLECTED The McCook Growth Fund Loan Status Report shows all loans are current. The LB840 Program Balances report was provided.

EXHIBIT #4

PAGE(S) - 3

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Approved, but not yet completed or paid:

North Pointe Housing Development

“As housing development advances in North Pointe Addition, infrastructure improvements are largely complete, including street paving and installation of water, sewer, and electrical services. The project is supported through a combination of TIF and other funding sources, with MEDC carrying interest that will be offset over time through lot and home sales, ensuring long-term sustainability.

With construction progressing along S Street, planning is shifting toward Phase III in 2026, beginning with street and utility design. Approximately \$200,000 is being reserved for these improvements. In addition, \$72,000 is set aside as a contingency for annual interest payments, as current TIF revenues have not yet fully met obligations, though no shortfall is anticipated.”

Early Childhood/ MEDC Infant Incentive Program

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

Early Childhood/ Youth Dev. Center Donations to YMCA Proj.

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

McCook Business/Industrial Park Expansion

“The McCook Business Park Phase II expansion is nearing completion, with significant progress made over the past year. A key milestone is the newly constructed industry track and spur, which has been inspected by BNSF; final feedback is pending to make it fully operational and ready for tenant use.

Performance Plus is also advancing well, nearing completion of its facility, with three full-time employees hired and initial feed production underway. As operations are refined, the company plans to scale production and expand its workforce, contributing further to the local economy.”

LB840 Expenses in the 2nd Quarter

Loan, Grant, and Program Fund

Legal Services – Cline Williams Attorneys

“MEDC has played a lead role in advancing the St. Catherine’s building redevelopment, working closely with the developer on the LIHTC project, supporting property acquisition for the City/CDA, and coordinating project mitigation efforts. Legal services through Cline Williams were utilized to structure the purchase agreements and development contracts.”

MEDC Infant Incentive Program

“During this quarter, we received three claim requests from an early childcare provider covering the infant incentives for the fiscal quarter.”

(5) OPEN DISCUSSION

Wolfe provided a spreadsheet of the last four years’ sales tax receipts. Receipts remain steady.

(6) NEXT MEETING DATE

Next meeting date will be July 27, 2026 at 12:00 PM at the Heritage Senior Center conference room.

(7) ADJOURNMENT

The meeting was adjourned at 12:45 PM.

A handwritten signature in black ink, appearing to read "Tracy B. Burley", is written over a horizontal line.

CITY MANAGER'S REPORT
AUGUST 3, 2026 CITY COUNCIL MEETING

ITEM: **3.A.**

Approve the minutes of the July 20, 2026 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL
IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

July 30, 2026

McCook City Council
July 20, 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, Darcy Rambali.

Absent: Councilmember Jared Muehlenkamp.

I move to excuse the absence of Councilmember Muehlenkamp. This motion, made by Calvin and seconded by Rambali, passed.

Taylor: YEA, Calvin: YEA, Weedon: YEA, Rambali: YEA

YEA: 4, NAY: 0

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Library Director Jody Crocker, Police Chief Kevin Hodgson, Public Works Director Kyle Potthoff, 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 July 16, 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 current copy of the Open Meetings Act is on the information table by the entrance to the Council Chambers and available for public review. Councilmember Weedon provided the invocation. 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.

Mayor Taylor read a letter of thanks from Sarah Schneider, McCook Chamber of Commerce Director, to all of the city department heads and staff for their assistance in helping make the recent

Third Thursday event “Family Fun on the Bricks” an overall success.

2. Consent Agenda.

**The Consent Agenda is approved on one motion. Any item listed on the Consent Agenda may, by the request of any single Council member or public in attendance, be considered as a separate item under the Regular Agenda.*

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

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

YEA: 4, NAY: 0, ABSENT: 1

- 2.A. Approve the minutes of the July 6, 2026 regular City Council meeting.
- 2.B. Receive and file the claims for the month of June 2026, published July 14, 2026.
- 2.C. Approve the request from Stacey Aguilar on behalf of the Planning Committee for the community wide full scale drill to close South Street from South Highway 83 west approximately 500 feet on August 20, 2026, beginning at 4:30 P.M. and concluding by 6:30 P.M. for the community wide full scale mock disaster drill.
- 2.D. Disseminate the Drought Monitor Dashboard at the request of the Nebraska Department of Natural Resources.
- 2.E. Ratify the Mayor's appointments to the Economic Development Plan Loan Committee - reappointing the MEDC's selection of Dale Dueland and Ryan Moore - terms expire March 2030

3. Regular Agenda.

- 3.A. Accept and acknowledge McCook Community Foundation's first installment payment of \$50,000 for construction of the PFC Gerald L. Walters Youth Sports Complex.

