	"OPEN MEETINGS ACT" **City of Blair Regular Council Meeting** **City Council Chambers** **November 24, 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 was 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 the November 10, 2026 meeting.
4.b. Clerk report of Mayoral Action of November 10, 2026 meeting.
4.c. Claims as approved by the Finance Committee.
4.d. City of Blair's 2026 Annual Report to the State Property Tax Administrator regarding the city's active Tax Increment Financing program.

5. Consider Resolution No. 2026-117 approving the Mayoral appointment of Jessica Quady as City Administrator for the City of Blair and approving an employment agreement.
6. Mayor Rump opens a public hearing to consider a Conditional Use Permit submitted by N&N Learning Tree Academy, 21210 Polk St, Elkhorn, NE, to request a licensed childcare center for ages six weeks through twelve years old on

Lots 7-12 & Part of Vacated 9th St Block 86 Fourth Add, (942 Grant St), Blair City, Washington County, Nebraska, for three (3) years.

7. Mayor Rump opens a public hearing to consider a Replat application submitted by P&K Land Ventures, 10730 Pacific St, Ste 040 #120, Omaha, NE, for All Lying in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 9, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska.
8. Request to appear before the Mayor and Council by Chris Tonniges, Lutheran Family Services for an update on the activities at the former Dana College.
9. Consider Resolution 2026-118 approving a developer's agreement between the City of Blair, MDC Bearcreek, LLC, and Community Improvement District No. 1 of Blair, Nebraska for the development of Bear Creek Subdivision.
10. Ordinance 2632 approving 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.
11. Consider Resolution 2026-119 approving LB840 application for Rain or Shine Play Space, LLC, 1221 Deerfield Blvd, Blair, for an accessible, year-round activities facility for young children and families.
12. Consider Resolution 2026-120 approving an agreement with Veenstra & Kimm, Inc. for professional engineering services related to a water rate study for the City of Blair utility.
13. Consider Resolution 2026-121 amending the rules and regulations of the Blair Cemetery regarding benches, monuments, markers and placement requirements.
14. Consider Resolution No. 2026-122 adopting a Code of Conduct applicable to all City Council, Board, Commission and Committee Members of the City of Blair.
15. Deputy City Administrator Report.
16. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting
November 10, 2026

The Mayor and City Council met in regular session in the City Council Chambers on November 10, 2026, at 7:00 PM. The following were present: Gary Banner, Brent Clark, Kirk Highfill, James Letcher, Kent Long, Frank Wolff, Kevin Willis. Absent: Rick Paulsen. Also present were Deputy City Administrator Barrow, Deputy City Administrator Heaton, Deputy City Administrator Scott, City Attorney Talbot, Library Director Lukert, Planning and Zoning Director McFarland, 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 27, 2026, meeting. 4b) Clerk report of Mayoral Action of the October 27, 2026, meeting, 4c) City Department reports for October 2026, 4d) Claims as approved by the Finance Committee. Motion by James Letcher, second by Kevin Willis 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, Frank Wolff: Yea, Kevin Willis. Absent: Rick Paulsen. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5 – Deputy City Administrator Barrow stated that Downtown business owners had asked about their responsibilities regarding the maintenance of city right of way. In reviewing the Municipal Code, staff found nothing clearly written in the code. The City Council recognized the historic downtown district in 2003. Its footprint is bordered by Front Street, Lincoln Street, 19th Street, and 15th Street, and includes all right-of-way on Highway 30 and Washington Street. Within the district the city will maintain vehicle travel surfaces, city-controlled curbside parking, and improved parking within city-controlled right-of-way available for public use. It will not maintain private parking lots or spaces claimed within the right-of-way, existing sidewalk snow, and ice removal duties, the NDOT agreement on Highway 30 maintenance, the city's ability to enter shared maintenance agreements, and the city's lawful authority to regulate public parking downtown will not change. There is no expansion of city maintenance responsibility inside or outside of the footprint. Betsy Anderson, 1235 Pinewood Drive, who noted leaf debris, dust, and dirt blowing from trucks on Washington Street sidewalks. She called this a gray area, since neither merchants nor the city is responsible and suggested merchants periodically sweep the sidewalks in front of their buildings, as they do snow and ice removal, to keep the sidewalks presentable and help business. The Transportation Committee reported that it met and agreed this was a procedural item that removes any gray area. Council member Clark introduced Ordinance 2631 amending Chapter 10, Article 24 of the Blair Municipal Code by adding 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.

Council member Brent Clark moved that the statutory rule requiring reading on three different days be suspended. Council member Frank Wolff seconded the motion to suspend the rules and upon roll call vote the following Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Frank Wolff: Yea, Kevin Willis. Absent: Rick Paulsen. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried. 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 Brent Clark moved for final passage of the Ordinance, which motion was seconded by Council member Frank Wolff. The Mayor then stated the question was "Shall Ordinance No. 2631 be passed and adopted?" Upon roll call vote, the following Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Frank Wolff: Yea, Kevin Willis: Yea. Absent: Rick Paulsen. All Council members 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 Mayor declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance can be found in the Ordinance Record Book.

Agenda Item #6 – City Attorney Talbot stated the proposed resolution authorizes foreclosure on lots in Northern View Phase 2 whose special assessments have been delinquent for more than 3 years and. Talbot stated the foreclosure is the only method of collecting delinquent assessments. The city is paying the bonds and interest on these assessments while receiving no income from them. Motion by Frank Wolff, second by James Letcher to adopt Resolution No. 2026-116 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Frank Wolff: Yea, Kevin Willis: Yea. Absent: Rick Paulsen. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #7 – Mayor Rump asked for reports from the Deputy City Administrators. Deputy City Administrator Heaton reminded the council that Tannenbaum is a week from Thursday. He announced that the city received Nebraska Statewide Arboretum Affiliate Excellence Awards recognizing the community arboretum for plant collection diversity, maintenance practices, and community engagement. Betsy Anderson was also recognized personally for all the work she provides for the city. Signs will be placed in Steyer Park and Black Elk Park. Betsy Anderson, 1235 Pinewood Drive, said City Arborist Kyle Sheets nominated her, and they accepted the award in Lincoln the previous Friday. Blair has long been part of the statewide Arboretum. The state cited 150 acres of plantings across Ralph Steyer Park, Black Elk Neihardt Park, Rhoades Park, Veterans Tribute Plaza, and the grounds of Arbor Park School and the former Dana Village campus. Anderson credited Ralph Steyer's earlier work and thanked the Park Department and council for supporting its financial requests. The mayor congratulated her.

Agenda Item #8 – Council member Kevin Willis moved to recess at 7:16 p.m. for an Executive Session stating the closed session is needed for the protection of the public interest for the following: 1) Possible Litigation involving the City of Blair and 2) To preserve the attorney-client privilege. No action to be taken. Motion was seconded by James Letcher. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Frank Wolff: Yea, Kevin Willis: Yea. Absent: Rick Paulsen. 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 possible litigation involving

the City of Blair and to preserve the attorney-client privilege. Council member Kevin Willis moved to come out of Executive Session and reconvened as a City Council at 7:25 p.m. which motion was seconded by Council member James Letcher. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Frank Wolff: Yea, Kevin Willis: Yea. Absent: Rick Paulsen. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #9 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 7:25 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Frank Wolff: Yea, Kevin Willis: Yea. Absent: Rick Paulsen. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: Curt Scott Arbor Group, LB840, 33,000.00; Henton Worx, LLC, LB840, 100,000; Assethr, Pyrl, 264502.24; Principal Financial Group, Pen, 14809.38; Principal Financial Group, Pen, 16583.29; Principal Financial Group, Pen, 14565.64; Assethr, Pyrl, 1750.00; Point C, Ins, 1760.45; Washington County Chamber, Svc, 60000.00; Edward Jones, Pen, 44000.00; Abe's Trash Service Inc, Svc, 252.62; Acco, Inv, 4370.62; Adams & Sullivan Pc Llo, Svc, 1975.00; Advanced Applications, Inv, 400.00; Air Products & Chemicals, Inv, 5937.38; Alex Meyer, Inv, 130000.00; Amazon Sales Inc, Inv, 3932.87; American Underground Supply, Inv, 6909.23; Arps Red-E-Mix Inc, Svc, 480.50; Automatic Systems Co, Svc, 16222.84; Axon Enterprises Inc, Inv, 6589.76; Bi-State Motor Parts, Inv, 1207.85; Blair Ace Hardware, Inv, 537.32; Blalock, Kayli, Inv, 14.50; Blue Cross & Blue Shield Of Ne, Ins, 136880.13; Bs&A Software Llc, Inv, 300.00; Calvin Poulsen, Svc, 2665.00; Cappel Auto Supply Inc (Napa), Inv, 32.08; Carquest Auto Parts, Inv, 412.93; Cdw Government Inc, Inv, 2134.08; Chris Olson, Svc, 500.00; Cintas Corporation, Svc, 5383.82; Cline Williams, Svc, 1400.00; Core & Main Lp, Inv, 4200.00; Country Inn & Suites By Radisson, Inv, 274.94; Country Tire Inc, Svc, 2198.92; Crane Tech Usa Inc, Inv, 1472.86; Deborah Wood, Svc, 400.00; Demco Inc, Inv, 814.46; Dh Pace Co, Inv, 1670.80; Dick's Electric Co, Svc, 24488.31; Ditch Witch Undercon, Inv, 596.66; Dws Llc, Inv, 1300.00; Eakes Office Plus, Inv, 1765.56; Ecolab, Inv, 65126.34; Ehrhart Griffin & Associates, Inv, 3219.00; Era, Inv, 686.80; Fairway Oil Co, Inv, 254.20; Felsburg Holt & Ullevig, Inv, 25316.94; First Wireless Inc, Inv, 1440.00; Firstnet At&T Mobility, Inv, 237.45; Grainger, Inv, 542.88; Great Plains Communications, Inv, 4732.86; Gt Distributors Inc, Inv, 8667.95; Hach Co, Inv, 2448.79; Hotsy Equipment Co, Inv, 471.28; Ingersoll Rand Company, Inv, 1070.25; Ingram Industries Inc, Inv, 10544.17; Jackson Services, Svc, 607.68; Jeo Consulting Group Inc, Svc, 12369.75; Jeredith Brands Llc, Inv, 3019.00; Jeremy Kinsey, Reimb, 153.59; Jerry's Transmission Service, Svc, 793.81; Jetter's Plumbing Inc, Svc, 219.61; Kb Industries Inc, Inv, 67.73; Law Enforcement Drone Association, Inv, 99.00; Leads Online, Inv, 3230.00; Library Ideas, Inv, 327.36; Long's Ok Tire Stores, Svc, 453.90; Macqueen Equipment, Inv, 3295.07; Metonic Real Estate Solutions, Inv, 283651.89; Midland Scientific Inc, Inv, 390.25; Midwest Laboratories Inc, Svc, 878.58; Midwest Mudjacking Inc, Svc, 953.76; Mindy Rump, Reimb, 239.82; Mississippi Lime Co Llc, Inv, 33423.21; National Hydro Excavation Services Inc, Inv, 1267.84; National Sign Company Llc, Inv, 517.50; Ndwee - Licenses, Inv, 315.00; Nebraska Dept Of Transportation, Inv, 61331.19; Nebraska Statewide Arboretum, Inv, 150.00; Nebraska Turf Products Inc, Inv, 618.09; Ninjaone Llc, Inv, 9603.60; Nippon Sanso Matheson Inc, Inv, 157.50; O'reilly Automotive Stores Inc, Inv, 82.60; Olsson Associates, Svc, 4046.81; One Call Concepts Inc, Svc, 185.46; One Source, Svc, 48.00; Onsite Services Solutions Llc, Inv, 595.00; Oppd, Inv, 126597.49; Pioneer Cleaning Llc, Svc, 600.00; Pounds Printing Inc, Inv, 220.00; Quady, Jessica, Reimb, 70.76; Relx Inc, Inv, 326.00; S & S Pumping Service Llc, Svc, 29215.00; S.E. Smith & Sons, Inv, 74.61; Sapp Bros Petroleum Inc, Svc, 5449.53; Seh Inc, Inv, 17743.14; Smitty's Auto Service, Inv, 730.29; Stahlnecker Bieker, Kimberly, Svc, 360.00; Summit Fire Protection Co, Inv, 594.00; Superior Green Inc, Svc, 11175.12; Swenson, Scott T., Inv, 918.77; Thermal Heating Air & Plumbing, Inv, 606.21; Thibault

Suhr & Thibault Inc, Inv, 450.55; Trekk Design Group, Inv, 6819.50; Univar Solutions Usa, Inv, 52385.15; Verizon 883740345-00001, Inv, 796.08; Vessco Inc, Inv, 35687.14; Wakefield Towing And Recovery, Svc, 1000.00; Warren Services Inc, Inv, 110.00; Washington County Enterprise, Inv, 213.91; Weslty Prettyman, Inv, 6800.00; Western Oil Ii Llc, Svc, 10547.85; Woods & Aitken Llp, Svc, 32678.35; Nippon Sanso Matheson Inc, Inv, 886.87; Zoll Medical Corp, Inv, 3158.00.

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Melinda K. Rump, Mayor

ATTEST:

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Brenda Wheeler, City Clerk

Seal

INVOICE REGISTER FOR CITY OF BLAIR

EXP CHECK RUN DATES 11/01/2026 - 11/24/2026
POSTED PAID
BANK ACCOUNTS: BK#01, BK#02, BK#05, BK#08, BK#11

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 9 - ABE'S TRASH SERVICE INC							
2996201							
0000006842	ABE'S TRASH SERVICE INC TRASH SERVICE 01-014-5228	10/31/2026 hhafer UTILITIES	12/01/2026	395.00 395.00	0.00	Paid	Y 11/24/2026
2996214							
0000006843	ABE'S TRASH SERVICE INC TRASH SERVICE 01-014-5228	10/31/2026 hhafer UTILITIES	12/01/2026	162.33 162.33	0.00	Paid	Y 11/24/2026
2996217							
0000006844	ABE'S TRASH SERVICE INC TRASH SERVICE 11-110-5228	10/31/2026 hhafer UTILITIES	12/01/2026	376.25 376.25	0.00	Paid	Y 11/24/2026
2996218							
0000006845	ABE'S TRASH SERVICE INC TRASH SERVICE 01-011-5228	10/31/2026 hhafer UTILITIES	12/01/2026	65.00 65.00	0.00	Paid	Y 11/24/2026
2996216							
0000006846	ABE'S TRASH SERVICE INC TRASH SERVICE 01-014-5228	10/31/2026 hhafer UTILITIES	12/01/2026	175.22 175.22	0.00	Paid	Y 11/24/2026
2996221							
0000006847	ABE'S TRASH SERVICE INC TRASH SERVICE 01-010-5228	10/31/2026 hhafer UTILITIES	12/01/2026	306.38 306.38	0.00	Paid	Y 11/24/2026
2996220							
0000006848	ABE'S TRASH SERVICE INC TRASH SERVICE 01-013-5228	10/31/2026 hhafer UTILITIES	12/01/2026	72.00 72.00	0.00	Paid	Y 11/24/2026
2996219							
0000006849	ABE'S TRASH SERVICE INC TRASH SERVICE 10-100-5228	10/31/2026 hhafer UTILITIES	12/01/2026	274.13 274.13	0.00	Paid	Y 11/24/2026
2996468							
0000006850	ABE'S TRASH SERVICE INC TRASH SERVICE 01-015-5228	10/31/2026 hhafer UTILITIES	12/01/2026	119.32 119.32	0.00	Paid	Y 11/24/2026

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 9 - ABE'S TRASH SERVICE INC								
2996467								
0000006851	ABE'S TRASH SERVICE INC		10/31/2026	12/01/2026	155.60	0.00	Paid	Y
	TRASH SERVICE		hhafer					11/24/2026
	01-014-5228	UTILITIES			155.60			
2995806								
0000006892	ABE'S TRASH SERVICE INC				250.00	0.00	Paid	Y
	TRASH SERVICE		hhafer					11/24/2026
	04-024-5228	UTILITIES			250.00			
Total Vendor 9 - ABE'S TRASH SERVICE INC					2,351.23	0.00		
Vendor 4058 - ACCESS TECHNOLOGIES INC								
INV2104984								
0000006970	ACCESS TECHNOLOGIES INC		11/16/2026	12/16/2026	94.71	0.00	Paid	Y
	CONTRACT INVOICE		hhafer					11/24/2026
	01-010-5360	OFFICE SUPPLIES			14.21			
	01-014-5360	OFFICE SUPPLIES			4.74			
	04-024-5360	OFFICE SUPPLIES			14.21			
	10-100-5360	OFFICE SUPPLIES			18.94			
	11-110-5360	OFFICE SUPPLIES			42.61			
Total Vendor 4058 - ACCESS TECHNOLOGIES INC					94.71	0.00		
Vendor 1609 - ADVANTAGE LAWN CARE LLC								
CN2612 221 S In								
0000006917	ADVANTAGE LAWN CARE LLC		11/18/2026	11/24/2026	500.00	0.00	Paid	Y
	Check Request For Bond: 0000000117		sbach					11/24/2026
	01-002-2450	0000000117 - CN2026-00012			500.00			
Total Vendor 1609 - ADVANTAGE LAWN CARE LLC					500.00	0.00		
Vendor 1035 - AFLAC								
581447								
0000006986	AFLAC				1,433.10	0.00	Paid	Y
	10/2026 AFLAC INS		hhafer					11/24/2026
	01-002-2421	AFLAC			602.82			
	04-002-2421	AFLAC			189.06			
	10-002-2421	AFLAC			173.80			
	11-002-2421	AFLAC			467.42			
Total Vendor 1035 - AFLAC								

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 1035 - AFLAC								
					1,433.10	0.00		
Vendor 1558 - AIR PRODUCTS & CHEMICALS								
437135383								
0000006973	AIR PRODUCTS & CHEMICALS		11/18/2026	12/18/2026	5,096.73	0.00	Paid	Y
	CO2		hhafer					11/24/2026
	11-110-5363	CHEMICALS			5,096.73			
Total Vendor 1558 - AIR PRODUCTS & CHEMICALS					5,096.73	0.00		
Vendor 2902 - AMAZON SALES INC								
11N7-VNM7-X31X								
0000006803	AMAZON SALES INC		11/01/2026		356.07	0.00	Paid	Y
	DVD'S		hhafer					11/01/2026
	01-015-5379	DEVIL WEARS PRADA 2			356.07			
Total Vendor 2902 - AMAZON SALES INC					356.07	0.00		
Vendor 4057 - AMAZON WEB SERVICE - CC								
2857388705								
0000006600	AMAZON WEB SERVICE - CC				28.73	0.00	Paid	Y
	WEBSITE AWS		hhafer					11/07/2026
	01-010-5227	SOFTWARE MAINTENANCE			28.73			
Total Vendor 4057 - AMAZON WEB SERVICE - CC					28.73	0.00		
Vendor 4053 - AMERICAN AIRLINES - CC								
UADYXN								
0000006591	AMERICAN AIRLINES - CC				2,412.81	0.00	Paid	Y
	BS&A CONFERENCE SCOTT/HAFER/BACH		hhafer					11/07/2026
	01-010-5222	TRAVEL EXPENSE			482.56			
	04-024-5222	TRAVEL EXPENSE			482.56			
	10-100-5222	TRAVEL EXPENSE			482.56			
	11-110-5222	TRAVEL EXPENSE			965.13			
Total Vendor 4053 - AMERICAN AIRLINES - CC					2,412.81	0.00		
Vendor 714 - AMERICAN UNDERGROUND SUPPLY								

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 714 - AMERICAN UNDERGROUND SUPPLY								
S100081505.004								
0000006810	AMERICAN UNDERGROUND SUPPLY		11/06/2026	12/06/2026	11,492.89	0.00	Paid	Y
	SYSTEM MAINT		hhafer					11/24/2026
	11-110-5391	SYSTEM MAINTENANCE			11,492.89			
S100084475.001								
0000006960	AMERICAN UNDERGROUND SUPPLY		11/05/2026	12/05/2026	834.60	0.00	Paid	Y
	PIPING AND FITTINGS FOR ALUM		hhafer					11/24/2026
	11-110-5530	EQUIPMENT REPAIR/REPLACEMENT			834.60			
Total Vendor 714 - AMERICAN UNDERGROUND SUPPLY					12,327.49	0.00		
Vendor CD REFUND - ANDERSEN, GLEN L & CARLEEN J								
DR264 12778 CR								
0000006914	ANDERSEN, GLEN L & CARLEEN J		11/18/2026	11/24/2026	200.00	0.00	Paid	Y
	Check Request For Bond: 0000000168		sbach					11/24/2026
	01-002-2450	0000000168 - DR2026-00004			200.00			
Total Vendor CD REFUND - ANDERSEN, GLEN L & CARLEEN J					200.00	0.00		
Vendor 3745 - ASSETHR								
11.12.26 PAYROL								
0000007022	ASSETHR				267,113.10	0.00	Paid	Y
	PAYROLL #114 11.12.26		sbach					11/12/2026
	01-001-1505	DUE FROM AIRPORT			2,493.71			
	01-002-2406	UNION DUES			0.00			
	01-002-2408	HSA WITHHOLDING			(0.01)			
	01-002-2409	FLEX WITHHOLDING			(181.16)			
	01-002-2410	INSURANCE WITHHOLDING			(4,325.79)			
	01-002-2411	FEDERAL WITHHOLDING			0.00			
	01-002-2412	SS/ MEDICARE WITHHOLDING			0.00			
	01-002-2414	PENSION WITHHOLDING-PD			(16,976.01)			
	01-002-2415	STATE WITHHOLDING			0.00			
	01-002-2416	PENSION WITHHOLDING			(7,432.45)			
	01-002-2419	GARNISHMENTS			0.00			
	01-002-2421	AFLAC			(302.55)			
	01-002-2424	GUARDIAN			(989.79)			
	01-010-5001	SALARIES			11,670.37			
	01-010-5002	FICA - CITY SHARE			911.46			
	01-010-5004	H.A.L. INSURANCE			63.46			
	01-010-5005	RETIREMENT - CITY SHARE			706.15			
	01-011-5001	SALARIES			90,866.74			
	01-011-5002	FICA - CITY SHARE			6,712.10			
	01-011-5004	H.A.L. INSURANCE			0.00			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 3745 - ASSETHR							
01-011-5005	RETIREMENT - CITY SHARE			8,135.26			
01-014-5001	SALARIES			13,176.40			
01-014-5002	FICA - CITY SHARE			958.74			
01-014-5004	H.A.L. INSURANCE			0.00			
01-014-5005	RETIREMENT - CITY SHARE			972.05			
01-015-5001	SALARIES			18,351.09			
01-015-5002	FICA - CITY SHARE			1,388.99			
01-015-5004	H.A.L. INSURANCE			0.00			
01-015-5005	RETIREMENT - CITY SHARE			804.07			
01-017-5001	SALARIES			0.00			
01-017-5002	FICA - CITY SHARE			0.00			
01-017-5006	UNEMPLOYMENT COMP			0.00			
01-019-5001	SALARIES			14,846.76			
01-019-5002	FICA - CITY SHARE			1,102.50			
01-019-5004	H.A.L. INSURANCE			0.00			
01-019-5005	RETIREMENT - CITY SHARE			1,032.58			
04-002-2408	HSA WITHHOLDING			(0.01)			
04-002-2409	FLEX WITHHOLDING			(53.46)			
04-002-2410	INSURANCE WITHHOLDING			(728.02)			
04-002-2411	FEDERAL WITHHOLDING			0.00			
04-002-2412	SS/ MEDICARE WITHHOLDING			0.00			
04-002-2415	STATE WITHHOLDING			0.00			
04-002-2416	PENSION WITHHOLDING			(4,848.20)			
04-002-2419	GARNISHMENTS			0.00			
04-002-2421	AFLAC			(94.54)			
04-002-2424	GUARDIAN			(220.90)			
04-024-5001	SALARIES			25,089.04			
04-024-5002	FICA - CITY SHARE			1,861.57			
04-024-5004	H.A.L. INSURANCE			0.00			
04-024-5005	RETIREMENT - CITY SHARE			2,073.79			
08-028-6600	WELLNESS PROGRAM			425.00			
10-002-2408	HSA WITHHOLDING			0.00			
10-002-2409	FLEX WITHHOLDING			(140.00)			
10-002-2410	INSURANCE WITHHOLDING			(883.14)			
10-002-2411	FEDERAL WITHHOLDING			0.00			
10-002-2412	SS/ MEDICARE WITHHOLDING			0.00			
10-002-2415	STATE WITHHOLDING			0.00			
10-002-2416	PENSION WITHHOLDING			(3,990.46)			
10-002-2419	GARNISHMENTS			0.00			
10-002-2421	AFLAC			(86.87)			
10-002-2424	GUARDIAN			(124.26)			
10-100-5001	SALARIES			23,107.12			
10-100-5002	FICA - CITY SHARE			1,722.04			
10-100-5004	H.A.L. INSURANCE			42.31			
10-100-5005	RETIREMENT - CITY SHARE			1,863.82			
11-002-2408	HSA WITHHOLDING			0.02			
11-002-2409	FLEX WITHHOLDING			(55.00)			
11-002-2410	INSURANCE WITHHOLDING			(2,239.47)			

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Vendor 3745 - ASSETHR								
	11-002-2411	FEDERAL WITHHOLDING			0.00			
	11-002-2412	SS/ MEDICARE WITHHOLDING			0.00			
	11-002-2415	STATE WITHHOLDING			0.00			
	11-002-2416	PENSION WITHHOLDING			(12,733.63)			
	11-002-2419	GARNISHMENTS			0.00			
	11-002-2421	AFLAC			(233.72)			
	11-002-2424	GUARDIAN			(563.70)			
	11-110-5001	SALARIES			79,932.21			
	11-110-5002	FICA - CITY SHARE			6,032.01			
	11-110-5004	H.A.L. INSURANCE			105.77			
	11-110-5005	RETIREMENT - CITY SHARE			5,744.29			
	01-010-5227	SOFTWARE MAINTENANCE			303.55			
	01-011-5227	SOFTWARE MAINTENANCE			349.08			
	01-014-5227	SOFTWARE MAINTENANCE			91.06			
	01-015-5227	SOFTWARE MAINTENANCE			197.30			
	01-017-5227	SOFTWARE MAINTENANCE			0.00			
	01-019-5227	SOFTWARE MAINTENANCE			91.06			
	01-020-5227	SOFTWARE MAINTENANCE			0.00			
	04-024-5227	SOFTWARE MAINTENANCE			242.84			
	10-100-5227	SOFTWARE MAINTENANCE			333.90			
	11-110-5227	SOFTWARE MAINTENANCE			516.03			
	01-002-2425	ZAY ZOON			0.00			
Total Vendor 3745 - ASSETHR					267,113.10	0.00		
Vendor 55 - BAIRD HOLM LLP								
366433								
0000006937	BAIRD HOLM LLP		11/10/2026		1,498.50	0.00	Paid	Y
	SRF LOAN LEGAL FEE		hhafer					11/24/2026
	11-110-5210	SRF LOAN LEGAL FEE			1,498.50			
365908								
0000006957	BAIRD HOLM LLP				369.00	0.00	Paid	Y
	1600 WASHINGTON CONVERSATION		hhafer					11/24/2026
	01-019-5210	LEGAL			369.00			
Total Vendor 55 - BAIRD HOLM LLP					1,867.50	0.00		
Vendor 2140 - BENNETT CONSTRUCTION								
MS-2024-01361								
0000006831	BENNETT CONSTRUCTION		09/23/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 355 S 21ST ST		hhafer					11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT			50.00			

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Vendor 2140 - BENNETT CONSTRUCTION							
MS-2024-01268							
0000006832	BENNETT CONSTRUCTION	09/10/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 7808 CO RD P29	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01123							
0000006833	BENNETT CONSTRUCTION	08/28/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2275 WASHINGTON ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01122							
0000006834	BENNETT CONSTRUCTION	08/28/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1519 BUTLER ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01121							
0000006835	BENNETT CONSTRUCTION	08/28/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2038 JACKSON ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01362							
0000006882	BENNETT CONSTRUCTION	09/23/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 276 N 23RD ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01363							
0000006883	BENNETT CONSTRUCTION	09/23/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1022 NEBRASKA ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01364							
0000006884	BENNETT CONSTRUCTION	09/23/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1225 WESTRIDGE DR	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01455							
0000006885	BENNETT CONSTRUCTION	10/08/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2150 PARK ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01456							
0000006886	BENNETT CONSTRUCTION	10/08/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1740 NEBRASKA ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			

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Vendor 2140 - BENNETT CONSTRUCTION							
MS-2024-01457							
0000006976	BENNETT CONSTRUCTION	10/08/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1113 S 16TH AVE	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01458							
0000006977	BENNETT CONSTRUCTION	10/08/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 748 N 13TH ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01459							
0000006978	BENNETT CONSTRUCTION	10/08/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 230 N 21ST ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01460							
0000006979	BENNETT CONSTRUCTION	10/08/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 214 N 21ST ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2024-01553							
0000006980	BENNETT CONSTRUCTION	10/18/2024		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 549 N 22ND ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
Total Vendor 2140 - BENNETT CONSTRUCTION				750.00	0.00		
Vendor 1087 - BERENS-TATE CONSULTING GROUP INC							
123							
0000006952	BERENS-TATE CONSULTING GROUP INC	07/31/2026		3,000.00	0.00	Paid	Y
	ARBITRAGE REBATE REPORT FOR 2023 HWY ALL	hhafer					11/24/2026
	04-024-5210 ARBITRAGE REBATE REPORT FOR 2023 HWY ALL			3,000.00			
Total Vendor 1087 - BERENS-TATE CONSULTING GROUP INC				3,000.00	0.00		
Vendor 1519 - BLAIR ACE HARDWARE							
45242							
0000006819	BLAIR ACE HARDWARE	10/27/2026		8.59	0.00	Paid	Y
	RATCHET FOR SHOP	hhafer					11/01/2026
	04-024-5373 SMALL TOOLS			8.59			

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Vendor 1519 - BLAIR ACE HARDWARE							
45172							
0000006820	BLAIR ACE HARDWARE	10/21/2026		26.00	0.00	Paid	Y
	STREETS PROPANE	hhafer					11/01/2026
	04-024-5370	GAS/OIL/DIESEL		26.00			
45210							
0000006821	BLAIR ACE HARDWARE	10/24/2026		53.49	0.00	Paid	Y
	REPAIR TO DOOR HANDLE	hhafer					11/01/2026
	11-110-5240	BUILDING MAINTENANCE		53.49			
45266							
0000006822	BLAIR ACE HARDWARE	10/28/2026		31.07	0.00	Paid	Y
	CHG ME	hhafer					11/01/2026
	01-019-5240	BUILDING MAINTENANCE		31.07			
45275							
0000006823	BLAIR ACE HARDWARE	10/29/2026		26.97	0.00	Paid	Y
	BATTERIES	hhafer					11/01/2026
	01-014-5240	BUILDING MAINTENANCE		26.97			
45273							
0000006824	BLAIR ACE HARDWARE	10/29/2029		9.16	0.00	Paid	Y
	FASTENERS FOR TRUCK LIGHT BRACKETS	hhafer					11/01/2026
	01-014-5240	BUILDING MAINTENANCE		9.16			
45063							
0000006825	BLAIR ACE HARDWARE	10/13/2026		29.94	0.00	Paid	Y
	FOR METER CHAMGE OUTS	hhafer					11/01/2026
	11-110-5409	METERS		29.94			
45146							
0000006826	BLAIR ACE HARDWARE	10/19/2026		250.00	0.00	Paid	Y
	SOD CUTTER RENTAL	hhafer					11/01/2026
	04-024-5399	MOTORIZED EQUIPMENT RENTAL		250.00			
45156							
0000006827	BLAIR ACE HARDWARE	10/20/2026		19.99	0.00	Paid	Y
	GLOVES	hhafer					11/01/2026
	04-024-5362	SHOP SUPPLIES		19.99			
Total Vendor 1519 - BLAIR ACE HARDWARE				455.21	0.00		
Vendor 4300 - BLALOCK, KAYLI							

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Vendor 4300 - BLALOCK, KAYLI							
11/06/2026							
0000006969	BLALOCK, KAYLI			84.97	0.00	Paid	Y
	MILEAGE	hhafer					11/24/2026
	01-015-5222	TRAVEL EXPENSE		84.97			
Total Vendor 4300 - BLALOCK, KAYLI				84.97	0.00		
Vendor 96 - BOMGAARS SUPPLY INC							
23771686							
0000006918	BOMGAARS SUPPLY INC		10/23/2026	12.83	0.00	Paid	Y
	INDUSTRAIL PUMPS FAN BELT	hhafer					11/24/2026
	11-110-5240	BUILDING MAINTENANCE		12.83			
23773622							
0000006919	BOMGAARS SUPPLY INC			642.66	0.00	Paid	Y
	REPAIRS TO FILTERS 1-4 SAMPLE PORTS	hhafer					11/24/2026
	11-110-5247	EQUIPMENT REPAIR/REPLACEMENT		642.66			
23773055							
0000006920	BOMGAARS SUPPLY INC		10/26/2026	70.96	0.00	Paid	Y
	TRAILOR REPAIRS LIGHTS	hhafer					11/24/2026
	04-024-5239	MOTORIZED EQUIPMENT MAINT		70.96			
23774127							
0000006921	BOMGAARS SUPPLY INC		10/29/2026	39.99	0.00	Paid	Y
	SCHOOL CROSSING LIGHTS CHARGER	hhafer					11/24/2026
	04-024-5385	STREET TRAFFIC LIGHT REPAIR		39.99			
23773439							
0000006922	BOMGAARS SUPPLY INC		10/27/2026	44.99	0.00	Paid	Y
	TRAILOR REPAIRS	hhafer					11/24/2026
	04-024-5239	MOTORIZED EQUIPMENT MAINT		44.99			
23769264							
0000006923	BOMGAARS SUPPLY INC		10/16/2026	12.99	0.00	Paid	Y
	HAND PRUNER FOR TREES AND SHRUBS	hhafer					11/24/2026
	01-014-5373	SMALL TOOLS		12.99			
23770095							
0000006924	BOMGAARS SUPPLY INC		10/18/2026	136.81	0.00	Paid	Y
	REPAIRS FILTERS 1-4	hhafer					11/24/2026
	11-110-5530	EQUIPMENT REPAIR/REPLACEMENT		136.81			

