

# MCCOOK CITY COUNCIL

## REGULAR MEETING

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

Roll Call.

Excuse Absences.

Open Meetings Act Announcement.

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

Pledge of Allegiance.

Call to Order.

***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. 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 December 15, 2025 regular City Council meeting.

B. Adopt Resolution No. 2026-01 providing for the levy of special assessments for cost of demolition to abate nuisances.

C. Approve and authorize the Mayor to sign the Second Amendment to the Telecommunications site lease agreement between the City of McCook and New Cingular Wireless LLC on the West Water Tower at 1403 West 10th Street.

3. Regular Agenda.

A. Presentation from Grant Flamig, Account Manager with NPPD, regarding the community energy report.

B. Update regarding the youth sports complex project.

C. Discussion regarding the potential vacating of the gravel road on East "A" Street from the gravel alleyway between East 9th Street and East "A" Street, to the paved road of East 10th Street and East "A" Street.

- D. Update and discussion regarding the City of McCook's progress on a new Comprehensive Plan, Zoning Regulations, and Subdivision Regulations.
  - E. Ordinance No. 2026-3111 amending the City of McCook Code of Ordinances, Title IX, adding Chapter 97, entitled "Public Spaces, Camping, Restrooms, Parks".
    - 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. 2026-3111.
    - 4. Chairperson declaration after vote, if approved.
  - F. Council Comments.
- Adjournment.

**CITY MANAGER'S REPORT  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**ITEM:**        2.A.

Approve the minutes of the December 15, 2025 regular City Council meeting.

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

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

December 30, 2025

McCook City Council  
December 15, 2025  
5:30 P.M.

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

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

Absent: None.

City Officials present: City Manager Nate Schneider, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Assistant City Manager Tera Koetter, Utilities Director Pat Fawver, Fire Chief Marc Harpham, Police Chief Kevin Hodgson, Building Inspector Barry 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 December 11, 2025, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Mayor and members of the City Council and a copy of the Acknowledgement of Receipt of such notice is attached to these minutes. Availability of the agenda was communicated in the advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

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

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

#### **1. Announcements & Recognitions.**

Mayor welcomed the High School students present in the audience.

City Manager Schneider announced that the City Offices would be closing at noon at December 24, through December 25 for the Christmas holiday. The heat exchanger at the library is in need of replacement. It will take approximately two - three weeks for delivery of the needed parts. If temperatures drop too low, it might be necessary to close the library. The public will be made aware

of any closing times.

**2. Presentation.**

- 2.A. Presentation from Grant Flamig, Account Manager with NPPD, regarding the community energy report.

Due to a family emergency, Mr. Flamig has requested this item be removed from the agenda. The presentation will be rescheduled for a meeting in January.

**3. Public Hearings.**

- 3.A. Public Hearing - Regarding a request from MEDC, W.A.G.S. Properties, L.L.C., and NML, LLC, seeking approval for a vacation and final plat for property located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West "S" Street and west of West 7th Street).

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment with respect to the request from MEDC, W.A.G.S. Properties, L.L.C., and NML, LLC, seeking approval of a vacation and final plat for property located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West "S" Street and west of West 7th Street), with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 15, 2025 City Council meeting (2 page); Exhibit #2 - Notice of Public Hearing published (1 page); Exhibit #3 - Notice of Public Hearing mailed and posted (1 page); Exhibit #4 - listing of property owners notified of public hearing (1 page); Exhibit #5 - Vacation Application (1 page); Exhibit #6 - letters from property owners approving the vacation (2 pages); Exhibit #7 - Legal Description of the proposed vacation (2 pages); Exhibit #8 - Joint Tenancy Warranty Deeds (16 pages); Exhibit #9 - Utility Confirmations (2 pages); Exhibit #10 - Notice of Public Hearing published (1 page); Exhibit #11 - Notice of Public Hearing mailed and posted (1 page); Exhibit #12 - listing of property owners notified of public hearing (1 page); Exhibit #13 - Second North Pointe Final Plat and proposed and existing utilities (3 pages); Exhibit #14 - legal description of the proposed subdivision (1 page); Exhibit #15 - Land Use Action Request Form and attachments (10 pages); Exhibit #16 - minutes of the December 8, 2025 Planning Commission meeting (6 pages); Exhibit #17 - proposed Ordinance No. 2025-3112 (2 pages); and Exhibit #18 - proposed Resolution No. 2025-39 (1 page).

City Attorney Mustion offered and accepted into evidence Exhibits #1 - #18, took comment from staff before opening to comment from the public.

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

Amanda Engell, MEDC Housing Director, and Greg Wolford , W Design and Associates, reviewed the vacation and final plat request with the Council.

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

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

3.B. Ordinance No. 2025-3112 approving vacation of Block 2, Lots 9 -16, Block 3, Lots 1 -4, North Pointe Addition, all in the City of McCook, Red Willow County, Nebraska (located north of West "S" Street and west of West 7th Street).

Mayor Taylor asked the Clerk to read Ordinance No. 2025-3112 by title.

AN ORDINANCE OF THE CITY OF MCCOOK, NEBRASKA, TO VACATE BLOCK 2, LOTS 9 -16, BLOCK 3, LOTS 1 - 4, NORTH POINTE ADDITION, ALL IN THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR CERTIFICATION OF THIS ORDINANCE TO THE REGISTER OF DEEDS AND FOR REPLATTING OF THE VACATED LANDS; AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL AND EFFECTIVE DATE OF THIS ORDINANCE.

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.

Ordinance No. 2025-3112 has been introduced, read by title, and motion that the statutory rule requiring reading on three different days be suspended. This motion, made by Calvin and seconded by Weedin, passed.

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

Motion for final passage of Ordinance No. 2025-3112. This motion, made by Taylor and seconded by Weedin, passed.

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

Mayor Taylor stated for the record that Ordinance No. 2025-3112 is declared lawfully passed and adopted upon publication as required by law.

3.C. Adopt Resolution No. 2025-39, approving a final plat of land to be known as the Second North Pointe Addition, said land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West "S" Street and west of West 7th Street).

Motion to adopt Resolution No. 2025-39, approving a final plat of land to be known as the Second North Pointe Addition, said land located in the NE 1/4 of Section 19, Township 3 North, Range 29 West of the 6th P.M., in Red Willow County, Nebraska (located north of West "S" Street and west of West 7th Street). This motion, made by Muehlenkamp and seconded by Rambali, passed.

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

YEA: 5, NAY: 0

3.D. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #7, comprised of a tract of land being part of Lot 2, all Lot 3, Dillman's First Addition, part of 16th Street East, part of Airport Road, part of the Northwest Quarter of Section 28, Township 3 North, Range 29 West of the 6th P.M., Block 7, Block 8, Block 21, part of 14th Street East, Lots 7-12, Block 22, Brown's Park Addition, Part of Vacated 13th Street East, part of 12th Street East, part of 11th Street East and Lot 6, Block 8, Tenth Addition, all located in McCook, Red Willow County, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding a Blight and Substandard Study for Redevelopment Area #7, comprised of a tract of land being part of Lot 2, all Lot 3, Dillman's First Addition, part of 16th Street East, part of Airport Road, part of the Northwest Quarter of Section 28, Township 3 North, Range 29 West of the 6th P.M., Block 7, Block 8, Block 21, part of 14th Street East, Lots 7-12, Block 22, Brown's Park Addition, Part of Vacated 13th Street East, part of 12th Street East, part of 11th Street East and Lot 6, Block 8, Tenth Addition, all located in McCook, Red Willow County, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Muehlenkamp and seconded by Calvin, passed.

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

YEA: 5, NAY: 0

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 15, 2025 City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 pages); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages); Exhibit #5 - Blight & Substandard Study for Redevelopment Area #7 (22 pages); Exhibit #6 - Planning Commission Resolution No. PC 2025-03 (2 pages); Exhibit #7 - minutes of the December 8, 2025 Planning Commission meeting;(6 pages); and Exhibit #8 - proposed Resolution No. 2025-40 (2 pages).

City Attorney Mustion offered and accepted into evidence Exhibits #1 - #8, took comment from staff before opening to comment from the public.

Jason Combs of Miller and Associates reviewed the proposed Blight and Substandard Study for Redevelopment Area #7.

City Manager Schneider asked that Craig Bennet of Miller and Associates, for the students present, give a brief description of the required process for identifying an area as blighted and substandard.

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

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

3.E. Approve Resolution No. 2025-40 approving the Blight and Substandard Study for Redevelopment Area #7.

Motion to approve Resolution No. 2025-40 approving the Blight and Substandard Study for Redevelopment Area #7. This motion, made by Weedin and seconded by Taylor, passed.

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

3.F. Public Hearing - Regarding a Blight and Substandard Study for Redevelopment Area #8, comprised of a tract of land being part of the Northeast Quarter and the Southeast Quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Lot 1 and Lot 2, Block 1, Lashley-Tucker Subdivision, and Lot 2 and Lot 3, A.M. Bishop Addition, all in Red Willow County, Nebraska.

Motion to recess as a City Council and convene a public hearing for the purpose of receiving public comment regarding a Blight and Substandard Study for Redevelopment Area #8, comprised of a tract of land being part of the Northeast Quarter and the Southeast Quarter of Section 24, Township 3 North, Range 30 West of the 6th P.M., Lot 1 and Lot 2, Block 1, Lashley-Tucker Subdivision, and Lot 2 and Lot 3, A.M. Bishop Addition, all in Red Willow County, Nebraska. with the City Attorney to act as hearing officer. This motion, made by Calvin and seconded by Weedin, passed.

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

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the December 15, 2025 City Council meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 pages); Exhibit #3 - listing of Public Entities who received Notice of Public Hearing (1 page); Exhibit #4 - copies of letter to Public Entities receiving Notice of Public Hearing (5 pages); Exhibit #5 - Blight & Substandard Study for Redevelopment Area #7 (19 pages); Exhibit #6 - Planning Commission Resolution No. PC 2025-04 (2 pages); Exhibit #7 - minutes of the December 8, 2025 Planning Commission meeting (6 pages); and Exhibit #8 - proposed Resolution No. 2025-41 (2 pages).

City Attorney Mustion offered and accepted into evidence Exhibits #1 - #8, took comment from staff before opening to comment from the public.

Jason Combs and Craig Bennet, of Miller and Associates, reviewed the proposed Blight and Substandard Study for Redevelopment Area #8.

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

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

3.G. Adopt Resolution No. 2025-41 approving the Blight and Substandard Study for Redevelopment Area #8.

Motion to adopt Resolution No. 2025-41 approving the Blight and Substandard Study for Redevelopment Area #8. This motion, made by Weedon and seconded by Taylor, passed.

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

#### **4. Consent Agenda.**

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

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

- 4.A. Approve the minutes of the December 1, 2025 regular City Council meeting.
- 4.B. Receive and file the City Attorney Fee Agreement and Authority to Represent between the City of McCook and Nathaniel J. Mustion, City Attorney.
- 4.C. Authorize the Mayor to sign the Certificate of Compliance for the 2025 Maintenance Agreement between the City of McCook and the Nebraska Department of Transportation.
- 4.D. Approve the renewal of Maintenance Agreement No. 17 between the Nebraska Department of Transportation and the Municipality of McCook and authorize the Mayor to sign.
- 4.E. Receive and file the claims for the month of November 2025 and published December 12, 2025.
- 4.F. Accept the minutes of the July 29, 2025 Senior Center Advisory Board and the November 17, 2025 Planning Commission meetings.
- 4.G. Receive and file the 2025/2026 Council Radio Show Schedule.
- 4.H. Approve the City of McCook donation policy.
- 4.I. Approve the City of McCook's ACE Fund policy.