Members of the McCook Community Foundation's Board presented a \$50,000 check, as the first annual installment of the \$500,000 grant for the development of the PFC Gerald L. Walters Youth Sports Complex.

City Manager Schneider stated that the city is very appreciative of the award and acknowledged all the Foundation has contributed to community development projects over the years.

- 3.B. Accept and acknowledge McCook Community Foundation's award of \$3,000 for the purchase of new furniture at the McCook Ben Nelson Regional Airport terminal.

Members of the McCook Foundation's Board presented a \$3,000 check, for the purchase of new furniture at the McCook Ben Nelson Regional Airport terminal.

Mayor Taylor thanked McCook Chamber Director Sarah Schneider for her assistance in making this project happen.

- 3.C. Presentation from Garry and Gloria Rogers on their proposed flag installation project at Memorial Park Cemetery and authorize them to move forward with their project.

Garry and Gloria Rogers presented a preliminary proposal for the installation of flag poles and flags along the south and east boundaries of Memorial Park Cemetery. They requested council approval of the project before they moved forward with collection of donations for it's completion.

Motion to authorize Garry and Gloria Rogers to move forward with their proposed flag installation project at Memorial Park Cemetery. This motion, made by Weedon and seconded by Rambali, passed.

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

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

Emma Castor with WCNDD was present via zoom and gave an update of the properties being evaluate for nuisances. 249 letters were sent to property owners notifying them of their violations, 49 have been cleared, 14 properties are being presented to be resinded from Resolution No. 2026-15, and 3 are being presented for a motion to abate.

- 3.E. Approve Resolution No. 2026-16 approving the rescinding of a portion of Resolution No. 2026-15 which previously declared certain properties a nuisance and which now have been abated and cleared of the nuisance as deemed by WCNDD and as declared in the Resolution.

Motion to approve Resolution No. 2026-16 approving the rescinding of a portion of Resolution No. 2026-15 which previously declared certain properties a nuisance and which now have been abated and cleared of the nuisance as deemed by WCNDD and as declared in the Resolution. This motion, made by Calvin and seconded by Rambali, passed.

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

- 3.F. Approve WCNDD's Motion to Abate for properties located at 207 ½ East 2nd Street, 205 East 2nd Street, and 308 East 4th Street, all located in McCook, Nebraska.

Motion to approve WCNDD's Motion to Abate for properties located at 207 ½ East 2nd Street, 205 East 2nd Street, and 308 East 4th Street, all located in McCook, Nebraska. This motion, made by Rambali and seconded by Taylor, passed.

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

3.G. Update from the McCook Municipal Library regarding the status of the current HVAC repair.

Library Director Crocker gave an update of the needed HVAC repairs at the library. Johnson Controls is in charge of the project and are waiting for materials and parts needed for the repairs to the entire system.

3.H. Update regarding the youth sports complex project.

City Manager Schneider gave an update of the youth sports complex project. The process is starting for the selling of the bonds on July 30; Mammoth will be out tomorrow to begin training of staff on mechanical items at the complex; staff continues to work on seeding and irrigations needs, as well as additional grants.

3.I. Council Comments.

Mayor Taylor thanked the many volunteers and staff that have worked together to make so many positive things happen in McCook.

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:13 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
AUGUST 3, 2026 MCCOOK CITY COUNCIL MEETING

3.B.

ITEM NO. ___ Adopt Resolution No. 2026 - 17 amending the current Collective Bargaining Agreement between the City of McCook and the Fraternal Order of Police, Lodge 57 for the period of October 1, 2024 to September 30, 2026, and authorize the Mayor to sign said amended Collective Bargaining Agreement.

BACKGROUND:

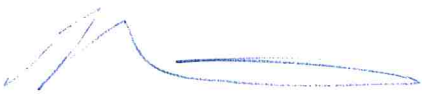
On October 1, 2024, a Collective Bargaining Agreement was entered by the City of McCook and the Fraternal Order of Police, Lodge 57. The term of the Agreement is two years. Due to staffing shortages within the department, both parties to the Agreement desire to add a temporary MOU to the Agreement to assure adequate law enforcement personnel are available for service. Terms of a proposed MOU have been discussed by the parties. The MOU is presented for Council consideration. The essential element of the MOU is to allow all police department personnel to request the City of McCook to buyout up to 24 hours of accrued vacation leave to offset staffing demands. The MOU applies to non-probationary personnel and requires the employees to be regular full-time police department members. The window for the affected personnel to request the buyout stretches from August 3, 2026 thru August 15, 2026.

