City of Blair Regular Council Meeting
August 25, 2026

The Mayor and City Council met in regular session in the City Council Chambers on August 25, 2026, at 7:00 PM. The following were present: Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Kevin Willis, and Frank Wolff. Absent: Gary Banner. Also present were City Administrator Green, Deputy City Administrator Barrow, Deputy City Administrator Heaton, Deputy City Administrator Scott, City Attorney Talbot, Library Director Lukert, Community Development Director Beiermann, IT Director White, Public Safety & Communications Coordinator Dunn, City Treasurer/Finance Director Bach, and Police Chief Kinsey.

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. Notice of the meeting was given in advance thereof by publication in the Washington County Enterprise as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Mayor and all members of the City Council, and a copy of their acknowledgement of receipt of notice and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1, #2, & #3 – Meeting was called to order by Mayor Rump at 7:00 p.m. followed by Roll Call and the Pledge of Allegiance.

Agenda Item #4 – Consent agenda approved the following: 4a) Approval of Minutes of the August 11, 2026, meeting, 4b) Clerk report of the Mayoral Action for the August 11, 2026, meeting, 4c) Claims as approved by the Finance Committee. Motion by James Letcher, second by Rick Paulsen to approve the Consent Agenda. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5 – Graham Herbst, 8122 Camden Ave, Omaha, Community Forester for Eastern Nebraska, presented the 2026 Community Forestry Award to Kyle Sheets of the Blair Parks Department. Herbst has held his position for over 15 years and noted Blair's strong heritage with trees, referencing past contributors Ralph Steyer and Pat Long. Kyle was nominated by two individuals and received unanimous votes from the Nebraska Community Forestry Council's citizen advisory board. Highlights of Kyle's work include engaging youth, schools, and community members in tree planting and care, organizing an Arbor Day event at Black Elk Park featuring a sawmill demonstration, and recently passing the certified arborist exam, making him Blair's first on-staff certified arborist.

Agenda Item #6 – Chief Kinsey introduced two new Blair Police Department officers: Jackson Radloff, who has approximately seven years of law enforcement experience and is returning to Blair, and Ryan Eddy, who came from the Yankton, South Dakota Police Department after four years of service. Eddy's wife recently earned her MD and is currently in medical residency at the Med Center, preventing her from attending the badge pinning. Mayor Rump pinned Eddy's badge in her place. Radloff was pinned by his wife. Both officers were sworn in by Chief Kinsey and Chaplain Pastor Amy presented each officer with a chaplain coin.

Agenda Item #7 – Fire Chief Aten presented six new volunteer fire department members for council approval: Trenton Jones, Isaac Opetaia, Mason Mann, Jesse Hartline, Ryley Stanley, and Jamie Busson. All have completed prerequisites including physical agility tests, written exams, and physicals. Isaac Opetaia came through the cadet program, which Chief Aten noted has been highly beneficial for recruitment. The department acknowledged it remains well below full capacity but noted the additions are meaningful progress. Council member Willis introduced Resolution 2026-093 approving Treyton Jones, Isaac Opetaia, Mason Mann, Jesse Hartline, Ryley Stanley and Jamie Bussen as new members of the Blair Volunteer Fire Department. Motion by Kevin Willis, second by Kirk Highfill to adopt Resolution No. 2026-093 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #8 – Mayor Rump opened a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 8, Section 801.04 Exceptions: Changing Exception (19) from "Rental and lease establishments, outside storage; provided, however, no rental or lease establishments for construction equipment shall be allowed," to "Rental and Leasing Establishments, Outside and Inside Storage" to align with the definition in Chapter 3. Community Development Director Beiermann presented a cleanup amendment to Blair's zoning regulations in the (ACH) Agricultural Commercial Highway zone. The change removes the prohibition on rental/leasing establishments for construction equipment and simplifies the language to read "rental and leasing establishments outside and inside storage," aligning with the Chapter 3 definition. The amendment does not eliminate oversight; all rental establishments in ACH still require a Conditional Use Permit (CUP), allowing the council and planning commission to evaluate each application individually, including the type and size of equipment. Kristina Barta, 12861 Co. Rd 26 raised concerns about large construction equipment and requested a clear definition of what that means. Beiermann clarified the CUP process addresses this concern. Planning Commission approved the change 8-0. There were no comments in writing. Mayor Rump closed the public hearing. Council member Paulsen introduced Ordinance 2626 amending the City of Blair Zoning Regulations, Article 8, Section 801.04 Exceptions: Changing Exception (19) from "Rental and lease establishments, outside storage; provided, however, no rental or lease establishments for construction equipment shall be allowed," to "Rental and Leasing Establishments, Outside and Inside Storage" to align with the definition in Chapter 3.

