

MINUTES OF THE REGULAR CITY COUNCIL MEETING

A regular meeting of the City Council was held on Monday, August 17, 2026 at 6:00 PM in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska 68310.
Mayor Wirth led those in attendance in Pledge of Allegiance.

Barnard: Present, Doyle: Present, Eckhoff: Present, Eskra: Present, Fairbanks: Present, Hydo: Present, McLain: Present, Ruh: Present.

Mayor Wirth announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. CONSENT AGENDA

3.a. Approve agenda as submitted.

3.b. Receive and place on file all notices pertaining to this meeting.

3.c. Receive and place on file all materials having any bearing on this meeting.

3.d. Approval of minutes of regular meeting on August 3, 2026, as on file in the City Clerk's Office.

3.e. Approval of Treasurer's Report of Claims in the amount of \$775,289.05.

3.f. Approval of BASWA Report of Claims in the amount of \$49,393.29.

3.g. Approval of BPW Report of Claims in the amount of \$644,059.66.

3.h. Resolution Number 7829 executing the Clinical Plan Management Form with RxBenefits, Inc., and CVS Caremark to implement coverage for PANDAS and PANS pursuant to Nebraska Legislative Bill 762, effective January 1, 2027.

3.i. Resolution Number 7830 submitting Payment Request #1 to the Nebraska Department of Economic Development for the reimbursement of eligible costs for the Planning Opportunity CDBG Grant Program 25-PP-001.

3.j. Resolution Number 7831 granting permission to the Gage Development Coalition, and their designees, to sell or offer for sale or peddle goods, wares, or merchandise upon the City Property located in Charles Park, the Carnegie Building, the public parking lot just south of the Carnegie Building, and on 5th Street between High Street and the east-west alley between Ella Street and High Street as part of their Holiday Lighted Parade event on December 5, 2026.

3.k. Resolution Number 7832 entering into an Airport Removal Agreement with John Newton.

Moved by McLain, seconded by Fairbanks, that the items listed under the consent agenda, be approved, accepted, and/or ratified as presented. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

4. PUBLIC HEARINGS/BIDS

4.a. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from "R-3" Urban Family Residential to "R-4" Multi-Family Residential.

used to be May St appts, built in 1930-40s, demolished, street May 18-19th street. 1 car width wide. not sure why a street. 5-6 years ago tore down dulia[datd apartments. Brandon Crounse purchased, talked about 1 year ago, wants to redevelop. 5 lots, wants to build 2 4-plex...city code doesn't allow to build 4-plex, but can a duplex.

talked to owner about 1 year ago, part of May would need to be paved at his cost, water main extension at his cost, other improvements as well.

Dana - don't like this since it's spot zoning. not against 4-plexes, need to look at density of r-3, rr-2 duplexes, r-3 says nothing, r-4 can build anything. what happens if they don't build the 4 plexus? wont support spot zone, will try to work on a SUP in r-3 or if we just revise to allow more denisty.

Doyle - understand spot zoning, has been done a number of other times. any calls? TR - no calls received. will support & think we should look into changing r3

ted - sat on P&Z before, this would be a good time to look at r-3, will support. walked this & spoke with 6 different homeowners & no one had a problem. concerned with 1/2 concrete, 1/2 gravel. good use for this, could be a lot worse. huge improvement from what was there. Hydo - not against it, but in order we have to spot zone. Eskra - how long to change zoning code? TT - public hearing at P&Z, Council.

Tayna 405 N 6th? parking? TT - parking will be addressed during design phase, parking lot between

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 6:11 p.m. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

4.b. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, from "GC" General Commercial District to "RC" Residential Commercial.

these go together
was church, new owner wants to use residential use again. GC to east, RC to west, then storage unit - zoned GC. at one point almost all on Hwy was zoned GC, doesn't make sense. looking at rezoning where church is RC, 2 houses north are houses & have been houses for a number of years. makes more sense to RC to have both instead of just Residential. Only reason church isn't on this agenda, missed the deadline, will be next mtg.

