	"OPEN MEETINGS ACT" **City of Blair Regular Council Meeting** **City Council Chambers** **November 10, 2026 - 7:00 PM**

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

AGENDA

NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at www.blairne.gov. The City Council reserves the right to go into Executive Session at any time.

1. Meeting called to order by Mayor Rump.
2. Roll Call.
3. Pledge of Allegiance.
4. Approval of Consent Agenda - The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

4.a. Approval of Minutes of October 27, 2026, meeting.
4.b. Clerk report of Mayoral Action of meeting.
4.c. City Department reports for October 2026 .
4.d. Claims as recommended by the Finance Committee.

5. Consider Ordinance 2631 amending Chapter 10, Article 24 of the Blair Municipal Code by adding a new Section 10-2414 to establish maintenance, repair, upkeep and snow and ice removal responsibilities of designated components of the city-controlled public right of way within the Downtown Business District.
6. Consider Resolution No. 2026-116 authorizing the foreclosure of lots in Northern View Phase II upon which Special Assessments have been placed and are

delinquent for more than (3) years and authorize the City Attorney to proceed with foreclosure proceedings to collect the delinquent special assessments.
7. Deputy City Administrator Reports.
8. Executive Session to discuss possible litigation involving the City of Blair and to preserve the attorney-client privilege. No action will be taken.
9. Motion and second by Council members to adjourn the meeting.

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

City of Blair Regular Council Meeting
October 27, 2026

The Mayor and City Council met in regular session in the City Council Chambers on October 27, 2026, at 7:00 PM. The following were present: Gary Banner, Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Frank Wolff. Absent: Kevin Willis. Also present were 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, 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 – Mayor Rump called the meeting to order 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 October 13, 2026, meeting. 4b) Clerk report of Mayoral Action of the October 13, 2026, meeting, 4c) Claims as approved by the Finance Committee, 4d) Motion to approve the mayoral appointment of Rebecca Brunick to the Blair Housing Authority Board, 4e) Consider Resolution 2026-111 adopting the year-end certification of City Street Superintendent and 4f) Consider Resolution 2026-112 designating Charles Heaton as the City's Street Superintendent effective January 1, 2027. Motion by James Letcher, second by Brent Clark to approve the Consent Agenda. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5 – Tom White, IT Director, requested approval to spend up to $70,000 on Phase 1 server replacement. The FY 26-27 budget includes $50,000 for the library and $70,000 for City Hall. IT staff would install and maintain the servers, collaborating with vendor Thompson Solutions. White also asked for flexibility to buy from multiple vendors, since prices are volatile and now three to five times what they were in 2024. Quotes on refurbished gear expire quickly, and refurbished enterprise servers with new drives cost about half the price of new ones while carrying similar support. Problems with the current equipment: 1) Library servers are 9 years old and City Hall servers a little over 5, and all are out of warranty, 2) The library OS loses security updates in January, 3) There are drive failures, and City Hall is running out of storage, 4) VMware pricing has risen about 10x since the original contract, so the city will move away from it and 4) There is no quick recovery capability. Phase 1 provides: 1) New servers at City Hall, the core system for file storage, logins, and department applications used by Parks, the PD, Public Works, and others, 2) The library as a backup and recovery site, with failover, 3) A unified platform with more storage, and 4) added CJIS security separation for the police department while keeping redundancy. Installation is targeted for mid-to-late January, followed by data migration and a working backup site. A future phase would address any gaps. Council member Highfill asked about going. White said it would cost more long-term and lock the city in.

The city also has legacy data, and cloud outages such as yesterday's Microsoft Teams outage would hurt authentication. The city will keep evaluating cloud options. The Technology Committee met with White and requested by January a firmer completion date and final costs. They also want future budgets to set aside about $20,000 per year, so the city avoids a lump sum of roughly $120,000 in five years. Council Member Banner introduced the Resolution 2026-113 approving the purchase of new server hardware for Blair City Hall and the Blair Public Library and Technology Center. Motion by Gary Banner, second by Kent Long to adopt Resolution No. 2026-113 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #6 – Captain Lyon presented bids from Jones Automotive and EVO Outfitters for equipping the new police vehicle. EVO Outfitters was the low bid. The department has used EVO Outfitters on their last few vehicles and has been satisfied with their work. The chief had contacted the Police Fire Committee and received no concerns. There was no public comment. Motion by Rick Paulsen, second by Kirk Highfill to receive and place on file the bids for the installation and outfitting of the new police department vehicle. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted as follows: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried. Council member Paulsen introduced Resolution No. 2026-114 authorizing the purchase and installation of equipment and related outfitting for the new police department vehicle. Motion by Rick Paulsen, second by Kirk Highfill to adopt Resolution No. 2026-114 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #7 – Deputy City Administrator Heaton presented an agreement with Alex Meyer, a farmer near Modale, Iowa, for land application of sludge from the Blair Wastewater Treatment Plant. The sludge cannot be returned to the river. Finding ground is increasingly hard because of the stigma around applying sewage waste, though the practice is permitted, licensed, and tested to EPA and state DNR standards. Rules require limited application rates per acre, no rain, no irrigated or sloped ground, incorporation by disking within about 24 hours, and regular soil and nitrate testing. The agreement covers about 130 acres for the next year at about $1,000 per acre, or $130,000, with the fields rotated between two plots. Fremont has a dewatering and composting system and will take some sludge, but not as sole source. The city would be the first cut if Fremont had problems. It is the backup for events such as snowstorms. SMS/S&S Pumping plans its own dewatering system in town, expected hopefully within a year, plus extra permitting. When it is running, it will become the primary option, with about a truck a day, and Fremont will remain the backup. Heaton stated the plant has storage for several days, with about 5,000 gallons hauled daily and the hauler catching up after weekends. The Finance Committee said this is effectively the only reliable option for the next 12 months. Council Member Clark introduced Resolution 2026-115 approving the sludge application ground rental agreement between the City of Blair and Alex Meyer for land application of sludge from the Blair wastewater treatment plant. Motion by Brent Clark, second by Gary Banner to adopt Resolution No. 2026-115 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #8 – Mayor Rump asked for reports from the Deputy City Administrators. They had no reports.