APPROVALS:



Lea Ann Doak, City Clerk

July 29, 2026



Nate Schneider, City Manager

July 29, 2026

RESOLUTION NO. 2026-17

WHEREAS, the City of McCook, Nebraska recognizes the Fraternal Order of Police Lodge 57 as the exclusive collective bargaining agent for all full-time police officers, detectives, and dispatchers below the rank of sergeant and chief dispatcher, excluding the Police Chief, sergeants, chief dispatcher and all other employees.

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of McCook, Nebraska:

SECTION 1. That the Mayor and Council hereby ratifies the execution of a temporary MOU, dated August 3, 2026 and ending August 15, 2026, approving the buyout of up to 24 hours of accrued vacation leave for the eligible Collective Bargaining members included within the current Fraternal Order of Police Lodge 57 agreement established for the period of October 1, 2024 - September 30, 2026.

SECTION 2. That said agreement referred to hereinabove is inserted in full and attached herewith, and made a part hereof.

PASSED AND APPROVED this 3rd day of August, 2026.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk

MEMORANDUM OF UNDERSTANDING

Vacation Leave Buyout Policy

This Memorandum of Understanding ("MOU") is entered into by and between the **City of McCook** ("City") and the **Fraternal Order of Police Lodge 57** ("Collective Bargaining"). The City and Collective Bargaining are collectively referred to as the "Parties."

1. Purpose

The purpose of this MOU is to establish a vacation leave buyout policy for eligible Police Department employees permitted under the applicable collective bargaining agreement, personnel rules, or City policies.

2. Effective Term

This MOU shall become effective on August 3, 2026 and shall remain in effect through August 15, 2026, unless modified or extended by written agreement of the Parties.

3. Eligibility

An employee may request a vacation leave buyout only when all of the following conditions are satisfied:

1. The employee is a regular full-time Police Department employee regardless of Collective Bargaining status for the purpose of this MOU only.
2. The employee has completed any applicable probationary period.
3. The employee is actively employed and in paid status when payment is processed.

4. Buyout Amount

An eligible employee may request the buyout of up to **24 hours** of accrued vacation leave.

The approved hours shall be deducted from the employee's accrued vacation balance.

The employee must have enough accrued vacation available on the date payment is processed. The City shall not advance vacation leave or permit an employee to sell leave that has not been earned.

5. Request Procedure

An employee seeking a vacation buyout shall:

1. Submit the City's designated vacation buyout form to **[Payroll/Human Resources/Police Administration]**.

9. No Cash Value for Other Leave

This MOU applies only to accrued vacation leave. It does not authorize the buyout of sick leave, compensatory time, administrative leave, holiday leave, or any other leave unless separately authorized by the collective bargaining agreement, City policy, or another written agreement.

10. Pension and Benefit Treatment

Vacation buyout payments shall be reported for retirement, pension, and benefit purposes only as required by applicable law and the rules of the governing retirement system. Nothing in this MOU guarantees that a payment will qualify as pensionable compensation.

11. Separation From Employment

This MOU does not change any right to payment for unused vacation upon retirement, resignation, termination, or other separation from employment. Separation payments shall continue to be governed by the applicable collective bargaining agreement, personnel rules, City policy, and State and Federal law.

12. Tax Compliance

The City may establish deadlines, irrevocable-election procedures, payment dates, and other administrative requirements necessary to comply with federal and state tax laws. Employees are responsible for obtaining their own tax advice regarding the consequences of a vacation buyout.

13. Entire Agreement and Amendments

This MOU contains the Parties' complete agreement regarding the vacation leave buyout policy. It may be modified only by a written agreement signed by authorized representatives of both Parties.

Signatures:

For the **City of McCook**:

Signature: _____

Name and title: _____

Date: _____

For the **FOP Lodge 57** :

Signature: _____

Name and title: _____

Date: _____

CITY MANAGER'S REPORT
AUGUST 3, 2026 CITY COUNCIL MEETING

ITEM: 3.C.

RECOMMENDATION:

Ratify the Mayor's appointments to the:

- Health Board - reappoint Nate Schneider, Kevin Hodgson, Linda Taylor, Dr. Jason Blomstedt, and May Beth Eisenmenger - terms expired June 2027

BACKGROUND:

The Health Board are annual appointments.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

July 29, 2026

BOARD OF HEALTH

NATE SCHNEIDER
City Manager
Term Expires - June 2027

345-2022 (O)

KEVIN HODGSON
Chief of Police
Term Expires - June 2027

345-3450 (O)

LINDA TAYLOR
Mayor

345-5294 (O)

Term Expires - June 2027

DR. JASON BLOMSTEDT

344-4110 (O)

Term Expires - June 2027

MARY BETH EISENMENGER

340-9115 (C)

Term Expires - June 2027

*Denotes Chairperson
1 yr. term

CITY MANAGER'S REPORT
AUGUST 3, 2026 CITY COUNCIL MEETING

ITEM: 4.A.