AN ORDINANCE TO AMEND THE BLAIR CITY ZONING REGULATIONS, ARTICLE 8, AMENDING SECTION 801.04, EXCEPTIONS (19) IN REGARD TO RENTAL AND LEASING ESTABLISHMENTS, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

Council member Rick Paulsen moved that the statutory any rule requiring reading on three different days be suspended. Council member James Letcher seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member Rick Paulsen moved for final passage of the Ordinance, which motion was seconded by Council member James Letcher. The Mayor then stated the question was "Shall Ordinance No. 2626 be passed and adopted?" Upon roll call vote, the following

Council members voted: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council member voted: Yea: 7, Nay: 0, Absent: 1. The passage of said Ordinance having been concurred in by a majority of all members of the Council, the Council President declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance can be found in the Ordinance Record Book.

Agenda Item #9 – City Administrator Green introduced the agenda item and provided an overview of the City's LB840 Economic Development Program. He explained that LB840 is a voter-approved economic development program funded primarily through local sales tax revenues. Applications are reviewed by the seven-member LB840 Advisory Committee, which evaluates requests based on capital investment and job creation. Green noted that job creation incentives are structured as forgivable loans contingent upon meeting and maintaining employment goals, while capital investment assistance may be provided as grants or low-interest loans. He further explained that recommendations from the LB840 Advisory Committee are forwarded to the Finance Committee before being presented to the City Council for final consideration. Mike Rooks, Gateway Development Corporation, presented an application submitted jointly by CS Arbor Group LLC and Generational Builders. Rooks stated the applicants were seeking LB840 assistance to construct a new three-bay building on recently acquired property located on South 10th Street. Following review of the project costs, proposed employment, and LB840 criteria, the Advisory Committee recommended approval of $33,000 in funding, consisting of: $23,000 for capital expenses related to building construction and site grading and $10,000 for the creation of four new employees. Curt Scott, representing the applicants, explained that the proposed building would include a sales office for Generational Builders, a company based in Springfield, Missouri, which selected Blair as the location for its regional operations. Scott stated the facility would consist of three bays, with Generational Builders utilizing two bays and CS Arbor Group utilizing one bay. He noted that Generational Builders specializes in barndominium construction and intends to use the facility as a sales office and client meeting space. Scott added that the LB840 assistance would help offset costs associated with site preparation, including dirt work and stormwater management improvements, with both companies sharing responsibility for the project. The Finance Committee reviewed the request and viewed the project as a positive opportunity for business development in Blair. Clark introduced Resolution No. 2026-94, approving the LB840 application submitted by CS Arbor Group LLC and Generational Builders for the construction of a new three-bay building at 575 South Kent Street. Motion by Brent Clark, second by Frank Wolff to adopt Resolution No. 2026-094 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #10 – Mike Rooks, Gateway Development Corporation, presented the second LB840 application for Henton Worx LLC, submitted by John Henton, 9505 County Road 29, Blair. Henton is splitting off the rock crushing/recycling portion of his business due to rapid growth and seeking a new industrial site south of the new Calcium Products plant, just off a paved road with good highway access. He has a handshake agreement with Mr. O'Dell for the property purchase. The LB840 Advisory Committee approved $100,000 to support site acquisition and development, tied to creation of six new jobs. The new site is currently zoned light industrial, and staff confirmed no rezoning is needed as the operation can meet light industrial performance standards that cover dust, noise, vibration, and traffic. Henton will maintain his Highway 30 borrow pit permit which is valid through 2035 for dirt staging and some excavation/trenching, while rock crushing moves to the new Highway 75 site. He holds existing and industrial runoff water permits and a retention pond at the new site. Kristina Barta, 12861 Co. Rd 26, Blair, requested additional clarification as to what Mr. Henton would be doing on the property along Highway 30. Green stated he would continue to have a burrow pit hauling dirt in and out but not changing the topography of the land. Krenda Rodis, 1151 Westridge Dr., asked for clarification of the definition of recycling and if it included harmful agents that would change the value of the land. Henton stated the operation is mechanical (concrete crushing), not chemical. Finance Committee recommended approval of the LB840 Committee. Council member Wolff introduced Resolution 2026-095 approving LB840 application from Henton Worx, LLC for the purpose of expanding operations of a rock crushing and recycling business at a new industrial site located on Tax Lot 67 in Section 19, Township 18, Range 12, Washington County, NE. Motion by Frank Wolff, second by Rick Paulsen to adopt Resolution No. 2026-095 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried

Agenda Item #11 – City Administrator Green and Deputy City Administrator Scott presented the preliminary budget for FY2026-27. The city will exceed the 2% + real growth which is 1.55% for a total 3.55% threshold by approximately $294,000, triggering a required "postcard meeting" scheduled for September 17 by Washington County Clerk’s office. The primary driver is public safety bond payments which were used for the purchase of a fire truck, police equipment, and radios issued over the past two years as 10-year bonds. The debt fund levy increases from 4.5 cents to 6.7 cents per $100 valuation. City valuation increased 9% overall; new construction growth was 1.55%. Staffing Changes include five positions that will receive pay grade adjustments. Additions include a second utilities clerk (previously authorized), a Parks Laborer (full-time, converting from 28-hour part-time), and a half-year Police Captain hire (with commitment to full-time captain in FY2027-28). Two field officer positions were deferred. Eliminated/unfunded positions are the Exhibit and Marketing Coordinator, Parks part-time laborer, and non-lawyer legal assistant was never replaced when Katie Ferrari resigned. Revenue Sources include $3.775 million in sales tax transferred to general funds for property tax relief, $235,000 from hotel tax, and $215,000 from Keno. Total sales tax revenue is approximately $4.5 million annually. Key Expenditures in the General Fund are Fire at $1.345 million for new pumper truck and $190,000 in equipment funded by public safety bond, Rescue Squad at $520,000 funded by rescue squad reserve which has $450,000 set aside, RV Park bathroom has $400,000 budgeted, Park trails budgeted $100,000 with 50% grant-funded, Rhodes Park erosion project at $140,000 partially funded by a grant, Youth Sports Complex recreational assistance doubled to $120,000, Animal Control increased to the full amount requested at $175,000, Comprehensive Plan has $450,000 budgeted funded by sales tax (pending new Community Development Director arriving late September), Holiday lighting maintenance increased from $40,000 to $60,000 (existing rooftop lights on Main Street, not new installation), and Library equipment that will be funded through donated funds, not general fund. Sewer Fund is the fund in the worst financial condition. A 20% sewer rate increase will be enacted effective October 1, 2026, and estimated at approximately $5/month per customer. Revenue is currently insufficient to cover bond payments, let alone future capital improvements at the wastewater plant. Street Fund will have a transfer of sales tax in the amount of $500,000 for two major potential projects that include 25th Street/Beer Can Alley to County Road 31 to Highway 30 estimated at $832,000 and Hollow Road box culvert replacement estimated at $1 million without traffic and 45-50% more if under traffic. Both require additional bonding if approved. Extensive public and council discussion occurred regarding the proposed Hardy RV Park bathroom replacement. Betsy Anderson, 1235 Pinewood Dr., Parks Advisory Board member, presented photos of the current deteriorated facility built in the 1960s as a concession stand and proposed replacement. Issues with current facility are ongoing mold due to poor ventilation, not ADA compliant (lip at entrance), no heat (pipes drained each winter), and limiting use to seasonal operation. The proposed prefab facility would be storm-shelter rated, ADA compliant, heated for year-round use, and connected to the trail system. $400,000 for the four-unit version and a two-unit version estimated at $290,000-$300,000). The RV park generates approximately $8,290 in revenue to date this fiscal year. Motion by Highfill, second by Willis to receive and place on file the photos presented by Betsy Anderson. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Board members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried. Paul Buckingham, 1217 Fairview Dr., argued a stick-built 800-1,200 sq ft structure could be built for less than $400,000 with better finishes, questioned the prefab approach and suggested renovating the existing block building. He also spoke against any increase in the Chamber or Gateway agreements and funds expended for AEDs. Holly Hafer, 812 N. 12th St. noted city residents also use the showers during power outages. Council consensus moved toward the two-unit option at $300,000 maximum, with the project contingent on receiving the grant. Brenda Neiburg, 2700 Sunrise Dr, spoke against the RV Park Improvement, Logan Boeker, 505 N. 24th St., questioned what the $60,000 for holiday lighting included. Jennifer Reyzlik, 141 E. Baronage Dr., spoke against a budget increase for the Washington County Chamber, requested funds be included to preserve the brick streets, and against hiring any new officers or an additional park employee as a gardener. Krenda Rodis, 1151 Westridge Dr., spoke in favor of the new restroom as a tornado shelter. Margaret Hanson, 511 S. 23rd St., is the current Exhibit and Marketing Coordinator with 8.5 years of service, addressed the council regarding the proposed elimination of her position. She encouraged the Council to fund her position. City Administrator Green noted the library staff agreed to handle exhibits going forward, and the marketing interface with Gateway/Chamber had not produced desired results. No council vote was taken to restore the position; it remains eliminated in the approved preliminary budget. Shawn Cooper, 2300 College Dr., spoke against funds being increased for the Washington County Chamber or the Gateway Development. Motion by Highfill second by Clark to reduce the RV park bathroom line item (010145502) from $400,000 to $300,000. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Nay, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 1, Absent: 1. Mayor Rump declared the motion carried. Motion by Frank Wolff, second by Kirk Highfill to approve the preliminary budget for FY 2026/2027 as amended and authorize the publication of the Budget Hearing on September 8, 2026. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #12 – City Administrator Green presented an amended service contract with the Washington County Chamber of Commerce. He explained that state statute requires municipal payments to be tied to specific services rather than membership dues. The Chamber had indicated last year that it would return to request additional funding, resulting in the proposed contract amendment. Key changes to the agreement include reducing the annual compensation increase from 4% to 1.5%, adding language that any future compensation changes must be negotiated through the agreement amendment process, extending the contract term from one year to two years, requiring notice of intent to renew 180 days prior to the fiscal year and clarifying provisions related to miscellaneous expenses. The City Administrator emphasized that the purpose of the contract is to fund services provided by the Chamber and support the organization's ability to retain qualified executive leadership. He noted the importance of having a strong executive director to effectively partner with and serve the City. Executive Director Nikki Ferguson, 11296 Ramble Ridge Dr., presented the amended two-year service contract requesting $60,000 for FY2027 which is up from $40,000 in FY2026. Ms. Ferguson outlined the services the Chamber provides: coordination of Tannenbaum/soup supper, Gateway to the West Days (2,000+ Friday attendees, 4,500+ Saturday per Placer AI data, 88 volunteer hours during the four-day event), 4th Friday Food Truck nights (averaging 205 people per event across three pilot events in May/June/July), Wine Walk (125 visitors from outside Washington County), Art Alley calendar management, visitor information, business support for 250+ members (78% small businesses), career/trades exploration, Leadership Washington County, scholarships, and a planned high school leadership program. The Chamber generates $130,000 in membership revenue against $135,000 in basic operating expenses. Betsy Anderson, 1235 Pinewood Dr., spoke against the Chamber agreement stating city funds should support internal department