Agenda Item #9 – City Attorney Talbot stated that attorney's Molly Miller and Craig Dirrim are invited to stay and be part of the Executive Session with the Mayor and Council. Council member Brent Clark moved to recess at 7:21 p.m. for an Executive Session stating the closed session is needed for the protection of the public interest for the following: 1) Potential Litigation and 2) Possible Litigation involving the City of Blair. No action to be taken. Motion was seconded by James Letcher. Council members voted as follows: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried and stated the Executive Session will be limited to discussion regarding potential litigation and possible litigation involving the City of Blair and preserve the attorney-client privilege. Council member James Letcher moved to come out of Executive Session and reconvened as a City Council at 8:54 p.m. which motion was seconded by Council member Brent Clark. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #10 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 8:54 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: Access Technologies, Inc., Inv, 141.20; AFL, LLC, Inv, 46,937.00; Air Products & Chemicals, Inv, 10107.32; Akrs Equipment, Inv, 469.07; Amerisource Hr Consulting Grp, Pyrl, 2250.00; Arps Red-E-Mix Inc, Svc, 784.69; Assethr, Pyrl, 259216.33; Automatic Systems Co, Svc, 87.04; Black Hills Energy, Inv, 1038.27; Blue Cross & Blue Shield Of Ne, Ins, 132819.77; Bobcat Of Omaha, Inv, 410.40; Bomgaars Supply Inc, Inv, 1867.95; Braniff Service, Svc, 276.00; Brodart Co, Inv, 723.77; Bs&A Software Llc, Inv, 40815.00; Cede & Co, Invest, 133041.25; City Of Blair, Inv, 750.80; Civicplus, Inv, 17387.65; Crowne Plaza, Inv, 1394.55; Datashield, Svc, 87.53; Detectachem Inc, Inv, 138.74; Eakes Office Plus, Inv, 57.58; Friends Of The Jeanette Hunt, Inv, 43750.00; Gillespie, James, Ref, 200.00; Gis Workshop Llc, Inv, 1500.00; Governmentaljobs.Com, Inc, Inv, 4326.00; Grainger, Inv, 742.62; Hach Co, Inv, 1965.63; Heartland Natural Gas Llc, Inv, 35.20; Henton Trenching Inc, Inv, 370.00; Holly Hafer, Reimb, 1301.15; Hsa Bank, Ins, 92.50; Icma, Dues, 799.50; James Nielsen Dba, Svc, 245.00; Josh Hatheway, Reimb, 95.00; Kelly Mcmanigal, Reimb, 399.00; Larm, Ins, 953921.14; League Of Ne Municipalities, Inv, 100.00; Midwest Fire Protection Inc, Svc, 4384.86; Midwest Laboratories Inc, Svc, 729.00; Midwest Maritime Services, Svc, 49620.00; Midwest Mudjacking Inc, Svc, 1623.75; Mississippi Lime Co Llc, Inv, 50029.16; Monroe Engineering Group Llc, Inv, 533.35; Nebraska Dept Of Revenue, Tax, 15214.09; Nebraska Dept Of Revenue - Keno, Tax, 8651.00; Nebraska Municipal Clerk, Dues, 300.00; Nebraska Public Health, Inv, 343.00; Onsite Services Solutions Llc, Inv, 8609.00; Point C, Ins, 6863.87; Principal Financial Group, Pen, 86173.47; Proquest Llc, Inv, 1982.23; Randy Harwood, Inv, 73000.00; Rolling Acres Complex, Inv, 390.00; Sams Club Mc/Syncb, Inv, 65.24; Sara Bach, Reimb, 1172.27; Saunders County Sheriff's Office, Inv, 20587.00; Sid Dillon Ford Inc Wahoo, Inv, 56186.00; Sorensen Sod Llc, Inv, 750.00; Streakwave Wireless Inc, Inv, 426.56; The Guardian Life Ins Co, Ins, 7848.41; Thompson Solutions Group, Svc, 2253.25; Trekk Design Group, Inv, 6029.00; Ty's Outdoor Power & Service, Inv, 126.59; Us Postal Service, Inv, 890.00; Washington Co Sheriff, Inv, 2108.33; Waste Management Of Ne, Svc, 112.65.

Melinda K. Rump, Mayor

ATTEST:

Brenda Wheeler, City Clerk

Seal

Permit List

Permit	Type	Address	Applicant	Issued	Valuation
MS2026-00149	Roof/Siding	1541 GRANT ST BLAIR NE 68008	ALWAYS ROOFING	10/2/26	$27,400.00
MS2026-00150	Roof/Siding	1135 FAIRVIEW DR BLAIR NE 68008	ALWAYS ROOFING	10/2/26	$15,500.00
SA2026-00019	Sign/Awning	2386 CLARK ST BLAIR NE 68008	HARSIN BUILT CONSTRUCTION	10/6/26	$8,400.00
MS2026-00160	Roof/Siding	515 N 23RD ST BLAIR NE 68008	MCCOY ROOFING LLC	10/8/26	$9,000.00
MS2026-00162	Roof/Siding	748 N 11TH ST BLAIR NE 68008	MCCOY ROOFING LLC	10/8/26	$17,920.00
RN2026-00022	Res New Construction	1350 S 14TH AVE BLAIR NE 68008	ORCHARD VALLEY INC	10/9/26	$241,388.00
MS2026-00151	Miscellaneous Permit	610 S 16TH ST BLAIR NE 68008	GROUNDWORKS NEBRASKA LLC	10/13/26	$2,767.00
MS2026-00161	Miscellaneous Permit	625 HILLCREST DR BLAIR NE 68008	CARSON OUTDOOR LIVING	10/13/26	$85,000.00
MS2026-00165	Fence	1829 SOUTH ST BLAIR NE 68008	PARKSIDE APARTMENTS	10/14/26	$1,500.00
MS2026-00166	Fence	1441 GRANT ST BLAIR NE 68008	JOHNSON, SCOTT K & JAMIE L	10/15/26	$1,600.00
MS2026-00167	Roof/Siding	423 N 16TH ST BLAIR NE 68008	HEARTLAND ROOFING & EXTERIOR SERVICES	10/15/26	$10,000.00
ACC2026-00030	Accessory Structure	12323 ANN DR LOT 23 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$12,000.00
MS2026-00152	Miscellaneous Permit	12342 ROSE DR LOT 79 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00153	Miscellaneous Permit	12346 ROSE DR LOT 80 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00154	Miscellaneous Permit	12367 IRMA AVE LOT 90 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00155	Miscellaneous Permit	12359 IRMA AVE LOT 91 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00156	Miscellaneous Permit	12349 IRMA AVE LOT 92 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00157	Miscellaneous Permit	12343 IRMA AVE LOT 93 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00158	Miscellaneous Permit	12394 IRMA AVE LOT 94 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
MS2026-00159	Miscellaneous Permit	12395 IRMA AVE LOT 95 BLAIR NE 68008	A-1 MOBILE HOME	10/19/26	$25,000.00
CN2026-00016	Com New Construction	13211 CO RD P33 BLAIR NE 68008	HANSEN CONTRACTING	10/20/26	$30,240.00
MS2026-00168	Fence	1853 COLFAX ST BLAIR NE 68008	RUPP, JESSICA	10/21/26	$3,100.00
RN2026-00023	Res New Construction	99999 HANNAH LEIGH LN BLAIR NE 68008	BRATETIC CONSTRUCTION	10/22/26	$397,458.00
MS2026-00172	Roof/Siding	2310 COLFAX ST BLAIR NE 68008	MIKE HANSEN BUILDING SERVICE	10/26/26	$8,000.00