RECOMMENDATION:

APPROVE DRAWINGS AND SPECIFICATIONS FOR RENOVATIONS TO THE WATER RESOURCE RECOVERY FACILITY (WRRF) AND SET DATE TO RECEIVE BIDS FOR SEPTEMBER 15, 2026 AT 2:00 P.M.

BACKGROUND:

The City has been planning for treatment improvements at the Water Resource Recovery Facility (WRRF) over the past several years in order to provide reliable treatment for the 20-year planning period. The existing WRRF is currently generally operating in compliance with its discharge permit, however, the age and obsolescence of equipment are making the job of operations decidedly more challenging. In addition, the City has been notified by the Nebraska Department of Water, Environment and Energy (DWEE) that new, more stringent limits on ammonia may be included in the future permit renewals. Environmental standards will continue to become more stringent, and it is anticipated that the WRRF will see new limitations on the discharge of total nitrogen and total phosphorus in the near future.

The December 2023 completed Facility Plan was prepared to address the current and future needs of the McCook WRRF. The proposed improvements outlined and selected by City Council will provide cost-effective, reliable and operator-friendly treatment of the wastewater that is projected to be generated by the City over the next 20 years. Funding for these improvements is being provided by USDA-RD and City Bonding.

The final project alternative selected is the construction of Sequencing Batch Reactors (SBRs) for the biological treatment of McCook's Wastewater. This will be preceded by grit removal and screening to remove debris from the waste stream before it enters the SBRs. The solids removed from the treatment process will be digested in aerobic digesters and then concentrated using the existing fan press prior to disposal. As part of the design process, it was also decided to add a new 6" water supply line to the WRRF. The current line is undersized, and the low pressures have been experienced during daily operations. Renovations to the Rotating Biological Contactor (RBC) building are being bid to remove the treatment units and convert to maintenance and storage facility. We are also bidding a covered sludge storage building. Demolition of the anaerobic digesters is included in the bid in order to facilitate the new construction. Due to cost concerns, demolition of the unused treatment units will be completed as time/budget permits.

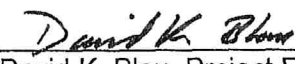
The project duration is driven by equipment availability and delivery. We are anticipating a construction period of approximately 24 months for the new improvements. The contractors will be selecting the completion dates based on their availability and scheduling of equipment. For instance, in conjunction with a new backup generator, NPPD has already informed us upsized transformer for the WRRF typically has a 60-week lead time.

Due to file size the complete set of drawings and specifications are not included with this CM Report. The complete set of drawings and specifications can be reviewed upon request at the City Clerks office. Included with this CM Report are the Advertisement for Bid and the Summary of Work section from the specifications.

FISCAL IMPACT:

We are aware of other recent projects, similar in nature that have exceeded project budgets. After bids are received impacts to current user rates and budget will be discussed as needed.

APPROVALS:



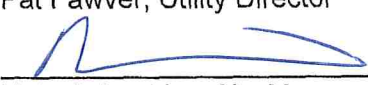
David K. Blau, Project Engineer

Date: 7/29/2026



Pat Fawver, Utility Director

Date: 7/29/26



Nate Schneider, City Manager

Date: 7/29/26

ADVERTISEMENT FOR BIDS
CITY OF McCOOK
McCOOK, NE
WATER RESOURCE RECOVERY FACILITY

General Notice

CITY OF McCOOK (Owner) is requesting Bids for the construction of the following Project:

McCOOK WATER RESOURCE RECOVERY FACILITY
200-D1-030

Bids for the construction of the Project will be received at the **McCOOK MUNICIPAL CENTER** located at **505 WEST C STREET, McCOOK, NE 69001-3618** on **September 15, 2026**, at **2:00 PM** local time. At that time the Bids received will be “publicly” opened and read aloud in the City Council Chambers McCook Municipal Center.

The Project includes the following Work:

New waterline from Ravenswood Road to the Treatment Plant. New 3,750 SF headworks building with screens and grit removal, relocation of fan press for solids processing, new sequencing batch reactors (SBR) and aerobic digesters, 1800 SY Paving, 2,800 SF sidewalks, building demolition and renovation and appurtenances for the McCook Water Resource Recovery Facility.