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Vendor 96 - BOMGAARS SUPPLY INC							
23772877							
0000006925	BOMGAARS SUPPLY INC	10/26/2026		7.49	0.00	Paid	Y
	SPARK PLUG FOR BACKPACK BLOWER	hhafer					11/24/2026
	01-014-5239	MOTORIZED EQUIPMENT MAINT		7.49			
23771120							
0000006926	BOMGAARS SUPPLY INC			37.98	0.00	Paid	Y
	SPRAYERS	hhafer					11/24/2026
	04-024-5377	ASPHALT/PAINT/CONCRETE		37.98			
23773200							
0000006927	BOMGAARS SUPPLY INC			5.19	0.00	Paid	Y
	SHOP SUPPLIES	hhafer					11/24/2026
	01-014-5240	BUILDING MAINTENANCE		5.19			
23775857							
0000006928	BOMGAARS SUPPLY INC			11.94	0.00	Paid	Y
	TAUTUMBAUM SUPPLIES FOR LIGHTS	hhafer					11/24/2026
	04-024-5394	HOLIDAY LIGHTING		11.94			
23779183							
0000006929	BOMGAARS SUPPLY INC			9.99	0.00	Paid	Y
	NEW BROOM HANDLE FOR SHOP	hhafer					11/24/2026
	01-014-5361	JANITORIAL SUPPLIES		9.99			
23772981							
0000006930	BOMGAARS SUPPLY INC			13.00	0.00	Paid	Y
	FASTENERS TO MOUNT BOX	hhafer					11/24/2026
	01-010-5240	BUILDING MAINTENANCE		13.00			
23779751							
0000006931	BOMGAARS SUPPLY INC			161.83	0.00	Paid	Y
	SHOP SUPPLIES	hhafer					11/24/2026
	11-110-5362	SHOP SUPPLIES		161.83			
Total Vendor 96 - BOMGAARS SUPPLY INC				1,208.65	0.00		
Vendor 3613 - BRANDI LEE BJORK							
11/04/2026							
0000006968	BRANDI LEE BJORK			42.05	0.00	Paid	Y
	MILEAGE	hhafer					11/24/2026
	01-015-5222	TRAVEL EXPENSE		42.05			
Total Vendor 3613 - BRANDI LEE BJORK							

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Vendor 3613 - BRANDI LEE BJORK							
				42.05	0.00		
Vendor 3934 - BS&A SOFTWARE LLC							
SIN002508							
0000006972	BS&A SOFTWARE LLC			720.00	0.00	Paid	Y
	(OCT) INTEGRATED PMT ABSORBED FEE	hhafer					11/24/2026
	11-110-5209	(OCT) E-CK FEE $1.50 X (459)		694.50			
	01-010-5209	(OCT) E-CK FEE $1.50 X (3)		4.50			
	01-019-5209	(OCT) E-CK FEE $1.50 X (11)		16.50			
	01-001-1505	(OCT) E-CK FEE $1.50 X (3)		4.50			
Total Vendor 3934 - BS&A SOFTWARE LLC				720.00	0.00		
Vendor 4264 - BUSINESS.APPLE.COM							
MZA84GNF							
0000006599	BUSINESS.APPLE.COM			0.99	0.00	Paid	Y
	ICLOUD STORAGE FOR APPLE DEVICES	hhafer					11/07/2026
	01-010-5227	SOFTWARE MAINTENANCE		0.99			
Total Vendor 4264 - BUSINESS.APPLE.COM				0.99	0.00		
Vendor CD REFUND - CAMERON, ROBERT W & TERESA M							
MS26139 1968 Pa							
0000006915	CAMERON, ROBERT W & TERESA M	11/18/2026	11/24/2026	50.00	0.00	Paid	Y
	Check Request For Bond: 0000000301	sbach					11/24/2026
	01-002-2450	0000000301 - MS2026-00139		50.00			
Total Vendor CD REFUND - CAMERON, ROBERT W & TERESA M				50.00	0.00		
Vendor 115 - CARQUEST AUTO PARTS							
1541-459663							
0000006662	CARQUEST AUTO PARTS	10/26/2026		12.65	0.00	Paid	Y
	AIR FILTER - LAWNMOWER	hhafer					11/01/2026
	01-014-5239	MOTORIZED EQUIPMENT MAINT		12.65			
Total Vendor 115 - CARQUEST AUTO PARTS				12.65	0.00		
Vendor 4320 - CARRIAGE PARK							

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Vendor 4320 - CARRIAGE PARK							
264130677							
0000006596	CARRIAGE PARK			6.00	0.00	Paid	Y
	LINCOLN CONFERENCE	hhafer					11/07/2026
	04-024-5222	TRAVEL EXPENSE		1.50			
	10-100-5222	TRAVEL EXPENSE		1.50			
	11-110-5222	TRAVEL EXPENSE		3.00			
264958897							
0000006597	CARRIAGE PARK			6.00	0.00	Paid	Y
	LINCOLN CONFERENCE	hhafer					11/07/2026
	04-024-5222	TRAVEL EXPENSE		1.50			
	10-100-5222	TRAVEL EXPENSE		1.50			
	11-110-5222	TRAVEL EXPENSE		3.00			
264454483							
0000006598	CARRIAGE PARK			13.50	0.00	Paid	Y
	LINCOLN CONFERENCE	hhafer					11/07/2026
	04-024-5222	TRAVEL EXPENSE		3.38			
	10-100-5222	TRAVEL EXPENSE		3.37			
	11-110-5222	TRAVEL EXPENSE		6.75			
Total Vendor 4320 - CARRIAGE PARK				25.50	0.00		
Vendor 3704 - CDS ENTERPRISES LLC							
681							
0000006936	CDS ENTERPRISES LLC	11/04/2026	11/04/2026	13,320.00	0.00	Paid	Y
	EMERGENCY REPAIRS	hhafer					11/24/2026
	11-110-5247	EMERGENCY REPAIRS		13,320.00			
Total Vendor 3704 - CDS ENTERPRISES LLC				13,320.00	0.00		
Vendor 220 - CDW GOVERNMENT INC							

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Vendor 220 - CDW GOVERNMENT INC								
ZR01599185								
0000006875	CDW GOVERNMENT INC		11/06/2026	12/06/2026	2,134.08	0.00	Paid	Y
	CDWG MICROSOFT O365 E3		hhafer					11/24/2026
	01-010-5227	SOFTWARE MAINTENANCE			770.64			
	01-011-5227	SOFTWARE MAINTENANCE			741.00			
	01-014-5227	SOFTWARE MAINTENANCE			29.64			
	01-015-5227	SOFTWARE MAINTENANCE			296.40			
	01-019-5227	SOFTWARE MAINTENANCE			118.56			
	10-100-5227	SOFTWARE MAINTENANCE			59.28			
	11-110-5227	SOFTWARE MAINTENANCE			88.92			
	01-001-1505	DUE FROM AIRPORT			29.64			
ZR01599184								
0000006876	CDW GOVERNMENT INC		11/06/2026	12/06/2026	1,094.40	0.00	Paid	Y
	MICROSOFT EXCHANGE ONLINE PLAN2 1YR		hhafer					11/24/2026
	01-010-5227	SOFTWARE MAINTENANCE			364.80			
	01-011-5227	SOFTWARE MAINTENANCE			91.20			
	01-014-5227	SOFTWARE MAINTENANCE			91.20			
	01-015-5227	SOFTWARE MAINTENANCE			182.40			
	01-019-5227	SOFTWARE MAINTENANCE			91.20			
	11-110-5227	SOFTWARE MAINTENANCE			273.60			
AL8G83S								
0000006987	CDW GOVERNMENT INC		11/16/2026	12/16/2026	2,058.84	0.00	Paid	Y
	RENEWAL ANNUAL ADO ACROBAT PRO F/ENT RNW		hhafer					11/24/2026
	01-010-5227	SOFTWARE MAINTENANCE			1,258.18			
	01-011-5227	SOFTWARE MAINTENANCE			343.14			
	01-014-5227	SOFTWARE MAINTENANCE			114.38			
	01-019-5227	SOFTWARE MAINTENANCE			114.38			
	01-015-5227	SOFTWARE MAINTENANCE			114.38			
	01-001-1505	DUE FROM AIRPORT			114.38			
Total Vendor 220 - CDW GOVERNMENT INC					5,287.32	0.00		
Vendor 434 - CHARLES J HEATON								
10/17/2026								
0000006648	CHARLES J HEATON				301.00	0.00	Paid	Y
	CJ - ICMA		hhafer					11/24/2026
	04-024-5222	TRAVEL EXPENSE			75.00			
	10-100-5222	TRAVEL EXPENSE			75.00			
	11-110-5222	TRAVEL EXPENSE			151.00			
Total Vendor 434 - CHARLES J HEATON					301.00	0.00		

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Vendor 229 - CITY OF OMAHA CASHIER							
082VFHGDDQ.01							
0000006593	CITY OF OMAHA CASHIER			5.00	0.00	Paid	Y
	OPD REPORT ON BVFD VEHICLE ACCIDENT	hhafer					11/07/2026
	01-013-5003	WORKMAN'S COMPENSATION		5.00			
082VFHGDDQ							
0000006594	CITY OF OMAHA CASHIER			1.75	0.00	Paid	Y
	OPD REPORT ON BVFD VEHICLE ACCIDENT	hhafer					11/07/2026
	01-013-5003	WORKMAN'S COMPENSATION		1.75			
Total Vendor 229 - CITY OF OMAHA CASHIER				6.75	0.00		
Vendor 146 - CUMMINS INC							
J3-261021046							
0000006868	CUMMINS INC	10/29/2026		2,847.32	0.00	Paid	Y
	GENERATOR SERVICE	hhafer					11/24/2026
	11-110-5240	BUILDING MAINTENANCE		2,847.32			
Total Vendor 146 - CUMMINS INC				2,847.32	0.00		
Vendor 919 - DATASHIELD							
0209104							
0000006870	DATASHIELD	11/09/2026	11/09/2026	87.53	0.00	Paid	Y
	SHREDDING	hhafer					11/24/2026
	01-010-5258	OTHER OPERATING EXPENSE		47.53			
	01-019-5258	OTHER OPERATING EXPENSE		40.00			
Total Vendor 919 - DATASHIELD				87.53	0.00		
Vendor 4000 - DNS DUMPSTER RENTAL							
2116							
0000006946	DNS DUMPSTER RENTAL	11/16/2026	11/16/2026	360.00	0.00	Paid	Y
	DUMPSTER RENTAL	hhafer					11/24/2026
	01-014-5228	UTILITIES		360.00			
Total Vendor 4000 - DNS DUMPSTER RENTAL				360.00	0.00		
Vendor 194 - ERIKSEN CONSTRUCTION CO INC							

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 194 - ERIKSEN CONSTRUCTION CO INC							
2299							
0000006904	ERIKSEN CONSTRUCTION CO INC	11/05/2026		14,000.00	0.00	Paid	Y
	OCT SHUT DOWN UPFLOW CLEANING CRANE USE	hhafer					11/24/2026
	11-110-5530	MOBILATION AND DEMOBILATION		14,000.00			
2300							
0000006932	ERIKSEN CONSTRUCTION CO INC			37,980.65	0.00	Paid	Y
	CHLORINE ROOM UPDATES	hhafer					11/24/2026
	11-110-5417	T AND M		37,980.65			
Total Vendor 194 - ERIKSEN CONSTRUCTION CO INC				51,980.65	0.00		
Vendor 4211 - FACEBOOK							
225356789493982							
0000006592	FACEBOOK			40.55	0.00	Paid	Y
	CITY ADMIN JOB POST	hhafer					11/07/2026
	01-010-5217	PRINTING & PUBLICATION		40.55			
Total Vendor 4211 - FACEBOOK				40.55	0.00		
Vendor CD REFUND - FORMAL CONSTRUCTION							
CR269 224 S 8th							
0000006913	FORMAL CONSTRUCTION	11/18/2026	11/24/2026	500.00	0.00	Paid	Y
	Check Request For Bond: 0000000248	sbach					11/24/2026
	01-002-2450	0000000248 - CR2026-00009		500.00			
Total Vendor CD REFUND - FORMAL CONSTRUCTION				500.00	0.00		
Vendor 4321 - FS COM INC							
FS260917123833							
0000006605	FS COM INC			382.63	0.00	Paid	Y
	FIBER OPTIC PATCH CABLES	hhafer					11/07/2026
	11-110-5509	PLANT SECURITY CAMERA		382.63			
Total Vendor 4321 - FS COM INC				382.63	0.00		
Vendor 156 - GIS WORKSHOP LLC							

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Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 156 - GIS WORKSHOP LLC							
2019-34232							
0000006861	GIS WORKSHOP LLC	11/01/2026	12/01/2026	4,487.00	0.00	Paid	Y
	SPEC ASSESS MODULE AND FAM READ-ONLY - A	hhafer					11/24/2026
	02-022-5227	SOFTWARE MAINTENANCE		850.00			
	01-010-5227	SOFTWARE MAINTENANCE		837.00			
	01-011-5227	SOFTWARE MAINTENANCE		200.00			
	01-014-5227	SOFTWARE MAINTENANCE		200.00			
	01-015-5227	SOFTWARE MAINTENANCE		200.00			
	01-019-5227	SOFTWARE MAINTENANCE		200.00			
	04-024-5227	SOFTWARE MAINTENANCE		600.00			
	10-100-5227	SOFTWARE MAINTENANCE		600.00			
	11-110-5227	SOFTWARE MAINTENANCE		800.00			
2019-35244							
0000006865	GIS WORKSHOP LLC	11/04/2026	12/04/2026	1,500.00	0.00	Paid	Y
	READ/WRITE EXTENSION JAN-MAR '27	hhafer					11/24/2026
	01-010-5227	SOFTWARE MAINTENANCE		250.00			
	10-100-5227	SOFTWARE MAINTENANCE		250.00			
	11-110-5227	SOFTWARE MAINTENANCE		1,000.00			
Total Vendor 156 - GIS WORKSHOP LLC				5,987.00	0.00		
Vendor 237 - GRAINGER							
9154411681							
0000006910	GRAINGER	11/12/2026	12/12/2026	185.67	0.00	Paid	Y
	PARTS AND AIR FILTER	hhafer					11/24/2026
	11-110-5240	BUILDING MAINTENANCE		0.00			
	11-110-5530	EQUIPMENT REPAIR/REPLACEMENT		0.00			
	11-110-5362	SHOP SUPPLIES		185.67			
9155960066							
0000006954	GRAINGER	11/13/2026	12/13/2026	340.09	0.00	Paid	Y
	PARTS AND AIR FILTER	hhafer					11/24/2026
	11-110-5240	BUILDING MAINTENANCE		340.09			
	11-110-5530	EQUIPMENT REPAIR/REPLACEMENT		0.00			
	11-110-5362	SHOP SUPPLIES		0.00			
Total Vendor 237 - GRAINGER				525.76	0.00		
Vendor 246 - HACH CO							

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 246 - HACH CO							
15262185							
0000006950	HACH CO	11/16/2026		601.23	0.00	Paid	Y
	LAB AND PROCESS CHEMICALS AND EQUIPMENT	hhafer					11/24/2026
	11-110-5363	CHEMICALS		601.23			
Total Vendor 246 - HACH CO				601.23	0.00		
Vendor 4317 - HARD HEAD VETERANS LLC							
INV-1169							
0000006906	HARD HEAD VETERANS LLC	11/05/2026	12/05/2026	10,846.00	0.00	Paid	Y
	BALLISTIC HELMETS	hhafer					11/24/2026
	01-011-5521-2026-0004	OTHER IMPROVEMENTS		10,846.00			
Total Vendor 4317 - HARD HEAD VETERANS LLC				10,846.00	0.00		
Vendor 1569 - HAWKINS INC							
7620289							
0000006860	HAWKINS INC	11/05/2026	12/20/2026	18,832.00	0.00	Paid	Y
	CHLORINE	hhafer					11/24/2026
	11-110-5363	CHEMICALS		18,832.00			
Total Vendor 1569 - HAWKINS INC				18,832.00	0.00		
Vendor 30065 - HDR ENGINEERING INC							
1200879016							
0000006939	HDR ENGINEERING INC	11/10/2026		11,234.50	0.00	Paid	Y
	ENGINEERING ON PHASE 5	hhafer					11/24/2026
	11-110-5212-2022-0001	ENGINEERING		11,234.50			
1200878755							
0000006961	HDR ENGINEERING INC			6,123.42	0.00	Paid	Y
	WATER TOWER DESIGN	hhafer					11/24/2026
	11-110-5213-2025-0001	WATER TOWER DESIGN		6,123.42			
1200879435							
0000006962	HDR ENGINEERING INC	11/11/2026		8,590.50	0.00	Paid	Y
	BENP WORK	hhafer					11/24/2026
	11-110-5213-2025-0003	BENP PUMP STATION		8,590.50			
Total Vendor 30065 - HDR ENGINEERING INC				25,948.42	0.00		

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Vendor 30065 - HDR ENGINEERING INC								
Vendor 4327 - HIGH THREAT TRAINING GROUP LLC								
ORD-97								
0000006905	HIGH THREAT TRAINING GROUP LLC	10/02/2026	11/01/2026		895.00	0.00	Paid	Y
	HIGH THREAT INSTRUCTOR TRAINING	WITTROCK		hhafer				11/24/2026
	01-011-5223	TRAINING EXP/CONF REGISTR			895.00			
Total Vendor 4327 - HIGH THREAT TRAINING GROUP LLC					895.00	0.00		
Vendor 2260 - HUBER BUILDERS LLC								
RN-2022-00131								
0000006975	HUBER BUILDERS LLC	07/21/2022			500.00	0.00	Paid	Y
	PERMIT DEPOSIT 1405 SKYLKINE DR			hhafer				11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT			500.00			
Total Vendor 2260 - HUBER BUILDERS LLC					500.00	0.00		
Vendor 4296 - IKEA								
85706723								
0000006602	IKEA				(73.83)	0.00	Paid	Y
	REIMBURSEMENT			hhafer				11/07/2026
	01-011-5237	OFFICE EQUIPMENT MAINTENANCE			(73.83)			
Total Vendor 4296 - IKEA					(73.83)	0.00		
Vendor 4319 - INDEPENDENT SALT COMPANY								
0204934-IN								
0000006889	INDEPENDENT SALT COMPANY				2,176.78	0.00	Paid	Y
	ROAD SALT			hhafer				11/24/2026
	04-024-5374	ROAD SALT			2,176.78			
Total Vendor 4319 - INDEPENDENT SALT COMPANY					2,176.78	0.00		
Vendor 283 - INTERNATIONAL CODE COUNCIL								
102316085								
0000006590	INTERNATIONAL CODE COUNCIL				265.00	0.00	Paid	Y
	INTERNATIONAL CODE COUNCIL MEMBERSHIP RE			hhafer				11/07/2026
	01-019-5215	EMPLOYEE SCHOOLING			265.00			
Total Vendor 283 - INTERNATIONAL CODE COUNCIL								

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 283 - INTERNATIONAL CODE COUNCIL				265.00	0.00		
Vendor 301 - J.P. COOKE CO.							
958104							
0000006907	J.P. COOKE CO.	11/11/2026	12/11/2026	68.70	0.00	Paid	Y
	ENGRAVING AND SHIPPING	hhafer					11/24/2026
	01-010-5360	OFFICE SUPPLIES		68.70			
Total Vendor 301 - J.P. COOKE CO.				68.70	0.00		
Vendor 227 - JEO CONSULTING GROUP INC							
178655							
0000006911	JEO CONSULTING GROUP INC	11/12/2026		559.50	0.00	Paid	Y
	GIS SERVICES	hhafer					11/24/2026
	04-024-5213	GIS SERVICES		167.85			
	01-011-5213	GIS SERVICES		0.00			
	11-110-5213	GIS SERVICES		391.65			
Total Vendor 227 - JEO CONSULTING GROUP INC				559.50	0.00		
Vendor 683 - KELLY RYAN EQUIPMENT CO							
152140							
0000006942	KELLY RYAN EQUIPMENT CO	11/12/2026	12/02/2026	63.10	0.00	Paid	Y
	DUMP TRUCK HOSE REPAIRS	hhafer					11/24/2026
	04-024-5239	MOTORIZED EQUIPMENT MAINT		63.10			
152152							
0000006943	KELLY RYAN EQUIPMENT CO	11/13/2026	12/03/2026	320.40	0.00	Paid	Y
	SWEEPER REPAIRS	hhafer					11/24/2026
	04-024-5239	MOTORIZED EQUIPMENT MAINT		320.40			
Total Vendor 683 - KELLY RYAN EQUIPMENT CO				383.50	0.00		
Vendor 330 - LEAGUE OF NE MUNICIPALITIES							
2187							
0000006587	LEAGUE OF NE MUNICIPALITIES			180.00	0.00	Paid	Y
	LEAGUE CONFERENCE REGISTRATION-TALBOT	hhafer					11/07/2026
	01-010-5223	TRAINING EXP/CONF REGISTR		180.00			
Total Vendor 330 - LEAGUE OF NE MUNICIPALITIES				180.00	0.00		

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 330 - LEAGUE OF NE MUNICIPALITIES							
Vendor 4303 - LINKEDIN							
101310170927							
0000006595	LINKEDIN			260.00	0.00	Paid	Y
	CITY ADMIN JOB POSTING	hhafer					11/07/2026
	01-010-5217	PRINTING & PUBLICATION		260.00			
Total Vendor 4303 - LINKEDIN				260.00	0.00		
Vendor 4086 - MARTINWOOD CABINETRY							
277615							
0000006944	MARTINWOOD CABINETRY	11/12/2026	12/12/2026	489.00	0.00	Paid	Y
	WOOD FOR MAKERSPACE	hhafer					11/24/2026
	01-015-5363	12X12 PLYWOOD		489.00			
Total Vendor 4086 - MARTINWOOD CABINETRY				489.00	0.00		
Vendor 362 - MCKINNIS ROOFING & SHEET METAL							
MS-2025-01952							
0000006836	MCKINNIS ROOFING & SHEET METAL	05/21/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT	hhafer					11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT		50.00			
MS-2025-01929							
0000006837	MCKINNIS ROOFING & SHEET METAL	05/13/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1734 GRANT ST	hhafer					11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT		50.00			
MS-2025-01843							
0000006838	MCKINNIS ROOFING & SHEET METAL	04/22/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 13970 CO RD P18	hhafer					11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT		50.00			
MS-2025-01817							
0000006840	MCKINNIS ROOFING & SHEET METAL	04/16/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2223 WASHINGTON ST	hhafer					11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT		50.00			
MS-2025-01962							
0000006877	MCKINNIS ROOFING & SHEET METAL	05/28/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1650 WASHINGTON ST	hhafer					11/24/2026
	01-002-2450	BUILDING PERMIT DEPOSIT		50.00			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 362 - MCKINNIS ROOFING & SHEET METAL							
MS-2025-01967							
0000006878	MCKINNIS ROOFING & SHEET METAL	05/28/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2053 GRANT ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-01999							
0000006879	MCKINNIS ROOFING & SHEET METAL	06/04/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1308 GRANT ST #1	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02003							
0000006880	MCKINNIS ROOFING & SHEET METAL	06/04/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02004							
0000006881	MCKINNIS ROOFING & SHEET METAL	06/04/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2656 COLLEGE DR	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02026							
0000006981	MCKINNIS ROOFING & SHEET METAL	06/12/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 10602 OAK PARK LN	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02039							
0000006982	MCKINNIS ROOFING & SHEET METAL	06/17/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 2131 CRESTRIDGE DR	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02066							
0000006983	MCKINNIS ROOFING & SHEET METAL	07/08/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1114 S 16TH AVE	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02077							
0000006984	MCKINNIS ROOFING & SHEET METAL	07/15/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 210 SHERIDAN ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			
MS-2025-02091							
0000006985	MCKINNIS ROOFING & SHEET METAL	07/21/2025		50.00	0.00	Paid	Y
	PERMIT DEPOSIT 1733 LINCOLN ST	hhafer					11/24/2026
	01-002-2450 BUILDING PERMIT DEPOSIT			50.00			

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Vendor 362 - MCKINNIS ROOFING & SHEET METAL							
Total Vendor 362 - MCKINNIS ROOFING & SHEET METAL				700.00	0.00		
Vendor 3949 - MIDWEST MARITIME SERVICES							
26-145							
0000006988	MIDWEST MARITIME SERVICES	11/17/2026		1,825.00	0.00	Paid	Y
	TREE REMOVAL	hhafer					11/24/2026
	04-024-5241	TREE REMOVAL		1,825.00			
Total Vendor 3949 - MIDWEST MARITIME SERVICES				1,825.00	0.00		
Vendor 869 - MIDWEST MUDJACKING INC							
02673189							
0000006933	MIDWEST MUDJACKING INC	11/05/2026		785.00	0.00	Paid	Y
	STREET REPAIRS	hhafer					11/24/2026
	04-024-5377	STREET REPAIRS, MUD JACKING. $325 PER HR		785.00			
02673190							
0000006934	MIDWEST MUDJACKING INC	11/05/2026		541.25	0.00	Paid	Y
	STREET REPAIRS	hhafer					11/24/2026
	04-024-5377	STREET REPAIRS, MUD JACKING. $325 PER HR		541.25			
02673188							
0000006935	MIDWEST MUDJACKING INC	11/05/2026		656.25	0.00	Paid	Y
	GRANT STREET IWM ISSUES	hhafer					11/24/2026
	11-110-5512-2023-0007	BUILDING MAINTENANCE		656.25			
Total Vendor 869 - MIDWEST MUDJACKING INC				1,982.50	0.00		
Vendor 399 - MISSISSIPPI LIME CO LLC							
CD253280							
0000006818	MISSISSIPPI LIME CO LLC	11/04/2026		8,463.12	0.00	Paid	Y
	LIME	hhafer					11/24/2026
	11-110-5363	CHEMICALS		8,463.12			
CD254580							
0000006869	MISSISSIPPI LIME CO LLC	11/09/2026		8,238.88	0.00	Paid	Y
	LIME	hhafer					11/24/2026
	11-110-5363	CHEMICALS		8,238.88			

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Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 399 - MISSISSIPPI LIME CO LLC							
CD255695							
0000006945	MISSISSIPPI LIME CO LLC	11/12/2026		8,552.81	0.00	Paid	Y
	LIME	hhafer					11/24/2026
	11-110-5363 CHEMICALS			8,552.81			
Total Vendor 399 - MISSISSIPPI LIME CO LLC				25,254.81	0.00		
Vendor 4280 - MONROE ENGINEERING GROUP LLC							
1235745-02							
0000006856	MONROE ENGINEERING GROUP LLC	11/05/2026	12/05/2026	174.36	0.00	Paid	Y
	4 X 21 GREEN MARKING FLAG 100/BNDL	hhafer					11/24/2026
	11-110-5391 SYSTEM MAINTENANCE			174.36			
Total Vendor 4280 - MONROE ENGINEERING GROUP LLC				174.36	0.00		
Vendor 418 - NATIONAL ASSOC OF SCHOOL							
190214							
0000006560	NATIONAL ASSOC OF SCHOOL	10/02/2026		800.00	0.00	Paid	Y
	SRO Tactical Assailant Response	hhafer					11/07/2026
	01-011-5223 TRAINING EXP/CONF REGISTR			800.00			
Total Vendor 418 - NATIONAL ASSOC OF SCHOOL				800.00	0.00		
Vendor 4067 - NATIONAL SIGN COMPANY LLC							
32819							
0000006967	NATIONAL SIGN COMPANY LLC			1,015.42	0.00	Paid	Y
	METAL DETECTOR	hhafer					11/24/2026
	11-110-5373 METAL DECTOR			1,015.42			
Total Vendor 4067 - NATIONAL SIGN COMPANY LLC				1,015.42	0.00		
Vendor 443 - NEBRASKA PUBLIC HEALTH							
612825							
0000006951	NEBRASKA PUBLIC HEALTH	11/17/2026	12/17/2026	120.00	0.00	Paid	Y
	WATER TESTING SERVICES	hhafer					11/24/2026
	11-110-5363 CHEMICALS			120.00			
Total Vendor 443 - NEBRASKA PUBLIC HEALTH				120.00	0.00		

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Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date	Due Date	Entered By	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 4311 - NEBRASKA TURF PRODUCTS INC								
230326								
0000006589	NEBRASKA TURF PRODUCTS INC				1,633.44	0.00	Paid	Y
	NE STREET TRAIL GRASS SEED			hhafer				11/07/2026
	04-024-5364	SEED, SOD, ETC			1,633.44			
Total Vendor 4311 - NEBRASKA TURF PRODUCTS INC					1,633.44	0.00		
Vendor CD REFUND - O'CALLAGHAN, CHARLES J & RUTH M								
ACC2611 10495 C								
0000006916	O'CALLAGHAN, CHARLES J & RUTH M	11/18/2026	11/24/2026		500.00	0.00	Paid	Y
	Check Request For Bond: 0000000144			sbach				11/24/2026
	01-002-2450	0000000144 - ACC2026-00011			500.00			
Total Vendor CD REFUND - O'CALLAGHAN, CHARLES J & RUTH M					500.00	0.00		
Vendor 1764 - ODELL SERVICE & REPAIR								
INV-1828								
0000006966	ODELL SERVICE & REPAIR				853.34	0.00	Paid	Y
	FUEL LEAK			hhafer				11/24/2026
	04-024-5239	FUEL LEAK			853.34			
Total Vendor 1764 - ODELL SERVICE & REPAIR					853.34	0.00		
Vendor 510 - POLICE OFFICERS ASSOCIATION OF NEBRASKA								
11154								
0000006874	POLICE OFFICERS ASSOCIATION OF NEBR				200.00	0.00	Paid	Y
	PCAN MEMBERSHIP KINSEY			hhafer				11/24/2026
	01-011-5224	DUES			200.00			
Total Vendor 510 - POLICE OFFICERS ASSOCIATION OF NEBRASKA					200.00	0.00		
Vendor CD REFUND - POUNDS, JAMES A & AMBER C								
RN264 13381 Mat								
0000006912	POUNDS, JAMES A & AMBER C	11/18/2026	11/24/2026		500.00	0.00	Paid	Y
	Check Request For Bond: 0000000090			sbach				11/24/2026
	01-002-2450	0000000090 - RN2026-00004			500.00			
Total Vendor CD REFUND - POUNDS, JAMES A & AMBER C					500.00	0.00		

INVOICE REGISTER FOR CITY OF BLAIR

EXP CHECK RUN DATES 11/01/2026 - 11/24/2026
POSTED PAID
BANK ACCOUNTS: BK#01, BK#02, BK#05, BK#08, BK#11

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 3844 - RANDY'S MOBILE ELECTRONICS							
2642							
0000006955	RANDY'S MOBILE ELECTRONICS			400.00	0.00	Paid	Y
	CB RADIO FOR NEW PARKS TRUCK # 40	hhafer					11/24/2026
	01-014-5236	RADIO MAINTENANCE		400.00			
Total Vendor 3844 - RANDY'S MOBILE ELECTRONICS				400.00	0.00		
Vendor 546 - SAFETY-KLEEN SYSTEMS INC							
100994838							
0000006891	SAFETY-KLEEN SYSTEMS INC			225.85	0.00	Paid	Y
	SHOP PARTS WASHER SERVICE	hhafer					11/24/2026
	04-024-5238	SHOP EQUIPMENT MAINTENANCE		225.85			
Total Vendor 546 - SAFETY-KLEEN SYSTEMS INC				225.85	0.00		
Vendor 3947 - SCOTT BIFANO							
810							
0000006947	SCOTT BIFANO	11/12/2026		2,800.00	0.00	Paid	Y
	BACKFLOW TESTING	hhafer					11/24/2026
	11-110-5213	BACKFLOW TESTING		2,600.00			
	01-013-5213	BACKFLOW TESTING		200.00			
Total Vendor 3947 - SCOTT BIFANO				2,800.00	0.00		
Vendor 3900 - SEH INC							
518473							
0000006864	SEH INC	11/06/2026	12/06/2026	14,718.48	0.00	Paid	Y
	SAFE STREETS FOR ALL	hhafer					11/24/2026
	04-024-5213-2026-0007	SAFE STREETS FOR ALL GRANT		14,718.48			
Total Vendor 3900 - SEH INC				14,718.48	0.00		
Vendor 563 - SID DILLON CHEVROLET BLAIR							
3CCS1566227							
0000006964	SID DILLON CHEVROLET BLAIR			2,696.72	0.00	Paid	Y
	TRUCK REPAIRS #4	hhafer					11/24/2026
	11-110-5239	TRUCK 4 REPAIRS		2,696.72			
Total Vendor 563 - SID DILLON CHEVROLET BLAIR				2,696.72	0.00		