and not private non-profit organizations. City Administrator Green stated the city collected $150,000 in lodging tax in FY2025. The $60,000 for this agreement represents 40% of that, within the national 35-75% range for chamber/CVB allocations. Mayor Rump noted the hotel tax is specifically earmarked for community betterment and is not general property tax revenue. The Finance Committee recommended approval as the Chamber is a benefit for the city. Council member Clark introduced Resolution 2026-091 approving an amended contract for services with Washington County Chamber. Motion by Brent Clark, second by Frank Wolff to adopt Resolution No. 2026-091 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #13 – City Administrator Green presented the proposed service agreement with Gateway Development Corporation, noting that the previous agreement had not been updated since 2011. He highlighted the significant role Gateway and Executive Director Mike Rooks play in supporting economic development efforts for Blair and Washington County. Green explained that he meets regularly with Mr. Rooks to discuss economic development prospects, business recruitment opportunities, and housing development initiatives. He noted that Gateway is frequently involved in meetings with developers and businesses due to the close connection between housing, job creation, and economic growth. The proposed agreement mirrors the structure of the Chamber agreement and includes: a two-year term tied to the City's fiscal years, an annual 1.5% increase in compensation, a requirement that any future compensation adjustments beyond the agreed increase be brought back to the City Council for consideration and approval through an amended agreement. Green also emphasized Gateway's role in administering the City's LB840 program. He explained that Gateway manages the application process, works directly with applicants and lenders, and completes the necessary background and administrative work before projects are presented to the LB840 Advisory Committee and, ultimately, the City Council. Additionally, the agreement provides for two City Council members to serve on Gateway's Board of Directors, giving the City a direct voice in the organization's decision-making process. Mike Rooks, Gateway Development Corporation, Rooks cited 21 active projects in the pipeline ranging from small businesses to large corporations, a $160,000 feasibility study underway for the next major industrial site, a housing study with bids ranging $35,000-$210,000, and pursuit of an $8 million industrial grant. Gateway has facilitated development of Dollar Tree, Jimmy John's, Scooters, Lighthouse, Tasty, Black Label, Dollar General, 10th Street expansion (six businesses), and Calcium Products, generating an estimated $500,000+ annually in property taxes. Gateway also helped establish the Art Alley. Sean Cooper, 2300 College Dr., raised concerns about the consistent year-over-year spending increases for both Chamber and Gateway while the city faces budget deficits and position eliminations. Angie Schroeder, 10364 CR 29, representing the art alley stated the group is operated entirely by volunteers and relies on fundraising, grants, and other funding efforts to support its activities. They indicated they were not aware that management responsibilities were being transferred from Gateway Development Corporation to the Chamber. She noted that the organization does not receive financial assistance from the Chamber. However, at the organization's inception, Gateway assisted by establishing a pass-through account and providing fiscal management services for its funds, along with some initial financial support. Rooks, Gateway Development, stated the Chamber is only taking over reserving the art alley for functions. Finance Committee recommended approval. Council member Wolff introduced Resolution 2026-092 approving an agreement between the City of Blair and Gateway Development Corporation. Motion by Frank Wolff, second by Brent Clark to adopt Resolution No. 2026-092 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin

Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #14 – City Administrator Green presented and ordinance amending Chapter 1, Article 3 of the Blair Municipal Code relating to appointed city officials. Key changes include removal of appointed status for assistant/deputy positions not required by state statute treating them as regular employees; significant additions clarifying the City Administrator's powers and duties based on University of Nebraska Omaha School of Public Administration recommendations. New language specifies the administrator reports to the governing body as a whole, not individual members, and that neither the mayor nor individual council members shall interfere with day-to-day administration except as authorized by law or full council action. Language also transferred certain duties from the city clerk description to the treasurer/finance director position. The Judiciary Committee reviewed and supported the ordinance. Council member Letcher introduced Ordinance 2625 amending the Blair City Municipal Code, Chapter 1, Article 3 relating to appointed City Officials, updating the power, duties and responsibilities of certain appointed positions and eliminating obsolete provisions.

AN ORDINANCE TO AMEND THE BLAIR CITY MUNICIPAL CODE, CHAPTER 1, ARTICLE 3 RELATING TO APPOINTED CITY OFFICIALS; UPDATING THE POWERS, DUTIES AND RESPONSIBILITIES OF CERTAIN APPOINTED POSITIONS; ELIMINATING OBSOLETE PROVISIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

Council member James Letcher moved that the statutory any rule requiring reading on three different days be suspended. Council member Brent Clark seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member James Letcher moved for final passage of the Ordinance, which motion was seconded by Council member Brent Clark. The Mayor then stated the question was "Shall Ordinance No. 2625 be passed and adopted?" Upon roll call vote, the following Council members voted: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council member voted: Yea: 7, Nay: 0, Absent: 1. The passage of said Ordinance having been concurred in by a majority of all members of the Council, the Council President declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance can be found in the Ordinance Record Book.

Agenda Item #15 – Deputy City Administrator Heaton presented updates recommended by the Parks, Recreation and Cemetery Advisory Board. Key changes include burial capacity per space increased from two cremations (or one casket plus one cremation) to three cremations or one casket plus two cremations and families must work with funeral directors for disinterment if changing burial type. Fee updates include opening fee increases from $550 to $600; grave purchase price increases from $550 to $700 (including a new $100 layout fee for headstone placement); new $100 fee for assisting the Catholic Church with grave/headstone layout. New state law allows reclaiming unused grave spaces after 30 years; Blair chose to go back 100 years, identifying approximately 2,600 potentially reclaimable spaces bringing total available to just over 10,000. Families can reclaim ancestral plots at a reduced rate of $275. The cemetery has an entire unlaid-out field available for future expansion, estimated at 200+ years of capacity. The amendments also include the policy for family members to reclaim family plots. Council member Letcher introduced Resolution 2026-096 adopting updated rules, regulations, and fees for the Blair Cemetery. Motion by James Letcher, second by Rick Paulsen to adopt Resolution No. 2026-096 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #16 – Deputy City Administrator Heaton presented a supplemental environmental services agreement with SRF Consulting Group for the River Road Connecting Trail project. This agreement covers all NEPA (National Environmental Policy Act) studies required because federal grant dollars are tied to the project. JEO is the design engineer and Nebraska Department of Transportation (NDOT) is managing the federal grant and will pay costs upfront, then invoice Blair for its 20% share. NDOT has approved all work. Finance Committee recommended approval. Council member Clark introduced Resolution 2026-097 approving a supplemental Environmental services agreement with SRF Consulting Group, Inc. for River Road Connecting Trail project. Motion by Brent Clark, second by Frank Wolff to adopt Resolution No. 2026-097 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #17 – Deputy City Administrator Heaton stated in 2017, Blair and Fremont jointly purchased a large brush chipper via an interlocal agreement. The chipper experienced frequent and costly breakdowns over recent years, rendering it unusable for the last three to four years. Both cities had to find alternative contractors for brush chipping. Fremont's city council voted to sell the chipper with a received bid of $420,000. Blair's 24% share of the sale proceeds equals just over $100,000, expected to be received before October 1, 2026. The funds will help offset costs from storm-related grinding work in August 2025. Finance Committee recommended approval. Council member Clark introduced Resolution 2026-098 terminating the Interlocal Cooperation Agreement dated August 8, 2017, between the City of Fremont and the City of Blair authorizing the sale of the tree grinder/chipper. Motion by Brent Clark, second by Frank Wolff to adopt Resolution No. 2026-098 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #18 – Mayor Rump publicly thanked outgoing City Administrator Phil Green for his service to Blair. Green reflected on his career, noting he was first hired in 2005 as an intern and later returned after time elsewhere, calling it "the great privilege of my life." After approximately 18 years total with the city, Green formally relinquished his authority as city administrator.

