

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, February 2, 2026
5:30 PM - City Council Chambers**

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

Invocation - McCook Ministerial Association - Walter Ray, McCook Baptist 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 - Regarding a request to modify McCook Zoning Ordinance No. 2016-2929, Article 21 - Supplemental Regulations, Section 2112 - Sign Regulations, Subsection 6.A. (Sign Size Regulations), altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial District from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.
 1. Adjourn the Public Hearing.
 - B. Ordinance No. 2026-3114 amending McCook Zoning Ordinance No. 2016-2929, Article 21, Section 2112, Subsection 6.A., altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial district from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.
 1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.

3. Final passage of Ordinance No. 2026-3114.
4. Chairperson declaration after vote, if approved.
- C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review Committee regarding a meeting held January 26, 2026..
 1. Adjourn the Public Hearing.
- D. Accept the minutes of the October 27, 2025 Economic Development Plan Citizen's Advisory Review Committee meeting.
3. Consent Agenda.

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

 - A. Approve the minutes of the January 19, 2026 regular City Council meeting.
 - B. Approve and authorize the Mayor to sign a Professional Engineering Agreement with Miller & Associates, Consulting Engineers, P.C. for the design, construction, and site observation for South 3rd Street Looping Water Main and Armory Place Looping Main Connection Project.
 - C. Accept the minutes of the November 12, 2025 Library Advisory Board meeting.
 - D. Receive and file Change Orders Numbers 1, 2, and 3 for the P.F.C. Gerald L. Walters Youth Sports Complex.
 - E. Approve and enter into a Nuisance Abatement Agreement with West Central Nebraska Development District, Inc. (WCNDD).
 - F. Approve Resolution No. 2026-03 approving the appointment of West Central Nebraska Development District, Inc. (WCNDD) to act as Nuisance Officer for the City of McCook.
4. Regular Agenda.
 - A. Update regarding the youth sports complex project.
 - B. Accept the Financial Statements and Supplemental Information for Fiscal Year ending September 30, 2025 prepared by AMGL CPAs and Advisors.
 - C. Approve the recommendation of the Parks Advisory Board to allow Tasha Blomstedt and Delight Moser to plan for and paint a mural on the west interior wall of the McCook Aquatic Park bathhouse between the restroom entrances and to furnish a battery operated digital clock to be placed on the north exterior wall of the bathhouse.
 - D. Ordinance No. 2025-3113 vacating East "A" Street, between the South Half (S1/2) of Lot Five (5), and all of Lot Six (6), Block Five (5), and Lot One (1), Block Twelve (12), Willow Grove Addition to the City of McCook, Red Willow County, Nebraska.
 1. Chairperson asks Clerk to read Ordinance by title.
 2. Consider statutory rule requiring reading on three separate occasions be suspended. Motion to suspend the rule must be adopted by three-fourths of the Council.
 3. Final passage of Ordinance No. 2026-3113.
 4. Chairperson declaration after vote, if approved.
 - E. Approve the use of the McCook City Auditorium for pickleball use while the YMCA gymnasium is remodeled at a fee of \$50 per month and that adequate insurance be provided to alleviate liability concerns.

F. Council Comments.

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

1. Nebraska Open Meetings Act statement, if the motion to close passes.
2. Close Executive Session.

Adjournment.

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

2.A.
ITEM NO. ___ Public Hearing - Regarding a request to modify Article 21 (Supplemental Regulations), Section 2112 (Sign Regulations), Subsection 6.A. (Sign Types), altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial District from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.

2.B.
ITEM NO. ___ Approve Ordinance No. 2026-3114 on first reading, and under suspension of the rules, altering the commercial use, single or double freestanding tenant sign requirements, to (1) increase the total sign area in the Highway Commercial District from 80 square feet to 140 square feet, and to (2) increase the maximum sign height in the Highway Commercial District from 20 feet to 32 feet.

BACKGROUND:

The City of McCook has been requested to modify the above stated freestanding, commercial sign ordinance to: 1) allow for an increase in total sign area from 80 square feet to 140 square feet; and 2) increase the maximum sign height from 20 feet to 32 feet. The request is from Crossland Construction Company, who serves as the lead contractor for the new car dealership project. Staff is comfortable with the request at the particular location referenced by Crossland, but would like to limit the proposed sign modifications to properties located in the Highway Commercial District.

Staff has considered increasing the height and size requirements for Highway Commercial District signs over the years. In fact, staff intended to make these specific modifications to its sign ordinance during the current zoning ordinance revision project the City of McCook is working through. Due to time constraints on Crossland's part, it is not feasible to hold off on said alterations until completion of the zoning ordinance project. Crossland has informed staff there is a six month lead time in sign construction that requires immediate action. Without proper legal authority, the car companies cannot permit the signs, which in turn would seriously hamper the project's completion date.

McCook's Building Inspector, Barry Mooney, has reviewed the request and is comfortable with the proposed ordinance modification.

APPROVALS:



Nathan A. Schneider, City Manager

January 28, 2026



Lea Ann Doak, City Clerk

January 28, 2026



Barry Mooney, Building Inspector

January 28, 2026

EXHIBIT #1

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on February 2, 2026, at 12:00 P.M. and by the McCook City Council on February 2, 2026, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider proposed changes to Zoning Ordinance No. 2016-2929 , amending Article 21 - Supplementary District Regulations, Subsection 6. Sign Size Regulations, Function of Sign - Commercial use, single or double tenant site: Freestanding sign; increasing the Height (ft.) (Freestanding Sign from 20' to 30'. Any and all persons desiring to comment may attend said public hearing and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak
City Clerk

Publish: January 22, 2026.

EXHIBIT #2

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ORDINANCE NO. 2026-3114

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA PROVIDING FOR THE AMENDMENT OF MCCOOK ZONING ORDINANCE NO. 2016-2929, AMENDING ARTICLE 21 - SUPPLEMENTAL DISTRICT REGULATIONS, SECTION 2112 - SIGN REGULATIONS, SUBSECTION 6.A. (SIGN SIZE REGULATIONS) - ALTERING COMMERCIAL USE, SINGLE OR DOUBLE FREESTANDING TENANT SIGN REQUIREMENTS, (1) INCREASE THE TOTAL SIGN AREA IN THE HIGHWAY COMMERCIAL DISTRICT FROM 80 SQUARE FEET TO 140 SQUARE FEET, AND (2) INCREASE THE MAXIMUM SIGN HEIGHT IN THE HIGHWAY COMMERCIAL DISTRICT FROM 20 TO 32 FEET; PROVIDE FOR THE REPEAL OF ANY OTHER CONFLICTING ORDINANCES; AND PROVIDING A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE ENFORCED.

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

SECTION 1. Article 21 - Supplemental Regulations, Section 2112 - Sign Regulations, Subsection 6.A. Sign Size Regulations, of McCook Zoning Ordinance No. 2016-2929 shall be amended as follows:

6. Sign Size Regulations

- 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 signs.
 2. Sign size shall be determined as follows:

EXHIBIT #3

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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	1 freestanding/site	80	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?
Farm 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
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

SECTION 2. Any and all other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed.

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

PASSED AND APPROVED THIS _____ day of _____, 2026.

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

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

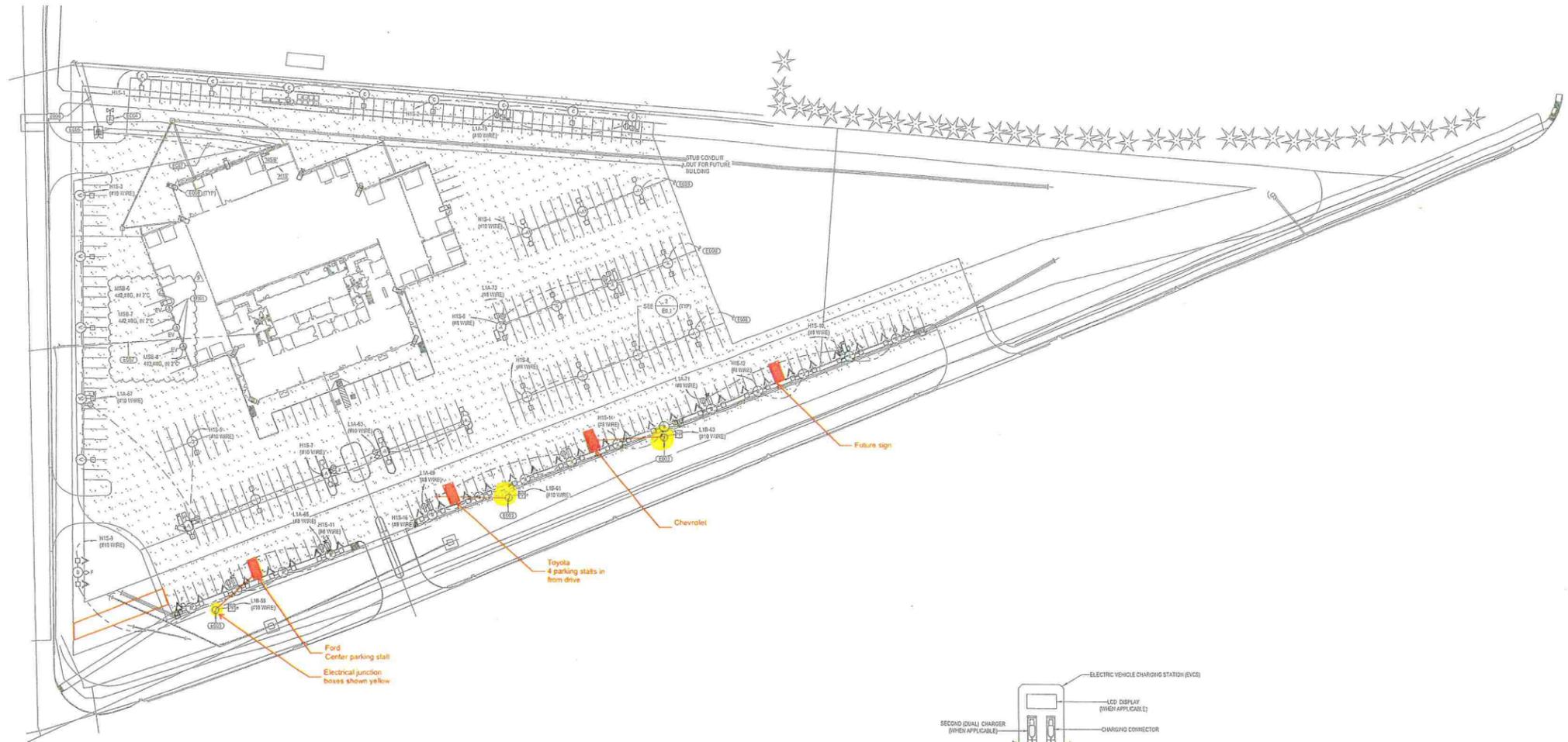
PARKING LOT LIGHTING CALCULATION STATISTICS	
AVERAGE FOOTCANDLES	13.48
MINIMUM FOOTCANDLES	7.64
MAXIMUM FOOTCANDLES	6.4
MAXIMUM TO MINIMUM RATIO	176.1
AVERAGE TO MINIMUM RATIO	33.1

- NOTES:**
1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED. IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-TO-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL, STATE AND PARKING LOT LIGHTING GUIDELINES.
 2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM EXISTING OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

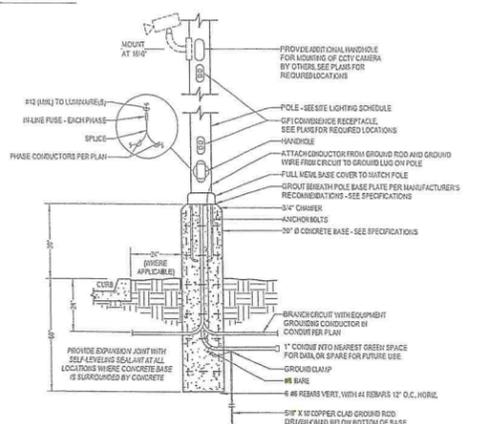
- NOTES:**
- E001. PROVIDE UNBUNDLED CONNECTION TO ELECTRIC VEHICLE CHARGING STATION. NEW THREE PHASE WIRING PER NEC. SEE GENERAL NOTES. COORDINATE FINAL CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER.
 - E002. PROVIDE NEW UNDERGROUND RIGID CONDUIT. SEE AREA DRAWING FOR ADDITIONAL INFORMATION. COORDINATE CONDUIT ROUTING WITH CIVIL DRAWINGS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CLIENT SHALL MAKE ALL STUB UP WORKS.
 - E003. PROVIDE FINAL CONNECTION TO OTHER PROVIDED INTERNALLY ILLUMINATED SIGNAGE. COORDINATE REQUIREMENTS WITH GENERAL CONTRACTOR, CIVIL DRAWINGS AND SERVICE SUPPLIER PRIOR TO CONSTRUCTION. PROVIDE TOOLS BIDDING CONTRACT CONCEALED WITH OR BEHIND SIGNAGE FOR POWER CONNECTIONS.
 - E004. FIELD VERIFY LOCATION OF POST INDICATOR VALVE. PROVIDE 1" CONDUIT WITH ALLOWING TO FIRE ALARM CONTROL PANEL LOCATED WITHIN ELECTRICAL ROOM.
 - E005. PROVIDE NEW 1/2" O.D. CABLE FROM POWER COMPANY METER SPECIFICATIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH LOCAL POWER COMPANY. CIVIL DRAWINGS AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - E006. PROVIDE TWO (2) UNBUNDLED 4" PVC CONDUITS FOR UTILITY COMPANY PRIMARY SERVICE. STUB UP AT UTILITY COMPANY SERVICE. COORDINATE REQUIREMENTS WITH UTILITY COMPANY AND CIVIL DRAWINGS.
 - E007. PROVIDE TWO (2) 2" PVC CONDUIT CONNECTIONS FROM A ROOM AND EXTEND TO PROPERTY LINE. COORDINATE WITH LOCAL UTILITY.
 - E008. PROVIDE TWO (2) 3/4" CONDUIT TRUNCHED OFF FROM POLE FOR CONNECTION TO FUTURE LIGHTING CIRCuits. COORDINATE WITH LOCAL UTILITY.
 - E009. PROVIDE TWO (2) 3/4" CONDUIT TRUNCHED OFF FROM POLE FOR CONNECTION TO FUTURE LIGHTING CIRCuits. COORDINATE WITH LOCAL UTILITY.
 - E010. PROVIDE TWO (2) 3/4" CONDUIT TRUNCHED OFF FROM POLE FOR CONNECTION TO FUTURE LIGHTING CIRCuits. COORDINATE WITH LOCAL UTILITY.



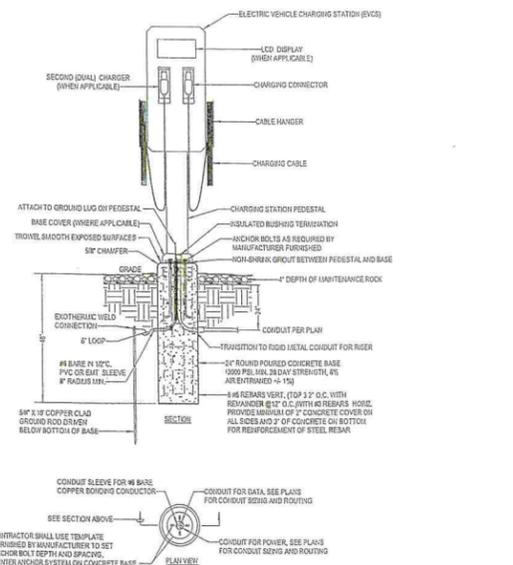
WAGNER CHEVROLET - WAGNER FORD TOYOTA
 1201 North HWY 83
 CHEVROLET TOYOTA



SITE PLAN - ELECTRICAL



30\"/>



ELECTRIC VEHICLE PEDESTAL CHARGING STATION MOUNTING DETAIL

MEI morrissey engineering
 4540 North 111th Street
 Omaha, NE 68154
 P: 402.491.4144
 www.morrisseyengineering.com

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Project Number	0210191
Drawn by	ESD
Scale	
1. CONSTRUCTION	DATE: 07/12/2023
2. ACCORDANCE	DATE: 07/12/2023
3. ACCORDANCE	DATE: 07/12/2023
4. AS-BUILT	DATE: 07/12/2023

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ELECTRICAL SITE PLAN

E0.1

EXHIBIT #4

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**CITY MANAGER'S REPORT
JANUARY 5, 2025 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3.E. Approve Ordinance No. 202~~6~~- 3111 on second reading and under suspension of the rules, amending the City of McCook Code or Ordinances Title IX, adding Chapter 97, entitled "Public Spaces, Camping, Restrooms, Parks".

BACKGROUND:

Attached is the original report from the December 15, 2025 McCook City Council meeting to provide background on this ordinance.

At the January 5, 2026 McCook City Council meeting, the City Council will be asked to approve the ordinance on its second reading and under suspension of the rules..

APPROVALS:



Nathan A. Schneider, City Manager

December 30, 2025



Lea Ann Doak, City Clerk

December 30, 2025



Tera Koetter, Assistant City Manager

December 30, 2025

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

ITEM NO. 5.B. Approve Ordinance No. 2025 - 311 on first reading, amending the City of McCook Code of Ordinances Title IX, adding Chapter 97, entitled "Public Spaces, Camping, Restrooms, Parks".

BACKGROUND:

Following the temporary closure of Karrer Park, City of McCook staff and McCook's city attorney have been working on ordinance language to prohibit individuals from sleeping in public spaces, camping on public property (with the exception of Karrer Park), establishing guidelines for the use of Karrer Park, setting rules for the removal or storage of personal property, ensuring public sidewalks are free from obstructions, and maintaining McCook's public restrooms for appropriate uses only. The proposed ordinance achieves the goals we have discussed at prior McCook City Council meetings.

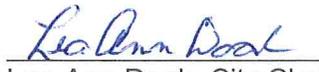
We ask that this ordinance be read on three occasions to assure all members of the public have adequate time to participate in its discussion.

APPROVALS:



Nathan A. Schneider, City Manager

December 11, 2025



Lea Ann Doak, City Clerk

December 11, 2025



Tera Koetter, Assistant City Manager

December 11, 2025

ORDINANCE NO. 2026-3111

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA AMENDING THE CITY OF MCCOOK CODE OF ORDINANCES TITLE IX, ADDING CHAPTER 97, ENTITLED "PUBLIC SPACES, CAMPING, RESTROOMS, PARKS"; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. That City of McCook Code of Ordinances, Chapter 97, entitled "Public Spaces, Camping, Restrooms, Parks" is hereby added to read as follows:

CHAPTER 97: PUBLIC SPACES, CAMPING, RESTROOMS, PARKS

SLEEPING IN PUBLIC PLACES PROHIBITED

§ 97.01 PURPOSE.

The purpose of this ordinance is to protect the health, safety, and welfare of the public; maintain unobstructed public rights-of-way; preserve access to public facilities; and ensure public spaces remain available for their intended uses.

§ 97.03 DEFINITIONS.

(A) "**Sleeping**" means the natural, periodic suspension of consciousness during which normal bodily functions slow, including but not limited to closed eyes, diminished awareness, reduced movement, slowed responsiveness, or other observable signs of rest. "Sleeping" also includes a state resembling sleep such as quiescence or torpor; occupying a posture consistent with rest-including lying, reclining, or slumping-and includes the use of bedding or other materials to facilitate sleeping or resting.

(B) "**Bedding**" means any mat, mattress, blanket, sleeping bag, tarp, cardboard, pillow, pad, or any other material used or intended to be used for resting or sleeping.

(C) "**Public place**" means any property owned, controlled, or maintained by the City of McCook and open or dedicated to public use, including but not limited to public parks and appurtenances, benches, shelters, sidewalks, streets, alleys, parking areas, rights-of-way, bridges, underpasses, viaducts, City-owned trash dumpsters and trash receptacles, public restrooms, and any other publicly accessible area.

§ 97.05 PROHIBITED CONDUCT.

(A) No person shall sleep in any public place.

(B) No person shall sleep in, on, or under any City-owned trash dumpster or trash

receptacle.

(C) No person shall sleep in or occupy any motor vehicle, camper, or trailer for overnight accommodation while located on any public place unless expressly permitted by the City.

§ 97.07 PENALTY.

A violation of this ordinance is an infraction punishable by a fine of \$50 for the first offense and \$100 for each subsequent offense. A person cited for a violation of this ordinance may resolve the citation by entering a guilty plea and paying the prescribed fine without appearing in court, unless the court requires otherwise.

CAMPING ON PUBLIC PROPERTY PROHIBITED

§ 97.09 DEFINITIONS.

(A) "**Campsite**" means any place where bedding, sleeping bags, mattresses, tents, lean-tos, tarps, shacks, stoves, fires, or other personal belongings are placed or maintained for temporary living accommodation.

(B) "**Bedding**" means any mat, mattress, blanket, sleeping bag, tarp, cardboard, pillow, pad, or any other material used or intended to be used for resting or sleeping.

(C) "**Public property**" means any property owned, controlled, or maintained by the City of McCook and open or dedicated to public use, including but not limited to public parks and appurtenances, benches, shelters, sidewalks, streets, alleys, parking areas, rights-of-way, bridges, underpasses, viaducts, City-owned trash dumpsters and trash receptacles, public restrooms, and any other publicly accessible area.

§ 97.11 PROHIBITED CONDUCT.

No person shall occupy, establish, or maintain a campsite on any public property except where expressly permitted.

§ 97.13 REMOVAL OF PROPERTY.

(A) Removal of Property When Unclaimed.

If, at the time law enforcement or City personnel arrive, no individual is present who claims ownership or possession of the property, the property shall be deemed unclaimed, and no prior notice is required before removal. Unclaimed property may be removed immediately subject to the provisions of subsections B, C, and D.

(B) Removal of Property When the Owner Is Present.

If an individual is present and affirmatively claims ownership or possession of the

property, law enforcement or authorized City personnel shall provide the individual a reasonable opportunity to immediately remove the property themselves.

If the individual refuses or fails to remove the property promptly, the City may proceed with removal under this section.

(C) Immediate Removal - Contraband, Weapons, Evidence, and Hazardous Items.

Regardless of whether the owner is present, law enforcement or authorized City personnel may immediately remove and retain:

- i. Contraband;
- ii. Weapons;
- iii. Items immediately recognizable as evidence of a crime;
- iv. Hazardous waste, spoiled food, perishable items, biomedical waste, or any materials posing a safety or health risk.

(D) Immediate Destruction - Pest-Infested or Worthless Property.

Regardless of whether the owner is present, City personnel may immediately destroy property if:

- i. The items are visibly infested with bed bugs, lice, roaches, termites, fleas, or other pests; or
- ii. The items are water-logged, heavily soiled, damaged, broken, or otherwise have no discernible value and constitute refuse.

(E) Storage of Remaining Property.

All non-hazardous property removed by the City and not destroyed or retained as evidence shall be collected, cataloged, and stored for not less than 30 days for owner reclamation. After 30 days, unclaimed property may be lawfully disposed of.

§ 97.15 Exceptions.

This ordinance shall not apply in circumstances involving City-approved events or authorized emergency management activities.

§ 97.17 Penalty.

A violation of this ordinance is an infraction punishable by a fine of \$50 for the first offense and \$100 for each subsequent offense. A person cited for a violation of this ordinance may resolve the citation by entering a guilty plea and paying the prescribed fine without appearing in court, unless the court requires otherwise.

CAMPING AND OVERNIGHT PARKING IN CITY PARKS

§ 97.19 Purpose.

Karrer Park is hereby established as the exclusive location owned by the City where overnight camping is allowed, and no overnight camping shall occur in any other City park unless specifically authorized by the City Council.

§ 97.21 Permit Requirement.

No person shall camp in Karrer Park without first obtaining a valid camping permit issued by the City.

§ 97.23 Fees, Registration, and Payment.

(A) Fees:

One motorized camper or towable camper per campsite
with electrical service: \$20/night

One tent per campsite can accompany a motorized camper or towable camper. **Otherwise tents are prohibited in Karrer Park.**

(B) Registration and payment may be completed by:

- i. Submitting the completed application form and payment in person at the McCook City Offices during business hours; or
- ii. Applying and paying online through the City of McCook website, where applicants may complete the application, submit payment, and print the permit registration.

§ 97.25 Display of Permit.

The issued camping permit shall be displayed in a conspicuous and plainly visible location at the campsite or on the vehicle to allow verification by City personnel or law enforcement.

§ 97.27 Camping Time Limits.

A camping permit issued under this ordinance shall authorize a stay of no more than five consecutive nights, and no further permit may be granted to the same person unless at least fifteen (15) full days have elapsed after the expiration of the previously issued permit.

§ 97.29 Enforcement.

Any individual found camping in Karrer Park without a valid permit shall be directed to leave the park immediately by law enforcement officers or other authorized City personnel.

§ 97.31 Penalty.

A violation of this ordinance is an infraction punishable by a fine of \$50 for the first offense and \$100 for each subsequent offense. A person cited for a violation of this ordinance may resolve the citation by entering a guilty plea and paying the prescribed fine without appearing in court, unless the court requires otherwise.

TEMPORARY EXCLUSION FROM CITY PARKS

§ 97.33 Authority.

Law enforcement officers are authorized to issue an exclusion order barring an individual from any City park or public facility for a period of up to thirty days when the individual has engaged in repeated violations of the ordinances governing the use of such parks or facilities.

§ 97.35 Penalty.

A violation of an exclusion order shall constitute criminal trespass as defined in Neb. Rev. Stat. § 28-521.

OBSTRUCTION OF SIDEWALKS

§ 97.37 Definition.

For purposes of this ordinance, the term "sidewalk" means any improved or unimproved walkway or pedestrian path located within the public right-of-way that is owned, controlled, or maintained by the City and intended for pedestrian use.

§ 97.39 Prohibition.

No person shall obstruct or impede the free use of any sidewalk by sitting, lying, or placing any object in a manner that leaves less than a five-foot-wide unobstructed path of travel or that blocks any access required under the Americans with Disabilities Act (ADA).

§ 97.41 Exceptions.

This section does not apply to the following so long as all applicable local, state, and federal laws are complied with:

- i. Sidewalk cafés operating under a valid permit;
- ii. Authorized special events;
- iii. Construction or utility work performed under a City permit;
- iv. Lawful picketing;
- v. Emergency situations.

§ 97.43 Penalty.

A violation of this ordinance is an infraction punishable by a fine of \$50 for the first offense and \$100 for the second and each subsequent offense. A person cited for a violation of this ordinance may resolve the citation by entering a guilty plea and paying the prescribed fine without appearing in court, unless the court requires otherwise.

MISUSE OF PUBLIC RESTROOMS

§ 97.45 Purpose.

The purpose of this ordinance is to ensure that public restroom facilities are maintained in a safe, sanitary, and usable condition.

§ 97.47 Prohibited Conduct.

It shall be unlawful for any person within any public restroom to do any of the following:

- i. Sleep, lodge, or camp in a public restroom.
- ii. Bathe, wash clothes, or otherwise misuse any restroom fixture or facility.
- iii. Damage, deface, alter, or tamper with any restroom facility, equipment, or supplies.
- iv. Engage in disorderly, unsafe, unsanitary, or otherwise improper conduct within a public restroom.
- v. Engage in lewd, indecent, or lascivious conduct.

§ 97.49 Enforcement.

Any person found to be in violation of this ordinance shall be ordered to leave the public restroom immediately by law enforcement officers or other authorized City personnel.

§ 97.51 Penalty.

A violation of this ordinance is an infraction punishable by a fine of \$50 for the first offense and \$100 for each subsequent offense. A person cited for a violation of this ordinance may resolve the citation by entering a guilty plea and paying the prescribed fine without appearing in court, unless the court requires otherwise.

Section 2. Any other ordinance or section passed and approved prior to the passage, approval, and publication of this ordinance and in conflict with its provisions is hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publica in pamphlet form or posting as required by law.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING**

ITEM: 2.C. Public Hearing - A report from the Economic Development Plan Citizen's Advisory Review committee regarding meeting held January 26, 2026.

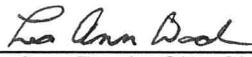
ITEM: 2.D. Accept the minutes of the October 27, 2025 Economic Development Plan Citizen's Advisory Review Committee meeting.

BACKGROUND:

Quarter Economic Development Plan Citizen's Advisory Review Committee meetings were held on October 27, 2025 and January 26, 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

January 28, 2026



Tera Koetter, Assistant City Manager

January 28, 2026



Nathan A. Schneider, City Manager

January 28, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and City Council of McCook, Nebraska will hold a public hearing on February 2, 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: January 30, 2026

EXHIBIT #2

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AGENDA

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

QUARTERLY MEETING

MONDAY, January 26, 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 October 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: April 28, 2026
- ITEM NO. 7** Adjournment

EXHIBIT #3

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

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

Q1 - 12/31/2025

	Beginning Cash on Hand	YTD Receipts	YTD Expenditures	Ending Balance	Program Total
Loan & Grant Program	\$ 997,168.12	\$ 74,292.01	\$ 40,666.10	\$ 1,047,230.96	
Loan Repayments		\$ 16,459.98			
Legal			\$ 23.05		
Publishing					
Miscellaneous					
Interest					
TOTAL					<u>\$ 1,047,230.96</u>

Ending Balance

\$ 1,047,230.96

MEDC Administration	\$ -	\$ 54,999.99	\$ 54,999.99	\$ -	
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McCook Growth Fund (LB840) AVAILABLE FUNDS

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

Q1 - Balances as 12/31/2025

	Program Balance	Reserved Funds	Available
Loan, Grants and Projects	\$ 1,047,230.96		
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	
The Retail Coach - Contracting Consulting Services		\$32,500.00	
Publishing Fees		\$23.05	
Early Childhood Education			
New Provider Scholarship/Startup Funds/Infant Incentives - YTD		\$1,800.00	
*Early Childhood Donation YMCA		\$60,000.00	
Total Reserved and Committed		<u>\$446,323.05</u>	
Total Funds Available			<u><u>\$ 600,907.91</u></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
12-31-2025

Current Loans	Loan Amount (a)	Late Payment Fees (b)	Interest Rate	Loan Term (Years)	Date Loan Made	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	\$ 6,677.85	\$ 21,294.00	\$ 85,383.85	Current
Early Morning Cackle, LLC	\$ 55,700.00	\$ 240.00	3%	10	3/19/2020	\$ 7,206.69	\$ 37,491.27	\$ 25,655.42	Current
American Agricultural Laboratory	\$ 75,000.00		2%	10	2/5/2017	\$ 7,708.30	\$ 73,840.80	\$ 8,867.50	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				\$ 86,878.36	\$ 386,661.76	\$ 817,563.04	

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

As housing construction continues along S Street, we are beginning to shift our focus to Phase III of the development project in 2026. The first step in advancing Phase III will be the planning and design of street extensions and utility infrastructure. As part of our contingency planning, we anticipate reserving approximately \$200,000 for Phase III street and infrastructure improvements scheduled to begin in 2026.

Additionally, as part of the ongoing development of this housing subdivision, we are reserving \$72,000 for the project's annual interest payment. While we have begun receiving TIF revenues for the project, those payments have not yet reached a level sufficient to fully cover the annual obligation. This allocation is being held as a contingency in the event of shortfalls. While we do not anticipate needing to utilize these funds, they are being reserved as a financial safeguard for the project.

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

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

LB 840 Expenses in the 1st Quarter

Loan, Grant, and Program Fund

The Retail Coach – Consulting Services	2025/2026	\$32,500.00
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Over the past year, our work with The Retail Coach has significantly elevated McCook’s visibility among national retailers, resulting in meaningful interest and engagement with key industry leaders. While site availability in high-traffic, high-visibility areas has been a limiting factor, the planned Sports Complex development is poised to change that dynamic by creating new, market-ready retail locations. As this project moves forward, it positions McCook to better compete for retail investment and reinforces our long-term economic development strategy.

MEDC Infant Incentive Program	2025	\$1,800.00
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During this quarter, we received three claim requests from an early childcare provider covering the infant incentives for the fiscal quarter.

