ORDINANCE NO. 2632

COUNCIL MEMBER --- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE APPROVING A REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY OF BLAIR, NEBRASKA AND MDC BEARCREEK, LLC FOR THE PURCHASE OF LOT 138 IN THE BEAR CREEK SUBDIVISION; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT AND OTHER DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. Findings.

The Mayor and City Council find and determine that:

A. MDC BEARCREEK, LLC, a Nebraska limited liability company, is the owner of certain real property located within the corporate boundaries of the City of Blair, Nebraska, including Lot 138 of the proposed Bear Creek Subdivision.

B. The City desires to acquire Lot 138 within the Bear Creek Subdivision for municipal purposes, including the location and operation of public water system facilities.

C. The City and MDC BEARCREEK, LLC have negotiated a Partially Executed Real Estate Purchase Agreement providing for the purchase of Lot 138 by the City for the sum of One Hundred Sixty-Eight Thousand Dollars ($168,000.00).

D. The proposed agreement provides that closing shall occur within thirty (30) days following the recording of the final plat of the Bear Creek Subdivision or as otherwise agreed by the parties in writing.

E. The City Council finds that acquisition of Lot 138 and approval of the Real Estate Purchase Agreement are in the best interests of the City and serve a valid public purpose.

SECTION 2. Approval of Agreement.

The Real Estate Purchase Agreement between the City of Blair, Nebraska, and MDC BEARCREEK, LLC for the purchase of Lot 138 in the Bear Creek Subdivision, substantially in the form presented to the City Council, is hereby approved. The purchase price for the property shall be One Hundred Sixty-Eight Thousand Dollars ($168,000.00), together with such closing costs as are allocated to the City under the Agreement.

SECTION 3. Authorization.

The Mayor and City Clerk are hereby authorized and directed to execute the Real Estate Purchase Agreement and any deeds, title documents, closing statements, affidavits, certifications, or other documents necessary to complete the acquisition of Lot 138 pursuant to the terms of the

Agreement.

This Ordinance shall be published in pamphlet form and shall take effect and be in force from and after its passage, approval, and publication as provided by law.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and following the passage and publication hereof as required by law.

Passed and approved this 24th day of November 2026.

CITY OF BLAIR, NEBRASKA

_____
MELINDA RUMP, MAYOR

ATTEST:

_____
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
) :ss:
WASHINGTON COUNTY)

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing ordinance was passed at a regular meeting of the Mayor and City Council of said City held on the 24th day of November, 2026.

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BRENDA WHEELER, CITY CLERK