Terry - questions? TR - did get questions, but no oppositions. Ted - if RC what allowed with parking lot? TT - will be residential parking, off street parking, could build garage if
Hydo - if GC could do anything. Great rezone. look along that corridor to change to RC

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 6:16 p.m. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

4.c. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, from "GC" General Commercial District to "RC" Residential Commercial.

north of church no other comments

Terry 1214 w belvedere, clarify where property is

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 6:17 p.m. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

5. RESOLUTIONS

5.a. Resolution Number 7833 executing a Line of Credit Agreement, Promissory Note, Personal Guaranty, and any and all documents necessary between the City and Newport Bakers, LLC, for an economic development loan.

looking to purchase beatrice bakery, operating their company from California, additional help. move equipment in 8/24 start production 1st part of sept. looking to move to beatrice in sept as well. 2 diff loans. LB840 loan - line of credit - \$250,000 line of credit. to purchase ingredience

REDLG - loan to purchase equipment - similar to BCHHC. \$250,000 7 year repayment. both contingent upon buying building & beatrice bakery repaying their LB840 loan. have \$180,000 back into from Beatrice Bakery

Gary - PR guarantee? TT - equipment they have, nothing great, but hopefully secure enough if needed.

Mayor - 8 employees will continue to have jobs. onboarded 8, looking for 3 more.

Hydo - interest on line of credit? TT - 6.75% intrerst - 1 yaer, monthly payments, line of credit up to \$250,000 depends on what they need. Hydo - can renew? yes, TT - also pay directly to vendor

Doyle - really good example of public/private partnership. long time industry, jobs & good partnership

Tonya 405 n 12th street, allowed to put into where they buy their flour? Mayor - could possibly limit, so o

Moved by McLain, seconded by Fairbanks, that Resolution Number 7833 be passed and adopted. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

5.b. Resolution Number 7834 executing the Rural Economic Development Loan Agreement, Promissory Note, Deed of Trust, and any and all other documents necessary between the City and Newport Bakers, LLC.

TT - used grant - this was a grant city received, this is a loan. Newport bakers will plan to attend a mtg in September

Moved by McLain, seconded by Fairbanks, that Resolution Number 7834 be passed and adopted. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

6. ORDINANCES

6.a. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 1807-1829 May Street, from “R-3” Urban Family Residential to “R-4” Multi-Family Residential.

P&Z did recommend approval

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-25 the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0 Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-25 be passed and approved.
MOTION: Carried.

Hydo: Nay, Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 1

6.b. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 115 North Sumner Street, from “GC” General Commercial District to “RC” Residential Commercial District.

P&Z recommended approval

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-26 the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0 Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-26 be passed and approved.
MOTION: Carried.

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

6.c. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 123 North Sumner Street, from “GC” General Commercial District to “RC” Residential Commercial District.

P&Z recommended approval

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-27 the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0 Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-27 be passed and approved.
MOTION: Carried.

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

7. DISCUSSIONS/REPORTS

7.a. City Administrator’s Monthly Report.

trail to homestead - received environmental clearance last week, looking at construction 2027, started in 2023.
comp plan - approved 1st payment, public visioning workshop scheduled at library - come & go - WHAT DAY?? if you do not want to come to a public meeting, links on website & social media, mapping tool where you can make notes on what you like. as

much feedback the better

dempsters - have started demo, couple weeks ago carpentry bldg was removed by street dept. bids on 3 bids, fossler was low bid, foundry bldg, leaving concrete footings at this time due to EPA

eskra - explain to community, we can continue to take bits & pieces but still main bldg where huge expense comes from contamination. TT - yes. large expense is size of bldg & removing several feet of dirt. pick of smaller bldgs not attached to other bldgs, main bldg since all interconnected, that is where additional expenses. Est budget to demolish along hwy 77 \$4 million. bid came in \$41,000. different scopes to clean up front of property \$4 million. ted - will still have to pay landfill fees, will still have \$100,000 in this demo. all scrap from these 3 bldgs all will be taken out as well, local contractor got &

Eskra - how many more of those type of bldgs do we have? TT - not many

Gary - stay out of the bldgs, not safe

Terry - end of FY all look at report, how many projects we have completed within the last 12 months. lot still ongoing, congrats to all who made decisions. original loan with hospital was \$300,000 - any idea what is left? Ended up with \$60,000 match. Still \$100,000 left.

8. MISCELLANEOUS

8.a. The next regular City Council meeting is **TUESDAY, September 8, 2026** at 6:00 p.m. in the BPS Administration Building Board Room.

Moved by McLain, seconded by Fairbanks, that the meeting be adjourned at 6:36 p.m. **MOTION: Carried.**

Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 8, Nay: 0

Erin Saathoff, City Clerk

Stan Wirth, Mayor