#### **5. Regular Agenda.**

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

City Manager Schneider gave an update of the sports complex project.

- 5.B. Ordinance No. 2025-3111 amending the City of McCook Code of Ordinances, Title IX, adding Chapter 97, entitled "Public Spaces, Camping, Restrooms, Parks".

Mayor Taylor asked the Clerk to read Ordinance No. 2026-3111 by title.

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.

Ordinance No. 2025-3111 has been introduced, read by title, motion to approve upon its first of three readings. This motion, made by Rambali and seconded by Muehlenkamp, passed.  
Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 5, NAY: 0

City Attorney Mustion reviewed the various sections of the proposed ordinance.

- 5.C. Approve and authorize the Mayor to sign Resolution No. 2025-42, to adopt and set the suggested donation for individuals 60 and over who receive Congregate, Carry Out Meals and Home Delivered Meals and set the fee for individuals under 60 who receive meals made at the McCook Senior Center.

Senior Services Director Siegfried, reviewed the proposed request with the Council

Motion to approve and authorize the Mayor to sign Resolution No. 2025-42, to adopt and set the suggested donation for individuals 60 and over who receive Congregate, Carry Out Meals and Home Delivered Meals and set the fee for individuals under 60 who receive meals made at the McCook Senior Center. This motion, made by Weedon and seconded by Taylor, passed.  
Taylor: YEA, Calvin: YEA, Weedon: YEA, Muehlenkamp: YEA, Rambali: YEA  
YEA: 5, NAY: 0

- 5.D. Council Comments.

Councilmember Weedon thanked staff for the tour of the youth sports complex.

## **6. Adjournment.**

There being no further business to come before the Council, Mayor Taylor declared the meeting adjourned at 6:35 P.M.

## **7. Meeting of the McCook Community Development Agency.**

7.A. Call to Order and Roll Call.

A meeting of the Mayor and City Council of the City of McCook, Nebraska, acting as the governing body of the Community Development Agency of the City of McCook, Nebraska was convened in open and public session at 6:36 P.M. on December 15, 2025, at the McCook Municipal Center in McCook, Nebraska. Agency Members present were: Taylor, Calvin, Weedin, Muehlenkamp, Rambali. Absent: None. Notice of the meeting was given in advance thereof by publication, one of the City's designated methods for giving notice, a copy of the proof of publication being attached to these minutes. Advanced notice of the meeting was given to each member of the Agency and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and all members of the Council. Mayor Taylor presided and Clerk Doak recorded the proceedings. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

7.B. Open Meetings Act Announcement

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

7.C. Discussion regarding McCook's CDA acquiring the St. Catherine's property to facilitate a redevelopment project.

Charlie McPherson, MEDC Executive Director, Amanda Engells, MEDC Housing Director, and Ryan Tobin (present via zoom), Big Red Development, addressed the acquisition of the St. Catherine's property by the CDA and the proposed redevelopment project.

In order to apply for a Brownsfield grant to aide in the removal of hazardous materials on the property, the property must be owned by a public entity such as the City of McCook CDA.

Mr. Tobin would be the developer for the project, he is currently renovating the former Ogallala junior high and believes the development of apartments in the old St. Catherine's hospital and convent would be a great option for the property.

City Manager Schneider stated that no City of McCook property tax or sales tax dollars will be used for purchase of the property. The CDA will receive a \$220,000, nonrecourse loan from the MEDC utilizing Rural Workforce Housing funds. Neither the CDA or the city will have an obligation to pay back the loan.

7.D. Approve Resolution No. CDA 2025-05 approving the acquisition of certain real property the execution of an option agreement on said property with the seller as a condition of and in connection with the acquisition (loan agreement, promissory note, deed of trust).

Motion to approve Resolution No. CDA 2025-05 approving the acquisition of certain real property the execution of an option agreement on said property with the seller as a condition of and in

connection with the acquisition (loan agreement, promissory note, deed of trust). This motion, made by Muehlenkamp and seconded by Weedin, passed.

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

7.E. Approve Resolution No. CDA 2025-06 approving the acquisition of certain real property the execution of an option agreement on said property with the seller as a condition of and in connection with the acquisition (assignment and assumption of real estate purchase agreement, and a real estate option agreement).

Motion to approve Resolution No. CDA 2025-06 approving the acquisition of certain real property the execution of an option agreement on said property with the seller as a condition of and in connection with the acquisition (assignment and assumption of real estate purchase agreement, and a real estate option agreement). This motion, made by Weedin and seconded by Taylor, passed.

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

7.F. Adjourn the McCook Community Development Agency meeting.

With no further business, Mayor Taylor declared the Community Development Agency meeting adjourned at 6:59 P.M.

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Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

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Lea Ann Doak, City Clerk-Treasurer

**CITY MANAGER'S REPORT  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**ITEM:**        2.B.

Adopt Resolution No. 2026-01 providing for the levy of special assessments for cost of demolition to abate nuisances.

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**BACKGROUND:**

The attached resolution provides for the levy as a special assessment the costs incurred by the City with the demolition of the property owned by Robert L. Wallace, located at 807 West 1<sup>st</sup> Street, McCook, Nebraska, and provides for filing a lien against the property. Notice has been mailed to Mr. Wallace, his heirs, and has been published in the newspaper.

**FISCAL  
IMPACT:**        None.

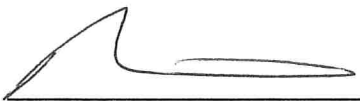
**APPROVALS:**

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

December 30, 2025

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

December 30, 2025

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

December 30, 2025

**RESOLUTION NO. 2026-01**

**FIXING ASSESSMENTS FOR DEMOLITION COSTS TO ABATE NUISANCES**

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

SECTION 1. The following lots and parcels of real estate are found to have been specially benefitted in the amount set out for demolition to abate nuisances. Pursuant to Section 95.03 of the City of McCook Code of Ordinances, it is hereby ordered that a special tax assessment be levied this date on the tracts of real estate set out below in the amounts set out for the demolition charges:

<u>OWNER OF RECORD</u>	<u>LEGAL DESCRIPTION</u>	<u>ASSESSMENT AMOUNT</u>
Robert L. Wallace, heirs and/or anyone claiming an interest in said real estate 808 West 1 <sup>st</sup> Street General Delivery McCook NE 69001	First Addition Block 5, Lot 10	\$17,263.98

SECTION 2. That such assessments shall be a lien on the property on which it is levied from the date of levy; becomes due and payable upon the date of levy; and when so paid, the lot, piece or parcel of ground against which it was assessed shall be released from the lien or charge of such levy.

SECTION 3. That the City Clerk of said City of McCook, Red Willow County, Nebraska shall furnish to the County Treasurer of said county a copy of this resolution and to the County Clerk of said county, a certified copy thereof.

PASSED AND APPROVED THIS 5<sup>th</sup> day of January, 2026.

-s- Linda Taylor, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk

(SEAL)

HOUSE DEMOLITION  
807 West 1st Street

MWC Inspections, LLC	Asbestos Inspection	\$ 750.00
Maris General Construction LLC	House Demolition	\$ 15,500.00
MBGS Law Office	Legal Fees	<u>\$ 1,013.98</u>
<b>TOTAL COSTS</b>		<b><u>\$17,263.98</u></b>

# Red Willow County, NE

## Summary

Parcel Number 000745900  
 Property Address 807 WEST 1ST STREET  
 City MCCOOK  
 State NE  
 Zip 69001  
 Legal FIRST ADDITION MCCOOK BLK 5, LOT 10  
 Acres 0  
 Section 0  
 Township 3  
 Range 29  
 Tax District 80  
 Neighborhood 1505 - 1505 MCCOOK



## Owners

WALLACE/ROBERT L  
 GENERAL DELIVERY  
 MCCOOK, NE 69001-3110

## Recent Sales in Area

Sale date range:

From:

12/30/21

To:

12/30/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built  
 Building Sq ft  
 Ground Floor Sq ft  
 Basement Sq ft  
 Quality  
 Total Baths  
 Bath Fixtures  
 Exterior Walls  
 Roof Cover  
 HVAC  
 Improvement Description  
 Building Class Code

## Land

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

## Valuation

Assessed Year	2025 (2)	2025	2024	2023	2022
Dwelling/Building	\$21,911.00	\$21,911.00	\$22,206.00	\$22,206.00	\$16,908.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$4,900.00
<b>Total</b>	<b>\$30,661.00</b>	<b>\$30,661.00</b>	<b>\$30,956.00</b>	<b>\$30,956.00</b>	<b>\$21,808.00</b>

NOTICE OF ASSESSMENT  
NUISANCE ABATEMENT CHARGES

NOTICE IS HEREBY GIVEN to all persons interested, that on January 5, 2026, at the hour of 5:30 o'clock P.M., a regular meeting of the City Council will be held in the Council Chambers of said City, in the McCook Municipal Center - 505 West "C" Street, at which meeting the Council will assess the cost of the nuisance abatement on the following parcel of property located within the City of McCook, Red Willow County, Nebraska:

LEGAL DESCRIPTION

First Addition  
Block 5, Lot 10

OWNER OF RECORD

Robert L. Wallace, heirs  
and/or anyone claiming an  
interest in the real estate  
807 West 1<sup>st</sup> Street  
McCook NE 69001

That the description of said real estate is made with reference to the plats of the City of McCook as the same appear on file and of record in the office of the County Clerk of Red Willow County, Nebraska.

That at said meeting the City Council of the City of McCook, Nebraska will assess said tax upon the piece of property specifically described hereinbefore. And to that end the said City Council will at such meeting do all things in addition to such as are hereinbefore set forth as required by law.

All persons interested in said assessment may appear at such meeting and make statements or objections with reference to the validity and fairness of such assessment as the premises merit.

DATED this 18<sup>th</sup> day of December, 2025.

-s- Linda Taylor, Mayor

ATTEST:

-s- Lea Ann Doak, City Clerk

**NOTICE OF ASSESSMENT  
NUISANCE ABATEMENT CHARGES**

NOTICE IS HEREBY GIVEN that on January 5, 2026, at 5:30 P.M., a regular meeting of the McCook City Council will be held in the Council Chambers, 505 West "C" Street, at which meeting the Council will assess the cost of the nuisance abatement on a parcel of property located at 807 West 1<sup>st</sup> Street, legally described as: Lot Ten (10), Block Five (5), First Addition to the City of McCook, Red Willow County, Nebraska; owned by Robert L. Wallace, his heirs and/or anyone claiming an interest in said real estate.

All persons interested in said assessment may appear at such meeting and make statements or objections with reference to the validity and fairness of such assessment as the premises merit.

-s- Lea Ann Doak  
City Clerk

Publish: December 26, 2025.