Agenda Item #19 – Motion by James Letcher, second by Kirk Highfill to adjourn the meeting 10:36 p.m. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: Abe’s Trash Service, Inc., Svc, 2064.48; Acreage Fences, Inc., Svc, 100.00; Air Products & Chemicals, Inv, 14885.10; Amerisource Hr Consulting Grp, Pyrl, 2250.00; Amie Clausen, Svc, 343.57; Anderson, Charles P & Christine M, Ref, 50.00; Anderson, Peggy L., Ref, 50.00; Aqua-

Chem Inc, Inv, 35.05; Assethr, Pyrl, 569595.23; Babkel Mechanical, Svc, 5522.62; Baird Holm Llp, Svc, 10825.00; Bargen Inc, Inv, 70893.00; Black Hills Energy, Svc, 1036.24; Blake Gutschow, Svc, 271.66; Bomgaars Supply Inc, Inv, 917.61; Borders, Anthony, Svc, 423.47; Brenda G Jenny, Svc, 383.52; Bs&A Software Llc, Inv, 702.00; Cdw Government Inc, Inv, 1890.00; Cede & Co, Inv, 204795.00; Century Homes Co, Inv, 354.10; Ciaccio Roofing Corp, Ref, 50.00; Cintas Corporation, Inv, 64.83; City Of Blair, Svc, 942.48; Core & Main Lp, Inv, 12299.16; Country Tire Inc, Svc, 70.61; Datashield, Svc, 87.53; David L Aten Jr, Svc, 391.51; Deborah Wood, Svc, 400.00; Demco Inc, Inv, 524.69; Eakes Office Plus, Inv, 290.16; Ecolab, Inv, 84055.58; Elm Home Services, Ref, 500.00; First National Bank, Inv, 9034.33; Fremont Electric Inc, Svc, 352.21; Grainger, Inv, 1701.17; Gt Distributors Inc, Svc, 3575.00; Hach Co, Svc, 2422.28; Harsin Built Construction, Ref, 500.00; Hawkins Inc, Svc, 14124.00; Heartland Natural Gas Llc, Inv, 17.04; Hireright Holdings Corporation, Svc, 486.00; International Code Council, Inv, 165.00; Iowa League Of Cities, Inv, 150.00; J. J. Keller & Associates Inc, Inv, 139.88; Jacob Dunn, Svc, 599.25; Jeo Consulting Group Inc, Svc, 1400.00; Jones, Lucus L., Svc, 391.51; League Association Of Risk Management, Inv, 110.22; League Of Kansas Municipalities, Inv, 130.00; Library Ideas, Inv, 377.58; Martin Marietia Materials, Inv, 803.12; Michael Todd & Company Inc, Inv, 612.00; Michelle Mughal, Inv, 50.94; Midwest Mudjacking Inc, Svc, 3988.75; Mississippi Lime Co Llc, Inv, 58726.09; National Telephone Message Corporation Inc, Inv, 217.77; Natosha Hefling, Ref, 50.00; Nebraska Dept Of Revenue, Tax, 16732.02; Nebraska Public Health, Inv, 279.00; Nebraska State Fire Marshal, Inv, 120.00; Nichols, Joshua, Ref, 314.34; Olsson Associates, Svc, 9599.75; Orchard Valley Inc, Ref, 500.00; Ostronic, Tyler, Inv, 3220.00; Point C, Flex, 3814.62; Pounds Printing Inc, Inv, 110.00; Principal Financial Group, Pen, 85092.83; Pvs Dx Inc, Inv, 30.00; Quality Fence, Ref, 250.00; Rogge, Jacob, Svc, 399.50; Royalty Roofing, Inv, 89480.45; S & S Homes Inc, Ref, 500.00; Sams Club Mc/Syncb, Inv, 2508.02; Seiler Instrument And, Inv, 4180.00; South Dakota Municipal League, Inv, 50.00; Steve Bohlen, Pen, 1749.83; Streakwave Wireless Inc, Inv, 94.17; Sunburst Memorials Inc, Inv, 770.42; Thallas, Logan P., Svc, 407.49; The Display Company, Inv, 3448.00; The Sign Depot, Inv, 458.25; Thermal Heating Air & Plumbing, Svc, 2516.00; Uline, Inv, 3107.32; United States Treasury, Inv, 159.62; Us Postal Service Fort Calhoun, Inv, 500.00; Usabluebook, Inv, 328.05; Vessco Inc, Inv, 19198.12; West, Jerry, Svc, 471.41.

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Melinda K. Rump, Mayor

ATTEST:

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Brenda Wheeler, City Clerk

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