Publishing Fees	2025	\$23.05
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Other Expenses

Program Administration and Operations	10/15/2025	\$18,333.33
Program Administration and Operations	11/14/2025	\$18,333.33
Program Administration and Operations	12/17/2025	\$18,333.33

			Sales Tax	Use Tax	Refunds	Collection Fee	Total to City	Motor Vehicle Tax
2023	JANUARY	MCCOOK	231,878.07	8,326.30	-974.30	-7,176.90	232,053.17	18,180.73
2023	FEBRUARY	MCCOOK	231,867.74	7,133.79	-36.66	-7,168.95	231,795.92	20,105.25
2023	MARCH	MCCOOK	280,289.87	12,306.30	934.99	-8,805.93	284,725.23	34,430.57
2023	APRIL	MCCOOK	327,260.74	8,972.27	0.00	-10,086.99	326,146.02	22,738.54
2023	MAY	MCCOOK	366,633.21	12,974.49	-482.74	-11,373.75	367,751.21	37,898.38
2023	JUNE	MCCOOK	366,812.38	10,917.48	-265.31	-11,323.94	366,140.61	35,881.55
2023	JULY	MCCOOK	352,743.17	13,663.62	-1,185.47	-10,956.64	354,264.68	31,201.01
2023	AUGUST	MCCOOK	349,469.62	13,079.73	-60.39	-10,874.67	351,614.29	32,799.14
2023	SEPTEMBER	MCCOOK	402,633.72	7,884.82	-5.07	-12,315.40	398,198.07	33,003.74
2023	OCTOBER	MCCOOK	390,824.02	14,436.63	0.00	-12,157.82	393,102.83	32,589.25
2023	NOVEMBER	MCCOOK	354,969.48	10,968.64	-2.03	-10,978.08	354,958.01	34,042.21
2023	DECEMBER	MCCOOK	391,511.54	16,742.83	0.00	-12,247.63	396,006.74	28,078.18
2024	JANUARY	MCCOOK	309,304.52	23,934.98	-3,283.08	-9,898.69	320,057.73	31,178.71
2024	FEBRUARY	MCCOOK	336,797.59	11,449.37	-42.26	-10,446.14	337,758.56	35,938.47
2024	MARCH	MCCOOK	358,825.48	11,412.34	0.00	-11,107.13	359,130.69	34,620.81
2024	APRIL	MCCOOK	350,987.67	16,291.00	-52.76	-11,016.78	356,209.13	29,138.07
2024	MAY	MCCOOK	379,935.13	11,893.14	-0.99	-11,754.82	380,072.46	34,391.96
2024	JUNE	MCCOOK	364,802.00	14,120.32	-677.60	-11,347.34	366,897.38	30,100.07
2024	JULY	MCCOOK	367,879.41	8,906.14	0.00	-11,303.57	365,481.98	37,339.53
2024	AUGUST	MCCOOK	358,621.96	6,558.06	0.00	-10,955.40	354,224.62	34,047.95
2024	SEPTEMBER	MCCOOK	351,706.97	8,869.94	0.00	-10,817.31	349,759.60	25,982.66
2024	OCTOBER	MCCOOK	343,754.12	15,063.81	-3.45	-10,764.43	348,050.05	45,528.02
2024	NOVEMBER	MCCOOK	351,171.05	10,380.40	0.00	-10,846.54	350,704.91	28,077.69
2024	DECEMBER	MCCOOK	405,070.32	9,760.54	-516.99	-12,429.42	401,884.45	37,515.60
2025	JANUARY	MCCOOK	351,192.00	7,244.49	-216.74	-10,746.59	347,473.16	33,717.69
2025	FEBRUARY	MCCOOK	296,282.54	10,493.11	-474.51	-9,189.03	297,112.11	30,830.06
2025	MARCH	MCCOOK	356,603.21	14,966.29	-320.92	-11,137.46	360,111.12	37,907.59
2025	APRIL	MCCOOK	358,657.91	10,682.93	-136.61	-14,076.13	455,128.10	36,095.88
2025	MAY	MCCOOK	383,163.82	10,649.93	-8,629.48	-11,555.53	373,628.74	35,599.91
2025	JUNE	MCCOOK	371,505.55	27,971.23	0.00	-11,984.30	387,492.48	35,283.85
2025	JULY	MCCOOK	396,946.85	19,216.18	-12,691.52	-12,104.15	391,367.36	36,142.29
2025	AUGUST	MCCOOK	379,914.70	18,806.21	-2,156.32	-11,896.94	384,667.65	46,520.37
2025	SEPTEMBER	MCCOOK	372,982.26	12,780.68	0.00	-11,572.89	374,190.05	24,042.82
2025	OCTOBER	MCCOOK	432,076.10	9,215.52	-210.78	-13,232.43	427,848.41	46,928.75
2025	NOVEMBER	MCCOOK	454,648.17	7,577.87	-3,795.44	-13,752.92	444,677.68	65,078.06

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

Monday – October 27, 2025
12:00 P.M. at the Heritage Senior Center Conference Room

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

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

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

Absent: Members: Jordan Johnson, Rick Sinner, and Alexis Davidson

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on October 24, 2025, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Economic Development Plan Citizen's Advisory Review Committee. Availability of the agenda was communicated in advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

(1) REVIEW AND APPROVE MINUTES OF July 28, 2025, MEETING.

Renner introduced a motion to approve July 28, 2025, 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 10/01/24 – 09/30/25 program year with the committee.

As of 9/30/2025 the LB840 Program balance is \$995,649.53. Funds are currently allocated in the amount of \$292,886.29. This leaves an available balance of \$702,763.24.

(3) UPDATE OF REVENUES COLLECTED The McCook Growth Fund Loan Status Report shows all but one loan is current. Hot Tub Brokers are no longer in business, and they have filed bankruptcy. The LB840 Program Balances report, receipt register and check register was provided.

EXHIBIT #4

PAGE(S) - 3

(4) ECONOMIC DEVELOPMENT DIRECTOR REPORT

Approved, but not yet completed or paid:

North Pointe Housing Development

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

Early Childhood/MEDC Infant Incentive Program

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

Early Childhood/Youth Development Center Donation to YMCA project

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

LB840 Expenses in the 3rd Quarter

Loan, Grant, and Program Fund

McCook Business/Industrial Park Expansion

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

In addition, Performance Plus is making significant progress with their new facility. They are nearing completion of construction, have hired three full-time employees, and have started

producing small batches of feed. As they refine their production processes, they plan to gradually scale up feed volume and increase their workforce, bringing additional economic benefits to the community.”

North Pointe Homeowner’s Association (HOA) Setup & Legal Fees

“As part of the continuation of the development of the North Pointe subdivision, this expense covers the legal and administrative costs associated with establishing the North Pointe Homeowner’s Association. The fees include document preparation, filing, and legal review necessary to formulize the HOA structure, ensure compliance with local and state regulations, and support the long-term governance and maintenance of the North Pointe subdivision.

McCook Airport Fuel & Fixed Base Operator (FBO) Operation Assets

“In collaboration with the City of McCook, these items represent a small portion of the overall expenses associated with the development, maintenance, and operational setup of fuel and Fixed Base Operator (FBO) assets at the McCook Ben Nelson Regional Airport the MEDC recently purchased. These costs cover select equipment, supplies, and services necessary to support fuel operations, ground handling, and facility readiness as part of the airport’s transition to locally managed FBO services.

MEDC Infant Incentive Program

“During this quarter, we received two claim requests from an early childcare provider covering the infant incentives for May and June.”

(5) OPEN DISCUSSION

New Haven is building 3 and CTE is building 2 more homes in North Pointe.
Sales tax receipts seem to be holding steady.
The sports complex is making progress. Lights have been put up at the championship fields.

(6) NEXT MEETING DATE

Next meeting date will be January 26, 2026, at 12:00 PM at the Heritage Senior Center conference room.

(7) ADJOURNMENT

The meeting was adjourned at 1:00 PM.


Tracy Burkey, Recording Secretary

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING**

ITEM: 3.A.

Approve the minutes of the January 19, 2026 regular City Council meeting.

BACKGROUND:

Receive and approve the minutes.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

January 29, 2026

McCook City Council
January 19, 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.

Absent: Councilmember Darcy Rambali.

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

Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA
YEA: 4, NAY: 0

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Library Director Jody Crocker, Utilities Director Pat Fawver, Fire Chief Marc Harpham, Police Chief Kevin Hodgson, Building Inspector Mooney, Public Works Director Kyle Potthoff, and Senior Services Director Beth Siegfried.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on January 15, 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. The invocation was provided by Jeff Donelan, McCook Evangelical Free 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.

Library Director Crocker announced that the Library renewed their accreditation for another five years; that for his Eagle Scout project, Tate Mosher made a flag retirement drop box that has been

placed at the south entrance of the library for disposal of used flags; and that the Library now has heat again - the HVAC system has been repaired.

Fire Chief Harpham announced that funds raised at the July 4th Freedom Festival were earmarked for monuments to be placed on two unmarked veterans' graves at Riverview Cemetery. Members of the festival committee presented a check to Chief Harpham for purchase of the markers.

Police Chief Hodgson introduced Taylor Meitl, the newest officer for the department. She recently graduated from the Academy and is now working on her FTO training.

2 Presentation.

2.A. Accept the Financial Statements and Supplemental Information for Fiscal Year ending September 30, 2025 prepared by AMGL CPAs and Advisors.

Due to scheduling conflicts, AMGL requested that this item be moved to the February 2, 2026 council meeting.

3. Public Hearings.

3.A. Public Hearing - Regarding the City of McCook's/McCook Community Development Agency's application for an EPA Brownfields Program Grant.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding the City of McCook's/McCook Community Development Agency's application for an EPA Brownfields Program Grant with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Taylor, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the January 19, 2026 City Council meeting (1 page); Exhibit #2 - Notice of Public Hearing (1 page); Exhibit #3 - Media Release dated December 23, 2025 regarding public engagement meeting regarding the City and the CDA intent to apply for an EPA Brownfields Program for a cleanup grant to remediate asbestos and other contamination on the former St. Catherine's Hospital and Convent properties (1 page); Exhibit #4 - St. Catherine's Public Engagement meeting sign in sheet (1 page); Exhibit #5 - Draft notes of the St. Catherine's Public Engagement meeting (2 pages); Exhibit #6 - proposed Resolution No. 2026-02 (1 page); Exhibit #7 - Preliminary Grant Application (94 pages).

City Attorney Mustion accepted Exhibit #1 - Exhibit #7 into evidence, took comments from staff before opening for public comment.

City Manager Schneider stated that the purpose of this is to conduct a public hearing and consider a resolution authorizing submission of an FY 2026 EPA Brownfields Cleanup Grant application for the St. Catherine Healthcare Campus. The grant will support environmental cleanup activities only,

not redevelopment construction.

The St. Catherine Healthcare Campus is a long-vacant, centrally located property within Redevelopment Area #3, a designated blighted and substandard area. The buildings have remained vacant due to hazardous building materials, including asbestos-containing materials and lead-based paint, which have prevented private development. The City, through the McCook Community Development Agency, now owns the property.

Staff presented an overview of the proposed cleanup project, including the site history, identified hazardous building materials (asbestos containing materials and lead based paint), the draft Analysis of Brownfields Cleanup Alternatives (ABCA), and the intended cleanup approach. Staff noted that the draft ABCA had been made available for public review in advance of the meeting at the City Offices, and that public notice of the public hearing was published in the McCook Gazette, and posted on the City of McCook Website and Facebook page.

City Attorney Mustion took comment from Amanda Engell, McCook Economic Development Housing Director, before opening for public comment.

Ms. Engell noted this property has been a long standing nuisance and is hopeful once cleaned up it will offer an opportunity for much needed housing in the City.

Phil Lyons, 1107 East 1st Street expressed concern with the property title having unreleased encumbrances, paying \$200,000 was too much for the property, and questioned who is responsible for the remediation if grant funding does not cover the cost.

City Manager Schneider explained that the City was assured by the title company that all liens were addressed per their due diligence.

Mr. Schneider clarified that the \$200,000 purchase price secured the property from a private developer who was no longer progressing with redevelopment, allowing the City to acquire possession, prevent further deterioration, and position the site for a new opportunity aligned with community needs. Ms. Engel added that the purchase was funded through a Rural Workforce Housing grant- meaning no local property tax, sales tax or LB 840 funds were used for acquisition.

Regarding cleanup costs, city staff explained that applying for the EPA Cleanup Grant is the City's first and preferred option. If the grant is not awarded, the City would explore other funding options or revisit next steps with the Council before proceeding.

With no one else present to comment, City Attorney Mustion stated the hearing could be closed.

Motion to adjourn the public hearing and reconvene as a City Council. This motion, made by Calvin and seconded by Taylor, passed.

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

- 3.B. Approve Resolution No. 2026-02 authorize the City of McCook/McCook Community Development Agency to submit an EPA Brownfields Grant to assist with the remediation of hazardous materials located at the former St. Catherine's Hospital and Convent at 1200 and 1201 West 4th Street and 1207 West 5th Street.

Motion to approve Resolution No. 2026-02 authorize the City of McCook/McCook Community Development Agency to submit an EPA Brownfields Grant to assist with the remediation of hazardous materials located at the former St. Catherine's Hospital and Convent at 1200 and 1201 West 4th Street and 1207 West 5th Street. This motion, made by Calvin and seconded by Weedin, passed.

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

4. Consent Agenda.

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

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

- 4.A. Approve the minutes of the January 5, 2026 regular City Council meeting.
- 4.B. Forward to the City's insurance carrier for review and appropriate action a property damage incident form from Alisa Hall.
- 4.C. Approve Change Order No. 1 for PFC Gerald L. Walters Youth Sports Complex Infrastructure to Paulsen Inc. for \$45,190.00 to extend water and sewer into Michelle Way cul-de-sac.
- 4.D. Receive and file the claims for the month of December 2025, published January 13, 2025.
- 4.E. Approve the bid specifications for one (1) New Refuse Transport Trailer for the City of McCook Transfer Station and set the date to receive bids as February 3, 2026 at 2:30 P.M.
- 4.F. Select Section #14 for the 2026 West Central Nebraska Nuisance Abatement Program.

5. Regular Agenda.

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

City Manager Schneider gave an update of the project. Work continues with the retail coach regarding the surrounding area of the complex, Miller & Associates will have the model of the area ready by the end of month so that work can begin with appraisers so the we can begin selling of the area properties. With the nice weather construction has made a lot of progress.

David Blau, Miller & Associates, noted that Paulsen's have different crews working on the water, sewer, paving, and dirt work, they too are making good progress.

- 5.B. Ordinance No. 2025-3113 vacating East "A" Street, between the South Half (S1/2) of Lot Five (5), and all of Lot Six (6), Block Five (5), and Lot One (1), Block Twelve (12), Willow Grove Addition to the City of McCook, Red Willow County, Nebraska.

Mayor Taylor asked the Clerk to read Ordinance No. 2026-3113 by title.

AN ORDINANCE TO VACATE A STREET LOCATED IN THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; SAID STREET BEING LOCATED AND DESCRIBED AS "A" STREET EAST AS PLATTED BETWEEN THE SOUTH HALF (S1/2) OF LOT FIVE (5), AND ALL OF LOT SIX (6), BLOCK FIVE (5), AND LOT ONE (1), BLOCK TWELVE (12), WILLOW GROVE ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO PROVIDE FOR REVERSION OF SAID STREET TO TITLE HOLDERS OF RECORD; TO PROVIDE FOR FILING OF THIS ORDINANCE IN THE OFFICE OF THE REGISTER OF DEEDS OF RED WILLOW COUNTY, NEBRASKA; AND TO PROVIDE FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

Ordinance No. 2025-3113 has been introduced, read by title, and I move to approve upon its first of three readings. This motion, made by Calvin and seconded by Muehlenkamp, passed.
Rambali: ABSENT, Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA
YEA: 4, NAY: 0, ABSENT: 1

- 5.C. Council Comments.

Mayor Taylor thanked Senator Deb Fischer, we are getting closer to receiving the \$3.2 million for Water Treatment Plant improvements and Councilmember Weedon noted he will be attending an ACE meeting this coming week where the 2025 amounts to be returned to participating members will be determined.

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

Motion to go into executive session for the protection of public interest for a strategy session with respect to potential litigation - property located at 1111 East "H" Street, Cindy and Ron Sabin at 6:14 P.M. This motion, made by Calvin and seconded by Taylor, passed.

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

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

The Council will reconvene in public session following this closed session.

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

Motion to come out of executive session at 6:25 P.M. This motion, made by Calvin and seconded by Taylor, passed.

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

Adjournment.

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:26 P.M.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING

ITEM: **3.B.**

RECOMMENDATION:

APPROVE AND AUTHORIZE THE MAYOR TO SIGN A PROFESSIONAL ENGINEERING AGREEMENT WITH MILLER & ASSOCIATES, CONSULTING ENGINEERS, P.C. FOR THE DESIGN AND CONSTRUCTION SITE OBSERVATION FOR SOUTH 3RD STREET LOOPING WATER MAIN AND ARMORY PLACE LOOPING MAIN CONNECTION.

BACKGROUND:

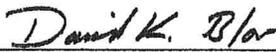
This project will include replacement existing 2-inch water main along Hwy 83 from South Street to South 3rd Street back to South Street to eliminate dead end main on south 3rd Street and Stout Street and also eliminate a dead-end main on Armory Place by connecting to existing water main on West C Street. The project will include the installation of approximately 1,300 L.F. of new 6-inch water main and connections.

The proposed project will utilize the remaining DWSRF funding allocated to the City of McCook.

FISCAL IMPACT:

Funding for this project is being provided by the Drinking Water State Revolving Fund (DWSRF) The original DWSRF funding included three parts. Project # 1 was the West 5th 16-inch dedicated main which was completed in 2021. Project #3 was the South Street water main replacement which was completed in 2025 and Revised Project #2 which was also completed in 2025.

APPROVALS:



David K. Blau, Project Engineer

Date: 1/21/2026



Pat Fawver, Utility Director

Date: 1/27/2026



Nate Schneider, City Manager

Date: 1-27-26

An Agreement for the Provision of Limited Professional Services

Design Professional Firm: MILLER & ASSOCIATES,
CONSULTING ENGINEERS, P.C.
109 East 2nd Street
McCook, NE 69001
(hereinafter called CONSULTANT)

Client: CITY OF MCCOOK
P.O. Box 1059
302 West 5th
McCook, NE 69001
(hereinafter called CLIENT)

Date: January 16, 2026

Project No. 200-C1-025

Project Name/Location: South 3rd Street Looping Water Main & Armory Place Looping Main Connection in McCook, Nebraska.

Scope/Intent and Extent of Services: Whereas, the CLIENT desires to employ the CONSULTANT to complete drawings, specifications and contract documents for replacement of water main along Hwy 83 from South Street to South 3rd Street back to South Street to eliminate dead end main on South 3rd Street and Stout Street and also eliminate dead-end main on Armory Place by connecting to existing water main on West C Street. The project will include the installation of approximately 1,300 L.F. of new 6-inch water main and connections, and will utilize remaining SRF project funds:

1. Design Phase
 - a) Field Survey for design
 - b) Generate necessary contract documents and specifications for procuring bids
 - c) Provide Engineer's Opinion of Probable Construction Cost
 - d) Assist CLIENT with bidding services
 - e) Assist CLIENT in selecting lowest responsible bidder and provide letter of recommendation for award
2. Construction Phase
 - a) Construction Observation
 - b) Preparation of As-Recorded Drawings
 - c) Labor Standards Enforcement Activities, as required for DWSRF Funding
 - d) Preparation of Certificate of Completions for City and DWSRF/NDWEE

Fee Arrangement: A lump sum design fee of \$15,900 will be invoiced for field survey, drafting, design and preparation of bidding documents. Construction observation services will be invoiced on an hourly basis not to exceed \$15,000 for 4-weeks of construction observation services. The project will utilize the remaining DWSRF funding requiring labor compliance and AIS certifications. These services will be charged on the basis of the following hourly fees:

Employee Classification	Rate
Principal and Engineer	\$125.00/hour
Survey Crew	\$95.00/hour
Resident Project Representative	\$70.00/hour
CAD Draftsperson & Computer	\$70.00/hour
Funding Administrator	\$75.00/hour
Clerical	\$50.00/hour
Mileage	IRS Rate
Reproduction & Shipping Services	@ Cost

GENERAL TERMS AND CONDITIONS

Consultant Responsibilities

STANDARD OF CARE: Consultant shall perform its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). The Consultant shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. Consultant makes no warranties or guarantees, express or implied, under this Agreement or otherwise in connection with Consultant's services. Notwithstanding any other representations made elsewhere in this Agreement or in the execution of the Project, this Standard of Care shall not be modified.

CODE COMPLIANCE: Consultant shall review applicable laws, codes, and regulations and, in the provision of its Services, shall respond to such requirements imposed by the governmental authorities having jurisdiction over the Project and reasonably known to Consultant at the time services are provided. Client acknowledges that the requirements of the federal, state, and local laws, rules, codes, ordinances, and regulations, including the Americans with Disabilities Act, are subject to various and possible contradictory interpretations and requirements.

COST EVALUATION: Evaluations of Client's budget for the Cost of the Work, the preliminary opinions of the Cost of the Work, and updated opinions of the Cost of the Work prepared by Consultant, represent Consultant's judgment as a design professional. It is recognized, however, that neither Consultant nor Client has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from Client's budget for the Cost of the Work or from any opinion of the Cost of the Work or evaluation prepared or agreed to by Consultant.

DELIVERABLES (PER SCOPE OF SERVICES): Consultant shall provide deliverables, including drawings, specifications, reports, and studies, as defined in the Scope of Services section.

Client Responsibilities

PROJECT SCOPE AND BUDGET: Client shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the Cost of the Work. The Project budget shall include contingencies for design development and, when required by the scope of the Project, construction of the project. Client shall not significantly increase or decrease the overall Project scope, the portion of the budget allocated for the Cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of Consultant to a corresponding change in the Project scope, quality, schedule, and compensation of Consultant.

DESIGNATED CLIENT REPRESENTATIVE: Client shall identify an individual ("Designated Representative") authorized to act on its behalf with respect to the Project. The Client or its Designated Representative shall render decisions and approve Consultant's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of Consultant's services and Project schedule.

ACCESS TO SITE: Unless otherwise stated, Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take precautions to minimize damage due to these activities, but the cost of restoration of any resulting damage has not been included in the fee.

CLIENT PROVIDED SERVICES AND INFORMATION: Client has the right to retain its own consultants and contractors ("Client's Consultants") to perform services on the Project. In addition, Client shall furnish the services of design professionals other than those designated as the responsibility of Consultant in this Agreement or authorize Consultant to furnish them as an Additional Service, when Consultant requests such services and demonstrates that they are reasonably required by the scope of the Project.

Consultant shall be entitled to rely on the accuracy, completeness, and timeliness of services and information furnished by Client, its Designated Representative, and Client's Consultants. Consultants shall have no responsibility for the technical content of Client's, its Designated Representative's, and Client's Consultants' services and information but shall provide prompt written notice to Client if Consultant becomes aware of any error, omission, or inconsistency in such services or information.

CONSTRUCTION CONTRACTS & RESPONSIBILITIES: When applicable to the scope of the Project, Client shall retain a qualified contractor, licensed in the jurisdiction of the Project ("Contractor"), to implement the construction of the Project ("Work") utilizing a construction contract based on General Conditions of the Contract for Construction. In the construction contract, Client shall require Contractor to: (1) obtain Commercial General Liability Insurance and name Client, Consultant, and Consultant's employees and subconsultants as additional insureds of that policy; and (2) indemnify and hold harmless Client, Consultant, and Consultant's employees and subconsultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorneys' fees and economic or consequential damages, arising in whole or in part out of any negligent act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them.

Client understands and acknowledges that (1) Consultant has no control over, charge of, or responsibility for construction activities or jobsite safety on the Project; (2) Contractor shall coordinate, supervise, and direct all portions of the Work and shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures, jobsite safety, and security; and (3) Consultant shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

CLIENT'S REDUCTION OF SCOPE OF SERVICES: If Client elects to terminate, modify, or reduce any portion of Consultant's Services under this Agreement, Client shall indemnify and hold Consultant and its subconsultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, related to the services or activities Consultant did not provide or in which Consultant did not participate.

General Provisions

LIMITATION OF DAMAGES: The Services covered by this Agreement are of a preliminary or limited nature; therefore, neither Consultant, Consultant's subconsultants (if any), nor their agents or employees shall be jointly, severally, or individually liable to Client in excess of compensation to be paid pursuant to the Agreement, by reason of any act or omission, in tort or contract, including breach of contract, breach of warranty, or negligence.

OWNERSHIP OF DOCUMENTS: All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultants shall retain ownership and property interest therein, including all copyrights. Upon payment in full for services rendered, Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of construction, occupying, or maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, or use of documents after termination, shall be at Client's sole risk, and Client agrees to indemnify, defend, and hold Consultant harmless from all claims, damages, and expense, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

USE OF CONSULTANT-PROVIDED INFORMATION: The information provided by Consultant is intended for the exclusive use of Client for the Scope of Services defined herein and is not to be transmitted for the use of any other party nor used for any other project. Client agrees to defend, indemnify, and hold Consultant harmless from any claims, costs, and expenses, including attorneys' fees and costs of litigation, which

result from any unauthorized or unintended use of Consultant-provided information, or transmission by Client to others of the information resulting from Consultant's Scope of Services.

MUTUAL INDEMNIFICATION: The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees (collectively, Client) against all damages or liabilities, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom the Consultant is legally liable. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees and subconsultants (collectively, Consultant) against all damages or liabilities, to the extent caused by the Client's negligent acts, errors or omissions in connection with the Project as well as the acts, errors or omissions of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties expressly agree that both the Consultant and Client has no duty to defend the other from and against any claims, causes of action, or proceedings of any kind.

MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES: Consultant and Client waive consequential damages (such as lost profits, lost revenue, loss of use, loss of financing, and loss of reputation) for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages whether arising in contract, warranty, tort (including negligence), strict liability, or equity, or that might arise out of the parties' indemnification obligation.

DISPUTE RESOLUTION: Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to a session as a condition precedent to mediation.

Client and Consultant shall endeavor to resolve claims, disputes, and other matters in question during the meet-and-confer session. The meet-and-confer session shall be attended by Client and Consultant or their authorized representatives who shall have the authority to bind the parties. The meet-and-confer session shall take place within thirty (30) days after unless the parties mutually agree otherwise. Prior to the meet-and-confer session, the parties shall exchange relevant information that will assist in resolving the claim, dispute or controversy. If the parties reach a mutually acceptable resolution, they shall prepare appropriate documentation memorializing the resolution. If the parties cannot reach a mutually acceptable resolution, they shall proceed to non-binding mediation as a condition precedent to binding dispute resolution. If the parties do not resolve a dispute through mediation, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction.

HAZARDOUS MATERIALS: Consultant shall have no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of persons to hazardous materials or toxic substances in any form located on the Project site. If hazardous materials are present, Client shall be responsible to remove them from the Project site in the manner that will not adversely affect the health of any person and comply with applicable governmental laws and regulations. Client shall indemnify and hold Consultant harmless from any liability, loss, damage, or expense arising out of or with respect to the presence of hazardous materials on the Project site. The presence or discovery of any hazardous or toxic substance on the site shall be cause for extension of the schedule of Consultant's services and equitable adjustment of fees for Consultant as mutually agreed by the parties.

EXISTING CONDITIONS: Documents prepared by Consultant will be prepared based upon reasonable assumptions derived from existing information provided by Client and from observations of the existing conditions by Consultant without the benefit of field measurements and invasive investigation made undesirable by expense and inconvenience to Client. It is understood and agreed that unforeseen conditions uncovered during the progress of the Work may require changes in the Work resulting in additional cost and delay for which Client shall maintain sufficient contingency. Services required by such changes shall be provided as additional services per this Agreement.

DISCLAIMER OF THIRD-PARTY RELIANCE: Nothing contained in the Agreement shall create a contractual relationship or a cause of action in favor of a third party against either the Client or Consultant.

GOVERNING LAW: This Agreement for Professional Services shall be governed by, and performed in compliance with the laws of the state where the Project is located. Any mediation or litigation will reside in Nebraska.

ASSIGNMENT: Client and Consultant, respectively, bind themselves, their partners, successors, assigns and legal representatives to the Agreement. Neither Client nor Consultant shall assign the Agreement without the written consent of the other, except that Client may assign this Agreement to a lender providing financing for the Project, provided that all monies owed Consultant are paid prior to the date of assignment.

PROJECT SCHEDULE : In the event Consultant is hindered, delayed, or prevented from performing its obligations under this Agreement as a result of any cause beyond its reasonable control, including but not limited to delays due to power or data system outages, acts of nature, public health emergencies including but not limited to infectious disease outbreaks and pandemics, governmental orders or direct failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely or approve or review Consultant's services or design documents, or delays caused by faulty performance by Client consultants, the time for completion of Consultant's services shall be extended by the period of resulting delay equitably adjusted. Client agrees that Consultant shall not be responsible for damages, nor shall the Consultant be deemed in violation of this Agreement due to such delays.

BILLING/PAYMENTS: Invoices for the Consultant's services shall be submitted, at the Consultant's option, either between completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers (if any) shall be credited on the final invoice. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the legal rate) on the then unpaid balance. In the event any portion or all an account remains unpaid 90 days after the billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

SUSPENSION AND TERMINATION: In the event of suspension of Services, as outlined above or for any other reason beyond Consultant's control, Consultant will have no liability to Client for delay or damage resulting from such suspension. Prior to resuming Services, Consultant shall be paid all fees earned prior to suspension together with all reimbursable expenses then due, along with any costs and expenses, including attorneys' fees, incurred collecting delinquent payments. In addition, Consultant's fees for remaining Services and associated time schedules will also be equitably adjusted.

The Agreement may be terminated for cause after a ten (10) day cure period by either party or for convenience with written notice by Client or Consultant. Upon termination, all invoices presented by Consultant for Services provided, including reimbursable expenses then due and any costs incurred in pursuit of delinquent payments, shall become immediately due and payable. In the event of termination for convenience, Client shall pay to Consultant a termination fee of ten percent (10%) of fees not yet earned.

MISCELLANEOUS REQUESTS

In the event Consultant is requested by Client to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which Consultant is not a party, Client shall reimburse Consultant for reasonable costs incurred in responding and compensate Consultant at its then standard rates for reasonable time incurred in gathering information and documentation and attending depositions, hearings, and trial.

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING**

ITEM: 3.C.

RECOMMENDATION:

Accept the minutes of the November 12, 2025 Library Advisory Board meeting.

BACKGROUND:

Accept minutes from various board and commission meetings.

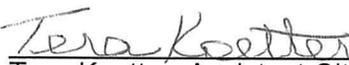
**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk

January 28, 2026



Tera Koetter, Assistant City Manager

January 28, 2026



Nathan A. Schneider, City Manager

January 28, 2026

McCook City Library Advisory Board Meeting
November 12, 2025

Miranda called the meeting to order at 4:08 in the library basement. Present were Miranda Perry, Alison Marts, Sharon Bohling and Jody Crocker.

There were no comments from the public.

Notice of the meeting was given in advance thereof by publication in the McCook Gazette on November 7, 2025, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Library Board. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to attendance from the public.

Moved by Sharon/seconded by Alison to approve the minutes of the last meeting. Motion carried.

There were no items from the board not on the agenda.

Unfinished business:

The city has approved refurbishing the "mushrooms" as a capital improvement.

Director's report:

- Terrific Tuesdays and Crafty Crew are on-going
- Special presentation on sled dogs and the Iditarod has been scheduled
- 1000 books before Kindergarten will have an event in December
- Several activities are scheduled over the holiday break from school
- Summer reading programs will use the theme *Unearth a Story*
- Tech committee is working on the web page [board members were asked for permission to have their names listed]
- Book week activities are planned
- Eakes is now doing tech for the library
- Southwest Nebraska Genealogical Society has submitted a microfilm grant and might share machine with the library

New Business:

It appears that the Tech Committee and the Library do not always share the same mission. As it relates to the fiche/microfilm reader, the advisory committee is interested in obtaining a machine for the library. Sharon suggested the foundation could be approached while Miranda said we should see if any grants are available to help.