**CITY MANAGER'S REPORT  
JANUARY 5, 2026 CITY COUNCIL MEETING**

**ITEM:**        2.C.

**RECOMMENDATION:**

**Approve and authorize the mayor to sign the second amendment to the Telecommunications site lease agreement between the City of McCook and New Cingular Wireless LLC on the West Water Tower @ 1403 West 10<sup>th</sup> Street.**

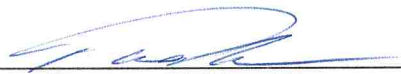


**BACKGROUND:**

New Cingular Wireless is requesting a second amendment to our telecommunications site lease agreement. The request would allow for New Cingular Wireless to remove 3 old antennas and reinstall 3 new antennas, required cables and mounts.

**FISCAL IMPACT:**

The current rent for the occupied space will increase \$200 Monthly

**APPROVALS:**

 _____ Pat Fawver, Utilities Dir.	January 5, 2026
 _____ Lea Ann Doak, City Clerk	January 5, 2026
 _____ Nate Schneider, City Manager	January 5, 2026

Market: Northern Plains  
Cell Site Number:  
Cell Site Name: MCCOOK NORTHWEST  
Fixed Asset Number: 1441256

## **SECOND AMENDMENT TO THE TELECOMMUNICATIONS SITE LEASE AGREEMENT**

THIS SECOND AMENDMENT TO THE TELECOMMUNICATIONS SITE LEASE AGREEMENT (“**SECOND Amendment**”), dated as of the latter of the signature dates below, is by and between City of McCook (“**Landlord**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3<sup>rd</sup> Floor, Atlanta, GA 30319 (“**Tenant**”).

WHEREAS, Landlord and Tenant entered into a THE TELECOMMUNICATIONS SITE LEASE AGREEMENT dated March 10, 2014, as amended by First Amendment to THE TELECOMMUNICATIONS SITE LEASE AGREEMENT dated May 6, 2019, whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 1403 West 10<sup>th</sup> Street McCook Nebraska (“**Agreement**”); and

WHEREAS, Landlord and Tenant desire to amend the Agreement to allow for the replacement and installation of antennas, associated cables and communications instruments; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the rent of the Agreement; and

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **New Exhibit A-1.** Landlord consents to the replacement of antennas and installation of associated cables and equipment as more completely described on attached Exhibit A-2. Exhibit A-2 hereby replaces Exhibit A-1 of the Agreement. Upon full execution of this Second Amendment, the Plans shall be deemed approved and accepted by Landlord.
2. **Rent.** Commencing on the Third day of the month following the date that Tenant commences construction of the modifications set forth in this Amendment, Rent shall be increased by two Hundred and No/100 Dollars (\$200.00) per month, subject to adjustments as provided in the

Agreement. Upon Tenant's removal of additional antennas, Rent will revert to the original rate, subject to adjustments as provided in the Agreement, upon thirty (30) days' prior written notice to Landlord.

3. **Notices.** Section 19f of the Agreement is hereby deleted in its entirety and replaced with the following:

**NOTICES.** All notices, requests, demands and communications hereunder will be given by Third class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Tenant:                   New Cingular Wireless PCS, LLC  
  Attn: Network Real Estate Administration  
  Cell Site #:  
  Cell Site Name: MCCOOK NORTHWEST  
  FA #: 14412526  
  1025 Lenox Park Blvd NE, 3<sup>rd</sup> Floor  
  Atlanta, GA 30319

With a copy to:                New Cingular Wireless PCS, LLC  
  Attn: Legal Department  
  Re: Cell Site #:  
  Cell Site Name: MCCOOK NORTHWEST  
  FA #: 14412526  
  208 S. Akard Street  
  Dallas, TX 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord:                City of McCook, Nebraska  
  505 West C Street  
  McCook, NE 69001

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

4. **Section 17 (f)** Hazardous Substances of the lease dated 3/10/214- Section 17 of the Agreement is still in effect.

5. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Third Amendment, the terms of this Third Amendment shall control. Except as expressly set forth in this Third Amendment, the Agreement otherwise is unmodified and

remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Third Amendment.

6. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Third Amendment on the dates set forth below.

**“LANDLORD”**

City of McCook,  
an Nebraska Corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**“TENANT”**

New Cingular Wireless PCS, LLC  
By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

## **EXHIBIT B**

**See attached exhibits comprised of 15 pages, last revision date 07/28/25, prepared by B&T GRP.**



# SITE NAME: CNE\_MCCOOK NORTHWEST

USID: 160561

FA NUMBER: 14412526

IWM	PTN
WSLUMW0053023	3529A40WMT
WSLUMW0053055	3529A40WMT
WSLUMW0053335	3529A40WMT
WSLUMW0053337	3529A40WMT
WSLUMW0053367	3529A40WMT

## EXISTING 150'-0" WATER TANK LTE 1C RRH SWAP

### RF DATA SHEET

RFDS ID	RFDS-102951
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA, LICENSE NO.: E-10223. EXPIRATION DATE: 12/31/2026.

### PROFESSIONAL CERTIFICATION:



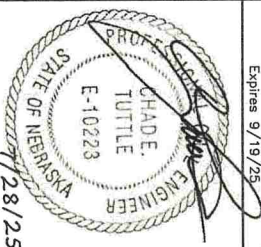
2,848 STREET, SUITE 4800  
CONSHOHOCKEN, PA 19028

USID: 160561  
FA: 14412526  
**CNE\_MCCOOK  
NORTHWEST**  
1409 WEST 10TH STREET  
MCCOOK, NE 69001  
EXISTING WATER TANK

PROJECT NO: 25-004836  
CHECKED BY: JS

REV	DATE	DRAWN	DESCRIPTION
7/24/25	BD	PRELIMINARY REVIEW	
7/28/25	BD	CONSTRUCTION	

B&T ENGINEERING, INC.  
CA 1170  
Expires 9/19/25



IF IS A MODIFICATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA, LICENSE NO.: E-10223. EXPIRATION DATE: 12/31/2026.

SHEET NUMBER: T-1  
REVISION: 0

### PROJECT SUMMARY

**TOWER OWNER:** CITY OF MCCOOK  
505 WEST C ST.  
MCCOOK, NE 69001

**CONTACT:**

**SITE NUMBER:** 12 2010

**SITE ADDRESS:** 1409 WEST 10TH STREET  
MCCOOK, NE 69001

**CUSTOMER/APPLICANT:** AT&T WIRELESS  
7900 XERXES AVE, S  
BLOOMINGTON, MN 55431

**NAD83**  
**LATITUDE:** 40.211675° N  
**LONGITUDE:** 100.638711° W  
**CITY OF MCCOOK**

**JURISDICTION:** WYMSL

**COUNTY:** RED WILLOW

**GROUND ELEVATION:** 2634' AMSL

**OCCUPANCY TYPE:** UNMANNED

**ADA COMPLIANCE:** FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

**CONSTRUCTION TYPE:** II-B

**OCCUPANCY GROUP:** U

### CONTACT INFORMATION

**AGE FRM:** B+T GROUP  
1715 S. BROADWAY, STE. 300  
TULSA, OK 74119

**CONTACT:** JAYNA SIMMONS  
JSIMMONS@BTRGP.COM

**EMAIL:**

**CONSTRUCTION PM:**

**CONTACT:** DALE VANDEWALKER  
DALE.VANDEWALKER@US.AMENTUM.COM

**ELECTRIC PROVIDER:** NEBRASKA POWER DISTRICT

**PHONE:** 402-584-8581

**TELE PROVIDER:** NOT PROVIDED

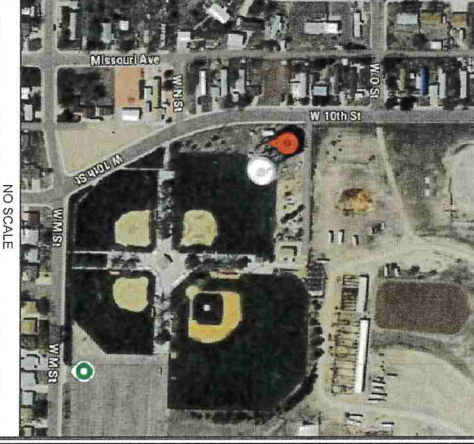
**PHONE:** NOT PROVIDED



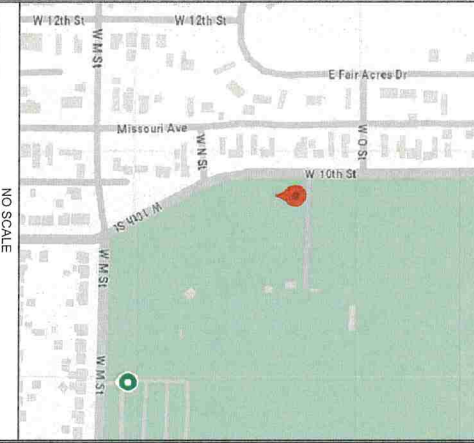
CALL NEBRASKA ONE CALL  
(800) 331-5666  
CALL 3 WORKING DAYS  
BEFORE YOU DIG!



### AREA MAP



### LOCATION MAP



### DRIVING DIRECTIONS

DEPART FROM 7900 XERXES AVE S, BLOOMINGTON, MN, 55431:  
TURN LEFT ONTO XERXES AVE S, TURN LEFT ONTO W 82ND ST, TURN LEFT ONTO W 82ND ST, TURN RIGHT AT THE 1ST CROSS STREET ONTO W 82ND ST, TURN RIGHT ONTO HUMBOLDT AVE S, SLIGHT LEFT TO MERGE ONTO I-35W S, MERGE ONTO I-35W S, CONTINUE ONTO I-35 S, USE THE RIGHT 2 LANES TO MERGE ONTO I-35W S/4-80 W TOWARD KANSAS CITY/COUNCIL BLUFFS, KEEP RIGHT TO CONTINUE ON I-80 W, FOLLOW SIGNS FOR COUNCIL BLUFFS/OMAHA, TAKE EXIT 272 FOR NE-44, TURN LEFT ONTO NE-44 S, TURN RIGHT ONTO US-34 W/US-6 W, USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT TO STAY ON US-34 W/US-6 W, TURN RIGHT ONTO W 10TH ST, DESTINATION WILL BE ON THE RIGHT.

### CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING NOTING IN THESE PLANS IS TO BE GOVERNED BY THE WORK NOT CONFORMING TO THESE CODES:

**CODE TYPE**

**BUILDING/DWELLING**

**STRUCTURAL**

**ELECTRICAL**

**CODE**

IRC 2018  
IBC 2018  
NEC 2023

### DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11x17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SEE SHEET GN-1 FOR ADDITIONAL CONSTRUCTION NOTES

### DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	0
GN-1	GENERAL NOTES	0
C-1	OVERALL SITE PLAN	0
C-2	EXISTING & FINAL EQUIPMENT PLANS	0
C-3	GROUND EQUIPMENT DETAILS	0
C-3-1	TOWER ELEVATION & ANTENNA MOUNTING DETAILS	0
C-4	EXISTING & FINAL ANTENNA PLANS	0
C-5	ANTENNA & CABLE SCHEDULE	0
C-6	TOWER EQUIPMENT DETAILS	0
C-7	TOWER EQUIPMENT DETAILS	0
C-7-1	TOWER EQUIPMENT DETAILS	0
C-7-2	POWER LOAD CALCULATIONS	0
E-1	GROUNDING DETAILS	0
GF-1	PLUMBING DIAGRAM	0

### PROJECT DESCRIPTION

- TOWER TOP SOH:**
- REMOVE (3) 80010766-V01K ANTENNAS.
  - REMOVE ALL EXISTING PIPES B77M ANTENNAS IN A2,B2,C2.
  - INSTALL (3) 120726 ANTENNAS IN A3,B3,C3.
  - INSTALL (3) RRU 4472 B1Z CABLED TO A1,B1,C1.
  - INSTALL (3) RRU 4880 B23Y/B68A CABLED TO A3,B3,C3.
  - INSTALL (3) RRU 4494 B14/B28 CABLED TO A3,B3,C3.
  - INSTALL (3) 6AWG DC TO EXISTING DOB SQUIDS.
  - INSTALL (2) 18-PAIR FIBER TO EXISTING DOB SQUIDS (SECTORIZED).
  - INSTALL (3) 2 STD X 10'-0" PIPE W/ (6) PERFECT VISION - FV-DC-PIFC-2020-6 PIPE TO PIPE CONNECTIONS.
  - INSTALL (3) 2 STD X 10'-0" PIPE W/ (6) PERFECT VISION - FV-DC-PIFC-2020-6 PIPE TO PIPE CONNECTIONS.
  - INSTALL (3) 2 STD X 10'-0" PIPE W/ (6) PERFECT VISION - FV-DC-PIFC-2020-12 PIPE TO PIPE CONNECTIONS.
  - INSTALL (6) COMMSCOPE - WI-HRM2-126 HANDRAIL MOUNTS W/ (6) 2 X 12'-6" PIPES.
  - INSTALL (3) 2 STD X 12'-6" PIPES USING EXISTING MOUNTS
  - INSTALL (3) COMMSCOPE - RR-FM2 DUAL RRH MOUNT BRACKETS.
  - INSTALL (3) COMMSCOPE - RR-FM2 DUAL RRH MOUNT BRACKETS.
- CIVIL SOH:**
- REMOVE EXISTING NOKIA BBU EQUIPMENT AFTER MIGRATION.
  - REMOVE EXISTING BATTERY DISCONNECT - 100A.
  - INSTALL (1) VERTIV 48V DC RECTIFIER IN EXISTING DC POWER PLANT.
  - INSTALL (3) 200A BATTERY DISCONNECT BREAKERS IN EXISTING DC POWER PLANT CABINET.
  - INSTALL ERICSSON BBU EQUIPMENT IN EXISTING FLX21 CABINET.
  - INSTALL (8) C48582000P3 58V CONVERTERS.
  - INSTALL (1) RETRO FIT KIT FOR 512 PP.

**PROJECT COMPLIANCE NOTES:**

1. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT.
2. (NO HANDICAP ACCESS IS REQUIRED).
3. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
4. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL, UNLESS DURING OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
5. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AT&T SYSTEM GROUNDING STANDARDS. TECHNICAL SPECIFICATION FOR CONSTRUCTION OF LTE SITES AND WILL FOLLOW AT&T GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES AT&T DOC ID AT-TT-76416 AND AT&T POLICY LETTER AT-TT-06M-13002.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING CONSTRUCTION OPERATION.
7. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
8. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE APPLICANT REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE VENDOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. NO ADDITIONAL PARKING IS PROPOSED. EXISTING PARKING WILL BE USED.
10. NO ADDITIONAL LANDSCAPING IS PROPOSED AT THIS SITE.
11. ALL COAXIAL CABLE/FIBER AND DC CABLE INSTALLATION IS TO FOLLOW MANUFACTURER'S INSTRUCTION.

**GREENFIELD GROUNDING NOTES:**

ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GESS) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OR-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.

THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.

METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #8 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BVS EQUIPMENT.

EACH BVS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BVS. #2 AWG SOLID TINNED COPPER FOR OUTDOOR BVS.

CONNECTIONS TO THE GROUND BAR SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BAR ARE PERMITTED.

ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.

ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.

EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.

COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.

ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.

APPROVED ANTI-OXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.

MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH

1-#2 AWG TIN-PLATED COPPER CONDUCTOR.

GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR STEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS. NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G. NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

**ELECTRICAL INSTALLATION NOTES:**

ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.

CONDUIT RUNINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

WINING, RACEWAY & SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.

ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOT'S), GROUNDING AND TI CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR APPROVED EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.

ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL ELECTRICAL SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).

PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.

ALL THE WIRES SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.

POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.

SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.

POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.

ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR APPROVED EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).

RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.

CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS, SHALL BE RAINDUT TYPE E (OR APPROVED EQUAL), AND RATED NEMA 1 (OR BETTER). EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.

METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING. SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER AND DISTRIBUTION PANELS.

THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "AT&T WIRELESS".

**PROJECT GENERAL NOTES:**

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
 CONTRACTOR--  
 OWNER--  
 AT&T--  
 ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LOCAL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. \*KITTING LIST\* SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY TURF VENDOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE TURF VENDOR.
9. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND TI CABLES. GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TIELO PLAN DRAWINGS.
10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. CONSTRUCTION SHALL COMPLY WITH AT&T AND MANUFACTURER SPECIFICATIONS.
14. ALL ITEMS REMOVED FROM SERVICE ON SITES THAT HAVE AN AT&T ASSET TAG MUST BE LOGGED BACK IN WITH AT&T.

**ABBREVIATIONS AND SYMBOLS:**

**SYMBOLS:**

[S/G]	SOLID GROUND BUS BAR
[S/N]	SOLID NEUTRAL BUS BAR
[S/N]	SUPPLEMENTAL GROUND CONDUCTOR
[T]	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
[T]	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
[R]	CHEMICAL GROUND ROD
[X]	TEST WELL
[SW]	DISCONNECT SWITCH
[M]	METER

**ABBREVIATIONS:**

AGL ABOVE GRADE LEVEL  
 BVS BASE TRANSCIEVER STATION  
 EXISTING  
 MIN. MINIMUM  
 N.T.S. NOT TO SCALE  
 REF. REFERENCE  
 RF RADIO FREQUENCY  
 T.B.D. TO BE DETERMINED  
 T.B.R. TO BE RESOLVED  
 T.B.R. TO BE RESOLVED  
 RED REQUIRED  
 RIGID RIGID  
 AMERICAN WIRE GAUGE  
 MGB MASTER GROUND BAR  
 EG EQUIPMENT GROUND  
 BOW BARE COPPER WIRE  
 SIAO SMART INTEGRATED ACCESS DEVICE  
 GEN GENERATOR  
 INTERIOR GROUND RING (HALO)  
 RBS RADIO BASE STATION



USID: 160561  
 FA: 14412526

**CNE\_MCCOOK NORTHWEST**

1409 WEST 10TH STREET  
 MCCOOK, NE 69001

EXISTING WATER TANK

PROJECT NO: 25-004836  
 CHECKED BY: JS

ISSUED FOR:

REV	DATE	BY	DESCRIPTION
0	7/24/25	BD	PRELIMINARY REVIEW
1	7/28/25	SO	CONSTRUCTION

B&T ENGINEERING, INC.  
 CA 1170  
 Expires 9/19/25

PROF. CHADE TUTTLE  
 E-10223

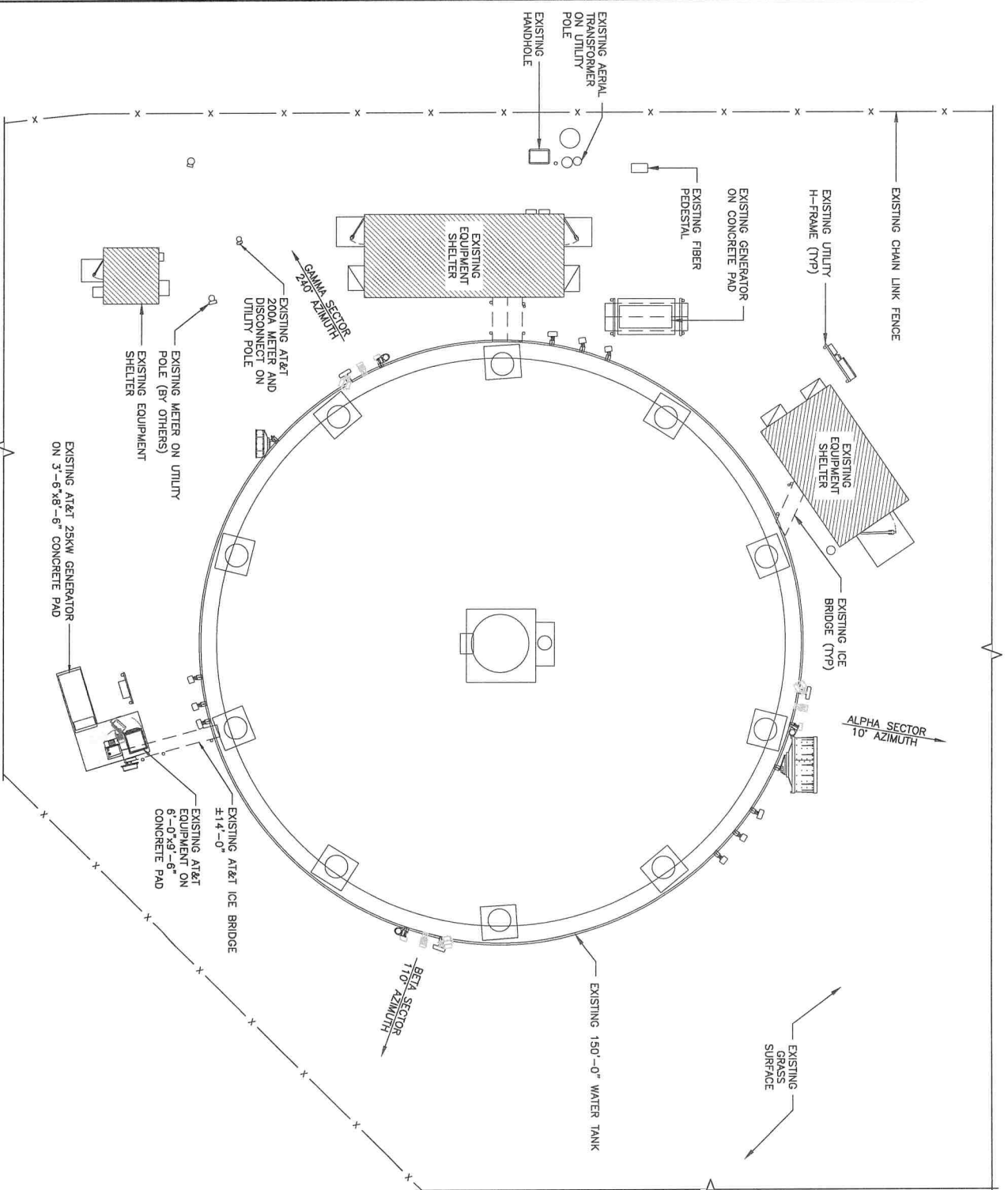
STATE OF NEBRASKA

7/28/25

SHEET NUMBER: GN-1  
 REVISIONS: 0

IF IS A VENDOR OF LAW FOR ANY PERSON, UNLESS THEY ARE LISTED UNDER THE DESIGNATION OF A VENDOR OF LAW, THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT.

