"OPEN MEETINGS ACT"

City of Blair Regular Council Meeting
City Council Chambers
July 28, 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 July 14, 2026 meeting.
4.b. Clerk report of Mayoral Action of the July 14, 2026, meeting.
4.c. Claims as approved by the Finance Committee.

5. Swearing in and badge pinning for new Blair Police Officers Ryan Eddy and Jackson Radloff.
6. Promotion of Jaxon McIntosh and Eloise "Ellie" Russell from Cadets to the Senior Cadet Program with the Blair Volunteer Fire Department.
7. Mayor Rump opens a public hearing to consider a Conditional Use Permit renewal application submitted by Dennis Fenderson, 5020 Hillcrest Drive, Blair, Nebraska, for the continued use of a 60’x 120’building and lot for “Storage, Indoor and Outdoor” on the Easterly 20'of Lot 17, along with all of Lots 18 through 21, all

lying in Block 52, Original Townsite of the City of Blair, Washington County, Nebraska, along with the vacated northerly 10' of Grant Street right-of -way, adjacent thereto (275 S. 11th Street) for 20 years

8. Mayor Rump opens a public hearing to consider a Conditional Use Permit application submitted by Kenner Hatfield, 1987 Kellie Drive, Blair, Nebraska, for a Home Occupation to sell firearms to law enforcement agencies, friends and family on Tax Lots 81 & 82 in Section 23, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska, (1987 Kellie Drive) for five (5) years
9. Mayor Rump opens a public hearing to consider an ordinance adopting an updated Future Land-Use Map for Tax Lots 143, 145 & 146, located in Section 23, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (12645 US Highway 30 & 9325 State Highway 133 area), changing the future land use from Residential/Commercial to all Commercial.
10. Mayor Rump opens a public hearing to consider a Rezone application submitted by the City of Blair for Tax Lots 143, 145 &146, located in Section 23, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (12645 US Hwy 30 & 9325 St Hwy 133 area), changing the zoning districts from Residential Medium Density to Agricultural/Highway Commercial.
11. Consider Resolution 2026-082 renewing the city's Property, General liability and Worker's Compensation insurance with the League Association of Risk Management (LARM) for 2026-27.
12. Consider Resolution 2026-083 approving an Interlocal Agreement between the City of Blair and Washington County for the exchange of building inspection services during periods of vacation or sick leave.
13. Consider Resolution 2026-084 approving an agreement with Houston Engineering, Inc. for engineering services related to the Blair Southfork Road Drainage Improvements Project.
14. Presentation on Safe Streets for All (SS4A) Comprehensive Safety Action Plan.
15. Consider Resolution 2026-085 establishing the City of Blair's commitment to eliminating roadway fatalities and serious injuries.
16. Consider Resolution 2026-086 establishing a Policy for Evaluation of Cemetery Lot Ownership Claims and Authorizing Issuance of Deeds.
17. City Administrator Report
18. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting
July 14, 2026

The Mayor and City Council met in regular session in the City Council Chambers on July 14, 2026, at 7:00 PM. The following were present: Gary Banner, Kirk Highfill, James Letcher, Kent Long, Kevin Willis, and Frank Wolff. Absent: Brent Clark and Rick Paulsen. Also present were City Administrator Green, Deputy City Administrator Barrow, Deputy City Administrator Heaton, Deputy City Administrator Scott, City Attorney Talbot, Library Director Lukert, Community Development Director Beiermann, 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 June 30, 2026, Special 5th Tuesday meeting, 4b) Clerk report of Mayoral Action of June 30, 2026, meeting, 4c) City Department reports for June 2026, 4d) Claims as recommended by the Finance Committee and 4e) Consider Resolution 2026-075 approving a Procurement and Asset Management Policy for the City of Blair. Motion by James Letcher, second by Kevin Willis to approve the Consent Agenda. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #5 – Fire Chief Aten presented the resolution to transition Chasity Hahn from the cadet program to a full-fledged member of the Blair Volunteer Fire Department. Chief Aten noted that she and other senior cadets had performed exceptionally well, and that this transition was exactly the intended purpose of the cadet program. Council member Highfill introduced Resolution 2026-076 approving Chasity Hahn as a new member of the Blair Volunteer Fire Department. Motion by Kirk Highfill, second by Gary Banner to adopt Resolution No. 2026-076 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #6 – Deputy City Administrator Heaton presented Supplemental Agreement No. 3 with JEO Consulting Group for preliminary engineering services for the federal aid River Road Connector Trail project. The city had secured a TAP grant of $1.7 million years prior. Early issues with Union Pacific railroad crossings at River Road and Jackson Street delayed progress, but Union Pacific provided a vote of confidence to proceed. The amendment adds full design services to bring the project from its current stage to ready-to-bid. The amendment total is $200,973.95, bringing the overall agreement to $221,768.15. The grant operates on an 80/20 split, meaning the city's share is only 20%. The process will be lengthy due to federal grant stipulations, including environmental reviews. Construction is anticipated within the next couple of years. The Transportation Committee reviewed and supported the resolution. Council member Wolff introduced Resolution 2026-077 approving Supplemental Agreement #3 with JEO Consulting Group, Inc for preliminary engineering services for the federal-aid project River Road Connector Trail. Motion by Frank Wolff, second by James Letcher to adopt Resolution No. 2026-077 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #7 – Deputy City Administrator Heaton presented three (3) bids that were received for the 2026 Mill and Overlay project as follows: 1) Midwest Coatings Company, Inc. - $475,055.73, 2) Western Engineering - $517,278.90 and 3) Omni Engineering - $382,961.95. Motion by Kevin Willis, second by Frank Wolff to receive and place on file the bids for the 2026 Mill and Overlay Project. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried. The project was split into an A and B bid package. The recommendation was to award Omni Engineering, which covers all council-approved road maintenance for 2026 within the allocated budget. The Transportation Committee had no questions. No exact start date was confirmed, but work would begin as soon as a contract is executed. Council member Letcher introduced Resolution No. 2026-078 awarding the bid for the 2026 Mill and Overlay Project. Motion by James Letcher, second by Frank Wolff to adopt Resolution No. 2026-078 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #8 – Deputy City Administrator Heaton presented the final amendment to the HDR Engineering agreement for the Water Treatment Plant Phase 5 Expansion, a multi-year project nearing completion. Final concrete is expected to be poured within the next one to two weeks. The amendment totals $45,729 and covers overruns in several line items, including: redundancy work on the Cargill water main ensuring independent or combined operation of old and new lines, ventilation improvements to the high-service pump room which reached over 140 degrees risking VFD and pump damage, design of a second air compressor for redundancy, and updates to the original chlorine pump room to ensure gas leak safety. Water and Sewer Committee recommended approval. Council member Willis introduced Resolution 2026-079 approving Amendment No. 10 to the agreement for engineering services with HDR Engineering for the Blair Water Treatment Plant Phase V expansion project. Motion by Kevin Willis, second by James Letcher to adopt Resolution No. 2026-079 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #9 – Deputy City Administrator Heaton presented an on-call agreement with Houston Engineering (formerly FIRA Engineering, original flood map designers for Blair) for FEMA-related flood regulation assistance, stemming from the August 2025 rain event. Two main projects are involved: (1) the Cobble Creek bike trail washout, a standalone project; and (2) approximately three dozen creek damage locations around town involving debris, erosion, and tree accumulation. FEMA treats each location as a separate project, requiring individual floodplain certifications, jurisdiction determinations (FEMA, Corps of

Engineers, city, or private), and eligibility reviews. The agreement is structured as not-to-exceed $150,000 on an as-needed basis, as not all sites may require engineering work. FEMA could cover up to 75% of eligible engineering costs. Staff including Jake, Aaron, and CJ have been actively working with FEMA. Mayor Rump emphasized the importance of maintaining the creek system's functionality. The Water and Sewer Committee recommended approval. Council Member Letcher introduced Resolution 2026-080 approving an On-call Agreement with Houston Engineering for Various Flood Regulations and FEMA Assistance. Motion by James Letcher, second by Kevin Willis to adopt Resolution No. 2026-080 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #10 – City Administrator Green presented a resolution authorizing the Mayor to sign a Letter of Intent with Lutheran Family Services regarding the replatting of a portion of Lot 81, Transformation Hill Addition, and the dedication of a public alley behind homes on the north side of Krejci Boulevard. The strip is currently owned by Lutheran Family Services, and the city holds only a water main easement for the line running to the elevated tower at Black Elk Night Hart Park. Neighbors have historically treated the strip as an alley, creating maintenance confusion. The city plans to perform grading and ditch work on the north side to address drainage from an adjacent parking lot, directing water toward Hanson Drive and the city stormwater system. The resolution was added to the agenda within 24 hours of the meeting, prompting a public comment from Shawn Cooper, 2300 College Drive requesting postponement for public review time. Council Member Highfill acknowledged the concern but noted the ongoing drainage problem affecting nearby homes and the inevitability of action. Green clarified that state statute allows agenda additions up to 24 hours before a meeting; emergency additions after that cutoff require a formal emergency declaration. The alley, once dedicated, will be given public access. The Judiciary Committee recommended approval. Council member Highfill introduced Resolution 2026-081 a Letter of Intent between the City of Blair and Lutheran Family Services regarding the replatting of a portion of Lot 81, Transformation Hill Addition and the dedication of a public alley. Motion by Kirk Highfill, second by Gary Banner to adopt Resolution No. 2026-081 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

Agenda Item #11 – City Administrator Green noted that staff is finalizing recommended adjustments to the draft budget. Subcommittee meetings will be scheduled with various committees over the next two to three weeks. A detailed budget presentation is planned for either the next July council meeting or the first August meeting. Council was reminded that electronic group communications regarding budget decisions are not permitted under open meetings rules; individual communications are allowed. Green provided a detailed update on FEMA reimbursements from the August 9, 2025, storm. Total city expenditures were approximately $1.6 million. To date, $286,880.93 has already been received. An additional $540,000 is expected shortly, covering extended public works labor hours, tree grinding, contractor hours, and related cleanup. A further $354,000 is still being processed. Total expected FEMA reimbursement is just under $1.2 million, representing 75% of actual costs. All funds will be returned to the Street Fund. The remaining 25% ($400,000) is city responsibility, though the state may contribute, potentially reducing the city's share to 12.5%. Staff members Jake, CJ, David, and Aaron were commended for their diligent FEMA coordination. Police and fire departments were also recognized for their roles during the disaster. Green distributed and discussed a comprehensive sanitary sewer system study, urging council and citizens to review it carefully. A PDF will be posted on the city's website. Key findings include: the wastewater plant capacity is 2 million gallons/day; current average flow is approximately 1.3 million gallons/day (just over half capacity); during the August 9, 2025, storm, peak inflow reached 3.7 million gallons/day - nearly double capacity. The study identified inflow and infiltration as a critical issue, caused by cracked pipes and flooded manholes allowing groundwater entry. Mitigation options include rubber bladders on manholes. The report gives recommendations, split into two categories: (1) existing system needs, including areas already nearing capacity, and (2) reasonable growth planning for subdivisions in development over the next five to seven years. The study confirms that wastewater rates will need to increase to fund necessary infrastructure improvements and accommodate growth. CJ and the Water and Sewer Committee will work on implementation plans. Green then reported on a meeting with the president of the Columbus bank financing Von Lowe's projects. Key updates: (1) Elk Ridge development has been fully removed from Von Lowe's ownership. The city received a bond from the new developer and engineers are authorized to begin design and the project will be brought to council for approval and bid authorization. The two (2) downtown properties located at 1600 Washington and 1626 Washington are being transitioned to new developers. Mike Rooks suggested local developers as potential partners. The bank hopes to finalize developer assignments for both properties within the week. New building permits will be issued after the city inspector completes a review of work done under existing permits, with supplemental engineering inspections required if concerns are found. Green expressed optimism about seeing progress on both downtown properties in the coming weeks.

Agenda Item #13 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 7:40 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Absent, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 2. Mayor Rump declared the motion carried.

The following claims were approved: Aaron Barrow, Reimb, $64.53; Abe’s Trash Svc Inc, Svc 327.75; Access Technologies Inc, Inv, 4323.79; Acco, Inv, 1899.89; Aflac, Ins, 1540.00; Air Products & Chemicals, Inv, 15201.35; Amazon Sales Inc, Inv, 7683.77; American Underground Supply, Svc, 2620.58; Aqua-Chem Inc, Inv, 2834.75; Arps Red-E-Mix Inc, Svc, 2343.34; Assethr, Pyrl, 300291.41; Bart Moore Subcontracting Inc, Ref, 50.00; Belfor Usa Group Inc, Ref, 500.00; Benjamin Guhl, Reimb, 251.90; Bishop Business, Inv, 4391.00; Blair Ace Hardware, Inv, 1296.79; Blue Cross & Blue Shield Of Ne, Ins, 122063.72; Bobcat Of Omaha, Inv, 70.67; Bound Tree Medical Llc, Inv, 1076.07; Carquest Auto Parts, Inv, 13.42; Cdw Government Inc, Inv, 1183.32; Century Homes Co, Inv, 1070.14; Chad Ferrari, Reimb, 120.00; Charles J Heaton, Reimb, 314.73; Chris Olson, Svc, 500.00; Cintas Corporation, Svc, 6852.19; Concrete Equipment Co, Inv, 400.00; Conner Psychological Services, Svc, 930.00; Country Tire Inc, Svc, 2147.64; Cox, Tristan, Ref, 599.98; Danko Emergency Equipment Co, Inv, 319.39; Datashield, Svc, 245.83; Deborah Wood, Svc, 400.00; Dick's Electric Co, Svc, 8089.63; Eakes Office Plus, Inv, 4893.79; Ecolab, Inv, 77640.83; Electric Pump, Inv, 32555.00; Ems Management & Consulting, Inv, 1229.21; Eriksen Construction Co Inc, Svc, 589276.45; Fairway Oil Co, Inv, 233.23; Fcx Performance, Inc, Inv, 3160.63; Firstnet At&T Mobility, Omv, 229.29; Flynn Bob & Brenda, Ref, 50.00; Fremont Roofing Company, Ref, 500.00; Friends Of The Jeanette Hunt, Svc, 25440.00; Galls Llc, Inv, 1765.69; Gateway Development Corp, Svc, 120000.00; Gerhold Concrete, Svc, 3729.60; Gethmann Construction Co Inc, Svc, 29710.84; Gingerich Structures, Ref, 500.00; Great Plains Communications, Svc, 4730.72; Great Plains Uniforms Llc, Svc, 678.46; Gt Distributors Inc, Inv, 2165.00; Hach Co, Inv, 1801.33; Hackel Construction Inc, Ref, 500.00; Hansen Contracting, Ref, 500.00; Harsin Built Construction, Ref, 50.00; Hawkins Inc, Inv, 14124.00; Hdr Engineering Inc, Svc, 32804.34; Helmandollar, Corban, Ref, 50.00; Henton Trenching Inc, Svc, 5657.71; Henton Worx Llc, Inv, 468.02; Holiday Inn Express, Inv, 321.33; Holly Hafer, Reimb, 243.01; Horizon Rehabilitation Centers, Svc, 1026.00; Houston Engineering Inc, Svc, 14547.95; Howard D Thompson Agency, Inv, 2559.60; Hram, Inv, 150.00; Hrb Enterprises Llc, Inv, 564.40; Hsa Bank, Svc, 82.50; Ingram Industries Inc, Inv, 6309.95; International Code Council, Inv, 405.00; J Nielsen Construction Llc, Ref, 1000.00; Jackson Services, Svc, 927.67; James