There was a question from a patron about having food and drink in the library. Jody will inform her that the food policy was revised in the new edition and drinks with lids are acceptable upstairs. Snacks are approved for the lower level only.

There being no other business the meeting adjourned at 4:32.

The next meeting will be January 14th.



**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

ITEM: 3.D.

RECOMMENDATION: RECEIVE AND FILE CHANGE ORDERS NUMBERED 1, 2, AND 3 FOR THE P.F.C. GERALD L. WALTERS YOUTH SPORTS COMPLEX.

BACKGROUND:

The accompanying change orders are part of the P.F.C. Gerald L. Walters Youth Sports Complex project. The City of McCook's guaranteed maximum price will be adjusted to account for a fencing alteration in the amount of \$7,775; electrical pedestals and an additional water spigot in the amount of \$70,613.40; and an upgrade in the polymer glue used in the concessions building to account for cold temperatures in the amount of \$11,607.20. The new guaranteed maximum price is \$16,988.39.

APPROVALS:



Lea Ann Doak, City Clerk

January 28, 2026



Nate Schneider, City Manager

January 28, 2026



MAMMOTH

Mammoth Sports Construction, LLC
 3922 74th St
 Meriden, Kansas 66512
 Phone: (785) 400-6136

001
PCCO #003

Project: 24-4276 - City of McCook RFQ
 North of West Q Street and West 17th Street
 McCook, Nebraska 69001

Prime Contract Change Order #003: CE #027 - Owner CO - 8' Fencing for Outfield Arc - Championship Softball

TO:	City of McCook 505 West C. St. McCook, Nebraska 69001	FROM:	Mammoth Sports Construction 3922 74th St. Meriden, Kansas 66512
DATE CREATED:	12/15/2025	CREATED BY:	Courtney McDonald (Mammoth Sports Construction)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	2:Package A, B, & C	TOTAL AMOUNT:	\$7,775.00

DESCRIPTION:
 CE #027 - Owner CO - 8' Fencing for outfield arc of Championship Softball
 Owner CO for the addition of 8' fencing on the outfield arc of the Championship Softball field. Total = \$7,775

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
003	CE #027 - Owner CO - 8' Fencing for Outfield Arc - Championship Softball		\$7,775.00
Total:			\$7,775.00

The contract sum prior to this Change Order was	\$16,898,020.79
The contract sum would be changed by this Change Order in the amount of	\$7,775.00
The new contract sum including this Change Order will be	\$16,905,795.79
The contract time will not be changed by this Change Order.	

City of McCook
 505 West C. St.
 McCook, Nebraska 69001

Mammoth Sports Construction
 3922 74th St.
 Meriden, Kansas 66512

Signed by:

 Nate Schneider 12/18/2025
538EF5BE18B44CA
 SIGNATURE DATE

Signed by:

 Courtney McDonald 12/18/2025
D86631A81D91444...
 SIGNATURE DATE



Mammoth Sports Construction, LLC
 3922 74th St
 Meriden, Kansas 66512
 Phone: (785) 400-6136

PCCO #002

Project: 24-4276 - City of McCook RFQ
 North of West Q Street and West 17th Street
 McCook, Nebraska 69001

Prime Contract Change Order #002: CE #032 - Owner CO - Add'l Water Spicket & Electrical Pedestals for Food Trucks

TO:	City of McCook 505 West C. St. McCook, Nebraska 69001	FROM:	Mammoth Sports Construction 3922 74th St. Meriden, Kansas 66512
DATE CREATED:	1/20/2026	CREATED BY:	Courtney McDonald (Mammoth Sports Construction)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	2:Package A, B, & C	TOTAL AMOUNT:	\$70,613.40

DESCRIPTION:

CE #032 - Owner CO - Add'l Water Spicket & Electrical Pedestals for Food Trucks
 Owner CO to add the following:

- Add'l water spicket on East side of concession = \$6,885
- (3) back to back 50/30/20 RV style electrical pedestals on Northeast side of parking lot = \$63,728.40

- **Total = \$70,613.40**

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
004	CE #032 - Owner CO - Add'l Water Spicket & Electrical Pedestals for Food Trucks		\$70,613.40
Total:			\$70,613.40

The original (Contract Sum)	\$16,898,020.79
Net change by previously authorized Change Orders	\$7,775.00
The contract sum prior to this Change Order was	\$16,905,795.79
The contract sum would be changed by this Change Order in the amount of	\$70,613.40
The new contract sum including this Change Order will be	\$16,976,409.19
The contract time will not be changed by this Change Order.	

City of McCook
 505 West C. St.
 McCook, Nebraska 69001

Mammoth Sports Construction
 3922 74th St.
 Meriden, Kansas 66512

Signed by:

 1/20/2026
538EF58E18B44C8
SIGNATURE **DATE**

Signed by:

 1/20/2026
D66091A81D01444...
SIGNATURE **DATE**



MAMMOTH

Mammoth Sports Construction, LLC
 3922 74th St
 Meriden, Kansas 66512
 Phone: (785) 400-6136

PCCO #003

Project: 24-4276 - City of McCook RFQ
 North of West Q Street and West 17th Street
 McCook, Nebraska 69001

Prime Contract Change Order #003: CE #034 - Owner CO - Advanced

TO:	City of McCook 505 West C. St. McCook, Nebraska 69001	FROM:	Mammoth Sports Construction 3922 74th St. Meriden, Kansas 66512
DATE CREATED:	1/23/2026	CREATED BY:	Courtney McDonald (Mammoth Sports Construction)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	2:Package A, B, & C	TOTAL AMOUNT:	\$11,607.20

DESCRIPTION:
 CE #034 - Owner CO - Advanced Polymer Glue (FRP)
 Owner CO to use Advanced Polymer Glue on all FRP walls instead of standard glue. Total = \$11,607.20

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
003	CE #034 - Owner CO - Advanced		\$11,607.20
Total:			\$11,607.20

The original (Contract Sum)	\$16,898,020.79
Net change by previously authorized Change Orders + pending Change Orders	\$78,388.40
The contract sum prior to this Change Order was	\$16,976,409.19
The contract sum would be changed by this Change Order in the amount of The	\$11,607.20
new contract sum including this Change Order will be	\$16,988,016.39
The contract time will not be changed by this Change Order.	

City of McCook
 505 West C. St.
 McCook, Nebraska 69001

Mammoth Sports Construction
 3922 74th St.
 Meriden, Kansas 66512

Signed by:

 538EE5BE18B44CB

 SIGNATURE DATE

Signed by:

 D65031A81B91444

 SIGNATURE DATE

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

3.E.

ITEM NO. ___ Approve and enter into a Nuisance Abatement Agreement with West Central Nebraska Development District, Inc. (WCNDD)

3.F.

ITEM NO. ___ Approve Resolution No. 2026-03 approving the appointment of West Central Nebraska Development District, Inc. (WCNDD) to act as Nuisance Officer for the City of McCook.

BACKGROUND:

The West Central Nebraska Development District, Inc (WCNDD) has accepted the City of McCook's application to be part of their Nuisance Abatement Program for 2026. WCNDD requests the McCook City Council to approve and sign the Nuisance Abatement Agreement for 2026. This agreement outlines the fees and the section of town that WCNDD will be responsible for nuisance abatement. This year WCNDD would be responsible for Section 14 as illustrated by the Nuisance Abatement map provided by WCNDD. The agreement and the Nuisance Abatement map are attached to this report for review.

City staff is requesting the City Council to approve Resolution 2026-03 which approves the appointment of WCNDD to act as Nuisance Officer for the City of McCook.

APPROVALS:



Nathan A. Schneider, City Manager

January 28, 2026

Lea Ann Doak, City Clerk

January 28, 2026



Tera Koetter, Assistant City Manager

January 28, 2026

**CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA
NUISANCE ABATEMENT
PROFESSIONAL SERVICES AGREEMENT
2026**

COMMUNITY: McCook, Red Willow County, Nebraska
CONSULTANT: West Central Nebraska Development District, Inc.
FEE: \$27,250.00
DISCOUNT: A 10% discount (maximum \$2,725.00) of the above designated fee may be applied to the last invoice for services in the event that video conferencing is utilized at least one (1) during the term of this program. The City will be responsible for providing the necessary equipment and bandwidth capacity.
LOCATION: Section 14 of attached McCook Nuisance Area Map
START DATE: Date Agreement is executed by both parties.
END DATE: December 31, 2026
ATTACHMENTS: McCook Nuisance Area Map

This Professional Services Agreement, hereinafter “Agreement” is mutually made and entered into by and between the City of McCook, Red Willow County, Nebraska, hereinafter “Community” and West Central Nebraska Development District, Inc., hereinafter “Consultant” pursuant to the following terms and consideration:

1. DUTIES OF THE CONSULTANT:

- a. GENERAL DUTY. Assist the Community in the preparation and execution of documentation required to enact the Nuisance Ordinances of the Community, including nuisance abatement in the area designated by this Agreement and any attachments;
- b. DOCUMENTATION. Assist in preparation and maintaining proper documentation for local, county, and State and monitoring purposes;
- c. NUISANCE OFFICER. Act as the Nuisance Officer and Administrator of the Nuisance Program and act as an authorized representative of the Community in an official capacity to perform the duties of this Agreement;
- d. DEMOLITION EXPENSES. If any property requires demolition as an abatement action, the Consultant may bid and bill those administrative services as a separate agreement due to the unknown nature or extent of the demolition activity;
- e. COMPLY WITH LAWS. Comply with all federal, state, county, and Community statutes, rules, regulations and ordinances;
- f. EMPLOYMENT. The Consultant represents that it has, or will secure at its own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees or have any contractual relationship with the Community;

g. REPORTS. Upon request, provide the Community with reports it requests pertaining to work or services undertaken by the Consultant, costs and obligations incurred or expected to be incurred and other matters of this Agreement.

h. CONFIDENTIAL. Maintain all of the reports, information, data, etc., prepared or assembled by the Consultant under this contract confidential to the extent allowed by law. Consultant agrees that said documents shall not be made available to any individual or organization without prior written approval of the Community.

i. LITIGATION. Upon request by the Community and at an additional cost, consult and help Community prepare for any court actions and appear in court as a witness for any matters regarding the abatement of nuisances which are a part of the duties assigned to Consultant by this Agreement.

2. DUTIES OF THE COMMUNITY

a. APPOINTMENT. Appoint Consultant its Nuisance Officer for the term of this Agreement.

b. ASSISTANCE.

i. Provide information needed for this Agreement, marketing the nuisance program which may include flyers, notices, and roll off dumpsters for an agreed upon designated clean up period of time or other activities as agreed.

ii. If available, provide supplemental information regarding ownership/tenants of properties.

iii. Provide signed documents within one week of resolution or request by Consultant.

iv. Upon request of Consultant, provide law enforcement or qualified security at the expense of the community.

c. CONSIDERATION. Reimburse Consultant in a timely manner for services rendered and billed to the community.

d. COSTS. Pay all costs incurred for the abatement of nuisances as stated in this agreement, including but not limited to publishing expenses, legal fees, security, towing fees, and solid waste removal.

e. LITIGATION FEES AND COSTS. Pay Consultant the fee as stated above and any additional costs incurred, including but not limited to litigation expenses at \$75 per hour plus expenses (see 1.i above).

f. MEETINGS. Both parties will agree to a pre-determined time slot on the meeting agenda. The Community will run the public meetings per community policy and as efficiently and effectively as possible, specifically pertaining to public comments during Consultant presentations.

- g. DELAYS. It is planned that the project will be completed on or before December 31, 2026.
- i. Decisions made by the governing board that delay the nuisance process and board meeting attendance after December 31st pertaining to 2026 nuisance project may result in additional fees.
 - ii. Program extensions, which therefore result in additional reviews by the Consultant may result in additional fees.
 - iii. The Community will be billed separately for costs directly associated with these additional reviews/meetings (i.e., postage, staff time at the membership dues rate, and travel costs at the federal mileage rate).

3. MISCELLANEOUS.

- a. COMPLETION. The nuisance program is intended to address properties with declared nuisances in the selected area within the same season.
- i. Properties remaining in the program may be carried over one season if agreed upon by both parties.
 - ii. Any properties outstanding from previous seasons at the time of this executed agreement will not be carried over or reviewed beyond this season by the Consultant.
- b. BINDING EFFECT; BENEFITS. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Notwithstanding anything contained in this Agreement to the contrary, nothing in this Agreement, expressed or implied, is intended to confer on any person other than the parties hereto or their respective successors and assigns any right, remedy, obligation, or liability under or by reason of this Agreement.
- c. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.
- d. FURTHER ASSURANCES. Each of the parties hereto, without further consideration, agrees to execute and deliver such other documents and take such other action as may be necessary to more effectively consummate the intent and purpose of this Agreement.
- e. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.
- f. INDEMNIFICATION. The Consultant agrees to indemnify and hold harmless the Community, its appointed and elective officers and employees, from and against all loss and expense, including attorney's fees and costs by reason of any and all claims and demands upon the Community, its elected or appointed officers and employees from damages sustained by any person or person, arising out of or in consequence of the Consultant's and its agents' negligent performance of work associated with this agreement. The Consultant shall not be liable for property and bodily injury as may result from the negligence of any construction contractor or construction subcontractor.

g. COMMUNITY REVIEW. The Community or their delegates shall have the right to review and monitor the financial and other components of the work and services provided and undertaken as part of the project and this contract, by whatever legal and reasonable means are deemed expedient by the Community.

h. RELATIONSHIP. The relationship of the Consultant to the Community shall be that of an independent Consultant rendering professional services. The Consultant shall have no authority, except those actions granted as the official Nuisance Officer, to execute contracts or to make commitments on behalf of the Community and nothing contained herein shall be deemed to create the relationship of employer and employee or principal and agent between the Community and the Consultant.

i. SEVERABILITY. If for any reason whatsoever, any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any of the other provisions of this Agreement inoperative, unenforceable, or invalid.

j. CONSTRUCTION. The parties hereto acknowledge and agree that each party has participated in the drafting of this Agreement and that this document has been reviewed by the respective legal counsel for the parties hereto and that the normal rule of construction to the effect that any ambiguity is to be resolved against the drafting party shall not apply to the interpretation of this Agreement. No inference in favor of, or against, any party shall be drawn by the fact that one party has drafted any portion hereof.

City of McCook

West Central Nebraska Development District, Inc.

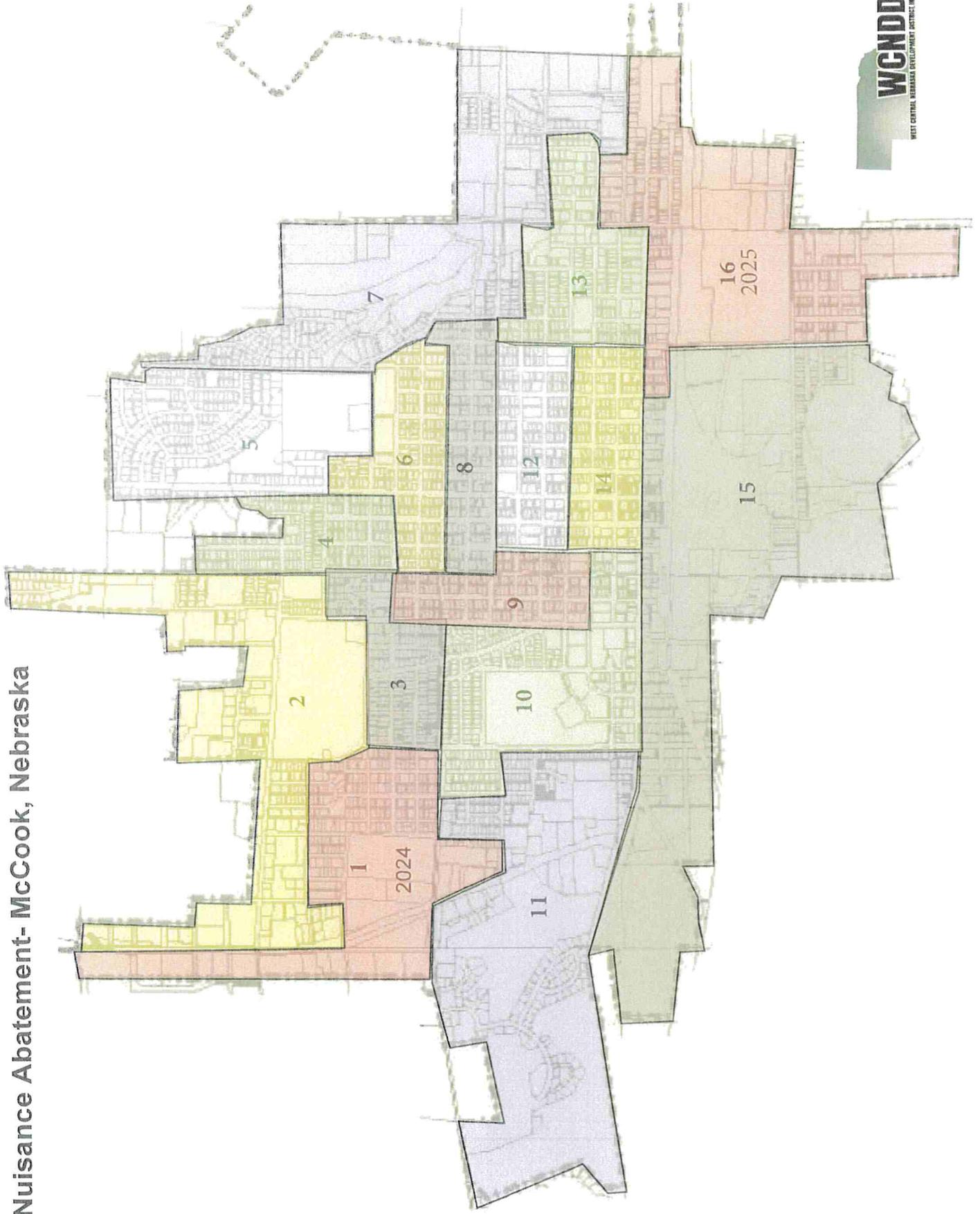
By: _____
Linda Taylor – Mayor
Dated: February 2, 2026

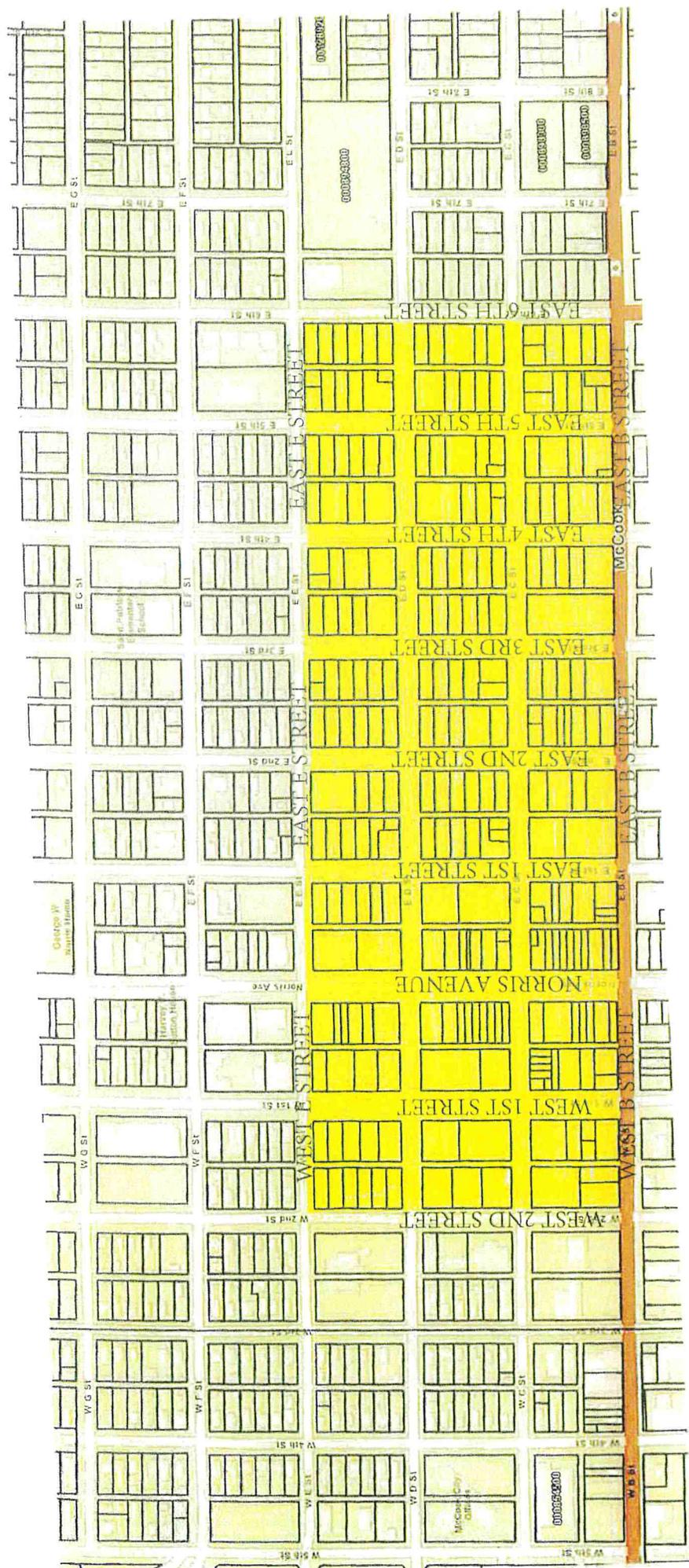
By: _____
Micaela Wuehler – WCNDD Board Chairman
Dated: _____

Attorney of Record

By: _____
Jousha J. Wendell - McQuillan & Wendell, P.C., L.L.O.
Dated: _____

Nuisance Abatement- McCook, Nebraska





McCook street 14

**RESOLUTION NO. 2026-03
APPOINTMENT OF NUISANCE OFFICER**

The Mayor and Council of the City of McCook (hereinafter the City), in regular session assembled at the City Council Chambers in McCook, Nebraska on this 2nd day of February, 2026, hereby resolve as follows:

WHEREAS, The City desires to appoint a Nuisance Officer pursuant to the City Code of Ordinances (ARTICLE 5, Section 2-503, Article 1).

WHEREAS, West Central Nebraska Development District (hereinafter WCNDD) is fully willing, able and qualified to act as Nuisance Officer for the City.

NOW THEREFORE BE IT RESOLVED that the City approves the appointment of WCNDD to act as Nuisance Officer for the City for a period of twelve (12) months; from January 1, 2026 to December 31, 2026.

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor is authorized to sign this resolution, and that any ordinance or resolution in conflict with this Resolution is hereby revoked to any part in conflict herewith.

PASSED THIS 2ND DAY OF FEBRUARY, 2026.

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

ATTEST:

Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

3.E.

ITEM NO. ___ Approve and enter into a Nuisance Abatement Agreement with West Central Nebraska Development District, Inc. (WCNDD)

3.F.

ITEM NO. ___ Approve Resolution No. 2026-03 approving the appointment of West Central Nebraska Development District, Inc. (WCNDD) to act as Nuisance Officer for the City of McCook.

BACKGROUND:

The West Central Nebraska Development District, Inc (WCNDD) has accepted the City of McCook's application to be part of their Nuisance Abatement Program for 2026. WCNDD requests the McCook City Council to approve and sign the Nuisance Abatement Agreement for 2026. This agreement outlines the fees and the section of town that WCNDD will be responsible for nuisance abatement. This year WCNDD would be responsible for Section 14 as illustrated by the Nuisance Abatement map provided by WCNDD. The agreement and the Nuisance Abatement map are attached to this report for review.

City staff is requesting the City Council to approve Resolution 2026-03 which approves the appointment of WCNDD to act as Nuisance Officer for the City of McCook.

APPROVALS:



Nathan A. Schneider, City Manager

January 28, 2026

Lea Ann Doak, City Clerk

January 28, 2026



Tera Koetter, Assistant City Manager

January 28, 2026

**CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA
NUISANCE ABATEMENT
PROFESSIONAL SERVICES AGREEMENT
2026**

COMMUNITY: McCook, Red Willow County, Nebraska
CONSULTANT: West Central Nebraska Development District, Inc.
FEE: \$27,250.00
DISCOUNT: A 10% discount (maximum \$2,725.00) of the above designated fee may be applied to the last invoice for services in the event that video conferencing is utilized at least one (1) during the term of this program. The City will be responsible for providing the necessary equipment and bandwidth capacity.
LOCATION: Section 14 of attached McCook Nuisance Area Map
START DATE: Date Agreement is executed by both parties.
END DATE: December 31, 2026
ATTACHMENTS: McCook Nuisance Area Map

This Professional Services Agreement, hereinafter “Agreement” is mutually made and entered into by and between the City of McCook, Red Willow County, Nebraska, hereinafter “Community” and West Central Nebraska Development District, Inc., hereinafter “Consultant” pursuant to the following terms and consideration:

1. DUTIES OF THE CONSULTANT:

- a. GENERAL DUTY. Assist the Community in the preparation and execution of documentation required to enact the Nuisance Ordinances of the Community, including nuisance abatement in the area designated by this Agreement and any attachments;
- b. DOCUMENTATION. Assist in preparation and maintaining proper documentation for local, county, and State and monitoring purposes;
- c. NUISANCE OFFICER. Act as the Nuisance Officer and Administrator of the Nuisance Program and act as an authorized representative of the Community in an official capacity to perform the duties of this Agreement;
- d. DEMOLITION EXPENSES. If any property requires demolition as an abatement action, the Consultant may bid and bill those administrative services as a separate agreement due to the unknown nature or extent of the demolition activity;
- e. COMPLY WITH LAWS. Comply with all federal, state, county, and Community statutes, rules, regulations and ordinances;
- f. EMPLOYMENT. The Consultant represents that it has, or will secure at its own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees or have any contractual relationship with the Community;

g. REPORTS. Upon request, provide the Community with reports it requests pertaining to work or services undertaken by the Consultant, costs and obligations incurred or expected to be incurred and other matters of this Agreement.

h. CONFIDENTIAL. Maintain all of the reports, information, data, etc., prepared or assembled by the Consultant under this contract confidential to the extent allowed by law. Consultant agrees that said documents shall not be made available to any individual or organization without prior written approval of the Community.

i. LITIGATION. Upon request by the Community and at an additional cost, consult and help Community prepare for any court actions and appear in court as a witness for any matters regarding the abatement of nuisances which are a part of the duties assigned to Consultant by this Agreement.

2. DUTIES OF THE COMMUNITY

a. APPOINTMENT. Appoint Consultant its Nuisance Officer for the term of this Agreement.

b. ASSISTANCE.

i. Provide information needed for this Agreement, marketing the nuisance program which may include flyers, notices, and roll off dumpsters for an agreed upon designated clean up period of time or other activities as agreed.

ii. If available, provide supplemental information regarding ownership/tenants of properties.

iii. Provide signed documents within one week of resolution or request by Consultant.

iv. Upon request of Consultant, provide law enforcement or qualified security at the expense of the community.

c. CONSIDERATION. Reimburse Consultant in a timely manner for services rendered and billed to the community.

d. COSTS. Pay all costs incurred for the abatement of nuisances as stated in this agreement, including but not limited to publishing expenses, legal fees, security, towing fees, and solid waste removal.

e. LITIGATION FEES AND COSTS. Pay Consultant the fee as stated above and any additional costs incurred, including but not limited to litigation expenses at \$75 per hour plus expenses (see 1.i above).

f. MEETINGS. Both parties will agree to a pre-determined time slot on the meeting agenda. The Community will run the public meetings per community policy and as efficiently and effectively as possible, specifically pertaining to public comments during Consultant presentations.

- g. DELAYS. It is planned that the project will be completed on or before December 31, 2026.
- i. Decisions made by the governing board that delay the nuisance process and board meeting attendance after December 31st pertaining to 2026 nuisance project may result in additional fees.
 - ii. Program extensions, which therefore result in additional reviews by the Consultant may result in additional fees.
 - iii. The Community will be billed separately for costs directly associated with these additional reviews/meetings (i.e., postage, staff time at the membership dues rate, and travel costs at the federal mileage rate).

3. MISCELLANEOUS.

- a. COMPLETION. The nuisance program is intended to address properties with declared nuisances in the selected area within the same season.
- i. Properties remaining in the program may be carried over one season if agreed upon by both parties.
 - ii. Any properties outstanding from previous seasons at the time of this executed agreement will not be carried over or reviewed beyond this season by the Consultant.
- b. BINDING EFFECT; BENEFITS. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Notwithstanding anything contained in this Agreement to the contrary, nothing in this Agreement, expressed or implied, is intended to confer on any person other than the parties hereto or their respective successors and assigns any right, remedy, obligation, or liability under or by reason of this Agreement.
- c. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.
- d. FURTHER ASSURANCES. Each of the parties hereto, without further consideration, agrees to execute and deliver such other documents and take such other action as may be necessary to more effectively consummate the intent and purpose of this Agreement.
- e. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.
- f. INDEMNIFICATION. The Consultant agrees to indemnify and hold harmless the Community, its appointed and elective officers and employees, from and against all loss and expense, including attorney's fees and costs by reason of any and all claims and demands upon the Community, its elected or appointed officers and employees from damages sustained by any person or person, arising out of or in consequence of the Consultant's and its agents' negligent performance of work associated with this agreement. The Consultant shall not be liable for property and bodily injury as may result from the negligence of any construction contractor or construction subcontractor.

g. COMMUNITY REVIEW. The Community or their delegates shall have the right to review and monitor the financial and other components of the work and services provided and undertaken as part of the project and this contract, by whatever legal and reasonable means are deemed expedient by the Community.

h. RELATIONSHIP. The relationship of the Consultant to the Community shall be that of an independent Consultant rendering professional services. The Consultant shall have no authority, except those actions granted as the official Nuisance Officer, to execute contracts or to make commitments on behalf of the Community and nothing contained herein shall be deemed to create the relationship of employer and employee or principal and agent between the Community and the Consultant.

i. SEVERABILITY. If for any reason whatsoever, any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any of the other provisions of this Agreement inoperative, unenforceable, or invalid.

j. CONSTRUCTION. The parties hereto acknowledge and agree that each party has participated in the drafting of this Agreement and that this document has been reviewed by the respective legal counsel for the parties hereto and that the normal rule of construction to the effect that any ambiguity is to be resolved against the drafting party shall not apply to the interpretation of this Agreement. No inference in favor of, or against, any party shall be drawn by the fact that one party has drafted any portion hereof.

City of McCook

West Central Nebraska Development District, Inc.