1. THE SUBCONTRACTOR SHALL GIVE ALL NOTICES AND REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL, AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE SUBCONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID SUBCONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE SUBCONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE AT&T REPRESENTATIVE (B&T ENGINEERING) OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF WORK. SUBCONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK, IN THE EVENT OF DISCREPANCIES, THE SUBCONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIAL AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE SUBCONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE THEMSELVES WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE SUBCONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS INFORMED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE SUBCONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS, AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEERING, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE SUBCONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAYMENTS, WORK, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE SUBCONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND UPON COMPLETION OF WORK. DEBRIS, RUBBER, THE PROTECTIVE EQUIPMENT AS SPECIFIED, SHALL REMAIN AT THE PROJECT. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
13. THE SUBCONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE SUBCONTRACTOR SHALL NOTIFY THE AT&T REPRESENTATIVE (B&T ENGINEERING) WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE SUBCONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE AT&T REPRESENTATIVE (B&T ENGINEERING).
15. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOBS.



1 OVERALL SITE PLAN  
SCALE: 0 8 16 32 48'



**amentum**  
2 ASH STREET, SUITE 4000  
CONSHOHOCKEN, PA 19328

USID: 160561  
FA: 14412526  
**CNE\_MCCOOK NORTHWEST**  
1409 WEST 10TH STREET  
MCCOOK, NE 69001  
EXISTING WATER TANK

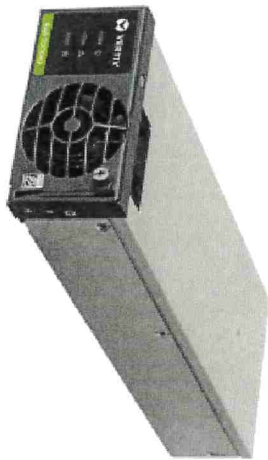
PROJECT NO: 25-004836  
CHECKED BY: JS

ISSUED FOR:			
REV	DATE	DRAWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

B&T ENGINEERING, INC.  
Expire 9/19/25  
CHAD E. TUTTLE  
E-10223  
STATE OF NEBRASKA  
PROFESSIONAL ENGINEER  
7/28/25

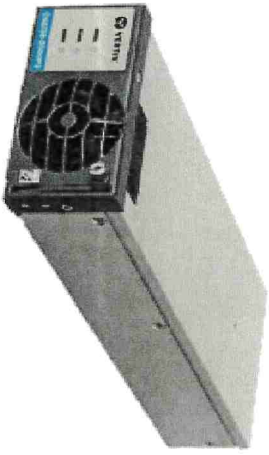
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.  
SHEET NUMBER: C-1  
REVISION: 0





VERTIV - R48-2000A3 eSURE RECTIFIER (NEQ. 15930)  
 WEIGHT: 2.49 LBS  
 SIZE (HxWxD): 1.61x3.33x9.94 IN.

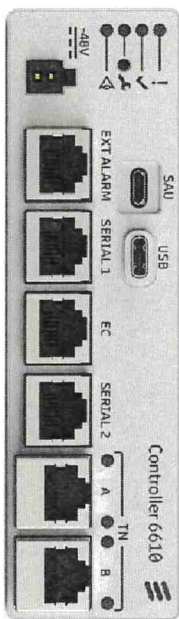
**1** RECTIFIER DETAIL  
 SCALE: N.T.S.



VERTIV - C48/58 - 2000P3 eSURE CONVERTER  
 WEIGHT: 2.49 LBS  
 SIZE (HxWxD): 1.61x3.33x9.94 IN.

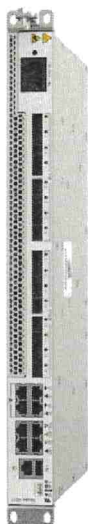
**4** CONVERTER DETAIL  
 SCALE: N.T.S.

CONTROLLER 6610:  
 MANUFACTURER: ERICSSON  
 MODEL NO: CONTROLLER 6610  
 DIMENSIONS (HxWxD): 1.6"x5.5"x1.26"  
 WEIGHT: 0.28LBS



**2** 6610 SITE CONTROLLER  
 SCALE: N.T.S.

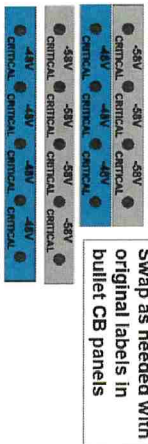
BB6672:  
 MANUFACTURER: ERICSSON  
 MODEL NO: 6672 RAN PROCESSOR  
 DIMENSIONS (HxWxD): 1.72'x17.2'x9.84"  
 WEIGHT: 13.2LBS



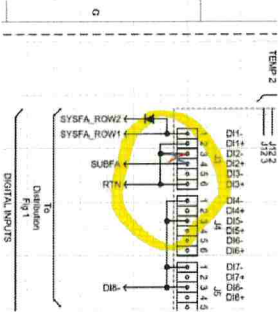
- INSTALL INSIDE NEW RACK/CABINET.
- INSTALLATION INTO EXISTING CABINET OR RACK REQUIRES NO SPECIAL INSPECTIONS.

**3** 6672 BBU  
 SCALE: N.T.S.

NEQ.53010 - NetSure 512 Field Retrofit Kit 60028248



IB2 wiring modification -  
 transpose wires in D12- and D12+



Qty. (1) per Conv Slot

- Other Items:
- Configuration file.
  - USB stick & dual lock fastener.
  - Instruction book (printed).
  - Bag with kit number label.

Example add-on for Nameplate

Qty. (1) P10 OSP Cabinet

RECTIFIER SLOT DESIGNATION (FRONT VIEW)					
SHELF 1	RECTIFIER 1	RECTIFIER 2	RECTIFIER 3	RECTIFIER 4	RECTIFIER 5
SHELF 2	RECTIFIER 6	RECTIFIER 7	RECTIFIER 8	RECTIFIER 9	RECTIFIER 10
SHELF 3	RECTIFIER 11	RECTIFIER 12	RECTIFIER 13	RECTIFIER 14	RECTIFIER 15
SHELF 4	RECTIFIER 16	RECTIFIER 17	RECTIFIER 18	RECTIFIER 19	RECTIFIER 20

**5** -58V DC RETROFIT KIT  
 SCALE: N.T.S.

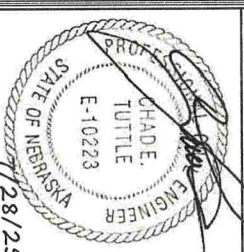


USID: 160561  
 FA: 14412526  
**CNE\_MCCOOK NORTHWEST**  
 1409 WEST 10TH STREET  
 MCCOOK, NE 69001  
 EXISTING WATER TANK

CHECKED BY: JS  
 PROJECT NO: 25-004836  
 ISSUED FOR: 15

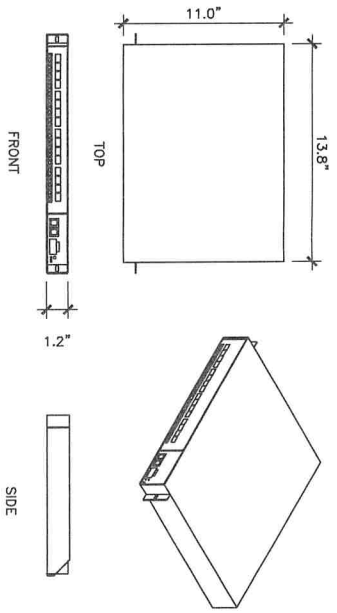
REV	DATE	BY	DESCRIPTION
0	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

B&T ENGINEERING, INC.  
 CA 1170  
 Expires 9/19/25



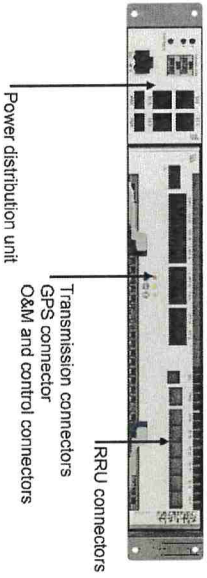
SHEET NUMBER: C-3  
 REVISION: 0

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ERICSSON - XMU  
 WEIGHT: ±6.9 LBS  
 SIZE (HxWxD): 1.2x13.3x11.0 IN.

**1** XMU DETAIL  
 SCALE: N.T.S.



**2** 6601 DETAIL  
 SCALE: N.T.S.

**3** NOT USED  
 SCALE: N.T.S.



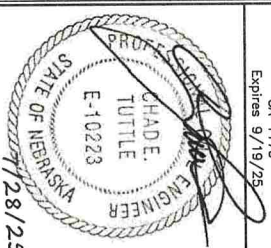
USID: 160561  
 FA: 14412526  
**CNE\_MCCOOK  
 NORTHWEST**  
 1409 WEST 10TH STREET  
 MCCOOK, NE 69001  
 EXISTING WATER TANK

PROJECT NO: 25-004836  
 CHECKED BY: JS

ISSUED FOR:

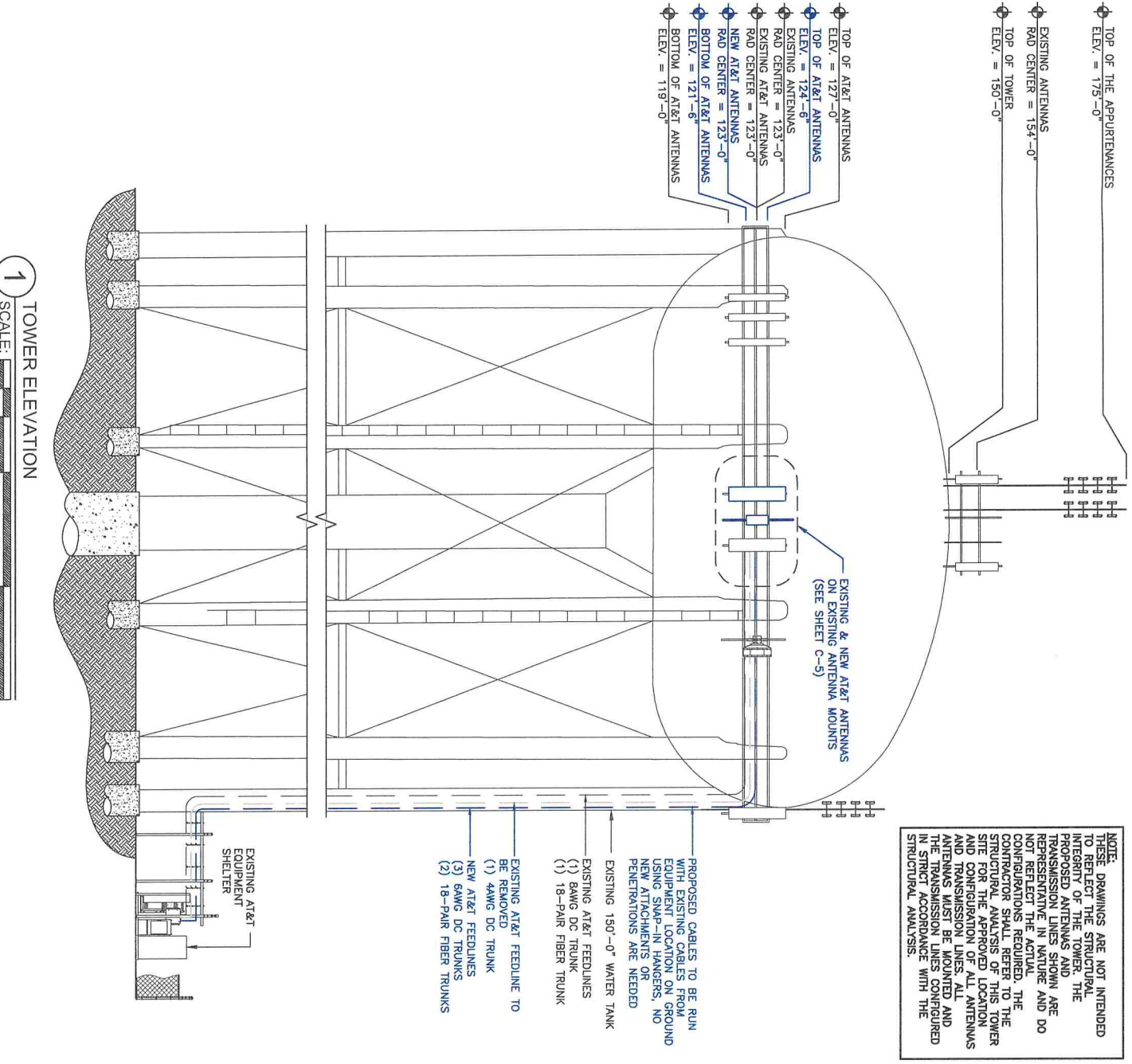
REV	DATE	DRWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