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 563 - SID DILLON CHEVROLET BLAIR							
Vendor 1131 - SID DILLON FORD INC WAHOO							
9FCS1569380							
0000006965	SID DILLON FORD INC WAHOO			14,495.91	0.00	Paid	Y
	TRUCK REPAIRS	hhafer					11/24/2026
	11-110-5239	REPAIRS TO TRUCK		14,495.91			
Total Vendor 1131 - SID DILLON FORD INC WAHOO				14,495.91	0.00		
Vendor 468 - SPARTAN STORES LLC							
0045517115							
0000006804	SPARTAN STORES LLC			31.85	0.00	Paid	Y
	LAB CHEMICALS AND CLEANING SUPPLIES	hhafer					11/24/2026
	11-110-5361	JANITORIAL SUPPLIES		31.85			
0045737612							
0000006805	SPARTAN STORES LLC			17.88	0.00	Paid	Y
	DISTILLED WATER FOR CLEANING LABORATORY	hhafer					11/24/2026
	10-100-5363	CHEMICALS		17.88			
0045801570							
0000006806	SPARTAN STORES LLC			78.18	0.00	Paid	Y
	PROGRAMMING SUPPLIES	hhafer					11/24/2026
	01-015-5393	SUMMER READING		78.18			
0045479287							
0000006807	SPARTAN STORES LLC			57.89	0.00	Paid	Y
	SUPPLIES FOR PROGRAMS	hhafer					11/24/2026
	01-015-5393	SUMMER READING		57.89			
Total Vendor 468 - SPARTAN STORES LLC				185.80	0.00		
Vendor 570 - TALBOT LAW OFFICE PC LLO							

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 570 - TALBOT LAW OFFICE PC LLO								
10/31/2026								
0000006858	TALBOT LAW OFFICE PC LLO				4,000.00	0.00	Paid	Y
	OCT GENERAL REPRESENTATION FEE		hhafer					11/24/2026
	01-010-5210	LEGAL			1,800.00			
	01-011-5210	LEGAL			360.00			
	01-013-5210	LEGAL			80.00			
	01-014-5210	LEGAL			160.00			
	01-015-5210	LEGAL			80.00			
	01-019-5210	LEGAL			80.00			
	01-020-5210	LEGAL			80.00			
	04-024-5210	LEGAL			200.00			
	10-100-5210	LEGAL			200.00			
	11-110-5210	LEGAL			960.00			
Total Vendor 570 - TALBOT LAW OFFICE PC LLO					4,000.00	0.00		
Vendor 140 - THE CORNHUSKER MARRIOTI HOTEL								
716 09/2025								
0000006588	THE CORNHUSKER MARRIOTI HOTEL				1,732.00	0.00	Paid	Y
	FALL LEAGUE CONFERENCE FOR STAFF		hhafer					11/07/2026
	01-010-5223	TRAINING	EXP/CONF REGISTR		744.35			
	01-019-5223	TRAINING	EXP/CONF REGISTR		322.65			
	04-024-5223	TRAINING	EXP/CONF REGISTR		103.60			
	10-100-5223	TRAINING	EXP/CONF REGISTR		174.55			
	11-110-5223	TRAINING	EXP/CONF REGISTR		386.85			
Total Vendor 140 - THE CORNHUSKER MARRIOTI HOTEL					1,732.00	0.00		
Vendor 4020 - THE GUARDIAN LIFE INS CO								

INVOICE REGISTER FOR CITY OF BLAIR

EXP CHECK RUN DATES 11/01/2026 - 11/24/2026
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BANK ACCOUNTS: BK#01, BK#02, BK#05, BK#08, BK#11

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 4020 - THE GUARDIAN LIFE INS CO							
00 083241 11/20							
0000006990	THE GUARDIAN LIFE INS CO			7,923.53	0.00	Paid	Y
	11/2026 INS	hhafer					11/24/2026
	01-002-2410	INSURANCE WITHHOLDING		141.42			
	01-010-5004	H.A.L. INSURANCE		36.12			
	01-011-5004	H.A.L. INSURANCE		379.53			
	01-014-5004	H.A.L. INSURANCE		96.40			
	01-015-5004	H.A.L. INSURANCE		74.50			
	01-019-5004	H.A.L. INSURANCE		112.11			
	01-001-1505	DUE FROM AIRPORT		34.31			
	04-024-5004	H.A.L. INSURANCE		104.93			
	10-100-5004	H.A.L. INSURANCE		116.40			
	11-110-5004	H.A.L. INSURANCE		433.41			
	01-010-5007	DISABILITY		57.27			
	01-011-5007	DISABILITY		607.60			
	01-014-5007	DISABILITY		82.80			
	01-015-5007	DISABILITY		83.17			
	01-019-5007	DISABILITY		159.43			
	04-024-5007	DISABILITY		168.95			
	10-100-5007	DISABILITY		159.26			
	11-110-5007	DISABILITY		561.67			
	11-002-2424	GUARDIAN		1,285.50			
	10-002-2424	GUARDIAN		284.07			
	01-002-2424	GUARDIAN		2,503.63			
	04-002-2424	GUARDIAN		441.05			
Total Vendor 4020 - THE GUARDIAN LIFE INS CO				7,923.53	0.00		
Vendor 30155 - THE SIGN DEPOT							
34611							
0000006829	THE SIGN DEPOT	11/04/2026	11/04/2026	52.84	0.00	Paid	Y
	LOGOS FOR NEW PARKS TRUCK	hhafer					11/24/2026
	01-014-5217	PRINTING & PUBLICATION		52.84			
Total Vendor 30155 - THE SIGN DEPOT				52.84	0.00		
Vendor 3430 - THERMAL HEATING AIR & PLUMBING							
465340966							
0000006894	THERMAL HEATING AIR & PLUMBING	11/02/2026	12/02/2026	926.00	0.00	Paid	Y
	DEPOT 401 N 15TH ST SERVICE AGREEMENT	hhafer					11/24/2026
	01-014-5240	BUILDING MAINTENANCE		926.00			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 3430 - THERMAL HEATING AIR & PLUMBING							
465340985							
0000006895	THERMAL HEATING AIR & PLUMBING CEMETERY SHOP 550 JACKSON ST 01-014-5240	11/02/2026 hhafer BUILDING MAINTENANCE	12/02/2026	372.75 372.75	0.00	Paid	Y 11/24/2026
465341007							
0000006896	THERMAL HEATING AIR & PLUMBING ANIMAL SHELTER 147 4TH ST 01-020-5240	11/02/2026 hhafer BUILDING MAINTENANCE	12/02/2026	1,476.75 1,476.75	0.00	Paid	Y 11/24/2026
465341034							
0000006897	THERMAL HEATING AIR & PLUMBING CEMETERY OFFICE 700 JACKSON ST 01-014-5240	11/02/2026 hhafer BUILDING MAINTENACE	12/02/2026	200.00 200.00	0.00	Paid	Y 11/24/2026
299822							
0000006898	THERMAL HEATING AIR & PLUMBING HEAT CHECK 01-011-5240	11/03/2026 hhafer BUILDING MAINTENANCE	12/03/2026	60.05 60.05	0.00	Paid	Y 11/24/2026
465340898							
0000006899	THERMAL HEATING AIR & PLUMBING WW PLANT 850 FAIRVIEW DR 10-100-5240	11/02/2026 hhafer BUILDNING MAINTENANCE	12/02/2026	494.00 494.00	0.00	Paid	Y 11/24/2026
465340873							
0000006900	THERMAL HEATING AIR & PLUMBING WATER TREATMENT PLANT 400 FAIRVIEW DR 11-110-5240	11/02/2026 hhafer BUILDING MAINTENANCE	12/02/2026	707.00 707.00	0.00	Paid	Y 11/24/2026
465340852							
0000006901	THERMAL HEATING AIR & PLUMBING STREETS BUILDING 341 GRANT ST 04-024-5240	11/02/2026 hhafer BUILDING MAINTENANCE	12/02/2026	457.00 457.00	0.00	Paid	Y 11/24/2026
465340922							
0000006902	THERMAL HEATING AIR & PLUMBING F.D. 1873 NEBRASKA ST 01-013-5240	11/02/2026 hhafer BUILDING MAINTENANCE	12/02/2026	692.00 692.00	0.00	Paid	Y 11/24/2026
465340942							
0000006903	THERMAL HEATING AIR & PLUMBING CITY HALL 218 S 16TH ST 01-010-5240	11/02/2026 hhafer BUILDING MAINTENANCE	12/02/2026	1,503.50 1,503.50	0.00	Paid	Y 11/24/2026

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 3430 - THERMAL HEATING AIR & PLUMBING								
Total Vendor 3430 - THERMAL HEATING AIR & PLUMBING					6,889.05	0.00		
Vendor 1667 - THOMPSON SOLUTIONS GROUP								
133960								
0000006963	THOMPSON SOLUTIONS GROUP		11/15/2026	12/15/2026	2,168.25	0.00	Paid	Y
	MSP IT SUPPORT - SECURITY TRAINING, BACK		hhafer					11/24/2026
	01-010-5227	SOFTWARE MAINTENANCE			521.21			
	01-011-5227	SOFTWARE MAINTENANCE			521.21			
	01-014-5227	SOFTWARE MAINTENANCE			125.09			
	01-015-5227	SOFTWARE MAINTENANCE			312.73			
	01-019-5227	SOFTWARE MAINTENANCE			83.39			
	04-024-5227	SOFTWARE MAINTENANCE			125.10			
	10-100-5227	SOFTWARE MAINTENANCE			62.55			
	11-110-5227	SOFTWARE MAINTENANCE			416.97			
Total Vendor 1667 - THOMPSON SOLUTIONS GROUP					2,168.25	0.00		
Vendor 1647 - TREKK DESIGN GROUP								
26-001921								
0000006953	TREKK DESIGN GROUP		11/17/2026		9,907.00	0.00	Paid	Y
	JETTING LIME SOILDS SEWER LINES		hhafer					11/24/2026
	11-110-5513	LIME SOLIDS PROJECT			9,907.00			
Total Vendor 1647 - TREKK DESIGN GROUP					9,907.00	0.00		
Vendor 4085 - TWILIO SENDGRID								
INV20040052								
0000006601	TWILIO SENDGRID		10/01/2026	10/01/2026	19.95	0.00	Paid	Y
	SOFTWARE MAINTENANCE		hhafer					11/07/2026
	01-010-5227	SOFTWARE MAINTENANCE			19.95			
Total Vendor 4085 - TWILIO SENDGRID					19.95	0.00		
Vendor 1432 - ULINE								
215849624								
0000006871	ULINE		11/10/2026		175.50	0.00	Paid	Y
	CORRUGATED PADS		hhafer					11/24/2026
	01-015-5393	SUMMER READING			175.50			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 1432 - ULINE							
215996154							
0000006908	ULINE	11/12/2026		(175.50)	0.00	Paid	Y
	CREDIT MEMO	hhafer					11/24/2026
	01-015-5360	OFFICE SUPPLIES		(175.50)			
215954437							
0000006909	ULINE	11/12/2026		174.00	0.00	Paid	Y
	CORRUGATED PADS	hhafer					11/24/2026
	01-015-5360	OFFICE SUPPLIES		174.00			
Total Vendor 1432 - ULINE				174.00	0.00		
Vendor 1155 - UNION PACIFIC RAILROAD							
351026154							
0000006956	UNION PACIFIC RAILROAD			240.00	0.00	Paid	Y
	RR SIGNS	hhafer					11/24/2026
	04-024-5384	SIGN/POSTS		240.00			
Total Vendor 1155 - UNION PACIFIC RAILROAD				240.00	0.00		
Vendor 626 - UNIVAR SOLUTIONS USA							
54211326							
0000006974	UNIVAR SOLUTIONS USA	10/02/2026	11/01/2026	24,829.99	0.00	Paid	Y
	ALUM	hhafer					11/24/2026
	11-110-5363	CHEMICALS		24,829.99			
54289758							
0000006989	UNIVAR SOLUTIONS USA	11/05/2026	12/05/2026	24,205.01	0.00	Paid	Y
	ALUM	hhafer					11/24/2026
	11-110-5363	CHEMICALS		24,205.01			
Total Vendor 626 - UNIVAR SOLUTIONS USA				49,035.00	0.00		
Vendor 627 - UNIVERSITY OF NEBRASKA-LINCOLN							
900010353							
0000006562	UNIVERSITY OF NEBRASKA-LINCOLN			41.62	0.00	Paid	Y
	CHEMICAL APPLICATOR BOOKS	hhafer					11/07/2026
	01-014-5372	BOOKS & MAPS		41.62			
Total Vendor 627 - UNIVERSITY OF NEBRASKA-LINCOLN				41.62	0.00		

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 627 - UNIVERSITY OF NEBRASKA-LINCOLN								
Vendor 3897 - US POSTAL SERVICE FORT CALHOUN								
12/17/2026								
0000006959	US POSTAL SERVICE FORT CALHOUN				390.00	0.00	Paid	Y
	ANNUAL FEE RENEWAL 12.17.26-12.17.27		hhafer					11/24/2026
	10-100-5216	POSTAGE			97.50			
	11-110-5216	POSTAGE			292.50			
Total Vendor 3897 - US POSTAL SERVICE FORT CALHOUN					390.00	0.00		
Vendor 638 - VESSCO INC								
102779								
0000006971	VESSCO INC		11/17/2026		6,902.52	0.00	Paid	Y
	REPLACEMENT HOPPER FOR ALUM SYSTEM		hhafer					11/24/2026
	11-110-5530	UGSI,FITTING UPPER/LOW TROUGH			5,837.18			
	11-110-5530	FREIGHT			1,065.34			
Total Vendor 638 - VESSCO INC					6,902.52	0.00		
Vendor 4032 - VISTA PRINT								
VP_WJL9JHSW								
0000006561	VISTA PRINT				82.56	0.00	Paid	Y
	BUSINESS CARDS (EDDY & GENTRY)		hhafer					11/07/2026
	01-011-5217	PRINTING & PUBLICATION			82.56			
Total Vendor 4032 - VISTA PRINT					82.56	0.00		
Vendor 1506 - WALMART MASTERCARD/SYNCB								
2000153-1868694								
0000006586	WALMART MASTERCARD/SYNCB				49.56	0.00	Paid	Y
	WATER FOR VOLUNTEERS-RECYCLING EVENT		hhafer					11/07/2026
	01-010-5223	TRAINING EXP/CONF REGISTR			49.56			
Total Vendor 1506 - WALMART MASTERCARD/SYNCB					49.56	0.00		
Vendor 646 - WASHINGTON COUNTY REGISTER								

INVOICE REGISTER FOR CITY OF BLAIR

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Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Vendor 646 - WASHINGTON COUNTY REGISTER								
10/2026								
0000006890	WASHINGTON COUNTY REGISTER				96.00	0.00	Paid	Y
	FILING FEES		hhafer					11/24/2026
	01-019-5205	FILING FEES			66.00			
	01-010-5205	FILING FEES			20.00			
	11-110-5205	FILING FEES			10.00			
Total Vendor 646 - WASHINGTON COUNTY REGISTER					96.00	0.00		
Vendor 3730 - WASTE MANAGEMENT OF NE								
0009100-2809-1								
0000006958	WASTE MANAGEMENT OF NE				105.45	0.00	Paid	Y
	GRIT REMOVAL TO LANDFILL		hhafer					11/24/2026
	10-100-5363	CHEMICALS			105.45			
Total Vendor 3730 - WASTE MANAGEMENT OF NE					105.45	0.00		
Vendor 4223 - WEBSITE SOLUTIONS INC								
3852								
0000006948	WEBSITE SOLUTIONS INC		11/06/2026	11/06/2026	4,470.00	0.00	Paid	Y
	CHESS TABLE FOR RHODES		hhafer					11/24/2026
	01-014-5419	OTHER IMPROVEMENTS/PARK SIGNS			4,470.00			
Total Vendor 4223 - WEBSITE SOLUTIONS INC					4,470.00	0.00		
Vendor 666 - WOODHOUSE FORD INC								
6597701/1								
0000006940	WOODHOUSE FORD INC		10/01/2026		1,547.59	0.00	Paid	Y
	UNIT 126 REPLACE WIRING TIPM & CONNECTOR		hhafer					11/24/2026
	01-011-5239	MOTORIZED EQUIPMENT MAINT			1,547.59			
6598237/1								
0000006941	WOODHOUSE FORD INC		10/09/2026		1,032.95	0.00	Paid	Y
	REPLACE PDC UNIT 128		hhafer					11/24/2026
	01-011-5239	MOTORIZED EQUIPMENT MAINT			1,032.95			
Total Vendor 666 - WOODHOUSE FORD INC					2,580.54	0.00		

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
# of Invoices: 180	# Due: 0	Totals:		611,880.13	0.00		
# of Credit Memos: 2	# Due: 0	Totals:		(249.33)	0.00		
Net of Invoices and Credit Memos:				611,630.80	0.00		
* 1 Net Invoices have Credits Totalling:				(134,090.82)			
--- TOTALS BY PAYMENT CARD ACCOUNT ---							
2151				432.30			
6052				2,412.81			
6986				3,595.00			
7495				265.00			
8549				67.12			
8653				307.30			
9250				808.73			
--- TOTALS BY FUND ---							
01 GENERAL				197,148.05	0.00		
02 DEBT SERVICE FUND				850.00	0.00		
04 STREET FUND				53,600.88	0.00		
08 INSURANCE / SELF FUNDED FUND				425.00	0.00		
10 WASTEWATER FUND				25,496.20	0.00		
11 WATER FUND				334,110.67	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
001				2,676.54	0.00		
002				(46,914.35)	0.00		
010 ADMINISTRATIVE				23,334.72	0.00		
011 POLICE				124,762.18	0.00		
013 FIRE				1,050.75	0.00		
014 PARK / CEMETERY / REC				23,898.30	0.00		
015 LIBRARY				23,486.51	0.00		
019 BUILDING - PLANNING/ZONING				19,142.19	0.00		
020 ANIMAL CONTROL				1,556.75	0.00		
022 DEBT SERVICE				850.00	0.00		
024 STREET				58,915.90	0.00		
028 INSURANCE / SELF FUNDED				425.00	0.00		
100 WASTEWATER				30,263.06	0.00		
110 WATER				348,183.25	0.00		

CITY OF BLAIR

Sarah Scott, Property Tax Administrator
Nebraska Department of Revenue, Property Assessment Division
PO Box 98919
Lincoln, NE 68509-8919

November 24, 2026

RE: City of Blair 2026 Property Tax Administrator Annual Report

Dear Property Tax Administrator:

Pursuant to §18-2117.01, the following report is submitted regarding the progress of redevelopment projects in the City of Blair financed by Tax Increment Financing (TIF). The report is based on each sub-point of §18-2117.01.

The redevelopment plans and amendments for the projects listed below, including exhibits identifying project boundaries, were previously filed with the Property Tax Administrator.

Redevelopment Project #3 - Woodhouse Collision Center

Description: The site is approximately 5.6 acres located at 1545 S 19th Ave. in Blair. The site was previously the proposed location for a hotel and convention center project. During original grading, the site was abandoned, leaving the site with a large, partially completed retaining wall and incomplete drainage retention. The redevelopment project included purchasing the site, final grading, completing the retaining wall, and constructing a new body shop.

- The redevelopment plan was approved on October 13, 2015.
- The effective date for dividing the ad valorem tax was January 1, 2016.

The general location is south of Hwy 30 and Pleasant Valley Blvd. The boundaries of the property within the redevelopment area are Lots 7 and 8, Pleasant Valley II, an addition to the City of Blair, Washington County, Nebraska.

As a result of this project, the retaining wall and drainage retention were cleaned up and completed, and the Woodhouse Collision Center was constructed and opened.

Redevelopment Projects #4, 5, 7 & 9 - Transformation Hill Redevelopment

Description: The site is the former Dana College Campus, which closed in 2010. The project was a public-private partnership between Angels Share, Inc., a Nebraska nonprofit corporation and the current owner of the former campus, a private for-profit developer, and the City of Blair.
The existing private drive through the campus was dedicated to the public and resurfaced by the City of Blair. Five badly dilapidated buildings underwent hazardous waste remediation and demolition. The area purchased by the private developer was cleared, graded, and platted into 13 single-family residential lots and seven two-family attached dwelling lots. Another area was graded to create 30 lots for rural workforce housing. Two new public streets (Viking Cir and Krejci Blvd), storm water detention, water, and sanitary sewer extensions were constructed. A new roundabout was constructed to replace a dangerous offset intersection.

- The redevelopment plan was approved on June 12, 2018.
- The effective date for dividing the ad valorem tax was January 1, 2020.

The general location is the former Dana College Campus area.

As a result of this project, the five badly dilapidated buildings were demolished. The entire area was platted, public streets dedicated and resurfaced, two new public streets, a new roundabout, storm water detention, water, and sanitary sewer extensions were all constructed. As of the date of this report, forty-seven (47) new homes (a combination of both attached and detached single-family dwellings) have been completed and certificates of occupancy have been issued, and fifty-seven (57) lots have been sold for workforce housing.

Amendment: To maximize the tax-increment revenues available for the Project and decrease the financial burden that would otherwise be assessed by the City against lot owners, the City and Agency phased the Project so that the statutory period for collecting the excess ad valorem real property taxes on a certain lot or lots mirrors the completion of the private improvement build-out associated with such lot or lots. By doing so, the City increased the amount of TIF available for reimbursement of the public improvements associated with the Project, while decreasing the amount assessed to subsequent landowners or incurred by the City. No further substantive changes to the Redevelopment Plan were made.

- The redevelopment plan was amended July 14, 2020.

Redevelopment Project #8 – Hayden Place Redevelopment Project (Hotel)

Description: The site was approximately 1.59 acres of undeveloped land, zoned Agricultural Business and Commercial District (A/CH). The intention of this project was to address the community's need for a brand name hotel. The location is easily accessible to the public and is adjacent to restaurants and shopping. The Redevelopment Project consists of two phases: the construction of a hotel (Phase One) and convention center (Phase Two). It is anticipated that the Redeveloper may enter into a sale-leaseback with the City for the convention center constructed as part of Phase Two pursuant to the terms of the redevelopment contract for Phase Two and/or a

separate agreement. The Redevelopment Project includes infrastructure improvements and other public and private improvements. Implementation of the Redevelopment Project in multiple phases will allow the Redeveloper to construct the private improvements at a rate that the market can support and to adapt subsequent phases of the project to the changing needs of the City.

- The redevelopment plan was approved on October 13, 2020.
- The effective date for dividing the ad valorem tax was July 19, 2022.

The general location of the project is 1933 Holly St, directly east of Highway 30.

Redevelopment Projects #10 & #11 – Grant Street Industrial Park

Description: The site is approximately 17.56 acres of undeveloped land (Project #10) and 3.1 acres (Project #11), zoned Agricultural/Heavy Industrial and Manufacturing (A/MH). The Redevelopment Project consists of two separate phases undertaken by different developers, encompassing the six lots that make up the Project Site. One of the developers is the current owner of Lots 1, 3, 4, 5 & 6. The other developer owns Lot 2 and has constructed a warehouse building thereon. Project #10 of the Redevelopment Project consisted of construction and implementation of the infrastructure needed to convert the vacant Project Site into buildable lots for an industrial park. This included site preparation and grading, water detention, landscaping, and the construction of public infrastructure and utilities to service the lots, such as paving, water, sewer, gas, communications and electrical. Once Phase One was completed, Project #11 commenced via the construction of an approximately 30,000 square foot warehouse and improvements related thereto on Lot 2. The remaining five lots will be sold to other developers/companies for the construction of private improvements of a similar (industrial) nature.

- The Redevelopment Plan was approved on December 14, 2021.
- The effective date for dividing the ad valorem tax was July 26, 2023.

The general location of the project is North of the 400 block of East Grant St., west of the intersection of North Industrial Park Dr. and East Grant St.

Redevelopment Project #12 - Jennings Property

Description: The site is approximately 1.06 acres in size and is located at 1145 S. 10th Street. The zoning district is Agricultural/Light Industrial and Manufacturing (A/ML). The Redevelopment Project consists of the land and a 7,600 square-foot commercial building that complies with all applicable land-coverage ratios required by the City. The building is used for storage of equipment and as a shop to perform industrial service and repairs. Such services include equipment repair, pump repair, certified rigging, certified welding services, and other related services. The property is part of the South 10th Street Subdivision which has covenants that include design standards which are in place. The Redevelopment Project allowed the Redeveloper to expand its existing business, which resulted in the creation of numerous jobs for skilled workers. The redevelopment plan called for $325,000.00 in funding and the total estimated project cost was $950,000.00.

- The Redevelopment Plan was approved on May 9, 2023.
- The effective date for dividing the ad valorem tax was June 25, 2024.

The general location of the project is North of U.S. Highway 75 and West of South 10th Street on Lot 3 of the South 10th Street Subdivision.

Redevelopment Project – Blair Crossing

Description: The Redevelopment Project consists of a mixed-use multi-family development comprising 4 apartment buildings, 4 detached garages and an 8,400 square foot retail building. The apartment buildings will consist of studio, 1-bedroom units, 2-bedroom units, and 3-bedroom units, a leasing office, and a fitness center.

There was no public acquisition of the Project Site. However, the public improvements for the Redevelopment Project will address traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project.

Additionally, no families or businesses will be displaced as a result of the Redevelopment Project.

The total estimated costs of the Redevelopment Project are $25,715,289. Such figures are only estimates based upon 2024 pricing and are subject to change without further amendment of this Redevelopment Plan.

- The Blair Crossing Redevelopment Project was approved by Resolution on November 26, 2024.
- The developer is in possession of the promissory note.

No effective date for dividing ad valorem taxes has been established.

The general location of the project is the Blair Crossing Subdivision, 2300 Honey Bee Ln, just south of the roundabout intersection of U.S. Highway 30 and Nebraska Highway 133, in Blair.

If you have any questions regarding this report, please do not hesitate to contact me.

Sincerely,

Aaron Barrow
Deputy City Administrator

RESOLUTION NO. 2026-___

COUNCIL MEMBER ___ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, APPROVING THE APPOINTMENT OF JESSICA QUADY AS CITY ADMINISTRATOR AND APPROVING AN EMPLOYMENT AGREEMENT.

WHEREAS, Nebraska Revised Statute §16-309 and the Blair Municipal Code authorizes the Mayor, with the approval of the City Council, to appoint a City Administrator; and

WHEREAS, the Mayor has recommended the appointment of Jessica Quady to serve as City Administrator for the City of Blair; and

WHEREAS, the Mayor and City Council have reviewed the proposed Employment Agreement between the City of Blair and Jessica Quady, providing for employment as City Administrator commencing January 3, 2027, with an annual base salary of $160,000 and such other terms and conditions as set forth therein; and

WHEREAS, the Mayor and City Council find that the appointment of Jessica Quady and approval of the Employment Agreement are in the best interests of the City of Blair and its residents.

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

Section 1. Appointment Approved.
The appointment of Jessica Quady as City Administrator for the City of Blair is hereby approved, effective January 3, 2027, or such later date as may be mutually agreed upon by the parties.

Section 2. Employment Agreement Approved.
The Employment Agreement between the City of Blair and Jessica Quady, substantially in the form presented to the Mayor and City Council and entitled City of Blair City Administrator Employment Agreement - 2026 FINAL, is hereby approved.

Section 3. Authorization to Execute.
The Mayor is hereby authorized and directed to execute the Employment Agreement on behalf of the City of Blair, and the City Clerk is authorized to attest the same and take such actions as are necessary to carry out the intent of this Resolution.

Section 4. Effective Date.
This Resolution shall take effect and be in full force 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

EMPLOYEE AGREEMENT

CITY OF BLAIR CITY ADMINISTRATOR

This Agreement, made and entered into this 24 day of November 2026 by and between the City of Blair, Nebraska, a municipal corporation (hereinafter called "City"), and Jessica Quady, (hereinafter called "Employee"), both of whom understand as follows:

WHEREAS, City desires to employ Employee as City Administrator for the City of Blair, Nebraska; and

WHEREAS, Employee desires to accept employment as City Administrator of City;

WHEREAS, City and Employee believe it to be in the best interest of both parties to formally specify the terms and conditions of employment.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. Duties and Authority

A. The city agrees to employ Jessica Quady as Blair City Administrator. The employee agrees to perform the functions and duties specified in Blair Municipal Code, the laws of the State of Nebraska, as well as other duties and functions consistent with the role of a City Administrator, as described in the Job Description labeled Exhibit A and other such duties as the Mayor and City Council may assign from time to time.

Section 2. Term

A. Start of Term. This agreement shall become effective and remain in full force starting January 3, 2027, until terminated by the City or Employee as provided below. Provided, however, the parties may mutually agree to a later start date.
B. Expiration . Unless this Agreement is terminated pursuant to Section 3 below, this Agreement and Employee employment shall be automatically renewed for successive periods of one (1) year (each, a “Renewal Term”) following expiration of the Initial Term and each successive Renewal Term. Notwithstanding the foregoing, this Agreement and Employee employment hereunder may be terminated prior to expiration of the Initial Term or any Renewal Term when and as provided in Section 3 hereof. The Initial Term and Renewal Term(s), if any, are collectively referred to herein as the “Term.” Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City to terminate the services of the Employee with or without cause at any time prior to the End of the Term of the Mayor.
C. Expiration after Resignation. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from their position with the City, subject only to the provision set forth in Section 10 of this Agreement.
D. In the event employment is terminated with or without cause, the City's only obligation to the Employee shall be paid according to Section 3.

Section 3: Termination

A. Employee understands that under Nebraska Statute 16-309 and Blair City Code Chapter One, Article 3, Section 1-301, the Mayor, with City Council approval may remove the Employee at any

time. Furthermore, the Employee understands that they are not guaranteed any reappointment by any future Mayor of Blair, or approval by any future Blair City Council.

B. Termination by City for Cause. During any Term, the Mayor may terminate Employee's employment and any and all rights or benefits of Employee or obligations of the City under this Agreement for Cause.
    a. Definition of "Cause." For purposes of this Agreement, "Cause" shall be defined to include any of the following:
        i. Employee's conviction or plea of guilty or no contest to any felony or any crime involving moral turpitude, dishonesty or fraud;
        ii. Material breach of this Agreement; and/or
        iii. Commission of any dischargeable offense as defined in the City's employee handbook.

C. Termination For Reasons Other Than Cause, and Consideration Given for Release of All Claims Against City. Either Party may terminate this Agreement during any Term for any reason whatsoever upon thirty (30) days' written notice to the other Party.

D. Termination by City Other Than for Cause During Any Term. If the Mayor, with approval of a majority of the City Council, terminates Employee's employment during any Term for reasons other than Cause, the City shall pay Employee a single lump-sum payment equivalent to six (6) months of Employee's Base Salary at the rate in effect at the time of termination ("Release Payment"). The Release Payment is conditioned upon Employee signing and delivering an agreement containing the waivers and releases set forth below and that agreement becoming effective and irrevocable. Payment shall be made within thirty (30) days following termination.

E. Conditions of Release Payment. As a condition to payment of any Release Payment to Employee, Employee will be obligated to waive and release the City, and its elected and appointed officials, managers, employees, attorneys, and agents, from any and all claims of any nature whatsoever which may arise by reason of such termination, including but not limited to, an alleged breach of this Agreement (or any other express or implied contract), or any federal law, state law, or local ordinance, or a constitutional due process claim that Employee's termination by the City deprived Employee of a property interest in continued employment with the City and/or of a liberty interest in Employee's good name and reputation, and will execute appropriate documentation demonstrating such waivers and releases as a condition of payment.

Section 4: Compensation, Cell Phone, and Automobile Allowance

A. Base Salary. City agrees to pay Employee an annual base salary of $160,000 payable in installments in accordance with the City's usual payroll practices and procedures for management employees.

B. Performance Salary Increase. The City agrees to increase the compensation of the Employee up to three percent (3%) dependent upon the results of the performance evaluation conducted under the provisions of the City of Section 11 of this Agreement. Increased compensation can be in the form of a salary increase and/or a bonus.

C. Cost of Living Adjustment. The City agrees to increase the compensation each year by the council-approved cost-of-living adjustment granted to other employees of the City.

D. Technology and Cell Phone. The City shall provide Employee with a computer, necessary software and office equipment, office phone and cell phone required for the Employee to perform the job and to maintain communication. Unless using hand-free technology, the Employee shall not drive or operate a motor vehicle while conducting city business on the city phone, nor shall the Employee text communicate regarding any city business on the cell phone while driving. Employee agrees and understands that the cell phone may be subject to an open records request, and shall not

intentionally or unintentionally delete any public records from the cellular phone

E. Vehicle Allowance. The City agrees to pay to the Employee, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of $3,600.00 per year, payable bi-weekly, as a vehicle allowance to be used to purchase, lease, or own, operate and maintain a vehicle. The Employee shall be responsible for paying for liability, property damage, and comprehensive insurance coverage upon such vehicle and shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair, and regular replacement of said vehicle. The City shall reimburse the Employee at the IRS standard mileage rate for any business use of their personal vehicle outside of Washington, Douglas, Sarpy, or Dodge Counties in Nebraska. Employee shall also have the option of using a City-owned automobile for conducting official City business and business travel. If Employee utilizes a city-owned vehicle, they are not entitled to a reimbursement of mileage. Employee hereby agrees not to have any alcohol, drugs, or tobacco products in their personal vehicle while doing City business. Employee hereby agrees to not be under the influence of any drug or alcohol while operating any vehicle during City business. Employee agrees and acknowledges that they shall have a valid operator's license and carry car insurance on the vehicle at all times while engaged in City business.

Section 5: Health, Disability, and Life Insurance Benefits

A. The City agrees to provide and to pay the premiums for health, hospitalization, surgical, dental, vision, and comprehensive medical insurance for the Employee at a rate as determined for all City of Blair full-time employees and their dependents on a yearly basis and as approved by the City Council.
B. The City agrees to provide and to pay one hundred percent (100%) of the premium for long-term disability and accidental death and dismemberment coverage for the Employee.
C. The City agrees to provide and pay one hundred percent (100%) of the premium due for a term life insurance policy for the Employee and their dependents subject to the City's benefit plans.
D. The Employee shall be eligible for all other benefits not specified in this agreement per the City of Blair's Employee Manual, as amended, but these benefits are optional and at the sole discretion and expense of the Employee.