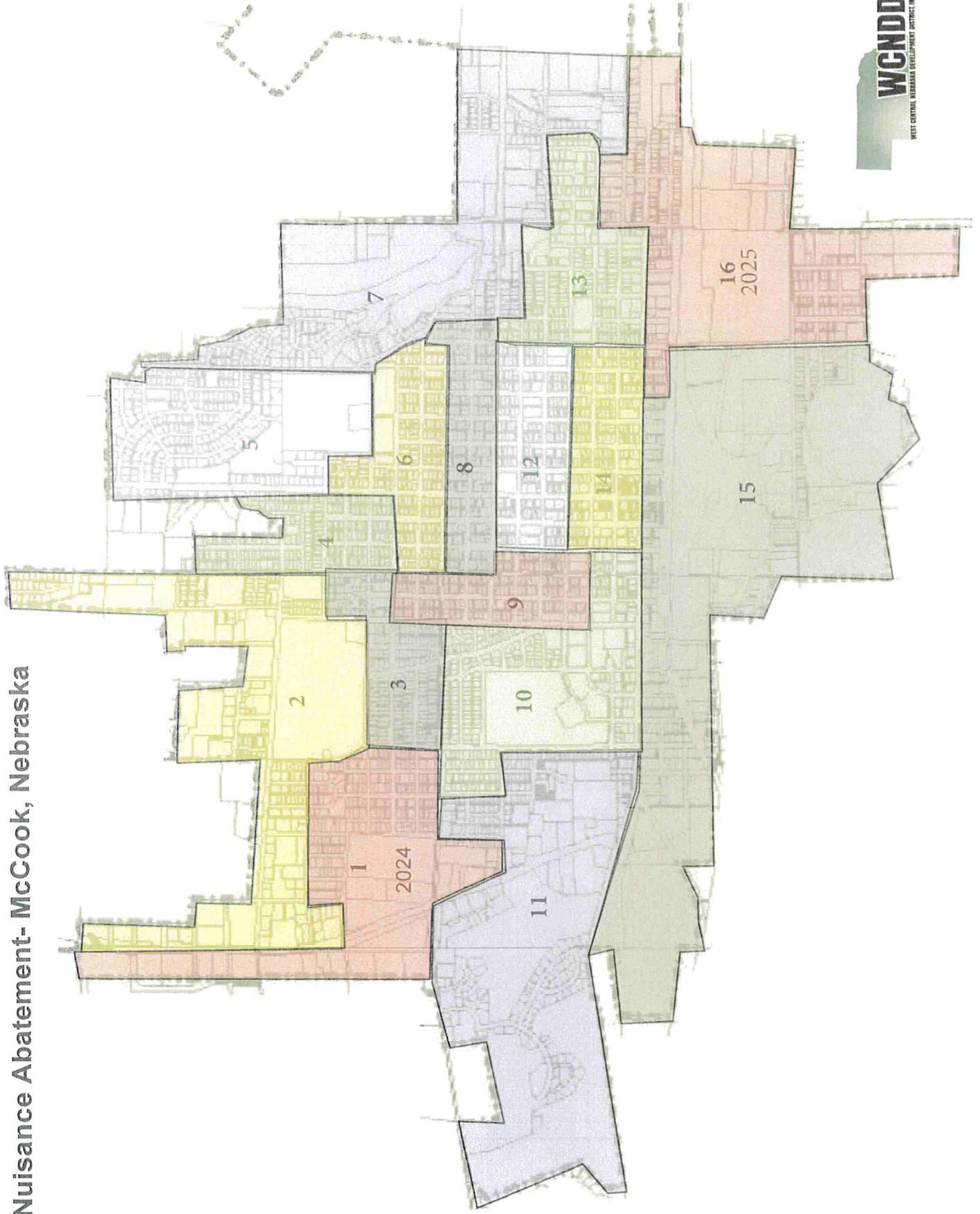
By: _____
Linda Taylor – Mayor
Dated: February 2, 2026

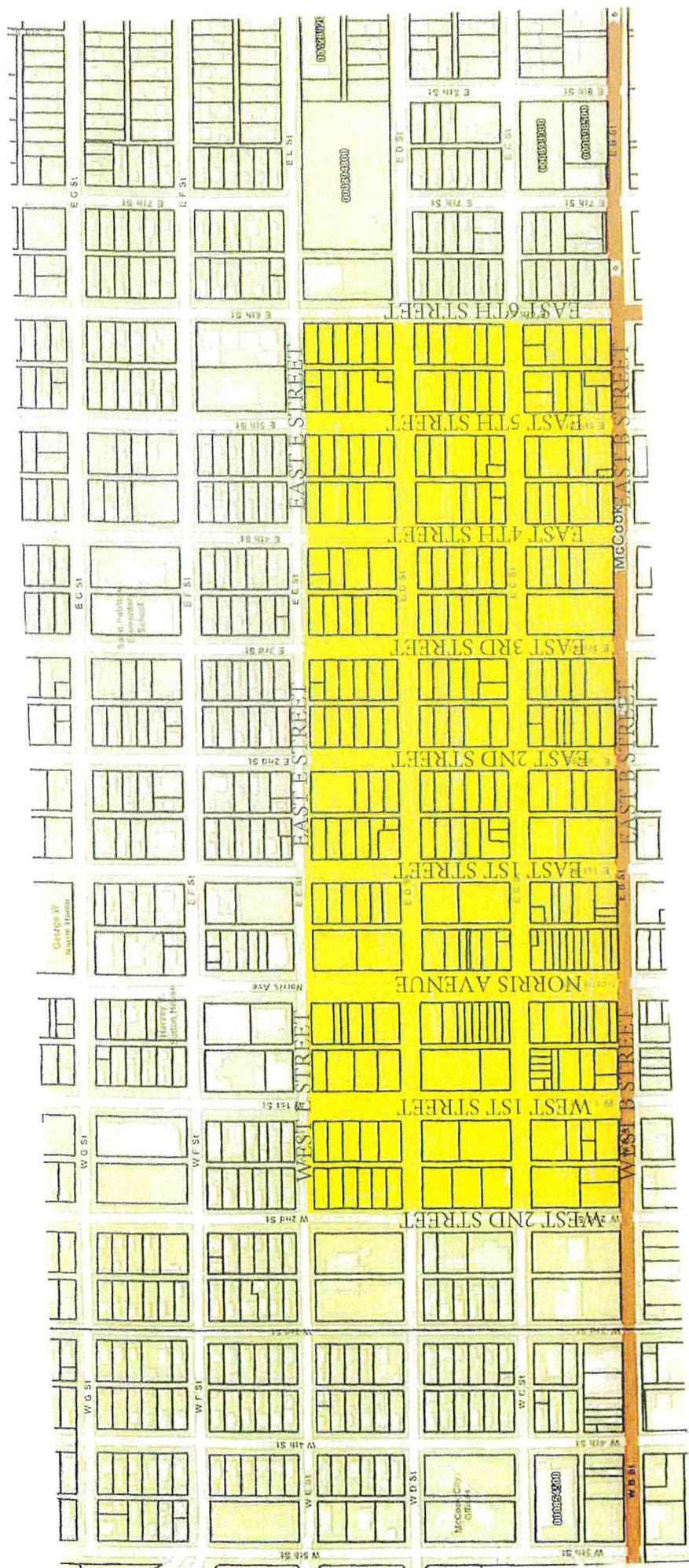
By: _____
Micaela Wuehler – WCNDD Board Chairman
Dated: _____

Attorney of Record

By: _____
Jousha J. Wendell - McQuillan & Wendell, P.C., L.L.O.
Dated: _____

Nuisance Abatement- McCook, Nebraska





McCook street 14

**RESOLUTION NO. 2026-03
APPOINTMENT OF NUISANCE OFFICER**

The Mayor and Council of the City of McCook (hereinafter the City), in regular session assembled at the City Council Chambers in McCook, Nebraska on this 2nd day of February, 2026, hereby resolve as follows:

WHEREAS, The City desires to appoint a Nuisance Officer pursuant to the City Code of Ordinances (ARTICLE 5, Section 2-503, Article 1).

WHEREAS, West Central Nebraska Development District (hereinafter WCNDD) is fully willing, able and qualified to act as Nuisance Officer for the City.

NOW THEREFORE BE IT RESOLVED that the City approves the appointment of WCNDD to act as Nuisance Officer for the City for a period of twelve (12) months; from January 1, 2026 to December 31, 2026.

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor is authorized to sign this resolution, and that any ordinance or resolution in conflict with this Resolution is hereby revoked to any part in conflict herewith.

PASSED THIS 2ND DAY OF FEBRUARY, 2026.

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

ATTEST:

Lea Ann Doak, City Clerk

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

ITEM NO. **4.A** 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

January 28, 2026



Lea Ann Doak, City Clerk

January 28, 2026

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING**

ITEM: 4.B.

Accept the Financial Statements and Supplemental Information for Fiscal Year ending September 30, 2025 prepared by AMGL CPAs and Advisors.

BACKGROUND:

At Monday's meeting a representative from AMGL CPAs and Advisors will present, via zoom, to review the audit report and address any questions from the Council.

A pdf of the audit is attached to the packet, if you would like to review a paper report before Monday, you may pick up a copy at the City Office.

**FISCAL
IMPACT:** None.

APPROVALS:



Lea Ann Doak, City Clerk-Treasurer

January 28, 2026



Tera Koetter, Assistant City Manager

January 28, 2026



Nathan A. Schneider, City Manager

January 28, 2026

CITY OF MCCOOK, NEBRASKA
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
City of McCook, Nebraska

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities - modified cash basis, the business-type activities - accrual basis, the aggregate discretely presented component units - accrual basis, each major fund - modified cash basis for the governmental funds and accrual basis for the proprietary funds, and the aggregate remaining fund information - modified cash basis for the governmental and fiduciary funds of the City of McCook, Nebraska, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities - modified cash basis, the business-type activities - accrual basis, the aggregate discretely presented component units - accrual basis, each major fund - modified cash basis for the governmental funds and accrual basis for the proprietary funds, and the aggregate remaining fund information - modified cash basis for the governmental and fiduciary funds of the City of McCook, Nebraska as of September 30, 2025, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in accordance with the basis of accounting described in Note A.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of McCook, Nebraska and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter—Basis of Accounting

We draw attention to Note A of the financial statements, which describes the basis of accounting for the governmental activities and governmental and fiduciary funds. The governmental and fiduciary financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

SHAREHOLDERS:

Marcy J. Luth
Heidi A. Ashby
Christine R. Shenk
Michael E. Hoback
Joseph P. Stump
Kyle R. Overturf
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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified cash and accrual basis of accounting described in Note A, and for determining that the modified cash and accrual basis of accounting are acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of McCook, Nebraska's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of McCook, Nebraska's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of McCook, Nebraska's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of McCook, Nebraska's financial statements. The combining fiduciary fund statements, the statement of general fund departmental revenue and expenditures, and the combining component unit financial statements are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information described in the second sentence of this paragraph is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the financial statements. The other information comprises the management's discussion and analysis and budgetary comparison schedules, but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 7, 2026, on our consideration of the City of McCook, Nebraska's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of McCook's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of McCook, Nebraska's internal control over financial reporting and compliance.



Grand Island, Nebraska
January 7, 2026

CITY OF MCCOOK, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

This discussion and analysis of the City of McCook's financial performance provides an overall review of the City's financial activities for the fiscal year ended September 30, 2025. The intent of this discussion and analysis is to look at the City's financial performance as a whole; readers should also review the financial statements to enhance their understanding of the City's financial performance.

Financial Highlights

For FY 2024/2025 the City increased the General Fund levy to .440000 which would generate approximately \$696,000 in additional ad valorem tax revenue. This was the first significant increase since 2002 and was driven by the need to achieve compliance with Nebraska's Wage and Labor Act. The City does not have a levy for bonded debt.

Pursuant to a 2015 sales tax ballot question, McCook's residents approved a 1.5% local option sales tax. 1/6 of the total sales tax receipts are utilized to fund economic development through a voter approved LB 840 Program administered by the McCook Economic Development Corporation. The remaining 5/6 of the total sales tax receipts generated are utilized for the following purposes: property tax relief, capital improvement projects, capital outlay purchases, and debt reduction.

At the November 2022 General Election, voters approved an additional .50% local option sales tax with all revenues generated to be used for public infrastructure projects, which includes a swimming pool and ballpark/sports complex facilities. The effective date of the tax was April 1, 2023 and said local options sales tax will remain until all debt associated with the development of McCook's new swimming pool and sports complex is satisfied.

McCook's total sales tax receipts were \$4,416,940, of which \$404,230 were from motor vehicle sales restricted to Street Department use. This marks the highest sales tax receipts recognized by the City of McCook since the inception of McCook's local option sales tax in 2001. Sales Tax receipts for the Recreation Bonds totaled \$1,104,235.

For Capital Improvement Projects the Council committed \$350,000 for One & Longer Street Plan Improvements; \$150,000 for annual street maintenance, \$40,000 for drainage maintenance; \$25,000 for Jaycee Complex parking lot improvements; and \$75,000 uncommitted to be designated for future projects. Payments totaling \$101,257 were made for completion of an asphalt paving project; \$135,623 for street and drainage maintenance, and \$628,000 for the purchase of property for construction on a Youth Sports Complex.

The 1/6th sales tax receipts generated \$551,896 for funding of the LB 840 Program, which included \$67,344 from motor vehicle sales restricted to Street Department use. The McCook Economic Development Corporation (MEDC) focused on the development of housing on land it owns in the North Pointe subdivision and in the Seminole Drive/Pawnee Drive area, as well as expansion of the McCook Business Industrial Park. Additional LB840 funds were utilized for retail development, infant childcare incentives, an Early Childhood/Youth Development Center donation to the McCook YMCA project, and for McCook Airport Fuel and Fixed Base Operator and Operation assets. A growth fund loan was issued to the City of McCook in the amount of \$250,000 for assistance in the purchase of the Walters property to be utilized in the development of a City of McCook Youth Sports Complex.

In 2023 the City elected to use the Construction Manager at Risk process for construction of the municipal swimming pool. Municipal Improvement Bonds, Series 2023, were issued in August 2023 in the amount of \$5,680,000. In July 2024, the McCook Aquatic Park opened to the public.

In September 2024 the City issued Municipal Improvement Bond Anticipation Notes, Series 2024 in the amount of \$4,070,000 to pay for construction costs, planning costs, and to assist with the purchase of real property to serve as the location for the Sports Complex project.

In December 2024 the City selected and entered into an agreement with Mammoth Sports Construction, LLC for design, development and pre-construction services for the Sports Complex project for a fee of \$680,000. Mammoth proposed to complete the project in three phases. In April 2025 an agreement for Phase "A" in the amount of

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

\$895,600 for earthwork and mass excavation and/or grading was executed. In May 2025 the scope of the project was approved and an agreement for Phase “B” was executed in the amount of \$13,341,491. In June 2025 the final agreement for Phase “C” - concessions and maintenance structures was executed in the amount of \$2,660,930. Mammoth Sports Construction, LLC was selected to serve as general contractor for the construction phase, utilizing the cooperative purchasing selection method.

In April 2025 the City entered into a contract amount of \$361,000 with Miller & Associates for platting, design and preparation of bidding documents for infrastructure improvements for the sports complex, surrounding subdivision, and extension of sewer services to the west across Highway 83. Award of bid was made in September 2025 to Paulsen Inc. in the amount of \$4,779,068 for completion of the infrastructure improvements.

In July 2025 the City issued Municipal Improvement Bond Anticipation Notes, Series 2025 in the amount of \$15,640,000 to pay for construction costs of the project. Bond payments will be made from the .50% local option sales tax approved for the construction of the swimming pool and ballpark.

In March 2021, the Council extended for another five-year term the agreement with McCook Keno, LLC for the operation of Keno within the City of McCook. Kiosks are located at three locations. The annual revenue for FY24/25 was \$58,000, a decrease of 18% from last year. Revenues derived from the keno operation are to be used for "community betterment purposes." A transfer of \$50,000 was made to offset General Fund expenses.

In FY20/21 the City received \$684,600 from the Coronavirus Relief Fund for presumptive payroll reimbursement for our Police, Firefighters, Paramedics, and E911 Dispatchers. The City designated these funds for an E911 console, radios, and equipment; equipped police vehicle; Public Works Bucket Truck; Fire/Ambulance Extrication equipment; and a transfer to the City of McCook Self Insurance Fund. The balance of these funds on September 30, 2025 was \$120,000.

The City received \$1,338,000 from the American Rescue Plan Act. These funds were used for E911 console, radios, and equipment; fan press for the Wastewater Treatment Plant; and a drainage project along North Highway 83- \$300,000. After completion of these projects the remaining \$164,900 was designated to the Mammoth Sports Construction agreement for design, development and construction services for the McCook Youth Sports Complex at the December 23, 2024 city council meeting.

In October 2018, the City renewed the Professional Retail Operations Agreement with Nebraska Public Power District (NPPD) for the lease of its electric system. The term was extended from fifteen years to twenty-five years, commencing on January 1, 2019, with the City being paid 12.5% of the retail revenues. The agreement allows for the City to implement additional one-half percent incremental increases to an overall cap of 14%. Any one-half percent increase, if opted in the future, must be done annually. In July 2024 the Council opted to increase the rate to 13%, effective October 1, 2024. The current year’s lease generated \$1,368,700. Of this amount, the City transferred \$375,000 to the Self Insured Health Insurance Fund and \$993,700 to the General Fund.

The natural gas franchise agreement with Black Hills Energy is for a term of 10 years with the franchise fee paid to the City quarterly. The franchise fee is \$0.018 per therm delivered. The annual revenue received was \$53,900.

The 4% Hotel Occupation tax established by the Council in April 2018 generated \$146,800 for the General Fund.

The City provides medical and dental insurance for eligible employees using a self-insurance fund. The fund is financed by operating transfers from the Governmental and Proprietary Funds of an average amount per employee, which is based on management’s previous experience. Employee premiums per two-week period are \$20.00 for a single member, \$47.00 for an employee and spouse, \$40.00 for an employee and children, and \$80.00 for an employee and family. The City self insures each employee up to \$45,000/per employee. If a claim exceeds the per employee limit, the City's stop-loss insurance carrier covers the additional expenses. For the current fiscal year the City budgeted \$25,838 per employee for insurance. The actual cost per employee averaged \$38,200. The City continues to work with Brown & Brown to monitor these costs and assist in developing options to help contain these costs and uses a claims service to handle the insurance claims.

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

In March 2015 the City approved a disability pension annuity distribution for a former police officer. The City will pay the former employee \$1,573 per month for the remainder of the individual’s life, per the disability annuity agreement.

The City was awarded a Department of Economic Development Rural Communities Recovery Program (RCRP) grant in the amount of \$1,500,000. These funds are to be used on three different recreational projects in McCook. The Inclusive Playground received \$500,000, Barnett Park \$200,000, and the Youth Sports Complex \$800,000.

In addition to the RCRP funds, the City was awarded an Advancing Nebraska Communities (ANC) grant through the Walter Scott Foundation in the amount of \$100,000 to go towards the Inclusive Playground.

In addition to the RCRP funds, the City was awarded a Nebraska Department of Economic Development Civic and Community Center Financing (CCCCF) grant in the amount of \$498,993.15, a Sherwood Foundation grant for \$500,000, a BNSF Railway Foundation grant for \$10,000, and a Red Willow County Improvement Grant through the Tourism Board for \$50,000, to be used for the construction of a Youth Sports Complex.

During FY24/25, the Community Development Agency approved the Wagner Auto Redevelopment Project. The developer plans to construct a commercial building for an automotive dealership business.

In November 2016 the City issued Series 2016 Combined Utilities Revenue Refunding Bonds in the aggregate principal amount of \$8,825,000 for purpose of prepaying promissory notes of the City made payable to the Nebraska Department of Environmental Quality (NDEQ). The original NDEQ Notes were issued to pay the costs of improvements to the City’s water and wastewater systems.

In April 2021, the Council called for the early redemption of the Series 2016 Combined Utilities Revenue Refunding Bonds and authorized the issuance of the Series 2021 Combined Utilities Revenue Refunding Bonds, in an amount not to exceed \$6,600,000. The proposed savings was an estimated \$545,000 over the course of the 15 year bond. The final bond issued was \$6,555,000.

In June 2015, the Water Department received a Nebraska Department of Environmental Quality Safe Water State Revolving Loan for \$1,320,072 for 16" transmission main replacement, East “H” Street water main replacement, and East “C” Street water main improvements. Total disbursements were \$1,650,090, with loan forgiveness of \$330,018. This loan is to be repaid over twenty years and was not included in the refinance because of loan terms that allow for no prepayment within five years of the Loan Date for those receiving loan forgiveness.

In May 2022, the Water Department received a Nebraska Department of Environment and Energy Safe Drinking Water State Revolving Loan for \$2,490,000 to replace the East 14th water main, the West 5th 16" Water Main, the 12" water main from South Street north to “A” Street, and a portion of the South Street water main. This loan includes Loan Forgiveness of up to 15% of eligible Project Costs (maximum \$373,500) plus an additional \$79,601 for Loan Forgiveness and is to be repaid over thirty years. In January 2025 the 12" water main from South Street north to “A” Street was removed from the scope. Abandonment of a portion of the West 5th and Kelley Park water mains and looping of the East 7th Street and Country Club Drive and West 2nd and West 3rd Streets water mains were added to the scope.

In June 2024 the Council approved Ordinance No. 2024-3082 authorizing the issuance of combined Utilities Revenue bonds in a principal amount not to exceed \$9 million and Ordinance No. 2024-3083 authorizing the issuance of Combined Utilities Revenue Bond Anticipation Notes in the principal amount not to exceed \$8 million to pay the costs of improvements to the City’s combined utilities, including the sewer system improvement project. USDA funding will be utilized with an interest rate of 2.125%. Due to the USDA's regulations, it was determined that the best option for funding the project was to issue bonds, some of which will be public and some of which will be private. Two separate ordinances were approved by the City Council. The Anticipation Notes are necessary for the short-term financing and will serve as a bridge to the larger, future issue. Design of the project continued in FY24/25.

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

Ordinance No. 2024-3089 provided for a 7.5% per month rate increase to the base fee and the usage rates charged for both residential and commercial Sewer Use. Ordinance No. 2024-3088 provided for a 8.5% per month rate increase for the base and 100 cubic feet charge, for both residential and commercial Water Use Charges. These rates are monitored and adjusted annually, if necessary, to ensure funds are available for payment of the State Revolving Loans for the sewer and water improvements, Combined Utilities Bond, and to offset any increases in operating costs.

Ordinance No. 2024-3087 provided for increases in Solid Waste Collection. Residential Trash Collection increased from \$27.25 to \$28.25 per month and Household/Commercial increased from \$83.00 to \$86.00 per ton. The last rate increase for Solid Waste Collection occurred in October 2023.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of McCook’s financial statements. The City’s financial statements comprise:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements
- Supplementary and other information that further explains and supports the information in the financial statements

Government-wide Financial Statements. The *government-wide financial statements* report information about the City as a whole using accounting methods similar to those used by a private-sector business.

The government-wide financial statements distinguish the following functions of the City:

- *Governmental activities* are primarily supported by taxes and intergovernmental revenues. The governmental activities of the City include general government, economic development, public safety, public works, parks, cultural activities, and human service.
- *Business-type activities* are supported by user fees and charges that are intended to recover all or a significant portion of their costs. The City’s electric, water, wastewater, and solid waste collection services are all included as business-type activities.

Fund Financial Statements. The fund financial statements provide detailed information about the City’s most significant funds, not the City as a whole. Funds are groupings of activities that enable the City to maintain control over resources that have been segregated for particular purposes or objectives. All of the funds of the City of McCook can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

- *Governmental Funds.* The governmental funds are used to account for the financial activity of the City’s basic services, similar to that described for the governmental activities in the government-wide financial statements. However, unlike the government-wide statements, which provide a long-term focus of the City, the fund financial statements focus on a short-term view of the inflows and outflows of spendable resources, as well as on the balances of spendable resources available at the end of the fiscal year.

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

- *Proprietary Funds.* The proprietary funds are used to account for the financial activity of the City’s operations for which customers are charged a user fee; they provide both a long- and short-term view of financial information. The City maintains four enterprise funds that are a type of proprietary fund - the electric, water, wastewater, and solid waste operations. These enterprise funds are the same as the business-type activities in the government-wide financial statements.
- *Fiduciary Funds.* The City maintains fiduciary funds, which are used to account for resources held by the City in a trustee capacity or as a custodian for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City’s own programs.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in both the government-wide and fund financial statements. The notes can be found immediately following the financial statements.

Government-wide Financial Analysis

Summary Statements of Net Position

	Year Ended September 30, 2025			Year Ended September 30, 2024		
	Governmental Activities (Modified Cash Basis)	Business-type Activities (Accrual Basis)	Total	Governmental Activities (Modified Cash Basis)	Business-type Activities (Accrual Basis)	Total
Current and Other Assets	\$ 24,288,643	\$ 12,772,828	\$ 37,061,471	\$ 16,070,803	\$ 11,029,030	\$ 27,099,833
Capital Assets	39,645,663	16,701,781	56,347,444	30,083,579	17,080,306	47,163,885
Total Assets	63,934,306	29,474,609	93,408,915	46,154,382	28,109,336	74,263,718
Long-term Liabilities	20,677,784	6,924,022	27,601,806	9,420,000	6,496,814	15,916,814
Other Liabilities	4,704,579	1,370,091	6,074,670	424,743	1,139,664	1,564,407
Total Liabilities	25,382,363	8,294,113	33,676,476	9,844,743	7,636,478	17,481,221
Net Position:						
Net Investment in						
Capital Assets	14,664,800	9,750,314	24,415,114	20,403,836	10,698,974	31,102,810
Restricted	18,522,639	1,071,073	19,593,712	10,346,842	1,023,841	11,370,683
Unrestricted	5,364,504	10,359,109	15,723,613	5,558,961	8,750,043	14,309,004
Total Net Position	\$ 38,551,943	\$ 21,180,496	\$ 59,732,439	\$ 36,309,639	\$ 20,472,858	\$ 56,782,497

Net position may serve over time as a useful indicator of a government’s financial position. At the close of the current fiscal year, the City of McCook’s assets exceeded its liabilities by \$59,732,439.

Capital assets (land, infrastructure, buildings, streets, improvements, and equipment), net of any debt issued to acquire these assets, comprise 40.9 percent of the City’s net position. Although these capital assets assist the City in providing services to its citizens, they are generally not available to fund the operations of future periods.

An additional 32.8 percent of the City’s net position is subject to external restrictions as to how it may be used. The remaining component of net position (\$15,723,613) is the unrestricted net position.

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

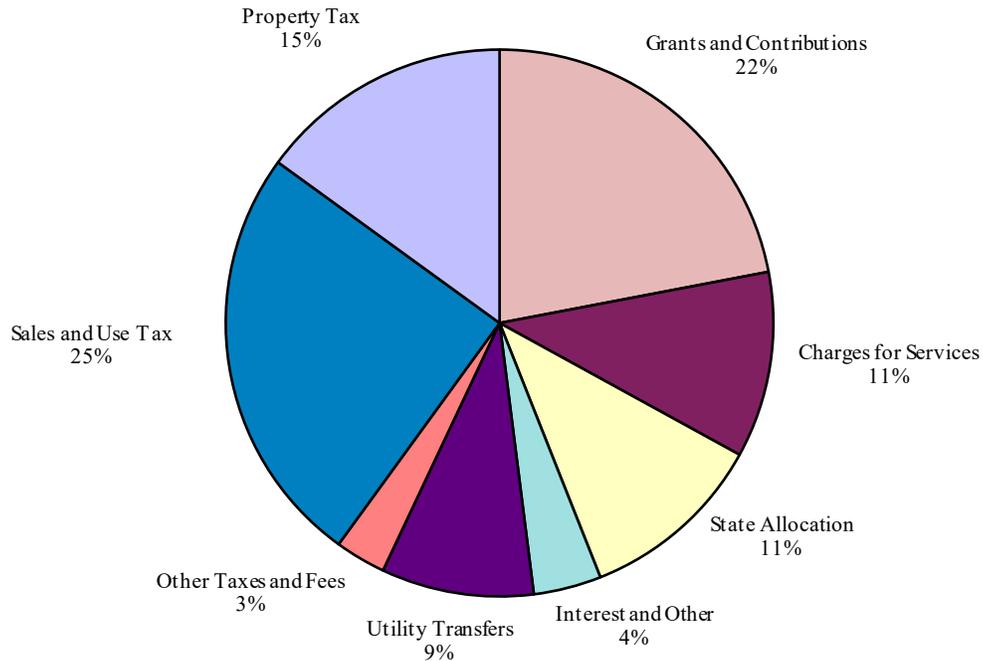
Changes in Net Position

The following table presents a summary of revenues and expenses of the governmental and business-type activities:

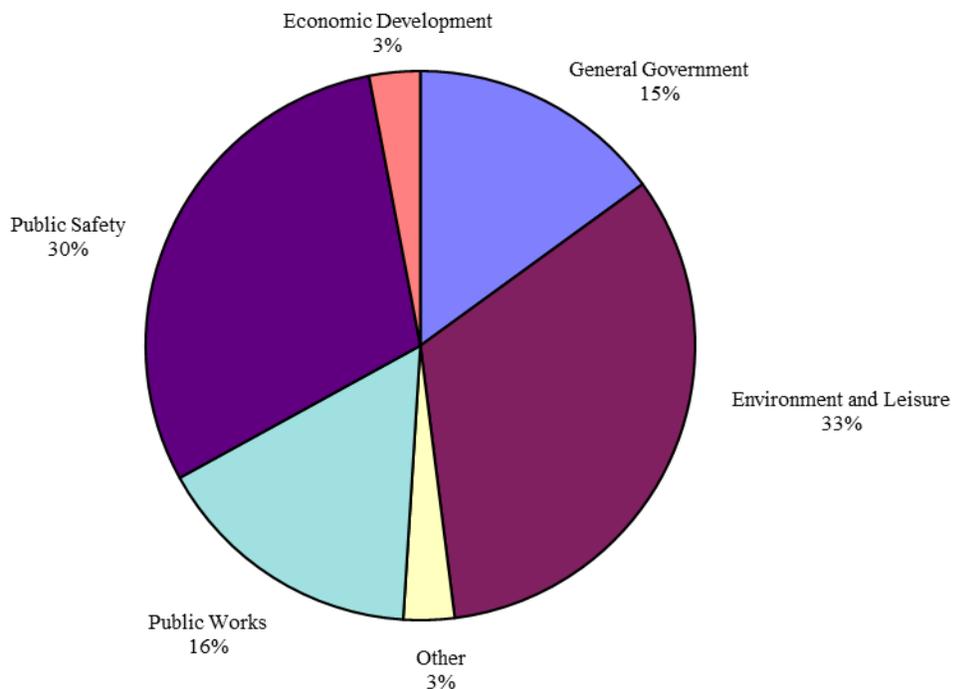
	<u>September 30, 2025</u>			<u>September 30, 2024</u>		
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Revenues						
Program Revenues:						
Charges for Services	\$ 1,933,911	\$ 9,418,554	\$ 11,352,465	\$ 795,863	\$ 8,576,485	\$ 9,372,348
Operating Grants and Contributions	523,121	-	523,121	436,325	-	436,325
Capital Grants and Contributions	3,239,994	152,881	3,392,875	1,548,802	633,438	2,182,240
General Revenues:						
Property Taxes	2,559,780	-	2,559,780	1,903,467	-	1,903,467
Sales and Use Taxes	4,416,936	-	4,416,936	4,379,488	-	4,379,488
Other Taxes and Fees	584,291	-	584,291	587,673	-	587,673
State Allocation	1,990,652	-	1,990,652	1,880,932	-	1,880,932
Interest Income	605,576	460,701	1,066,277	627,637	463,304	1,090,941
Other	117,617	(393)	117,224	206,501	-	206,501
Total Revenues	<u>15,971,878</u>	<u>10,031,743</u>	<u>26,003,621</u>	<u>12,366,688</u>	<u>9,673,227</u>	<u>22,039,915</u>
Expenses						
General Government	2,315,844	-	2,315,844	2,076,225	-	2,076,225
Economic Development	475,701	-	475,701	239,770	-	239,770
Public Safety	4,617,798	-	4,617,798	4,060,535	-	4,060,535
Public Works	2,459,157	-	2,459,157	2,170,028	-	2,170,028
Environmental and Leisure	4,946,590	-	4,946,590	2,263,490	-	2,263,490
Interest Expense	477,986	-	477,986	384,401	-	384,401
Electric Utility	-	3,540	3,540	-	3,540	3,540
Water	-	3,152,354	3,152,354	-	3,002,739	3,002,739
Sewer	-	1,839,409	1,839,409	-	1,534,853	1,534,853
Solid Waste	-	2,765,300	2,765,300	-	2,641,947	2,641,947
Total Expenses	<u>15,293,076</u>	<u>7,760,603</u>	<u>23,053,679</u>	<u>11,194,449</u>	<u>7,183,079</u>	<u>18,377,528</u>
Increase in Net Position Before Transfers	678,802	2,271,140	2,949,942	1,172,239	2,490,148	3,662,387
Net Transfers	1,563,502	(1,563,502)	-	1,437,828	(1,437,828)	-
Increase in Net Position	<u>\$ 2,242,304</u>	<u>\$ 707,638</u>	<u>\$ 2,949,942</u>	<u>\$ 2,610,067</u>	<u>\$ 1,052,320</u>	<u>\$ 3,662,387</u>

CITY OF MCCOOK, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

2025 Revenues by Source - Governmental Activities

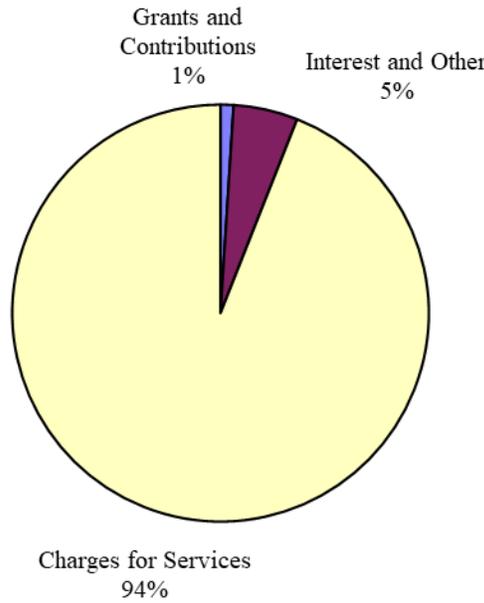


2025 Expenses - Governmental Activities

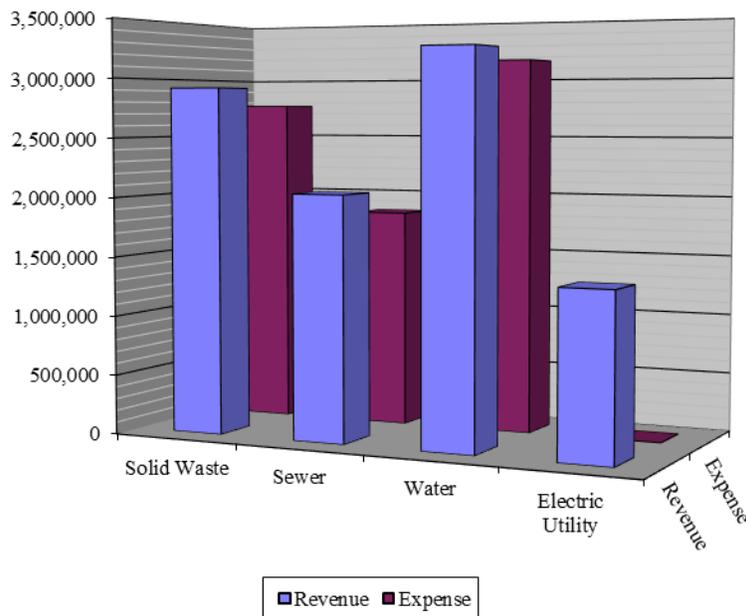


CITY OF MCCOOK, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

2025 Revenues by Source - Business-type Activities



2025 Expenses and Program Revenues - Business-type Activities



CITY OF MCCOOK, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

Financial Analysis of the Government's Funds

As noted earlier, the City of McCook used fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City of McCook's *governmental* funds is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City of McCook's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of McCook's governmental funds reported combined ending fund balances of \$22,252,197. Approximately 4.5 percent of this total amount (\$1,001,083) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of fund balances is not available for new spending because it has already been 1) restricted to pay debt service (\$191,173), 2) restricted to fund capital projects (\$2,462,924), 3) endowed as nonspendable to fund perpetual care (\$149,087), 4) restricted for community betterment (\$18,901), 5) restricted to fund economic development projects (\$1,251,820), 6) restricted for federal projects (\$113,825), 7) restricted for street projects (\$1,139,560), 8) restricted for the sports complex project (\$12,784,857), 9) restricted for playground equipment (\$410,492), 10) committed for capital projects (\$630,281), or 11) assigned for budgetary stabilization (\$2,098,194).