Bids are requested for the following Contract: **McCOOK WATER RESOURCE RECOVERY FACILITY**

The Issuing Office for the Bidding Documents is: **Miller & Associates, Consulting Engineers, P.C., 1111 Central Ave, Kearney, NE 68847, T: 308-234-6456**. However, Prospective Bidders may examine the Bidding Documents at the Issuing Office or Miller & Associates, Consulting Engineers, P.C., 109 East 2nd Street, McCook, NE 69001 on Mondays through Fridays between the hours of **8 AM and 5 PM** and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Printed copies of the Bidding Documents may be obtained from the Issuing Office, during the hours indicated above, upon payment of a deposit of \$400 for each full-size set. Half-size sets will be available for \$250. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. A complete set of electronic copies of drawings, specifications, contract documents and proposal form may be obtained from www.miller-engineers.com for a fee of \$50.00 (non-refundable). Once logged into the website, go to “Bidding Documents” [in the upper right-hand corner of the homepage] and you can select the set of documents to download.

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

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

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

Section 746 of Title VII of the Consolidated Appropriations Act of 2017 (Division A - Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2017) applies an American Iron and Steel requirement to this project. All iron and steel products used in this project must

be produced in the United States. The term "iron and steel products" means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials. The following waivers apply to this contract: De Minimis Waiver

Domestic Preference

This project is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act (IIJA), Pub. L. 117-58, §§ 70901-70953. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States.

The following waivers apply to this Contract:

BABAA De Minimis, Small Grants, and Minor Components

This project is funded in part by USDA Rural Development.

This Advertisement is issued by:

Owner: **City of McCook**

By: **Lea Ann Doak**

Title: **City Clerk**

SECTION 01 15 00 - MEASUREMENT AND PAYMENT

PART 1 – GENERAL

1.1 DESCRIPTION

- A. This Section covers methods of measurement and payment for items of Work under this contract.
- B. The total Bid Price for each section of the contract shall cover all Work required by the Contract Documents. All costs in connection with the proper and successful completion of the Work, including furnishing all materials, equipment, supplies, taxes and appurtenances; providing all construction Drawings, equipment and tools; and performing all necessary labor and supervision to fully complete the Work, shall be included in the unit and lump sum prices bid. All Work not specifically set forth as a pay item in the Bid Form shall be considered a subsidiary obligation of Contractor and all costs in connections therewith shall be included in the prices bid.

1.2 ESTIMATED QUANTITIES

- A. All estimated quantities stipulated in the Bid Form or other Contract Documents are approximate and are to be used for the purpose of comparing the bids submitted for the Work. The actual amounts of work completed, and materials furnished under unit price items may differ from the estimated quantities. Contractor agrees to make no claim for damages, anticipated profits, or otherwise on account of any difference between the amounts of work actually performed and materials actually furnished and the estimated amounts thereof.
- B. The Contractor shall satisfy themselves by whatever means and methods they feel necessary as to the quantity of materials he needs to order, since the quantities listed on the Drawings and Bid Schedule are not guaranteed. The quantities are a "best estimate" only and are intended to serve as guide in evaluating bids. Contractor will be responsible for restocking fees if any, for items and materials not used.
- C. Each lump sum and unit bid price shall be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item.
- D. Due to budgetary constraints, the Owner reserves the right to eliminate Bid items without cost adjustment to the other Bid Items in the Bid Schedule.

1.3 EXCAVATION TRENCHING AND BACKFILLING

- A. Except where otherwise specified, the unit or lump sum price bid for each item of Work which involves excavation trenching and backfilling shall include all costs for such Work. No direct payment shall be made for excavation trenching or backfilling. All excavation and trenching shall be unclassified as to materials that may be encountered; in addition, trenches shall be unclassified as to depth.
- B. Structure Excavation. All excavation work required for structures, not otherwise paid for as trenching, shall be considered to be a subsidiary obligation of Contractor and the cost of such excavation shall be included in the unit price bid for the structures.

- C. Dewatering for Construction. All dewatering required for the work required for structures, utilities, basins, etc. shall be considered to be a subsidiary obligation of the Contractor and all costs shall be included in the bid prices.

PART 2 – MATERIALS – Not Used.