Section 6: Vacation, Sick Leave, Floating Holidays, and other Leave

A. The Employee shall accrue sick and vacation leave on an annual basis at the highest rate provided to employees per the City's Employee Handbook. The City agrees to provide a one-time credit of sufficient additional hours to the employee's vacation bank to be added to the Employee's current vacation bank balance to bring the total balance to eighty hours (80) hours. Employee agrees that they cannot take the full eighty (80) hours at one time during the first year.
B. The Employee shall have three (3) floating eight (8) hour holidays which must be used by the last full pay period of the fiscal year. This shall be immediately available to the Employee and will reset each fiscal year thereafter.
C. The Employee shall be eligible for all Leave not specified in this agreement per the City of Blair's Employee Handbook or Policies, as amended, but any sections of this Agreement that conflict with the City of Blair's Employee Handbook or Policies, shall be superseded by this Section.
D. In no event, may the Employee take more than eighty (80) hours of vacation time at one time without the prior written approval of the Mayor.

Section 7: Residency

A. The Employee agrees to establish residence within thirty (30) miles from Blair City Hall at 218 South 16th Street, Blair, Nebraska, 68008 within 12 months of employment, and thereafter to

maintain residence within the defined boundaries of the local government.

Section 8: Retirement

A. The City agrees to keep Employee enrolled into the City of Blair's applicable retirement system, as stated in the City's Employee Handbook, and to make all the appropriate contributions on the Employee's behalf, for both the City and Employee share required.
B. The City shall match up to nine percent (9%) of the Employee's contribution for retirement. The City shall match up to five percent (5%) in the optional 457b plan with the first pay period and a mandatory four (4%) will be matched in the 414H plan after six (6) months of employment.

Section 9: General Business Expenses

A. City agrees to budget for and pay for professional dues and subscriptions of the Employee necessary for continuation and full participation in national, regional, state and local associations, and organizations necessary and desirable for the Employee's continued professional participation, growth, advancement, and for the good of the City.
B. Upon Mayor's approval, City agrees to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for City, including but not limited to, the ICMA Annual Conference, the state league of municipalities, and such other national, regional, state, and local government groups and committees in which Employee serves as a member, and Employee agrees to provide Mayor and/or City Council with a report on the substance of the travel.
C. Upon Mayor's approval, City agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for the Employee's professional development and for the good of the City.

Section 10: Resignation

A. In the event Employee terminates her employment with the City during any Term for any or no reason, Employee shall provide thirty (30) days' written notice and shall continue to render services at the request and direction of the City during the notice period unless the City otherwise directs.
B. Employee shall receive her regular compensation and benefits as set forth in Sections 4 and 5 herein through the end of the thirty (30) day notice period, except that Employee's health insurance coverage shall continue through the last day of the calendar month in which her employment terminates, in accordance with the terms of the City's health insurance plan. The City's payment of health insurance premiums during such coverage period shall remain subject to the provisions of Section 5.

Section 11: Performance Evaluation

A. The Mayor, with input from the City Council, shall review and evaluate the performance of the Employee once annually during the annual performance evaluation period of all employees. The Mayor and the Human Resources Manager shall provide the Employee with a written summary of its evaluation and provide an opportunity for the Employee to discuss their evaluation with the Mayor and the Human Resources Manager. The purpose of this performance evaluation is to evaluate the Employee's job performance and determine any annual performance salary increases.

Section 12: Hours of Work

A. It is recognized the Employee must devote a great deal of time outside the normal office hours on business for the City, and to that the Employee shall be allowed to establish an appropriate work schedule. This schedule shall be appropriate to the needs of the City and shall allow Employee to

faithfully perform the assigned duties and responsibilities.

Section 13: **Outside Activities**

A. The employment provided for by this Agreement shall be the Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the City and the community, the Employee may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements shall not constitute interference with nor a conflict of interest with his or her responsibilities under this Agreement.

Section 14: Other Terms and Conditions of Employment

A. The City, only upon agreement with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the City of Blair Municipal Code or any other Nebraska state law. Except as otherwise provided in this Agreement, the Employee shall be entitled to the highest level of benefits that are enjoyed by other appointed executives of the City as provided in the Municipal Code for the City of Blair, Personnel Rules and Regulations, the Employee Handbook or by practice.

Section 15: Notices

A. Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) CITY:
City of Blair, Attn: Blair City Clerk
218 S. 16th Street
Blair, NE 68008

(2) EMPLOYEE:
Jessica Quady
1102 County Road C
Ithaca, NE 68033

B. Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service. Notices required pursuant to this Agreement shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service. Mail for the City will be addressed to City Hall in care of the Blair City Clerk.

Section 16: General Provisions

A. Integration. This Agreement sets forth and establishes the entire understanding between the City and the Employee relating to the employment of the Employee by the City. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this agreement during the life of the agreement. Such amendments shall be incorporated and made part of this agreement.

B. Binding Effect. This Agreement shall be binding on the City and the Employee as well as their

heirs, assigns, executors, personal representatives, and successors in interest.

C. Severability. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

D. Law. This Agreement shall be governed by Nebraska law.

Section 17: Ethical Commitments

A. Employee will at all times uphold the tenets of the ICMA Code of Ethics. Specifically, Employee shall not endorse candidates, make financial contributions, sign or circulate petitions, or participate in fundraising activities for individuals seeking or holding elected office, nor seek or accept any personal enrichment or profit derived from confidential information or misuse of public time.

B. City shall support Employee in keeping these commitments by refraining from any order, direction or request that would require Employee to violate the ICMA Code of Ethics. Specifically, neither the governing body nor any individual member thereof shall request Employee to endorse any candidate, make any financial contribution, sign, or circulate any petition, or participate in any fund- raising activity for individuals seeking or holding elected office, nor to handle any matter of personnel on a basis other than fairness, impartiality, and merit.

Executed the day and year first above written.

CITY:
City of Blair
Melinda K. Rump _____ Dated: _____
Mayor

EMPLOYEE:
Jessica Quady_____ Dated: _____

Approved as to Form Only:
Edmond Talbot _____ Dated: _____
City Attorney

CITY OF BLAIR

Planning & Zoning Department

City of Blair
Mayor & City Council
218 South Sixteenth Street
Blair, Nebraska 68008

November 3, 2026

Honorable Mayor & City Council:

On November 3, 3036, the Blair City Planning Commission reviewed the application of N & N Learning Tree Academy for a conditional use permit for a child day care facility to be located in an existing multi-use building at 942 Grant Street. Please permit this letter to stand as a record of the Planning Commission's recommendation.

Upon review of the submitted materials, an overview of the proposal by City staff, a presentation of the proposal by the applicant, and input from the public and commission members, the Blair City Planning Commission recommends approval of the application in accordance with the attached Certificate of Approval. A record of submitted materials is available for inspection if needed.

The Planning Commission stands ready to render further assistance if needed.

for the
BLAIR CITY PLANNING COMMISSION

David W. McFarland, III, AICP
Planning & Zoning Director

CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026

MEMO TO: Blair City Council & Mayor

FROM: David W. McFarland, III, Planning & Zoning Director

RE: Conditional Use Permit – Day Care Facility, 942 Grant Street

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SUMMARY:

Council is asked to consider a conditional use permit for N & N Learning Tree Academy to operate a child day care at 942 Grant Street for three years. The application is in general conformity with the zoning.

PREVIOUS ACTION:

The Blair City Planning Commission considered this application at a duly advertised hearing on November third. The Commission has forwarded a cover letter, a check of compliance against the rules governing exceptions under our zoning regulations, and a recommended Certificate of Approval.

BACKGROUND/DISCUSSION:

N & N Learning Tree Academy is proposing a licensed child daycare center to be located at 942 Grant Street, in the Highway Commercial zone. Day care centers are permitted in the Highway Commercial zone through the issuance of a Conditional Use Permit, which then introduces several requirements which must be met for the issuance of the permit. The Zoning Ordinance requires the Planning Commission to specifically address each consideration in its recommendation to City Council; please see the attached sheet on Rules Governing Exceptions. The proposal is sound overall. Of note:

- The daycare will be located in the northwest corner of a multi-use building.
- The applicant will be replacing eight parking spaces with an outdoor play area.
- There will be 127 parking spaces available for all on-site uses/tenants.
- The existing HP spaces will be relocated to be adjacent to the play area.
- Children served will be between the ages of six weeks and twelve years.

This conditional use permit meets the requirements of the zoning district as well as the supplemental rules governing conditional uses.

FINANCIAL IMPLICATIONS:

No direct financial impact to the City is anticipated. The applicant will be responsible for construction, utility, and permit costs.

RECOMMENDATION:

Both staff and the Planning Commission recommend approval with conditions in accordance with the attached Certificate of Approval.

CITY OF BLAIR

Planning & Zoning Department

Conditional Use Permit
Certificate of Approval

Pursuant to Article XIV Section 1403 of the City of Blair Zoning Regulations, you are being notified that the Blair City Council on November 24, 2026, approved the Conditional Use Permit for **N & N Learning Tree Academy** located at **942 Grant Street**. The plan, to **operate a child daycare center**, was prepared by the applicant and submitted October 15, 2026.

The Conditional Use Permit application consists of the following:

Application for Replat	page 1 of 1	10/15/2026
List of Neighboring Property Owners within 300 Feet	page 1 of 1	No Date
Site Plan – Existing Conditions	sheet 1 of 3	10/15/2026
Site Plan – Impacted Parking	sheet 2 of 3	10/15/2026
Site Plan – Proposed Conditions	sheet 3 of 3	10/15/2026

The following statements are made relative to the requirements of the zoning ordinance:

1. This site does not adjoin nor is it across an alley from a residential district. (§801.05(1))
2. No open storage of materials is being proposed. (§ 801.05 (2))
3. Activities or installations the would be objectional to persons living or working in the vicinity in the ways listed in the ordinance are not being proposed. (§ 801.05(3))
4. With the exception of the proposed play area along the alley, access to the site will not be altered. The proposed play area does not impede the entire length of the alley access, and such access can still be made west of the play area. (§ 1403.01)
5. The parking proposed by the applicant meets the requirements of the ordinance. (§1403.02)
6. The proposed outdoor play area will displace the current dumpster setup on the property. This can be easily accommodated by moving the dumpsters elsewhere on the property. (§1403.03)
7. Utilities will not be altered within the scope of the zoning ordinance. (§1403.04)
8. No screening is shown; the property is in a Highway Commercial district with no residential district adjoining the proposal. (§1403.05)
9. Signage will be similar to what is in place elsewhere on the property. Any new signs will need to conform to the sign requirements of the ordinance. (§ 1403.06)
10. The proposal meets the yard requirements of the ordinance. (§1403.07)
11. A daycare is compatible with the district and the current uses on the subject property as well as adjoining properties. (§ 1403.08)

The conditions of approval are listed below:

1. No open storage of materials is permitted with this use. This condition applies only to the daycare use addressed by this Conditional Use Permit.
2. Children enrolled in the daycare shall be between the ages of six months and twelve years.
3. Applicant shall work with the property owner and Planning Director on the placement of the dumpsters displaced by the outdoor play area
4. This Conditional Use Permit shall expire three years hence, or November 24, 2029.

All applicable standards and requirements of the Blair Subdivision Regulations remain in full force and effect. Approval of this application does not imply compliance with other City, State, or Federal requirements. It is the applicant's responsibility to obtain approvals for any such requirements. Approvals under other requirements do not automatically negate the provisions of this Certificate. If a change is necessitated by another jurisdiction, the applicant must also obtain approval of an amendment to this Certificate.

Any person aggrieved by this decision may appeal to a court of competent jurisdiction within thirty days of the date inscribed below.

for the
BLAIR CITY COUNCIL

David W. McFarland, III, AICP
Planning & Zoning Director

November 24, 2026
RN #2026-41411

Rules Governing Exceptions

Highway Commercial Zone

§ 801.05 (1) Where a site adjoins or is located across an alley from any R Residential District, a solid wall or fence, vine covered open fence or compact evergreen hedge six (6) feet in height shall be located on the property line common to such districts, except in a required front yard.

This site does not adjoin nor is it across an alley from a residential district.

§ 801.05 (2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet in height, provided that no materials or equipment shall be stored to a height greater that that of the wall or fence.

No open storage of materials is being proposed.

§ 801.05 (3) No use shall be permitted, and no process, equipment, or ,materials shall be used which are found by the Governing Body to be objectionable to persons living or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness, or to involve any hazard of fire or explosion.

No such activity or installation is being proposed.

Citywide (All Zones)

The Planning Commission shall put its findings and recommendations in writing which state the extent of compliance with the specific rules governing individual exceptions and the extent that satisfactory arrangement and provision have been made concerning the following, where applicable, and submit them to City Council:

§ 1403.01 ACCESS ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

With the exception of the proposed play area along the alley, access to the site will not be altered. The proposed play area does not impede the entire length of the alley access, and such access can still be made west of the play area.

§ 1403.02 PARKING off-street parking and loading areas where required, with particular attention to the items in § 1403.01 above and the noise, glare, odor, or economic effects of the exception on adjoining properties and properties generally in the district.

The parking proposed by the applicant meets the requirements of the ordinance.

§ 1403.03 SERVICE refuse and service areas, with particular reference to the items in § 1403.01 and § 1403.02 above

The proposed outdoor play area will displace the current dumpster setup on the property. This can be easily accommodated by moving the dumpsters elsewhere on the property.

§ 1403.04 UTILITIES with reference to location, availability, and compatibility

Utilities will not be altered within the scope of the zoning ordinance.

§ 1403.05 SCREENING and buffering with reference to type, dimension, and character

No screening is shown; the property is in a Highway Commercial district with no residential district adjoining the proposal.

§ 1403.06 SIGNS, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Signage will be similar to what is in place elsewhere on the property. Any new signs will need to conform to the sign requirements of the ordinance.

§ 1403.07 YARDS required yards and open space

The proposal meets these requirements.

§ 1403.08 COMPATIBILITY general compatibility with adjacent properties and other property in the district

A daycare is compatible with the district and the current uses on the subject property as well as adjoining properties.

Filing Date 9-8-2026 Receipt Number 41411

APPLICATION FOR CONDITIONAL USE PERMIT

1. NAN Learning Tree Academy 2210 Polk St. Elkhorn NE 108022 [redacted]
   Applicant's Name | Mailing Address | Telephone
   Email [redacted]
2. KENT Nicholson [redacted]
   Agent's Name | Mailing Address | Telephone
3. Hipnar Properties 925 Iowa St Blair NE [redacted]
   Owner's Name | Mailing Address | Telephone
4. ~~944~~ Grant Street Blair NE 108008
   Address and Legal Description of Location - Subject Property
   A/C H
   Current Zoning
5. Licensed childcare center - Ages 6 weeks through 12 years old
   Describe the requested Conditional Use
6. Length of request: 3 years

(All permits approved are for one (1) year unless otherwise noted)

Todd Hipnar 10-15-26 Kristin Nicholson 10-5-26
Signature of Owner(s) Date Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

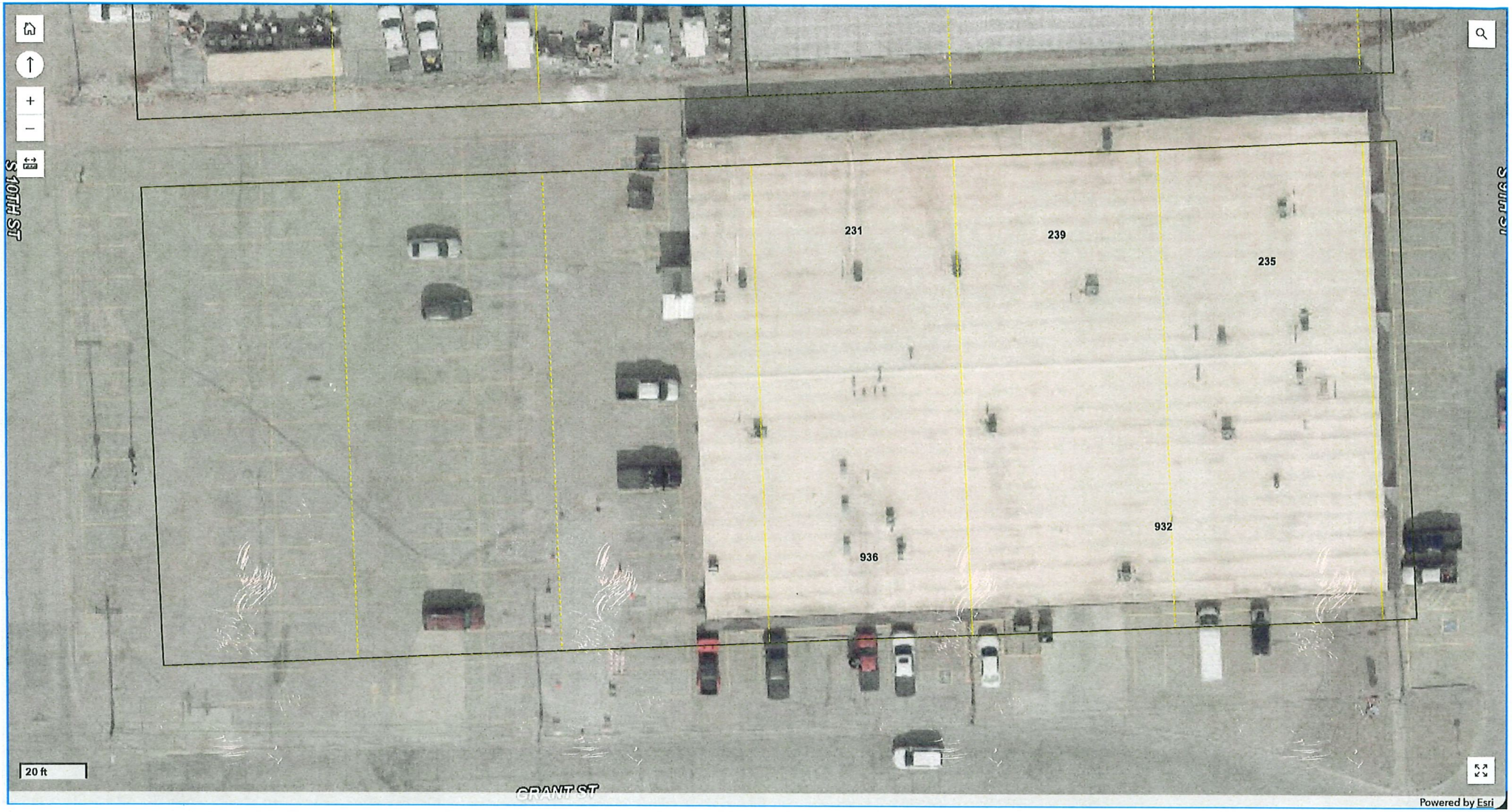
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

942 Grant St. Blair, NE 68008

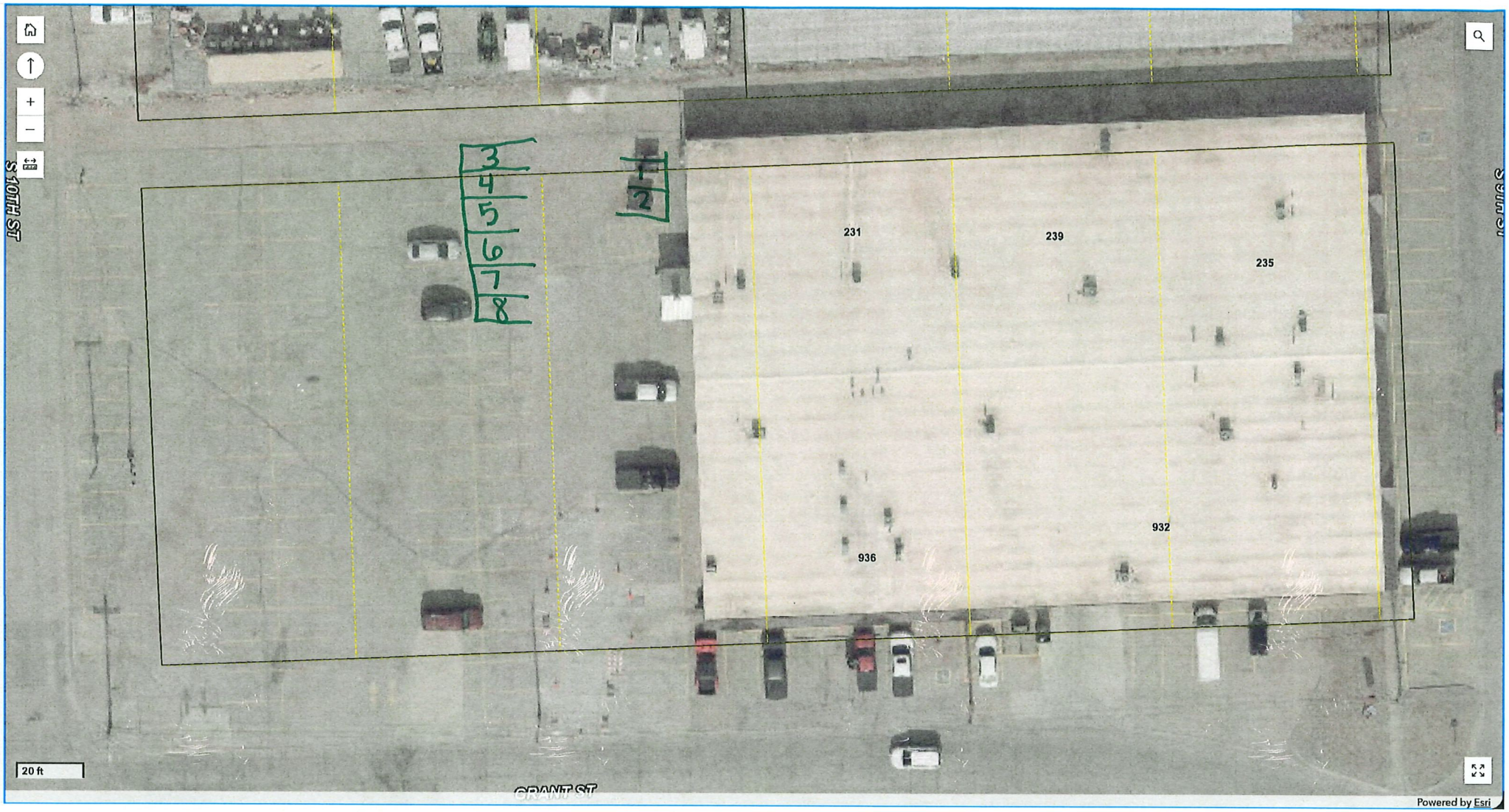
* how it currently is, there are 135 Parking spots in total.



10/15/26

942 Grant St. Blair, NE 68008

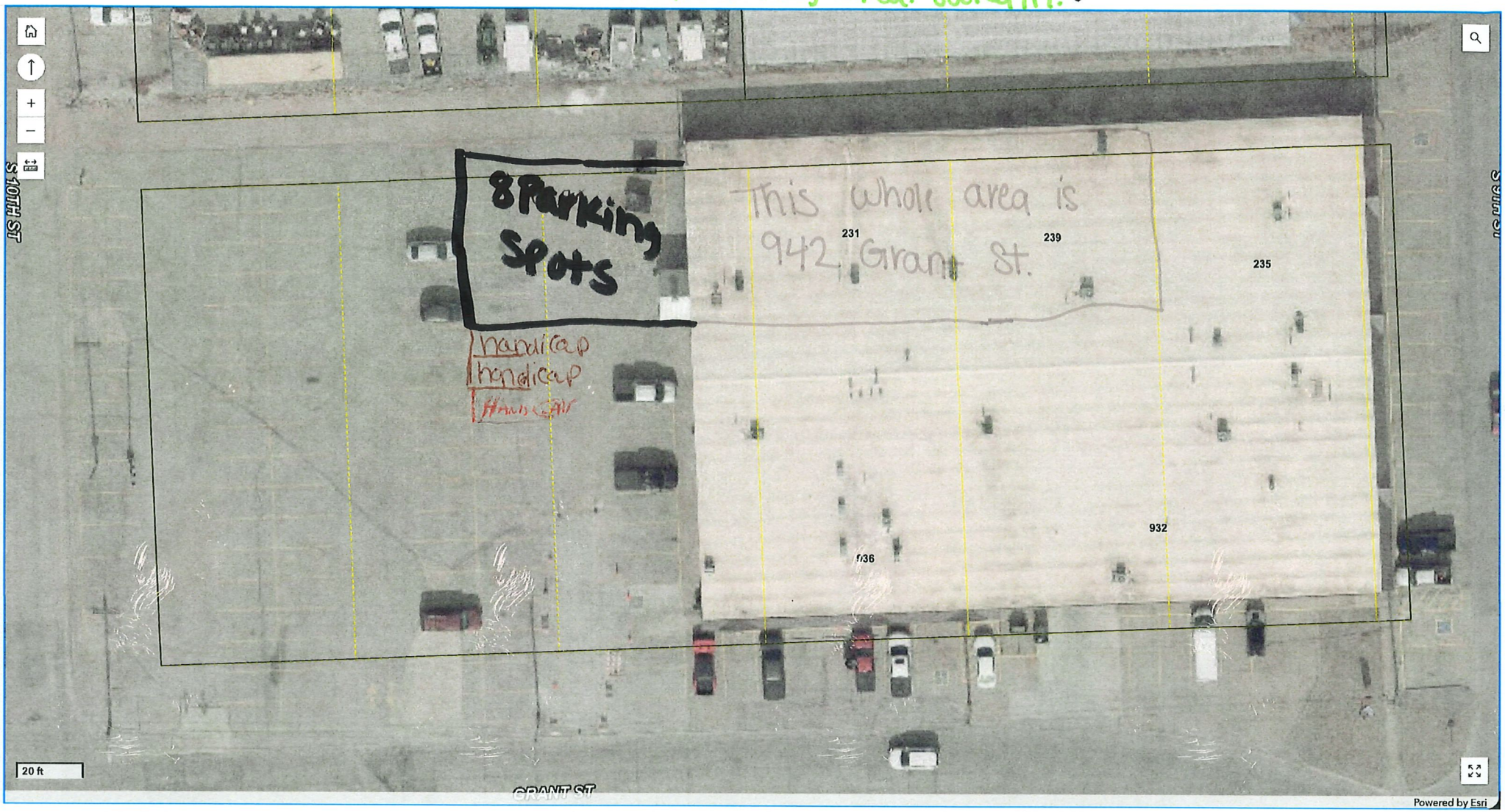
Proposing to take out 8 Parking Spots
Leaving 135-8 = 127 Parking spots for all businesses.



10/15/26

Gray area is area of 942 Grant St.

- new handicap spot - Proposed - This will replace the 2 upfront which will be gated instead.
- Black square is Proposed Play area. gated in. -



10/15/26

CITY OF BLAIR

Planning & Zoning Department

City of Blair
Mayor & City Council
218 South Sixteenth Street
Blair, Nebraska 68008

November 3, 2026

Honorable Mayor & City Council:

On November 3, 3036, the Blair City Planning Commission reviewed the application of P & K Land Ventures, LLC, for a replat of the Cedar Springs Subdivision located approximately 1½ miles west of the City on the south side of Highway 91. Please permit this letter to stand as a record of the Planning Commission's recommendation.

Upon review of the submitted materials, an overview of the proposal by City staff, a presentation of the proposal by the applicant, and input from the public and commission members, the Blair City Planning Commission recommends approval of the application in accordance with the attached Certificate of Approval. A record of submitted materials is available for inspection if needed.

The Planning Commission stands ready to render further assistance if needed.

for the
BLAIR CITY PLANNING COMMISSION

David W. McFarland, III, AICP
Planning & Zoning Director

CITY OF BLAIR

Planning & Zoning Department

MEMORANDUM

DATE: November 3, 2026

MEMO TO: Blair City Planning Commission

FROM: David W. McFarland, III, Planning & Zoning Director

RE: Conditional Use Permit – Day Care Facility, 942 Grant Street

---

SUMMARY:

Council is asked to consider a conditional use permit for N & N Learning Tree Academy to operate a child day care at 942 Grant Street for three years. Staff recommends approval.

PREVIOUS ACTION:

There has been no previous action on this application.

BACKGROUND/DISCUSSION:

N & N Learning Tree Academy is proposing a licensed child daycare center to be located at 942 Grant Street, in the Highway Commercial zone. Day care centers are permitted in the Highway Commercial zone through the issuance of a Conditional Use Permit, which then introduces several requirements which must be met for the issuance of the permit. The Zoning Ordinance requires the Planning Commission to specifically address each consideration in its recommendation to City Council; please see the attached sheet on Rules Governing Exceptions. The proposal is sound overall. Of note:

- The daycare will be located in the northwest corner of a multi-use building.
- The applicant will be replacing eight parking spaces with an outdoor play area.
- There will be 127 parking spaces available for all on-site uses/tenants.
- The existing HP spaces will be relocated to be adjacent to the play area.
- Children served will be between the ages of six weeks and twelve years.

This conditional use permit meets the requirements of the zoning district as well as the supplemental rules governing conditional uses.

FINANCIAL IMPLICATIONS:

No direct financial impact to the City is anticipated. The applicant will be responsible for construction, utility, and permit costs.

RECOMMENDATION:

Forward the application to City Council with the recommendation it be approved in accordance with the attached Certificate.

CITY OF BLAIR

Planning & Zoning Department

Subdivision Replat
Certificate of Approval

Pursuant to Article XIV of the City of Blair Zoning Regulations, you are being notified that the Blair City Council on November 24, 2026, approved the Subdivision Replat for **Cedar Springs Subdivision** located on the **south side of Highway 91 at Cedar Springs Drive**. The plan, to **replat the Cedar Springs Subdivision**, was prepared by the applicant and submitted October 15, 2026.

The Conditional Use Permit application consists of the following:

Application for Replat	page 1 of 2	10/15/2026
Application for Replat	page 2 of 2	10/15/2026
Project Narrative Letter	page 1 of 1	10/15/2026
List of Neighboring Property Owners within 300 Feet	page 1 of 1	No Date
Cedar Springs Subdivision Replat	sheet 1 of 2	10/08/2026
Cedar Springs Subdivision Replat	sheet 2 of 2	10/08/2026

The conditions of approval are listed below:

1. No conditions have been attached outside the normal requirements found in the City of Blair Subdivision Regulations.

All applicable standards and requirements of the Blair Subdivision Regulations remain in full force and effect. Approval of this application does not imply compliance with other City, State, or Federal requirements. It is the applicant's responsibility to obtain approvals for any such requirements. Approvals under other requirements do not automatically negate the provisions of this Certificate. If a change is necessitated by another jurisdiction, the applicant must also obtain approval of an amendment to this Certificate.