The General Fund is the chief operating fund of the City of McCook. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$1,001,083, while total fund balance reached \$3,878,645. As a measure of the General Fund's liquidity, it may be useful to compare unassigned and total fund balance to total fund expenditures. Unassigned fund balance represents 10.8 percent of General Fund total expenditures, while total fund balance represents 41.9 percent of General Fund total expenditures.

The fund balance of the City of McCook's General Fund increased by \$482,395 during the current fiscal year.

Proprietary funds. The City of McCook's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the proprietary funds at the end of the year was as follows: Electric and Emergency Fund - \$0, Water Fund - \$6,629,529, Sewer Fund - \$3,612,917, and Solid Waste Fund - \$116,663. The growth (decrease) in net position for the proprietary funds was as follows: Electric and Emergency Fund - decrease of \$(3,540), Water Fund – increase of \$288,488, Sewer Fund – increase of \$286,957, and Solid Waste Fund – increase of \$135,733. Other factors concerning the finances of these four funds have already been addressed in the discussion of the City of McCook's business-type activities.

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

Budgetary Highlights

No amendments to the 2024-2025 budget were made.

Capital Asset and Debt Administration

Capital Assets. The City of McCook’s investment in capital assets for its governmental and business-type activities as of September 30, 2025, amounts to \$56,347,444 (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, distribution systems, buildings and improvements, machinery and equipment, office furniture and equipment, and vehicles.

Major capital asset events during the current fiscal year included the following:

- Business Park phase II - \$54,225
- 2024 Asphalt paving project - \$674,521
- Land for sports complex - \$3,192,615
- Construction in progress on sports complex - \$6,115,431
- Aquatic park parking lot - \$59,600
- 2025 Ford Explorer - \$60,167
- 2025 Ford 550 ambulance - \$350,880
- 2015 Ford F750 bucket truck - \$55,000
- 2024 Ford transit vehicle - \$86,367
- WWTP upgrade design - \$144,963
- South Street water main - \$188,164
- 2025 Water distribution improvements - \$544,783
- Deep injection well improvements - \$52,471
- Two 2020 Freightliners for solid waste – \$104,000
- Two 53’ Peerless live floor trailers - \$200,080
- 2025 F250 ¾ ton pickup - \$50,836

CITY OF MCCOOK, NEBRASKA
MANAGEMENT’S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

City of McCook's Capital Assets
(net of depreciation)

	Year Ended September 30, 2025			Year Ended September 30, 2024		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Land	\$ 3,969,508	\$ 485,735	\$ 4,455,243	\$ 776,893	\$ 485,735	\$ 1,262,628
Construction in Progress	6,160,921	-	6,160,921	7,551,745	-	7,551,745
Infrastructure	13,819,039	-	13,819,039	12,653,459	-	12,653,459
Buildings and Improvements	13,518,526	2,672,051	16,190,577	7,068,998	2,669,225	9,738,223
Machinery and Equipment	270,955	1,257,670	1,528,625	342,154	1,141,119	1,483,273
Distribution Systems	-	12,286,325	12,286,325	-	12,784,227	12,784,227
Office Furniture and Equipment	706,360	-	706,360	942,582	-	942,582
Vehicles	1,200,354	-	1,200,354	747,748	-	747,748
Total	\$ 39,645,663	\$ 16,701,781	\$ 56,347,444	\$ 30,083,579	\$ 17,080,306	\$ 47,163,885

Additional information on the City of McCook’s capital assets can be found in Note C4 on pages 52-54 of this report.

Long-term Debt

Outstanding Long-term Debt

	Year Ended September 30, 2025			Year Ended September 30, 2024		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Notes Payable	\$ 525,863	\$ -	\$ 525,863	\$ 79,743	\$ -	\$ 79,743
Revenue Bonds	-	4,955,000	4,955,000	-	4,895,000	4,895,000
Municipal Imp Bonds	24,455,000	-	24,455,000	9,600,000	-	9,600,000
Financing Agreements	-	218,107	218,107	-	278,000	278,000
Water SRF Loan	-	1,778,360	1,778,360	-	1,208,332	1,208,332
Total Long-term Outstanding Debt	\$ 24,980,863	\$ 6,951,467	\$ 31,932,330	\$ 9,679,743	\$ 6,381,332	\$ 16,061,075

The City’s long-term debt increased \$15,871,255 (98.8 percent) during the year ended September 30, 2025, due primarily to the issuance of \$15,035,000 of Series 2025 Bond Anticipation Notes for the sports complex project, \$605,000 of Series 2025 Sewer Bond Anticipation Notes, and \$647,698 of water project notes payable.

Additional information on the City of McCook’s long-term debt can be found in Note C5 on pages 54-61 of this report.

CITY OF MCCOOK, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS, continued
For The Year Ended September 30, 2025

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for the City of McCook compares favorably to the State's average unemployment and the national average rate.
- Inflationary trends in the region compare favorably to national indices.
- Property tax asking for the year ending September 30, 2026, is \$2,742,409, a \$148,816 (5.7 percent) increase over the prior year.
- The City had contractual commitments totaling \$1,352,567 on the airport self-service fuel facility. As of September 30, 2025, \$45,491 had been paid on these contracts, leaving remaining commitments totaling \$1,307,076 expected to be completed by October 2026.
- The City had contractual commitments totaling \$22,357,089 on the Gerald L Walters Youth Sports Complex. As of September 30, 2025, \$5,856,717 had been paid on these contracts, leaving remaining commitments totaling of \$16,500,372 expected to be completed by June 2026.
- The City had a contractual commitment of \$939,919 for the inclusive playground. As of September 30, 2025, nothing had been paid on this contract. The project is expected to be completed by November 2025.

All of these factors were considered in preparing the City of McCook's budget for the 2026 fiscal year.

Financial Contact

This financial report is designed to provide the citizens, taxpayers, customers, investors, and creditors with a general overview of the City of McCook's finances and to demonstrate the City's accountability for the money with which the City is entrusted. If you have questions concerning any of the information presented in this report or requests for additional information, contact the City of McCook, 505 West C Street, P.O. Box 1059, McCook, NE 69001-1059, or call (308) 345-2022.

CITY OF MCCOOK, NEBRASKA

STATEMENT OF NET POSITION

September 30, 2025

	Primary Government			Component Units (Accrual Basis)
	Governmental Activities (Modified Cash Basis)	Business-type Activities (Accrual Basis)	Total	
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 5,428,386	\$ 9,574,122	\$ 15,002,508	\$ 57,306
County treasurer cash	122,736	-	122,736	-
Current portion of notes receivable	37,968	-	37,968	553,064
Accounts receivable	-	114,092	114,092	-
Unbilled revenue	-	885,423	885,423	-
Reinsurance receivable	176,200	-	176,200	-
Due from (to) other funds	(603,622)	603,622	-	-
Inventory	-	344,808	344,808	-
Total current assets	<u>5,161,668</u>	<u>11,522,067</u>	<u>16,683,735</u>	<u>610,370</u>
Noncurrent assets:				
Restricted cash and cash equivalents	18,522,639	1,250,761	19,773,400	-
Noncurrent portion of notes receivable	604,336	-	604,336	3,495,734
Capital assets:				
Land	3,969,508	485,735	4,455,243	-
Construction in progress	6,160,921	-	6,160,921	-
Other capital assets, net of depreciation	29,515,234	16,216,046	45,731,280	-
Net capital assets	<u>39,645,663</u>	<u>16,701,781</u>	<u>56,347,444</u>	<u>-</u>
Total noncurrent assets	<u>58,772,638</u>	<u>17,952,542</u>	<u>76,725,180</u>	<u>3,495,734</u>
Total assets	<u>63,934,306</u>	<u>29,474,609</u>	<u>93,408,915</u>	<u>4,106,104</u>
LIABILITIES				
Current liabilities:				
Accounts payable	-	112,226	112,226	-
Accrued expenses	-	301,118	301,118	-
Customer deposits	-	103,764	103,764	-
Accrued interest	-	34,614	34,614	-
Claims incurred not paid	401,500	-	401,500	-
Current portion of long-term obligations	4,303,079	818,369	5,121,448	553,064
Total current liabilities	<u>4,704,579</u>	<u>1,370,091</u>	<u>6,074,670</u>	<u>553,064</u>
Noncurrent liabilities:				
Accrued landfill closure costs	-	715,000	715,000	-
Accrued deep well abandonment costs	-	75,924	75,924	-
Noncurrent portion of long-term obligations	20,677,784	6,133,098	26,810,882	3,495,734
Total noncurrent liabilities	<u>20,677,784</u>	<u>6,924,022</u>	<u>27,601,806</u>	<u>3,495,734</u>
Total liabilities	<u>25,382,363</u>	<u>8,294,113</u>	<u>33,676,476</u>	<u>4,048,798</u>
NET POSITION				
Net investment in capital assets	14,664,800	9,750,314	24,415,114	-
Restricted for:				
Street improvements	1,139,560	-	1,139,560	-
Landfill postclosure	-	102,072	102,072	-
Deep injection well closure	-	22,635	22,635	-
Debt service	191,173	946,366	1,137,539	-
Economic development	1,251,820	-	1,251,820	-
Perpetual care	149,087	-	149,087	-
Capital projects	2,462,924	-	2,462,924	-
Federal projects	113,825	-	113,825	-
Sports complex	12,784,857	-	12,784,857	-
Playground equipment	410,492	-	410,492	-
Community betterment	18,901	-	18,901	-
Unrestricted	5,364,504	10,359,109	15,723,613	57,306
Total net position	<u>\$ 38,551,943</u>	<u>\$ 21,180,496</u>	<u>\$ 59,732,439</u>	<u>\$ 57,306</u>

See notes to financial statements.

CITY OF MCCOOK, NEBRASKA
STATEMENT OF ACTIVITIES
For the year ended September 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Program Revenues Operating Grants and Contributions</u>
Primary government:			
Governmental activities			
(modified cash basis):			
General government	\$ 2,257,676	\$ 101,080	\$ 50,391
Economic development	475,701	-	-
Public safety	4,047,199	473,122	23,466
Public works	1,988,078	494,028	-
Environment and leisure	4,535,594	865,681	449,264
Depreciation - unallocated	1,510,842	-	-
Interest and fees on long-term debt	477,986	-	-
Total governmental activities	15,293,076	1,933,911	523,121
Business-type activities			
(accrual basis):			
Electric and emergency	3,540	1,368,693	-
Water	3,152,354	3,088,630	-
Sewer	1,839,409	2,044,306	-
Solid waste	2,765,300	2,916,925	-
Total business-type activities	7,760,603	9,418,554	-
Total primary government	\$ 23,053,679	\$ 11,352,465	\$ 523,121
Component units:			
Community Development Agency	\$ 3,471,082	\$ -	\$ 2,844,205
McCook Leasing Corporation	-	-	-
Total component units	\$ 3,471,082	\$ -	\$ 2,844,205

See notes to financial statements.

Net (Expenses) Revenues and Changes in Net Position				
Primary Government				
Capital Grants and Contributions	Governmental Activities (Modified Cash Basis)	Business-type Activities (Accrual Basis)	Total	Component Units (Accrual Basis)
\$ -	\$ (2,106,205)		\$ (2,106,205)	
-	(475,701)		(475,701)	
75,000	(3,475,611)		(3,475,611)	
184,610	(1,309,440)		(1,309,440)	
2,980,384	(240,265)		(240,265)	
-	(1,510,842)		(1,510,842)	
-	(477,986)		(477,986)	
<u>3,239,994</u>	<u>(9,596,050)</u>	\$ -	<u>(9,596,050)</u>	
-	-	1,365,153	1,365,153	
152,881	-	89,157	89,157	
-	-	204,897	204,897	
-	-	151,625	151,625	
<u>152,881</u>	<u>-</u>	<u>1,810,832</u>	<u>1,810,832</u>	
<u>\$ 3,392,875</u>	<u>(9,596,050)</u>	<u>1,810,832</u>	<u>(7,785,218)</u>	
\$ -				\$ (626,877)
-				-
<u>\$ -</u>				<u>(626,877)</u>
General revenues:				
Taxes:				
Property	2,559,780	-	2,559,780	-
Motor vehicle	195,807	-	195,807	-
Payments in lieu of taxes	143,179	-	143,179	3,670
Occupation	168,154	-	168,154	-
Sales tax	4,416,936	-	4,416,936	-
Franchise	77,151	-	77,151	-
State allocation	1,990,652	-	1,990,652	-
TIF proceeds	-	-	-	552,203
Keno proceeds	57,925	-	57,925	-
Gain (loss) on disposal of capital assets	8,301	(393)	7,908	-
Miscellaneous	51,391	-	51,391	-
Interest income	605,576	460,701	1,066,277	2,493
Net transfers	1,563,502	(1,563,502)	-	-
Total general revenues	<u>11,838,354</u>	<u>(1,103,194)</u>	<u>10,735,160</u>	<u>558,366</u>
Change in net position	2,242,304	707,638	2,949,942	(68,511)
Net position - September 30, 2024	<u>36,309,639</u>	<u>20,472,858</u>	<u>56,782,497</u>	<u>125,817</u>
Net position - September 30, 2025	<u>\$ 38,551,943</u>	<u>\$ 21,180,496</u>	<u>\$ 59,732,439</u>	<u>\$ 57,306</u>

CITY OF MCCOOK, NEBRASKA
BALANCE SHEET - MODIFIED CASH BASIS -
GOVERNMENTAL FUNDS

September 30, 2025

	<u>General</u> <u>Fund</u>	<u>Street</u> <u>Fund</u>	Economic Development <u>Fund</u>
ASSETS			
Cash and cash equivalents	\$ 3,755,909	\$ 1,139,560	\$ 1,251,820
County treasurer cash	122,736	-	-
	<u>3,878,645</u>	<u>1,139,560</u>	<u>1,251,820</u>
Total assets	<u>\$ 3,878,645</u>	<u>\$ 1,139,560</u>	<u>\$ 1,251,820</u>
LIABILITIES AND			
FUND BALANCES			
Liabilities:			
Due to other funds	\$ -	\$ -	\$ -
Fund balances:			
Nonspendable:			
Perpetual care	149,087	-	-
Restricted for:			
Capital projects	-	-	-
Street improvements	-	1,139,560	-
Economic development	-	-	1,251,820
Debt service	-	-	-
Federal projects	-	-	-
Sports complex	-	-	-
Playground equipment	-	-	-
Community betterment	-	-	-
Committed for:			
Capital projects	630,281	-	-
Assigned for:			
Budgetary stabilization	2,098,194	-	-
Unassigned	1,001,083	-	-
	<u>3,878,645</u>	<u>1,139,560</u>	<u>1,251,820</u>
Total fund balances	<u>3,878,645</u>	<u>1,139,560</u>	<u>1,251,820</u>
Total liabilities and fund balances	<u>\$ 3,878,645</u>	<u>\$ 1,139,560</u>	<u>\$ 1,251,820</u>

See notes to financial statements.

<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Grant Fund</u>	<u>Other Governmental Fund (Keno)</u>	<u>Total Governmental Funds</u>
\$ 191,173	\$ 2,462,924	\$ 13,912,796	\$ 18,901	\$ 22,733,083
-	-	-	-	122,736
<u>\$ 191,173</u>	<u>\$ 2,462,924</u>	<u>\$ 13,912,796</u>	<u>\$ 18,901</u>	<u>\$ 22,855,819</u>
\$ -	\$ -	\$ 603,622	\$ -	\$ 603,622
-	-	-	-	149,087
-	2,462,924	-	-	2,462,924
-	-	-	-	1,139,560
-	-	-	-	1,251,820
191,173	-	-	-	191,173
-	-	113,825	-	113,825
-	-	12,784,857	-	12,784,857
-	-	410,492	-	410,492
-	-	-	18,901	18,901
-	-	-	-	630,281
-	-	-	-	2,098,194
-	-	-	-	1,001,083
<u>191,173</u>	<u>2,462,924</u>	<u>13,309,174</u>	<u>18,901</u>	<u>22,252,197</u>
<u>\$ 191,173</u>	<u>\$ 2,462,924</u>	<u>\$ 13,912,796</u>	<u>\$ 18,901</u>	<u>\$ 22,855,819</u>

CITY OF MCCOOK, NEBRASKA

**RECONCILIATION OF THE BALANCE SHEET - MODIFIED
CASH BASIS - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION**

September 30, 2025

Total fund balances - governmental funds	\$ 22,252,197
Amounts reported for <i>governmental activities</i> in the statement of net position are different because:	
The Internal Service Fund is included as a governmental activity in the statement of changes in net position.	992,642
LB840 notes receivable are not due in the current period and therefore are not reported as assets in the governmental funds.	642,304
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is \$65,760,443 and the accumulated depreciation is \$26,114,780.	39,645,663
Long-term liabilities, including notes payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:	
Bonds payable	\$ (24,455,000)
Notes payable (\$250,000 was from the LB840 purchase of land for the sports complex)	<u>(525,863)</u>
	<u>(24,980,863)</u>
Total net position - governmental activities	<u><u>\$ 38,551,943</u></u>

See notes to financial statements.

CITY OF MCCOOK, NEBRASKA

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - MODIFIED CASH BASIS - GOVERNMENTAL FUNDS**

For the year ended September 30, 2025

	<u>General Fund</u>	<u>Street Fund</u>	Economic Development <u>Fund</u>
REVENUES			
Taxes:			
Property	\$ 2,559,780	\$ -	\$ -
Motor vehicle	195,807	-	-
Payments in lieu of taxes	143,179	-	-
Occupation	168,154	-	-
Sales tax	1,783,923	336,883	551,896
Franchise	77,151	-	-
Intergovernmental	749,916	1,240,735	-
Grants	423,059	173,910	-
Keno proceeds	-	-	-
Charges for services	1,827,003	22,386	-
Contributions	129,681	-	-
Interest income	170,201	17,010	22,571
Loan collections	-	-	124,165
Sale of assets	8,301	-	-
Insurance proceeds	-	-	-
Bond/loan proceeds	275,863	-	-
Other revenue	30,458	-	-
Total revenues	<u>8,542,476</u>	<u>1,790,924</u>	<u>698,632</u>
EXPENDITURES			
General government	2,030,031	-	-
Economic development	-	-	410,110
Public safety	3,570,986	-	-
Public works	321,757	1,577,982	-
Environment and leisure	2,735,623	-	-
Capital outlay	541,163	851,851	503,308
Principal payments on debt	46,991	32,752	-
Interest on long-term debt	2,032	1,503	-
Bond fees	-	-	-
Total expenditures	<u>9,248,583</u>	<u>2,464,088</u>	<u>913,418</u>
Excess (deficiency) of revenues over expenditures	(706,107)	(673,164)	(214,786)
OTHER FINANCING SOURCES (USES)			
Transfers in	1,250,193	236,880	-
Transfers out	<u>(61,691)</u>	<u>-</u>	<u>-</u>
Net transfers	<u>1,188,502</u>	<u>236,880</u>	<u>-</u>
Net change in fund balances	482,395	(436,284)	(214,786)
Fund balances - September 30, 2024	<u>3,396,250</u>	<u>1,575,844</u>	<u>1,466,606</u>
Fund balances - September 30, 2025	<u>\$ 3,878,645</u>	<u>\$ 1,139,560</u>	<u>\$ 1,251,820</u>

See notes to financial statements.

<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Grant Fund</u>	<u>Other Governmental Funds (Keno)</u>	<u>Total Governmental Funds</u>
\$ -	\$ -	\$ -	\$ -	\$ 2,559,780
-	-	-	-	195,807
-	-	-	-	143,179
-	-	-	-	168,154
-	1,744,234	-	-	4,416,936
-	-	-	-	77,151
-	-	58,708	-	2,049,359
-	-	667,079	-	1,264,048
-	-	-	57,925	57,925
-	-	25,814	-	1,875,203
-	-	2,114,734	-	2,244,415
8,227	87,287	232,474	961	538,731
-	-	-	-	124,165
-	-	-	-	8,301
-	-	50,391	-	50,391
-	-	15,035,000	-	15,310,863
-	-	20,932	-	51,390
<u>8,227</u>	<u>1,831,521</u>	<u>18,205,132</u>	<u>58,886</u>	<u>31,135,798</u>
-	-	41,047	17,952	2,089,030
-	-	-	-	410,110
-	-	83,006	-	3,653,992
-	-	-	-	1,899,739
-	-	1,647,387	-	4,383,010
250,000	628,000	8,094,043	-	10,868,365
-	180,000	-	-	259,743
-	440,345	-	-	443,880
-	639	33,467	-	34,106
<u>250,000</u>	<u>1,248,984</u>	<u>9,898,950</u>	<u>17,952</u>	<u>24,041,975</u>
(241,773)	582,537	8,306,182	40,934	7,093,823
-	-	50,000	-	1,537,073
-	(236,880)	-	(50,000)	(348,571)
-	(236,880)	50,000	(50,000)	1,188,502
(241,773)	345,657	8,356,182	(9,066)	8,282,325
432,946	2,117,267	4,952,992	27,967	13,969,872
<u>\$ 191,173</u>	<u>\$ 2,462,924</u>	<u>\$ 13,309,174</u>	<u>\$ 18,901</u>	<u>\$ 22,252,197</u>

CITY OF MCCOOK, NEBRASKA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - MODIFIED CASH BASIS -
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

For the year ended September 30, 2025

Total net change in fund balances - governmental funds \$ 8,282,325

Amounts reported for *governmental activities* in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures.

However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capitalized capital outlay (\$11,072,926) exceeded depreciation expense (\$1,510,842) and financed land purchase (\$250,000). Asset additions of \$204,561 were funded directly by donations.

9,312,084

Principal payments received on LB840 loans are reported as revenue in the governmental fund statements, but these payments decrease the note receivable balance in the statement of activities.

(109,582)

Uncollectible LB840 notes receivable do not impact the governmental fund financial statements, but recording an allowance for potentially uncollectible LB840 loans increases bad debts expense on the statement of activities.

(65,590)

Principal advances on LB840 loans are reported as expenses in the governmental fund statements, but these advances increase the note receivable balance in the statement of activities.

250,000

The increase in net position of the Internal Service Fund is included as a governmental activity in the government wide statements.

(375,813)

The issuance of bonds is reported as revenue in the governmental funds, but the issuance of bonds increases long-term liabilities in the statement of net position.

(15,310,863)

Repayment of bond and note principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

259,743

Change in net position of governmental activities

\$ 2,242,304

See notes to financial statements.

CITY OF MCCOOK, NEBRASKA
STATEMENT OF FUND NET POSITION - PROPRIETARY FUNDS
September 30, 2025

	Electric and Emergency Fund	Water Fund
ASSETS		
Current assets:		
Cash and cash equivalents	\$ -	\$ 6,021,348
Accounts receivable	-	(44,464)
Unbilled revenue	-	487,403
Reinsurance receivable	-	-
Due from other funds	-	-
Inventory	-	344,808
Total current assets	-	6,809,095
Noncurrent assets:		
Restricted cash and cash equivalents	-	879,634
Capital assets:		
Land	-	295,625
Distribution systems	170,000	25,458,491
Buildings and improvements	-	492,412
Tools and equipment	-	593,619
Accumulated depreciation	(162,036)	(18,068,224)
Net capital assets	7,964	8,771,923
Total noncurrent assets	7,964	9,651,557
Total assets	7,964	16,460,652
LIABILITIES		
Current liabilities:		
Accounts payable	-	23,433
Sales tax payable	-	2,783
Claims incurred not paid	-	-
Accrued payroll	-	31,617
Accrued vacation	-	55,271
Accrued sick leave	-	48,713
Customer deposits	-	103,764
Accrued interest	-	17,749
Current portion of long-term obligations	-	418,182
Total current liabilities	-	701,512
Noncurrent liabilities:		
Accrued landfill postclosure costs	-	-
Accrued deep well abandonment costs	-	75,924
Noncurrent portion of long-term obligations	-	5,360,178
Total noncurrent liabilities	-	5,436,102
Total liabilities	-	6,137,614
NET POSITION		
Net investment in capital assets	7,964	2,993,563
Restricted for:		
Landfill postclosure	-	-
Deep injection well closure	-	22,635
Debt service	-	677,311
Unrestricted	-	6,629,529
Total net position	\$ 7,964	\$ 10,323,038

See notes to financial statements.

Business-type Activities - Enterprise Funds

<u>Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Total</u>	Governmental Activities - Internal Service <u>Fund</u>
\$ 2,742,221	\$ 810,553	\$ 9,574,122	\$ 1,217,942
54,160	104,396	114,092	-
267,629	130,391	885,423	-
-	-	-	176,200
603,622	-	603,622	-
-	-	344,808	-
<u>3,667,632</u>	<u>1,045,340</u>	<u>11,522,067</u>	<u>1,394,142</u>
269,055	102,072	1,250,761	-
-	190,110	485,735	-
11,574,221	-	37,202,712	-
4,258,843	933,425	5,684,680	-
817,018	2,836,685	4,247,322	-
(10,086,871)	(2,601,537)	(30,918,668)	-
<u>6,563,211</u>	<u>1,358,683</u>	<u>16,701,781</u>	<u>-</u>
<u>6,832,266</u>	<u>1,460,755</u>	<u>17,952,542</u>	<u>-</u>
10,499,898	2,506,095	29,474,609	1,394,142
8,656	80,137	112,226	-
11,498	-	14,281	-
-	-	-	401,500
9,310	30,486	71,413	-
10,311	50,923	116,505	-
9,688	40,518	98,919	-
-	-	103,764	-
5,252	11,613	34,614	-
350,000	50,187	818,369	-
<u>404,715</u>	<u>263,864</u>	<u>1,370,091</u>	<u>401,500</u>
-	715,000	715,000	-
-	-	75,924	-
605,000	167,920	6,133,098	-
<u>605,000</u>	<u>882,920</u>	<u>6,924,022</u>	<u>-</u>
<u>1,009,715</u>	<u>1,146,784</u>	<u>8,294,113</u>	<u>401,500</u>
5,608,211	1,140,576	9,750,314	-
-	102,072	102,072	-
-	-	22,635	-
269,055	-	946,366	-
3,612,917	116,663	10,359,109	992,642
<u>\$ 9,490,183</u>	<u>\$ 1,359,311</u>	<u>\$ 21,180,496</u>	<u>\$ 992,642</u>

CITY OF MCCOOK, NEBRASKA

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN NET POSITION - PROPRIETARY FUNDS**

For the year ended September 30, 2025

	Electric and Emergency Fund	Water Fund
Operating revenues:		
Charges for services	\$ 1,368,693	\$ 2,920,670
Insurance proceeds	-	-
Miscellaneous revenues	-	167,960
Total operating revenues	1,368,693	3,088,630
Operating expenses:		
Salaries and benefits	-	834,231
Insurance and bonds	-	183,452
Utilities and telephone	-	147,698
Repairs and maintenance	-	282,991
Equipment rent	-	3,605
Contracted services	-	47,590
Supplies	-	29,173
Plant chemicals	-	281,178
Transportation	-	17,684
Professional fees	-	23,879
Sales tax	-	25,069
Miscellaneous	-	83,597
Depreciation	3,540	1,126,803
Insurance claims and health premiums	-	-
Total operating expenses	3,540	3,086,950
Operating income (loss)	1,365,153	1,680
Nonoperating revenues (expenses):		
Interest income	-	300,856
Grant revenue	-	152,881
Loss on disposal of assets	-	(393)
Interest expense	-	(62,601)
Loan fees	-	(2,803)
Total nonoperating revenues (expenses)	-	387,940
Income (loss) before transfers	1,365,153	389,620
Interfund transfers:		
Transfers in	-	11,691
Transfers out	(1,368,693)	(112,823)
Net transfers	(1,368,693)	(101,132)
Change in net position	(3,540)	288,488
Net position - September 30, 2024	11,504	10,034,550
Net position - September 30, 2025	\$ 7,964	\$ 10,323,038

See notes to financial statements.