Nielsen Dba, Inv, 1365.56; Jdw Midwest Llc, Svc, 3780.00; Jeff Beiermann, Reimb, 64.53; Jeh Specialized Transport, Inv, 4453.60; Jensen Well Company Inc, Svc, 300.00; Jeo Consulting Group Inc, Svc, 5558.01; Jeredith Brands Llc, Svc, 3019.00; Jetter's Plumbing Inc, Svc, 737.41; Kelly Ryan Equipment Co, Inv, 6000.00; Kramer, Marie, Ref, 51.56; Laird, Robert, Ref, 1172.50; League Association Of Risk, Ins, 4642.32; League Of Ne Municipalities, Inv, 1294.41; Little Blossoms Child Care & Pre-School, Ref, 50.00; Logan Contractors Supply, Inv, 942.56; Logix Transportation Inc, Inv, 2750.00; Long's Ok Tire Stores, Svc, 183.00; Lutheran Family Services Of Nebraska Inc, Inv, 153113.84; Macqueen Equipment, Inv, 3428.74; Martinwood Cabinetry, Inv, 483.73; Mccoy Roofing Llc, Ref, 150.00; Mcgargill, Zachary Thomas, Svc, 1680.30; Mcgill, Teri, Ref, 880.00; Memorial Community Hospital, Inv, 227.00; Menards, Inv, 816.90; Metonic Real Estate Solutions, Inv, 39539.86; Midland Scientific Inc, Inv, 1529.71; Midwest Laboratories Inc, Inv, 619.58; Midwest Maritime Services, Inv, 17660.00; Mike Hansen Building Service, Ref, 600.00; Mississippi Lime Co Llc, Inv, 58732.51; Municipal Pipe Services Inc, Svc, 42800.00; National Sign Company Llc, Inv, 2688.54; Nebraska Dwee, Inv, 400.00; Nebraska Public Health, Inv, 594.00; Ne-Ia Industrial Fasteners, Inv, 460.71; Nippon Sanso Matheson Inc, Inv, 874.66; Northeast Document Conservation Center Inc, Inv, 110.00; Odell Service & Repair, Svc, 1134.00; Olsson Associates, Svc, 5294.74; Omni Exteriors, Ref, 100.00; One Call Concepts Inc, Svc, 252.78; One Source, Svc, 277.00; Oppd, Inv, 106712.62; Orchard Valley Inc, Ref, 500.00; O'reilly Automotive Stores Inc, Inv, 50.36; Os Media Group Llc, Inv, 1875.00; Ostronic, Tyler, Inv, 900.00; Pioneer Cleaning Llc, Svc, 600.00; Pitney Bowes Global Financial, Inv, 614.10; Point C, Ins, 651.27; Principal Financial Group, Inv, 42738.03; Red Flint Sand And Gravel Llc, Pen, 60820.90; Red Rhino Roofs & Solar, Inv, 100.00; Relx Inc, Inv, 310.00; S & S Pumping Service Llc, Svc, 28530.00; S.E. Smith & Sons, Inv, 572.26; Sapp Bros Petroleum Inc, Inv, 4018.44; Saville, Jay Keith, Ref, 50.00; Scott, David, Reimb, 329.40; Seh Inc, Svc, 588.34; Sirchie Acquisition Company, Inv, 436.91; Spartan Stores Llc, Inv, 239.40; Stahlnecker Bieker, Kimberly, Svc, 360.00; Stangl, Theresa J, Ref, 100.00; Streakwave Wireless Inc, Inv, 18677.05; Sunset Law Enforcement, Inv, 9494.10; Superior Green Inc, Svc, 30308.96; Swanson, Paul J., Inv, 779.00; Talbot Law Office Pc Llo, Svc, 4315.00; The Association For Rural & Small Libraries, Inv, 100.00; The Garage Company, Ref, 500.00; The Guardian Life Ins Co, Ins, 14456.74; The Sign Depot, Svc, 705.74; Thermal Heating Air & Plumbing, Svc, 923.87; Thibault Suhr & Thibault Inc, Inv, 739.90; Thiele Geotech Inc, Svc, 2000.00; Thomas, Marian, Inv, 87.44; Timothy & Karen Lawson, Ref, 50.00; Titan Exteriors, Ref, 150.00; Trekk Design Group, Inv, 43899.50; Ty's Outdoor Power & Service, Inv, 16542.47; Univar Solutions Usa, Inv, 45263.89; Us Postal Service, Inv, 1889.76; Usabluebook, Inv, 2328.93; Velocity Systems Llc, Inv, 1875.00; Verizon 883740345-00001, Inv, 1507.23; Vessco Inc, Inv, 3347.34; Wakefield Towing And Recovery, Svc, 2600.00; Washington County Enterprise, Inv, 4039.12; Washington County Register, Inv, 196.00; Waste Management Of Ne, Inv, 154.55; Watertight Roofing, Ref, 250.00; Western Oil Ii Llc, Inv, 8391.45; Williamsen, Michael S & Roxanne R, Ref, 50.00; Woodhouse Ford Inc, Inv, 4469.67; Woods & Aitken Llp, Svc, 15458.45; Zoll Medical Corp, Inv, 1564.64.

Melinda K. Rump, Mayor

ATTEST:

Brenda Wheeler, City Clerk

Seal

CLAIMS REPORT
07/01/2026 - 07/28/2026

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ABE'S TRASH SERVICE INC	57953	2,101.71	57953	07/28/26
ACCO	57954	453.79	57954	07/28/26
AIR PRODUCTS & CHEMICALS	57955	10,053.19	57955	07/28/26
ALWAYS ROOFING	57956	300.00	57956	07/28/26
AMERISOURCE HR CONSULTING GRP	349(E)	2,250.00	349(E)	07/02/26
AQUA-CHEM INC	57957	56.50	57957	07/28/26
ASSETHR	382(E)	364,046.73	382(E)	07/09/26
ASSETHR	384(E)	291,957.87	384(E)	07/23/26
AUTOMATIC SYSTEMS CO	57958	1,071.57	57958	07/28/26
BART MOORE SUBCONTRACTING INC	57959	50.00	57959	07/28/26
BLACK HILLS ENERGY	337(E)	1,072.17	337(E)	07/08/26
BOBCAT OF OMAHA	57960	1,140.00	57960	07/28/26
BOMGAARS SUPPLY INC	57961	2,411.19	57961	07/28/26
BS&A SOFTWARE LLC	57964	625.50	57964	07/28/26
BURTON PLUMBING SERVICES	57965	396.00	57965	07/28/26
C & S ROOFING INC	57966	140.00	57966	07/28/26
C.D.J. DRYWALL INC	57967	500.00	57967	07/28/26
CALVIN POULSEN	57968	3,396.25	57968	07/28/26
CASPER, MORGAN	57969	80.00	57969	07/28/26
CB CONSTRUCTION	57970	50.00	57970	07/28/26
CHRIS OLSON	57971	550.00	57971	07/28/26
CITY OF BLAIR	361(E)	273.06	361(E)	07/10/26
COUNTRY INN & SUITES BY RADISSON	57972	258.07	57972	07/28/26
COUNTRY TIRE INC	57973	490.29	57973	07/28/26
CUMMINS INC	57974	2,223.05	57974	07/28/26
DATASHIELD	57975	87.53	57975	07/28/26
DESIGN8 STUDIOS	57976	50.00	57976	07/28/26
DOLPHIN, THOMAS	57977	500.00	57977	07/28/26
FELSBURG HOLT & ULLEVIG	57978	3,039.27	57978	07/28/26
FIRST NATIONAL BANK	356(E)	4,767.14	356(E)	07/07/26
FIRST WIRELESS INC	57979	1,242.00	57979	07/28/26
FREMONT ELECTRIC INC	57980	570.40	57980	07/28/26
GALLS LLC	57981	331.79	57981	07/28/26
GRAINGER	57982	38.13	57982	07/28/26
GREAT PLAINS UNIFORMS LLC	57983	302.47	57983	07/28/26
GT DISTRIBUTORS INC	57984	2,861.75	57984	07/28/26
HACH CO	57985	618.45	57985	07/28/26
HARSIN BUILT CONSTRUCTION	57986	50.00	57986	07/28/26
HAWKINS INC	57987	14,124.00	57987	07/28/26
HAYES & ASSOCIATES LLC CPA	57988	7,695.78	57988	07/28/26
HDR ENGINEERING INC	57989	2,961.12	57989	07/28/26

CLAIMS REPORT

07/01/2026 - 07/28/2026

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
HEARTLAND NATURAL GAS LLC	57990	17.48	57990	07/28/26
HSA BANK	375(E)	87.50	375(E)	07/24/26
HUDSON, GLEN E & JOYCE S	57991	50.00	57991	07/28/26
HUNTER CONSTRUCTION & RENOVATIONS	57992	500.00	57992	07/28/26
HUSKER HAMMER SIDING WINDOWS & ROO	57993	200.00	57993	07/28/26
IDEXX DISTRIBUTION INC	57994	818.20	57994	07/28/26
J NIELSEN CONSTRUCTION LLC	57995	500.00	57995	07/28/26
J.P. COOKE CO.	57996	76.47	57996	07/28/26
JAMES NIELSEN DBA	57997	600.00	57997	07/28/26
JEO CONSULTING GROUP INC	57998	734.50	57998	07/28/26
JETTER'S PLUMBING INC	57999	349.09	57999	07/28/26
LARSEN, JUSTIN	58000	50.00	58000	07/28/26
LEAGUE ASSOCIATION OF RISK	58001	1,396.80	58001	07/28/26
LUDEMANN CONSTRUCTION LLC	58002	200.00	58002	07/28/26
MARK SESEMANN	58003	500.00	58003	07/28/26
MCCURDY ENTERPRISES	58004	150.00	58004	07/28/26
MCFARLAND III, DAVID W.	58005	794.00	58005	07/28/26
MEMORIAL COMMUNITY HOSPITAL	58006	562.00	58006	07/28/26
MERRIMAN, JOHN S & SHARON M	58007	200.00	58007	07/28/26
MIDWEST FIRE PROTECTION INC	58008	84.95	58008	07/28/26
MIDWEST MARITIME SERVICES	58009	2,400.00	58009	07/28/26
MISSISSIPPI LIME CO LLC	58010	66,151.34	58010	07/28/26
MISSOURI MUNICIPAL LEAGUE	58011	90.00	58011	07/28/26
MORRELL, LISA	58012	50.00	58012	07/28/26
MUNICIPAL PIPE SERVICES INC	58013	38,990.80	58013	07/28/26
NDWEE - LICENSES	58014	230.00	58014	07/28/26
NDWEE- NEBRASKA DEPT OF WATER ENERG	58015	115.00	58015	07/28/26
NEBRASKA DEPT OF REVENUE	355(E)	21,711.53	355(E)	07/21/26
NEBRASKA DEPT OF TRANSPORTATION	58017	70,645.52	58017	07/28/26
NEBRASKA LIBRARY COMMISSION	58018	1,574.90	58018	07/28/26
NEBRASKA PUBLIC HEALTH	58019	120.00	58019	07/28/26
NE-IA INDUSTRIAL FASTENERS	58016	266.51	58016	07/28/26
OCLC INC	58020	720.16	58020	07/28/26
OLSSON ASSOCIATES	58021	2,170.02	58021	07/28/26
OUTDOOR LIVING LLC	58022	50.00	58022	07/28/26
PECK, STEVEN	58023	50.00	58023	07/28/26
PITNEY BOWES GLOBAL FINANCIAL	374(E)	403.35	374(E)	07/24/26
POINT C	350(E)	8,599.75	350(E)	07/03/26
PRINCIPAL FINANCIAL GROUP	376(E)	87,575.36	376(E)	07/09/26
PVS DX INC	58024	842.03	58024	07/28/26
RAKEN INC	58025	3,540.00	58025	07/28/26

CLAIMS REPORT
07/01/2026 - 07/28/2026

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
SAMS CLUB MC/SYNCB	348(E)	3,939.37	348(E)	07/06/26
SAPP BROS PETROLEUM INC	58026	2,959.84	58026	07/28/26
SARA BACH	58027	271.50	58027	07/28/26
SIRCHIE ACQUISITION COMPANY	58028	48.30	58028	07/28/26
SOUTHEAST LIBRARY SYSTEM	58029	400.00	58029	07/28/26
SUPERIOR GREEN INC	58030	1,350.00	58030	07/28/26
SWENSON, SCOTT T.	58031	1,925.00	58031	07/28/26
TDH HOME BUILDERS	58032	200.00	58032	07/28/26
THE SIGN DEPOT	58033	268.32	58033	07/28/26
THOMPSON SOLUTIONS GROUP	58034	2,359.25	58034	07/28/26
TRINITY LUTHERAN FELLOWSHIP	58035	500.00	58035	07/28/26
TY'S OUTDOOR POWER & SERVICE	58036	116.64	58036	07/28/26
UNITED TACTICAL SYSTEMS LLC	58037	1,997.00	58037	07/28/26
UNMANNED VEHICLE TECH. LLC	58038	27,666.91	58038	07/28/26
USDA	353(E)	124,963.00	353(E)	07/07/26
WASHINGTON COUNTY BANK	332(E)	12,500.00	332(E)	07/09/26
WASHINGTON COUNTY ENTERPRISE	58039	265.52	58039	07/28/26
WASHINGTON COUNTY REGISTER	58040	60.00	58040	07/28/26
WIESE PLUMBING	58041	600.00	58041	07/28/26
WOODHOUSE FORD INC	58042	4,178.34	58042	07/28/26
WULF GROUNDS MAINTENANCE LLC	58043	1,502.00	58043	07/28/26
WUNDERLICH, JASON	58044	50.00	58044	07/28/26
Total Disbursements		**1,227,475.02**		