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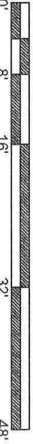


SHEET NUMBER: C-3.1  
 REVISION: 0

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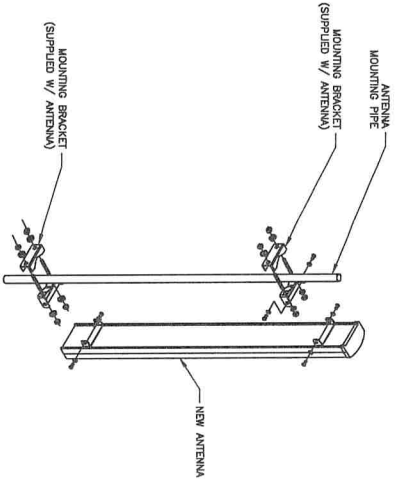
**1** TOWER ELEVATION



**2** NOT USED

SCALE: N.T.S.

INSTALLER NOTE:  
 ALL PIPES, BRACKETS, AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.



**3** ANTENNA MOUNTING DETAIL

SCALE: N.T.S.



USID: 160561  
 FA: 14412526  
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 1409 WEST 10TH STREET  
 MCCOOK, NE 69001  
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B&T ENGINEERING, INC.  
 CA 1170  
 Expires 9/19/25

CHAD TUTTLE  
 E-10223  
 ENGINEER  
 STATE OF NEBRASKA  
 7/28/25

SHEET NUMBER: **C-4**  
 REVISION: **0**

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SECTOR	ANTENNA POSITION	TECHNOLOGY	ANTENNA VENDOR	ANTENNA MODEL	AZIMUTH	RAD CENTER	RRH (QTY) MODEL	SURGE PROTECTION W/ (QTY) FIBER (QTY) DC	FEEDER LENGTH
ALPHA	A1	LTE 700	KMW	EP90-654L8H8-L2 (96"x21"x6.3")	10°	123°-0°	(1) 4472 B12 (16.5"x10.6"x5.9")	(1) DC6-48-60-18-8C-EV	200'-0"
	A2	C-BAND	ERICSSON	AIR 6472 B77G B77M (36.42"x16.14"x7.48")	10°	123°-0°	INTEGRATED RRH (1) 4890 B25/B66A (20.6"x15.7"x7.0") (1) 4494 B14/B29 (20.55"x15.63"x5.87")	(1) 18-PAIR FIBER (1) 6AWG DC	200'-0"
BETA	B1	LTE 700	KMW	EP90-654L8H8-L2 (96"x21"x6.3")	110°	123°-0°	(1) 4472 B12 (16.5"x10.6"x5.9")	(1) DC6-48-60-18-8C-EV	200'-0"
	B2	C-BAND	ERICSSON	AIR 6472 B77G B77M (36.42"x16.14"x7.48")	110°	123°-0°	INTEGRATED RRH (1) 4890 B25/B66A (20.6"x15.7"x7.0") (1) 4494 B14/B29 (20.55"x15.63"x5.87")	(1) 18-PAIR FIBER (1) 6AWG DC	200'-0"
GAMMA	C1	LTE 700	KMW	EP90-654L8H8-L2 (96"x21"x6.3")	240°	123°-0°	(1) 4472 B12 (16.5"x10.6"x5.9")	(1) DC6-48-60-18-8C-EV	200'-0"
	C2	C-BAND	ERICSSON	AIR 6472 B77G B77M (36.42"x16.14"x7.48")	240°	123°-0°	INTEGRATED RRH (1) 4890 B25/B66A (20.6"x15.7"x7.0") (1) 4494 B14/B29 (20.55"x15.63"x5.87")	(1) 18-PAIR FIBER (1) 6AWG DC	200'-0"
	C3	LTE 700/Pcs/AWS	CELLMAX	120726 (96"x24"x8.10")	240°	123°-0°			

NOTES:

1. VERIFY ANTENNA DIMENSIONS WITH MANUFACTURER.
2. VERIFY FINAL ANTENNA MODEL WITH CURRENT VERSION OF THE AT&T RFDS.
3. ALL FEEDLINE LENGTHS SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
4. BLUE DENOTES NEW EQUIPMENT.

UNUSED FEEDLINES		
(QTY) TYPE	SIZE	LENGTH
--	--	--

**1** ANTENNA & CABLE SCHEDULE  
SCALE: N.T.S.



USID: 160561  
FA: 14412526

**CNE\_MCCOOK NORTHWEST**

1409 WEST 10TH STREET  
MCCOOK, NE 69001

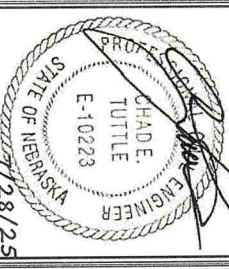
EXISTING WATER TANK

PROJECT NO: 25-004836  
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B&T ENGINEERING, INC.  
CA 1170  
Expires 9/19/25



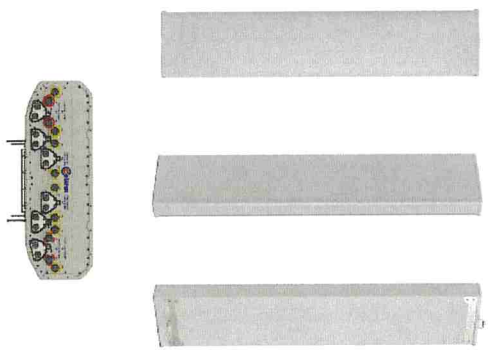
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7/28/25

SHEET NUMBER: **C-6** REVISION: **0**

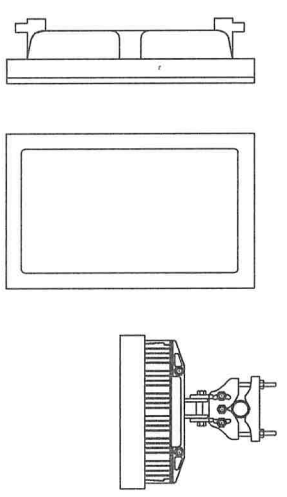
**1** ANTENNA DETAIL  
SCALE: N.T.S.

DELMAX - 120726  
WEIGHT: 171.0 LBS  
SIZE (HxWxD): 96.0x24.0x8.10 IN.



**2** ANTENNA DETAIL  
SCALE: N.T.S.

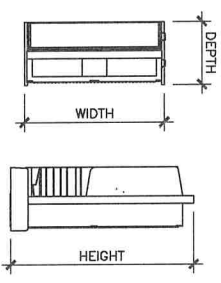
ERICSSON - AIR 6472 B77G/B77M  
WEIGHT: 92.81 LBS  
SIZE (HxWxD): 36.42x16.14x7.48 IN.



**3** NOT USED  
SCALE: N.T.S.

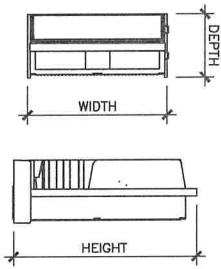
**4** RRH DETAIL  
SCALE: N.T.S.

ERICSSON - RADIO 4472 B12A  
WEIGHT: 30.84 LBS  
SIZE (HxWxD): 16.5x10.6x3.9 IN.



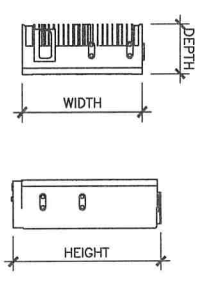
**5** RRH DETAIL  
SCALE: N.T.S.

ERICSSON - 4494 B14/B29  
WEIGHT: 57.33 LBS  
SIZE (HxWxD): 20.5x15.63x5.87 IN.



**6** RRH DETAIL  
SCALE: N.T.S.

ERICSSON - 4890 B25/B66A  
WEIGHT: 67.2 LBS  
SIZE (HxWxD): 20.6x15.7x7.0 IN.



USID: 160561  
FA: 14412526  
**CNE\_MCCOOK NORTHWEST**  
1409 WEST 10TH STREET  
MCCOOK, NE 69001  
EXISTING WATER TANK

  
**amentum**  
2494 STREET, SUITE 4000  
CONSHOHOCKEN, PA 19428

  
**AT&T**

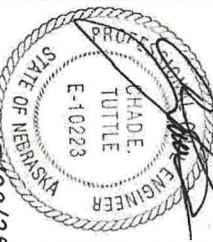
  
**B+T GRP**

PROJECT NO: 25-004836  
CHECKED BY: JS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

B&T ENGINEERING, INC.  
CA 1170  
Expires 9/19/25.