Any person aggrieved by this decision may appeal to a court of competent jurisdiction within thirty days of the date inscribed below.

for the
Blair City Council

David W. McFarland, III, AICP
Planning & Zoning Director

November 24, 2026
RN #2026-41464

Filing Date: 10-15-2026 Receipt Number 41464

SUBDIVISION REPLAT APPLICATION

P&K Land Ventures, LLC by Courtney Kennedy, Managing Member	10730 Pacific Street, Suite 040 #120 Omaha, NE 68114	[redacted]
Property Owner	Address	Phone Number

Email: [redacted]

Property Owner	Address	Phone Number

Email:

Associated Engineering, Inc	2705 N Main Street Elkhorn, NE 68022	[redacted]
Engineer	Address	Phone Number

Email:

Zoning (Present/Proposed): Residential Estates/ Residential Estates / _____

Name of Addition No Additions

Legal Description: Lots 1 through 12 and all roads, Cedar Springs Subdivision, recorded August 20, 2001 in Plat Book 2, Pages 1080–1087, in the NE¼ of the SW¼ of Section 9, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (41.317 acres)

Current Use: Residential Estates

Utilities and Improvements:

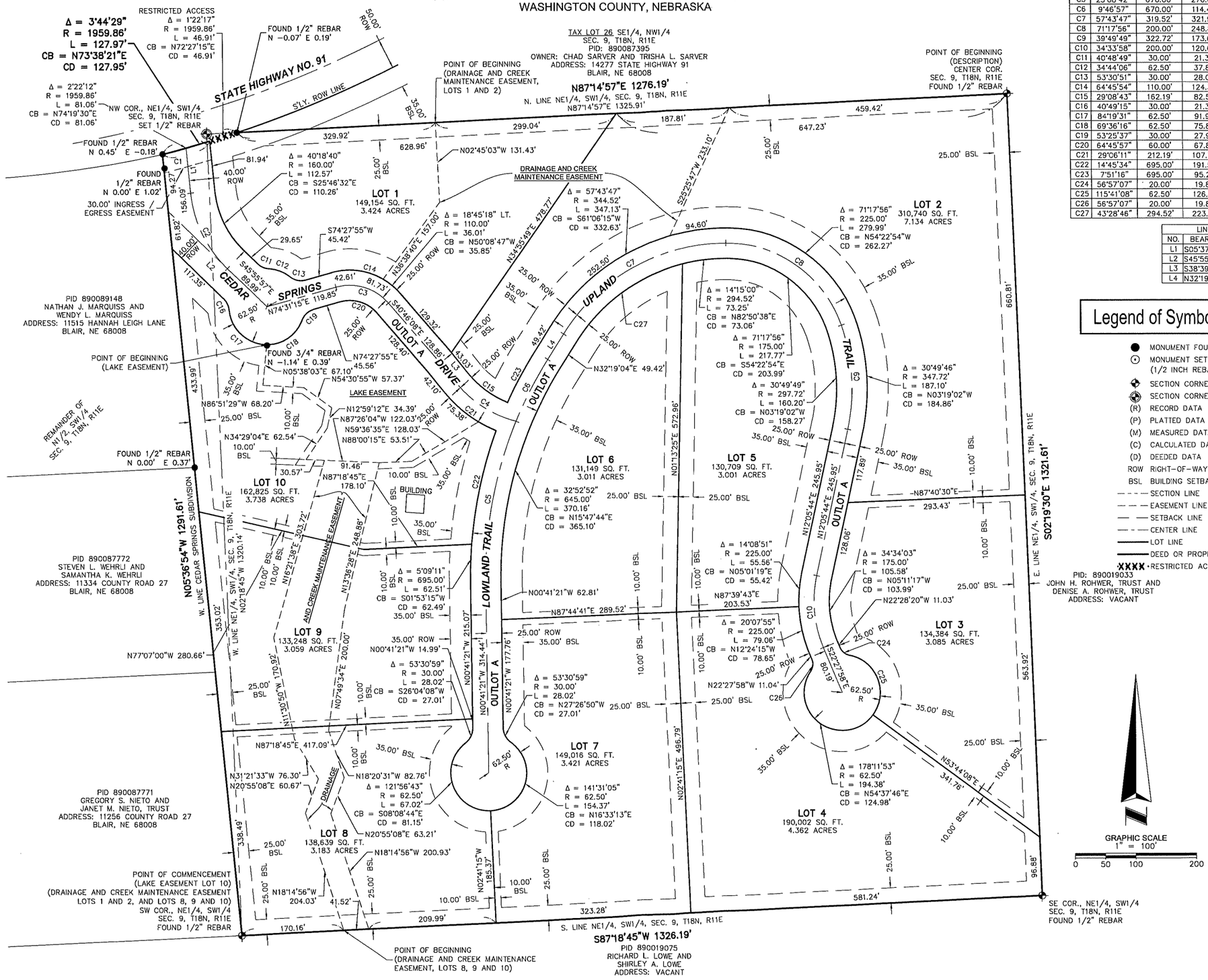
	Existing	Proposed
Sanitary Sewer	None	None
Storm Drainage	None	None
Water	Well	Well
Paving	Asphalt + gravel	Asphalt + gravel

P&K Land Ventures, LLC
by Courtney Kennedy, Managing Member

Signature of Owner(s) Date 10/15/2026 Signature of Owner(s) Date

CEDAR SPRINGS SUBDIVISION REPLAT

REPLAT OF CEDAR SPRINGS SUBDIVISION OF ALL OF TAX LOT 33, AND PART OF TAX LOT 34, ALL LYING IN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA


Δ = 3°44'29"
R = 1959.86'
L = 127.97'
CB = N73°38'21"E
CD = 127.95'
RESTRICTED ACCESS
Δ = 1°22'17"
R = 1959.86'
L = 46.91'
CB = N72°27'15"E
CD = 46.91'
FOUND 1/2" REBAR
N −0.07' E 0.19'
50.00' ROW
STATE HIGHWAY NO. 91
S'LY. ROW LINE
Δ = 2°22'12"
R = 1959.86'
L = 81.06'
CB = N74°19'30"E
CD = 81.06'
NW COR., NE1/4, SW1/4, SEC. 9, T18N, R11E
SET 1/2" REBAR
FOUND 1/2" REBAR
N 0.45' E −0.18'
FOUND 1/2" REBAR
N 0.00' E 1.02'
30.00' INGRESS / EGRESS EASEMENT
TAX LOT 26 SE1/4, NW1/4
SEC. 9, T18N, R11E
PID: 890087395
OWNER: CHAD SARVER AND TRISHA L. SARVER
ADDRESS: 14277 STATE HIGHWAY 91
BLAIR, NE 68008
POINT OF BEGINNING (DRAINAGE AND CREEK MAINTENANCE EASEMENT, LOTS 1 AND 2)
N87°14'57"E 1276.19'
N. LINE NE1/4, SW1/4, SEC. 9, T18N, R11E
N87°14'57"E 1325.91'
POINT OF BEGINNING (DESCRIPTION) CENTER COR. SEC. 9, T18N, R11E FOUND 1/2" REBAR
459.42'
647.23'
299.04'
187.81'
329.92'
628.96'
N02°45'03"W 131.43'
S25°25'47"W 233.10'
25.00' BSL
35.00' BSL
40.00' ROW
Δ = 40°18'40"
R = 160.00'
L = 112.57'
CB = S25°46'32"E
CD = 110.26'
LOT 1
149,154 SQ. FT.
3.424 ACRES
DRAINAGE AND CREEK MAINTENANCE EASEMENT
Δ = 18°45'18" LT.
R = 110.00'
L = 36.01'
CB = N50°08'47"W
CD = 35.85'
Δ = 57°43'47"
R = 344.52'
L = 347.13'
CB = S61°06'15"W
CD = 332.63'
N34°55'49"E 478.77'
LOT 2
310,740 SQ. FT.
7.134 ACRES
Δ = 71°17'56"
R = 225.00'
L = 279.99'
CB = N54°22'54"W
CD = 262.27'
94.60'
252.60'
S74°27'55"W 45.42'
S45°55'57"E 89.99'
N74°31'15"E 119.85'
N36°38'40"E 157.00'
CEDAR SPRINGS
UPLAND TRAIL
OUTLOT A
DRIVE
PID 890089148
NATHAN J. MARQUISS AND
WENDY L. MARQUISS
ADDRESS: 11515 HANNAH LEIGH LANE
BLAIR, NE 68008
POINT OF BEGINNING (LAKE EASEMENT)
FOUND 3/4" REBAR
N −1.14' E 0.39'
N74°27'55"E 45.56'
N05°38'03"E 67.10'
N54°30'55"W 57.37'
LAKE EASEMENT
N86°51'29"W 68.20'
N12°59'12"E 34.39'
N87°26'04"W 122.03'
N59°36'35"E 128.03'
N88°00'15"E 53.51'
N34°29'04"E 62.54'
10.00' BSL
30.57'
91.46'
N87°18'45"E 178.10'
LOT 10
162,825 SQ. FT.
3.738 ACRES
BUILDING
REMAINDER OF NE1/4, SW1/4 SEC. 9, T18N, R11E
FOUND 1/2" REBAR
N 0.00' E 0.37'
N05°36'54"W 1291.61'
W. LINE CEDAR SPRINGS SUBDIVISION
W. LINE NE1/4, SW1/4, SEC. 9, T18N, R11E
N02°18'45"W 1320.14'
N16°21'38"E 303.72'
AND CREEK MAINTENANCE EASEMENT
N13°36'29"E 248.86'
PID 890087772
STEVEN L. WEHRLI AND
SAMANTHA K. WEHRLI
ADDRESS: 11334 COUNTY ROAD 27
BLAIR, NE 68008
LOT 9
133,248 SQ. FT.
3.059 ACRES
N77°07'00"W 280.66'
N11°30'50"W 170.92'
N07°49'34"E 200.00'
N00°41'21"W 14.99'
Δ = 53°30'59"
R = 30.00'
L = 28.02'
CB = S26°04'08"W
CD = 27.01'
LOT 6
131,149 SQ. FT.
3.011 ACRES
Δ = 32°52'52"
R = 645.00'
L = 370.16'
CB = N15°47'44"E
CD = 365.10'
N01°13'25"E 572.96'
LOT 5
130,709 SQ. FT.
3.001 ACRES
N12°05'44"E 245.95'
OUTLOT A
LOWLAND TRAIL
N00°41'21"W 215.07'
N00°41'21"W 314.44'
N00°41'21"W 177.76'
N00°41'21"W 496.79'
N00°41'21"W 185.37'

Outlook

Cedar Springs Subdivision Replat - Concerns Regarding Drainage and Property Access

From csarver@platinumpoolservice.com <csarver@platinumpoolservice.com>
Date Mon 10/26/2026 7:25 PM
To Dave McFarland <dmcfarland@blairne.gov>

Caution: External (csarver@platinumpoolservice.com)
First-Time Sender Details

Safe Spam Phish More... Protection by Thompson

Hello Dave,

We recently received the notice regarding the Cedar Springs Subdivision Replat. Our property is located at 14277 State Highway 91 and is identified as Tax Lot 26 on the survey.

After reviewing the proposed plat, we have concerns about the drainage and creek maintenance easement along our southern property boundary.
An existing creek carries water from the proposed development toward our property, where it passes through a culvert underneath our private driveway. This driveway provides access to our home from Highway 91.

Historically, the culvert has handled drainage reasonably well. However, during one particularly heavy rain event, water did rise high enough to flow over our driveway.

Our primary concern is whether the proposed development, including future homes, driveways, grading, and drainage improvements, could increase stormwater runoff into this creek and potentially cause additional flooding, erosion, or damage to our driveway.

Before the replat is approved, we would appreciate clarification on the following:

1. Has a stormwater drainage study been completed comparing existing conditions with the proposed development?
2. Does that study evaluate the downstream effects on our existing driveway culvert?
3. Will the proposed development increase the volume or peak flow of water reaching our property?
4. Are any modifications planned to the existing creek, including excavation, widening, or rerouting?
5. Who will be responsible for maintaining the creek and drainage easement?
6. Does the proposed replat establish any new easements or access rights on our property?

We would appreciate copies of the drainage study, grading plans, and applicable easement documents.

If these potential impacts have not yet been evaluated, we respectfully request that the Planning Commission defer its recommendation until the developer can demonstrate that the proposed drainage improvements will not adversely affect our property or driveway access.

CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026, 7:00PM

MEMO TO: Mayor and City Council

FROM: David Scott, Deputy City Administrator of Operations

RE: Community Development District #1 (CID 1) Developers Agreement and Land Purchase Agreement

---

SUMMARY: The Community Improvement District (CID) Developer's Agreement establishes the respective responsibilities and obligations of the developer and the City of Blair related to the development and construction of public infrastructure within the Bear Creek Subdivision.

The agreement also includes provisions for the City's purchase of four lots within the development for the future construction of a municipal water tower. The terms and conditions of this purchase are further detailed in the accompanying Land Purchase Agreement.

PREVIOUS ACTION: In April 2026, the Nebraska Legislature passed LB1114, authorizing the creation of community development districts within municipal boundaries. On June 22, 2026, Governor Jim Pillen signed LB1114 into law during a ceremony in Blair at the future site of Bear Creek, Nebraska's first community development district.

At the April 28, 2026, regular City Council meeting, the Council approved Resolution No. 2026-038, authorizing the replat of the Bear Creek Subdivision for the proposed Community Improvement District.

At the October 13, 2026, regular City Council meeting, the Council approved Ordinance No. 2629, formally establishing the CID and its governing structure to oversee the development district.

Additionally, the City Council previously authorized the preparation of 95% design plans for a future municipal water tower to be located on the four lots identified in the Land Purchase Agreement.

FINANCIAL IMPLICATIONS: As part of the Developer's Agreement, the City will be responsible for the cost of installing a 12-inch water main through the subdivision to serve the future water tower site. The estimated cost of this improvement is $670,000, with a maximum City contribution not to exceed $800,000, as outlined in the agreement. The final cost and payment arrangements may vary depending on the funding mechanism utilized for the water main installation.

In addition to these initial expenditures, the City will assume responsibility for the ongoing maintenance of public infrastructure upon completion and acceptance of the subdivision improvements. These responsibilities are consistent with the City's standard obligations for public infrastructure within other residential subdivisions.

RECOMMENDATION: Approval of these agreements will formalize the responsibilities of the City and the developer, establish the framework for infrastructure development, and secure the property necessary for the City's future water tower. These actions will support the continued development of Bear Creek while addressing the City's long-term water infrastructure needs.

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

SUBDIVISION AGREEMENT
BEAR CREEK
(Lots 1 thru 138, Inclusive, and Outlots "A" and "B")

THIS AGREEMENT is made and entered into this ___ day of _____ , 2026, by and among MDC BEARCREEK, LLC, a Nebraska limited liability company (hereinafter referred to as "Subdivider"), COMMUNITY IMPROVEMENT DISTRICT NO. 1 OF BLAIR, NEBRASKA, a political subdivision of the State of Nebraska (hereinafter referred to as "District"), and the CITY OF BLAIR, NEBRASKA, a political subdivision of the State of Nebraska (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, Subdivider is the owner of the land included within the proposed final plat attached hereto as Exhibit "A", which parcel of land (hereinafter referred to as the "Development Area") which is situated wholly within City's corporate boundaries and is currently zoned or will be zoned residential in connection with the approval of this Agreement; and,

WHEREAS, Subdivider proposes that District will build Public Improvements in the Development Area; and,

WHEREAS, the parties wish to agree upon the manner and the extent to which public funds may be expended in connection with Public Improvements to be constructed within the Development Area or serving the Development Area and the extent to which the contemplated Public Improvements specially benefit property in the Development Area and to what extent the cost of same shall be specially assessed.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Agreement, the following words and phrases shall have the following meanings:

A. The "Cost" or "Entire Cost," used interchangeably, of an improvement means reasonable and necessary construction, engineering, design, legal, testing, publication, and financing (including interest on warrants to the date of levying special assessments and fiscal agent warrant fees) costs directly attributable to that improvement and lawfully payable by the District. Cost or Entire Cost shall not include penalties, forfeitures, default charges, or costs resulting from the negligence, breach, or default of the Subdivider, District, contractor, or their agents. Any amount proposed for special assessment remains subject to the procedures and special-benefit limitations of the Nebraska Community Improvement District Act, Neb. Rev. Stat. Sections 18-3501 et seq (the "Act").

B. "Property Benefited" shall mean property within the Development Area which constitutes building sites. Outlots A and B are not building sites.

C. "District General Obligation" means the Entire Cost that is not specially assessed and is payable solely from lawfully available District revenues and shall not include or create a general obligation, debt, guaranty, or pledge of the City.

D. "Final Plat" shall mean the final plat of the Bear Creek subdivision, a copy of which is attached as Exhibit "A" hereto.

SECTION I

Subdivider and District shall construct and install all items stated in this Section and perform all other duties listed in this Section. Before any construction begins, Subdivider and District shall provide the City evidence, satisfactory to the City and its legal and financial advisors, of committed financing sufficient to complete all Public Improvements, together with all required performance security. No construction shall begin until the City has approved the plans, specifications, contracts, estimated costs, financing evidence, and security required by this Agreement and applicable law. The improvements listed below are collectively the "Public Improvements":

A. Construction of concrete paving of all streets dedicated pursuant to the Final Plat; all of said paving to be twenty-five (25) feet in width, except for those streets with a width greater than twenty-five (25) feet, which streets shall be extra-width paving, if any (approved by City), as shown on paving plans prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "B."

B. Storm sewers, inlets, manholes and related appurtenances constructed on and in dedicated street rights-of-way and easements dedicated pursuant to the Final Plat shall be located as shown on the plans and specifications for said storm sewer and paving improvements prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "B". All installed storm sewers shall be inspected by City before connection to City system.

C. All sanitary sewer mains, manholes and related appurtenances constructed in dedicated street rights-of-way and easements dedicated pursuant to the Final Plat shall be located as shown on the plans and specifications for said sanitary sewer improvements prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "C." All installed sanitary sewer mains shall be inspected by City before connection to City system.

D. Interior water distribution mains and related appurtenances in dedicated rights-of-way shall be located and constructed as shown on the City-approved water plans in Exhibit "D." The water distribution mains shall be constructed by the District. Upon completion of installation of the water distribution mains and related appurtenances by District, the City shall reimburse the District for that portion of the Entire Cost incurred to install the twelve inch (12") main that serves the City's water tower on Lot 138, as shown on Exhibit "D" (the "Large Main Costs"). The Large Main Costs shall not include any costs for attorney's fees, publication, accounting, financing, or acquisition of financing. The City's obligation for the Large Main Costs shall not exceed $800,000. All installed water mains shall be inspected by the City before connection to the City system.

E. Gas distribution mains located within dedicated street rights-of-way dedicated pursuant to the Final Plat shall be installed by Black Hills Energy.

F. Street lighting for public streets dedicated pursuant to the Final Plat to be installed by the Omaha Public Power District ("OPPD") pursuant to a contract between the City and OPPD.

G. Underground electrical service to each of the lots in the Development Area to be installed by the District and OPPD pursuant to a contract between the District and OPPD.

SECTION II

Subject to the Act, including all notice, hearing, equalization, appeal, and special-benefit requirements, the parties agree that the lawful cost of the Public Improvements paid by the District and described in Section I may be defrayed as follows:

A. The Entire Cost of all street construction may be proposed for payment by special assessment, but only to the extent of the special benefit conferred upon each assessed parcel against the property benefited within the Development Area, except for street intersections and certain extra-width and major street paving, either of which may be a District General Obligation, as indicated in Exhibit "B."

B. The Entire Cost of storm sewers and appurtenances shall be a District General Obligation.

C. The Entire Cost of all sanitary sewers, including manholes and other appurtenances, may be proposed for payment by special assessment, but only to the extent of the special benefit conferred upon each assessed parcel against property benefited within the Development Area.

D. The Entire Cost of the water distribution system constructed by the District serving the Development Area may be specially assessed against the property benefited within the Development Area.

E. The Entire Cost of the gas distribution system serving the Development Area may be specially assessed against the property benefited within the Development Area.

F. The Entire Cost of monthly contract charges paid to OPPD for furnishing lighting of public streets shall be paid by the City pursuant to the terms of a contract between the City and OPPD.

G. The Entire Cost of the developer installed duct for the underground power may be specially assessed against the property benefited within the Development Area. All contract charges for underground power authorized to be paid by District to the OPPD, including both the basic charges and refundable charges, together with all other charges as fall within the definition of Entire Cost as defined in this Agreement, including all penalties and default charges, and are allocable to such contract charges, may be specially assessed against property within the Development Area. Any refund of the refundable portion of the underground electrical service charge for a particular lot or credit for developer installed duct which shall be made by OPPD to the District or its successors shall be credited as follows:

1. If the refund/credit is prior to the levy of special assessments for underground electrical service, said refund/credit shall be credited as a reduction in the total cost of the underground electrical services to be levied against said lot.

2. If the refund/credit is after the date of the levy of special assessments for underground electrical service, said refund/credit shall be credited as a payment on the balance owing on the special assessment levied against said lot in connection with underground electrical service for said lot.

3. If the refund/credit is after the date of levy and payment in full of special assessment, said refund/credit shall be repaid to persons paying the special assessment or their assignees.

H. The Cost of sidewalks along exterior arterial streets, or publicly owned outlot frontage, shall be a District General Obligation. The Cost of the walking trail to be constructed on the west side of 18th Avenue shall be a District General Obligation. Maintenance of the walking trail will be the responsibility of the City after completion. The Cost of sidewalks along interior streets shall be borne by the property owner of such adjacent lot or may be specially assessed if completed by the District.

I. All street identification signs shall be installed by the City. Street identification signs, to the extent install by the District, may be a District General Obligation. All street identification signs shall comply with the Manual on Uniform Traffic Control Devices.

J. Storm siren installation shall be a District General Obligation.

K. The initial construction cost of grading and piping for temporary sediment and erosion control facilities shall be paid for privately by the Subdivider, provided, however, that the Subdivider may be reimbursed by the District for sediment and erosion control facilities as a District General Obligation. Removal of sediment and erosion control measures may be a District General Obligation. Sediment removal shall be paid as follows:

1. During the initial construction of public streets and sewers, the District may pay for the removal as a District General Obligation; a separate bid item shall be included in the public improvements contract for this work.

2. Until the City formally accepts the applicable improvements and all construction activity affecting the Development Area has achieved final stabilization, the Subdivider and District shall be responsible for all SWPPP compliance, inspections, erosion and sediment controls, sediment removal, corrective work, and regulatory penalties arising from development activity. Upon acceptance of the Public Improvements pursuant to Neb. Rev. Stat. § 18-3530 , the City shall be responsible for all SWPPP compliance, inspections, erosion and sediment controls, sediment

removal, corrective work, and regulatory penalties arising from development activity, provided, however, the City shall not be responsible for conditions caused by a violation by the Subdivider, District, or their contractors.

SECTION III

The City shall be obligated to purchase Lot 138 from the Subdivider only pursuant to the terms of a separate purchase agreement between the Subdivider and the City to be approved by the City contemporaneously with this Subdivision Agreement. Subdivider shall convey title to Outlot A to the District upon receipt of payment of the sum of $114,000 by the District. Upon acceptance of the Public Improvements as provided in Section IV, the District shall convey title to Outlot A to the City and thereafter the City shall be responsible for maintenance of Outlot A. Outlot B shall be conveyed by Subdivider to Bear Creek Homeowners Association, Inc.

SECTION IV

No Public Improvement shall become City property or a City maintenance responsibility merely because such Public Improvement is located within the City's corporate boundaries or has been accepted by the District. Following completion of the work or purchase, the District's engineer shall file the certificate of acceptance required by Neb. Rev. Stat. § 18-3530. The City may accept a Public Improvement only by express written action after receipt and approval of all inspections, testing, as-built plans, easements, lien waivers, proof of payment, maintenance bonds, regulatory approvals, and completed punch-list work required by the City. Acceptance of this Agreement, the Final Plat, plans, permits, inspections, or connections does not constitute acceptance of a Public Improvement. Acceptance of a Public Improvement by the City shall not be unreasonably withheld or delayed. Until acceptance by the City in accordance with Neb. Rev. Stat. § 18-3530, the District shall remain solely responsible for ownership, operation, maintenance, repair, replacement, liability, and cost of the Public Improvement. Upon acceptance in accordance with Neb. Rev. Stat. § 18-3530, any warranties relating to the construction of the Public Improvement shall be assigned by the District to the City and, thereafter, the City shall be responsible for maintaining the Pubic Improvement from and after the date of acceptance of such Public Improvement. The District shall not be required to expend funds for the maintenance of the Public Improvement from and after the date of acceptance in accordance with Neb. Rev. Stat. § 18-3530.

SECTION V

Credit or funds of the District may be used only for purposes authorized by the Act and this Agreement. The District may issue warrants for the purpose of paying for repairs, maintenance and operating costs of the District, such warrants to be paid out of funds obtained by the District through its general fund tax levy, or where allowed by law, may be paid from special assessments or fees or charges. No District financing for maintenance, repair, reconstruction, or operating costs shall create an obligation of the City. Any such expenditure or financing remains subject to all City approvals required by law, this Agreement, and City ordinance.

SECTION VI

Subdivider and District covenant and agree that the District created by the Subdivider will:

A. Abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of Public Improvements in subdivisions and testing procedures therefor.

B. Except as may otherwise be agreed by the City in writing and permitted by law, any special assessment shall be imposed only after compliance with Neb. Rev. Stat. §§ 18-3525 through 18-3535, shall not exceed the special benefit conferred on the assessed parcel, and shall be allocated equitably among parcels that are actually benefited. No penalty, forfeiture, default charge, or cost caused by a breach or default of the Subdivider, District, or contractor may be specially assessed.

C. The District shall provide the following information to the City Engineer at least twenty (20) days prior to the meeting of the Board of Trustees of the District held to propose the levy of special assessments:

1. A detailed schedule of the proposed special assessment and/or the amount of general obligation costs of any improvement or acquisition.

2. A plat of the area to be assessed.

3. A full and detailed statement of the Entire Cost of each type of improvement, which statement or statements shall separately show:

    i. The amount paid to the contractor.

    ii. A special itemization of all other costs of the project, including, but not limited to, all engineering fees, attorneys' fees, testing expenses, publication costs, financing costs, including, but not limited to, interest on all warrants to date of levy of special assessments, estimated fiscal agent's warrant fees, bond fees and other items shown as "soft costs".

    iii. A special itemization of all costs of the District not itemized in (i) and (ii) above.

D. The District shall comply with all statutory notice, filing, hearing, equalization, and levy requirements set forth in the Act. Without limiting those requirements, it shall provide the City the complete statement of costs and proposed assessment schedule within the time required by Neb. Rev. Stat. § 18-3530 and at least twenty (20) days before its assessment hearing. The District shall not delay acceptance to increase financing costs and shall levy any lawful assessment within six (6) months after acceptance.

SECTION VII

In the performance of this Agreement, the District shall not discriminate against any parties on account of race, color, creed, political or religious affiliation, sex, marital status, sexual orientation, gender identity, national origin, age, or disability in violation of federal or state laws or local ordinances.

SECTION VIII

A. All bonds, warrants, special assessments, contracts, and other obligations of the District are obligations solely of the District. No default constitutes a debt or obligation of the City. The City does not pledge its credit, taxing authority, utility revenues, or general funds; does not guarantee repayment; and has no duty to complete an unfinished improvement or cure a District or Subdivider default.

B. The Subdivider and District shall comply with the competitive-bidding requirements of the Act, including Neb. Rev. Stat. §§ 18-3524 and 18-3528, and shall provide the City copies of bid notices, bids, tabulations, awards, contracts, and payment records. No work shall begin and no material change order shall be effective until the City approves the applicable plans, specifications, estimated costs, contracts, and changes as required by Neb. Rev. Stat. § 18-3522. City approval does not guarantee design adequacy, cost, financing, or repayment.

C. Upon acceptance of the Public Improvements pursuant to Neb. Rev. Stat. § 18-3530, City shall procure general public liability insurance in the amount of $1,000,000 per occurrence.

D. The Subdivider and District shall defend, indemnify, and hold harmless the City and its officers, employees, and agents from claims, losses, liens, penalties, damages, and expenses, including reasonable attorney fees, arising from the development, construction, financing, operation, or maintenance of the Public Improvements before City acceptance, except to the extent caused by the City's own negligence or willful misconduct.

E. Upon default and after providing Subdivider and District with notice of default and ten (10) days right to cure such default, the City may suspend permits, approvals, connections, inspections, and acceptance; perform emergency or corrective work; and pursue any other lawful remedy. The Subdivider and District shall reimburse the City for reasonable engineering, legal, financial-advisory, inspection, administrative,

emergency, and corrective costs arising from this Agreement or a default. These remedies are cumulative and do not obligate the City to act.

F. The District warrants that it has not employed or retained any company or person, other than a bona fide employee working for the District, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working for the District, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability. The prohibition provided for herein shall not apply to the retention of an attorney or other agent for the purpose of negotiating the provisions of this Agreement where the existence of such agency has been disclosed to City.

G. Assignment or transfer by the Subdivider or District of any interest or obligation under this Agreement is prohibited without the City's prior written approval. No approved assignment releases the assignor unless the City expressly agrees in writing.

SECTION IX

A. Installation of entrance signs or related fixtures and any median landscaping and related fixtures shall be paid for by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

B. No separate administrative entity nor joint venture, among the parties, is deemed created by virtue of the Subdivision Agreement.

C. The administration of this Subdivision Agreement shall be through the offices of the undersigned officers for their respective entities.

D. This Subdivision Agreement shall be binding upon the parties, their respective successors and assigns and shall be recorded against and run with the land shown on Exhibit "A"".

E. The violation or breach of this Agreement may be remedied by an action for specific performance, or other available legal or equitable remedies. Any statute of limitations applicable to an obligation under this Agreement shall be tolled until the obligee party provides to the obligor party a written demand for performance of the obligation by a certain deadline.

Space below intentionally left blank – Signature Page to follow

IN WITNESS WHEREOF, we the executing parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year first above written.

ATTEST: CITY OF BLAIR, NEBRASKA

_____ _____

CITY CLERK DATE MAYOR DATE

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

On this ___ day of _____, 2026, before me, a Notary Public, duly commissioned and qualified in and for said County and State, personally appeared _____, personally known by me to be the Mayor of the City of Blair, and _____, personally known by me to be the City Clerk of the City of Blair, and the identical persons whose names are affixed to the foregoing Agreement, and they acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

WITNESS my hand and Notarial Seal the day and year last above written.

(SEAL) _____

NOTARY PUBLIC

ATTEST:

COMMUNITY IMPROVEMENT DISTRICT NO. 1
OF BLAIR, NEBRASKA

11-10-26

DATE

CHAIRMAN DATE

STATE OF NEBRASKA)
) ss.
COUNTY OF ~~WASHINGTON~~ Douglas)

On this 10th day of Nov, 2026, before me, a Notary Public, duly commissioned and qualified in and for said County and State, personally appeared Paul McCune, personally known by me to be the Chairman of Community Improvement District No. 1 of Blair, Nebraska, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said District.

WITNESS my hand and Notarial Seal the day and year last above written.

(SEAL)

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
MARTIN P. PELSTER
My Comm. Exp. Dec 1, 2028

ATTEST:

MDC BEARCREEK, LLC, a Nebraska limited liability company

_____ DATE

_____ 11-10-26
MANAGER DATE

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

On this 10th day of Nov. ~~day~~ of , 2026, before me, a Notary Public, duly commissioned and qualified in and for said County and State, personally appeared Paul McCune, personally known by me to be the Manager of MDC Bearcreek, LLC, a Nebraska limited liability company and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Subdivider.

WITNESS my hand and Notarial Seal the day and year last above written.

(SEAL)