Filing Date 6/11/26 Receipt Number 26407

APPLICATION FOR CONDITIONAL USE PERMIT

1. DENNIS FENDERSON 5020 HILLCREST DR 402-669-6549
Applicant's Name Mailing Address Telephone

Email: dfenderson@precisionsurvey.tech

2. Steve Stodola
Agent's Name Mailing Address Telephone

3. 11th & Grant Street Storage, LLC
Owner's Name Mailing Address Telephone

4. ~~211~~ 275 **S. 11th Street, Blair; The Easterly 20.00 feet of Lot17, along with all of Lots 18 through 21, all lying in Block 52, Original Townsite of the City of Blair, Washington County, Nebraska, along with the vacated northerly 10.00 feet of Grant Street right-of -way, adjacent thereto**
Address and Legal Description of Location - Subject Property

A/CH – Agricultural/Highway Commercial
Current Zoning

5.
Describe the requested Conditional Use

Continue the use of a 60' x120' building, for "Storage, Indoor and Outdoor"

6. Length of request: **20 years**
(All permits approved are for one (1) year unless otherwise noted)

[signature] 6/11/26 [signature] Pres.
Signature of Owner(s) Date Signature of Owner(s) Date
11th & GRANT ST, STORAGE, LLC
Principal

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: ______

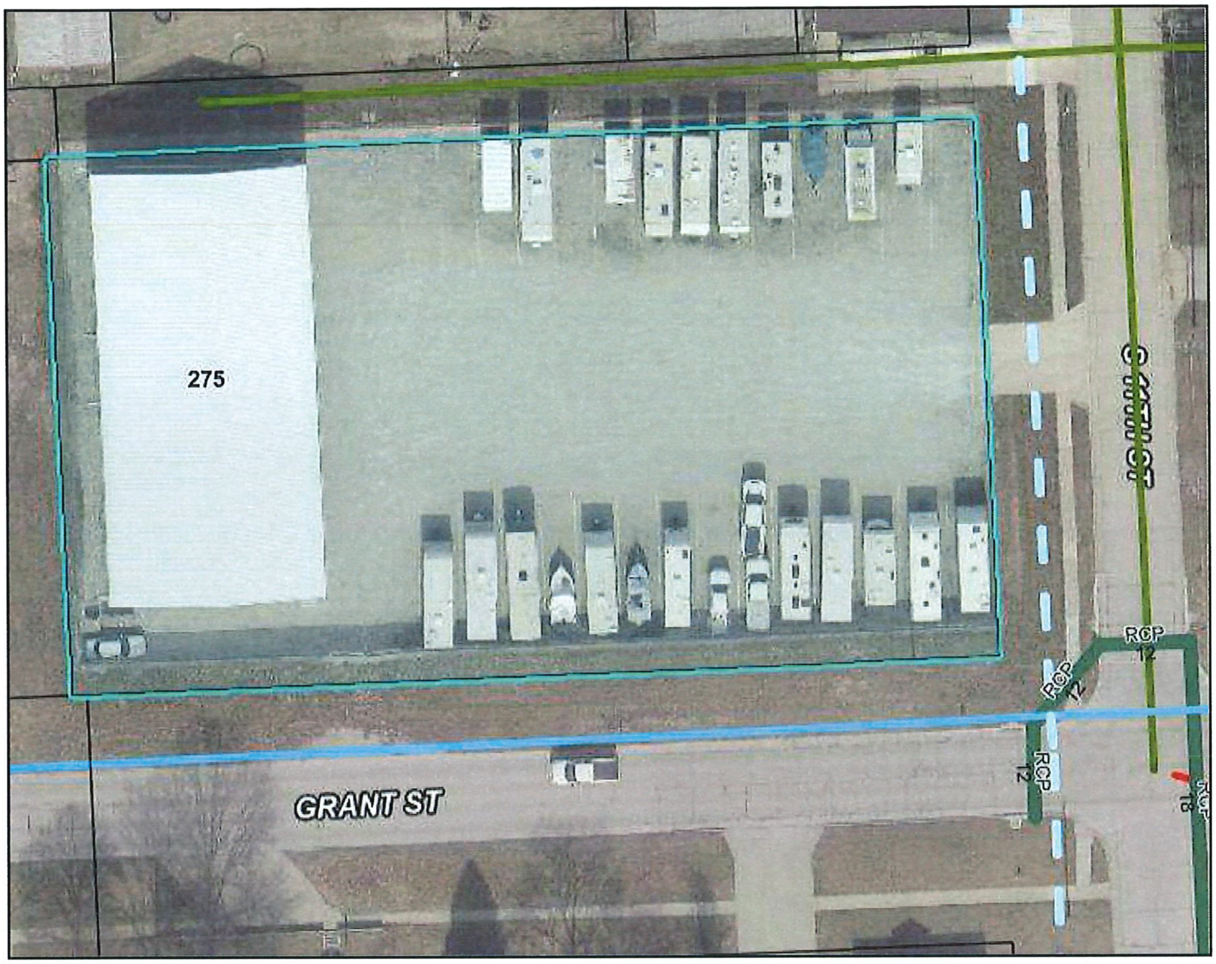
VOTE: _____TO ______TO ______

EXECUTIVE SUMMARY – CUP RENEWAL – 275 S. 11TH STREET

The applicant is the new owner and is applying for a CUP renewal. A stipulation from the first CUP stated that trees were to be planted to shield the fence. That stipulation was not enforced because of city utilities on both sides of the property.

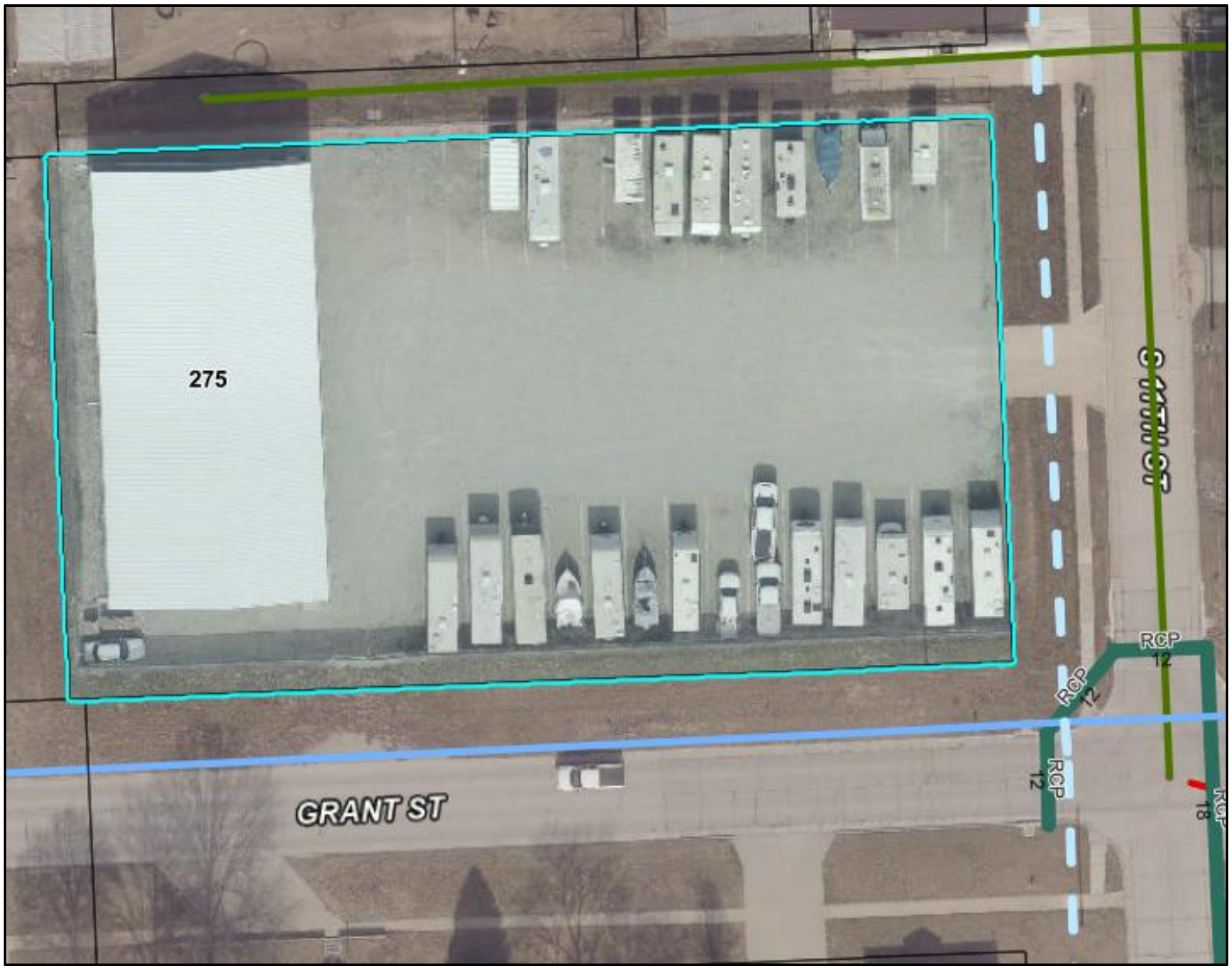
It would be best to remove that stipulation. But, perhaps some bushes could be added instead. Maybe something that grows as tall as five (5) feet.

This site, is, meets any requirements of "Storage, Indoor and Outdoor"



The tree stipulation from the first CUP was not enforced because of city utilities.

275 S. 11th Street.



The tree stipulation from the first CUP was not enforced because of city utilities.

Filing Date 6/10/26 Receipt Number 26320

APPLICATION FOR CONDITIONAL USE PERMIT

1. KENNER HATFIELD — 1987 KELLIE DR, BLAIR — 402.578-5571
Applicant's Name — Mailing Address — Telephone

Email: Omahatactical@gmail.com

2. ______
Agent's Name — Mailing Address — Telephone

3. (same as above))
Owner's Name — Mailing Address — Telephone

4. 1987 Kellie Dr, Blair - Tax Lot 81 and Tax Lot 82 in Section 23, Township 18 North, Range 11 East of the 6th P.M, in the City of Blair, Washington County, Nebraska,

Address and Legal Description of Location - Subject Property

Current Zoning RM - Residential Medium Density

5. ______
Describe the requested Conditional Use
Home Occupation to sell firearms to law enforcement agencies, friends and family

6. Length of request: 5 years
(All permits approved are for one (1) year unless otherwise noted)

6-9-26

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 <u>VETO</u> BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

EXECUTIVE SUMMARY – CUP – 1987 KELLIE DRIVE

The applicant is requesting a Conditional Use Permit (CUP) to conduct private firearm sales from his residence. The proposed use is not a retail gun store open to the general public; rather, the applicant conducts limited sales, primarily to local law enforcement.

The subject property is zoned **RM – Residential Medium Density**. Although located within the RM District, the property is surrounded by land zoned **A/CH – Agricultural/Commercial Highway**, providing a degree of separation from more densely residential areas.

Based on the nature and scale of the proposed activity, as well as previous CUP applications considered by the City, the proposed use is most appropriately classified as a **Home Occupation**. Pursuant to **Section 703.04(1)** of the Zoning Ordinance, "*Home occupations and home professional offices*" are listed as **Excepted Uses** within the RM District and require approval of a Conditional Use Permit.

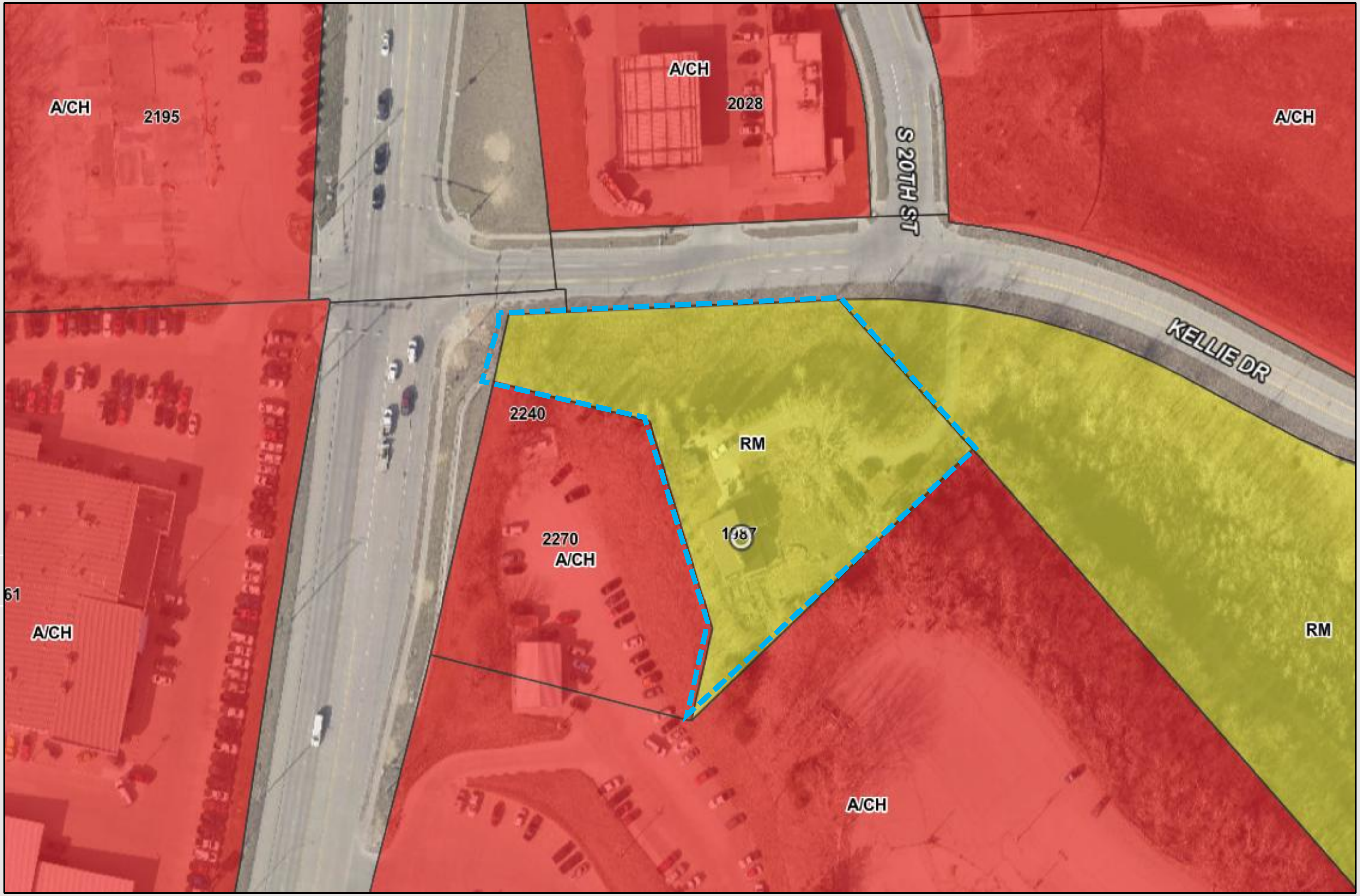
The City has previously considered similar requests. A CUP for a comparable home-based firearm sales operation was approved and subsequently renewed for a residence located on North 23rd Street in 2015 and 2016. Conversely, a similar request within the 66 Heights neighborhood was denied by the City Council on September 13, 2022. Council records indicate neighborhood opposition, with eleven neighboring property owners speaking against the request during the public hearing.