Permit List

Permit	Type	Address	Applicant	Issued	Valuation
MS2026-00170	Miscellaneous Permit	840 SOUTHFORK DR BLAIR NE 68008	GROUNDWORKS NEBRASKA LLC	10/29/26	$10,185.00
MS2026-00174	Fence	961 N 26TH AVE BLAIR NE 68008	SONDERUP, KATHLEEN	10/29/26	$7,000.00

CV Grand Total	$1,088,458.0
Total Permits:	26.00

BLAIR POLICE DEPARTMENT
Monthly Statistic / September, 2026

CLASS A OFFENSES	2026 Month	2026 Yr. To Date	2025 Yr. To Date	CLASS B OFFENSES	2026 Month	2026 Yr. To Date	2025 Yr. To Date
Arson (Pr)	0	0	0	**Curfew/Loitering/Vagrancy (S)**	0	0	0
Assault Offenses (P)				**Dis. Conduct/Dist. Peace (S)**	0	3	15
Aggravated Assault	0	3	2				
Simple Assault	0	31	34	**Driving Under the Influence (S)**	2	39	34
Intimidation	1	7	9				
				Family Offenses, Nonviolent (S)	0	8	8
Bribery (Pr)	0	0	0				
				Liquor Law Violations (S)			
Burglary (Pr)	0	6	4	**(To include Minor in Possession)**	0	11	9
Counterfeiting/Forgery (Pr)	0	12	0	**Trespass of Real Property (S)**	0	6	4
Vandalism (Pr)	0	24	30				
Drug/Narcotic Offenses (S)				**Accidents**			
Drug/Narcotic Violations	1	17	23	Property Damage	7	75	67
Drug Equipment Violations	1	8	19	Personal Injury	1	14	13
				Hit and Run Accident	0	13	7
Embezzlement (Pr)	0	0	0	Fatality	0	0	0
Extortion/Blackmail (Pr)	0	0	0				
				Vehicle Impounds	5	58	43
Fraud (Pr)	3	9	11				
Gambling (S)	0	0	0				
Homicide (P)	0	0	0	**Number of Citations**	47	499	595
Kidnapping/Abduction (P)	0	1	3	**Number of Warnings/Corr.**	138	1398	1681
Larceny/Theft(Pr)	0	28	42				
Motor Vehicle Theft (Pr)	0	1	2				
Pornography (S)	1	1	0				
Prostitution (S)	0	1	0	**Calls For Service**	791	7144	6857
Robbery (Pr)	0	0	0	**Case Numbers Assigned**	44	441	531
Sex Offense, Forcible (P)	1	4	2				
Sex Offense, Nonforcible (P)	0	0	2				
Stolen Property Offenses (Pr)	0	2	4				
Weapon Law Violations (S)	1	5	4				

P = Person Pr = Property S= Society

BLAIR POLICE DEPARTMENT
Monthly Statistic / October 2026

CLASS A OFFENSES	2026 Month	2026 Yr. To Date	2025 Yr. To Date	CLASS B OFFENSES	2026 Month	2026 Yr. To Date	2025 Yr. To Date
Arson (Pr)	0	0	0	Curfew/Loitering/Vagrancy (S)	0	0	0
Assault Offenses (P)				Dis. Conduct/Dist. Peace (S)	2	5	17
Aggravated Assault	0	3	3				
Simple Assault	3	34	34	Driving Under the Influence (S)	2	41	36
Intimidation	3	10	10				
				Family Offenses, Nonviolent (S)	0	8	8
Bribery (Pr)	0	0	0				
				Liquor Law Violations (S)			
Burglary (Pr)	0	6	4	(To include Minor in Possession)	2	13	11
Counterfeiting/Forgery (Pr)	0	12	0	Trespass of Real Property (S)	0	6	7
Vandalism (Pr)	0	24	34				
Drug/Narcotic Offenses (S)				Accidents			
Drug/Narcotic Violations	2	19	25	Property Damage	3	78	78
Drug Equipment Violations	2	10	21	Personal Injury	1	15	15
				Hit and Run Accident	3	16	10
Embezzlement (Pr)	0	0	0	Fatality	0	0	0
Extortion/Blackmail (Pr)	0	0	0				
				Vehicle Impounds	5	63	48
Fraud (Pr)	0	9	12				
Gambling (S)	0	0	0				
Homicide (P)	0	0	0	Number of Citations	64	563	672
Kidnapping/Abduction (P)	0	1	3	Number of Warnings/Corr.	130	1528	1838
Larceny/Theft(Pr)	1	29	46				
Motor Vehicle Theft (Pr)	1	2	2				
Pornography (S)	0	1	0				
Prostitution (S)	0	1	0	Calls For Service	832	7976	7672
Robbery (Pr)	0	0	0	Case Numbers Assigned	55	496	580
Sex Offense, Forcible (P)	0	4	2				
Sex Offense, Nonforcible (P)	0	0	2				
Stolen Property Offenses (Pr)	0	2	4				
Weapon Law Violations (S)	0	5	4				

P = Person Pr = Property S= Society

Blair Volunteer Fire & Rescue Department

218 S 16th Street
Blair, Nebraska 68008-0402
Administrative Office: 402.426.4262 | Administrative Fax: 402.426.4195

Dave Aten, Fire Chief
Tyrel Hernes, EMS Captain
Luke Jones, 1st Assistant Fire Chief
Jake Dunn, 2nd Assistant Fire Chief

Established 1870
Established 1964

BVFD *October 2026* Response Time Report – Explanation of Mutual Aids

This report is intended to provide department leadership, elected officials, grant providers, and community stakeholders with a clear overview of the Blair Volunteer Fire Department's operational activity, response performance, and service trends. The information contained within this monthly report reflects emergency response data, staffing participation, mutual aid activity, and other key performance indicators that help demonstrate the department's ongoing commitment to public safety, accountability, and service to the Blair and Unincorporated Washington County community.