_____
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
MARTIN P. PELSTER
My Comm. Exp. Dec 1, 2028

SUBDIVISION AGREEMENT EXHIBITS

EXHIBIT A	FINAL PLAT
EXHIBIT B	PAVING & STORM SEWER
EXHIBIT C	SANITARY SEWER
EXHIBIT D	WATER DISTRIBUTION

01398669.DOCX

EXHIBIT A
FINAL PLAT

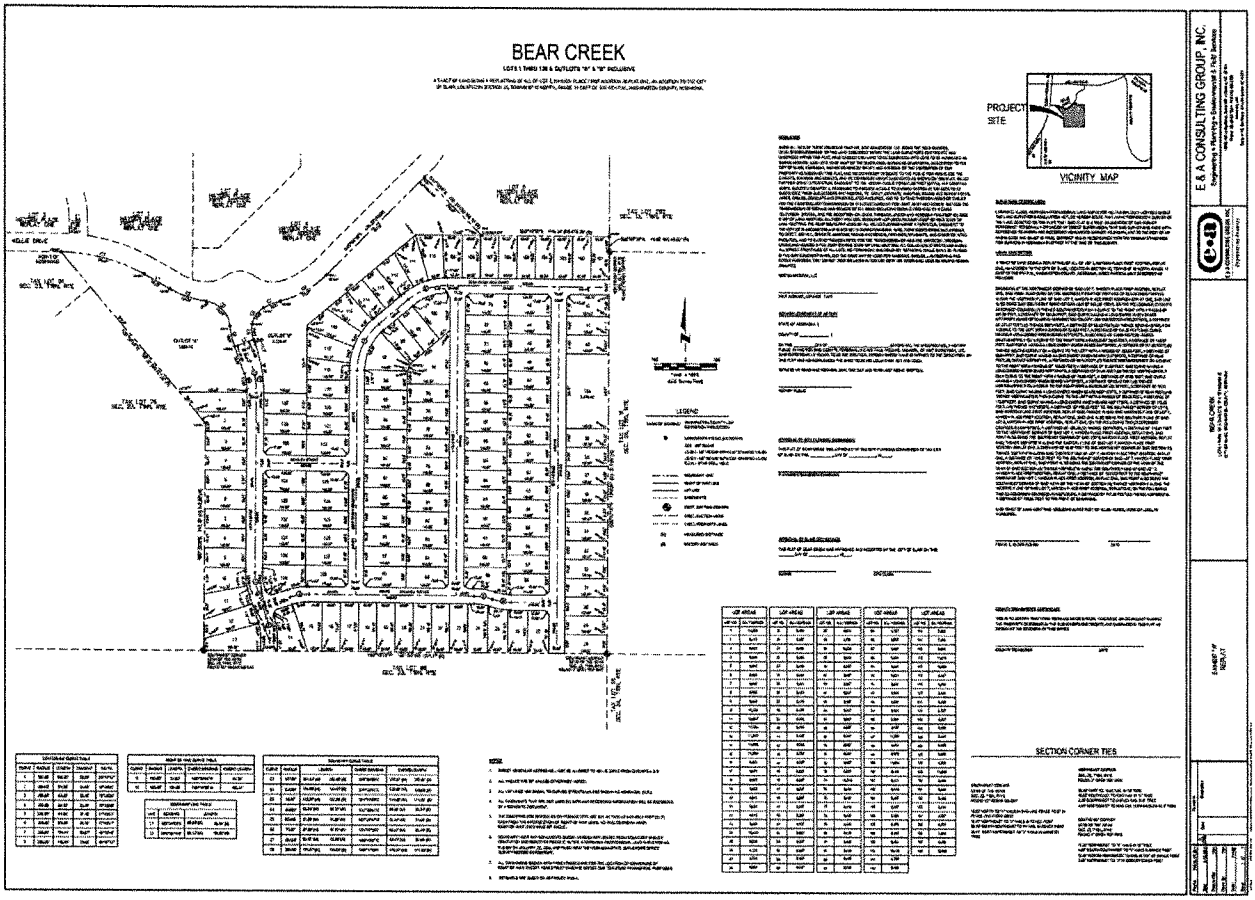


EXHIBIT B
PAVING & STORM SEWER

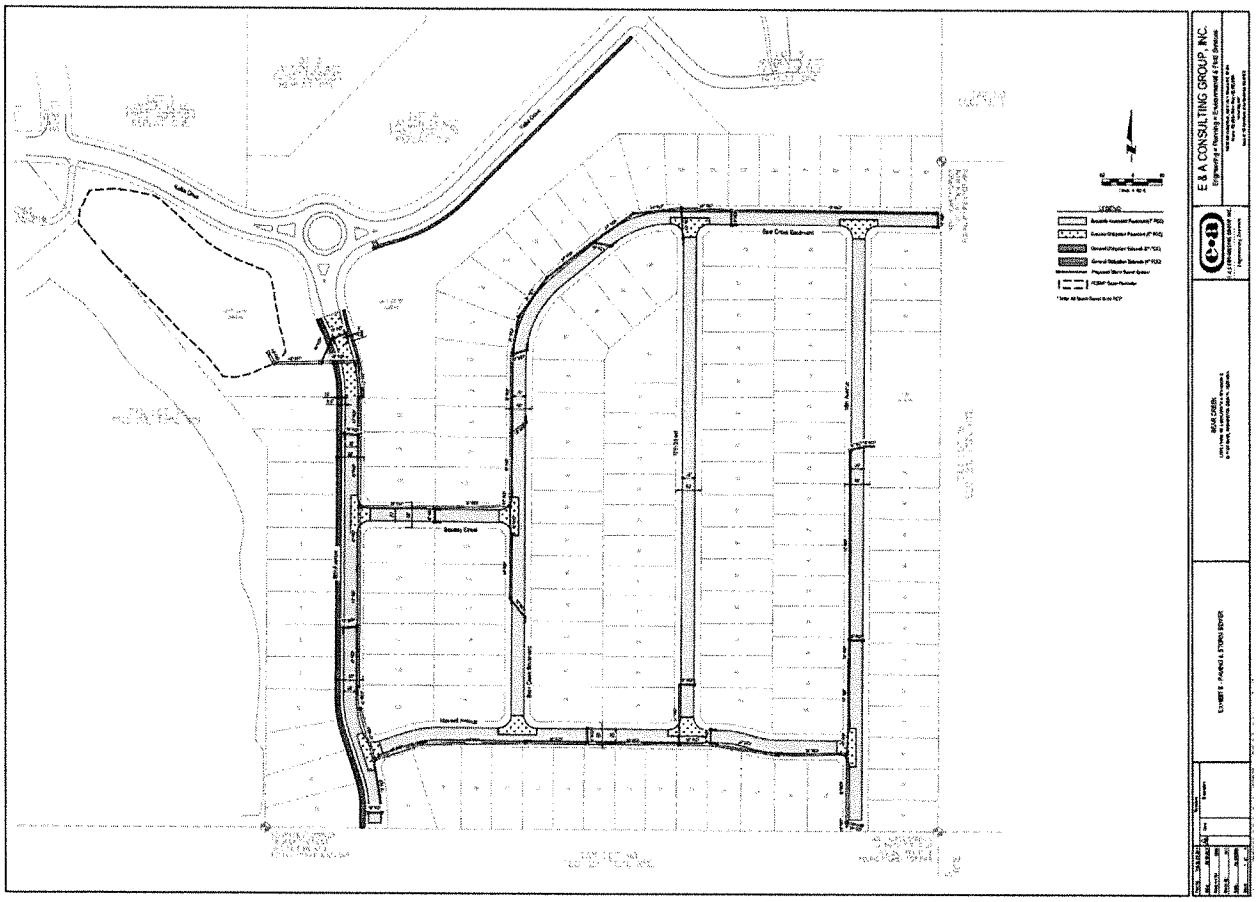


EXHIBIT C
SANITARY SEWER

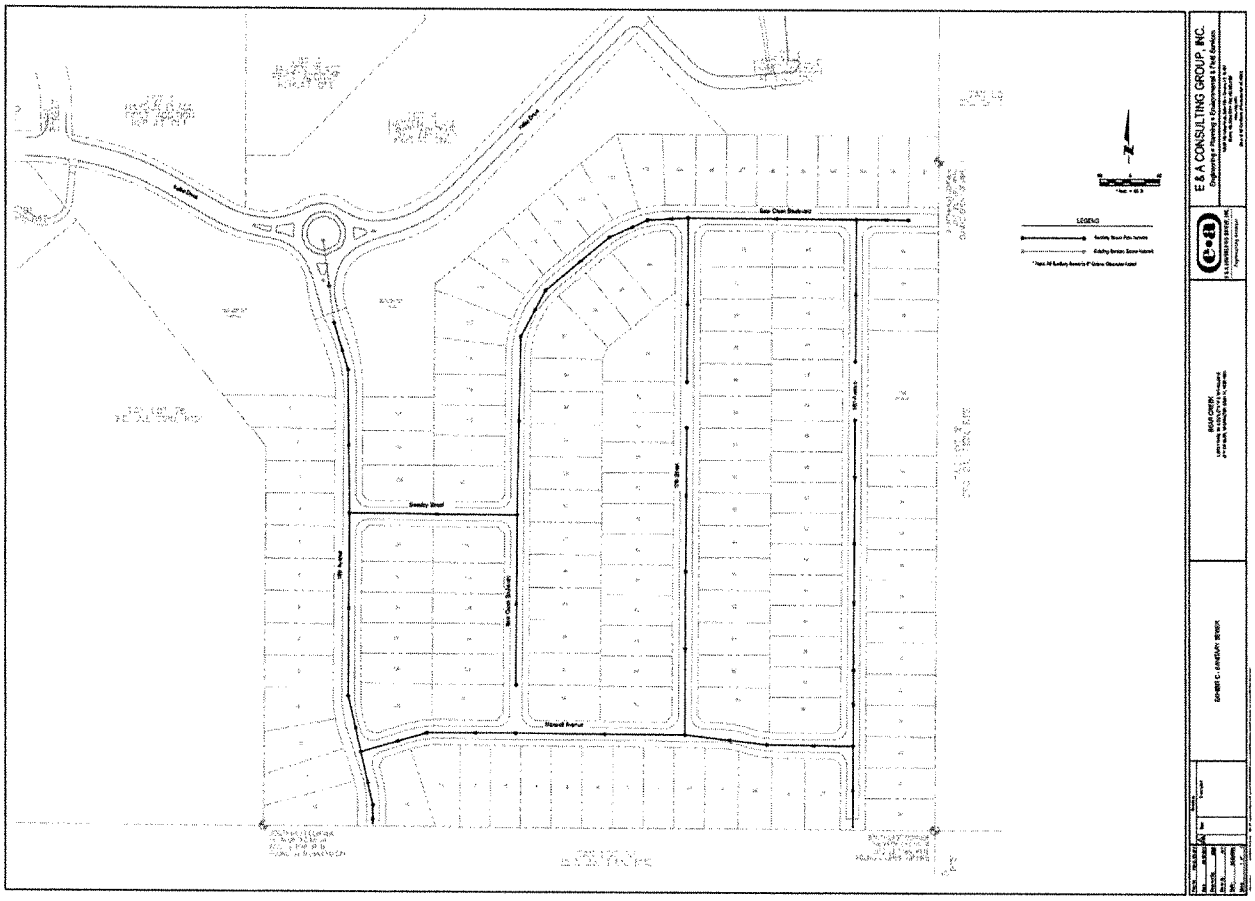
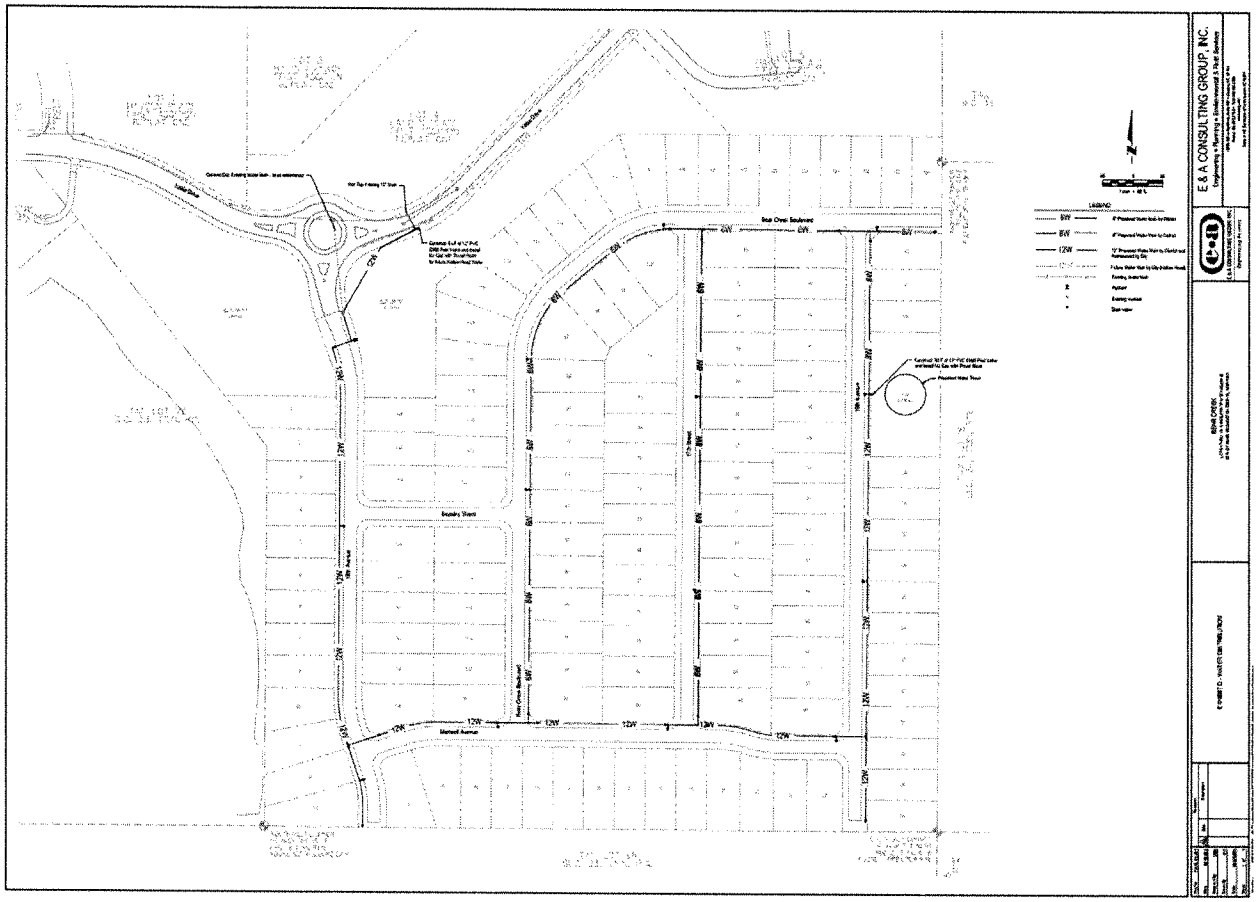


EXHIBIT D
WATER DISTRIBUTION


E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental • Field Services
LEGEND
8"W
8"W
12"W
Bear Creek Boulevard
Bear Creek Boulevard
Meinert Avenue
Boundary Street
Fig Street
Fig Street
Fig

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.

_____
BRENDA WHEELER, CITY CLERK

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is made and entered into this 10th day of November, 2026 (the "Effective Date"), by and between MDC BEARCREEK, LLC, a Nebraska limited liability company (the "Seller") and the CITY OF BLAIR, NEBRASKA, a political subdivision of the State of Nebraska (the "Buyer").

INTRODUCTION

Seller is the owner of certain real property located within the corporate boundaries of the City of Blair, Washington County, Nebraska, depicted on Exhibit "A" attached hereto and incorporated herein by this reference. Seller intends to develop said real property into fully developed, single-family residential lots, which lots are situated in a proposed subdivision to be created by Seller and known as Bear Creek (the "Subdivision"). Buyer desires to purchase, and Seller desires to sell, Lot 138 in the Subdivision as described on Exhibit "A" (the "Property"), on the terms set forth in this Agreement.

In consideration of the provisions of this Agreement, Seller and Buyer hereby mutually agree as follows:

AGREEMENT

1. Purchase Price. The purchase price to be paid from Buyer to Seller for the Property (the "Purchase Price") shall be One Hundred Sixty-Eight Thousand and no/100 Dollars ($168,000.00).

2. Evidence of Title. Within a reasonable time following the Effective Date, Seller shall obtain a commitment for an owner's policy of title insurance issued through Ambassador Title Services (the "Escrow Agent"). Buyer shall then have twenty (20) days following the receipt of said title commitment to give written objections to Seller specifying any defects which impair marketability of title, as determined in accordance with the Nebraska Real Estate Title Standards promulgated by the Nebraska State Bar Association, appearing on said title commitment. Buyer's failure to notify Seller within the twenty (20) day period of any defects is deemed a waiver of such defects. Seller shall have thirty (30) days following the date of receipt of such timely written objections to cure any such defects identified by Buyer other than liens to be paid at Closing. In the event any such title defects are not or cannot be cured within the time specified (other than liens to be paid at Closing), Buyer may, as its only options, either extend the time within which said defects may be cured, waive such defects, or terminate this Agreement.

3. Closing. The closing of the sale of the Property (the "Closing") shall occur thirty (30) days after the final plat for the Subdivision is recorded with the Washington County Register of Deeds, or as soon thereafter as the parties may mutually agree in writing (the "Closing Date"). At the Closing, Seller shall convey title to the Property to Buyer by general warranty deed in recordable form, free and clear of all liens, encumbrances, limitations, covenants, restrictions, and easements except those that the Buyer may approve of or fail to object to under Paragraph 2 of this Agreement. Seller shall also execute any other documentation reasonably necessary in connection with the Closing including, but not limited to, (a) a Seller's Certificate dated as of the Closing Date

confirming that the representations and warranties set forth herein are true and correct as of the Closing Date and (b) such affidavits and other documents required by the title company in order to permit coverage under an owner's policy of title insurance.

4. Representations and Warranties of Seller. Seller represents and warrants to Buyer that:

a. Seller has full authority and power to enter into this Agreement and to consummate the transactions contemplated herein. Neither the execution, delivery nor performance of this Agreement shall violate or constitute a breach of any existing agreement by Seller or among the partners of Seller, or any applicable law, rule, or regulation;

b. There is no action, suit, proceeding or investigation pending or, to Seller's knowledge, threatened before any agency, court or other governmental authority which would materially affect the Property or the operation thereof;

c. There is no condemnation proceeding affecting the Property currently pending nor, to Seller's knowledge, is any such proceeding threatened;

d. The Property complies, to Seller's knowledge, with all applicable governmental requirements in regard to the use and occupation of the Property, including but not limited to environmental, zoning, platting and other land use requirements, and Seller has not received notice of and has no knowledge of any violations or investigations relating thereto. Seller has not received any notice from any entity having jurisdiction over the Property requesting any improvements, alterations, additions, corrections or other work in, or about the Property which is currently unsatisfied. Seller will promptly notify Buyer if it receives any such notice;

e. Seller has not received notice of any default or breach by Seller under any agreements, covenants, conditions, restrictions, rights-of-way, or easements which may affect the Property, and no such default or breach now exists to the best of Seller's knowledge;

f. There are no pending special assessments against the Property.

5. Transaction Costs and Tax Proration. The costs of Closing and taxes associated with the Property shall be paid at or prior to Closing by the parties as follows:

a. Buyer shall pay the premium for an owner's policy of title insurance including the cost of any endorsements thereto requested by Buyer or its lender;

b. Seller and Buyer each shall pay 50% of the cost of any escrow closing fee charged by the Escrow Agent to close the sale;

c. Seller shall pay the documentary stamp tax, and the cost of recording any lien releases; and

d. Buyer shall pay the cost of recording the general warranty deed.

e. All consolidated real estate taxes on the Property for the year in which Closing takes place (based on current assessment and tax rate) shall be prorated between Seller and Buyer as of the date of Closing. All prior real estate taxes shall be paid by Seller.

f. All special assessments levied or assessed against the Property prior to Closing shall be paid by Seller. Seller shall be pay any special assessments levied or to be levied by Community Improvement District No. 1 of the City of Blair, Nebraska (the "CID"). Seller's obligation to pay the special assessments levied by the CID shall survive the Closing.

6. Possession and Risk of Loss. Buyer shall take possession of the Property on the Closing Date. Risk of loss from any event prior to Closing shall be on Seller.

7. Notices. All notices required or permitted to be given under this Agreement shall be in writing and either personally delivered or sent by prepaid United States certified mail, return receipt requested, addressed as follows:

If to Seller: MDC BEARCREEK, LLC
Attn: Paul McCune
11550 I Street, Ste. 200
Omaha, NE 68137
Michelle@mccunedevelopment.com

With copy to:

Martin P. Pelster
Croker, Huck, Kasher, DeWitt,
Anderson & Gonderinger, LLC
2120 South 72nd Street, Suite 1200
Omaha, NE 68124
mpelster@crokerlaw.com

If to Buyer: City of Blair, Nebraska
218 S 16th Street
Blair, NE 68008
Attn: City Clerk

Either party may change its address shown above by giving notice of such change to the other party.

8. Multiple Copies. Seller and Buyer may execute multiple copies of this Agreement, each of which shall be an original for all purposes.

9. Condemnation. In the event that any action is initiated prior to Closing by any governmental entity to acquire all or any portion of the Property by condemnation or eminent domain proceedings, then Buyer at its exclusive election may declare this Agreement null and void by giving written notice of the exercise of such election to Seller within thirty (30) days after Seller furnishes written notice of the commencement of such condemnation or eminent domain proceedings to Buyer or, if no such notice is furnished by Seller, at any time prior to Closing.

10. Governing Law. This Agreement shall be governed by the laws of the State of Nebraska.

11. Section Titles. The Section titles in this Agreement are solely for convenient reference and shall not be considered in the interpretation or application of this Agreement.

12. Number and Gender. Where the context requires, all singular words in this Agreement shall be construed to include their plural and all words of neuter gender shall be construed to include the masculine and feminine forms of such words.

13. Entire Agreement. This document contains the entire agreement between Seller and Buyer with respect to the subject matter of this Agreement; and there are no agreements, promises, assurances, representations, warranties, undertakings, or understandings, either written or oral, between Seller and Buyer concerning the Property other than those set forth in this Agreement. No amendment of this Agreement shall be effective or binding unless it is in writing and signed by both Seller and Buyer.

14. Time of the Essence. Time shall be of the essence with respect to the performance by the parties of their respective obligations hereunder.

15. Severability; Construction. The invalidity of any provision of this Agreement as determined by a court of competent jurisdiction shall in no way affect the validity of any other provision hereof so long as the original purpose of this Agreement is not substantially frustrated by reason of the severance of such provision. This Agreement shall not be construed either for or against a particular party by reason of draftsmanship or otherwise but, rather, shall be interpreted in accordance with the general tenor of the language in order to reach an equitable result.

16. Recording. Buyer or Seller may record a memorandum of this Agreement. In the event a sale is not consummated pursuant to this Agreement, Buyer shall execute such releases or quitclaim deeds as are reasonably necessary to clear Seller's title of any encumbrance hereby created.

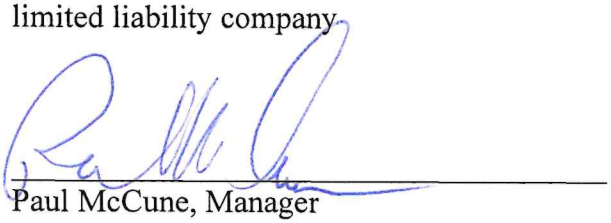
17. Binding Agreement\Assignment. This Agreement shall be binding upon and inure to the benefit of Seller and Buyer and their respective heirs, personal representatives, successors, and assigns; Buyer may assign its rights pursuant to this Agreement but Buyer shall not be released from liability for payment and performance required herein.

[Signature page follows on next page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the date first set forth above.

SELLER:

MDC BEARCREEK, LLC, a Nebraska limited liability company



Paul McCune, Manager

BUYER:

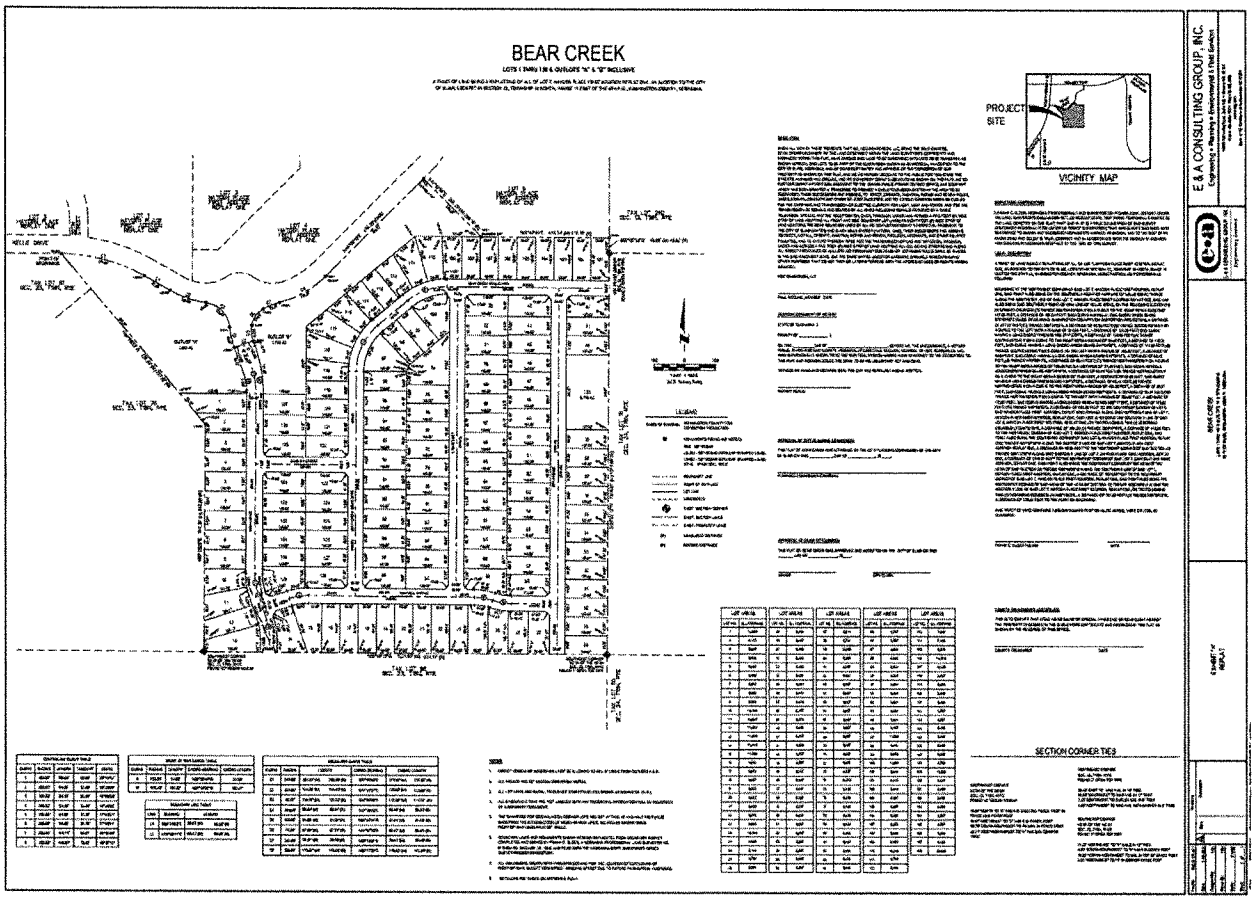
CITY OF BLAIR, NEBRASKA

ATTEST:

Mindy Rump, Mayor

Brenda Wheeler, City Clerk

EXHIBIT A



01397464.DOCX

CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026, 7:00PM

MEMO TO: Mayor and City Council

FROM: David Scott, Deputy City Administrator of Operations

RE: Rain or Shine Play Space LLC

SUMMARY: Rain or Shine Play Space LLC has completed an application for LB840 funds to create an accessible year-round space for youth and family activities. They plan to do this by expanding the existing facility to accommodate additional activities such as

PREVIOUS ACTION: The Mayor and City Council have contracted with Gateway Development to facilitate its voter approved LB840 program. That agreement was most recently updated in September 2026. As such, Gateway Development staff receive and evaluate LB840 applications and present them to the Economic Development Committee and City Council.

BACKGROUND/DISCUSSION: The Rain or Shine Play Space LLC facility expansion project will include renovations to the existing facility located at 221 Deerfield Boulevard to include additional youth and family activities such as air hockey, skee-ball, and a golf simulator and an outside area with a play structure and a small sand volleyball court. The expansion will create an inclusive, all-weather destination that supports child development, strengthens family connections, and enhances quality of life for Blair residents.

FINANCIAL IMPLICATIONS: Rain or Shine Play Space LLC asked for $56,500 in LB840 for costs related to the expansion of the facility and hiring of 2 new full-time employees. The Economic Development LB840 Committee recommends the Mayor and City Council to approve $29,000 to Rain or Shine Play Space.

Current Economic Development LB840 fund available balance:

LB840 Account Balance, October 2026	**1,578,782.25**
Committed funds	
Metonic (Blair Crossing)	(300,000.00)
Social House (Event gathering space)	(120,000.00)
Rizer (Apartment complex project)	(300,000.00)
VSE LLC (Manufacturing Company)	(200,000.00)
Remaining LFS Dana Campus grant funds	(344,687.60)
Current remaining available balance, October 2026	**314,094.65**

RECOMMENDATION: The Mayor and City Council can approve the Economic Development Committee's recommendation or choose to wait and pursue other Economic Development LB840 applications and committee recommendations.

RESOLUTION NO. _____

COUNCIL MEMBER ___ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING AN LB840 ECONOMIC DEVELOPMENT GRANT APPLICATION SUBMITTED BY RAIN OR SHINE PLAY SPACE, LLC AND AUTHORIZING THE AWARD OF LB840 FUNDS.

WHEREAS, the citizens of the City of Blair have approved an economic development program pursuant to LB840 and the Local Option Municipal Economic Development Act, for the purpose of promoting economic development, job creation, and business expansion within the City; and

WHEREAS, Rain or Shine Play Space, LLC, located at 1221 Deerfield Boulevard, Blair, Nebraska, submitted an application requesting LB840 assistance for the expansion of its existing recreational facility to provide additional year-round youth and family activities within the community; and

WHEREAS, the proposed project includes facility renovations and the addition of recreational amenities including a play structure, party room, air hockey, skee-ball, golf simulator, outdoor play area, and sand volleyball court, creating an inclusive all-weather destination for Blair residents; and

WHEREAS, the applicant has represented that the project will create two (2) new full-time equivalent positions within the City of Blair and will further enhance recreational opportunities and quality of life for residents; and

WHEREAS, Rain or Shine Play Space, LLC requested Fifty-Six Thousand Five Hundred Dollars ($56,500.00) in LB840 assistance as part of a project with an estimated total cost of Two Hundred Fifty-Four Thousand Eight Hundred Dollars ($254,800.00); and

WHEREAS, the Economic Development LB840 Committee reviewed the application and recommended approval of Twenty-Nine Thousand Dollars ($29,000.00) in LB840 funding for the project; and

WHEREAS, the City Council finds that the proposed project is consistent with the purposes of the City's LB840 Economic Development Program and will provide economic and community benefits to the City of Blair.

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

Section 1. The LB840 application submitted by Rain or Shine Play Space, LLC for the expansion of its facility located at 1221 Deerfield Boulevard, Blair, Nebraska, is hereby approved.

Section 2. The City Council hereby approves the award of Twenty-Nine Thousand Dollars ($29,000.00) in LB840 Economic Development Program funds to Rain or Shine Play Space, LLC,

subject to the applicant satisfying all requirements of the City's LB840 Program and entering into any grant agreement or related documentation required by the City.

Section 3. The Mayor and City Clerk are authorized to execute all agreements, certifications, and documents necessary to carry out the intent of this Resolution and administer the approved LB840 funding.

Section 4. This Resolution shall take effect and be in full force 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

CITY OF BLAIR
LB840 Application

Please Answer Each Question (If Question Does Not Apply – Mark N/A). Please Type or Print in Black Ink.

Please Note: The Information Contained in this Document is Public Information and will NOT be Considered Confidential.

A. BUSINESS INFORMATION:

Name of Business Applying for Assistance: Rain or Shine Play Space, LLC

Business Address: 1221 Deerfield Boulevard, Blair, NE 68008
(City) (State) (Zip Code)

Contact Person: Cassandra Reisz Telephone Number: 712-216-0416

Fax Number: n/a Email Address: contact@rosps.com

Federal Tax ID Number: 39-4719972

Type of Business: ☑ Start-Up ☐ Buyout ☐ Existing

If Existing, Number of Years in Business: n/a

Business Classification: (Please Choose One)

☐ Retail ☐ Manufacturing ☐ Research & Development

☐ Headquarter ☐ Telecommunications ☑ Tourism

☐ Warehouse/Distribution ☐ Other

Business Type: (Please Choose One)

☐ Proprietorship ☐ Corporation ☐ Partnership

☑ Other

Does the Company have a Parent or Subsidiaries? ☐ Yes ☑ No

If Yes, Please List Name: _____

Address: _____
(City) (State) (Zip Code)

Ownership Identification: Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Cassandra Reisz	Owner	100%

Does the business qualify to receive any incentives from the State of Nebraska? ☐ Yes ☑ No

Has the business applied for any incentives from the State of Nebraska? ☐ Yes ☑ No

If yes, please explain: _____

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: _____

Number of Full-Time Equivalent Positions to Be Created: 2

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Blair, their Two-Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Blair? ☑ Yes ☐ No

If no, please explain: _____

Does the Company Employ Any Seasonal Employees? ☑ Yes ☐ No

If Yes, How Many: _____
(Seasonal employees must work for at lease three continuous months and the position must reoccur annually)

B. PROJECT INFORMATION:

Please Provide a Brief Project Description:

Rain or Shine Play Space addresses a growing need in Blair, Nebraska for accessible, year-round activities for young children and families. Currently, options are limited- especially during extreme weather - leaving families heading out of town to find safe, engaging spaces for their families to play and gather together.

The existing play village has already demonstrated strong community demand. I aim to expand into a multi-generational recreation space, adding the play structure, a party room, and the pre-teen through adult side with air hockey, skee-ball, and a golf simulator. I will also have an outside area with a play structure and a small sand volleyball court.

This expansion will create an inclusive, all-weather destination that supports child development, strenthens family connections, and enhances quality of life for Blair residents.Type text here

Use of Funds	Total Project Cost	LB840 Funds Requested	CBDG Funds
Land or Facility Acquisition*	$	$	
Facility Renovation*	$ 140,000	$	
New Facility Construction*	$	$	
Machinery/Equipment Acquisition*	$ 100,000	$ 50,000	
Business Recruitment Activities	$	$	
Business Attraction/Location Expenses	$ 3,000	$ 1,500	
Small Business Development	$ 800	$	
Working Capital (Includes Inventory)	$ 10,000	$ 5,000	
Job Training*	$ 1,000	$	
Other (Please Specify)	$	$	
Total Project Cost:	$ 254,800	56,500	
	Total LB840 Funds Requested:	$ 56,500	

* ITEMS THAT QUALIFY FOR LB840 FUNDING

C. FUNDING SOURCES AND EQUITY INJECTION:

Name of Lending Institution: Nebraska Enterprise Funds

Address: 2112 N 30th Street, Omaha, NE 68111
(City) (State) (Zip Code)

Contact Person: Jose Cabellos Telephone Number: 402-263-0003

Loan Amount: 188,000 Loan Term (Years): 10years

Interest Rate: determining ☐ Variable ☐ Fixed

Collateral Required: ☑ Yes ☐ No Equity Required: ☐ Yes ☐ No

If Yes, on Collateral or Equity, Please Specify: personal vehicles, potentially my house.

Amount Injected Into the Project by Business/Partners/Owners: $10,000

D. PROJECT LOCATION:

Within the Blair City Limits?	☑ Yes	☐ No
Within the Blair Two-Mile Jurisdiction?	☑ Yes	☐ No
Land Owned by the City of Blair?	☑ Yes	☐ No

E. ATTACHMENTS: - Please Include the Attachments that Apply to Your Business Status

Please Note: The Information Contained in the Section Will be Deemed Confidential and will not be Available for Public Disclosure.

- [x] Brief Description of the Business
- [x] Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- [x] For Existing Businesses – Three (3) Yearly Financial Statements
- [ ] For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- [x] For Start-Up Businesses – Current Business Plan
- [x] For Start-Up Businesses – Three Year Projections
- [x] Personal Financial Statements for all Owners/Co-Owners/Directors/Partners/Stockholders
- [ ] For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- [ ] Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required
- [ ] Letter from Lending Institution
- [ ] Please Note that Other Financial Documents May Be Required

F. APPLICANT SIGNATURE:

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Blair or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.

Cassandra Reisz
Applicant's Signature

8/4/2026
Date

CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026, 7:00PM

MEMO TO: Mayor and City Council

FROM: CJ Heaton, Deputy City Administrator of Public Works

RE: Water Department Rate Study Proposals

SUMMARY: To facilitate the City of Blairs water distribution needs we applied to the State of Nebraska State Revolving Loan Fund (SRF) program to pay for two pump stations located at Black Elk and another along highway 75. The application has been approved but the SRF Loan can't be issued because the city doesn't meet the 1.35% debt to revenue ratio. We are now required to have a rate study done and bring rates into line with revenues to move forward with the pump station projects. The city should be meeting the 1.35% debt to revenue ratio to keep the water department in acceptable financial health.

PREVIOUS ACTION: The City of Blair water department had a rate study done in 2024 by Veenstra & Kimm Inc. The city has followed those rate recommendations. However, other factors have led to the need for another rate study.

BACKROUND/DISCUSSION: The factors that have led to the need for a current rate study include the following.

Several large projects to accommodate Cargill's needs that were funded with long term debt.

Every SRF loan has a portion of that loan forgiven by the state upon the completion of the project. For the last several years the city's auditors have recorded that forgivable portion as revenue. This makes our debt to revenue ratio look better that it is. How they recorded this is within GAPP and GASB municipal finance accounting rules. So, it isn't their fault, but it is a reality.

Also, keep in mind that we have Ten million ($10,000,000) in Bond Anticipation Notes (BANS) that will come due in March of 2027, So, since these BANS will need to either be paid off or transferred to long term debt, time is of the essence. We must start that process sometime in January 2027.

FINANCIAL IMPLICATIONS: We prepared a bid document and distributed it to the companies that we thought might be interested in completing the study. Below are the responses we received back.

HDR:	$57,364
SEH:	$45,600
VK:	$21,300
JEO:	Declined the Bid

RECOMMENDATION: We recommend moving forward with Veenstra & Kimm Inc. They were the lowest bid and with this process being time sensitive we fell they can get the study done in a thorough and timely manner.