The applicant currently holds a valid **Federal Firearms License (FFL)** issued by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). The license will remain valid beyond the requested CUP term. Federal law requires persons engaged in the business of dealing firearms to obtain and maintain an FFL.

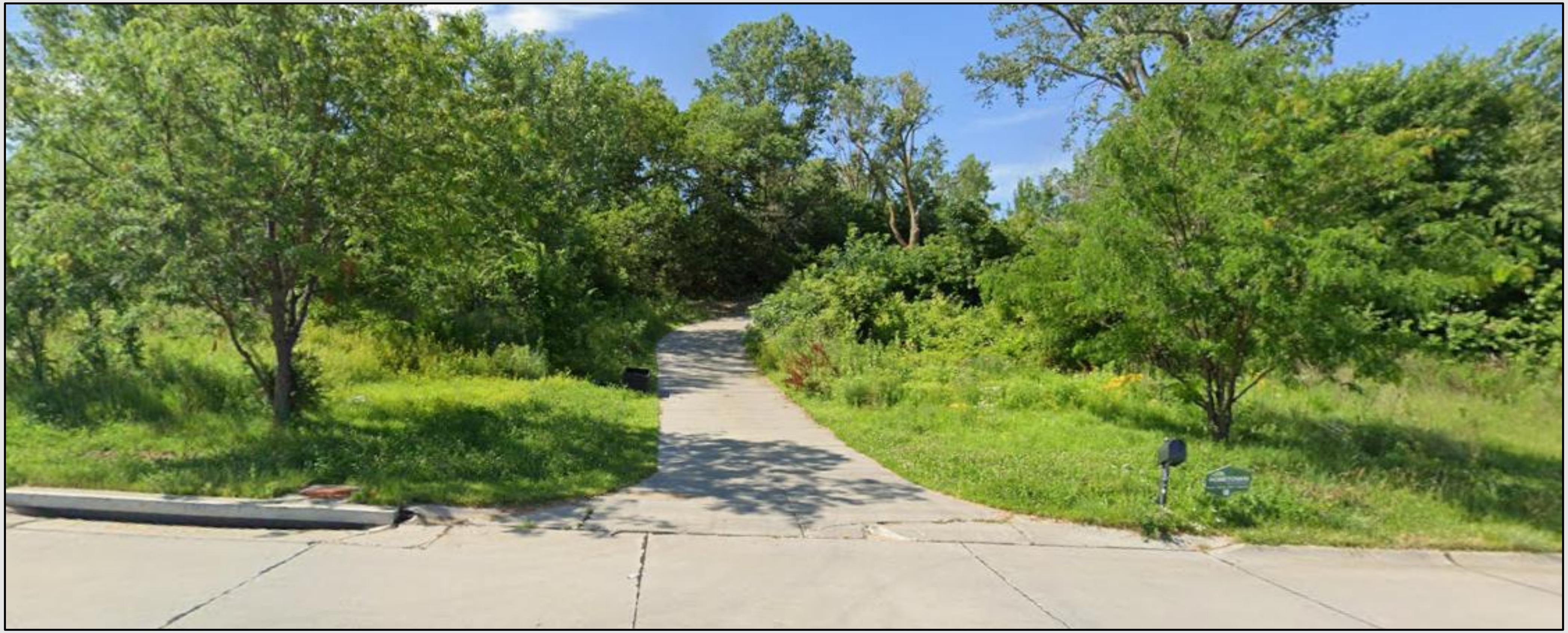
The applicant has said that all firearms will be stored in secure safes and protected by alarm systems, providing secure storage.

2195
2028
S 20TH ST
KELLIE DR
2240
2270

RM Zoning District



Lot



1987 Kellie Drive

Looking east on Kellie Drive

EXECUTIVE SUMMARY – FLUM

The Future Land Use Map currently designates the subject tax lots as partially Commercial and partially Residential. The proposed amendment would designate all of the subject tax lots as Commercial.

Tax Lots 143 and 146, which are included among the subject tax lots, are currently developed with single-family residences, which are for sale.

The proposed Future Land Use Map amendment would allow the entire current zoning designations of the subject tax lots to be change to the Commercial land use designation.

Approval of the Future Land Use Map amendment does not, by itself, change the zoning of the subject tax lots but establishes the basis for future rezoning requests.

All of the subject tax lots are located within the city limits.

This request is a city-initiated amendment to the Future Land Use Map.

ORDINANCE NO.

COUNCIL MEMBER ---- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE ADOPTING AN UPDATED FUTURE LAND USE MAP FOR TAX LOTS 143, 145 AND 146 ALL LOCATED IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA (12645 US HIGHWAY 30 AND 9325 STATE HIGHWAY 133), CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL TO COMMERCIAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

WHEREAS the Mayor and City Council adopted a Comprehensive Development Plan in October 2015, which included a Future Land Use Map; and

WHEREAS the growth and development within the municipality and its two (2) mile extra-territorial jurisdiction area can necessitate an update and revision of said Future Land Use Map; and

WHEREAS the Future Land Use Map provides the guidance of land development in harmony with community objectives and is a matter of serious public concern and community welfare; and

WHEREAS it is in the interest of public welfare, developers, and future landowners that the Future Land Use Map be updated periodically to keep up with the community needs for residence, business, and industry needs for the purpose of promoting the health, safety, morals, and general welfare of the City; and

WHEREAS the Blair Planning Commission has held a public hearing on said updated Future Land Use Map and has submitted it for approval to the Mayor and City Council; and

WHEREAS the Mayor and City Council have held a public hearing on the updated Future Land Use Map and find it acceptable and in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, that the updated Future Land Use Map attached hereto, marked **EXHIBIT "A1"** and by this reference made a part hereof is hereby adopted by the City of Blair as its new "Future Land Use Map" and incorporated into the current Comprehensive Development Plan adopted in October 2015.

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

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

PASSED AND APPROVED ON THE 28TH DAY OF JULY 2026.

CITY OF BLAIR, NEBRASKA

BY: ___________________________________
MELINDA K. RUMP, MAYOR

ATTEST:

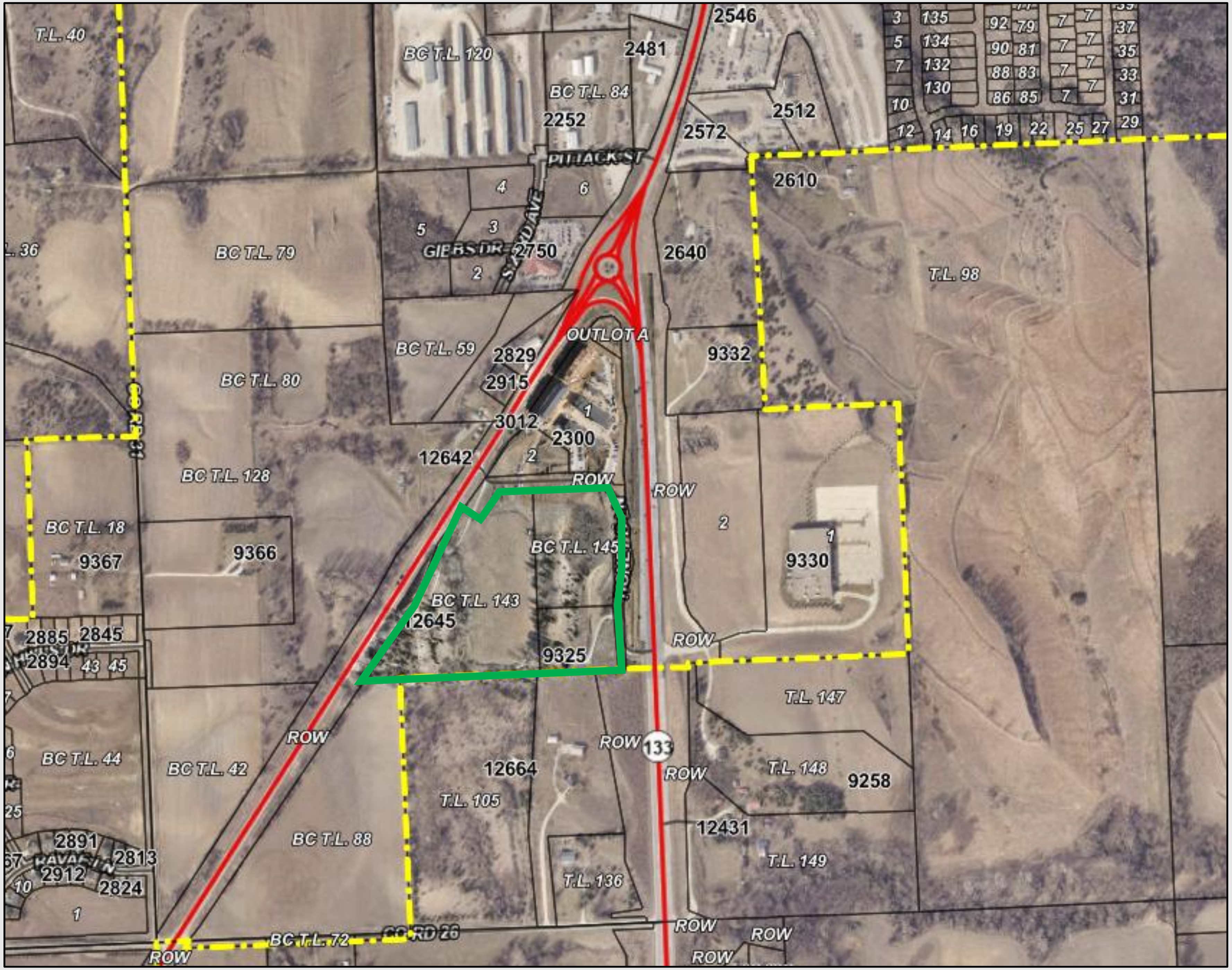
____
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
) ss:
WASHINGTON COUNTY)

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Ordinance was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 28th day of July 2026.

____
BRENDA WHEELER, CITY CLERK



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BC T.L. 145
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BC T.L. 44
BC T.L. 42
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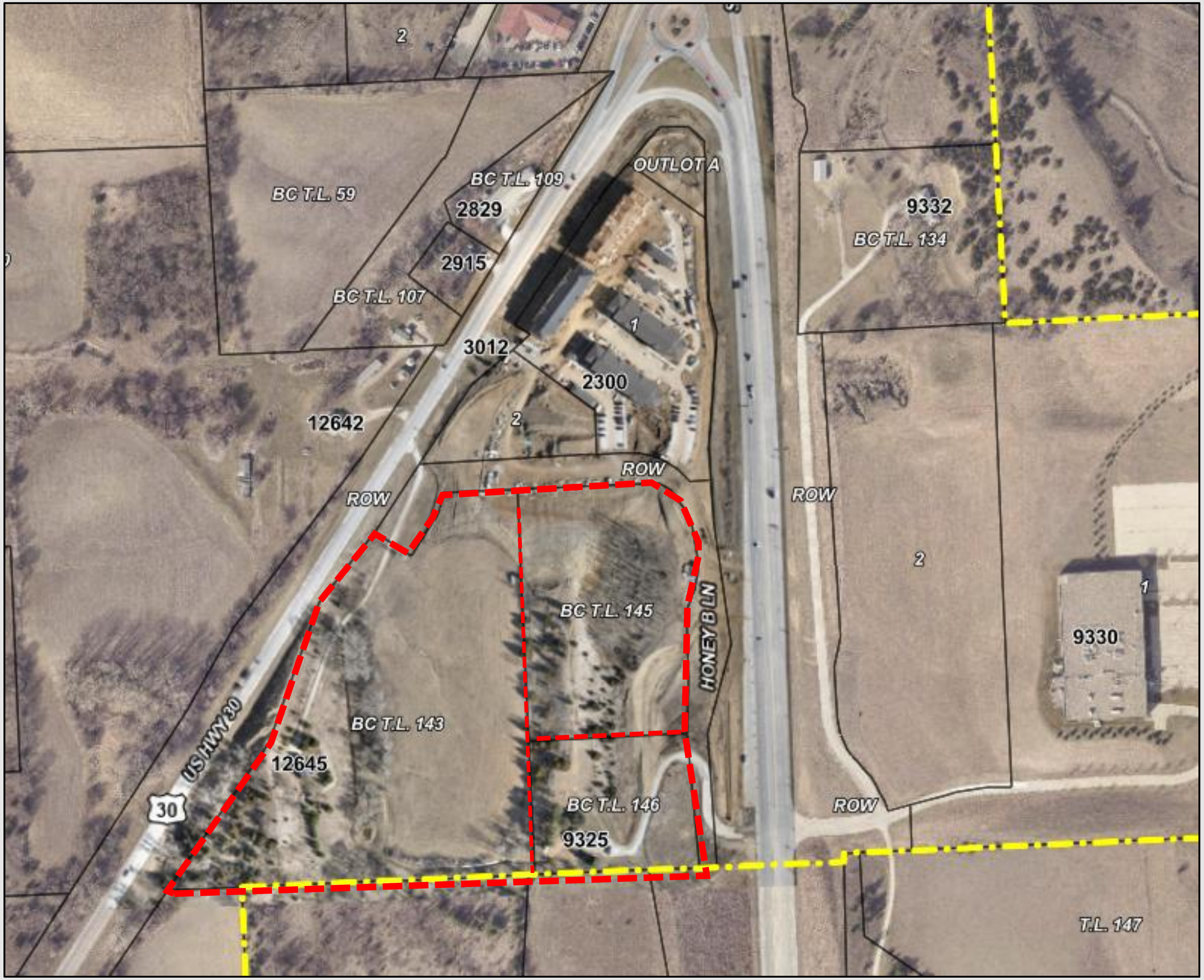