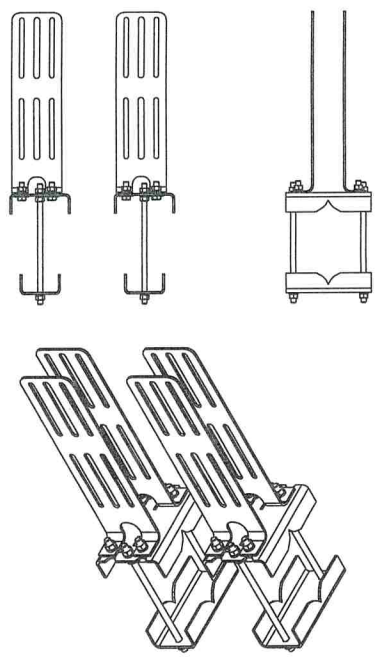
  
CHAD TUTTLE  
E-102228  
7/28/25

SHEET NUMBER: C-7  
REVISION: 0

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**MOUNTING NOTES:**

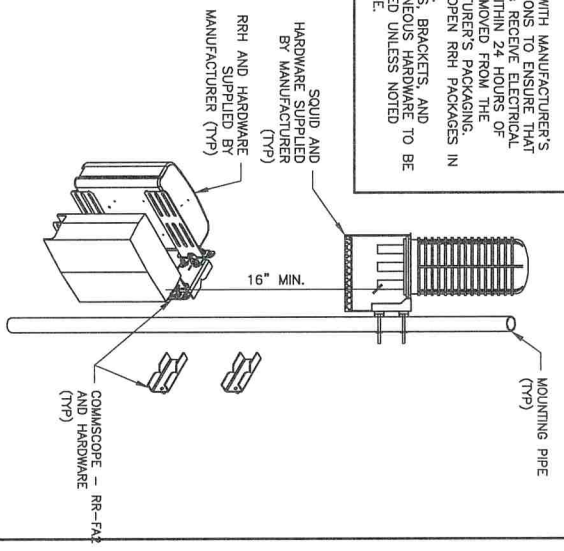
- REFER TO PRODUCT SPECS FOR BOLT SIZE & PIPE DIAMETER TOLERANCES.
- THE PART NO. RR-FA2 (OR APPROVED EQUAL) IS REQUIRED FOR (2) RRHs.



**1** DUAL RRH MOUNT BRACKET DETAIL  
SCALE: N.T.S.

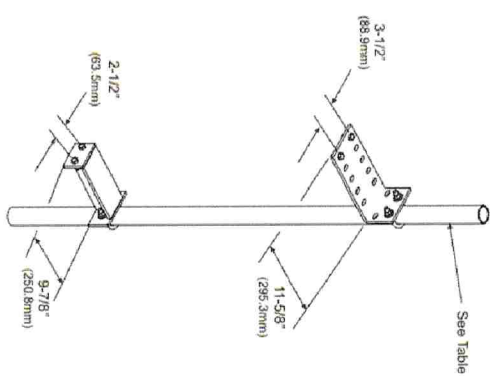
**INSTALLER NOTES:**

- COMPLY WITH MANUFACTURER'S INSTRUCTIONS TO ENSURE THAT ALL RRHs RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING. DO NOT OPEN RRH PACKAGES IN THE RAIN.
- ALL PIPES, BRACKETS, AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.

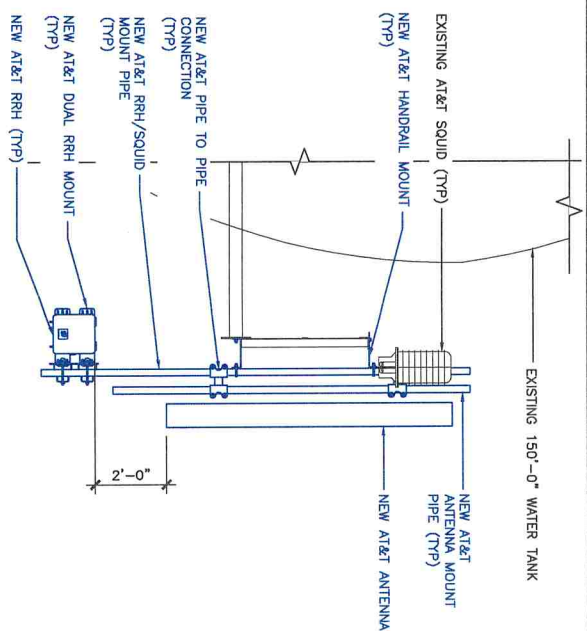


**2** DUAL RRH AND SQUID MOUNTING DETAIL  
SCALE: N.T.S.

WT-HRM2-126 Hand Roll Mount, 2-3/8" OD x 126" (60.3 mm OD x 3.2 m) mounting pipe included. 58.3 26.4 Each



**3** COMMSCOPE - WT-HRM2-126  
SCALE: N.T.S.



**6** VERTICAL RRH & SQUID PLACEMENT DETAIL  
SCALE: N.T.S.



USID: 160561  
FA: 14412526

**CNE\_MCCOOK NORTHWEST**

1409 WEST 10TH STREET  
MCCOOK, NE 69001  
EXISTING WATER TANK

PROJECT NO: 25-004836  
CHECKED BY: JS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

B&T ENGINEERING, INC.  
CA 1170  
Expires 9/19/25.

STATE OF NEBRASKA  
ENGINEER  
CHAD E. TUTTLE  
E-10228  
7/28/25

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SHEET NUMBER: C-7.1  
REVISION: 0

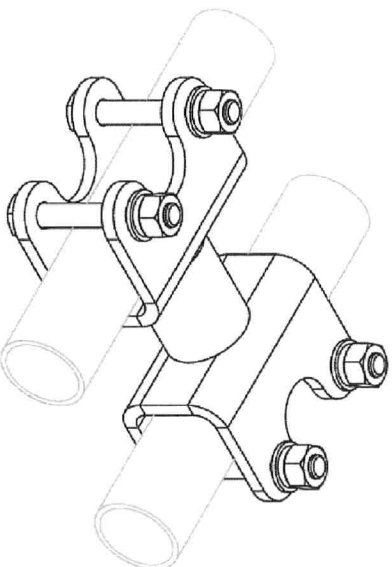
# PV-DC-PTPC

DUALCROSS - PIPE TO PIPE CONNECTION

RELATED DOCUMENTS:  
 ATT-ENG-03 - FACE SKEW WITH PV-DC-PTPC BRACKETS

## MATERIALS

- PIPE CLAMP
  - R 3/8" ASTM A36
- PIPE STANDOFF
  - ASTM A500 GR. C (SEE TABLE FOR SIZE)
- FINISH: ASTM A123/A123M
- HARDWARE
  - ASTM A325 HDG BOLT -  $\phi$  5/8"
  - ASTM A563DH NUT
  - ASTM F436 HARDENED FLAT WASHER
  - HEAVY SPRING LOCK WASHER
  - GALVANIZED - ASTM A153/A153M



PV-DC-PTPC-####-##  
 DUALCROSS - PIPE TO PIPE CONNECTION

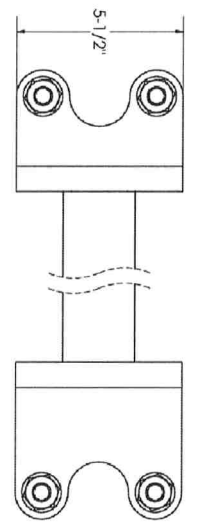
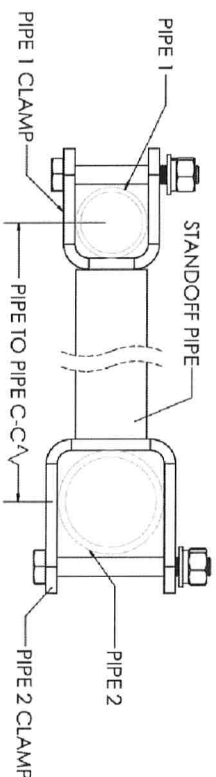


Table 1: Crossover Pipe to Pipe Connection Configurations

Part Number	CONMAT	Weight lbs	Pipe to Pipe C:C in	Pipe 1 Diameter in	Pipe 2 Diameter in	Pipe 1 Bolt Size in	Pipe 2 Bolt Size in	Standoff Pipe Diameter in
PV-DC-PTPC-2020-6	ANT.58412	13.0	6					
PV-DC-PTPC-2020-12	ANT.58415	14.8	12					
PV-DC-PTPC-2020-18	ANT.58414	16.6	18		$\phi$ 2.375		$\phi$ 5/8 x 4-1/2	
PV-DC-PTPC-2020-24	ANT.58413	18.5	24					
PV-DC-PTPC-2025-6	ANT.58411	13.8	6					
PV-DC-PTPC-2025-12	ANT.58409	15.7	12					
PV-DC-PTPC-2025-18	ANT.58410	17.5	18	$\phi$ 2.375		$\phi$ 5/8 x 4-1/2	$\phi$ 5/8 x 5	$\phi$ 2.375 (NPS 2 SCH40)
PV-DC-PTPC-2025-24	ANT.58408	19.3	24					
PV-DC-PTPC-2030-6	ANT.58405	15.0	6					
PV-DC-PTPC-2030-12	ANT.58404	19.1	12					
PV-DC-PTPC-2030-18	ANT.58407	18.6	18		$\phi$ 3.5		$\phi$ 5/8 x 5-1/2	
PV-DC-PTPC-2030-24	ANT.58403	20.4	24					
PV-DC-PTPC-2525-6	ANT.58406	15.2	6					
PV-DC-PTPC-2525-12	ANT.58401	18.0	12					
PV-DC-PTPC-2525-18	ANT.58402	21.0	18		$\phi$ 2.875		$\phi$ 5/8 x 5	
PV-DC-PTPC-2525-24	ANT.58398	23.9	24					
PV-DC-PTPC-2530-6	ANT.58400	16.2	6	$\phi$ 2.875		$\phi$ 5/8 x 5		$\phi$ 2.875 (NPS 2-1/2 SCH40)
PV-DC-PTPC-2530-12	ANT.58399	19.1	12					
PV-DC-PTPC-2530-18	ANT.58395	18.6	18					
PV-DC-PTPC-2530-24	ANT.58396	25.0	24					
PV-DC-PTPC-3030-6	ANT.58397	17.5	6					
PV-DC-PTPC-3030-12	ANT.58394	21.3	12					
PV-DC-PTPC-3030-18	ANT.58392	25.1	18		$\phi$ 3.5		$\phi$ 5/8 x 5-1/2	
PV-DC-PTPC-3030-24	ANT.58393	28.9	24					
PV-DC-PTPC-3040-6	-	19.1	6	$\phi$ 3.5		$\phi$ 5/8 x 5-1/2		$\phi$ 3.5 (NPS 3 SCH40)
PV-DC-PTPC-3040-12	-	23.0	12					
PV-DC-PTPC-3040-18	-	26.7	18		$\phi$ 4.5		$\phi$ 5/8 x 6-1/2	
PV-DC-PTPC-3040-24	-	30.5	24					

1 PERFECT VISION - PV-DC-PTPC DETAILS  
 SCALE: N.T.S.



USID: 160561  
 FA: 14412526  
**CNE\_MCCOOK  
 NORTHWEST**  
 1409 WEST 10TH STREET  
 MCCOOK, NE 69001  
 EXISTING WATER TANK

PROJECT NO: 25-004836  
 CHECKED BY: JS

REV	DATE	DRWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

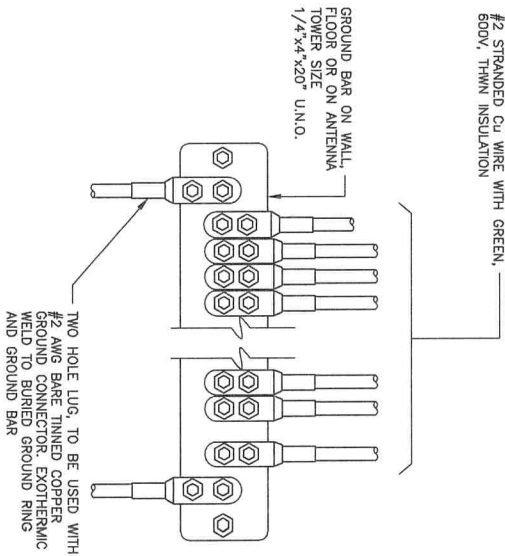
B&T ENGINEERING, INC.  
 CA 1170  
 Expires 9/19/25