PART 3 – EXECUTION

3.1 ITEM MEASUREMENT

- A. Mobilization, Insurance and Bonding: Measurement for payment shall be based on mobilizing and demobilizing equipment and personnel to the job site, payment and performance bonds and insurance.
1. This item shall include all costs to the Contractor connected with but not limited to preparatory work, the movement of personnel, equipment, supplies, and incidentals, bonding, insurance, coordination for Owners allowance, overhead and any other related fixed cost items of work or operations which must be performed or costs which are incurred prior to the commencement of the work on various phases of the project.
 2. By payment of mobilization as a fixed cost, the Contractor shall not be allowed an adjustment to the contract bid prices as a result of the addition of, reduction of, or the elimination of any item or group of items from the contract other than those specified in paragraph SC-11.9.3 of the Supplementary Conditions.
 3. Mobilization shall be paid as a percentage based upon the percentage of the contract work completed as set forth below.
 4. Partial Payment will be made as follows:
 - i. When 5% of the original contract amount (excluding the Mobilization item), is earned, 50% of the lump sum amount for Mobilization will be paid, subject to the limitations listed under Paragraph 5 below.
 - ii. When 10% of the original contract amount (excluding the Mobilization item), is earned, 100% of the lump sum amount for Mobilization will be paid, subject to the limitations listed under Paragraph 5 below.
 5. The lump sum amount paid for Mobilization shall be subject to the following limitations:
 - i. If the total contract amount is \$100,000 or less, the total amount paid for mobilization shall not exceed 12% of the total contract amount.
 - ii. If the total contract amount is greater than \$100,000, the total amount paid for mobilization shall not exceed \$10,000, plus 5% of the total contract amount above \$100,000.
 - iii. The total sum of all payments shall not exceed the original contract amount bid for mobilization item, regardless of the fact that the Contractor may have, for any reason, shutdown his work on the project or moved equipment away from the project and then back again.
- B. Furnish and Install New water supply line from Ravenswood Road to north side of administration building, complete in place: This lump sum bid item shall include all labor, material and testing to install the new water line from Ravenswood Road to the north side

of the administration building. It shall include surface restoration and appurtenances as required in the drawings and specifications.

- C. Furnish and install all site Work, site clearing and stripping, grubbing, grading and filling, seeding, paving, sidewalks, fencing, all yard piping sanitary sewer lines, storm sewer, water main and service lines, air yard piping, dewatering, abandonment of old lines, drainage, erosion control and appurtenances, all Series 6 miscellaneous structures, complete in place: Measurement for payment shall be a lump sum basis and shall include but not limited to removals, disposal and salvage where required for preparation of the site for construction activities. The cost for all activities for site stripping, stockpiling, removals, disposal, coordination, disposal fees, etc. shall be included in this bid item.

Work shall also include but not be limited to excavation of material; locating, securing, furnishing and installing fill material; compaction, final grading subgrade preparation per geotechnical report recommendations, landscape grading, seeding and other miscellaneous ongoing work required to complete this item as indicated and specified. This Bid Item shall include demolition furnishing and installing all utility work on the exterior of the building such as electrical ducts, conductors, pull boxes, water lines and service line, storm sewer piping, sewer piping, sewer mains and manholes, gas line connections, abandonment of utilities, pavement, sidewalks, seeding, removal and hauling of excess soils and demolition debris, all valves, fittings, miscellaneous connections, erosion control and maintenance.

- D. Installation of new generator, transfer switch, coordination of new transformer, installation of primary power to headworks, foundations and concrete pads for installation, and refeeding of ancillary buildings including Series 10 modifications per the drawings and specifications, complete in place: This lump sum bid item shall include all labor and materials to provide and install, standby power unit, generator, coordination or supply of automatic transfer switch, conductors, conduits, duct banks, and installation of new electrical service equipment with NPPD, coordinating and supply of temporary power to keep the plant operational, removal and salvage of old generator and transfer switch, coordination of delivery and off-loading equipment, tools, materials, and use of equipment necessary for construction of the bid item, including concrete foundation, preparation of subgrade, foundations, equipment pads, conduits, electrical systems, safety equipment, labeling and tagging, interior finishes, trenching, conductors, pull boxes, panels, switches, instrumentation, electrical components, mechanical connections, and all incidental and appurtenant work required for a complete and operable system and any other incidental and appurtenant work required not specifically itemized for payment on the Bid Form, to complete the item per the drawings and specifications.
- E. Furnish and Install liquid waste handling station Series 1, complete in place: This lump sum bid item shall include all concrete work, tapping the main, bypass pumping if required, grates, frames and appurtenances for a fully operational dump station per the drawings and specifications.
- F. Furnish and install Headworks Building Series 2, process equipment, building, foundation, structural, mechanical, relocation of fan press, furnish and installation of all equipment, building electrical and plumbing, blower piping, process piping, trolley and hoist, HVAC, MCCs, startup and appurtenances, complete in place: Measurement for payment of "Headworks Building", process equipment and appurtenances, complete in place" will be based upon the lump sum bid price for furnishing all labor, equipment, tools, materials, and use of equipment necessary for the construction of the headworks building including preparation of subgrade, foundations, equipment pads, footings, floor, roof access, stoops, interior walls, channels, grating, doors, piping, air piping, all pipe supports, pipe expansion joints, equipment pads, check valves, fittings, precast, bollards, mechanical and electrical systems, floor drain piping, all interior water piping and valves,

safety equipment, interior doors and walls, interior plaque, handrails, flanges, pipe labeling and valve tagging, interior finishes, trolley and hoist, HVAC and all other interior/exterior equipment and items shown not specifically itemized for payment on the Bid Form, and all incidental and appurtenant work required to complete the building.