Business-type Activities - Enterprise Funds

<u>Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Total</u>	<u>Governmental Activities - Internal Service Fund</u>
\$ 2,033,841	\$ 2,753,372	\$ 9,076,576	\$ 3,402,704
-	149,545	149,545	-
10,465	14,008	192,433	-
<u>2,044,306</u>	<u>2,916,925</u>	<u>9,418,554</u>	<u>3,402,704</u>
522,933	1,038,032	2,395,196	-
123,602	78,127	385,181	-
107,755	6,809	262,262	-
301,286	151,643	735,920	-
12,067	1,459	17,131	-
12,531	1,021,859	1,081,980	-
13,717	12,795	55,685	-
-	-	281,178	-
8,078	156,635	182,397	-
9,994	7,720	41,593	-
123,172	-	148,241	-
22,253	27,036	132,886	-
572,336	250,968	1,953,647	-
-	-	-	4,205,779
<u>1,829,724</u>	<u>2,753,083</u>	<u>7,673,297</u>	<u>4,205,779</u>
214,582	163,842	1,745,257	(803,075)
125,213	34,632	460,701	52,262
-	-	152,881	-
-	-	(393)	-
(9,685)	(12,217)	(84,503)	-
-	-	(2,803)	-
<u>115,528</u>	<u>22,415</u>	<u>525,883</u>	<u>52,262</u>
330,110	186,257	2,271,140	(750,813)
22,847	-	34,538	375,000
(66,000)	(50,524)	(1,598,040)	-
<u>(43,153)</u>	<u>(50,524)</u>	<u>(1,563,502)</u>	<u>375,000</u>
286,957	135,733	707,638	(375,813)
<u>9,203,226</u>	<u>1,223,578</u>	<u>20,472,858</u>	<u>1,368,455</u>
<u>\$ 9,490,183</u>	<u>\$ 1,359,311</u>	<u>\$ 21,180,496</u>	<u>\$ 992,642</u>

CITY OF MCCOOK, NEBRASKA

**STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS**

For the year ended September 30, 2025

	Electric and Emergency Fund
CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from customers	\$ 1,368,693
Receipts from other funds	-
Payments to suppliers	-
Payments to employees	-
Net cash provided (used) by operating activities	1,368,693
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Transfers from other funds	-
Transfers to other funds	(1,368,693)
Increase in due from other funds	-
Net cash provided (used) by noncapital financing activities	(1,368,693)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchase of property and equipment	-
Grant proceeds	-
Increase in accrued deep well abandonment costs	-
Proceeds from issuance of capital debt	-
Principal payments on capital debt	-
Interest paid on capital debt	-
Loan fees paid	-
Net cash provided (used) by capital and related financing activities	-
CASH FLOWS FROM INVESTING ACTIVITIES:	
Interest received	-
Increase (decrease) in cash and cash equivalents	-
Cash and cash equivalents - beginning of the year	-
Cash and cash equivalents - end of the year	\$ -
Composition of cash and cash equivalents:	
Cash and cash equivalents	\$ -
Restricted cash and cash equivalents	-
Total cash and cash equivalents	\$ -

See notes to financial statements.

Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Total</u>	
\$ 3,101,773	\$ 1,992,384	\$ 2,893,631	\$ 9,356,481	\$ -
-	-	-	-	3,302,804
(1,161,300)	(734,872)	(1,448,802)	(3,344,974)	(3,969,279)
(784,502)	(513,205)	(1,043,592)	(2,341,299)	-
<u>1,155,971</u>	<u>744,307</u>	<u>401,237</u>	<u>3,670,208</u>	<u>(666,475)</u>
11,691	22,847	-	34,538	375,000
(112,823)	(66,000)	(50,524)	(1,598,040)	-
-	(603,622)	-	(603,622)	-
<u>(101,132)</u>	<u>(646,775)</u>	<u>(50,524)</u>	<u>(2,167,124)</u>	<u>375,000</u>
(936,927)	(299,185)	(339,404)	(1,575,516)	-
152,881	-	-	152,881	-
5,689	-	-	5,689	-
647,698	605,000	-	1,252,698	-
(412,668)	(210,000)	(59,893)	(682,561)	-
(63,394)	(5,515)	(2,413)	(71,322)	-
(2,803)	-	-	(2,803)	-
<u>(609,524)</u>	<u>90,300</u>	<u>(401,710)</u>	<u>(920,934)</u>	<u>-</u>
300,856	125,213	34,632	460,701	52,262
746,171	313,045	(16,365)	1,042,851	(239,213)
<u>6,154,811</u>	<u>2,698,231</u>	<u>928,990</u>	<u>9,782,032</u>	<u>1,457,155</u>
<u>\$ 6,900,982</u>	<u>\$ 3,011,276</u>	<u>\$ 912,625</u>	<u>\$ 10,824,883</u>	<u>\$ 1,217,942</u>
\$ 6,021,348	\$ 2,742,221	\$ 810,553	\$ 9,574,122	\$ 1,217,942
879,634	269,055	102,072	1,250,761	-
<u>\$ 6,900,982</u>	<u>\$ 3,011,276</u>	<u>\$ 912,625</u>	<u>\$ 10,824,883</u>	<u>\$ 1,217,942</u>

CITY OF MCCOOK, NEBRASKA

**STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS, Continued**

For the year ended September 30, 2025

	<u>Electric and Emergency Fund</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ 1,365,153
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	3,540
Change in assets and liabilities:	
Accounts receivable	-
Reinsurance receivable	-
Inventories	-
Customer deposits	-
Accounts payable	-
Claims incurred not paid	-
Sales tax payable	-
Accrued expenses	-
Net cash provided (used) by operating activities	<u>\$ 1,368,693</u>

See notes to financial statements.

<u>Business-type Activities - Enterprise Funds</u>				<u>Governmental Activities - Internal Service Fund</u>
<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Total</u>	
\$ 1,680	\$ 214,582	\$ 163,842	\$ 1,745,257	\$ (803,075)
1,126,803	572,336	250,968	1,953,647	-
7,325	(53,572)	(23,294)	(69,541)	-
-	-	-	-	(99,900)
(27,784)	-	-	(27,784)	-
5,200	-	-	5,200	-
(7,600)	(417)	15,281	7,264	-
-	-	-	-	236,500
618	1,650	-	2,268	-
49,729	9,728	(5,560)	53,897	-
<u>\$ 1,155,971</u>	<u>\$ 744,307</u>	<u>\$ 401,237</u>	<u>\$ 3,670,208</u>	<u>\$ (666,475)</u>

CITY OF MCCOOK, NEBRASKA

**STATEMENT OF ASSETS AND FUND BALANCE - MODIFIED CASH BASIS -
FIDUCIARY FUNDS**

September 30, 2025

	Custodial Funds
ASSETS	
Cash	<u>\$ 214,154</u>
FUND BALANCE	
Custodial Funds	<u>\$ 214,154</u>

See notes to financial statements.

CITY OF MCCOOK, NEBRASKA

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE - MODIFIED CASH BASIS - FIDUCIARY FUNDS**

September 30, 2025

	<u>Custodial Funds</u>
REVENUES	
Custodial cash receipts	\$ 76,918
EXPENSES	
Custodial cash disbursements	<u>80,394</u>
Net change in fund balance	(3,476)
Fund balance - September 30, 2024	<u>217,730</u>
Fund balance - September 30, 2025	<u><u>\$ 214,254</u></u>

See notes to financial statements.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS

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CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of McCook, Nebraska (City) are prepared in accordance with the modified cash basis of accounting for governmental and fiduciary funds and the accrual basis for the proprietary funds and discretely presented component unit. The City’s reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

The accounting and reporting framework and the more significant accounting principles and practices are discussed in subsequent sections of this Note.

1. Financial Reporting Entity

The City of McCook, Nebraska, was incorporated as a City of the first class in 1933. The City operates under a City Manager form of government. The Mayor is elected by the Council. All members of the City Council are elected on four-year terms. The administration of the City government is performed under the direction of the Council by the City Manager. Services provided to residents include public safety, highways and streets, parks, recreation, water and sanitary sewer systems, garbage collection, and general administrative services.

The City’s financial reporting entity comprises the following:

Primary Government:	City of McCook
Discretely Presented Component Units:	Community Development Authority McCook Leasing Corporation

In determining the financial reporting entity, the City complies with the provisions of GASB Statement No. 61, and has addressed all potential component units (traditionally separate reporting entities) for which the City may be financially accountable, and, as such, should be included within the City’s financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization’s governing board and (1) it is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

1. Financial Reporting Entity, continued

Blended Component Units

Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same or substantially the same as the City Council or the component unit provides services entirely to the City. These component units' funds are blended into those of the City by appropriate activity type to compose the primary government presentation. Currently, the City has no blended component units.

Discretely Presented Component Units

Discretely presented component units are separate legal entities that meet the component unit criteria described above but do not meet the criteria for blending. The following are the discretely presented component units:

**Brief Description of Activities
and Relationship to the City**

McCook Community

Development Agency

On February 20, 2006, the City Council passed an ordinance repealing the CRA and creating a CDA for the City of McCook. The Mayor and the members of the City Council shall constitute the Agency and the City Manager shall serve as the director of the CDA.

McCook Leasing Corporation

Created in 2011 to provide for the construction and issuance of bonds for the construction of the combined Administration and Public Safety building. This entity had no activity during the year ended September 30, 2025.

2. Basis of Presentation

Government-wide Financial Statements

The Statement of Net Position and Statement of Activities display information about the reporting government as a whole. They include all funds of the reporting entity. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. Basis of Presentation, continued

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. Funds are organized into two major categories: governmental and proprietary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type.
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least five percent of the corresponding total for all governmental and enterprise funds combined.

The funds of the financial reporting entity are described below:

Governmental Funds

General Fund

The General Fund is the primary operating fund of the City and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for certain purposes.

Capital Projects Funds

Capital Projects Funds are used to account for resources restricted for the acquisition or construction of specific capital projects.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. Basis of Presentation, continued

Governmental Funds, continued

Debt Service Fund

The Debt Service Fund accounts for the accumulation of financial resources for the payment of interest and principal on the general long-term debt of the City other than debt-service payments made by enterprise funds. Ad valorem taxes are used for the payment of principal and interest on the City's general obligation bonds.

Proprietary Funds

Enterprise Funds

Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector.

Internal Service Fund

The Internal Service Fund accounts for activities that provide goods and services to other funds, departments or agencies of the primary government and its component units on a cost-reimbursement basis.

Fiduciary Funds (Not included in government-wide statements)

Custodial Funds

Custodial funds account for assets held by the City in a purely custodial capacity. The reporting entity includes ten custodial funds. Since these funds are custodial in nature (i.e., assets equal liabilities), they do not involve the measurement of results of operations.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

2. Basis of Presentation, continued

Major and Nonmajor Funds

The funds are further classified as major or nonmajor as follows:

<u>Fund</u>	<u>Brief Description</u>
<i>Major:</i>	
Governmental:	
General Fund	See page 33 for description.
Street Fund	The Street Fund is a Special Revenue Fund that accounts for the City’s share of highway allocation from the State of Nebraska.
Debt Service Fund	See page 34 for description.
Capital Projects Fund	See page 33 for description.
Grant Fund	The Grant Fund is a Special Revenue Fund that accounts for grant revenue and expenditures.
Economic Development Fund	The Economic Development Fund is a Special Revenue Fund that accounts for sales tax proceeds to be used for LB840 economic development.
Proprietary:	
Enterprise:	
Electric and Emergency, Water, Sewer, and Solid Waste	See page 34 for description.
<i>Nonmajor:</i>	
Governmental:	
Keno Fund	The Keno Fund is a Special Revenue Fund that accounts for Keno proceeds and community betterment expenditures.

3. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

3. Measurement Focus and Basis of Accounting, continued

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined in item b, below.

In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus is used as appropriate:

- a. All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. The proprietary funds utilize an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.
- c. Fiduciary funds are not involved in the measurement of results of operations; therefore, the measurement focus is not applied to them.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, governmental activities are presented using the modified cash basis of accounting. This basis recognizes assets, liabilities, net position, revenues, and expenses when they result from cash transactions with a provision for depreciation. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected) and certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities) *are not recorded* in these financial statements. Under the modified cash basis of accounting, proceeds from the issuance of long-term debt increase liabilities and payment of long-term debt reduces liabilities. Capital assets are capitalized and depreciation is recognized over the estimated lives of the related assets. Right of use assets and related lease liabilities, as defined by GASB 87 and 96, are not reflected in the accompanying modified cash basis financial statements.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

3. Measurement Focus and Basis of Accounting, continued

Basis of Accounting, continued

Business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified cash basis of accounting using a flow of current financial resources measurement focus. Proceeds from issuance of long-term debt are recognized as revenue when received and payment of long-term debt principal is reported as an expenditure when paid. Capital asset purchases are recorded as expenditures and depreciation is not recognized.

All proprietary funds and the discretely presented component units utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or the economic asset is used.

4. Assets, Liabilities, and Equity

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America and the modified cash basis of accounting requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Investments

For the purpose of the Statement of Net Position, “cash and cash equivalents” include all demand accounts and savings accounts. For the purpose of the proprietary fund Statement of Cash Flows, “cash and cash equivalents” include all cash on hand, demand accounts, savings accounts, and equity in pooled cash which has an original maturity of three months or less. The County Treasurer’s cash represents revenues collected not yet remitted to the City.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Cash and Investments, continued

Investments are carried at fair value. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes B2, C1, and D2.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Receivables

In the government-wide statements, receivables consist of all revenues earned at year end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Business-type activities report utility billings as their major receivables.

In the fund financial statements, proprietary fund receivables consist of all revenues earned at year end and not yet received. Utility accounts receivable compose the majority of proprietary fund receivables. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable.

Inventory

All inventories are valued at cost using the first-in/first-out (FIFO) method.

Restricted Assets

Restricted assets include cash and investments that are legally restricted as to their use. The primary restricted assets are related to debt service and proceeds of specific revenue sources that are legally restricted to expenditures for certain purposes.

Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Capital Assets, continued

Government-wide Statements

In the government-wide financial statements, property and equipment are accounted for as capital assets. The City has a \$5,000 capitalization threshold. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their estimated fair value at the date of donation. The City has elected the depreciation approach for reporting infrastructure.

Depreciation for capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The ranges of estimated useful lives by type of asset are as follows:

Buildings	25-50 years
Improvements	10-50 years
Machinery and Equipment	3-20 years
Utility System	25-50 years

Beginning October 1, 2003, governmental funds' infrastructure assets were capitalized under the retroactive capitalization method. These assets have been valued at cost. The cost of normal maintenance, preservation, and repairs that do not add to the value of the assets or materially extend the assets' lives are not capitalized.

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Compensated Absences

During the year ended September 30, 2025, the City adopted GASB No. 101, *Compensated Absences*. The City's policies regarding vacation time and sick leave permit employees to accumulate earned but unused leave. In the event of termination, an employee is paid for all unused accumulated vacation time, accumulated compensatory time, and one-fourth of accumulated sick leave. Accumulated leave is accrued in the accompanying proprietary funds financial statement but not in the governmental funds.

Long-term Debt

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

Government-wide Statements

All long-term debt to be repaid from governmental and business-type resources is reported as liabilities in the government-wide statements. The long-term debt consists primarily of notes payable.

Fund Financial Statements

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest reported as expenditures. The accounting for proprietary funds is the same in the fund financial statements as it is in the government-wide statements.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Equity Classifications

Government-wide Statements

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – Consists of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

Fund Financial Statements

Governmental fund equity is classified as fund balance. Proprietary fund equity is classified the same as in the government-wide statements.

Effective October 1, 2010, the City adopted GASB Statement No. 54, which redefined how fund balances of the governmental funds are presented in the financial statements. Fund balances are classified as follows:

Nonspendable—Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

Restricted—Amounts that can be spent only for specific purposes because of the City Charter, City Code, state or federal laws or externally imposed conditions by grantors or creditors.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

4. Assets, Liabilities, and Equity, continued

Equity Classifications, continued

Fund Financial Statements, continued

Committed—Amounts that can be used only for specific purposes determined by a formal action by City Council ordinance or resolution.

Assigned—Amounts that are designated by the Mayor for a specific purpose but are not spendable until a budget ordinance is passed by the City Council.

Unassigned—All amounts not included in other spendable classifications.

The details of the fund balances are included in the Governmental Funds Balance Sheet (page 20). Restricted funds are used first as appropriate. Assigned Funds are reduced to the extent that expenditure authority has been budgeted by the City Council or the Assignment has been changed by the Mayor. Decreases to fund balance first reduce Unassigned Fund balance; in the event that Unassigned Fund Balance becomes zero, then Assigned and Committed Fund Balances are used in that order.

5. Revenues, Expenditures, and Expenses

Sales and Use Tax

The City presently levies a 2.0 cent sales tax on taxable sales within the City. The sales tax is collected by the Nebraska Department of Revenue and remitted to the City in the month following receipt. The Nebraska Department of Revenue receives the sales tax approximately one month after collection by vendors. As of October 1, 2006, sales tax collected on the sale of motor vehicles is recorded in the Street Fund as required by LB904. During November 2022, voters approved 0.5 percent for payment of the recreational bonds. The LB840 Fund receives 16.67 percent of the non-motor vehicle sales tax collections for economic development. The balance of the sales tax may be used for budgeted General Fund appropriations and capital projects; purchase of capital equipment; improving, repairing or replacing the City's infrastructure, including but not limited to water quality improvements, City streets, parks, and other public facilities; and repaying or redeeming water, sewer and other City debt.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

5. Revenues, Expenditures, and Expenses, continued

Property Taxes

The City has the power to levy taxes each year sufficient to pay any judgment existing against the City, the interest on bonded debt, and the principal on bonded debt maturing during the fiscal year or within six months thereafter, as well as taxes authorized by state law.

The tax levies for all political subdivisions in Red Willow County are certified by the County Board on or before October 20. Real estate taxes are due on December 31 and attach as an enforceable lien and become delinquent in two equal installments on May 1 and September 1. Personal property taxes are due in the same manner as real estate taxes. Delinquent taxes bear 14 percent interest.

Property taxes levied for 2024-2025 are recorded as revenue when received by the County.

Electrical Distribution System Lease and Wholesale Power Contract

The City of McCook, Nebraska, recognizes revenue under a net lease of the electric distribution system. Rental payments are equal to 12.5 percent of retail revenues from the distribution system, adjusted to eliminate revenues from tax-supported agencies and fuel cost and similar adjustments. The lessee will maintain the electric distribution system pursuant to prudent utility practice and provide insurance thereon.

The lease, entered into on January 1, 2019, is for a 25-year period. The lease is annually renewable thereafter, unless terminated by a minimum of five years prior written notice.

Operating Revenues and Expenses

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

5. Revenues, Expenditures, and Expenses, continued

Expenditures/Expenses

In the government-wide financial statements, expenses are classified by function for both governmental and business-type activities.

In the fund financial statements, expenditures are classified as follows:

Governmental Funds – by Character and Function

Proprietary Funds – by Operating and Nonoperating

In the fund financial statements, governmental funds report expenditures of financial resources. Proprietary funds report expenses relating to use of economic resources.

Interfund Transfers

Permanent reallocation of resources between funds of the reporting entity is classified as transfers. For the purposes of the Statement of Activities, all interfund transfers between individual governmental funds have been eliminated.

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

By its nature as a local government unit, the City and its component units are subject to various federal, state, and local laws and contractual regulations. An analysis of the City's compliance with significant laws and regulations and demonstration of its stewardship over City resources follows:

1. Fund Accounting Requirements

The City complies with all state and local laws and regulations requiring the use of separate funds. The legally required funds used by the City include Special Revenue, Debt Service, Capital Projects, and Agency Funds.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued

2. Deposit Laws and Regulations

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The City's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance or with U.S. Treasury and U.S. agency securities having an aggregate value at least equal to the amount of the deposits. The City's demand deposits are insured up to \$250,000 and certificates of deposit/savings accounts are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). Any cash deposits or certificates of deposit in excess of the FDIC limits are insured by collateral held by the pledging institution in the City's name.

3. Revenue Restrictions

The City has various restrictions placed over certain revenue sources from state or local requirements. The primary restricted revenue sources are described in Note A2 for the various funds.

4. Debt Restrictions and Covenants

Bonds Payable

The various bond ordinances relating to the bonds payable contain some restrictions or covenants that are financial-related. These include covenants such as debt-service coverage requirements and required reserve account balances. The City is in compliance with the bond restrictions and covenants.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued

4. Debt Restrictions and Covenants, continued

Sewer Loans

The City has established the following accounts to comply with the covenants listed in the sewer loan agreements.

1. Dedicated Source of Revenue for Repayment of the Loans – The City pledges the sewer user charge as the dedicated source of revenue for repayment of the loans.
2. Loan Principal and Interest Redemption Account - Out of the McCook Sewer Fund there shall be credited monthly, on or before the 15th day of each month to the Loan Principal and Interest Redemption Account, the following amounts:
 - a) A monthly amount equal to 1/6th of the next maturing semi-annual interest payments. The loan interest reserve was \$715 at September 30, 2025.
 - b) A monthly amount equal to 1/12th of the next maturing annual principal payments. The loan principal reserve was \$102,083 at September 30, 2025.
3. Debt Service Reserve – The debt service reserve was \$166,257 at September 30, 2025.

Water Loans

The City has established the following accounts to comply with the covenants listed in the water loan agreements.

1. Dedicated Source of Revenue for Repayment of the Loans – The City pledges the water user charge as the dedicated source of revenue for repayment of the loans.
2. Loan Principal and Interest Redemption Account - Out of the McCook Water Fund there shall be credited monthly, on or before the 15th day of each month to the Loan Principal and Interest Redemption Account, the following amounts:
 - a) A monthly amount equal to 1/6th of the next maturing semi-annual interest payments. The loan interest reserve was \$18,759 at September 30, 2025.
 - b) A monthly amount equal to 1/6th of the next maturing semi-annual principal payments. The loan principal reserve was \$124,484 at September 30, 2025.
3. Debt Service Reserve – The debt service reserve was \$534,068 at September 30, 2025.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued

5. Budgetary Data

The City is required by state laws to adopt annual budgets for all fund types. Each budget is presented on the cash basis of accounting, which is consistent with the requirements of the state budget act.

The Nebraska Budget Act provides the prescribed budget practices and procedures that governing bodies are required to follow. The amounts that may be budgeted for certain specific funds are subject to various expenditure and/or tax levy limitations.

The City follows these procedures in establishing the budgetary data reflected in the accompanying financial statements.

- a. On or before August 1, the City prepares a budget for the fiscal year commencing October 1. The budget includes proposed expenditures and resources available.
- b. The budget is published with subsequent public hearings to obtain taxpayer comments.
- c. Prior to September 30, the City Council adopts the budget, which is then filed with the appropriate state and county officials.
- d. Total expenditures may not legally exceed total appropriations. Appropriations lapse at year end and any revisions require board approval.
- e. Appropriations lapse at the end of the fiscal year, except for capital improvement appropriations and certain encumbrances against operating budgets.
- f. The County Clerk certifies a preliminary property tax levy for each fund of the City which levied property taxes in the county the previous year based on the combined valuation and amount required for the City the prior year. The preliminary levy becomes the final levy unless the governing board passes, by a majority vote, a resolution setting the levy at a different amount.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE B – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY, continued

5. Budgetary Data, continued

- g. The property tax requirements resulting from the budget process are utilized by the County Assessor to establish the tax levy. Taxes are levied annually on or before October 20. Real property taxes and personal property taxes are due December 31 with the first half delinquent May 1 and the second half delinquent September 1.
- h. The City of McCook adopts a budget by ordinance for all funds.

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS

The following notes present detail information to support the amounts reported in the financial statements for the City’s various assets, liabilities, equity, revenues, and expenditures/expenses.

1. Cash

Deposits

The City’s policies regarding deposits of cash are discussed in Note A4. The table presented below is designed to disclose how its deposits were insured or secured with collateral at September 30, 2025. The categories of collateral are defined as follows:

Category 1 – Insured by FDIC or collateralized with securities held by the City (or public trust) or by its agent in its name.

Category 2 – Uninsured but collateralized with securities held by the pledging financial institution’s trust department or agent in the City’s name.

Category 3 – Uninsured and uncollateralized; or collateralized with securities held by the pledging financial institution, or by its trust department or agent, but not in the City’s name; or collateralized with no written or approved collateral agreement.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

1. Cash, continued

Deposits, continued

<u>Types of Deposits</u>	<u>Total Bank Balance</u>	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Total Carrying Value</u>
Demand deposits	\$ 36,430,408	\$ 13,758,843	\$ 22,671,565	\$ -	\$ <u>35,047,368</u>
Reconciliation to Government-wide Statement of Net Position:					
Primary Government –					
Unrestricted cash and cash equivalents					\$ 15,002,508
Restricted cash and cash equivalents					19,773,400
Fiduciary Funds –					
Custodial Funds cash					214,154
Component Unit –					
Unrestricted cash and cash equivalents					<u>57,306</u>
					<u>\$ 35,047,368</u>

2. Restricted Assets

The restricted assets as of September 30, 2025, are as follows:

Type of Restricted Assets:	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Cash and cash equivalents	\$ <u>18,522,639</u>	\$ <u>1,250,761</u>	\$ <u>19,773,400</u>

The General Fund has \$149,087 of cash restricted for cemetery perpetual care. The Street Fund has \$1,139,560 of cash restricted for street improvements. The Economic Development Fund has \$1,251,820 of cash restricted for economic development. The Debt Service Fund has \$191,173 of cash restricted for debt service. The Capital Projects Fund has \$2,462,924 of cash restricted for Capital Projects. The Grant Fund has \$113,825 of cash restricted for Federal programs, \$12,784,857 of cash restricted for the sports complex project, and \$410,492 of cash restricted for playground equipment. The Keno Fund has \$18,901 of cash restricted for community betterment.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

2. Restricted Assets, continued

The Water Fund has \$98,559 restricted for future closure costs on the deep injection well, \$103,764 restricted for customer deposits, and \$677,311 restricted for debt service. Funds of \$269,055 are restricted in the Sewer Fund for debt service. The Solid Waste Fund has funds of \$102,072 that are restricted for the future landfill postclosure costs. See Note B4 for additional disclosures.

3. Accounts and Notes Receivable

Accounts receivable of the business-type activities consist of utilities receivables. Receivables detail at September 30, 2025, is as follows:

	<u>Business-type Activities</u>
Accounts receivable	\$ 114,092
Unbilled revenue	<u>885,423</u>
Total accounts receivable	<u>\$ 999,515</u>

As of September 30, 2025, the City had the following LB840 notes receivable:

	<u>Balance</u>	<u>Terms</u>
Clary Village	\$ 116,315	4%; due as TIF proceeds are collected; final maturity 3/31/31
City of McCook	250,000	0%; due as lots are sold from the sports complex land purchase
McCook Economic Development Corporation	63,178	0%; due as TIF proceeds are collected over 15 years
HOKYL LLC	87,558	4%; 60 monthly payments of \$1,014 due 4/1/24 – 2/1/29 with final balloon payment due 3/1/29

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

3. Accounts and Notes Receivable, continued

Hot Tub Brokers	65,590	2%; 120 monthly payments of \$919.56 due 1/1/21 – 12/1/31
Early Morning Cackle	27,541	3%; 120 monthly payments of \$538.42 due 5/1/20 – 4/1/30
McCook Economic Development Corporation	203,140	0%; due with TIF proceeds after bank is paid off over 15 years
American Agricultural Laboratory	10,887	2%; 120 monthly payments of \$690.10 due 2/5/17 – 1/5/27
Allowance for uncollectible notes	<u>(181,905)</u>	
	<u>\$ 642,304</u>	

The Community Development Agency had the following TIF receivables and payables as of September 30, 2025:

	<u>TIF Receivable</u>	<u>TIF Payable</u>
North Pointe	\$ 509,362	\$ 509,362
Clary Village	50,779	50,779
Cobblestone	337,987	337,987
Quillan Courts	52,500	52,500
N-Stant Convenience	53,993	53,993
Blackwood Enterprises	165,618	165,618
Infill Housing	37,192	37,192
Restored Homes	53,351	53,351
Elevate Wellness	85,148	85,148
McCook Business Park II	694,615	694,615
R Perry Workforce Housing	154,658	154,658
Holiday Inn	760,064	760,064
Next Generation	<u>1,093,531</u>	<u>1,093,531</u>
	<u>\$ 4,048,798</u>	<u>\$ 4,048,798</u>
Current portion	\$ 553,064	\$ 553,064
Long-term portion	<u>3,495,734</u>	<u>3,495,734</u>
	<u>\$ 4,048,798</u>	<u>\$ 4,048,798</u>

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

4. Capital Assets

Capital asset activity for the year ended September 30, 2025, was as follows:

	Balance at October 1, <u>2024</u>	<u>Additions</u>	<u>Disposals</u>	<u>Reclass</u>	Balance at September 30, <u>2025</u>
<u>Governmental Activities:</u>					
Capital assets not being depreciated:					
Land	\$ 776,893	\$ 3,192,615	\$ -	\$ -	\$ 3,969,508
Construction in progress	<u>7,551,745</u>	<u>6,160,921</u>	<u>-</u>	<u>(7,551,745)</u>	<u>6,160,921</u>
Total capital assets not being depreciated	8,328,638	9,353,536	-	(7,551,745)	10,130,429
Other capital assets being depreciated:					
Infrastructure	18,685,034	794,046	-	797,715	20,276,795
Buildings and improvements	19,018,736	179,558	-	6,754,030	25,952,324
Machinery and equipment	1,294,926	8,195	-	-	1,303,121
Furniture and equipment	3,628,996	71,042	(1,450)	-	3,698,588
Vehicles	<u>3,732,637</u>	<u>666,549</u>	<u>-</u>	<u>-</u>	<u>4,399,186</u>
Total other capital assets at historical cost	46,360,329	1,719,390	(1,450)	7,551,745	55,630,014
Less accumulated depreciation for:					
Infrastructure	(6,031,575)	(426,181)	-	-	(6,457,756)
Buildings and improvements	(11,949,738)	(484,060)	-	-	(12,433,798)
Machinery and equipment	(952,772)	(79,394)	-	-	(1,032,166)
Furniture and equipment	(2,686,414)	(307,264)	1,450	-	(2,992,228)
Vehicles	<u>(2,984,889)</u>	<u>(213,943)</u>	<u>-</u>	<u>-</u>	<u>(3,198,832)</u>
Total accumulated depreciation	<u>(24,605,388)</u>	<u>(1,510,842)</u> *	<u>1,450</u>	<u>-</u>	<u>(26,114,780)</u>
Other capital assets, net	<u>21,754,941</u>	<u>208,548</u>	<u>-</u>	<u>7,551,745</u>	<u>29,515,234</u>
Governmental activities capital assets, net	<u>\$ 30,083,579</u>	<u>\$ 9,562,084</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,645,663</u>

* Depreciation expense was incurred by the following governmental activities:

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

4. Capital Assets, continued

General Fund:

General government:

Administration	\$ 58,168
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Public safety:

Fire	122,341
Civil defense	9,382
Ambulance	82,046
Municipal Center	131,569
Public safety	505
Police	<u>224,756</u>
Total public safety	570,599

Public works:

Public works	14,835
Cemetery	<u>16,079</u>
Total public works	30,914

Environment and leisure:

Airport	176,708
Library	54,304
Parks	81,446
Ball park	14,493
Pool	21,359
Auditorium	19,335
Public transportation	5,181
Senior Center	<u>38,171</u>
Total environment and leisure	<u>410,997</u>

Total General Fund	1,070,678
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Special Revenue Funds:

Street	<u>440,164</u>
Total Governmental Activities depreciation expense	\$ <u>1,510,842</u>

Construction in progress at September 30, 2025 consists of \$45,491 of costs incurred on the self-service airport fuel project and \$6,115,430 of costs incurred on the sports complex project. See note D3 for additional details regarding commitments remaining on these projects.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

4. Capital Assets, continued

	Balance at October 1, <u>2024</u>	<u>Additions</u>	<u>Disposals</u>	Balance at September 30, <u>2025</u>
<u>Business-type Activities:</u>				
Capital assets not being depreciated:				
Land	\$ 485,735	\$ -	\$ -	\$ 485,735
Other capital assets being depreciated:				
Distribution systems	37,034,326	1,009,585	(841,199)	37,202,712
Buildings and improvements	5,721,161	144,963	(181,444)	5,684,680
Machinery and equipment	4,508,247	420,968	(681,893)	4,247,322
Total other capital assets at historical cost	<u>47,263,734</u>	<u>1,575,516</u>	<u>(1,704,536)</u>	<u>47,134,714</u>
Less accumulated depreciation for:				
Distribution systems	(24,250,099)	(1,507,093)	840,805	(24,916,387)
Buildings and improvements	(3,051,936)	(142,137)	181,444	(3,012,629)
Machinery and equipment	(3,367,128)	(304,417)	681,893	(2,989,652)
Total accumulated depreciation	<u>(30,669,163)</u>	<u>(1,953,647) *</u>	<u>1,704,142</u>	<u>(30,918,668)</u>
Other capital assets, net	<u>16,594,571</u>	<u>(378,131)</u>	<u>(394)</u>	<u>16,216,046</u>
Business-type capital assets, net	<u>\$ 17,080,306</u>	<u>\$ (378,131)</u>	<u>\$ (394)</u>	<u>\$ 16,701,781</u>

* Depreciation expense was charged to functions as follows:

Electric and Emergency	\$ 3,540
Water	1,126,803
Sewer	572,336
Solid Waste	<u>250,968</u>
Total Business-type Activities depreciation expense	<u>\$ 1,953,647</u>

5. Long-term Debt

The reporting entity's long-term debt is segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Changes in Long-term Debt

The following is a summary of changes in long-term debt for the year ended September 30, 2025:

<u>Type of Debt</u>	Balance October 1, 2024	<u>Additions</u>	<u>Deductions</u>	Balance September 30, 2025	Amounts Due Within <u>One Year</u>
Governmental Activities:					
Bonds payable	\$ 9,600,000	\$ 15,035,000	\$ (180,000)	\$ 24,455,000	\$ 4,260,000
Notes payable	79,743	525,863	(79,743)	525,863	43,079
Total Governmental-type Activities	<u>\$ 9,679,743</u>	<u>\$ 15,560,863</u>	<u>\$ (259,743)</u>	<u>\$ 24,980,863</u>	<u>\$ 4,303,079</u>
Business-type Activities:					
Bonds payable	\$ 4,895,000	\$ 605,000	\$ (545,000)	\$ 4,955,000	\$ 680,000
Notes payable	1,208,332	647,698	(77,670)	1,778,360	88,182
Financing agreements	278,000	-	(59,893)	218,107	50,187
Deep well abandonment costs	70,235	5,689	-	75,924	-
Landfill closure costs	715,000	-	-	715,000	-
Total Business-type Activities	<u>\$ 7,166,567</u>	<u>\$ 1,258,387</u>	<u>\$ (682,563)</u>	<u>\$ 7,742,391</u>	<u>\$ 818,369</u>
Component Units:					
CDA notes payable	<u>\$ 3,230,573</u>	<u>\$ 934,421</u>	<u>\$ (116,196)</u>	<u>\$ 4,048,798</u>	<u>\$ 553,064</u>

Governmental Activities

The General and Street Funds are making the principal and interest payments on the governmental notes payable and the Capital Projects Fund is making the principal and interest payments on the bonds payable. As of September 30, 2025, the governmental long-term liabilities consisted of the following:

Bonds payable:

On August 15, 2023, the City issued \$5,680,000 of Series 2023 Municipal Improvement Bonds to finance the swimming pool project. The bonds are due in annual principal payments commencing September 15, 2024 through September 15, 2043. Interest of 5.0 percent is due in semi-annual payments on March 15 and September 15.