Explanation of Emergency Tones

Dispatch will tone (dispatch) a department out every 4 minutes until someone answers at their station. There will then be a 2nd tone. If no one answers by the time a 3rd tone is needed, dispatch immediately requests mutual aids to the next nearest department.

**WC 911 protocol is to automatically dispatch the next nearest department for any car accident, structure/building fire, and CPR in progress calls on the initial dispatch.*

Mutual Aid Breakdown - 10 Mutual Aid Requests

00:00 – 07:00 Hours | 3 Requests
07:01-15:59 Hours | 6 Request
16:00 – 23:59 Hours | 1 Request

Sunday | 3 Requests
Thursday | 3 Request
Saturday | 2 Request
Friday | 1 Request
Wednesday | 1 Request

Thursday October 1st at 04:41 PM – BVFD was dispatched for a possible building fire at Omaha Federal Credit Union within city limits – 16 BVFD personnel responded & investigated - 4 BVFD apparatuses responded - Fort Calhoun Fire was dual responsed by dispatch due to nature of incident, 2 FCFD Apparatuses responded and assisted on scene.

Sunday October 11th at 06:38 AM – BVFD was dispatched for an injured party from a fall at a residence within county jurisdiction of BVFD – 5 BVFD personnel responded and treated patient who refused transport - 1 BVFD apparatus responded - Fort Calhoun was mutual aided by dispatch due to not enough EMTs on the board when it came time for the 2nd tone, Fort Calhoun responded and assisted BVFD on location.

Thursday October 15th at 07:25 AM – BVFD was dispatched for back pain at Angel Share Apartments – 5 BVFD personnel responded however due to assisting Ft. Calhoun on their call (18 minutes earlier) and not having another EMT available Kennard was Mutual Aided, BVFD free'd up from Fort Calhoun however Kennard responded and handled the call - 1 BVFD apparatus responded

Thursday October 15th at 08:39 AM – BVFD was dispatched for Medical Nature Unknown at Johansen Manor – 8 BVFD personnel responded, treated, and transported the patient - 1 BVFD apparatus responded - Kennard was mutual aided due to BVFD on previous call (9 minutes prior) and no other EMTs available, BVFD cleared from last call and handled this call, Kennard responded and assisted

Saturday October 17th at 03:33 AM – BVFD was dispatched for Chest Pain at Crowell Home – 5 BVFD personnel responded, treated, and transported the patient - 1 BVFD apparatus responded - Kennard was mutual aided by dispatch due to not enough EMTs on the board when it came time for 2nd tone, BVFD handled call and Kennard was cancelled before going en route.

Saturday October 17th at 08:59 AM – BVFD was dispatched for Injured Party from a Fall at Blair Housing Authority - 1 BVFD personnel responded and assisted Fort Calhoun on scene – 1 BVFD apparatus responded - Fort Calhoun was mutual aided from the BVFD training burn since BVFD personnel were tied up.

Sunday October 18th at 07:14 AM – BVFD was dispatched for difficulty breathing at Crowell Home – 3 BVFD personnel responded however none were EMTS – Kennard was mutual aided by BVFD members and Kennard responded and handled the call due to no EMTs available

Sunday October 18th at 07:29 AM – BVFD was dispatched for an injured party from a fall at Blair Housing Authority – 3 BVFD personnel responded however none were EMTS – Ft. Calhoun was mutual aided by BVFD members and Ft. Calhoun responded and handled the call due to no EMTs available

Friday October 23rd at 06:21 AM – BVFD was dispatched for a seizure at Washington County Jail – 3 BVFD personnel responded, treated, and transported the patient – 1 BVFD apparatus responded – Kennard was mutual aided by dispatch due to when it came time for a 2nd tone there was only 1 EMT on the board

Wednesday October 28th at 03:06 PM – BVFD was dispatched for a car accident, party pinned at 19th and Nebraska – 13 BVFD personnel responded, treated, and transported one patient and treated two others that refused transport - 2 BVFD apparatuses responded - Fort Calhoun and Kennard were dual responsed due to the mechanism of the call however neither went en route, BVFD handled the call

Total Calls for Service | 123
- 106 Medical | 86.1 %
- 17 Fire-Related | 13.9 %

Average Members Per Call | 6.15

Average Enroute Time
- October = 7 Minutes 23 Seconds
- September = 6 Minutes 2 Seconds
- August = 6 Minutes 45 Seconds
- July = 7 Minutes 20 Seconds
- June = 7 Minutes 21 Seconds
- May = 7 Minutes 32 Seconds
- April = 6 Minutes 43 Seconds
- March = 7 Minutes 13 Seconds
- February = 7 Minutes 40 Seconds
- January = 7 Minutes 5 Seconds

Average Time To On-Scene
- October = 9 Minutes 59 Seconds
- September = 8 Minutes 57 Seconds
- August = 10 Minutes 2 Seconds
- July = 9 Minutes 58 Seconds
- June = 9 Minutes 58 Seconds
- May = 9 Minutes 49 Seconds
- April = 9 Minutes 41 Seconds
- March = 9 Minutes 56 Seconds
- February = 10 Minutes 44 Seconds
- January = 9 Minutes 40 Seconds

Time Spent On Calls = 87 Hours, 02 Minutes
- 42 minutes, 27 Seconds Per Call Average

Call Location Distribution

103 Blair City | *83.7 %*
- 14 Fire-Related | 13.6 %
- 89 Medical | 86.4 %

20 Rural (Unincorporated Wash. Co.) | *16.3 %*
- 3 Fire-related | 15%
- 17 Medical | 85%
    - 5 Mutual Aid Calls to Neighboring Departments | 25 %
        - 2 to Herman Fire Department
        - 1 to Fort Calhoun Fire Department
        - 0 to Arlington Fire Department
        - 2 to Kennard Fire Department
        - 0 to Tekamah Fire Department

Top Response Locations

37 Nursing Homes & Assisted Living Facilities | *30.1 %*
- 14 to Good Shepherd
    - 14 on Skilled Care Side
    - 0 on Assisted Living Side
- 13 to Crowell Home
    - 13 on Skilled Care Side
    - 0 on Assisted Living Side
- 9 to Carter House
- 1 to Johansen Manor

Other Locations:
- 6 to Angel Share Apartments
- 8 to Blair Housing Authority
- 3 to Cargill
- 3 Washington County Jail