This bid item also includes the furnishing and installation of all equipment including coordinating delivery and off-loading equipment, installing the new equipment, including providing all necessary fasteners, pipe supports, and appurtenances shown on the Drawings or in accordance with manufacturer's recommendations for installation, and all incidental and appurtenant work required to complete the item as specified.

- G. Furnish and install Covered Sludge Storage Building Series 3, complete in place: This lump sum bid item shall include furnishing all labor and materials to erect the pre-engineered metal building, foundations, slab, drainage, and appurtenances for the covered sludge storage building.
- H. Furnish and Install Influent Flow Measurement Manhole Series 4, complete in place: Measurement for payment shall be a lump sum basis and shall include but not limited to all labor and materials to construct the flow measurement manhole including but not limited to structure electrical, conductors, power supply, and appurtenances at the Water Resource Recovery Facility.
- I. Furnish and install SBR Treatment Units and Digesters, diffusers, piping, pumps, instrumentation and controls, local control stations, railing, air piping, process piping, lighting, concrete tankage, grating, electrical for Series 5, complete in place: This lump sum bid item shall include all labor and materials including the purchase of the SBR equipment, coordinating and delivery, storage and installation of the vendor supplied SBR bid package for a fully functioning treatment unit. The GC is responsible for reviewing the scope of supply from the SBR vendor and providing all necessary electrical, mechanical, and piping connections, interconnecting piping, safety equipment, valves, etc. as indicated on the drawings and specifications for a fully operational treatment system.
- J. Demolishing of Digester Complex Series 7 including sludge disposal via land application of remaining solids, complete in place: This lump sum bid item is the demolition, removal and disposal of the digester tankage, piping and building in order to complete the new treatment plant operations. There are some items to be salvaged to the owner and coordination or removal of these items is part of the bid item. Scheduling of the demolition is further discussed in the detailed specifications as in order to erect the sludge storage building at least a portion of the existing anaerobic digester must be removed.
- K. Modifications to RBC building Series 8, complete in place: This lump sum bid item includes all labor and materials for the removal and disposal of the remaining RBC units, drives, bearings, air piping, and associated electrical to enable the RBC bays to be used for storage and parking. The contractor is to provide fill and concrete topping to allow vehicles and storage in the building. The HVAC components shall remain as is. The renovation of the RBC building cannot be accomplished until the new SBR system is operational.
- L. Remove haul and dispose of drying beds and foundations (Series 9), complete in place: This lump sum bid item includes all labor and material to demolish, haul and dispose of the remains of the drying beds. These beds were built in the 1950 and are no longer used.
- M. SCADA control panels, computers, peripheral, integration and software for WRRF process including integration of SBR equipment, Fan Press and Administration building:

The City has an existing control contractor that services all of the City's control systems. The City uses Automatic Systems Company to provide the integration services and equipment related to the Water Resource Recovery Control Facility. GC shall coordinate and review the integrator's scope of supply and include any missing materials electrical or equipment necessary for a fully functioning SCADA system and integration to the SBR and current WRRF. The contractor shall provide the remainder of the work needed for a fully functioning SCADA system as indicated on the drawings and specifications. This bid item is to provide uniformity in all of the City controls. Automatic Systems will be a subcontractor to the General Contractor.

- N. SCADA modifications and integration for lift stations per the drawings and specifications: This lump sum bid item shall be all labor and materials to modify and include the two lift station into the WRRF SCADA control system per the drawings and specifications.
- O. Owner Allowance: This Bid item shall be for the Owner to purchase incidental equipment and supplies such as chairs, mop buckets, dehumidifiers, fans, etc. The actual invoice price for these items purchased by the Owner will be provided to the Contractor for inclusion on the pay request. Contractor overhead and profit for Work specified under this allowance item shall be included in the mobilization bid item and shall not be added to these items.
- P. Commission new plant and decommission old plant by pumping primary clarifiers, RBCs and final clarifiers through the BAF pump station and drain BAF water to effluent line: This lump sum bid item is provided to identify cost associated with making the final connections to the SBR and decommissioning the old treatment units in preparation of demolishing and renovations as part of the construction. Sequencing of the decommissioning is further discussed in the detailed specifications and is provided for guidance but alternative means and methods offered by the contractor are welcome during construction activities.
- Q. Materials Testing: This lump sum bid is for full compensation for all labor, tools, equipment, materials supervision, and incidentals required to complete the project construction items such as geotechnical and material testing,
- R. Environmental Compliance/SWPPP Compliance: This lump sum bid item shall be for full compensation to comply with all requirements of the SWPPP, erosion control means and methods, reporting, inspections, dewatering permits if required, and all other such permits needed during the construction of the WRRF and stormwater permit compliance
- S. Bypass Pumping (as required for entire project): This lump sum bid item shall be for all required bypass pumping equipment and labor to make connections and keep the WRRF operating at all times. The WRRF can be operated in portions (one digester for instance) for period of time to make connections but the planning and implementation for bypass pumping or coordination shall be included in this lump sum bid item.