RESOLUTION NO. _____

COUNCIL MEMBER ___ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING AN AGREEMENT WITH VEENSTRA & KIMM, INC., A KLEINFELDER COMPANY, FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO A WATER RATE STUDY FOR THE CITY OF BLAIR WATER UTILITY AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT.

WHEREAS, the City of Blair owns and operates a municipal water utility system and periodically reviews its utility rates to ensure the continued financial stability of the water system; and

WHEREAS, the City has applied for financing through the Nebraska State Revolving Fund (SRF) Program for improvements to the City's water distribution system, including pump station improvements, and has been advised that a water rate study is necessary to demonstrate compliance with required debt service coverage ratios and maintain the financial health of the water utility; and

WHEREAS, City staff solicited proposals from qualified engineering firms to perform a water rate study and received proposals from HDR, SEH, and VEENSTRA & KIMM, INC., A KLEINFELDER COMPANY, with JEO Consulting Group, Inc. declining to submit a proposal; and

WHEREAS, VEENSTRA & KIMM, INC., A KLEINFELDER COMPANY submitted the lowest responsive proposal and is familiar with the City's water utility, having previously completed a water rate study for the City in 2024; and

WHEREAS, the proposed agreement provides for the evaluation of existing water rates, review of utility revenues and expenditures, analysis of future water use and capital improvements, development of rate alternatives, preparation of recommended rate schedules, and presentation of findings to the City; and

WHEREAS, the agreement establishes a not-to-exceed fee of Nineteen Thousand Eight Hundred Dollars ($19,800.00) for the scope of services identified therein, with completion of the draft water rate analysis anticipated by January 31, 2027; and

WHEREAS, the Mayor and City Council find that approval of the agreement is in the best interests of the City and necessary to assist the City in evaluating and establishing appropriate water utility rates.

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

Section 1. The Agreement for Water Rate Study Services between the City of Blair, Nebraska and VEENSTRA & KIMM, INC., A KLEINFELDER COMPANY, substantially in the form presented to the City Council, is hereby approved.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute said agreement on behalf of the City and to execute such additional documents as may be necessary to carry out the intent of this Resolution.

Section 3. Funding for the services authorized herein shall be paid from the Water Department budget and utility funds lawfully available for such purpose.

Section 4. This Resolution shall take effect and be in full force 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

AGREEMENT

WATER RATE STUDY
BLAIR, NEBRASKA

THIS AGREEMENT, made and entered into this ___ day of _____, 2026 by and between the **CITY OF BLAIR, NEBRASKA**, hereinafter referred to as the **Owner** or **City**, party of the first part, and **VEENSTRA & KIMM, INC., A KLEINFELDER COMPANY**, a corporation organized and existing under the laws of the State of Iowa with offices in West Des Moines, Iowa, party of the second part, hereinafter referred to as the **Engineers**,

WITNESSETH: THAT WHEREAS, the City of Blair owns and operates a municipal water system, and

WHEREAS, the City has determined it appropriate to review and update its existing water user charge rates, and

WHEREAS, the City desires to retain the Engineers to provide professional services to assist the City in the review of its water use rate,

NOW, THEREFORE, it is agreed by and between the parties hereto the City retains the Engineers as set forth hereinafter to provide professional engineering services for the Water Rate Study project. Such agreement shall be subject to the following terms, conditions and stipulations, to wit:

1. **SCOPE OF PROJECT**. It is understood and agreed the Project shall consist of the analysis and evaluation of the existing water rates.

   The scope of the project will include, but not necessarily be limited, to the following tasks:

   a. Review of revenue and expenditures for the water utility for the five-year period since July 1, 2021.

   b. Prediction of future water use based upon population trends, commercial growth, and industrial users by a spreadsheet analysis.

   c. Review of the anticipated capital improvements funded by the water utility for a 5-year period, including improvements financed by reserves and debt financing.

   d. Review of historical revenue generated by each major customer classification over the prior five-year period.

   e. Evaluate the equity of expenditures vs revenue generation for each major customer classification for the existing rate system.

f. In consultation with City staff, identify alternatives to the existing water rate system, both in percent increase of current fees and in modifications to the existing structure.

g. Calculate the estimated future revenue generated by the proposed alternatives. Compare future revenue generation to 1.36 net operating income to debt ratio for two-three year period and to 1.5 net operating income to debt ratio for a seven to ten year period.

h. Evaluate the impact on recommended rate for each major customer classification.

i. Evaluate the equity of expenditures vs revenue generation for each major customer classification for the proposed alternative rate systems.

j. Summarize the findings and recommendations in a report to be reviewed with the City in both draft and final format.

k. If requested, present the findings of the analysis to the City Council or representatives of the City Council.

2. **PROJECT DATA**. The City shall provide all available records and information which would assist the Engineers in the completion of the study. It is understood and agreed the Engineers shall be primarily responsible for review of existing data.

3. **CONFERENCES**. During the course of the performance of the study, the Engineers will meet with City staff on a regular basis to review the data evaluation and recommendations of the project. Meetings included in fee include project kickoff, rate alternative review, draft findings review.

4. **REPORT**. The Engineers shall provide electronic copies of the preliminary draft report, draft report with consolidated round of City comments, and the final report. The report will include a proposed rate schedule and representative customer bills based on the proposed rate schedule. Supplemental to the report, the Engineers shall provide an editable spreadsheet model with formulas and assumptions.

5. **COMPENSATION**. The City of Blair shall compensate the Engineers for its services by the payment of the Engineers' standard hourly fees, plus reimbursement of direct out-of-pocket expenses.

a. The maximum fee for services under this Agreement shall not exceed the sum of Nineteen Thousand Eight Hundred Dollars ($19,800).

It is understood and agreed the maximum fee includes the scope as outlined in section 1 of this Agreement, including labor, direct expense, and Council presentation, if requested. The maximum fee is based on the concept of no major structural modifications in the water use charge rates. If the scope of work requires more significant activities related to the user charge structure, the maximum fee may be adjusted by mutual agreement.

6. **PAYMENT**. The fees for professional services as set forth in **5. COMPENSATION** shall be billed and payable monthly during the course of the performance of services under this Agreement.

7. **TIME OF COMPLETION**. The Engineers shall complete all services, through and including the preparation and presentation of the final report as follows:

    a. Draft of water use charge structure analysis: January 31, 2027.

    It is understood the completion date may be modified by mutual agreement.

8. **SERVICES NOT INCLUDED**. Services not included under this Agreement include the following:

    a. Major structural changes in the water use rate structure, including introduction of new customer classes or addition of newly defined fees.

9. **CHANGES**. If, after the final report is completed and approved by the City, the Engineers are required to change the report because of changes made by the City, the Engineers shall receive additional compensation for making such changes. The compensation for such changes shall be based upon the standard hourly fees plus expenses for personnel of the Engineers actually engaged in making the changes. For City-requested changes after approval of final report, the Engineers shall obtain written approval of the scope, fee and schedule before begin work. The base fee of this Agreement includes a consolidated round of City comments and correction of consultant errors or omissions to the draft report without additional compensation.

10. **EXTRA WORK**. Fees stated in this Agreement cover the specific services outlined in this Agreement for the Project. If the City requires additional services of the Engineers in connection with the Project, such additional compensation shall be at the standard hourly fees for personnel of the Engineers, plus expenses for personnel engaged in the authorized extra work. The fee for such services shall be billed and payable monthly. Additional services of the Engineers will require written City approval of scope, schedule, and not-to-exceed amounts before any extra work begins.

11. **INDEMNIFICATION.** The Engineers shall and hereby agree to hold and save the City of Blair harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the Engineers' or any of its agents', servants', and employees' errors, omissions, or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the Engineers' personnel, agents, servants, and employees occurring under the Workers' Compensation Act of the State of Iowa.

12. INSURANCE. The Engineers shall furnish the City of Blair with certificates of insurance by insurance companies licensed to do business in the State of Nebraska, upon which the City of Blair is endorsed as an additional named insured, in the following limits. It must be clearly disclosed on the face of the certificates that the coverage is on an occurrence basis.

General Liability*	$1,000,000/2,000,000
Automobile Liability	$1,000,000
Excess Liability (Umbrella)*	$5,000,000/5,000,000
Workers' Compensation, Statutory Benefits Coverage B	$1,000,000
Professional Liability****	$1,000,000/3,000,000

*Occurrence/Aggregate
**The Owner is not to be named as an additional insured
***Claims made basis

13. TERMINATION. Should the City abandon the Project before the Engineers have completed their work, the Engineers shall be paid for services performed until the date of termination.

14. ASSIGNMENT. This Agreement and each and every portion thereof shall be binding upon the successors and assigns of the parties hereto.

The undersigned do hereby covenant and state this Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF BLAIR, NEBRASKA ATTEST:

By_____ By_____

VEENSTRA & KIMM, INC. ATTEST:

By_____ By_____
Olivia Patton, P.E.

Project Understanding

HDR is pleased to provide the City of Blair (City) with a scope of service for a water rate study. To meet the requested technical and professional services requested by the City, the following goals and objectives were developed:

- Develop the study using industry standard approaches (i.e., AWWA M1 Manual) and the City's specific system and customer characteristics.
- Calculate cost-based and proportional rates that meet the financial needs of the City's water utility.
- Develop a revenue requirement analysis which includes the current and projected future costs of providing water service.
- Develop a capital funding analysis that maximizes capital improvements while minimizing impacts to rate payers to the extent possible.
- Develop a cost of service analysis to proportionally distribute the total revenue requirement between the customer classes of service (e.g., residential, commercial, industrial, wholesale).
- Review and compare the current rate structures to industry standard approaches.
- Develop proposed rates for a multi-year period.
- Summarize the study approach, conclusions, and recommendations in a written document.
- Provide effective public presentations on the study results and recommendations.
- Provide the water rate model to the City at the completion of the study.

Given the identified goals, HDR has developed the following Scope of Work for the water rate study. To provide the City the information to make informed decisions to support rate projections the scope has been split into two phases. The first phase is the development of the revenue requirement to support short-term rate adjustments. Phase 2 is the development of the cost of service and rate design alternatives.

Scope of Services

Task 1 – Project Management

This task includes the general project management activities that are required for the water rate study to be completed on time and within budget. This includes allocating the appropriate labor resources to the project and working with the City to schedule project meetings and provide monthly invoices and progress reports.

Task Approach:

- Project manager is responsible for project administration and technical analyses
- Coordination with City staff.

Expected City Support:

- Monthly coordination with the HDR Project Manager on scope, budget, and schedule
- Review and process of monthly invoice

Deliverables:

- Monthly invoice

PHASE 1

Phase 1 tasks include the development of the revenue requirement to establish the cost basis for the revenue necessary to support operating and capital expenses.

Task 2 – Initial Data Request and Review

HDR will provide a written data request to the City prior to the Task 3 kick-off meeting so that outstanding data needs can be discussed and questions on the data needs resolved. The data and information requested should be readily available information (e.g., financial, statistical, customer billing). HDR will review the data and information and will provide the City with documentation of the data received along with further questions, clarifications, or outstanding data needs.

Task Approach:

- Develop a written data request and provide to the City electronically
- Review data and information provided by the City
- Identify outstanding data constraints or data issues and discuss with the City

Expected City Support:

- Gather the data requested in the written data request provided by HDR
- Discuss data constraints or outstanding data needs with HDR

Deliverables:

- An initial written data request provided electronically
- Documentation of data received, and a listing of outstanding data needs or clarifications will be provided electronically

Task 3 – Initial Project Kick-Off Meeting

Bring the HDR project team and the City staff together at the start of the project so that both parties have a mutual understanding of the goals, objectives, issues, and concerns related to the water rate study. This meeting allows both parties to discuss in detail the overall goals and objectives for the water rate study, the approach, methodology, and schedule, while identifying issues or concerns that either party may have. It is proposed that the initial project meeting be held virtually and will be approximately two hours in length.

Task Approach:

- Schedule a two-hour virtual initial project meeting with the City project team

Expected City Support:

- Have key management/project team members attend a two-hour virtual kick-off meeting
- Confirm the goals and objectives for the water rate study

Deliverables:

- A meeting agenda outlining the objectives, tasks, and schedule for the virtual project meeting
- Meeting summary notes will be provided electronically

Task 4 – Review of Financial and Rate Setting Policies

HDR will review the City's existing written financial and rate setting policies. As appropriate, HDR will provide recommendations for additional policies or modifications to the existing policies. This will include items such as target ending reserve levels, debt service coverage ratios, adequate funding of renewal and replacement needs, etc. It is important to understand that this task is not developing a specific set of written financial or rate setting policies for the City. Rather, this task is intended to gain an understanding of the level of written policy direction already provided within the financial planning and rate setting process and identifying areas for improvement to support the development of the rate study.

Task Approach:

- Review of the City's existing written financial and rate setting policies

Expected City Support:

- Provide a copy of the City's existing financial/rate setting policies
- As needed, respond to questions concerning the existing policies
- Provide feedback and input on recommended policies

Deliverables:

- Provide a summary memo confirming current policies and noting additional policies for the City to consider as part of the water rate study

Task 5 – Revenue Requirement Analysis

Using a generally accepted rate-setting methodology, develop a revenue requirement analysis for a projected ten-year period. The focus of the analyses will be on the first five years for rate setting purposes. The revenue requirement analysis will establish the cost-based level of revenue to be collected from water rates (O&M and capital). The analysis will also examine key financial performance indicators such as debt service coverage and reserve levels as identified in Task 4.

Task Approach:

- Utilize the adopted water budgets and a cash basis methodology to accumulate costs

- Develop a financial/rate model to project revenues and expenditures (operating and capital costs) for a ten-year period with the focus on the next five-year period for rate setting purposes
- Develop a capital funding plan for the water capital improvement plan (CIP) and a consistent annual funding source for renewal and replacement capital projects
- Utilize City specific financial policies and financial planning criteria (e.g., minimum reserves, debt service coverage)
- Develop a rate transition plan to smoothly adjust the overall levels of rate revenues for the water utility

Expected City Support:

- Provide as-needed assistance to clarify provided data and information
- Provide as-needed data refinements or additional data
- Attend a half-day in-person meeting to review the water revenue requirement analysis

Deliverables:

- A revenue requirement analysis for a projected ten-year period, with the focus on the first five years for rate setting purposes, that considers the identified operating and capital costs
- A capital funding plan within the revenue requirement analysis based on the water capital improvement plan
- As needed, a rate transition plan to "phase in" needed rate adjustments
- Recommendations regarding key financial indicators (e.g., debt service coverage, capital funding/replacement through rates, reserve levels)
- A half day in person project meeting to review draft results of the water revenue requirement.

Task 6 – Council Workshop/Presentation

Given the results of the revenue requirement, and identification of the overall revenue needs to support the operating and capital costs of the water utility, a presentation will be provided to City management and Council to gain feedback and input on the proposed rate revenue adjustments. This will provide City staff guidance on the overall level of rate adjustment for the budgeting process.

Task Approach:

- HDR will provide a presentation to summarize the results and recommendations of the revenue requirement analysis.

Expected City Support:

- Review the presentation content
- Coordinate the date and time of the presentation

Deliverables:

- An in person presentation to City management and Council

Task 7 – Summary Documentation

At the completion of the Phase I water rate study analyses, HDR will develop a draft technical memorandum (TM). The TM will summarize the approach, methodology, results, and recommendations of the analyses completed to support the projection of overall system rate revenue adjustments. Attached to the TM will be a printout of the technical analyses developed to support the recommendation. The draft TM will be provided to the City electronically for review and comment. A final TM will be provided to the City electronically to summarize and document the Phase I water rate study recommendations.

Task Approach:

- Development of a draft and final summary technical memorandum.

Expected City Support:

- Review and comment on the draft TM.

Deliverables:

- A draft and final summary TM provided to the City electronically (Word, PDF).

Phase 2

Based on the revenue requirement developed in Phase 1, the cost of service and rate design analyses will be developed to support rate structure alternatives and proposed proportional water rates for the different water customer classes and rate schedules.

Task 8 – Cost of Service Analysis

Using generally accepted methodologies as outlined by American Water Works Association (AWWA), and City's specific and unique water system and customer characteristics, proportionally distribute the revenue requirement for the water utility to the identified customer classes of service (e.g., residential, commercial, industrial, wholesale). A focus of the analysis will be a review of the infrastructure (investment) and costs to provide service to large users and wholesale customers. The cost-of-service analysis provides cost-based average unit costs for the purpose of designing proposed water rates.

Task Approach:

- Utilize generally accepted water cost of service methodologies as outlined by AWWA to proportionally distribute the revenue requirement to the identified customer classes of service
- Review of infrastructure that provides joint services to wholesale, large user, and City customers for cost allocation purposes
- Summarize the results of the analysis and develop average unit costs

Expected City Support:

- Discuss the City's water system, facilities, and customer characteristics
- Attend a half-day in-person meeting to review the draft cost of service analyses combined with Task 6 – Revenue Requirement Analysis project meeting.
- Review the key assumptions and results of the water cost of service analysis

Deliverables:

- A proportional distribution of the City's water revenue requirement to the identified customer classes of service
- Average unit costs (e.g., $/customer/month, $/1,000 gallons)
- A half-day in-person project meeting to review the cost-of-service results and recommendations
- Summary meeting notes will be provided electronically

Task 9 – Rate Design Analysis

Utilize the cost information developed as a part of the previous tasks to develop proposed water rates for a five-year period for adoption by the City. This task includes the development of up to two alternative rate structures to address the City's rate design goals and objectives, while providing rates which recover the cost of providing service. Bill comparisons will be developed for each rate design to demonstrate the potential bill impacts from a change in the rate structure or the level of the proposed rates.

Task Approach:

- Utilize the results of the revenue requirement and cost of service analyses to establish the proposed water rates
- Review the study rate design goals and objectives (e.g., revenue stability, conservation, ease of administration, ease of customer understanding)
- Review the City's existing water rate structure and discuss potential alternatives
- Develop up to two rate design alternatives that meet the City's objectives and are cost-based and proportional
- Proposed water rates will be developed for up to a five-year period
- Provide customer bill comparisons for each alternative developed to demonstrate the potential bill impacts
- Two-hour virtual project meeting to review the rate structure alternatives

Expected City Support:

- Discuss the rate design goals and objectives and potential rate structure alternatives
- Review rate designs for appropriateness, provide direction for the preferred alternative
- Confirm that rate design alternatives are compatible with the current billing system
- Attend a two-hour virtual project meeting and confirm preferred rate structure

Deliverables:

- Review of the City's current water rates and development of up to two alternative structures for consideration
- Development of proposed water rates for a five-year period
- Collaborate with City staff on the compatibility of rate design alternatives with the current billing system
- Bill comparisons and graphs for the developed rate design alternatives
- One two-hour virtual project meeting to review and discuss rate design alternatives

Task 10 – Written Report

At the completion of the technical analyses, HDR will develop a draft written report. HDR's written reports are intended to document the activities undertaken as a part of the project, along with our findings, conclusions, and recommendations. Attached to the report will be the exhibits developed as a part of the technical analyses (e.g., revenue requirement, cost of service, rate design) for the water rate study. The City will review the draft report and provide comments/corrections to HDR. Based on feedback, HDR will develop the final water rate study report.

Task Approach:

- Develop an electronic (Word, PDF) draft water rate study report for review and comment by the City
- Incorporate changes or comments from the draft report into the final report
- Provide an Adobe PDF copy of the final report

Expected City Support:

- Review and comment on the draft written water rate study report

Deliverables:

- A draft and final water rate study report in electronic format (e.g., Word, PDF)

Task 11 – Public Presentations

To effectively communicate the results of the rate study, HDR recommends several "touch points" with City Management, Council, and the public. It is anticipated that two public presentations will be held. The first will be to present the rate study results and recommendations to the City Council, and the second a presentation to the City Council for rate adoption. HDR will prepare rate study related presentation materials (i.e., PPT) for the presentations. Should additional public meetings or presentations be required, they can be provided on a time and material basis

Task Approach:

- Develop the presentation materials for the water rate study
- HDR staff will attend the public meetings/presentations

Expected City Support:

- Review and comment on the proposed handouts for the public meetings

Deliverables:

- Up to two in-person public presentations to present the findings, conclusions, and recommendations of the study

Task 12 – Rate Model

HDR will develop the water rate model in Microsoft Excel. The model will be specifically developed for the City's water utility. HDR rate models are designed and intended to be technically sophisticated, yet easy to use and update. At the conclusion of the rate study, HDR will provide the water rate model to the City.

Expected City Support:

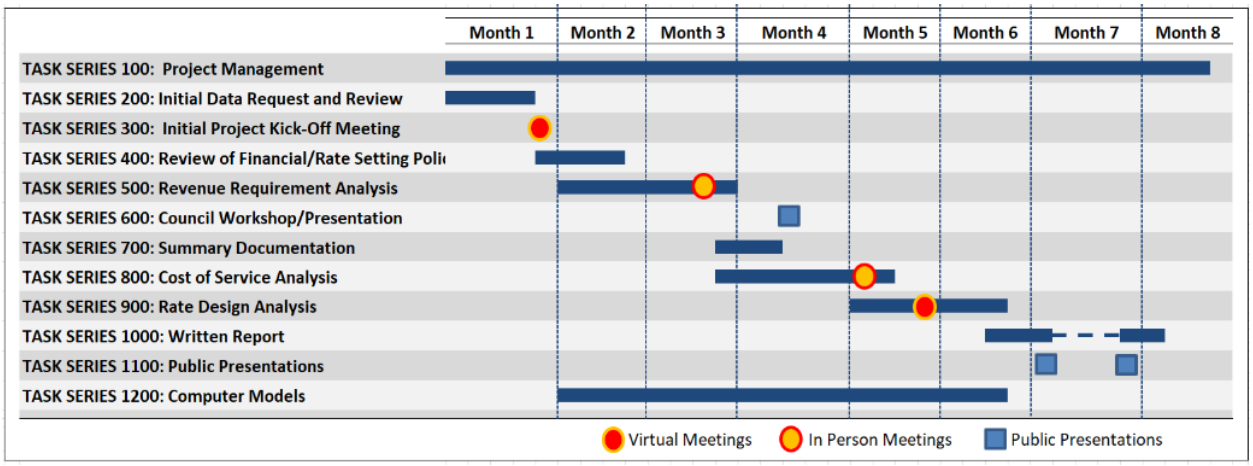
- Review with HDR the requested features and outputs of the model

Deliverables:

- A copy of the computer spreadsheet model used to develop the City's water rate study

Project Schedule

Given the above scope of services a project schedule has been developed. HDR will collaborate with the City to develop the final project schedule as part of the initial kick-off meeting. Provided below is the estimated project schedule for the water rate study.



Project Team

Provided below is a brief summary of each of the project team members.

Shawn Koorn – *Technical Lead*



- Nationally recognized financial/rate expert with over 25 years of experience in utility rate and connection fee setting.
- Co-instructor for the AWWA *Rate Setting Essentials* Seminar.
- Contributing author to the AWWA M-1 and M-54 manuals
- Provides effective presentations to boards, city councils, the public, and industry conferences (e.g., AWWA, WEF)

Steve Hanna – *Project Manager*



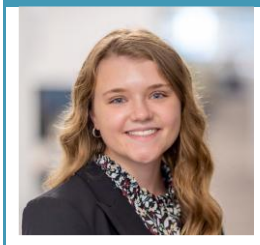
- Over 9 years of experience on drinking water projects and over 2 years of experience managing drinking water projects.
- Over 5 years of experience working with the City of Blair on drinking water projects including the Phase V Water Treatment Plant Expansion and Black Elk Pump Station Modifications.
- Professional Engineer licensed in Nebraska.

Josiah Close – *QA/QC*



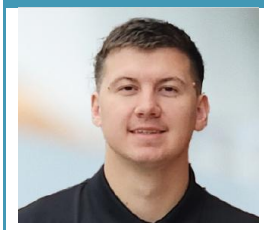
- Over 15 years of experience in developing rate and fee studies for water, recycled water, sewer, and stormwater systems
- Project manager for recent rate studies in Kansas, Missouri, California, and Oregon
- Presentations to Councils, Boards, and industry conferences on utility rate and fee setting topics.

Sara Anderson – Rate Analyst



- Over 3 years of industry experience in developing water rate studies
- Worked with water utilities across the U.S. most recently in Washington, Minnesota, North Carolina, California, Nevada and Utah

Jack Adams– Rate Analyst



- Jack has nearly two years of water rate and fee study experience
- Worked with water utilities across the U.S. most recently in Missouri, Kansas, Washington, Minnesota, California, Oregon,

Project Fee Estimate

Based on the above scope of services provided below is a summary of the estimated fees for the water rate study.

TASK	HOURS	FEE
TASK SERIES 100: Project Management	43	$ 7,425
TASK SERIES 200: Initial Data Request and Review	6	$ 891
TASK SERIES 300: Initial Project Kick-Off Meeting	9	$ 2,047
TASK SERIES 400: Review of Financial/Rate Setting Policies	9	$ 1,854
TASK SERIES 500: Revenue Requirement Analysis	42	$ 9,177
TASK SERIES 600: Council Workshop/Presentation	11	$ 3,078
TASK SERIES 700: Summary Documentation	11	$ 2,324
TASK SERIES 800: Cost of Service Analysis	45	$ 10,085
TASK SERIES 900: Rate Design Analysis	24	$ 4,661
TASK SERIES 1000: Written Report	19	$ 3,511
TASK SERIES 1100: Public Presentations	22	$ 6,154
TASK SERIES 1200: Computer Models	3	$ 532
Subtotal	**-**	**$ 51,739**
Expenses	-	$ 5,625
TOTAL	**244**	**$ 57,364**

Building a Better World for All of Us®

11/9/2026

RE: City of Blair
Water Utility Rate Study
SEH No. BLAIC 194450

CJ Heaton, MPA
Deputy City Administrator of Public Works
City of Blair
218 South 16th Street
Blair, NE 68008

Dear CJ Heaton:

Thank you for the opportunity to submit this proposal for a water utility rate study for the City of Blair. Based on the City's October 2026 request and subsequent discussions, SEH understands that the City needs a defensible 10-year financial and rate plan that supports State Revolving Fund debt coverage, addresses the industrial contract customer, and provides clear recommendations for City staff, bond counsel, and the City Council.

This proposal provides a focused financial and industrial customer rate study rather than the full class-level cost-of-service study described in the City's original request. The study will evaluate revenue requirements, debt service coverage, current rates, and the allocation of costs between the industrial contract customer and all other customers combined. It will not allocate costs among individual residential, commercial, rural, and other non-industrial customer classes. Before authorization, the City should confirm with bond counsel and the State Revolving Fund program that this focused scope will satisfy applicable study and financing requirements. This letter presents SEH's proposed scope of services, schedule, and lump-sum professional services fee.

PROJECT UNDERSTANDING

The City's current water rates do not provide the targeted debt service coverage. The City is also planning additional capital investment, including pump station and lead service line work, and needs to evaluate how existing and future debt should be recovered through rates. The study will evaluate current financial performance, prepare 10-year projections, test alternative rate structures, and recommend a rate plan designed to achieve a debt service coverage ratio of at least 1.50, subject to confirmation of the applicable loan covenant definitions.

The base scope includes a focused, cost-supported analysis of the industrial contract customer. Costs will be allocated between the industrial contract customer and all other customers combined. A full cost-of-service study, including allocation among individual residential, commercial, rural, and other customer classes, is not included but may be provided as an Additional Service upon written authorization.

PROJECT TEAM AND RESPONSIBILITIES

SEH has identified the following team members for this proposal. Team members may be adjusted as needed based on final scope, schedule, and authorization.

Role	Name	Primary Responsibility
Project Manager	Maria McCarty	Client coordination and development of the rate study.
Client Service Manager	Brent Clark	Client relationship support and executive coordination.

SCOPE OF SERVICES / WORK PLAN

The following task descriptions outline SEH's proposed professional services. When practical, the task structure below should align with the working fee estimate and project schedule.

Task 1.0: Project Management

SEH will manage the work over the anticipated six-month study period. Services include project setup, schedule and budget tracking, invoicing, internal coordination, and routine coordination with City staff.

Task 2.0: Data Collection and Data Summary

SEH will prepare a data request and review the City's available financial, billing, operational, capital, debt, and contract information. The purpose of this task is to establish an agreed-upon basis for the projections and rate model before rate alternatives are developed.

Services included:

- Review population, customer connections by class, meter sizes, water use by class, operating expenditures, non-rate revenue, and current rates.
- Reconcile calculated billing revenue to available billing records, the general ledger, and audited financial statements.
- Review existing and planned debt and summarize applicable debt coverage definitions, reserve requirements, and parity provisions identified in the documents provided by the City.
- Review the industrial customer contract and amendments and summarize provisions relevant to rates, capacity commitments, dedicated facilities, and cost recovery.
- Prepare an assumptions register identifying source data, proposed assumptions, unresolved data gaps, and items requiring City or bond counsel confirmation.
- Draft Technical Memorandum 1 with summary of data.

Meetings and coordination, if applicable:

- Kickoff with City Staff (Virtual)

Task 3.0: Ten-Year Financial Projections

SEH will prepare 10-year projections that establish the revenue requirement and financial basis for the rate recommendations.

Services included:

- Project population, customer connections, and water demand by class, including anticipated industrial demand changes identified by the City.
- Project operating expenditures and non-rate revenue using documented escalation and growth assumptions.
- Incorporate the City's capital plan, including pump station improvements and lead service line costs to be recovered through water rates.
- Prepare schedules for existing and planned debt, including applicable SRF financing assumptions provided by the City or its financial advisors.
- Update Technical Memorandum 1 to document the projections and confirmed assumptions.

Meetings and coordination, if applicable:

- Review of Technical Memorandum 1 with City Staff (Virtual)

Deliverables:

- Draft Technical Memorandum 1: Data Summary and Projections
- Final Technical Memorandum 1: Data Summary and Projections

Task 4.0: Rate Model and Existing Rate Evaluation

SEH will develop a project-specific Excel rate model with visible formulas, documented assumptions, and scenario controls. The model will evaluate the financial performance of current rates and establish the basis for proposed alternatives.

Services included:

- Model connections, water use, meter-size equivalents, operating costs, capital costs, debt service, cash balances, and rate revenue over the 10-year planning period.
- Calculate debt service coverage using the applicable covenant definition and the City's target of 1.50.
- Evaluate the effect of current rates on annual revenue sufficiency, cash position, and debt coverage.
- Focused industrial contract customer cost analysis:
    - Develop industrial and system demand factors using available consumption, production, SCADA, contract, or other demand information.
    - Group system costs by function and identify the cost drivers applicable to average use, maximum-day demand, peak-hour demand, and customer-related costs.
    - Identify facilities and debt that serve only, or primarily, the industrial customer based on information provided by the City.
    - Allocate costs between the industrial contract customer and all other customers combined and compare the resulting industrial revenue requirement with current contract revenue.
    - Where customer-specific demand, capacity, facility-use, or cost records are unavailable, SEH will develop reasonable allocation assumptions using the best available information. SEH will document these assumptions for City review. The availability and quality of this information may materially affect the industrial customer allocation and resulting rate recommendations.

Meetings and coordination, if applicable:

- Review of Existing Rate Results with City Staff (Virtual)

Task 5.0: Proposed Rates and Final Memorandum

SEH will develop and compare two proposed rate structures intended to meet the City's financial objectives and debt service coverage target. The alternatives will include a cost-supported recommendation for the industrial contract customer and rate adjustments for all other customers based on revenue needs, meter equivalents, consumption, and policy direction. The base scope does not determine the cost of service for the individual non-industrial classes.

Services included:

- Calculate annual revenue, cash balances, and debt service coverage under each alternative.
- Evaluate scenarios for demand, operating costs, capital costs, interest rates, loan terms, and industrial cost allocation assumptions.
- Prepare customer bill impacts.
- Prepare recommended rate schedules and supporting model outputs for transfer to the City's designated Waterworth representative and participate in one virtual Waterworth coordination session.
- Prepare a final rate memorandum describing the recommended rate plan, financial results, assumptions, limitations, and implementation considerations.

- Prepare and deliver a remote presentation to the City Council.

Meetings and coordination, if applicable:
- Two meetings with City Staff (Virtual)
- Two meetings with City Staff and Bond Council (Virtual)
- One presentation to City Council (Virtual)

Deliverables:
- Two rate alternatives in the Excel rate model
- Draft Recommended Rate Memorandum
- Final Recommended Rate Memorandum
- Rate Schedules and Waterworth Handoff Tables
- City Council Presentation Materials

ASSUMPTIONS, CLARIFICATIONS, AND EXCLUSIONS

SEH's scope, schedule, and fee are based on the following assumptions, clarifications, and exclusions:

General Assumptions
- The study period is 10 years.
- The anticipated project duration is six months following authorization and receipt of substantially complete data.
- Deliverables will be provided electronically unless otherwise stated in the Scope of Services.
- Material changes to source data, projections, assumptions, or City direction after City review of Technical Memorandum 1 may require an adjustment to the scope, schedule, and fee. Services resulting from such changes may be performed as Additional Services upon written authorization.

CITY RESPONSIBILITY

City of Blair will provide available background information, prior studies, record drawings, financial information, customer and consumption data, and other materials needed to complete the proposed analysis.

City of Blair will provide requested data electronically in a form suitable for analysis. Account-level billing information will be provided in Excel or another usable tabular format.

City of Blair is responsible for verifying the completeness and accuracy of information provided to SEH.

City of Blair will review interim and final deliverables and provide one consolidated set of comments for each review cycle.

City of Blair will provide available information identified below or notify SEH if an item is unavailable.
- Prior water rate studies
    - Available electronic copies of the studies, including supporting tables or models if available.
- Rate ordinances and schedules
    - Current water rate schedules and billing determinants, including fixed charges, volumetric rates, meter-size charges, customer classes, and other billing components.
- Customer and water-consumption data
    - Account-level billing data in Excel or another usable tabular format, including account or customer identifier, customer class, meter size, billed water use, billed revenue, and billing period.
    - System water-production records and available maximum-day or peak-hour demand information.