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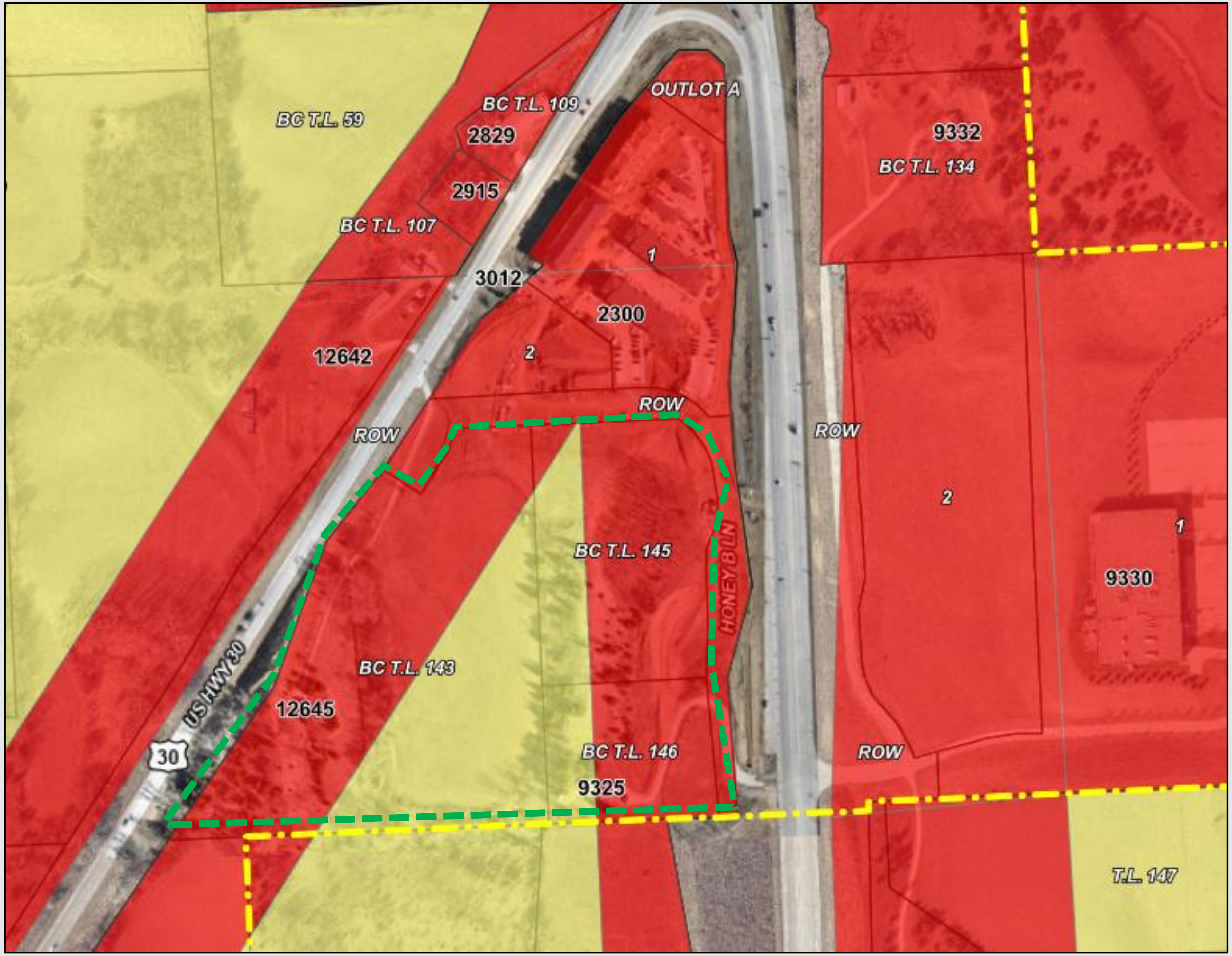
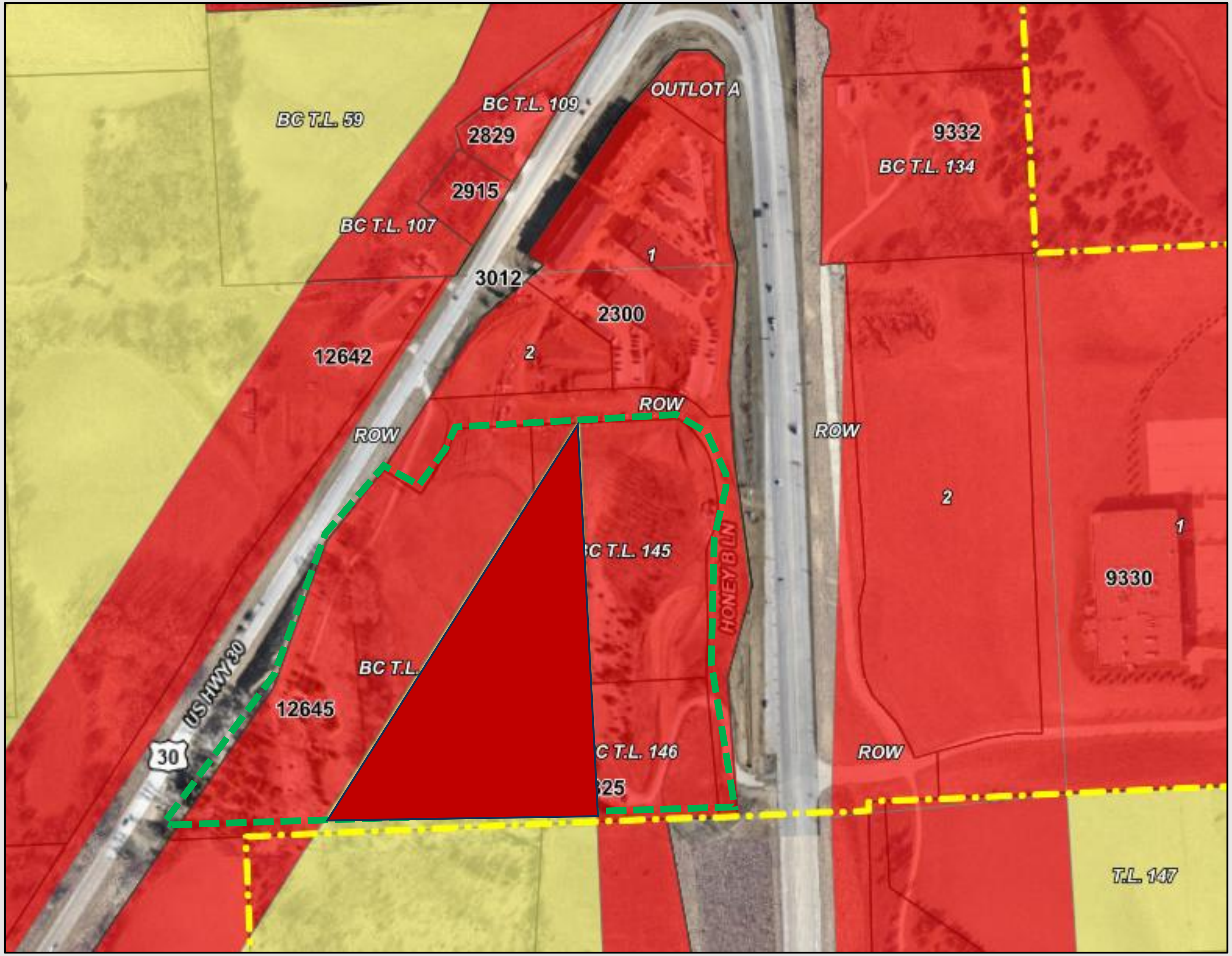
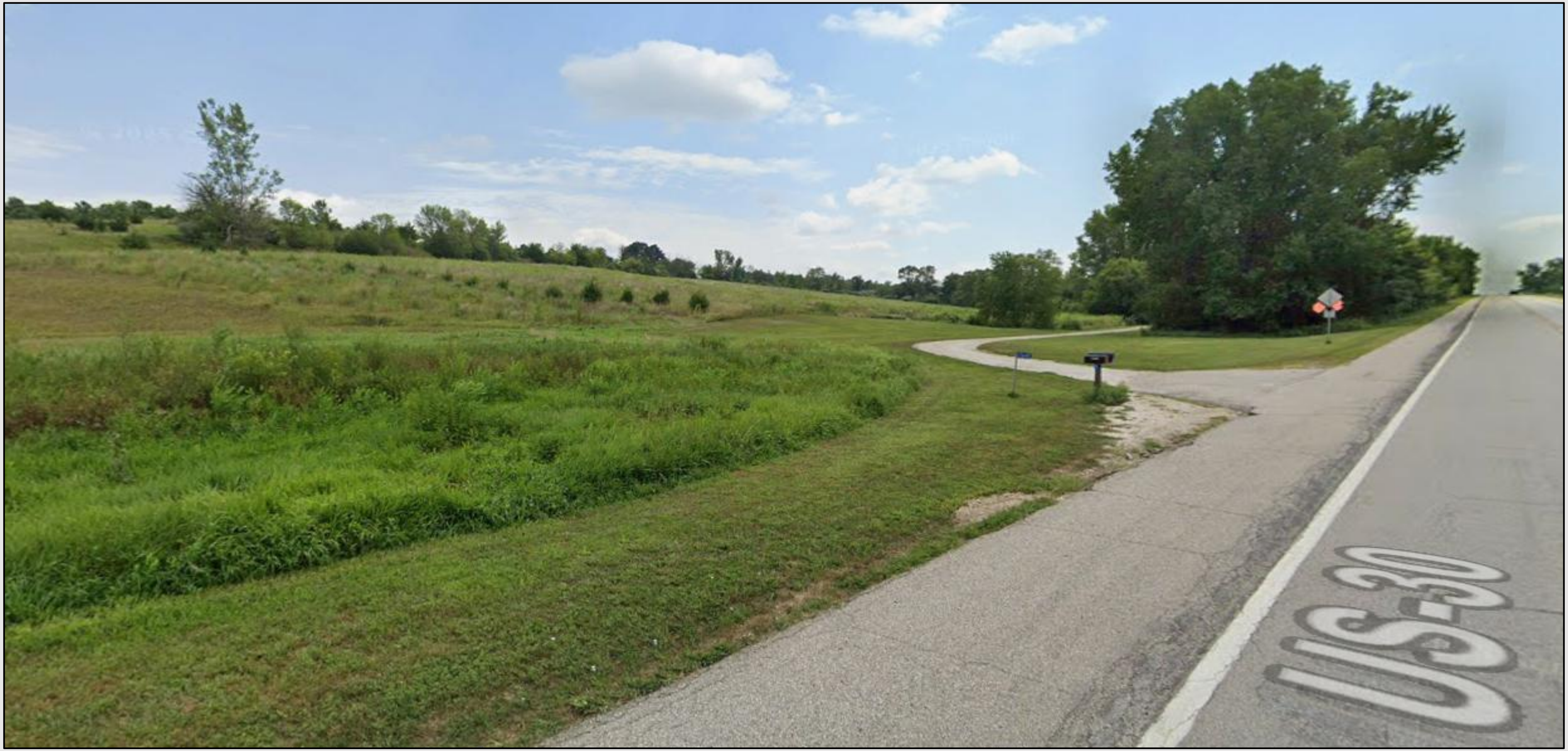
T.L. 147