3.2 ITEM PAYMENT

- A. Payment for all items shall be as follows:
 - 1. Payment shall be made for the price in the Bid Form or schedule of values. All items not mentioned above but considered necessary for this item shall be a subsidiary obligation of the Contractor and shall be borne by him.

END OF SECTION

CITY MANAGER'S REPORT
AUGUST 3, 2026 CITY COUNCIL MEETING

ITEM: **4.B.** Update from Miller & Associates regarding Water Treatment Plant (WTP) EPA Grant Update.

BACKGROUND:

David Blau and Chris Miller of Miller & Associates will provide the City Council with an update on the status of the City of McCook's EPA Community Grants Program project for improvements to the City's Water Treatment Plant (WTP).

The City of McCook initially submitted a Congressionally Directed Spending (CDS) request through Senator Deb Fischer's office for Fiscal Year (FY) 2025 to fund improvements to the City's Water Treatment Plant. The project advanced through Senator Fischer's office to the Senate Appropriations Committee for the Department of the Interior, Environment, and Related Agencies; however, it was removed from the final federal budget prior to enactment. Following the budget decision, Senator Fischer encouraged the City to resubmit the project and indicated that projects previously advanced through the appropriations process would receive priority consideration during the next funding cycle.

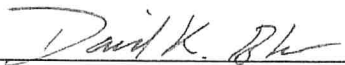
The City reapplied for funding through Senator Fischer's office in April 2025 for Fiscal Year 2026. The project was again advanced to the Senate Appropriations Committee and was ultimately included in the FY2026 appropriations legislation signed into law on January 23, 2026. As a result, the City was awarded **\$3,200,000** through the U.S. Environmental Protection Agency (EPA) Community Grants Program to support improvements to the Water Treatment Plant. The City is required to provide a minimum of **20 percent local match of \$800,000**, resulting in a total project budget of **\$4,000,000**. This grant is a reimbursable grant through the EPA.

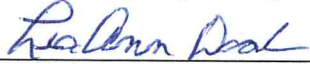
The proposed project will address aging infrastructure needs at the Water Treatment Plant.

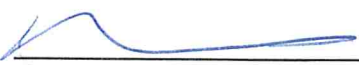
M&A is completing several of these CDS grants and our experience is it can take time to get through the bureaucracy of the EPA grant process. The anticipated next steps for the project are outlined below for reference.

Project Step	City Responsibility	Engineer Responsibility
Prepare Engineering Agreement		✓
Submit Engineering Agreement to EPA for review and acknowledgment	✓	
Execute Engineering Agreement	✓	✓
Prepare EPA Work Plan	✓	✓
Submit EPA Work Plan to EPA for review and approval	✓	
Complete EPA New Recipient Training	✓	
Coordinate Environmental Review and Cross-Cutting Agency Requirements		✓
Submit EPA Grant Application through Grants.gov following Work Plan approval and environmental clearance	✓	✓
Complete project design and prepare Plans & Specifications		✓
Submit Plans & Specifications to EPA for review and approval		✓
Obtain City authorization to advertise for bids	✓	✓
Advertise project, respond to contractor questions, open bids, evaluate bids, and provide award recommendation		✓
Execute Construction Contract	✓	✓
Conduct Preconstruction Conference	✓	✓
Provide Construction Observation and Administration, including review of contractor pay applications		✓
Conduct Final Inspection, Complete Punch List, and Close Out Project	✓	✓
Prepare and submit required Semi-Annual Performance Reports to EPA throughout the grant period	✓	✓

APPROVALS:


 David K. Blau, Project Engineer


 Lea Ann Doak, City Clerk


 Nate Schneider, City Manager

Date: 7/29/2026

Date: 7/29/26

Date: 7/29/26

CITY MANAGER'S REPORT
AUGUST 3, 2026 MCCOOK CITY COUNCIL MEETING

ITEM NO. **4.C** 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

July 29, 2026



Lea Ann Doak, City Clerk

July 29, 2026

CITY MANAGER'S REPORT
AUGUST 3, 2026 CITY COUNCIL MEETING

ITEM: 4.E.

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

BACKGROUND:

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

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

**FISCAL
IMPACT:** N/A

APPROVALS:



Lea Ann Doak, City Clerk

July 29, 2026