    - Available meter, SCADA, contract-demand, or other demand records supporting the industrial customer cost analysis.
- Adopted budgets
    - Available water utility budget detail, including operating expenditures, non-rate revenue, transfers, capital expenditures, debt service, and reserve contributions.
- Audited financial statements.
    - Financial statements or general-ledger detail needed to reconcile billing revenue, operating expenditures, non-rate revenue, cash balances, transfers, and reserves to the audited financial statements and adopted budgets.
- Capital plans.
    - Project descriptions, estimated costs, anticipated timing, proposed funding sources, and the portion the City expects to recover through water rates.
    - The intended rate-funded portion of the pump station and lead service line work.
- Debt and loan documents.
    - Amortization schedules, controlling loan and bond agreements, reserve requirements, parity provisions, planned borrowing assumptions, and other documents needed to calculate debt service coverage.
    - Identification of debt and loan obligations applicable to the water utilities.
- Bond council and legal direction
    - City of Blair and its bond counsel will identify the controlling debt documents and provide the applicable debt service coverage definitions and legal interpretations.
    - SEH will rely on information provided by the City and its bond counsel and will not provide legal opinions or legal interpretations.
- Industrial customer contracts.
    - The current industrial customer contract and amendments.
    - Known future demand or contract changes.
    - Available information identifying dedicated or customer-specific facilities, capital costs, and debt.
- Growth projections
    - Known residential, commercial, rural, industrial, or other customer growth expected during the 10-year planning period.
- Waterworth information
    - Available Waterworth inputs and outputs.
    - Contact information for the City's designated Waterworth representative.
- State Revolving Fund coordination
    - City of Blair will obtain and provide applicable guidance from bond counsel and the State Revolving Fund program regarding debt service coverage, study or certification requirements, minimum submittal requirements, and whether a full cost-of-service study is required.

Schedule adjustments resulting from delayed, incomplete, or unusable City-provided information will not be considered delays attributable to SEH.

SCOPE LIMITATIONS

Meetings and Review Cycles

- The Scope of Services includes five staff meetings, two bond counsel working sessions, and one City Council presentation.
- All meetings will be conducted virtually.
- City review of the final memorandum is limited to two consolidated review cycles.
- City of Blair will provide one consolidated set of comments for each review cycle.

Rate Model Scenarios

- The Scope of Services includes two proposed water rate model scenarios.

- Additional scenarios or separate versions of either rate model developed for comparison are not included in the Scope of Services.
- Industrial Customer Analysis
- Industrial cost allocation will be limited to the industrial contract customer and all other customers combined.
- The Scope of Services does not include a full cost-of-service study or allocation of costs among residential, commercial, rural, industrial, and other customer classes.
- SEH will evaluate and recommend changes to the industrial contract rate but will not participate in contract negotiations.

Lead Service Line Costs

- Lead service line costs will be included in the water rate model only if City of Blair directs SEH to recover those costs through water rates.

Waterworth Coordination

- SEH will coordinate with the City's designated Waterworth representative, provide the recommended rate schedules and supporting model outputs, and participate in one virtual working session to explain the recommended rate structure, financial projections, and model assumptions.
- The City or its designated Waterworth representative will be responsible for entering the information into Waterworth and configuring the software.
- SEH's scope does not include Waterworth configuration, data entry, software administration, ongoing model maintenance, or independent verification of calculations produced by Waterworth.
- Investigation or resolution of discrepancies between the SEH rate model and Waterworth outputs may be provided as an Additional Service upon written authorization.
- The Waterworth working session is included within the five City staff meetings identified in this Scope of Services and is not an additional meeting.

ADDITIONAL SERVICES

Additional Services may be provided upon written authorization if requested by City of Blair or required due to changes in project scope, schedule, assumptions, or conditions not included in this proposal.

Additional Services may include, but are not limited to:

- Meetings, site visits, presentations, deliverables, or review cycles beyond those identified in the Scope of Services.
- Services required because of changed conditions, City-directed changes, or changes in project size, complexity, schedule, funding, or delivery method.
- Additional rate model scenarios or separate model versions developed for comparison.
- A full cost-of-service study allocating costs among residential, commercial, rural, industrial, and other customer classes.
- Development of class peaking factors, fire-protection allocations, inside- and outside-City allocations, cost-based revenue requirements by customer class, or a class-specific rate phase-in plan.
- Preparation or updating of a capital improvement plan.
- Regional utility rate comparisons.
- In-person meetings and associated travel expenses, if separately requested and authorized.
- Waterworth configuration, data entry, ongoing administration, output verification, or discrepancy resolution.
- Preparation of rate ordinances or resolutions.
- Preparation or submission of State Revolving Fund or other funding applications.
- Public engagement or public outreach beyond the City Council presentation included in the Scope of Services.

- Permitting, bidding, construction administration, grant support, or specialty technical services not specifically included in the Scope of Services.

PROJECT SCHEDULE

SEH is prepared to begin work upon written authorization and receipt of the requested information. The anticipated project duration is six months. The schedule depends on timely receipt of complete data, prompt decisions from the City and bond counsel, and consolidated review comments.

COMPENSATION

Based on the scope of services, assumptions, clarifications, exclusions, and schedule described above, SEH proposes to complete the work for a lump professional services fee as summarized below. Computer charges are included in the fee. Remaining funds within individual tasks may be reallocated to other tasks as needed to complete the scope of work.

Task	Description	Fee
Task 1.0	Project Management	$10,000
Task 2.0	Data Collection and Data Summary	$7,100
Task 3.0	10-Year Financial Projections	$5,600
Task 4.0	Rate Model and Existing Rate Evaluations	$8,600
Task 5.0	Proposed Rates and Final Memorandum	$14,300
Total		**$45,600**

SUMMARY

We look forward to the opportunity to work with the City of Blair on this project. Please contact Maria McCarty at 507-508-4707 or mmccarty@sehinc.com with any questions or requests for additional information.

Sincerely,

Maria McCarty
Project Manager

Brent Clark
Client Service Manager

c: Susan Danzl- SEH

CITY OF BLAIR

MEMORANDUM

DATE: 11/17/26

MEMO TO: Blair Park Board

FROM: CJ Heaton, Deputy City Administrator of Public Works

RE: Cemetery Rule Adjustment

SUMMARY: Our Cemetery rules and regulations are in place to ensure that the Cemetery maintains harmony with all of the lot owners and allows for the best maintenance of the cemetery.

PREVIOUS ACTION: Throughout the year, staff has incorporated several changes to the book as issues have come up.

BACKGROUND/DISCUSSION: Recently, senior staff were made aware of an issue regarding the placement of a memorial bench on a grave space at the cemetery. Our current rules state in part that in sections 1 – 109, monuments and markers can be placed at either or both ends of the gravespaces; however, no stone should interfere with the opening of graves or be set back-to-back with another stone. Back-to-back was never clearly defined. The bench in question was within 6 inches of another headstone and was cause for concern with the lot owners. Staff was able to find an agreeable solution to the problem and will be working with the monument company to relocate the bench.

The changes proposed should clear up any confusion in the future. Staff proposes the following rule changes. To no longer allow monuments or markers to be placed at either end of the lot, but rather to pick one end to place a marker, and the marker must be at the opposite end of an adjoining space if a stone is already placed. We also clearly state that benches can only be placed in the monument or marker spot in lieu of a headstone, and that all monuments must be approved by the superintendent prior to installation.

FINANCIAL IMPLICATIONS: NA.

RECOMMENDATION: Approval of the changes.

RESOLUTION NO. 2026-121

COUNCIL MEMBER ___ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION AMENDING THE RULES AND REGULATIONS OF THE BLAIR CEMETERY REGARDING BENCHES, MONUMENTS, MARKERS, AND PLACEMENT REQUIREMENTS.

WHEREAS, the City of Blair owns and operates the Blair Cemetery and has adopted rules and regulations governing the use, maintenance, and operation of the cemetery; and

WHEREAS, the Mayor and City Council have determined that certain provisions relating to benches, monuments, markers, and monument placement should be clarified and amended to promote consistency, cemetery maintenance, and preservation of burial spaces; and

WHEREAS, the Mayor and City Council find that the amendments set forth herein are in the best interests of the City and the patrons of the Blair Cemetery.

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

Section 1. Section 7 of the Blair Cemetery Rules and Regulations is hereby amended to read as follows:

7. Benches may be allowed in lieu of a monument or marker. Benches shall not be allowed on a grave space in addition to a monument or marker.

Section 2. Current Section 7 shall be renumbered as Section 8 and amended to read as follows:

8. All monuments or markers shall be approved by the Superintendent in writing prior to installation. A detailed rendering of the stone showing all dimensions shall be provided, together with a site plan depicting the proposed placement of the monument or marker within the grave space.

Section 3. Current Section 8 shall be renumbered as Section 9 and shall read as follows:

9. Monuments or markers shall not be removed unless notice has first been provided to the Superintendent in writing.

Section 4. Current Section 9 shall be renumbered as Section 10 and amended to read as follows:

10. Placement of monuments and markers shall apply to each section of the Cemetery as follows:

a. Blocks 1 through 109, inclusive, shall have unrestricted monument privileges, which permit the erection of monuments or markers at either or both ends of a grave space, provided such monuments or markers do not interfere with future grave openings and are not installed back-to-back with another monument or marker. If a monument or marker is already installed in an adjoining grave space, any new monument or marker shall be installed at the opposite end of the grave space.

Section 5. Except as specifically amended herein, all other provisions of the Blair Cemetery Rules and Regulations shall remain in full force and effect.

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

Blair Cemetery

Rules and Regulations

FOREWORD

The Blair Cemetery is owned and managed by the City of Blair, Nebraska.

The management of the cemetery shall be under the direction of the Cemetery Superintendent, who in turn shall be responsible to the City Administrator and City Council for direct and complete supervision of the cemetery in all matters.

All applications for purchase, transfers, assignments or repurchase of the cemetery grave spaces, interment and disinterment permits shall be made at the Cemetery Superintendent's office. Only the Superintendent or the City Clerk/Treasurer is empowered to receive all monies or payments and to issue receipts for the same in all transactions involving cemetery property or service.

It is the desire of the City to make the Blair Municipal Cemetery a quiet, beautiful place for the deceased, where a sense of repose will be obtained by dignified landscape effects on a well-maintained lawn. Nothing shall be permitted that detracts from the general beauty, dignity, or harmony of the cemetery. Peace and good order shall be maintained at all times, and the sacred character of the cemetery shall be respected and preserved. These rules and regulations are established to further these purposes.

These rules govern the use and operation of the Blair Cemetery located in Blair, Washington County, Nebraska.

ARTICLE 1 — GENERAL RULES

1. The cemetery is open every day of the year, weather permitting. The gates are open from 7:00 a.m. to dusk.
2. The Superintendent may open or close the Cemetery when in his judgment the appropriate use of the cemetery requires it.
3. The Superintendent has the general oversight of the cemetery and shall coordinate the time and day of all interment and disinterment.
4. No person shall:
    a. Operate a motor vehicle within the cemetery except on an established roadway.
    b. Disturb any trees, shrubs, plants, or monuments without consent of the Cemetery Superintendent.
    c. Erect a marker, monument, or vase without first contacting the Cemetery Superintendent and obtaining the necessary authorization and/or permits.
    d. Erect a mausoleum for private use.
5. The Cemetery Superintendent and/or City Council reserves the right for City workers and those persons necessary to the performance of normal cemetery operations to enter on or cross over any lot or grave space in the cemetery in performing such duties as are deemed necessary by the Superintendent of the Blair Cemetery.
6. The Blair Cemetery and/or City of Blair shall not be financially responsible for any damage to grave spaces, monuments, vases, or structures thereon for flowers or articles removed from any grave space or lot.
7. Neither the City of Blair nor its employees assume liability for property or physical damage, or mental anguish caused or alleged to be caused in the performance of normal operations or of loss or damage by vandals or any third party.
8. All traffic rules of the City of Blair shall be applicable to operations of vehicles in the Blair Cemetery. No vehicle shall be operated more than ten miles per hour within the cemetery. Any person driving in the cemetery shall be responsible for any damage done by the vehicle, and/or person of such vehicle.
9. The City council shall have the right at any time to amend or change these rules and regulations.

ARTICLE 2 — INTERMENTS

1. All interments and disinterment's in the cemetery shall be subject to these rules and regulations and the applicable laws of the State of Nebraska.

2. The Superintendent shall be given a minimum of twenty-four (24) hours' notice in the Summer and thirty-six (36) hours' notice in the Winter for the opening and preparation of a grave prior to interment.

3. Interments on Saturday, or City recognized holidays shall be allowed for religious reasons, extraordinary, or extenuating circumstances. Sunday funerals shall only be allowed for religious reasons and shall be charged at the Saturday afternoon or City holiday rate.

4. The interment of more than one body in one grave space will not be permitted except in the following cases:

a. Two infants

b. One infant and ~~one~~ two cremations.

c. Two cremations and one adult burial (where sufficient space is available).

   Cremations will only be placed on top of the vault or box Those wishing to place a full burial after cremains have been interred will be required to pay the appropriate fees for disinterment and adhere to any appropriate state regulations.

d. One adult and one infant.

e. Three Cremations.

5. No interment of remains other than that of a human being will be permitted within the cemetery.

6. All interred cremains shall meet all Cemetery rules and regulations for lot set back, lot coverage, and shall be placed in conformance with regulations for monuments and markers.

7. No interment will be permitted until the Superintendent has issued a burial permit and all requirements have been met and all fees paid.

8. The lot owner and/or funeral director shall designate the location of graves on the lot to the Cemetery Superintendent and any change of location made after the opening of the grave has begun shall be at the expense of the lot owner/funeral director. When definite information for locating a grave is not available in ample time for grave preparation to meet the time requested for interment, the Superintendent will exercise his best judgment in establishing the location in order that the requested time for interment may be met. The City, Blair Cemetery, or its employees assumes no responsibility for any error in such location. An additional charge will be made for any change requested.

9. The City and its employees shall not be held responsible for any orders given by phone, or for any mistake resulting from the lack of precise and proper instructions as to the space, size, or location in a plot where an interment is desired.

10. The cemetery shall be in no way liable for any delays in the interment of a body where a protest to the interment has been made or where the rules or regulations have not been followed. The City shall be under no duty to recognize any protest to interment unless they are in writing and filed at the cemetery.

11. The Cemetery Superintendent or his/her designated representative is to be present in the cemetery for every interment.

12. All interments shall be contained in a concrete box or vault only, except for infants or cremation interment in which case an infant interment may use a fiberglass casket vault combination.

13. A single interment may not be buried to occupy more than one grave space without written directions from the lot owner or his heirs.

DISINTERMENTS

1. Any disinterment and or removal shall be made under the direction of the Superintendent according to the laws of the State of Nebraska, Washington County, the State Board of Health and in the presence of a Licensed Mortician.

2. Disinterment or removal will not be permitted on weekends, National or City recognized holidays.

3. The Superintendent shall be given at least one week's notice of the intention to disinter or remove a body from the cemetery. When disinterment is made, the Superintendent shall permit only the following people to be present:
    a. Members of the immediate family.
    b. The mortician conducting the disinterment.
    c. A legal enforcement official authorized by a Court Order.
    d. Any other person specifically authorized by Law or Court Order.
    e. Any other person(s) that are needed to perform disinterment and/or re-interment.

4. Disinterment by heirs of a body so that the grave space or lot may be sold for profit to themselves or to any other persons, or disinterment contrary to the written directions of the original grave space or lot owner, shall not be allowed.

5. The Cemetery Superintendent or his/her designated representative is to be present in the cemetery for every disinterment.

6. The City of Blair and/or its employees shall not be liable for any damages to any casket, vault, or box incurred in making a removal. Fee charges for such service are set in Appendix A.

ARTICLE 3 — Blocks, Lots, and Grave Spaces

1. The cemetery is divided into blocks, which are in turn subdivided into lots, each ranging from four (4) to twelve (12) grave spaces. An infant's section and a county burial section are also available in the Blair Cemetery.
2. All arrangements to purchase a lot or grave space shall be coordinated with the Superintendent, after which the purchaser shall make payment to the City of Blair for such purchase. The purchaser shall receive a Cemetery Deed from the City of Blair for the lot or grave spaces purchased. A purchaser shall acquire no right, title, or interest in any grave space, nor shall any burial or interment of cremated remains be permitted therein, until the grave space or spaces and all applicable interment fees have been paid in full.
3. The City of Blair will file a cemetery deed with the Washington County Register of Deeds on behalf of the lot owner. A recording fee of ten dollars will be added to the sale of lots for this service.
4. A lot owner may sell their grave space or spaces; however, the City shall have no obligation to recognize the transfer unless a copy of the deed recorded with the Registrar of Washington County is filed with the City Clerk. All grave spaces sold back to the Cemetery/City must be conveyed by Warranty Deed.
5. The Cemetery shall have the right to refuse to consent to a transfer or any conveyance of said grave spaces if there is any kind of indebtedness due to the cemetery by a recorded lot or grave space owner.
6. If there are no heirs at law of a lot owner and he or she has not provided by will for the disposal of lots, the remaining space, or spaces escheat back to the Blair Cemetery after normal inquiry of any known relatives and in accordance with State law and the regulations below.

Cemetery Lot Ownership Verification and Deed Issuance Policy

7. The Cemetery Superintendent, City Clerk, and City Attorney are authorized to review and evaluate claims of ownership and determine whether sufficient evidence exists to establish ownership.

Ownership may be established through one or more forms of evidence, including 8. but not limited to:

a) An original or recorded cemetery deed in the name of the person claiming ownership.

b) Probate records, wills, trust documents, or other estate records in the name of the person claiming ownership.

c) Burial permits or interment records of spouse or proof of name already on a stone.

d) Monument, marker, or headstone inscriptions identifying the person claiming ownership.

e) Evidence of fencing, curbing, landscaping, or other permanent improvements historically associated with ownership.

f) Affidavits from family members, heirs, or other persons who have personal knowledge of ownership.

9. Review Process

a) The claimant shall submit a written ownership claim on a form approved by the City.

b) Supporting documentation shall accompany the claim.

c) The Cemetery Superintendent and City Clerk shall review all submitted materials.

d) The City Attorney may be consulted regarding legal sufficiency or disputed claims.

e) Additional documentation may be requested when necessary.

f) A deed will be filed for any person who successfully provides sufficient documentation to claim ownership.

10. Issuance of Deed

Upon approval of an ownership claim:

a) The City Clerk shall issue a cemetery deed identifying the approved owner or owners.

b) The deed shall be recorded in accordance with the Cemetery Rules and applicable law.

c) The claimant shall pay any applicable recording fees established by the City Council.

A determination made under this policy shall be based upon the information available at the time of review and shall be considered final unless additional .

Nothing in this policy shall prevent the City from reclaiming, reselling, or otherwise administering cemetery lots in accordance with City resolutions, established.

ARTICLE 4 — Care of the Cemetery

1. All grading, general landscape work, improvements, all openings and closing of graves and all interments, disinterment, and removals shall be made by the Superintendent or an approved delegate.
2. All plantings of trees, shrubs, bushes, plants, and flowers shall be under the direction of the Superintendent any removal or pruning of the above listed items must also be under the Superintendents supervision. The Superintendent may remove any unauthorized plantings and the City, and its employees shall not be liable for such removals.

3. Floral arrangements and designs, flowers, shrubs, trees, weeds, or any herbage or any plastic or any other item may be removed by the Superintendent or his employees whenever he judges them to be unsightly, dangerous, detrimental, diseased, or distracting from the general décor of the cemetery. The cemetery and its employees shall not be liable for flower pieces, baskets, frames, or other objects left for or after a funeral service or for decoration of a grave over winter. The cemetery shall not be liable for lost, misplaced, or otherwise damaged flower cases unless damaged by the cemetery personnel in the performance of their duties. The cemetery shall not be responsible for frozen plants or herbage of any kind, or for plantings or herbage of any kind, or for plantings damaged by the elements, drought, lack of water, thieves, vandals, or by other causes beyond its control.
4. Glass containers of any kind are not permitted in the cemetery. The City/cemetery is not responsible for any cost of replacement or injury because of such containers.
5. Flowers (silk, plastic or real) are not permitted on lots or grave spaces from April 1 through November 1 unless contained in a permanent type of container approved by these rules except as follows:
    a. From April 1 through November 1 all other decorations or mementos are permitted if attached to the headstone or firmly sitting completely on the headstone base.
    b. A valid three (3) day registration in remembrance of birthdays or date of death.
    c. Five (5) days before Memorial Day to seven (7) days after.
    d. The Thursday before Mother's and/or Father's Day at 4:00 p.m. to the Tuesday after Mother's and/or Father's Day at 6:00 p.m.
    e. Temporary decorations are allowed for 30 days after interment. Decorations must be placed in line with adjacent markers and must not impede routine maintenance of the cemetery.
        i. An extension may be allowed by the superintendent on a case-by-case basis, depending upon circumstances.
6. Patrons of the Blair Cemetery may decorate grave spaces or lots from November 1 through April 1 with any items they wish except for any glass items. The cemetery and its employees, however, are not responsible for any items that have been moved, damaged, or lost during this time either in the performance of their duties or by other third parties.
7. Patrons of the Blair Cemetery may water grave spaces, lots, trees, and bushes or flowers only if they are present. Water hydrants shall not be left running unattended. Cemetery employees may turn off any unattended hydrant and remove any hoses, sprinklers, or other watering equipment left out. The City reserves the right to shut off or disconnect the water supply at any time due to leaks, water conservation measures, or other City-imposed restrictions.
8. Curbing, fences, or hedges around any grave space, or lots are prohibited.

9. No elevated mounds shall be built over graves, and no lots shall be filled above the level established by the cemetery.

ARTICLE 5 — Monument and Marker Regulations

1. Flower vases, allowed by these rules, separate from the headstone or monument must be placed at the North and South ends of the foundation.
2. The Blair Cemetery may charge a fee to the lot owner or person requiring the movement of a large monument or marker or to open a grave. The City is not responsible for the replacement of any foundation damage to open a grave.
3. All permits and fees shall be paid before any monuments, markers, vase, or foundation work can begin. See Appendix A for any fees.

4. The foundation for any monument or markers shall be level with the ground at least six (6) inches thick. The lot owner is responsible for maintenance and repairs of the foundation.

5. All monuments or markers shall be no more than sixteen inches in width and be set in a straight line with lot lines. Cemetery staff will locate corner pins and identify the location of each monument or marker. All monuments and markers must be properly aligned in their respective lots.

6. All monuments or markers shall be constructed of marble, granite, or bronze. Rock, steel, aluminum, or formed concrete plate shall not be used for markers or monuments. Grave slabs are not permitted in any part of the cemetery.

7. Benches may be allowed in lieu of a monument or marker. Benches will not be allowed on a grave space in addition to a monument or marker.

~~7.~~8. All monuments or markers shall be approved by the Superintendent in writing prior to installation. A detailed rendering of the stone showing all dimensions shall be provided, as well as a site plan showing placement of the monument or marker in the grave space.

~~8.~~9. Monuments or markers shall not be removed unless notice has been given to the Superintendent in writing.

~~9.~~10. Placement of monuments and markers apply to each section of the Cemetery as follows:

a. Blocks 1 through 109 inclusive shall have unrestricted monument privileges, which permit the erection of monuments or markers at either ~~or both~~ end~~s~~ of a grave space which do not interfere with future grave openings and are not set back-to-back with another monument or marker. If a monument or marker is already installed in an adjoining spot the new monument or marker must be on the opposite end of the grave space.

b. Blocks 110, 111 and 118, the monuments or markers on the East one half of the lot shall be placed on the East end of the grave with the inscription facing the grave, and on the West one half of the lot the monuments or markers shall be placed on the West end of the grave with the inscription facing the grave.

c. Block 115-117 shall allow monuments or markers on the East one half of the lot shall be placed on the East end of the grave with the inscription facing the grave, and on the West one half of the lot the monuments or markers shall be placed on the West end of the grave with the inscription facing the ~~grave..~~grave.

d. Monuments or markers located in North, South closed roadway lots shall be placed at the West end or the grave and face East. No monuments may be placed on the east end of these grave spaces.

e. Center (Family) monuments will not be permitted in any section of the cemetery for lots purchased after April 1, 2023.

~~10.~~11. In the event existing curbs become a maintenance hazard or become unsightly because of deterioration and/or disrepair, the Cemetery Superintendent shall notify the lot owner or heirs, if possible, that the curb must be repaired within 30 days weather permitting or it shall be removed. If no lot owner or heir can be located the Cemetery shall repair or remove the curbing at the Superintendent's discretion.

Spaces with multiple burials will not be exempt from the headstone rules and ~~—~~regulations.

~~11.~~12. The following requirements shall apply to all monuments and markers:

a. Only professional monument companies are permitted to install foundations and monuments.

b. Only engineered, pre-stressed precast concrete foundation caps set in a wet concrete footing will be used.

   i. The monument company will be responsible for determining the depth of the footing.

   ii. Monuments over sixty (60) inches tall must be supported by a minimum six-inch-thick foundation and a six-inch diameter post forty-two (42) inches deep, one per each two feet of length. Reinforcing rod must be used to tie the foundation to the post(s).

c. The wash on all monuments will be a minimum of two inches.

d. No monument, marker or vase will extend beyond the boundary of the grave space or lot.

e. It shall be the responsibility of the monument company and/or the family of the deceased to straighten the monument, or marker should it begin to lean or tilt.

f. If in the judgement of the Cemetery Superintendent any marker or monument becomes hazardous, the monument company will be notified.

   i. If the monument company fails to act after thirty days, The Superintendent may remove the marker until it can be reset.

g. Temporary markers may be placed by request for a length of 90 days. These may be placed by the funeral home, or one provided by the cemetery. After 90 days temporary markers will be removed, and a permanent marker or monument must be placed at the grave.

   i. An extension may be allowed by the superintendent on a case-by-case basis, depending upon circumstances.

ARTICLE 6 — Fees - Charges - Permits - Payments

All applicable fees, charges, and permit costs shall be due and payable at the time of service and shall be paid at the City Clerk's Office, 218 South 16th Street.

A schedule of all fees, charges, permits, and payments, as established by the City Council and stated in Appendix A hereto shall be on file in the office of the Cemetery Superintendent and in the Blair City Clerk's office. Such schedule may be amended from time to time.

The City may buy back grave spaces at the rate of $200.00 per grave space.

APPENDIX A — Fee Schedule

Grave Openings

Service or purchase	Fee
Adult	$600.00
Infant	$350.00
Cremation (one urn)	$350.00

Cremation (one urn with vault)	$400.00

There shall be an additional charge of $250.00 for interments on Saturday mornings. There shall be an additional charge of $350.00 for interments on Saturday afternoon, or recognized City holidays. There shall be a late service fee of $125.00 per hour for any service scheduled after 4 pm.

All disinterment's and re-interments in same grave shall be charged for one (1) opening and any additional time or equipment used in the removal of said disinterment in accordance with City rental fees and expenses.

Any disinterment and subsequent re-interment in another grave shall be subject to a charge equal to **two (2) grave openings**, plus any applicable fees or costs incurred outside the City of Blair.

Grave Space Purchases

Service or purchase	Fee
40- & 45-Inch Spaces — Adult/Infant/Cremation	$700.00
Family Purchase of Re-claimed Lots	$275.00

Baby Section (30 inches × 60 inches)

Service or purchase	Fee
Infant (under 2)	$350.00
Cremation (Any)	$350.00

Miscellaneous Fees

Service or purchase	Fee
Recording Fee for Deed	$10.00
Layout for Catholic Cemetery	$100.00

CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026

MEMO TO: City Council and Mayor

FROM: Aaron Barrow, Deputy City Administrator

RE: Resolution No. 2026-122 – Code of Conduct

SUMMARY:
Resolution No. 2026-122 would adopt the City of Blair Code of Conduct, attached as Exhibit A, for all City Council, board, commission, and committee members. The Code sets common expectations for how members carry out their public duties.

PREVIOUS ACTION:
There has been no prior Council action on the proposed Code of Conduct.

BACKGROUND/DISCUSSION:
The Code calls on members to act in the public interest, treat people fairly, prepare for and attend meetings, listen to public input, and explain the reasons for policy decisions. It addresses conflicts of interest, gifts and favors, confidential information, and use of City resources.

The Code reflects Blair's Mayor-Council-Administrator form of government. Members act through their respective bodies and route staff direction through City Administration, subject to the Blair Municipal Code. Members speaking in a personal capacity are expected to make that clear.

The Code relies on members to follow its standards. It calls for orientation for candidates, applicants, and newly elected and appointed officials, and a signed acknowledgment from members entering office.

FINANCIAL IMPLICATIONS:
The resolution makes no appropriation. Implementation would involve staff time for orientation materials and signed acknowledgments.

RECOMMENDATION:
Adopt Resolution No. 2026-122 with Exhibit A as presented.

RESOLUTION NUMBER 2026-122

COUNCIL MEMBER __ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION ADOPTING A CODE OF CONDUCT APPLICABLE TO ALL CITY COUNCIL, BOARD, COMMISSION, AND COMMITTEE MEMBERS OF THE CITY OF BLAIR ESTABLISHING STANDARDS OF CONDUCT FOR SUCH MEMBERS IN THE APPLICATION AND ADMINISTRATION OF THEIR DUTIES AND POWERS.

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

SECTION 1. That the Mayor and City Council of the City of Blair hereby adopt the Code of Conduct establishing standards of conduct for all City Council, Board, Commission, and Committee Members of the City of Blair in the application and administration of their duties and powers. A copy of the said Code of Conduct, marked as Exhibit “A”, is attached hereto and incorporated by reference.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

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

Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members (Council Members, as well as Board, Commission, and Committee Members) shall work for the common good of the people of Blair and not for any private or personal interest and they shall assure fair and equal treatment of all persons, claims, and transactions coming before the Blair City Council or a City of Blair Board, Commission, or Committee.

Conduct of Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, use of inappropriate language or profanity, personal charges or verbal attacks upon other members of the Council, Boards, Commissions, Committees, staff, or members of the public. Members shall exhibit respect for all people and shall be sensitive to different cultures, ethnicities, and backgrounds.

Members acknowledge that they act collectively as a governing body during public meetings. Members acknowledge that they do not have authority to make decisions or take individual actions on behalf of the City, unless expressly directed to do so by the City Council, Board, Commission, or Committee.

Respect for Process

Members shall perform their duties in accordance with the processes and rules of order established by the City Council governing deliberation of public policy issues. Members shall encourage meaningful involvement of the public and implementation of policy decisions of the City Council by City staff.

Members shall respect the confidentiality of information concerning property, City personnel, and affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial, or other private interests.

When members or staff engage in conversation with residents, applicants, developers, and officials of other governmental agencies, they shall be cautious not to make representations or promises about future actions of the Council, Boards, Commissions, and Committees. Members acknowledge future actions of the Council, Board, Commission, or Committee cannot be promised or predicted with certainty.

Conduct of Public Meetings

Members shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the Council, Board, Commission, or Committee and focus on the business at hand. They shall refrain from interrupting other speakers, making personal

comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings. For the purpose of establishing the public record and informing members of the public, they shall articulate reasons for policy decisions.

Members acknowledge that within the public setting surprises are counterproductive and agree not to spring a surprise on each other or staff during a public meeting. If in doubt, members shall meet with staff beforehand and members shall not ask staff sensitive questions in a public meeting.

Members acknowledge the importance of their attendance at meetings of their respective body. Members shall make it a priority to be in attendance at all meetings, arrive on time, and stay for the duration of the meeting.

Conflict of Interest
In accordance with the *Nebraska Political Accountability and Disclosure Act,* and in order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest, or where they have an organizational responsibility or personal relationship, which may give the appearance of a conflict of interest.

Gifts and Favors
Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office that are not available to the public in general. They shall refrain from accepting any gifts, favors, or promises of future benefits, which might compromise their independence of judgment or action or give the appearance of being compromised.

Use of Public Resources
Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies, or facilities, for private gain or personal purposes. Members, individually, shall not direct, order, or make demands on any City employee, other than inquiries that can be answered routinely and without research.

Representation of Private Interests
In keeping with their role as stewards of the public interest, Council Members shall not appear on behalf of the private interests of third parties before the Council or any Board, Commission, or Committee, or proceeding of the City, nor shall members of the Board, Commission, or Committee appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

Advocacy
Members shall represent the official policies of the City Council, Board, Commission, or Committee to the best of their ability when designated as delegates for such purpose. When presenting their individual opinions or positions, members shall explicitly state they do not represent their body or the City of Blair nor shall they allow the inference that they do.

Members shall leave decisions made at the public meetings at the meeting and shall refrain from disputing such decisions at a later date or later public meeting.

Policy Role Matters
Members shall respect and adhere to the Mayor-Council-Administrator form of Blair City government as outlined by the Municipal Code. In this structure, the City Council determines the policies of the City with the advice, information, and analysis provided by the public, Boards, Commissions, or Committees, and City staff.

Go through City Administration
Except as provided in the Blair Municipal Code, members shall not interfere with the administrative functions of the City or the professional duties of City staff; nor shall members impair the ability of staff to implement Council, Board, Commission, or Committee decisions.

Independence of Boards and Commissions
Because of the value of the independent advice of Boards, Commissions, and Committees to the public decision-making process, members of the Council shall refrain from using their position to unduly influence the deliberations of outcomes of Board, Commission, and Committee proceedings.

Positive Workplace Environment
Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees in order to not create the perception of inappropriate direction to staff.

Implementation
As an expression of the standard of conduct for members expected by the City, the Blair Code of Conduct is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

For this reason, standards of conduct shall be included in the regular orientations for candidates for City Council, applicants to Boards, Commissions, and Committees, and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of Blair Code of Conduct.