Future Land-Use Map

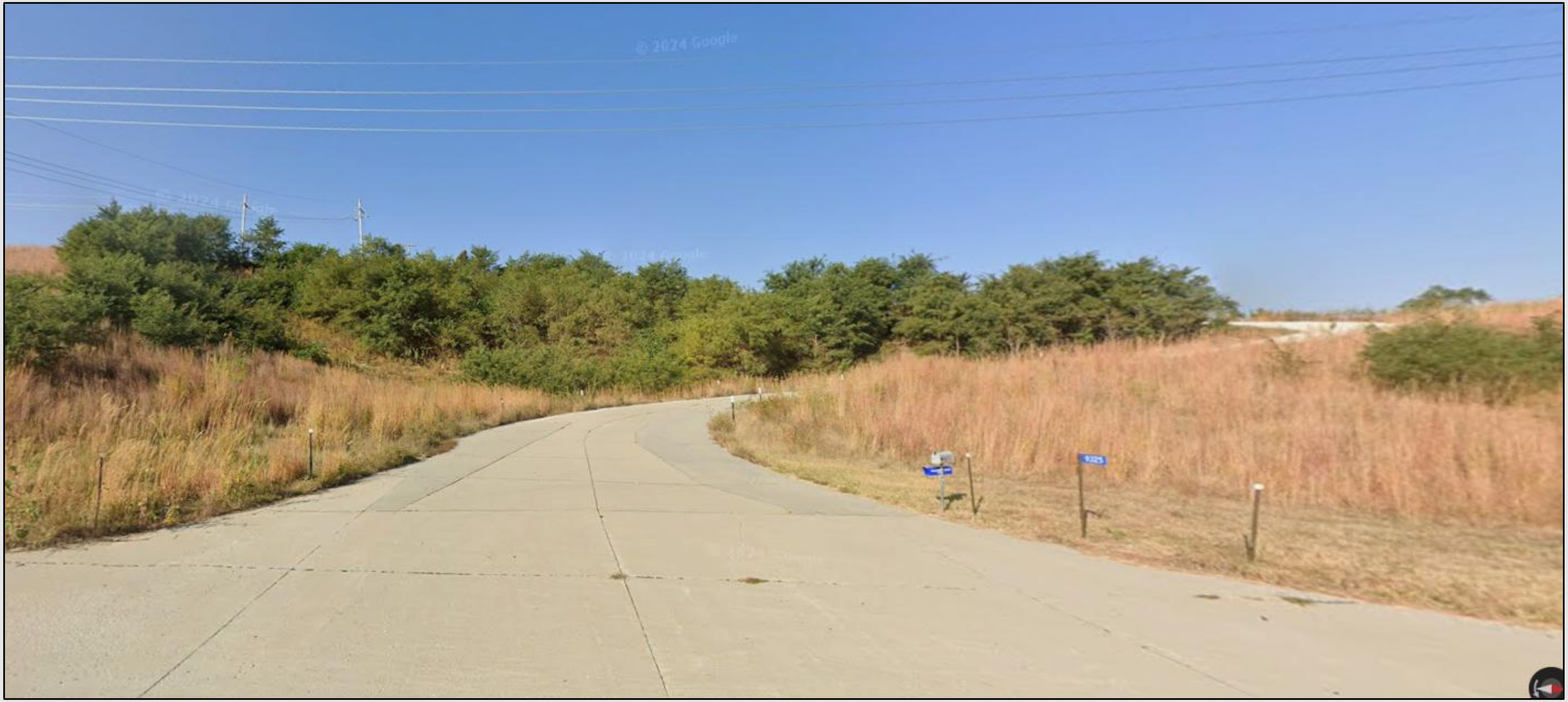


Updated Future Land-Use Map

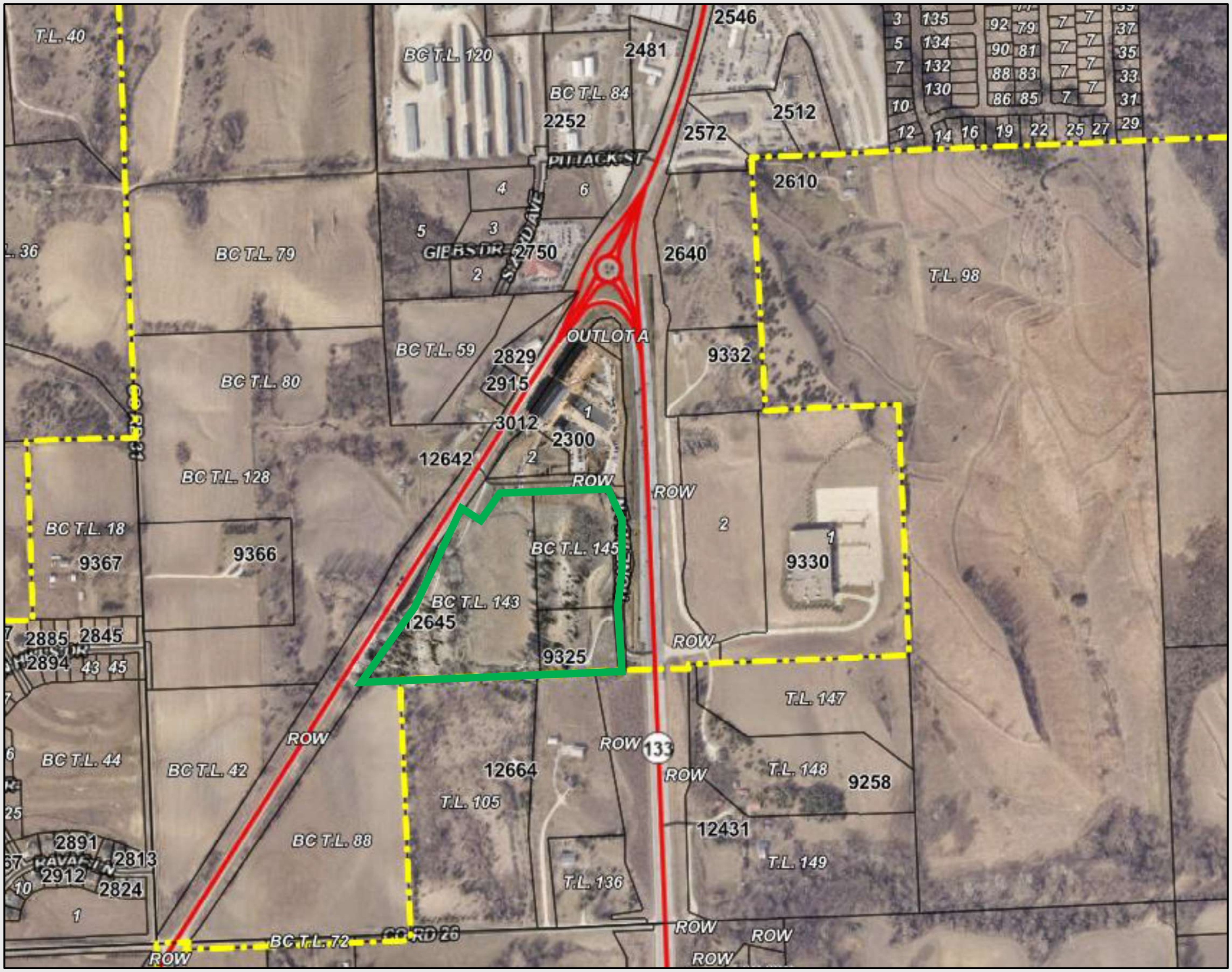




12645 S HWY 30 - Preconstruction
Soderberg



9325 STATE HWY 133 - Preconstruction
Soderberg



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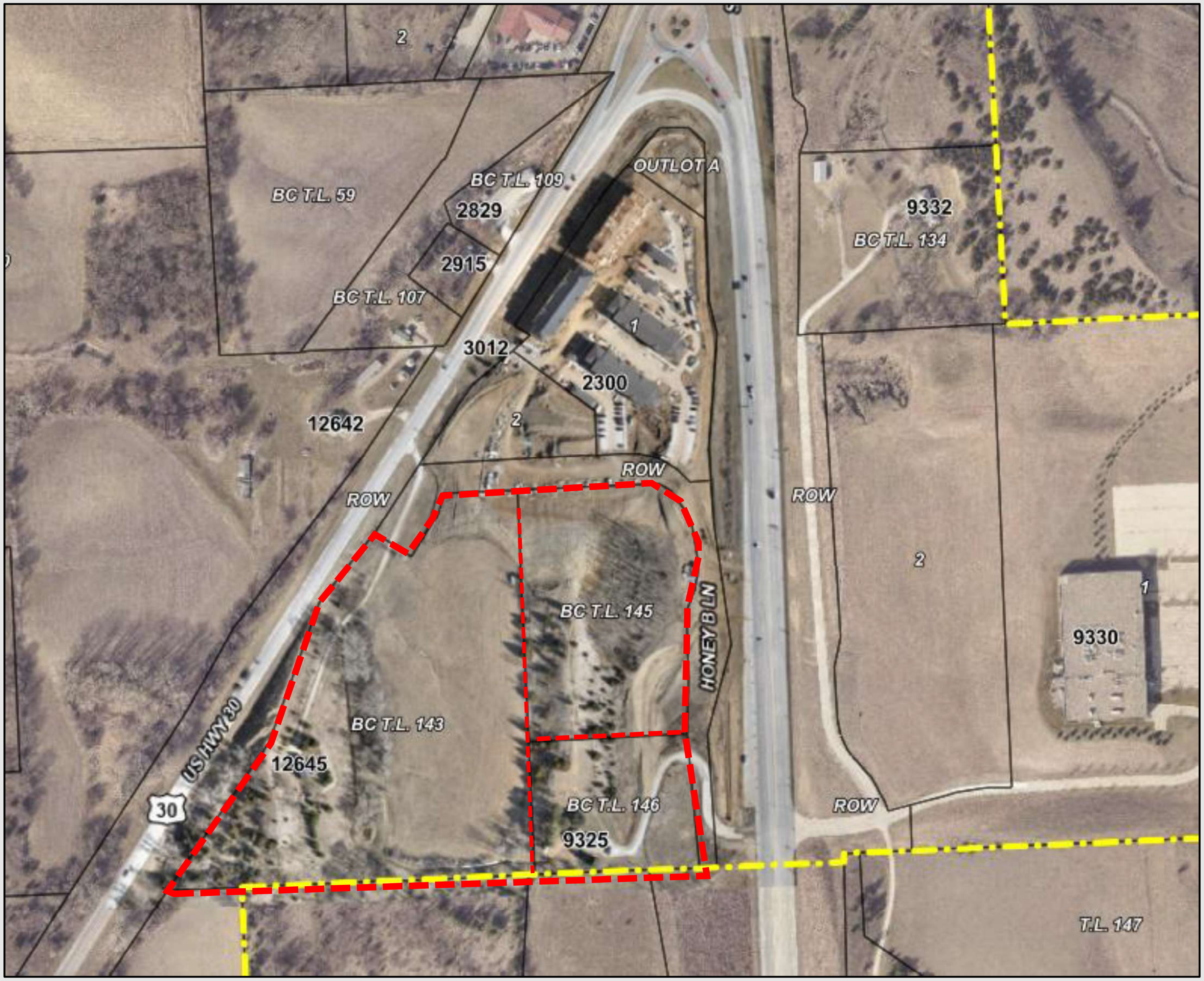
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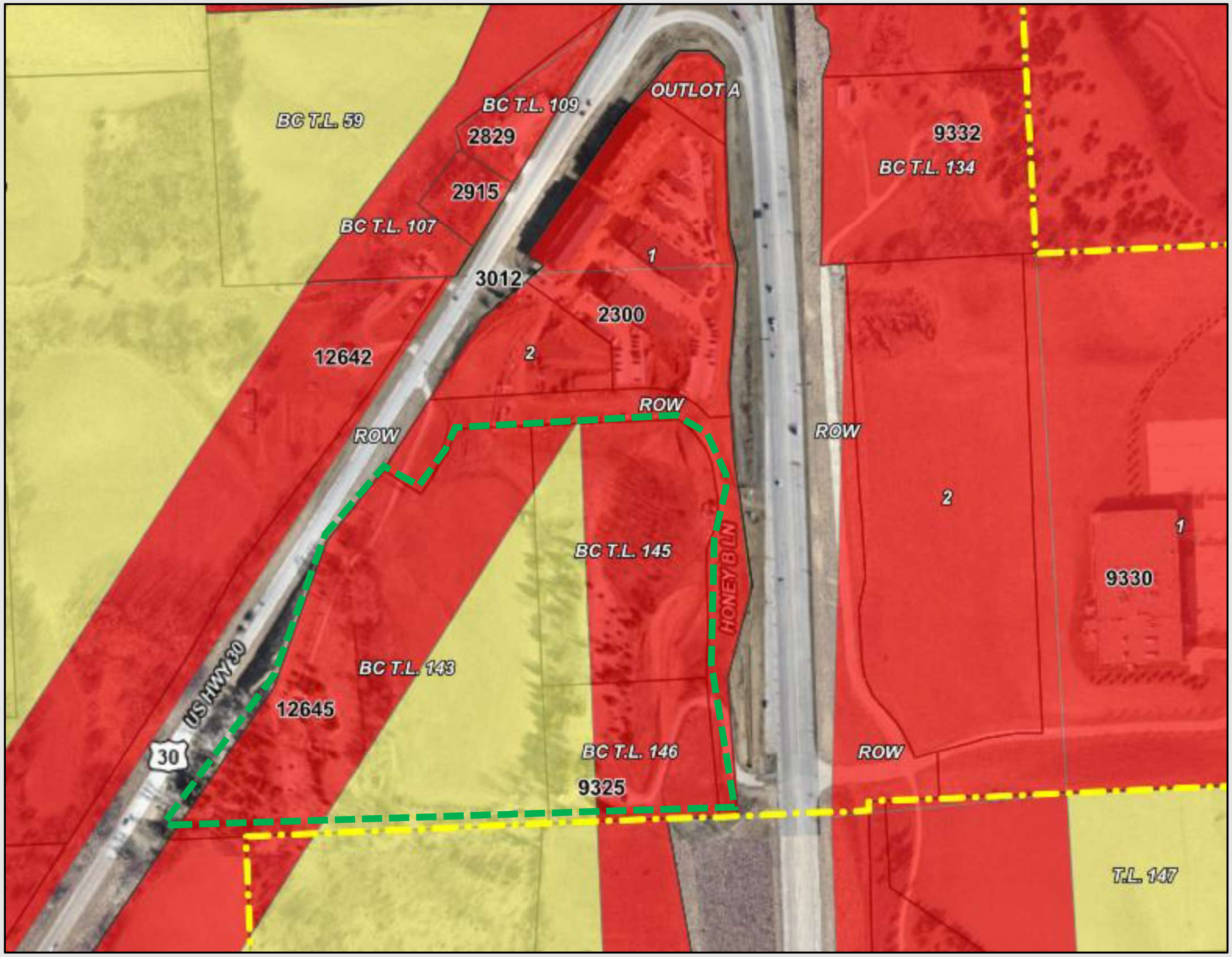
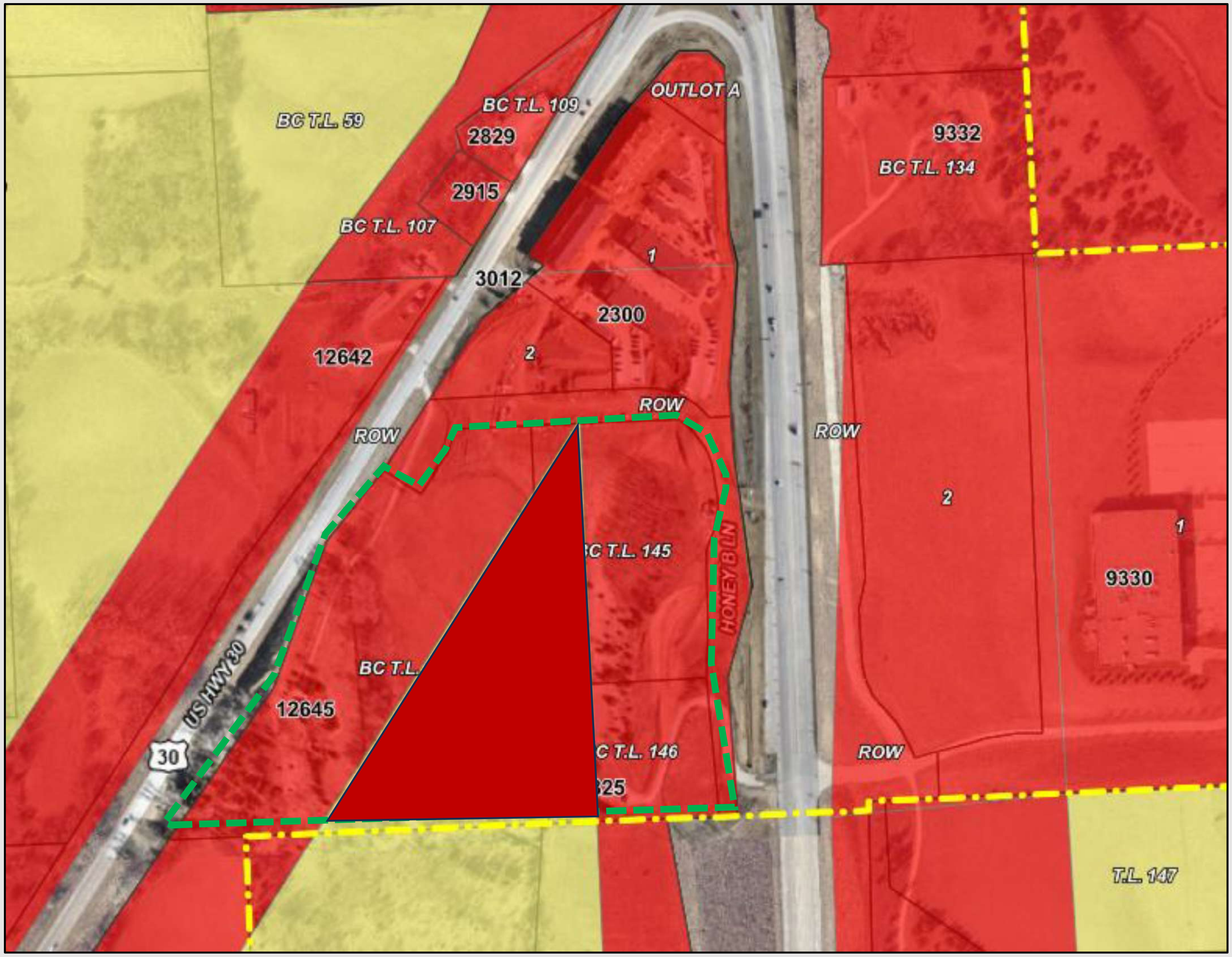
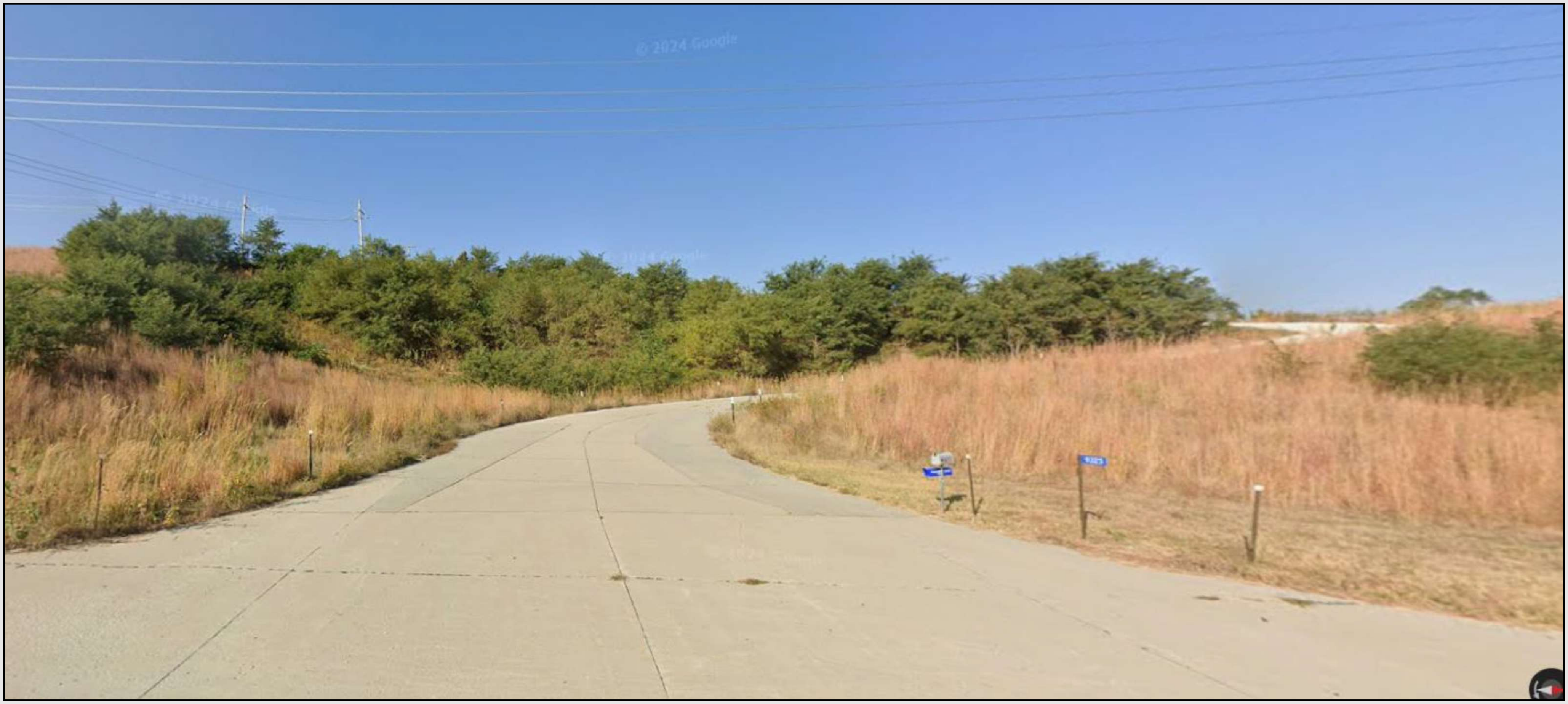
Future Land-Use Map



