RESOLUTION NO. _____

COUNCIL MEMBER ____ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT FOR THE BEAR CREEK SUBDIVISION BETWEEN THE CITY OF BLAIR, NEBRASKA, AND COMMUNITY IMPROVEMENT DISTRICT NO. 1 OF BLAIR, NEBRASKA, AND MDC BEARCREEK, LLC; AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT.

WHEREAS, MDC BEARCREEK, LLC, a Nebraska limited liability company, is the owner and developer of the proposed Bear Creek Subdivision consisting of Lots 1 through 138, inclusive, and Outlots A and B, located within the corporate limits of the City of Blair, Nebraska; and

WHEREAS, Community Improvement District No. 1 of Blair, Nebraska has been established pursuant to the Nebraska Community Improvement District Act for the purpose of financing and constructing public improvements necessary to serve the Bear Creek Subdivision; and

WHEREAS, the parties have negotiated a Developer's Agreement establishing the responsibilities of the developer, the Community Improvement District, and the City with respect to the construction, financing, ownership, acceptance, and maintenance of public improvements within the subdivision, including street, sanitary sewer, storm sewer, water, gas, electrical, sidewalk, trail, and related infrastructure improvements; and

WHEREAS, the Developer's Agreement provides for the construction of public improvements in accordance with plans prepared by E & A Consulting Group, Inc., and further provides for reimbursement by the City of a portion of the costs associated with installation of the twelve-inch water main serving the City water tower, with such reimbursement not to exceed Eight Hundred Thousand Dollars ($800,000.00); and

WHEREAS, the City Council finds that approval of the Developer's Agreement is in the best interests of the City of Blair and will facilitate the orderly development of the Bear Creek Subdivision while protecting the City's interests regarding construction standards, financing, acceptance of public improvements, and future maintenance obligations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA:

Section 1. The Subdivision Agreement by and among MDC BEARCREEK, LLC, Community Improvement District No. 1 of Blair, Nebraska, and the City of Blair, Nebraska, concerning the development of the Bear Creek Subdivision, is hereby approved in substantially the form presented to the City Council.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute the Subdivision Agreement on behalf of the City of Blair and to take such further actions as may be necessary to carry out the intent of this Resolution.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

COUNCIL MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH MOTION WAS SECONDED BY COUNCIL MEMBER ----. UPON ROLL CALL, COUNCIL MEMBERS ------- VOTING "AYE" AND COUNCIL MEMBERS ----VOTING "NAY," THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2026.

CITY OF BLAIR, NEBRASKA

By: _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
) ss.
WASHINGTON COUNTY)

I, Brenda Wheeler, City Clerk of the City of Blair, Nebraska, hereby certify that the foregoing Resolution was duly adopted by the Mayor and City Council of the City of Blair, Nebraska, at a meeting held on the 24th day of November, 2026.

_____
BRENDA WHEELER, CITY CLERK