\$ 5,350,000

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Governmental Activities, continued

Bonds payable, continued:

On September 20, 2024, the City issued \$4,070,000 of Series 2024 Bond Anticipation Notes to finance the sports complex project. The bonds are due September 1, 2026. Interest of 4.25 percent is due in semi-annual payments on March 1 and September 1. 4,070,000

On August 1, 2025, the City issued \$15,035,000 of Series 2025 Bond Anticipation Notes to finance the sports complex project. The bonds are due September 1, 2027. Interest of 4.50 percent is due in semi-annual payments on March 1 and September 1. 15,035,000

Notes payable:

Note payable of \$275,863 due to McCook National Bank, bearing interest of 5.20 percent. Annual principal and interest payments of \$46,306 are due commencing October 10, 2025, through October 10, 2031. The note is secured by a 2025 Ford F550 ambulance. 275,863

Note payable of \$250,000 due to the LB840 Fund. The non-interest bearing loan was issued to finance the purchase of a portion of the sports complex land and is due as the City sells lots from this land. 250,000

\$ 24,980,863

Current portion \$ 4,303,079

Noncurrent portion 20,677,784

Total \$ 24,980,863

Business-type Activities

As of September 30, 2025, the long-term debt payable from proprietary fund resources consisted of the following:

Notes payable:

\$1,650,090 Nebraska Department of Environment and Energy (DEE) water note payable, due in semi-annual principal and interest payments of \$41,195 commencing June 15, 2015, through June 15, 2032. The note bears interest of 2.0 percent. \$ 266,397

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Business-type Activities, continued

Notes payable, continued:

During the year ended September 30, 2025, the City drew \$647,698 on a \$2,036,899 Nebraska DEE water note payable, due in semi-annual principal payments of \$26,068 commencing December 15, 2024, through June 15, 2054. The note is non-interest bearing. 1,511,963

Financing agreement:

On August 19, 2024, the City entered into a \$278,000 financing agreement with Caterpillar Financial Services Corporation for a wheel loader, with interest of 5.556 percent. Five annual principal and interest payments of \$62,305 are due commencing October 15, 2024 through October 15, 2028. 218,107

Bond payable:

On August 1, 2025, the City issued \$605,000 of Series 2025 Bond Anticipation Notes to finance the sewer improvements. The bonds are due September 1, 2027. Interest of 4.50 percent is due in semi-annual payments on March 1 and September 1. 605,000

On August 24, 2021, the City issued \$6,555,000 of Series 2021 Combined Utility Revenue Refunding Bonds to refinance the Series 2016 Combined Utility Revenue Refunding Bonds. The bonds are due in annual principal payments commencing June 15, 2022 through June 15, 2036. Interest ranging from 0.35 percent to 2.0 percent is due in semi-annual payments on December 15 and June 15. At September 30, 2025, the Water Fund owed \$4,000,000 and the Sewer Fund owed \$350,000 of the outstanding bonds. 4,350,000

Total business-type activities long-term debt \$ 6,951,467

Current portion \$ 818,369

Noncurrent portion 6,133,098

Total \$ 6,951,467

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Component Units:

Community Development Agency:

During the year ended September 30, 2015, the CDA issued a \$208,000 note payable to McCook Economic Development Corporation (MEDC) to finance North Pointe redevelopment expenses. This note is non-interest bearing and will be paid off as TIF proceeds are collected over 15 years. \$ 509,362

During the year ended September 30, 2015, the CDA issued a \$180,000 note payable to MEDC to finance Clary Village redevelopment expenses. This note will be paid off as TIF proceeds are collected over 15 years. 50,779

During the year ended September 30, 2016, the CDA entered into a TIF agreement with McCook Hotel Group, LLC for the Cobblestone Hotel Project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 337,987

During the year ended September 30, 2016, the CDA issued a \$110,000 note payable to MEDC to finance the Quillan Courts Project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 52,500

During the year ended September 30, 2020, the CDA entered into a TIF agreement with N-Stant Convenience to finance up to \$196,500 on the N-Stant project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 53,993

During the year ended September 30, 2020, the CDA entered into a TIF agreement with Blackwood Enterprises to finance up to \$200,000 on the Blackwood Enterprises project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 165,618

During the year ended September 30, 2022, the CDA entered into a TIF agreement with Infill Housing to finance up to \$45,225 on the Infill Housing project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 37,192

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Component Units, continued:

Community Development Agency, continued:

During the year ended September 30, 2024, the CDA entered into a TIF agreement with Restored Homes to finance up to \$104,000 on the Restored Homes project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 53,351

During the year ended September 30, 2025, the CDA entered into a TIF agreement with Elevate Wellness to finance up to \$239,000 on the Elevate Wellness project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 85,148

During the year ended September 30, 2025, the CDA entered into a TIF agreement with McCook Economic Development Corporation (MEDC) to finance up to \$1,690,606 on the McCook Business Park II project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 694,615

During the year ended September 30, 2025, the CDA entered into a TIF agreement with R Perry to finance up to \$914,599 on the Workforce Housing project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 154,658

During the year ended September 30, 2016, the CDA entered into a TIF agreement with McCook Lodging, LLC to finance up to \$1,400,000 on the Holiday Inn project. TIF collections were deferred until the 2019 tax year due to delays on this project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 760,064

During the year ended September 30, 2018, the CDA entered into a TIF agreement with Next Generation, Inc. to finance up to \$1,744,000 on the Next Generation project. This note will be paid to the redeveloper as TIF proceeds are collected over 15 years. 1,093,531

Total component unit debt \$ 4,048,798

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Component Units, continued:

Current portion	\$ 553,064
Noncurrent portion	<u>3,495,734</u>
Total	<u>\$ 4,048,798</u>

Annual debt service requirements to maturity, including principal and interest, for long-term debt as of September 30, 2025, are as follows:

Year Ending <u>September 30,</u>	Business-type Activities				
	Direct Placement - Notes Payable			Other Debt Issues - Bonds	
	<u>Principal</u>	<u>Interest</u>	<u>Fees</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 138,369	\$ 17,267	\$ 2,574	\$ 680,000	\$ 87,469
2027	141,883	13,754	2,212	935,000	80,440
2028	145,565	10,072	1,843	330,000	50,410
2029	149,426	6,211	1,466	330,000	47,110
2030	91,170	2,161	1,081	330,000	43,480
2031-2035	339,458	1,954	977	1,665,000	150,445
2036-2040	260,683	-	-	685,000	13,700
2041-2045	260,683	-	-	-	-
2046-2050	260,683	-	-	-	-
2051-2054	208,547	-	-	-	-
	<u>\$ 1,996,467</u>	<u>\$ 51,419</u>	<u>\$ 10,153</u>	<u>\$ 4,955,000</u>	<u>\$ 473,054</u>

Year Ending <u>September 30,</u>	Governmental Activities				Component Units	
	Direct Placement - Notes		Other Debt Issues-Bonds		Direct Placement Debt	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 43,079	\$ 3,228	\$ 4,260,000	\$ 1,173,431	\$ 553,064	\$ -
2027	34,204	12,102	15,235,000	934,575	553,064	-
2028	35,982	10,324	210,000	248,000	553,064	-
2029	37,853	8,453	220,000	237,500	547,844	-
2030	39,822	6,484	230,000	226,500	486,778	-
2031-2035	334,923	6,649	1,345,000	946,750	1,019,269	-
2036-2040	-	-	1,710,000	576,000	335,715	-
2041-2043	-	-	1,245,000	126,500	-	-
	<u>\$ 525,863</u>	<u>\$ 47,240</u>	<u>\$ 24,455,000</u>	<u>\$ 4,469,256</u>	<u>\$ 4,048,798</u>	<u>\$ -</u>

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

5. Long-term Debt, continued

Municipal Solid Waste Landfill Postclosure

The City recognizes a proportionate share of the estimated total current cost of closure and postclosure care costs of the municipal solid waste landfill as an expense and a liability in each period that the landfill accepts solid waste.

Under an agreement with the Nebraska Department of Environmental Quality, the City of McCook discontinued acceptance of solid waste after the completion of the current cell on September 1, 1996. According to the engineering study performed for the municipal solid waste landfill, the revised closure costs for the landfill were estimated at \$36,000. The postclosure care costs were estimated at \$51,036 annually for 30 years after closure as required by EPA rule “Solid Waste Disposal Facility Criteria.” The amount accrued has been adjusted for inflation. The total closure and postclosure cost estimate is \$1,567,080. The cumulative liability, which is based on the capacity of the landfill used to date, was \$715,000 at September 30, 2025. The City of McCook considers this amount available through the normal annual budgeting process. The City has a restricted cash reserve of \$102,072 as of September 30, 2025, consisting of a landfill postclosure reserve of \$102,072. The City was released from its landfill remedial action reserve in December 2016, so it no longer restricts cash for the remedial action reserve.

Deep Well Abandonment Costs

The City recognizes a proportionate share of the estimated total current cost of well abandonment for the deep injection well as an expense and a liability in each period that the well operates.

Under an agreement with the Nebraska Department of Environmental Quality, the City of McCook established an escrow account with a balance at September 30, 2025, of \$98,559 to be used for future deep well abandonment costs. The estimated cost of abandonment is being recognized over the 30-year estimated life of the well. The accrued deep well abandonment cost was \$75,924 at September 30, 2025.

6. Accrued Compensated Absences

Accrued compensated absences for the business-type activities consisted of the following as of September 30, 2025:

	<u>Balance at</u> 9/30/24	<u>Additions</u>	<u>Reductions</u>	<u>Balance at</u> 9/30/25
Accrued vacation	\$ 110,171	\$ 6,334	\$ -	\$ 116,505
Accrued sick leave	60,176	38,743	-	98,919
Total	<u>\$ 170,347</u>	<u>\$ 45,077</u>	<u>\$ -</u>	<u>\$ 215,424</u>

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE C – DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS, continued

7. Interfund Transactions and Balances

Operating transfers:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund:		
Keno	\$ 50,000	\$ -
Grant	-	50,000
Electric and Emergency	993,693	-
Water	90,000	11,691
Sewer	66,000	-
Solid Waste	50,500	-
Total General Fund	<u>1,250,193</u>	<u>61,691</u>
Street Fund:		
Capital Projects	236,880	-
Capital Projects Fund:		
Street	-	236,880
Grand Fund:		
General	50,000	-
Keno Fund:		
General	-	50,000
Electric and Emergency Fund:		
General	-	993,693
Internal Service	-	375,000
Total Electric and Emergency Fund	<u>-</u>	<u>1,368,693</u>
Water Fund:		
General	11,691	90,000
Sewer	-	22,823
Total Water Fund	<u>11,691</u>	<u>112,823</u>
Sewer Fund:		
General	-	66,000
Water	22,823	-
Solid Waste	24	-
Total Sewer Fund	<u>22,847</u>	<u>66,000</u>
Solid Waste Fund:		
General	-	50,500
Sewer	-	24
Total Solid Waste Fund	<u>-</u>	<u>50,524</u>
Internal Service Fund:		
Electric and Emergency	<u>375,000</u>	<u>-</u>
Total Interfund Transfers	<u><u>\$ 1,946,611</u></u>	<u><u>\$ 1,946,611</u></u>

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES

1. Employee Pension and Other Benefit Plans

The City participates in three employee benefit plans as follows:

<u>Name of Plan</u>	<u>Type of Plan</u>
City General Plan	Defined Contribution Plan
City Manager Plan	Defined Contribution Plan
Police and Firefighters Plan	Defined Contribution Plan

The City Manager Plan is administered by the City, and the Police and Firefighters Plan and the City General Plan are administered by a third party. None of the plans are included in these financial statements.

City General Plan

The City provides pension benefits for substantially all of the full-time employees (excluding all uniformed personnel covered under other retirement plans) through a defined contribution plan. The defined contribution plan includes all General and Proprietary Fund employees. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings.

Public employees are eligible to participate on the first day of the month following the date on which the employee meets the eligibility requirements. The City contributes up to six percent of the participant's base salary and the employee contributes from six percent to 15 percent of his or her base salary. The City's contributions for each employee (and interest allocated to the employee's account) are fully vested after seven years of continuous service. The City's total payroll and eligible compensation (excluding uniformed personnel) in the year ended September 30, 2025, was \$4,300,561 and \$3,629,699, respectively. All contributions, including \$243,796 in employee contributions and \$216,689 in City contributions, have been transferred to the plan's trustee during the year ended September 30, 2025.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

1. Employee Pension and Other Benefit Plans, continued

City General Plan, continued

The Public Employee Plan, which is administered by CPI Qualified Plan Consultants, Inc., had plan assets with a market value of \$8,671,727 at September 30, 2025.

City Manager Plan

The City Manager currently participates in the City General pension plan. No contributions were made to the City Manager Plan during the year ended September 30, 2025. The balance of \$250,539 in the plan at September 30, 2025 represents balances for former City Managers.

Police and Firefighters Plan

The City provides pension benefits for the policemen and the firemen under separate defined contribution plans established by statutes of the State of Nebraska, effective January 1, 1984. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate from the date of employment. The City contributes 7 percent to the policemen's fund and 13 percent to the firemen's fund while the policemen contribute 7 percent and the firemen contribute 6.5 percent. The City's contributions for each fire employee (and interest allocated to the employee's account) are fully vested after seven years of continuous service. The City contributions for each police employee (and interest allocated to the employee's account) vest as follows: 40 percent after 2 years, 60 percent after 4 years, 80 percent after 6 years, and 100 percent after 7 years.

The City's total payroll and eligible compensation for policemen and firemen in the year ended September 30, 2025, was \$1,027,897 and \$904,342, respectively. All contributions, including \$71,953 and \$78,678, respectively, in employee contributions and \$71,953 and \$117,564, respectively, in City contributions, have been transferred to the plan's trustee during the year ended September 30, 2025. The City did not use any of the unallocated account in the policemen's and firemen's pension funds for the City's contribution during the year ended September 30, 2025.

The policemen and firemen plans had plan assets with a market value of \$2,173,909 and \$5,292,925, respectively, at September 30, 2025.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

2. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance to minimize the effect of possible exposure to these risks. There have been no significant reductions in insurance coverage from coverage in the prior year. During the past three fiscal years, there have been no settlements exceeding the amount of the City's insurance coverage.

Deposits and Investments

Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All of the underlying securities for the City's investments at September 30, 2025, are held by the counterparties not in the name of the City. The underlying securities consist of cash, direct obligations of or guaranteed by the full faith and credit of the U.S. Government, and other similar obligations of the U.S. Government or its agencies.

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy requires that market conditions and investment securities be analyzed to determine the maximum yield to be obtained and to minimize the impact of rising interest rates. The City had no certificates of deposit as of September 30, 2025.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The City's investments consist of money market funds, and other securities backed by U.S. Government obligations, minimizing credit risk associated with the City's investment portfolio.

Concentration of Credit Risk. The City's investment policy places no limit on the amount that may be invested in any one issuer. At September 30, 2025, the City's bank balances, totaling \$35,047,368, were all held at McCook National Bank.

Foreign Currency Risk. This risk relates to adverse effects on the fair value of an investment from changes in exchange rates. The City's investments had no exposure to foreign currency risk and the City held no investments denominated in foreign currency at September 30, 2025.

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

3. Commitments and Contingencies

Claims and Lawsuits

Various claims and lawsuits are pending against the City. In the opinion of City management, the potential loss on all claims and lawsuits as of September 30, 2025, will not be significant to the City’s financial statements.

Construction Commitments

As of September 30, 2025, the City had the following construction/contractual obligations:

<u>Project</u>	<u>Contract Amount</u>	<u>Paid Through 9/30/25</u>	<u>Remaining Commitment</u>	<u>Expected Date of Completion</u>
Comprehensive plan	\$ 58,500	\$ 52,650	\$ 5,850	November 2025
Airport self-service fuel facility:				
Engineering	117,896	45,491	72,405	
Contractor	<u>1,234,671</u>	<u>-</u>	<u>1,234,671</u>	
	1,352,567	45,491	1,307,076	October 2026
Sports Complex				
Mammoth Sports Construction:				
Design and development	680,000	591,600	88,400	
Contractor	16,898,021	5,265,117	11,632,904	
Paulsen:				
General	888,610	-	888,610	
Sanitary sewer	1,142,970	-	1,142,970	
Water main	561,325	-	561,325	
Paving and storm sewer	<u>2,186,163</u>	<u>-</u>	<u>2,186,163</u>	
	22,357,089	5,856,717	16,500,372	June 2026
Inclusive playground	939,919	-	939,919	November 2025
Injection well building	<u>37,500</u>	<u>9,500</u>	<u>28,000</u>	November 2025
	<u>\$ 24,745,575</u>	<u>\$ 5,964,358</u>	<u>\$ 18,781,217</u>	

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE D – OTHER NOTES, continued

3. Commitments and Contingencies, continued

Self-Insurance Fund

The City provides medical and dental insurance for eligible employees using a self-insurance fund. The fund is reported in the Internal Service Fund and is financed by operating transfers from the Proprietary and General Funds of an average amount per employee, which is based on management’s previous experience. The Self-Insurance Fund covers up to \$45,000 in costs per employee. Any expenses over that amount are covered by an insurance carrier. The City also uses a claims service to handle the insurance claims.

Disability Pension Annuity

On March 16, 2015, the City approved a disability pension annuity distribution for a former police officer. Under terms of the disability annuity agreement, the City will pay the former employee \$1,573 per month for the rest of the individual’s life.

Other Commitments

The City is party to additional commitments for six copiers with monthly payments totaling \$1,023, a digital mailing system for \$200 per month, and tower space from McCook Public Power District for \$50 per month. Also, the City has a commitment for \$2,000 per year for landfill land.

4. Interlocal Agreements

The City has the following interlocal agreements in effect as of September 30, 2025:

<u>Parties to Agreement</u>	<u>Term</u>	<u>Description</u>
Red Willow County	8/7/06 - indefinite	Establish and provide E-911 services
McCook Public Schools and Red Willow County	10/1/11 - indefinite	Joint grant writer services
Red Willow Western Rural Fire Protection District	3/2/02 - indefinite	Hazmat response team assistance

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE D – OTHER NOTES, continued

4. Interlocal Agreements, continued

<u>Parties to Agreement</u>	<u>Term</u>	<u>Description</u>
Red Willow County Fire Districts and Municipal Fire Departments	6/18/01 - indefinite	Mutual fire assistance
Red Willow County	10/1/95 - indefinite	Ambulance services
Red Willow County	3/16/20 - 3/16/30	Building inspection and permitting services for Calabria Subdivision
McCook Public Schools	10/19/24 - 10/19/25	School resource officer
Red Willow County Sheriff's Office	2/10/05 - indefinite	Provide assistance when county has inadequate staff
Nebraska First Class Cities	10/18/10 - indefinite	Federal transportation funding
Public Alliance for Community Energy	2/19/98 - indefinite	Acquisition, management, distribution, and sale of energy
Red Willow County	10/1/11 - indefinite	Snow removal
Hitchcock and Hayes Counties	3/20/23 - indefinite	Providing NCIC services
West Central Nebraska Development District, Inc.	2/5/2024 - indefinite	Joint planning and development district
McCook Public Schools	8/1/22 - indefinite	Construction of recreational facilities
South Central/Panhandle Nebraska 911 Regional	10/1/23 - indefinite	Sharing 911 infrastructure known as Positron Viper

5. Union Agreements

The City is subject to the following union contracts:

- McCook Professional Firefighters Association Local 2100, Lieutenants CBA
- McCook Professional Firefighters Association Local 2100, Firefighters CBA
- McCook Fraternal Order of Police Lodge 57

CITY OF MCCOOK, NEBRASKA

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2025

NOTE D – OTHER NOTES, continued

6. Tax Abatements

The Community Development Agency (CDA), who is authorized by Nebraska statutes to enter into property tax abatement agreements for the purpose of developing properties in blighted areas, has entered into tax increment financing (TIF) agreements with various redevelopers. The TIF program has the stated purpose of increasing valuation, business activity and employment in the community.

Under the TIF program, redevelopers can apply for TIF financing whereby the property tax they pay on the increased valuation of property under a TIF agreement is returned to the redeveloper by the CDA to finance the project for a period of up to 15 years.

Information relevant to the abatements granted by the CDA for the year ended September 30, 2025 is as follows:

<u>TIF Project:</u>	<u>Date of TIF Agreement</u>	<u>2025 TIF Valuation</u>	<u>TIF Proceeds Received during the year ended 9/30/2025</u>
Keystone	May 2009	\$ 1,680,592	\$ 27,975
North Pointe	July 2014	4,290,959	37,201
Clary Village	March 2015	293,973	6,194
Cobblestone Hotel	May 2015	2,840,226	29,062
Quillan Courts	June 2016	319,065	6,730
Holiday Inn	March 2016	4,967,086	83,326
Next Generation, Inc.	February 2017	13,480,194	334,250
N-Stant Convenience	April 2020	264,672	4,440
Blackwood Enterprises	March 2020	1,235,915	15,764
Infill Housing	October 2021	300,850	4,838
Restored Homes	November 2022	224,164	2,423
Elevate Wellness	September 2023	333,912	-
Business Park II	July 2023	2,723,982	-
R Perry	April 2024	606,501	-
			<u>\$ 552,203</u>

7. Subsequent Events

Management has evaluated subsequent events through January 7, 2026, the date on which the financial statements were available for issue.

CITY OF MCCOOK, NEBRASKA
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2025

NOTE D – OTHER NOTES, continued

7. Subsequent Events, continued

On November 3, 2025, Council approved the issuance of \$5,500,000 of Municipal Improvement Bond Anticipation Notes to provide interim financing for a portion of the infrastructure improvement costs.

During November 2025, the City received a \$500,000 pledge from the McCook Community Foundation for the sports complex project.

On November 17, 2025, the CDA approved a redevelopment agreement, including the use of Tax Increment Financing, for North Points Redevelopment Project – Phase 3.

On November 17, 2025, Council approved a \$115,315 bid from Motorola Solutions for ten M500 in-car camera recording devices and 16 V700 body-worn recording devices for police.

SUPPLEMENTARY AND OTHER INFORMATION

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
GENERAL FUND**

Year ended September 30, 2025

	Budget (Original and Final)	Actual	Variances - Actual Over (Under) Final Budget
RESOURCES (INFLOWS)			
Taxes:			
Property	\$ 2,598,593	\$ 2,559,780	\$ (38,813)
Motor vehicle	175,000	195,807	20,807
Payments in lieu of taxes	110,000	143,179	33,179
Occupation	164,500	168,154	3,654
Franchise	85,000	77,151	(7,849)
Sales	1,683,184	1,783,923	100,739
Intergovernmental	814,400	749,916	(64,484)
Grants	988,609	423,059	(565,550)
Charges for services	786,250	1,827,003	1,040,753
Interest income	130,000	170,201	40,201
Contributions	-	129,681	129,681
Sale of assets	-	8,301	8,301
Loan proceeds	-	275,863	275,863
Other	580,100	30,458	(549,642)
Total resources	<u>8,115,636</u>	<u>8,542,476</u>	<u>426,840</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
General government:			
Administrative	1,718,894	985,005	(733,889)
Publicity	6,950	6,514	(436)
City Council	764,177	175,837	(588,340)
Health operating	916,900	916,900	-
Total general government	<u>3,406,921</u>	<u>2,084,256</u>	<u>(1,322,665)</u>
Public safety:			
Fire	2,562,547	1,401,635	(1,160,912)
Ambulance	531,410	502,525	(28,885)
Police	2,616,994	2,175,763	(441,231)
Civil defense	10,939	4,555	(6,384)
Total public safety	<u>5,721,890</u>	<u>4,084,478</u>	<u>(1,637,412)</u>
Public works:			
Building and zoning	107,175	101,886	(5,289)
Cemetery	240,412	219,869	(20,543)
Total public works	<u>347,587</u>	<u>321,755</u>	<u>(25,832)</u>
Environment and leisure:			
Public transportation	214,662	214,111	(551)
Senior Center	543,449	527,807	(15,642)
Library	462,401	433,553	(28,848)
Parks	286,412	288,037	1,625
Ballparks	146,325	138,754	(7,571)
Auditorium	88,291	92,739	4,448
Pool	253,290	208,457	(44,833)
Airport	197,233	854,636	657,403
Total environment and leisure	<u>2,192,063</u>	<u>2,758,094</u>	<u>566,031</u>
Total charges to appropriations	<u>11,668,461</u>	<u>9,248,583</u>	<u>(2,419,878)</u>

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
GENERAL FUND, Continued**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
Resources under charges to appropriations	(3,552,825)	(706,107)	2,846,718
OTHER FINANCING SOURCES (USES)			
Transfers in	1,211,500	1,250,193	38,693
Transfers out	-	<u>(61,691)</u>	<u>(61,691)</u>
Net transfers	<u>1,211,500</u>	<u>1,188,502</u>	<u>(22,998)</u>
 RESOURCES AND OTHER FINANCING SOURCES (USES) OVER (UNDER) CHARGES TO APPROPRIATIONS	 <u>\$ (2,341,325)</u>	 <u>\$ 482,395</u>	 <u>\$ 2,823,720</u>

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
STREET FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Sales tax	\$ 228,751	\$ 336,883	\$ 108,132
Intergovernmental	1,281,000	1,240,735	(40,265)
Grants	165,000	173,910	8,910
Charges for services	-	22,386	22,386
Interest income	<u>10,000</u>	<u>17,010</u>	<u>7,010</u>
Total resources	1,684,751	1,790,924	106,173
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Public works	1,170,546	1,577,982	407,436
Capital outlay	778,139	851,851	73,712
Principal payments on debt	-	32,752	32,752
Interest expense	<u>-</u>	<u>1,503</u>	<u>1,503</u>
Total charges to appropriations	<u>1,948,685</u>	<u>2,464,088</u>	<u>515,403</u>
Resources under charges to appropriations	(263,934)	(673,164)	(409,230)
OTHER FINANCING SOURCES			
Transfers in	<u>-</u>	<u>236,880</u>	<u>236,880</u>
RESOURCES AND OTHER FINANCING SOURCES UNDER CHARGES TO APPROPRIATIONS	<u><u>\$ (263,934)</u></u>	<u><u>\$ (436,284)</u></u>	<u><u>\$ (172,350)</u></u>

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
ECONOMIC DEVELOPMENT FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Sales tax	\$ 498,065	\$ 551,896	\$ 53,831
Interest income	10,000	22,571	12,571
Loan collections	130,000	124,165	(5,835)
Total resources	<u>638,065</u>	<u>698,632</u>	<u>60,567</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Economic development	1,955,927	410,110	(1,545,817)
Capital outlay	-	503,308	503,308
Total charges to appropriations	<u>1,955,927</u>	<u>913,418</u>	<u>(1,042,509)</u>
RESOURCES UNDER CHARGES TO APPROPRIATIONS	<u>\$ (1,317,862)</u>	<u>\$ (214,786)</u>	<u>\$ 1,103,076</u>

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
CAPITAL PROJECTS FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Sales tax	\$ 1,656,667	\$ 1,744,234	\$ 87,567
Interest income	35,000	87,287	52,287
Total resources	<u>1,691,667</u>	<u>1,831,521</u>	<u>139,854</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Capital projects	2,567,685	628,000	(1,939,685)
Principal payments	456,500	180,000	(276,500)
Interest on long-term debt	450,000	440,345	(9,655)
Bond fees	<u>-</u>	<u>639</u>	<u>639</u>
Total charges to appropriations	<u>3,474,185</u>	<u>1,248,984</u>	<u>(2,225,201)</u>
Resources over (under) charges to appropriations	(1,782,518)	582,537	2,365,055
OTHER FINANCING USES			
Transfers out	<u>-</u>	<u>(236,880)</u>	<u>(236,880)</u>
RESOURCES AND OTHER FINANCING USES OVER (UNDER) CHARGES TO APPROPRIATIONS	<u>\$ (1,782,518)</u>	<u>\$ 345,657</u>	<u>\$ 2,128,175</u>

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
GRANT FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Intergovernmental	\$ 157,739	\$ 58,708	\$ (99,031)
Grant revenue	899,000	667,079	(231,921)
Charges for services	20,000	25,814	5,814
Contributions	25,000	2,114,734	2,089,734
Interest income	30,000	232,474	202,474
Bond proceeds	-	15,035,000	15,035,000
Insurance proceeds	-	50,391	50,391
Other revenues	-	20,932	20,932
Total resources	<u>1,131,739</u>	<u>18,205,132</u>	<u>17,073,393</u>
CHARGES TO APPROPRIATIONS (OUTFLOWS)			
General government	855,622	41,047	(814,575)
Public safety	176,404	83,006	(93,398)
Environment and leisure	485,619	1,647,387	1,161,768
Capital outlay	3,321,500	8,094,043	4,772,543
Bond issuance costs	-	33,467	33,467
Total charges to appropriations	<u>4,839,145</u>	<u>9,898,950</u>	<u>5,059,805</u>
Resources over (under) charges to appropriations	(3,707,406)	8,306,182	12,013,588
OTHER FINANCING SOURCES (USES)			
Transfers in	<u>-</u>	<u>50,000</u>	<u>50,000</u>
RESOURCES AND OTHER FINANCING SOURCES OVER (UNDER) CHARGES TO APPROPRIATIONS	<u><u>\$ (3,707,406)</u></u>	<u><u>\$ 8,356,182</u></u>	<u><u>\$ 12,063,588</u></u>