Most EMS Primary Care Providers & Report Written

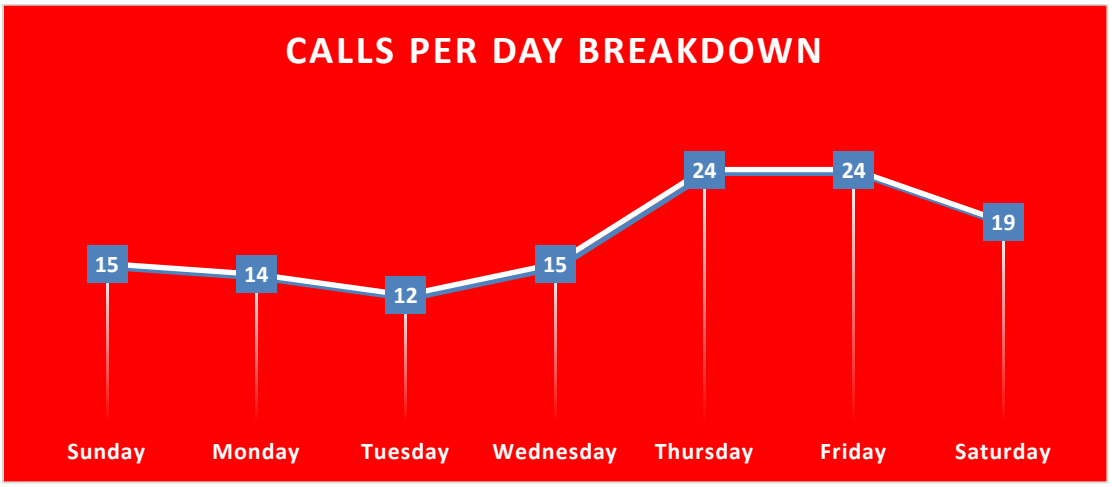
1. Jake Dunn – 20
2. Bob Horst – 13
3. Skyler Puffer – 11
4. David McIntosh – 10
4. Jamie Bussen – 10
6. Derek Paper – 8
7. Amie Clausen – 6
7. Anthony Borders – 6
9. Dave Aten – 4
9. Joe Maguire – 4
11. Brian Keller – 3
11. Ty Hernes – 3
11. Toni McIntosh - 3

Most Dispatched Calls For Service

1. 15 – Injured Party from a Fall
2. 14 – Automatic Fire Detection Signal
3. 12 – Chest Pain
4. 9 – Assist a Party Up
5. 9 – Sick Party
6. 8 – Difficulty Breathing
7. 8 – Medical Nature Unknown
8. 8 – Unresponsive Person
9. 6 – Seizure
10. 4 – Injured Person

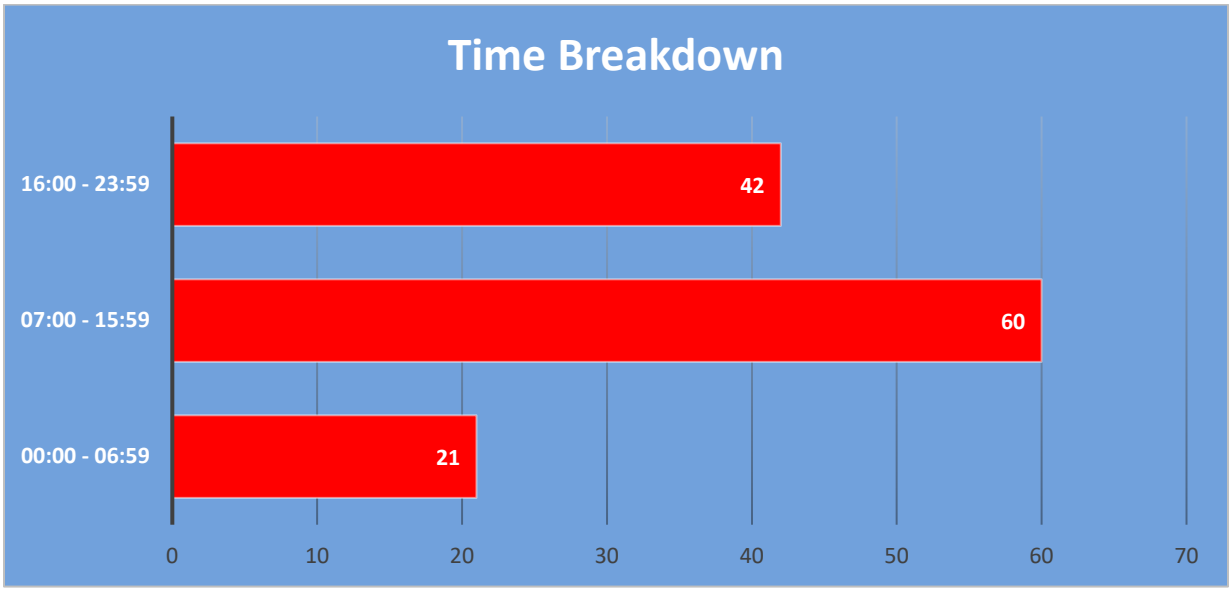
Busiest Days of The Week

1. Thursday – 24 Calls
2. Friday – 24 Calls
3. Saturday – 19 Calls
4. Sunday – 15 Calls
5. Wednesday – 15 Calls
6. Monday – 14 Calls
7. Tuesday - 12 Calls



Busiest Times of The Day

1. 07:01 – 15:59 = 60 Calls For Service
2. 16:00 – 23:59 = 42 Calls For Service
3. 00:01 – 07:00 = 21 Calls For Service