Updated Future Land-Use Map



12645 S HWY 30 - Preconstruction
Soderberg



9325 STATE HWY 133 - Preconstruction
Soderberg

Brenda Wheeler

From: Jeff Beiermann
Sent: Tuesday, July 28, 2026 3:26 PM
To: Paul Christensen
Cc: Brenda Wheeler
Subject: RE:

Report This Email

Received. Thank you. This will be forwarded to the City Council, Mayor and City Administrator Green today.

Regards,

Jeff

Jeff Beiermann, MPA
Community Development Director
1516 Grant St
Blair, NE 68008
Phone: 402-426-6688

www.BlairNE.gov

From: Paul Christensen <pkcclc26@gmail.com>
Sent: Tuesday, July 28, 2026 15:20
To: Jeff Beiermann <jbeiermann@blairne.gov>
Subject:

Dear Mr. Biermann, Mr. Green and Blair City Council members,

Please note this email as it relates to the following two items on the agenda this evening:

- Changes to the future land use map
- Changes to current zoning

Our property, located at 12664 County Road 26, is adjacent to the proposed future land use map and zoning changes regarding the Soderberg property. Our north lot line borders your proposed rezoning to commercial use as part of "the triangle" as shown within the Soderberg property map. Accordingly, your own housing committee identified our property as highly desirable for future residential development for Blair. With that, we do not agree with changing the adjacent future land use from residential to commercial as such change would detract from the desirability of future residential development. In our opinion, any changes to the rezoning of the Soderberg property should be tabled and taken into consideration when new potential owners purchase the property as any new owner should have input to the type of zoning that best suits their needs.

Secondly, any changes to the future land use map would be best served to be made when the comprehensive plan is updated.

Thank you for your time,

Paul and Cindy Christensen
Owners 12664 Count Road 26
Blair, Nebraska

EXECUTIVE SUMMARY – Zoning Change

Tax Lots 143, 145 & 146 – Soderberg

2645 US Highway 30 and 9325 State Highway 133

The subject properties are currently zoned **RM – Medium Residential**. The Future Land Use Map designates the properties as **Commercial**, which is inconsistent with the current zoning classification.

The request is to rezone the subject properties from **RM – Medium Residential** to **A/CH – Agricultural/Highway Commercial**. The proposed rezoning is consistent with the contiguous and surrounding A/CH – Agricultural/Highway Commercial zoning districts and would create a more uniform zoning pattern in the area.

The Future Land-Use Map indicates land be used for Commercial zoning.

Two of the subject tax lots are currently developed with single-family dwellings. These residences would become legal, nonconforming uses and would be permitted to remain. Should either dwelling be damaged or destroyed beyond 50 percent of its value, reconstruction would be subject to the requirements of the zoning ordinance.

This is a city-initiated rezoning request. Staff finds that the proposed zoning designation is consistent with the Future Land Use Map and represents the highest and best use of the subject properties given their location and surrounding land uses.

ORDINANCE NO.

COUNCIL MEMBER ---- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE REZONING TAX LOTS 143, 145 AND 146 ALL LOCATED IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA FROM RM-RESIDENTIAL MEDIUM DENSITY DISTRICT TO A/CH AGRICULTURAL/HIGHWAY COMMERICAL DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

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

SECTION 1. That the zoning designation of Tax Lots 143, 145 and 146 all located in Section 23 City of Blair, Washington County, Nebraska, be amended from RM-Residential Medium Density District to A/CH Agricultural/Highway Commercial District, as shown in **EXHIBIT A**.

SECTION 2. Be if further ordained by the Mayor and City Council of the City of Blair that the official zoning maps of the City of Blair be changed to reflect the zoning as established hereby.

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

SECTION 4. This ordinance shall be in full force and effect from and following the passage and publication hereof as required by law.

PASSED AND APPROVED ON THE 28TH DAY OF JULY 2026.

CITY OF BLAIR, NEBRASKA

BY: ______________________________

MELINDA K. RUMP, MAYOR

ATTEST:

____

BRENDA WHEELER, CITY CLERK

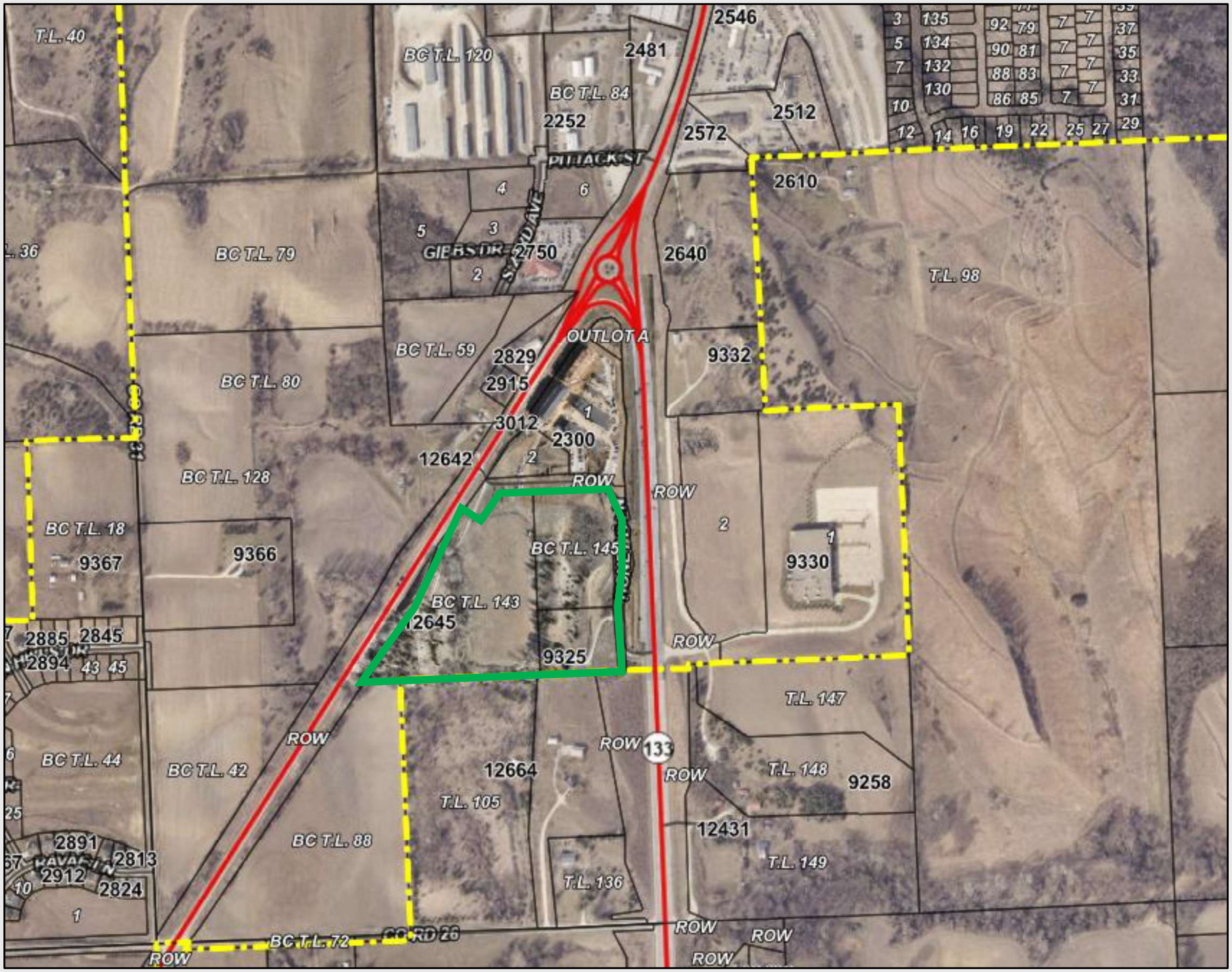
(SEAL)

STATE OF NEBRASKA)
) ss:
WASHINGTON COUNTY)

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Ordinance was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 28th day of July 2026.