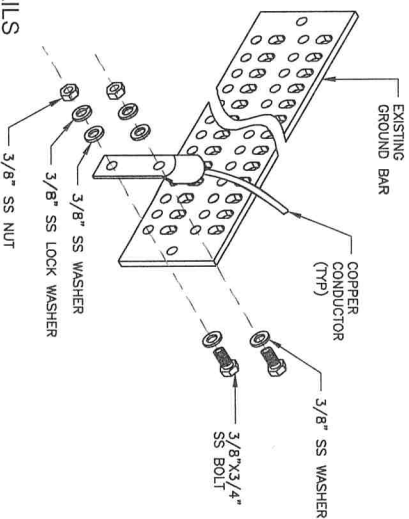
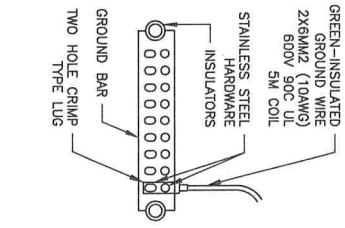
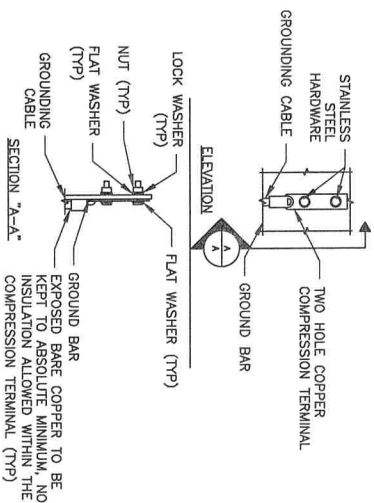
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 SHEET NUMBER: **C-7.2** REVISION: **0**



#2 STRANDED CU WIRE WITH GREEN BODY, THIN INSULATION



**2** INSTALLATION OF GROUND WIRE TO GROUND BAR  
SCALE: N.T.S.



**3** GROUNDING BAR DETAILS  
SCALE: N.T.S.

**1** NOT USED  
SCALE: N.T.S.



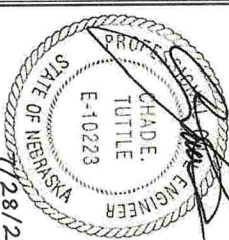
2341 STREET SUITE #900  
CONSHOHOCKEN, PA 19028

USID: 160561  
FA: 14412526  
**CNE\_MCCOOK NORTHWEST**  
1409 WEST 10TH STREET  
MCCOOK, NE 69001  
EXISTING WATER TANK

PROJECT NO: 25-004836  
CHECKED BY: JS

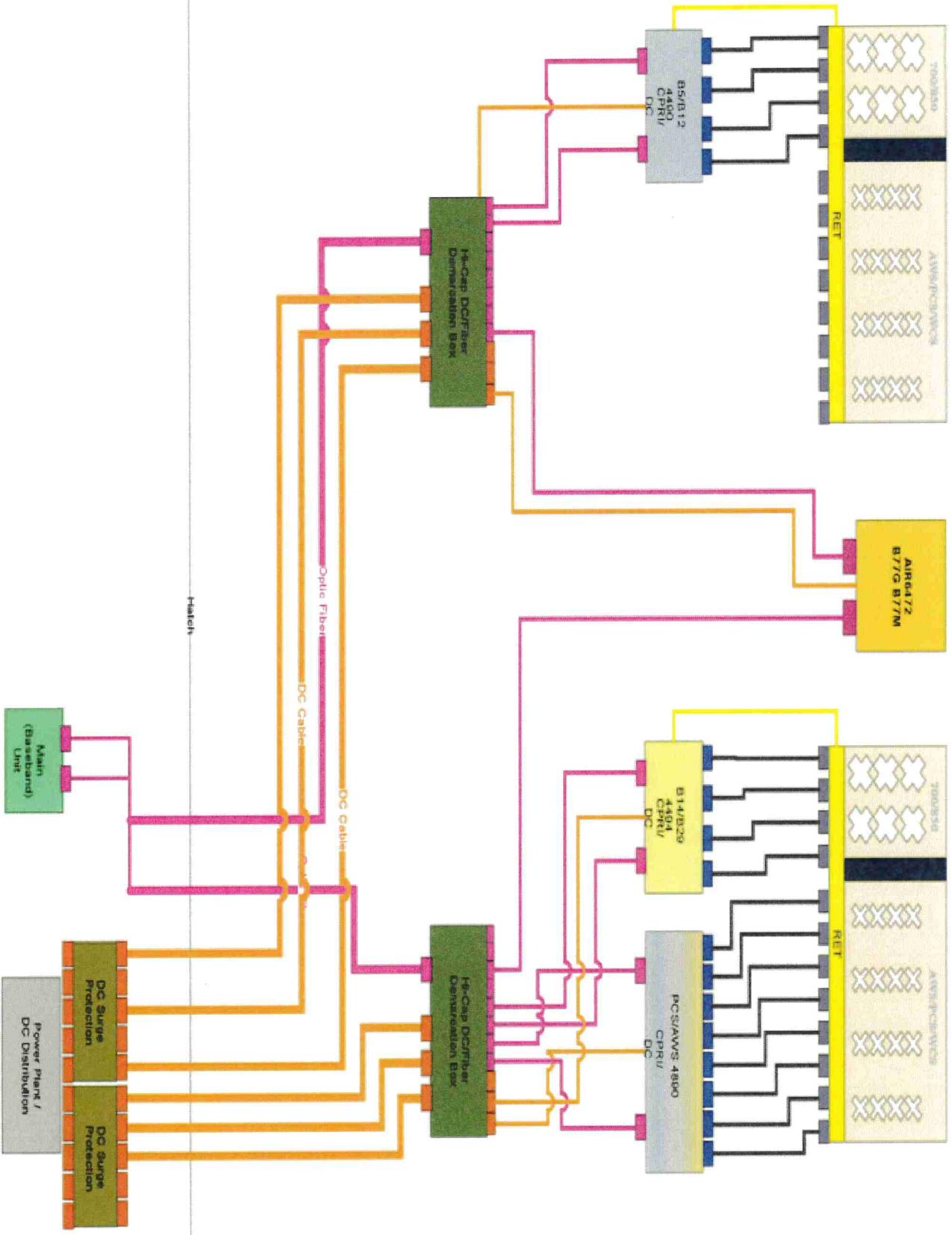
REV	DATE	DRWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

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CA 1170  
Expires 9/19/25



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SHEET NUMBER: **G-1** REVISION: **0**



1 PLUMBING DIAGRAM (ALL SECTORS)  
SCALE: N.T.S.



USID: 160561  
FA: 14412526

**CNE\_MCCOOK  
NORTHWEST**

1409 WEST 10TH STREET  
MCCOOK, NE 69001

EXISTING WATER TANK

PROJECT NO: 25-004836  
CHECKED BY: JS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	7/24/25	BD	PRELIMINARY REVIEW
0	7/28/25	BD	CONSTRUCTION

B&T ENGINEERING, INC.  
CA 1170  
Expires 9/19/25

PROFESSIONAL ENGINEER  
CHADE TUTTLE  
E-10223  
STATE OF NEBRASKA

7/28/25

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SHEET NUMBER: RF-1  
REVISION: 0

**CITY MANAGER'S REPORT  
JANUARY 5, 2026 MCCOOK CITY COUNCIL MEETING**

**ITEM NO. 3.A.** Presentation from Grant Flamig, Account Manager with NPPD, regarding the community energy report.

---

**BACKGROUND:**

The City of McCook is a NPPD community and Grant Flamig is McCook's Account Manager. Mr. Flamig will present the community energy report to the City Council.

**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  
JANUARY 5, 2025 MCCOOK CITY COUNCIL MEETING**

---

**ITEM NO. 3.B.** 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

December 30, 2025



Lea Ann Doak, City Clerk

December 30, 2025



Tera Koetter, Assistant City Manager

December 30, 2025

**CITY MANAGER'S REPORT  
JANUARY 5, 2026 MCCOOK CITY COUNCIL MEETING**

**ITEM NO. 3.C.** Discussion regarding the potential vacating of the gravel road on East A street from the gravel alleyway between East 9<sup>th</sup> Street and East A Street to the paved road of East 10<sup>th</sup> Street and East A Street.

---

**BACKGROUND:**

A request has been made by Randy Clapp for the city to vacate a lightly used gravel road on East A Street from the gravel alleyway between East 9<sup>th</sup> Street and East A Street to the paved road on East 10<sup>th</sup> Street and East A Street. Mr. Clapp has report the street is rarely used, with the exception being when individuals hot rod their vehicles around the corner. Staff has reviewed the property and agrees there is no value to keeping the street open. To the west, there is sufficient right of way for vehicles to access commercial properties. The closure won't impact the city's ability to provide trash service to the adjacent properties. Based on conversations with Mr. Clapp, the other adjacent property owners to East 9<sup>th</sup> Street agree with the vacation request.

If a vacation occurs, both sides of East A Street would vest in Mr. Clapp, as he owns the land to the north and south of East A Street between East 9<sup>th</sup> and 10<sup>th</sup>. If directed, staff will bring an ordinance to the City Council at the next regular meeting.

**APPROVALS:**

  
\_\_\_\_\_

December 30, 2025

Lea Ann Doak, City Clerk

  
\_\_\_\_\_

December 30, 2025

Nate Schneider, City Manager

  
\_\_\_\_\_

December 30, 2025

Kyle Potthoff, Public Works Director

  
\_\_\_\_\_

December 30, 2025

Tera Koetter, Assistant City Manager

**CITY MANAGER'S REPORT  
JANUARY 5, 2026 MCCOOK CITY COUNCIL MEETING**

**ITEM: 3.D** Update and discussion regarding the City of McCook's progress on a new Comprehensive Plan, Zoning Regulations, and Subdivision Regulations.

---

**BACKGROUND:**

On February 27, 2025, the City of McCook held its final Comprehensive Plan, Zoning Regulations, and Subdivision Regulations steering committee meeting. Like the previous three meetings before, the February 26, 2025 meeting was open to the public and advertised as required by Nebraska law.


For the remainder of 2025, the McCook Planning Commission has reviewed the proposed zoning regulations. In December of 2025, the Planning Commission completed its review of the proposed zoning districts and are ready to move on to the supplemental provisions.

As for the Comprehensive Plan, the McCook Planning Commission will get its first review of the final draft at its January 12, 2026 meeting. Following the Planning Commission review of the Comprehensive Plan, it will be presented to the City Council for approval.

**APPROVALS:**

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

December 30, 2025

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

December 30, 2025

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

December 30, 2025

**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.

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Linda Taylor, Ex-officio Mayor  
and Council President

ATTEST:

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Lea Ann Doak, City Clerk-Treasurer