CITY OF MCCOOK, NEBRASKA

**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS -
DEBT SERVICE FUND**

Year ended September 30, 2025

	Budget (Original and <u>Final</u>)	<u>Actual</u>	Variances - Actual Over (Under) Final <u>Budget</u>
RESOURCES (INFLOWS)			
Interest	\$ -	\$ 8,227	\$ 8,227
 CHARGES TO APPROPRIATIONS (OUTFLOWS)			
Capital outlay	<u>432,292</u>	<u>250,000</u>	<u>(182,292)</u>
 RESOURCES UNDER CHARGES TO APPROPRIATIONS	<u>\$ (432,292)</u>	<u>\$ (241,773)</u>	<u>\$ 190,519</u>

CITY OF MCCOOK, NEBRASKA

**COMBINING STATEMENT OF ASSETS AND FUND BALANCE -
MODIFIED CASH BASIS - FIDUCIARY FUNDS**

September 30, 2025

	<u>Special Fire</u>	<u>Senior Center Contributions</u>	<u>School</u>	<u>Library Memorial</u>
ASSETS				
Cash	<u>\$ 1,158</u>	<u>\$ 87,830</u>	<u>\$ 1,214</u>	<u>\$ 58,359</u>
FUND BALANCE				
Custodial funds	<u>\$ 1,158</u>	<u>\$ 87,830</u>	<u>\$ 1,214</u>	<u>\$ 58,359</u>

<u>Von Reissen Library</u>	<u>McCook Volunteer Fire and Rescue</u>	<u>Ambulance</u>	<u>Public Works</u>	<u>Community Paramedic Program</u>	<u>Police</u>	<u>Fire Safety Trailer</u>	<u>Police/ DARE</u>	<u>Total Custodial Funds</u>
<u>\$ 1</u>	<u>\$ 11,402</u>	<u>\$ 6,429</u>	<u>\$ 4,627</u>	<u>\$ 4,316</u>	<u>\$ 25,263</u>	<u>\$ 12,448</u>	<u>\$ 1,107</u>	<u>\$ 214,154</u>
<u>\$ 1</u>	<u>\$ 11,402</u>	<u>\$ 6,429</u>	<u>\$ 4,627</u>	<u>\$ 4,316</u>	<u>\$ 25,263</u>	<u>\$ 12,448</u>	<u>\$ 1,107</u>	<u>\$ 214,154</u>

CITY OF MCCOOK, NEBRASKA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - MODIFIED CASH BASIS - FIDUCIARY FUNDS**

September 30, 2025

	<u>Special Fire</u>	<u>Senior Center Contributions</u>	<u>School</u>	<u>Library Memorial</u>
REVENUES				
Custodial cash receipts	\$ -	\$ 17,506	\$ 9,545	\$ 17,377
EXPENSES				
Custodial cash disbursements	<u>-</u>	<u>47,668</u>	<u>9,545</u>	<u>6,804</u>
Net change in fund balances	-	(30,162)	-	10,573
Fund balances - September 30, 2024	<u>1,158</u>	<u>117,992</u>	<u>1,214</u>	<u>47,786</u>
Fund balances - September 30, 2025	<u><u>\$ 1,158</u></u>	<u><u>\$ 87,830</u></u>	<u><u>\$ 1,214</u></u>	<u><u>\$ 58,359</u></u>

<u>Von Reissen Library</u>	<u>McCook Volunteer Fire and Rescue</u>	<u>Ambulance</u>	<u>Public Works</u>	<u>Community Paramedic Program</u>	<u>Police</u>	<u>Fire Safety Trailer</u>	<u>Police/ DARE</u>	<u>Total Custodial Funds</u>
\$ -	\$ 11,245	\$ 3,589	\$ 13,556	\$ -	\$ 100	\$ 1,500	\$ 2,500	\$ 76,918
-	1,703	350	12,744	-	-	-	1,580	80,394
-	9,542	3,239	812	-	100	1,500	920	(3,476)
1	1,860	3,190	3,815	4,316	25,263	10,948	187	217,730
<u>\$ 1</u>	<u>\$ 11,402</u>	<u>\$ 6,429</u>	<u>\$ 4,627</u>	<u>\$ 4,316</u>	<u>\$ 25,363</u>	<u>\$ 12,448</u>	<u>\$ 1,107</u>	<u>\$ 214,254</u>

CITY OF MCCOOK, NEBRASKA

**COMBINING STATEMENT OF REVENUES AND EXPENDITURES -
MODIFIED CASH BASIS - GENERAL FUND DEPARTMENTS**

Year ended September 30, 2025

	<u>Administrative</u>	<u>Publicity</u>	<u>Auditorium</u>	<u>City Council</u>
REVENUES				
Taxes:				
General property tax	\$ 2,559,780	\$ -	\$ -	\$ -
Motor vehicle tax	195,807	-	-	-
Payments in lieu of taxes	143,179	-	-	-
Occupation tax	168,154	-	-	-
Franchise	77,151	-	-	-
Sales	1,783,923	-	-	-
Intergovernmental revenue:				
State assistance	490,355	-	-	-
County assistance	-	-	-	-
Rural fire	-	-	-	-
School resource officer	-	-	-	-
Licenses and permits	8,470	-	-	-
Rental and fees	409,464	-	-	-
Admission fees and concessions	-	-	-	-
Grants	-	-	-	-
Contributions	5,000	-	-	-
Interest income	164,054	-	-	-
Sale of assets	8,301	-	-	-
Loan proceeds	-	-	-	-
Other receipts	30,458	-	-	-
Total revenues	<u>6,044,096</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES				
Personnel services:				
Salaries and benefits	705,862	-	14,953	9,689
Operating expenses:				
Insurance	14,832	-	48,733	11,916
Interlocal agreement	-	-	-	56,270
Contract services	25,575	-	280	24,607
Professional fees	79,534	-	-	-
Meetings, seminars, and dues	33,576	-	-	8,884
Repairs and maintenance	45,458	-	11,472	-
Printing, postage, and publications	9,361	-	-	-
Transportation and fuel	7,332	-	-	5,835
Utilities and telephone	4,128	-	17,301	-
Total operating expenses	<u>219,796</u>	<u>-</u>	<u>77,786</u>	<u>107,512</u>
Supplies	15,647	3,677	-	500
Other expenses	20,475	2,837	-	3,911
Capital outlay	-	-	-	54,225
Principal payments	-	-	-	-
Interest on long-term debt	-	-	-	-
Total expenditures	<u>961,780</u>	<u>6,514</u>	<u>92,739</u>	<u>175,837</u>
Excess (deficiency) of revenues over expenditures before transfers	5,082,316	(6,514)	(92,739)	(175,837)
TRANSFERS FROM (TO) OTHER FUNDS	<u>1,250,193</u>	<u>-</u>	<u>-</u>	<u>(50,000)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AFTER TRANSFERS	<u>\$ 6,332,509</u>	<u>\$ (6,514)</u>	<u>\$ (92,739)</u>	<u>\$ (225,837)</u>

<u>Police</u>	<u>Fire</u>	<u>Ambulance</u>	<u>Civil Defense</u>	<u>Building and Zoning</u>	<u>Library</u>	<u>Cemetery</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	3,870	-
83,677	-	-	-	-	-	-
-	55,518	-	-	-	-	-
59,092	-	-	-	-	-	-
-	-	-	-	101,329	-	-
8,068	5,700	374,232	-	-	4,332	1,230
-	-	-	-	-	-	50,480
23,465	-	75,000	-	-	-	-
-	-	-	-	-	10	-
-	-	-	-	-	-	-
-	-	275,863	-	-	-	-
-	-	-	-	-	-	-
<u>174,302</u>	<u>61,218</u>	<u>725,095</u>	<u>-</u>	<u>101,329</u>	<u>8,212</u>	<u>51,710</u>
1,629,173	1,118,148	-	-	88,979	276,366	120,395
109,320	111,193	10,300	1,214	4,492	30,622	11,956
-	-	-	-	-	-	-
9,376	12,907	57,143	-	-	-	8,000
5,468	4,996	-	-	1,218	1,345	-
9,647	16,250	2,342	-	2,112	95	-
121,791	70,183	16,909	2,955	2,986	25,197	11,752
-	-	528	-	-	776	-
32,965	14,082	6,096	-	239	138	6,193
118,197	6,031	4,282	386	956	15,784	50,580
<u>406,764</u>	<u>235,642</u>	<u>97,600</u>	<u>4,555</u>	<u>12,003</u>	<u>73,957</u>	<u>88,481</u>
7,017	4,605	4,179	-	743	5,719	9,062
26,431	17,655	18,918	-	161	61,950	56
106,378	7,510	350,880	-	-	15,561	-
-	17,393	29,598	-	-	-	-
-	682	1,350	-	-	-	-
<u>2,175,763</u>	<u>1,401,635</u>	<u>502,525</u>	<u>4,555</u>	<u>101,886</u>	<u>433,553</u>	<u>217,994</u>
(2,001,461)	(1,340,417)	222,570	(4,555)	(557)	(425,341)	(166,284)
<u>-</u>	<u>(11,691)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ (2,001,461)</u>	<u>\$ (1,352,108)</u>	<u>\$ 222,570</u>	<u>\$ (4,555)</u>	<u>\$ (557)</u>	<u>\$ (425,341)</u>	<u>\$ (166,284)</u>

CITY OF MCCOOK, NEBRASKA

**COMBINING STATEMENT OF REVENUES AND EXPENDITURES -
MODIFIED CASH BASIS - GENERAL FUND DEPARTMENTS, Continued**

Year ended September 30, 2025

	<u>Parks</u>	<u>Ballparks</u>	<u>Pool</u>	<u>Airport</u>
REVENUES				
Taxes:				
General property tax	\$ -	\$ -	\$ -	\$ -
Motor vehicle tax	-	-	-	-
Payments in lieu of taxes	-	-	-	-
Occupation tax	-	-	-	-
Franchise	-	-	-	-
Sales	-	-	-	-
Intergovernmental revenue:				
State assistance	-	-	-	-
County assistance	-	-	-	-
Rural fire	-	-	-	-
School resource officer	-	-	-	-
Licenses and permits	-	-	-	-
Rental and fees	-	-	-	765,752
Admission fees and concessions	-	-	78,346	-
Grants	-	-	-	-
Contributions	-	-	-	-
Interest income	-	-	-	-
Sale of assets	-	-	-	-
Loan proceeds	-	-	-	-
Other receipts	-	-	-	-
Total revenues	<u>-</u>	<u>-</u>	<u>78,346</u>	<u>765,752</u>
EXPENDITURES				
Personnel services:				
Salaries and benefits	168,737	69,436	150,698	87,751
Operating expenses:				
Insurance	25,902	12,374	2,014	37,277
Interlocal agreement	-	-	-	-
Contract services	-	-	2,509	-
Professional fees	90	-	-	2,957
Meetings, seminars, and dues	193	-	365	1,375
Repairs and maintenance	30,719	12,826	6,882	31,787
Printing, postage, and publications	-	-	-	-
Transportation and fuel	5,490	2,522	-	670,310
Utilities and telephone	40,568	32,049	12,463	18,287
Total operating expenses	<u>102,962</u>	<u>59,771</u>	<u>24,233</u>	<u>761,993</u>
Supplies	16,338	9,317	28,136	1,206
Other expenses	-	230	5,390	3,686
Capital outlay	-	-	-	-
Principal payments	-	-	-	-
Interest on long-term debt	-	-	-	-
Total expenditures	<u>288,037</u>	<u>138,754</u>	<u>208,457</u>	<u>854,636</u>
Excess (deficiency) of revenues over expenditures before transfers	(288,037)	(138,754)	(130,111)	(88,884)
TRANSFERS FROM (TO) OTHER FUNDS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AFTER TRANSFERS	<u>\$ (288,037)</u>	<u>\$ (138,754)</u>	<u>\$ (130,111)</u>	<u>\$ (88,884)</u>

<u>Problem Response Team</u>	<u>Uncollectible Tax</u>	<u>Senior Center</u>	<u>HandiBus</u>	<u>Health Operating</u>	<u>Perpetual Care</u>	<u>Total</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,559,780
-	-	-	-	-	-	195,807
-	-	-	-	-	-	143,179
-	-	-	-	-	-	168,154
-	-	-	-	-	-	77,151
-	-	-	-	-	-	1,783,923
-	-	261	57,143	-	-	551,629
-	-	-	-	-	-	83,677
-	-	-	-	-	-	55,518
-	-	-	-	-	-	59,092
-	-	-	-	-	-	109,799
-	-	-	3,600	-	16,000	1,588,378
-	-	-	-	-	-	128,826
-	-	155,605	168,989	-	-	423,059
-	-	111,471	13,200	-	-	129,681
-	-	-	-	-	6,147	170,201
-	-	-	-	-	-	8,301
-	-	-	-	-	-	275,863
-	-	-	-	-	-	30,458
-	-	<u>267,337</u>	<u>242,932</u>	-	<u>22,147</u>	<u>8,542,476</u>
-	-	224,311	174,443	916,900	-	5,755,841
-	-	20,951	10,792	-	-	463,888
-	-	5,793	-	-	-	62,063
-	-	684	-	-	1,875	142,956
-	-	2,269	1,134	-	-	99,011
-	-	360	1,345	-	-	76,544
-	-	14,183	8,329	-	-	413,429
-	-	1,734	1	-	-	12,400
-	-	1,273	10,728	-	-	763,203
-	-	15,557	2,619	-	-	339,188
-	-	<u>62,804</u>	<u>34,948</u>	-	<u>1,875</u>	<u>2,372,682</u>
-	-	28,315	662	-	-	135,123
-	23,225	205,468	4,058	-	-	394,451
-	-	6,909	-	-	-	541,463
-	-	-	-	-	-	46,991
-	-	-	-	-	-	2,032
-	<u>23,225</u>	<u>527,807</u>	<u>214,111</u>	<u>916,900</u>	<u>1,875</u>	<u>9,248,583</u>
-	(23,225)	(260,470)	28,821	(916,900)	20,272	(706,107)
-	-	-	-	-	-	<u>1,188,502</u>
<u>\$ -</u>	<u>\$ (23,225)</u>	<u>\$ (260,470)</u>	<u>\$ 28,821</u>	<u>\$ (916,900)</u>	<u>\$ 20,272</u>	<u>\$ 482,395</u>

CITY OF MCCOOK, NEBRASKA
COMBINING STATEMENT OF NET POSITION -
COMPONENT UNITS

September 30, 2025

	Community Development Agency	McCook Leasing Corporation	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 57,306	\$ -	\$ 57,306
Current portion of note receivable	553,064	-	553,064
Total current assets	610,370	-	610,370
Noncurrent assets:			
Noncurrent portion of note receivable	3,495,734	-	3,495,734
Total assets	4,106,104	-	4,106,104
LIABILITIES			
Current liabilities:			
Current portion of long-term obligations	553,064	-	553,064
Noncurrent liabilities:			
Noncurrent portion of long-term obligations	3,495,734	-	3,495,734
Total liabilities	4,048,798	-	4,048,798
NET POSITION			
Unrestricted	\$ 57,306	\$ -	\$ 57,306

See notes to financial statements.

CITY OF MCCOOK, NEBRASKA

**COMBINING STATEMENT OF ACTIVITIES -
COMPONENT UNITS**

For the year ended September 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Program Revenues Operating Grants and Contributions</u>
Component units:			
Community Development Agency	\$ 3,471,082	\$ -	\$ 2,844,205
McCook Leasing Corporation	-	-	-
Total component units	\$ 3,471,082	\$ -	\$ 2,844,205

See notes to financial statements.

	Net (Expenses) Revenues and Changes in Net Position		
	Primary Government		
<u>Capital Grants and Contributions</u>	<u>Community Development Agency</u>	<u>McCook Leasing Corporation</u>	<u>Total</u>
\$ -	\$ (626,877)	\$ -	\$ (626,877)
-	-	-	-
<u>\$ -</u>	<u>(626,877)</u>	<u>-</u>	<u>(626,877)</u>
General revenues:			
TIF proceeds	552,203	-	552,203
Payments in lieu of tax	3,670	-	3,670
Interest income	2,493	-	2,493
	<u> </u>	<u> </u>	<u> </u>
Change in net position	(68,511)	-	(68,511)
Net position - September 30, 2024	125,817	-	125,817
	<u> </u>	<u> </u>	<u> </u>
Net position - September 30, 2025	\$ 57,306	\$ -	\$ 57,306
	<u> </u>	<u> </u>	<u> </u>

**ADDITIONAL INFORMATION REQUIRED BY
*GOVERNMENT AUDITING STANDARDS***

**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and
Members of the City Council
City of McCook, Nebraska

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities - modified cash basis, the business-type activities - accrual basis, the aggregate discretely presented component units - accrual basis, each major fund - modified cash basis for the governmental funds and accrual basis for the proprietary funds, and the aggregate remaining fund information - modified cash basis for the governmental and fiduciary funds of the City of McCook, Nebraska, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City’s financial statements, and have issued our report thereon dated January 7, 2026. Our report on the financial statements disclosed that, as described in Note A to the financial statements, the City of McCook, Nebraska, prepares its financial statements for the governmental funds on the modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of McCook’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal

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control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described below, that we consider to be a significant deficiency.

Segregation of Duties:

Due to limited number of personnel, there is not adequate segregation of duties to ensure internal control over cash receipts, disbursements, and recording of transactions.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of McCook's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of McCook's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of McCook's response to the findings identified in our audit and described above. The City's response to the findings identified in our audit is that due to the small size of the City, it is impractical to further segregate duties. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

AMGL, PK.

Grand Island, Nebraska
January 7, 2026

To the Honorable Mayor and City Council
City of McCook
McCook, Nebraska

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of McCook as of and for the year ended September 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in the City of McCook's internal control to be significant deficiencies:

The size of the City's accounting and administrative staff precludes certain internal controls that would be preferred if the office staff were large enough to provide optimum segregation of duties. This lack of segregation of duties creates an opportunity for employees to commit fraud that may go undetected. This situation suggests that the City Council remain involved in the financial affairs of the City to provide oversight and independent review functions.

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This communication is intended solely for the information and use of management, the City Council, and others within the City, and is not intended to be and should not be used by anyone other than these specified parties.

AMGL.P.C.

Grand Island, Nebraska
December 23, 2024



To the Honorable Mayor and City Council
City of McCook
McCook, Nebraska

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of McCook for the year ended September 30, 2025, and have issued our report thereon dated January 7, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 25, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of McCook are described in Note A to the financial statements. The City adopted GASB No. 101, *Compensated Absences*, during the year ended September 30, 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the collectability of accounts receivable is based on historical utility revenues, historical loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the collectability of accounts receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

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Management's estimate of the depreciation of capital assets is based on the estimated useful life of the capital asset. We evaluated the key factors and assumptions used to develop the depreciation of capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. Four audit adjustments decreased the fund balances of the City's governmental funds by \$679,327. Fourteen audit adjustments decreased the net position of the City's business-type funds by \$335,213. Two audit adjustments did not change the net position of the City's component units. The following material misstatements detected as a result of audit procedures were corrected by management:

1. Depreciation expense of \$1,953,647 was recorded on the business-type funds, decreasing capital assets and increasing expenses.
2. Unbilled revenue and revenue were both increased \$73,660 on the business-type funds.
3. County treasurer cash and property tax revenue were both increased \$60,895.
4. Accrued compensated absences and wage expense were both increased \$45,077.
5. Due to Sewer Fund was increased and bond proceed revenue was decreased \$603,622 on the Grant Fund.
6. Capital asset additions of \$1,575,516 were reclassified on the business-type funds, increasing capital assets and decreasing expenses.
7. Principal payments were decreased \$681,184, loan proceeds were decreased \$647,698, Due from Grant Fund was increased \$603,622, and long-term debt was increased \$570,136 on the business-type funds.
8. Self-insurance claims incurred but not paid and claims expense were increased \$136,600.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 7, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

In connection with our audit of the financial statements of the City of McCook as of September 30, 2025, we noted certain matters that we believe you should consider. Our observations were formed as a by-product of our audit procedures, which did not include a comprehensive review for the purpose of submitting detailed recommendations.

1. During our audit testing, we noted one check for \$323.60 was not included in the claims listings presented to Board members. We recommend verifying all checks are included on the claims listings for approval before they are paid.
2. During our audit, we noted that prior year balances had changed on the depreciation schedule. Also, additions were not properly recorded on the schedule for the fiscal year. We recommend making sure all additions are recorded in the proper period and all balances match the prior audit.

Other Matters

We were engaged to report on the Fiduciary Funds combining statement of assets and liabilities, General Fund departmental combining statement of revenues and expenditures, and component unit combining statements, which accompany the financial statements but are not RSI. With

respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the management's discussion and analysis and budgetary comparison schedules, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the City Council and management of the City of McCook and is not intended to be and should not be used by anyone other than these specified parties.

AMGL, AK -

Grand Island, Nebraska
January 7, 2026

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING**

ITEM: 4.C.

RECOMMENDATION:

Approve the recommendation of the Parks Advisory Board to allow Tasha Blomstedt and Delight Moser to plan for and paint a mural on the west interior wall of the McCook Aquatic Park bathhouse between the restroom entrances and to furnish a battery operated digital clock to be placed on the north exterior wall of the bathhouse.

BACKGROUND:

The City of McCook's Parks Advisory Board met on Wednesday January 21, 2026. On the agenda was a request from Tasha Blomstedt and Delight Moser requesting permission to paint a mural on the west interior wall of the McCook Aquatic Park bathhouse between the restroom entrances. Their request is also asking for permission to install a battery operated clock on the north exterior wall of the bathhouse. They are both a part of the "More Collective" group which is hosting an event in February or March and would like to raise funds for both of these projects during this event, if approved.

Tasha and Delight presented the board with proposed options for the mural. The mural would be either 6' x 6' or 6' x 8' in size. They will be working with a local artist through the McCook Creative District to complete this project. Tricia Wagner mentioned maybe trying to tie the new community brand into the mural. Tricia will forward the brand information to them.

The Parks Advisory Board voted unanimously to recommend to the City Council that this request be approved.

The timeframe for this project to be completed, if approved, would be in mid to late May 2026.

FISCAL

IMPACT: None.

APPROVALS:



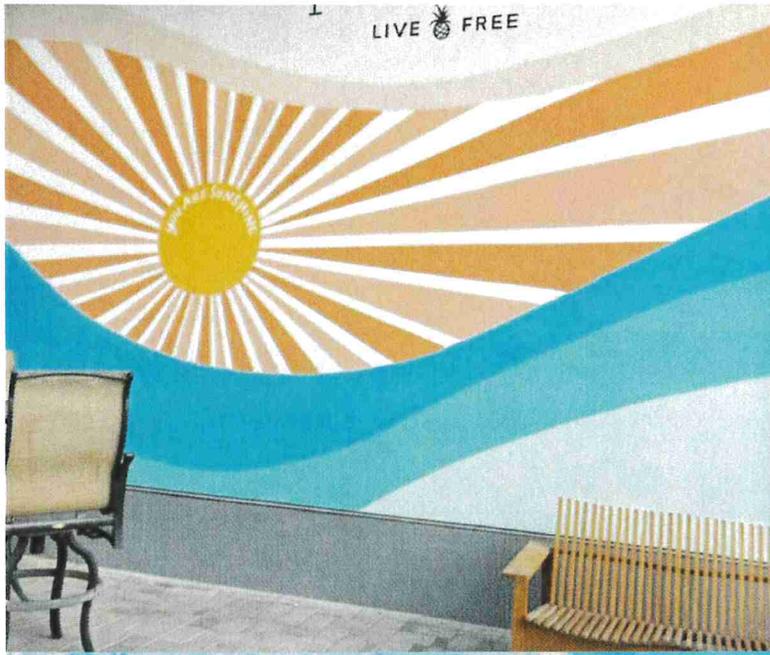
Kyle Potthoff, Public Works Director

January 26, 2026



Nate Schneider, City Manager

January 26, 2026



**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

4.D.
ITEM NO. ___ Approve Ordinance 2026- 313 on its second reading, and under suspension of the rules, vacating East A Street, between the South Half (S1/2) of Lot Five, and all of Lot Six (6), Block Five (5), and Lot One (1), Block Twelve (12), Willow Grove Addition to the City of McCook, also described as the gravel street on East A Street from the gravel alleyway between East 9th Street and East A Street to the paved street of East 10th Street and East A Street.

BACKGROUND:

This matter is a continuation of the discussion held regarding the vacation of platted East A Street located between the intersection of East 9th Street and East A Street and East 10th Street and East A Street. Staff has researched the records regarding both lots. The lots were established in 1889. In 1889, the City of McCook was most likely a City of the Second Class. Currently, the City of McCook is a City of the First Class. It is believed the classification change occurred sometime in the 1930's. For purposes of our review, the law as it stood in 1889 regarding Cities of the Second Class is controlling.

Because McCook was a City of the Second Class in 1889 when East A Street was platted, the controlling street vacation statute is found in Chapter 14, Article I, Section 69 of the Compiled Statutes of the State of Nebraska, 1881, which gave the Cities of the Second Class the power to vacate a street. The statute states, "That whenever any avenue, street, alley, or lane shall be vacated, the same shall revert to the owners of the adjacent real estate, one-half on each side thereof." As such, the City of McCook has a defeasible fee interest in East A Street. Simply put, if the property is no longer utilized for a street purpose, the city's ownership interest is forfeited, and the land reverts to the adjacent property owners, one-half to each side. There is an exception to the statute that states if the vacation is deemed expedient for the public good, a City of the Second Class can take private property for public use, provided that in all cases the City of the Second Class shall pay the property owners injured by the taking adequate compensation. With regard to the current request to vacate A Street, city staff has no plans to utilize the platted street for a "public purpose", nor can a scenario be envisioned where the city would be able to use the property for the public good.

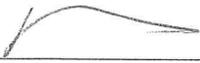
Pursuant to Randy Clapp's request, staff is comfortable recommending the vacation of the aforementioned portion of platted East A Street. If the council approves this ordinance, Mr. Clapp will take the north one-half of the vacated street and the south one-half of the vacated street.

At the January 19, 2026 McCook City Council meeting, the City Council approved this ordinance on first reading. Since January 19th, staff has not received any concerns regarding the matter. Staff is comfortable recommending to the City Council passage of the ordinance on second reading and under suspension of the rules.

APPROVALS:

January 28, 2026

Lea Ann Doak, City Clerk



January 28, 2026

Nate Schneider, City Manager

ORDINANCE NO. 2026-3113

AN ORDINANCE TO VACATE A STREET LOCATED IN THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; SAID STREET BEING LOCATED AND DESCRIBED AS "A" STREET EAST AS PLATTED BETWEEN THE SOUTH HALF (S1/2) OF LOT FIVE (5), AND ALL OF LOT SIX (6), BLOCK FIVE (5), AND LOT ONE (1), BLOCK TWELVE (12), WILLOW GROVE ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO PROVIDE FOR REVERSION OF SAID STREET TO TITLE HOLDERS OF RECORD; TO PROVIDE FOR FILING OF THIS ORDINANCE IN THE OFFICE OF THE REGISTER OF DEEDS OF RED WILLOW COUNTY, NEBRASKA; AND TO PROVIDE FOR A TIME AND DATE FROM AND AFTER WHICH THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE.

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

SECTION 1. That the following described street in the City of McCook, Red Willow County, Nebraska be and the same is hereby vacated:

"A" Street East as platted between the South Half (S1/2) of Lot Five (5), and all of Lot Six (6), Block Five (5), and Lot One (1), Block Twelve (12), Willow Grove Addition to the City of McCook, Red Willow County, Nebraska .

SECTION 2. That the title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the real estate abutting the same in proportion to the respective ownership of said real estate in accordance with state law.

SECTION 3. That within thirty days after the effective date of this ordinance, the City Clerk shall file a certified copy of this ordinance with the Register of Deeds of Red Willow County, Nebraska to be indexed against all affected lots.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage, approval and publication according to law in its entirety or in pamphlet form.

PASSED AND APPROVED this _____ day of _____, 2026.

Linda Taylor, Ex-officio Mayor
and Council President

ATTEST:

Lea Ann Doak, City Clerk-Treasurer

Published:

1998-00995

Recorded Book 126, Page 222
May 18, 1998, 3:55 P.M.

Pauletta Server
Reg. of Deeds, Red Willow Co.

NEBRASKA DOCUMENTARY
STAMP TAX
Date May 18, 1998
\$ 45.50 By pg

WARRANTY DEED

DIANNA L. BROWN, unmarried, GRANTOR, in consideration of ONE AND NO/100---(\$1.00)---DOLLAR and other valuable consideration received from RANDY WYNN CLAPP, GRANTEE, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Red Willow County, Nebraska:

The South Half (S½) of Lot Five, and all of Lot Six (6), Block Five (5), and Lot One (1), Block Twelve (12), Willow Grove Addition to the City of McCook.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 15, 1998.

Dianna L. Brown
Dianna L. Brown

STATES OF ~~NEBRASKA~~ COLORADO, County of Las Animas:

the foregoing instrument was acknowledged before me this 15th day of May, 1998, by Dianna L. Brown, unmarried.



Mary J. Mangino
Notary Public.

My Commission expires: 9-21-98.



- Parcels
- Parcel Numbers
- USA Major Highways
- Highway
- Major Road
- Local Road
- Railroads
- County Boundaries
- Red Willow
- Surrounding Counties
- State Outlines

WILLOW GROVE ADDITION
TO THE
CITY OF McCOOK,
RED WILLOW COUNTY, NEBRASKA.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED, PLATTED AND LAID OUT
WILLOW GROVE ADDITION TO THE CITY OF McCOOK, RED
WILLOW COUNTY NEBRASKA, SITUATED UPON AND BEING A PART OF THE
NE. 1/4 S.E. 1/4 SEC. 29 AND N. 1/4 S.W. 1/4 SEC. 28 - NORTH
RIGHT OF WAY OF REPUBLICAN VALLEY R.R. - IN TWP. 3 N.
OF RANGE 29 W. AS SHOWN BY ANNEXED PLAT. THE
OF STREETS AND ALLEYS AND NUMBERS OF AND SIDE OF LOTS
AND BLOCKS ARE AS SHOWN AND INDICATED THEREON.

McCook Neb. Aug. 15 1889

Page 1

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 MCCOOK CITY COUNCIL MEETING**

ITEM: 4.E.

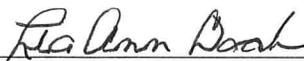
RECOMMENDATION: APPROVE THE USE OF THE MCCOOK CITY AUDITORIUM FOR PICKLEBALL USE WHILE THE YMCA GYMNASIUM IS REMODELED AT A FEE OF \$50 PER MONTH AND ADEQUATE INSURANCE TO ALLEVIATE LIABILITY CONCERNS.

BACKGROUND:

While the McCook YMCA is being remodeled, governmental entities and area businesses have stepped up to assist filling the facility gaps until construction is completed. Staff has been contacted by pickleball enthusiasts requesting the use of the McCook City Auditorium during the remaining winter months. In return for using the auditorium for pickleball purposes, staff requested that a small per month fee be paid to cover the utility costs. Staff also requested that adequate insurance be provided to protect city taxpayers. The McCook YMCA is agreeable to covering these requests. Additionally, McCook's pickleball players asked if they could include a donation box for users to contribute personally, to which staff agreed.

The dates the YMCA will use the auditorium would begin on February 4th and end on April 30th. The time the gym can be used for pickleball will be from 8:30 a.m. to 11:30 a.m. The weekdays that will be selected for pickleball use will be dependent on the existing and potential future rental schedule. Scheduled events will take priority. Staff will keep a key at the front desk that will be returned at the end of each morning.

APPROVALS:



Lea Ann Doak, City Clerk

January 28, 2026



Nate Schneider, City Manager

January 28, 2026

**CITY MANAGER'S REPORT
FEBRUARY 2, 2026 CITY COUNCIL MEETING**

ITEM: **4.G.**

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

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

January 29, 2026