Date	Type	Time of Call	Disp	cancel	Enrt	ARR	Dispatch to En Route	Dispatch to On Location	City/Rural
10/1/2026	MEDNU	00:04	00:04	-	00:14	00:15	0:10	0:11	CITY
10/1/2026	AFDS	05:10	05:10	05:12	-	-			RURAL
10/1/2026	FAINT	11:38	11:38	-	11:42	11:45	0:04	0:07	CITY
10/1/2026	BURN	14:19	14:19	-	14:24	14:29	0:05	0:10	CITY
10/1/2026	FIRE	16:41	16:41	-	16:47	16:48	0:06	0:07	CITY
10/2/2026	BRE	12:25	12:25	-	12:30	12:31	0:05	0:06	CITY
10/2/2026	UNC	14:01	14:01	-	14:02	14:05	0:01	0:04	CITY
10/2/2026	UP	16:46	16:46	-	16:51	16:56	0:05	0:10	RURAL
10/2/2026	STNDBY	18:30	18:30	-	-	-			CITY
10/2/2026	CONF	20:53	20:53	-	21:00	21:01	0:07	0:08	CITY
10/2/2026	AFDS	20:55	20:55	-	21:02	21:04	0:07	0:09	CITY
10/3/2026	CHEST	06:05	06:05	-	06:15	06:17	0:10	0:12	CITY
10/3/2026	MEDNU	09:22	09:22	-	09:40	09:42	0:18	0:20	CITY
10/3/2026	PIM	14:38	14:38	-	14:43	14:49	0:05	0:11	RURAL
10/3/2026	SEIZ	22:52	22:52	-	22:59	23:02	0:07	0:10	CITY
10/4/2026	HEART	01:52	01:52	-	02:01	02:01	0:09	0:09	CITY
10/4/2026	FALL	16:44	16:44	-	16:53	16:56	0:09	0:12	CITY
10/4/2026	AFDS	18:52	18:52	-	18:58	19:02	0:06	0:10	CITY
10/5/2026	CPR	06:34	06:34	06:44	-	-			RURAL
10/5/2026	SEIZ	10:16	10:16	-	10:22	10:25	0:06	0:09	CITY
10/5/2026	AFDS	20:42	20:42	-	20:50	20:53	0:08	0:11	CITY
10/5/2026	MEDNU	22:28	22:28	-	22:30	22:31	0:02	0:03	CITY
10/6/2026	AFDS	19:34	19:34	19:41	-	-			CITY
10/6/2026	BACK	20:13	20:13	-	20:22	20:28	0:09	0:15	RURAL
10/6/2026	UP	20:24	20:24	-	20:30	20:33	0:06	0:09	CITY
10/7/2026	FALL	11:35	11:35	-	11:41	11:45	0:06	0:10	RURAL
10/7/2026	FALL	16:22	16:22	-	16:25	16:27	0:03	0:05	CITY
10/7/2026	UNR	19:14	19:14	-	19:18	19:23	0:04	0:09	CITY
10/8/2026	SICK	08:20	08:20	-	08:22	08:26	0:02	0:06	CITY
10/8/2026	MEDNU	11:14	11:14	-	11:19	11:24	0:05	0:10	RURAL
10/8/2026	SICK	16:24	16:24	-	16:29	16:31	0:05	0:07	CITY
10/8/2026	SYNC	16:49	16:49	-	16:57	17:02	0:08	0:13	RURAL
10/8/2026	OD	22:14	22:14	-	22:21	22:23	0:07	0:09	CITY
10/9/2026	CHEST	05:24	05:24	-	05:32	05:33	0:08	0:09	CITY
10/9/2026	HEM	15:15	15:15	-	15:21	15:26	0:06	0:11	CITY
10/9/2026	MEDNU	17:57	17:57	-	18:09	18:10	0:12	0:13	CITY
10/9/2026	MEDNU	19:18	19:19	-	19:28	19:30	0:09	0:11	CITY
10/10/2026	AFDS	07:36	07:36	-	07:46	07:48	0:10	0:12	CITY
10/10/2026	DIAB	12:04	12:04	-	12:15	12:16	0:11	0:12	CITY
10/10/2026	MEDNU	15:05	15:05	-	15:12	15:14	0:07	0:09	CITY
10/11/2026	STROKE	03:24	03:24	-	03:36	03:39	0:12	0:15	CITY

Date	Type	Time of Call	Disp	cancel	Enrt	ARR	Dispatch to En Route	Dispatch to On Location	City/Rural
10/11/2026	FALL	06:38	06:38	-	06:58	07:05	0:20	0:27	RURAL
10/11/2026	UNR	10:06	10:06	-	10:14	10:16	0:08	0:10	CITY
10/11/2026	BRE	12:51	12:51	-	12:55	12:57	0:04	0:06	CITY
10/11/2026	SICK	18:49	18:49	-	18:54	18:56	0:05	0:07	CITY
10/12/2026	BACK	11:14	11:14	-	11:21	11:23	0:07	0:09	CITY
10/13/2026	INJ	06:29	06:29	-	06:38	06:39	0:09	0:10	CITY
10/14/2026	BRE	08:04	08:04	-	08:10	08:11	0:06	0:07	CITY
10/14/2026	CHEST	09:37	09:37	-	09:43	09:45	0:06	0:08	CITY
10/14/2026	FALL	09:42	09:42	-	09:50	09:52	0:08	0:10	CITY
10/14/2026	AFDS	14:45	14:45	14:45	-	-			CITY
10/15/2026	INJ	06:58	07:08	-	07:19	07:29	0:11	0:21	RURAL
10/15/2026	BACK	07:24	07:24	07:49	07:39	-	0:15		CITY
10/15/2026	SEIZ	08:30	08:30	-	08:31	08:34	0:01	0:04	CITY
10/15/2026	MEDNU	08:39	08:39	-	08:55	08:56	0:16	0:17	CITY
10/15/2026	CHEST	21:35	21:35	-	21:38	21:40	0:03	0:05	CITY
10/15/2026	UP	23:22	23:22	-	23:30	23:34	0:08	0:12	CITY
10/16/2026	FALL	08:20	08:20	-	08:43	08:45	0:23	0:25	CITY
10/16/2026	FALL	17:11	17:11	-	17:21	17:24	0:10	0:13	CITY
10/16/2026	UP	21:23	21:23	-	21:27	21:32	0:04	0:09	CITY
10/17/2026	CHEST	03:33	03:33	-	03:49	03:52	0:16	0:19	CITY
10/17/2026	FALL	06:44	06:44	-	06:46	06:47	0:02	0:03	CITY
10/17/2026	FALL	08:59	08:59	-	09:09	09:13	0:10	0:14	CITY
10/17/2026	FALL	21:55	21:55	-	22:02	22:11	0:07	0:16	RURAL
10/18/2026	BRE	07:15	07:15	-	-	-			CITY
10/18/2026	FALL	07:30	07:30	07:47	-	-			CITY
10/18/2026	AFDS	15:11	15:11	-	15:29	15:31	0:18	0:20	CITY
10/18/2026	MEDNU	16:32	16:32	-	16:46	16:47	0:14	0:15	CITY
10/18/2026	FIRE	17:48	17:48	-	17:55	17:58	0:07	0:10	RURAL
10/19/2026	SICK	00:26	00:26	-	00:33	00:36	0:07	0:10	CITY
10/19/2026	MEDNU	03:22	03:22	03:33	-	-			RURAL
10/19/2026	INJ	11:55	11:55	-	12:01	12:04	0:06	0:09	CITY
10/19/2026	ABPAIN	13:56	13:56	-	14:02	14:05	0:06	0:09	CITY
10/20/2026	STROKE	07:07	07:07	-	07:15	07:17	0:08	0:10	CITY
10/20/2026	CHEST	08:51	08:51	09:03	08:56	-	0:05		RURAL
10/20/2026	FALL	09:37	09:37	-	09:39	09:46	0:02	0:09	RURAL
10/20/2026	AFDS	12:37	12:37	12:40	-	-			CITY
10/20/2026	SICK	13:58	13:58	-	14:03	14:06	0:05	0:08	CITY
10/21/2026	UNR	09:34	09:34	-	09:41	09:42	0:07	0:08	CITY
10/21/2026	MEDNU	11:09	11:09	-	11:10	11:11	0:01	0:02	CITY
10/21/2026	FALL	11:22	11:22	-	11:29	11:31	0:07	0:09	CITY
10/21/2026	BRE	16:15	16:15	-	16:24	16:27	0:09	0:12	CITY

Date	Type	Time of Call	Disp	cancel	Enrt	ARR	Dispatch to En Route	Dispatch to On Location	City/Rural
10/22/2026	CHEST	01:24	01:24	-	01:33	01:36	0:09	0:12	RURAL
10/22/2026	SICK	13:24	13:24	-	13:29	13:32	0:05	0:08	CITY
10/22/2026	FALL	16:42	16:42	-	16:51	16:53	0:09	0:11	CITY
10/22/2026	DIAB	17:15	17:15	-	17:17	17:21	0:02	0:06	CITY
10/22/2026	AFDS	18:32	18:32	-	18:32	18:37	0:00	0:05	CITY
10/22/2026	UNR	20:12	20:12	-	20:14	20:16	0:02	0:04	CITY
10/23/2026	SEIZ	06:21	06:21	-	06:32	06:35	0:11	0:14	CITY
10/23/2026	UNR	08:53	08:53	-	08:54	08:57	0:01	0:04	CITY
10/23/2026	SYNC	10:11	10:11	-	10:12	10:14	0:01	0:03	CITY
10/23/2026	CHEST	15:41	15:41	-	15:50	15:52	0:09	0:11	CITY
10/23/2026	FALL	15:43	15:43	-	15:54	15:55	0:11	0:12	CITY
10/23/2026	STNDBY	18:30	18:30	-	-	-			CITY
10/23/2026	UNR	21:15	21:15	-	21:21	21:24	0:06	0:09	CITY
10/24/2026	CHEST	02:57	02:57	-	03:10	03:12	0:13	0:15	CITY
10/24/2026	CHEST	03:52	03:52	-	03:55	03:59	0:03	0:07	CITY
10/24/2026	UNR	08:59	08:59	-	09:07	09:09	0:08	0:10	CITY
10/24/2026	FALL	10:55	10:55	-	11:01	11:03	0:06	0:08	CITY
10/24/2026	CHEST	20:33	20:33	-	20:41	20:43	0:08	0:10	CITY
10/25/2026	BRE	10:12	10:12	-	10:20	10:21	0:08	0:09	CITY
10/25/2026	UNR	16:09	16:09	16:19	16:15	16:16	0:06	0:07	CITY
10/26/2026	INJU	02:24	02:24	-	02:35	02:37	0:11	0:13	CITY
10/26/2026	UP	08:15	08:15	-	08:17	08:20	0:02	0:05	CITY
10/26/2026	FALL	09:31	09:31	-	09:42	09:46	0:11	0:15	CITY
10/26/2026	AFDS	12:04	12:04	-	12:12	12:15	0:08	0:11	CITY
10/26/2026	AFDS	17:03	17:03	-	17:10	17:11	0:07	0:08	CITY
10/27/2026	SEIZ	07:59	07:59	-	08:05	08:06	0:06	0:07	CITY
10/27/2026	SICK	12:36	12:36	-	12:43	12:46	0:07	0:10	CITY
10/27/2026	BRE	20:24	20:24	-	20:34	20:36	0:10	0:12	CITY
10/28/2026	FALL	00:49	00:49	-	00:58	01:00	0:09	0:11	CITY
10/28/2026	PIM	15:06	15:06	-	15:08	15:08	0:02	0:02	CITY
10/28/2026	ANB	16:49	16:49	-	16:54	16:55	0:05	0:06	CITY
10/28/2026	FALL	23:11	23:11	-	23:21	23:23	0:10	0:12	CITY
10/29/2062	SEIZ	10:31	10:31	-	10:38	10:39	0:07	0:08	CITY
10/29/2026	AFDS	12:20	12:20	-	12:33	12:35	0:13	0:15	CITY
10/30/2026	FALL	02:10	02:10	-	02:18	02:20	0:08	0:10	CITY
10/30/2026	SICK	03:12	03:12	-	03:13	03:17	0:01	0:05	RURAL
10/30/2026	CHEST	11:31	11:31	-	11:39	11:40	0:08	0:09	CITY
10/30/2026	STNDBY	18:23	-	-	-	-			CITY
10/31/2026	SICK	08:13	08:13	-	08:19	08:22	0:06	0:09	CITY
10/31/2026	AFDS	09:20	09:20	-	09:26	09:27	0:06	0:07	CITY
10/31/2026	BRE	14:50	14:50	-	15:01	15:02	0:11	0:12	CITY
Average:							**0:07:23**	**0:09:59**	

CITY OF BLAIR

MEMORANDUM

DATE: November 10, 2026

MEMO TO: City Council and Mayor

FROM: Aaron Barrow, Deputy City Administrator

RE: Ordinance - Downtown Public Right-of-Way Maintenance Responsibilities (§10-2414)

SUMMARY:

Council is asked to consider an ordinance adding Sec. 10-2414 to Chapter 10, Article 24 of the Blair Municipal Code to clarify maintenance, repair, upkeep, and snow and ice removal responsibilities within the defined Downtown Business District, rather than throughout the City.

PREVIOUS ACTION:

The City adopted Resolution No. 2003-21 on May 27, 2003, recognizing the downtown area; however, no explicit maintenance responsibilities were established at that time.

BACKGROUND/DISCUSSION:

The revised ordinance applies only to the downtown area bounded by Front Street (north), Lincoln Street (south), 19th Street (west), and 15th Street (east), including those boundary streets and the connecting portions of Washington Street (U.S. Highway 30) and 16th, 17th, and 18th Streets. Within this area, the City would maintain City-controlled travel lanes, on-street parking lanes, and off-street parking areas within City-controlled right-of-way available for general public parking. The ordinance does not assign City maintenance of private or exclusively used parking areas.

Existing sidewalk obligations of adjacent property owners remain unchanged. Responsibilities for boulevards, tree lawns, alleys, and trails continue under applicable Code provisions and agreements. The draft preserves NDOT jurisdiction and maintenance obligations concerning Washington Street (U.S. Highway 30), as well as permittee restoration duties. It does not change maintenance responsibilities outside the downtown district.

FINANCIAL IMPLICATIONS:

Costs for qualifying downtown right-of-way and public parking maintenance would be managed through existing operations, subject to actual conditions, workload, and available budget resources. No specific fiscal estimate has been prepared.

RECOMMENDATION:

Approve the ordinance adding Sec. 10-2414, Maintenance Responsibilities Within the Downtown Public Right-of-Way, to Chapter 10, Article 24 of the Blair Municipal Code.

ORDINANCE NO.

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE TO AMEND CHAPTER 10, ARTICLE 24 OF THE BLAIR MUNICIPAL CODE TO ESTABLISH MAINTENANCE, REPAIR, UPKEEP AND SNOW AND ICE REMOVAL RESPONSIBILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN THE DOWNTOWN BUSINESS DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN 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. AMENDMENT.
That Chapter 10, Article 24 of the Blair Municipal Code is hereby amended by adding a new Section 10-2414, the provisions of which are set forth in **Exhibit "A,"** attached hereto, incorporated herein by this reference, and hereby approved and adopted as though fully set forth herein.

SECTION 2. ADOPTION.

The Mayor and City Council hereby approve and adopt the provisions of Section 10-2414 as set forth in Exhibit "A," and such provisions shall be incorporated into and made a part of Chapter 10, Article 24 of the Blair Municipal Code.

SECTION 3. REPEALER.
All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY.
If any portion of this ordinance is held invalid, such decision shall not affect the remaining portions.

SECTION 5. EFFECTIVE DATE.
This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this 10th 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)

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 Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said city held on the 10th day of November 2026.

_____

BRENDA WHEELER, CITY CLERK

Exhibit A



CITY OF BLAIR

MEMORANDUM

DATE: November 10, 2026, 7:00PM

MEMO TO: Mayor and City Council

FROM: David Scott, Deputy City Administrator of Operations

RE: Sudbeck delinquent special assessments

SUMMARY: Malvin Sudbeck entered into an agreement with the city to develop Northern View Phase II Subdivision. To pay for the infrastructure the city took out general obligation bonds. These bonds were to be paid back with funds from Sudbeck over the term of the debt or earlier if all the lots got developed and sold ahead of time.

PREVIOUS ACTION: The Mayor and City Council entered into the developer's agreement with the Melvin Sudbeck (mentioned above)

At the March 26, 2024, City Council meeting, the City Council adopted resolution 2024-33 waving delinquent interest. The amount to be waived at the time was $3,794.35 for the water district, $7,935.76 for the sewer district and $12,743.54 for the paving district for a total delinquent interest waived of $24,473.65. The resolution also stated that if the remaining balance due, $247,912.58, was not paid within (30) days the delinquent interest will remain and begin to accrue again. No payment was received.

On July 27, 2026, a letter was sent to Melvin Sudbeck advising Mr. Sudbeck that Under Nebraska law, in the absence of voluntary payment, foreclosure and resale of the property is the only means by which a city may recover some or all of the special assessments it is due if the landowner becomes delinquent on special assessments. It further advised that the city had exhausted efforts in requesting a voluntary payment regarding the outstanding assessments for Northern View Phase II. As of September 1, 2026, the outstanding assessment lien is $471,810.50. If this sum is not paid on or before September 1, 2026, the city will be forced to take other action to collect the outstanding assessment charges.

After discussions, Mr. Sudbeck had requested additional time to get the assessment lien paid up to date. Another letter was sent dated August 26, 2026, giving Mr. Sudbeck an additional (60) days, to November 1, 2026, to get the accounts current. At that point Mr. Sudbeck had asked for another extension until November 6, 2026.

No payment has been received as of November 6, 2026, at 10:00AM.

BACKGROUND/DISCUSSION: No payments have been made on the special assessments since inception, except the Lots that were sold and the assessments needed to be paid to release the Lien.

Annual Special Assessment Payments are due Oct 12th of each year.

FINANCIAL IMPLICATIONS: The city is the holder of the special assessment bonds and is obligated to make annual bond principal and interest payments on those bonds. The way special assessments work is that the developer agrees to pay the city the amounts owed so the city can use those funds to make our annual bond principal and interest payments. If the developer doesn't make their payments to the city, it does not absolve the city from our financial obligation to make the principal and interest bond payments.

To surmise that delinquent interest is nothing more than a form of punishment to encourage the developer to make their special assessment payments timely is not completely accurate. If the developer does not make their special assessment payments in a timely fashion the city must divert property tax and sales tax revenue that was intended for other important projects or purposes to meet our obligation. This can lead to delays in other city activities or even the city needing to take on additional debt to keep other city projects and functions funded. Delinquent fees are a form of recouping those costly measures.

RECOMMENDATION: The city has made adequate attempts to collect the special assessment due. I recommend moving forward and approving the resolution before you tonight.

RESOLUTION NO. 2026-_____

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, Nebraska Revised Statute § 77-1917.01 authorizes municipalities to foreclose and sell real estate upon which special assessments have been levied and have remained delinquent for more than two (2) years; and

WHEREAS, special assessments levied by the City of Blair against property in Northern View Phase II remain unpaid and delinquent; and

WHEREAS, the following legal description includes all the unpaid assessments: Lots 1-9, 11-16, 33, 35-36, 39, 42, 44-55

WHEREAS, the City's legal counsel previously agreed to temporarily forbear collection efforts to allow the property owner additional time to obtain financing and satisfy the outstanding assessments, with the understanding that collection efforts would resume if payment was not received; and

WHEREAS, the outstanding assessments remain unpaid, and it is in the best interest of the City to proceed with foreclosure proceedings to collect the delinquent special assessments;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Blair, Nebraska, that the City Attorney is hereby authorized and directed to commence foreclosure proceedings against the real estate upon which the delinquent special assessments have been levied and to take all actions necessary to foreclose the City's assessment lien(s) in accordance with Nebraska law.

BE IT FURTHER RESOLVED that the City Attorney is authorized to pursue collection of all delinquent assessments, accrued interest, court costs, attorney fees, and any other amounts recoverable 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 10TH 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 10th day of November, 2026.

_____
BRENDA WHEELER, CITY CLERK