____

BRENDA WHEELER, CITY CLERK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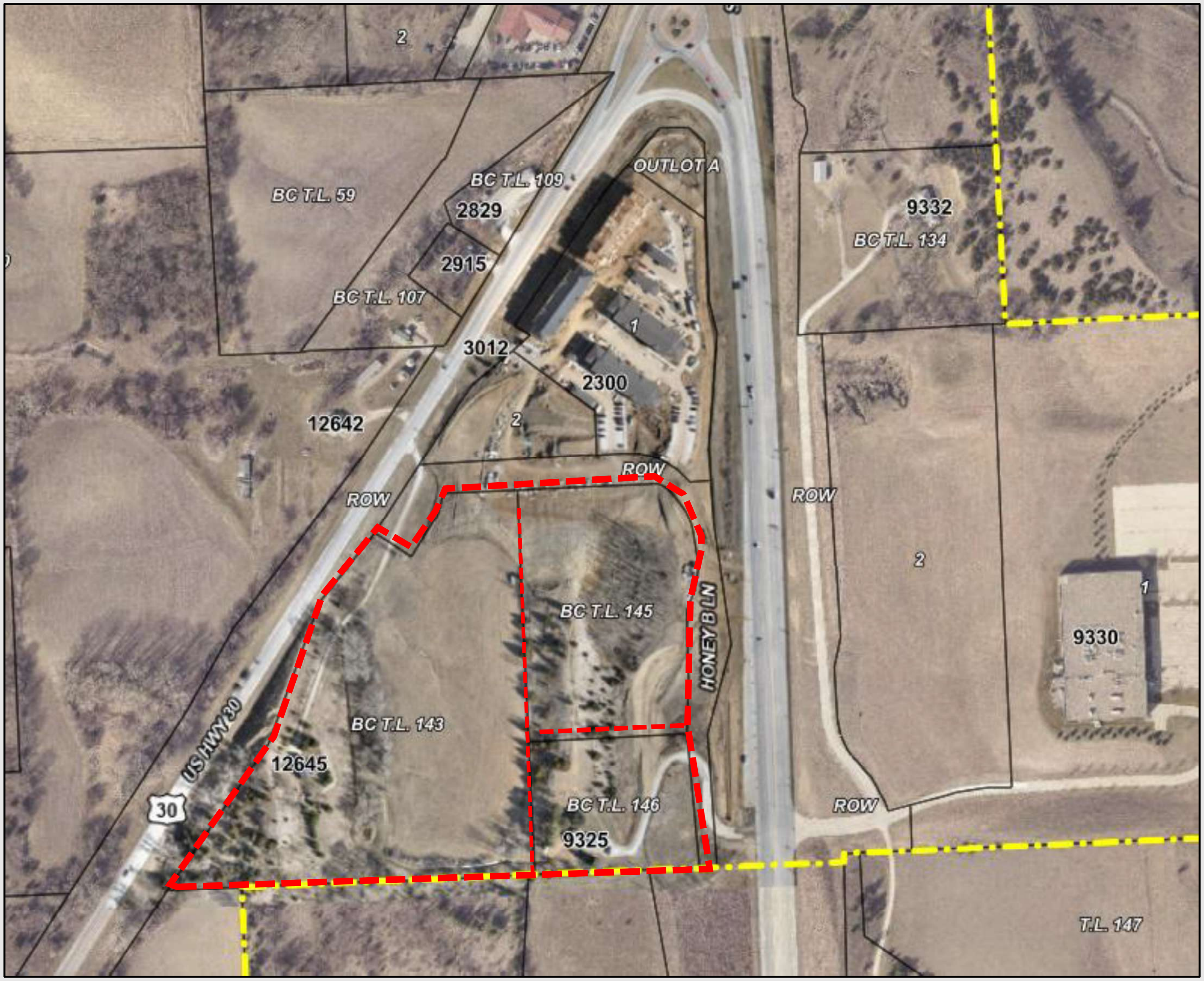
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BC T.L. 59
BC T.L. 109
OUTLOT A
2829
2915
BC T.L. 107
9332
BC T.L. 134
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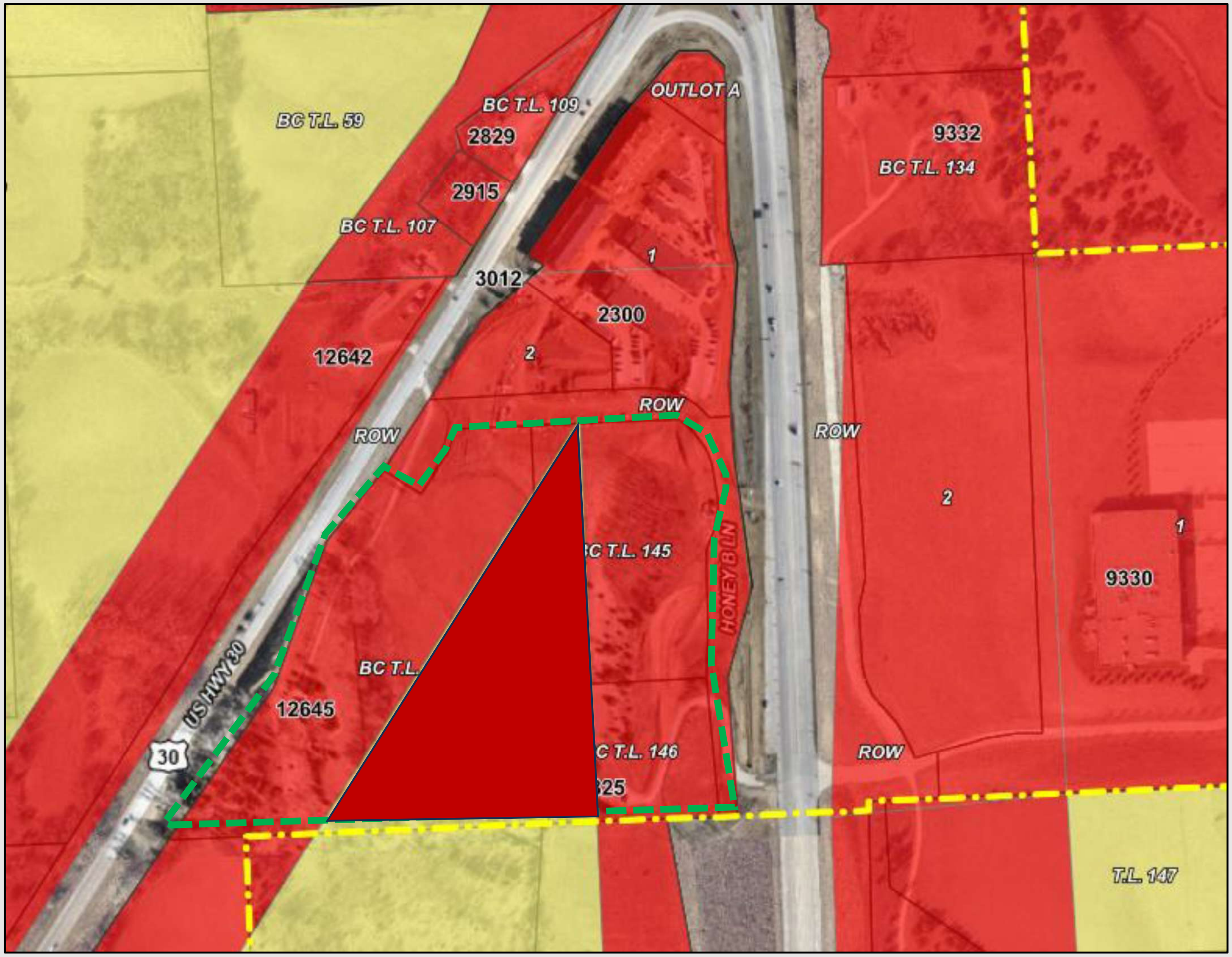
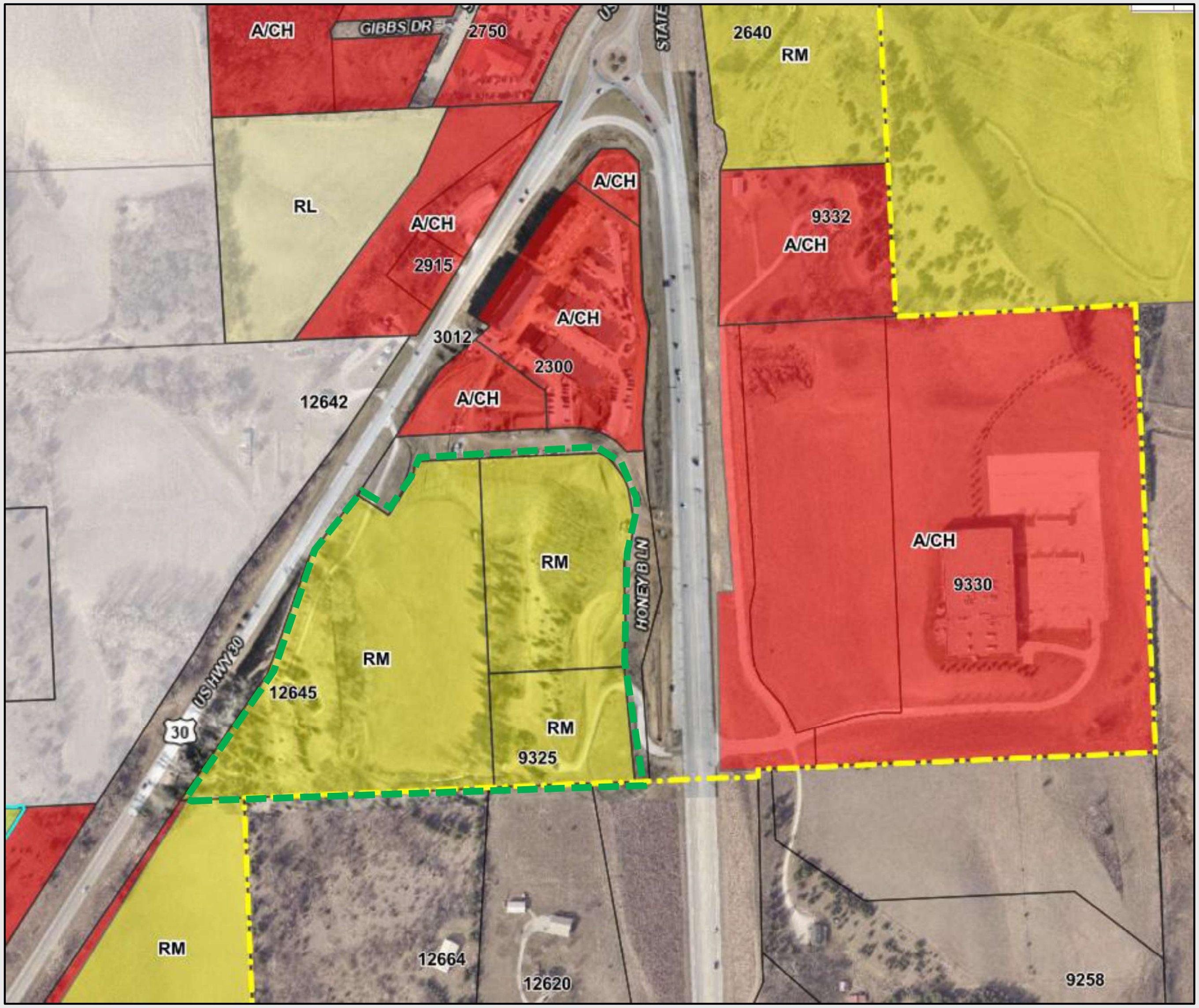
3012
2300
12642
2
ROW
ROW
ROW
2
BC T.L. 145
HONEY B LN
1
9330
BC T.L. 143
US HWY 30
12645
30
BC T.L. 146
ROW
9325
T.L. 147

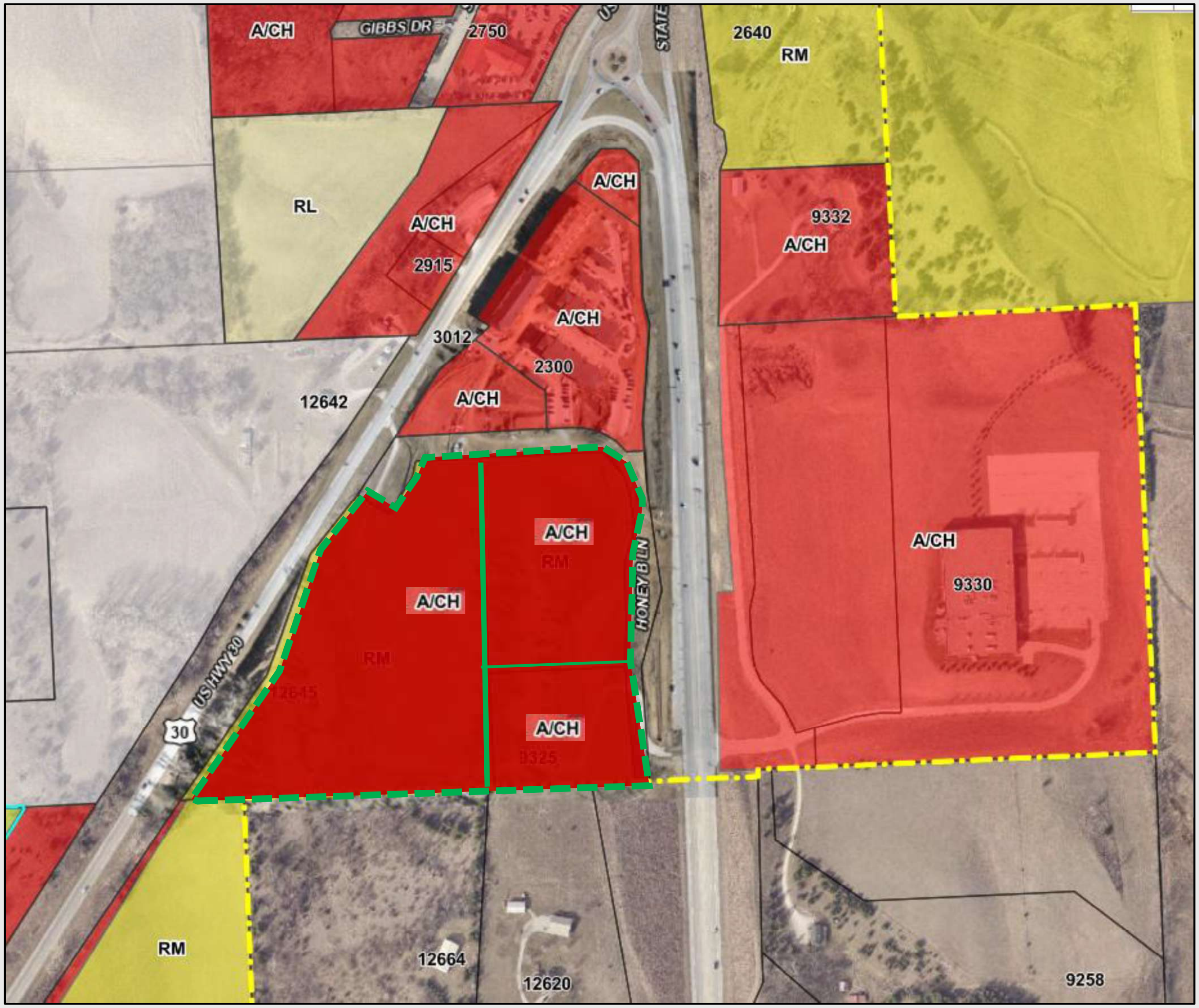
UPDATED FUTURE LAND-USE MAP



CURRENT ZONING



PROPOSED ZONING



Brenda Wheeler

From: Jeff Beiermann
Sent: Tuesday, July 28, 2026 3:26 PM
To: Paul Christensen
Cc: Brenda Wheeler
Subject: RE:

Report This Email

Received. Thank you. This will be forwarded to the City Council, Mayor and City Administrator Green today.

Regards,

Jeff

Jeff Beiermann, MPA
Community Development Director
1516 Grant St
Blair, NE 68008
Phone: 402-426-6688

www.BlairNE.gov

From: Paul Christensen <pkcclc26@gmail.com>
Sent: Tuesday, July 28, 2026 15:20
To: Jeff Beiermann <jbeiermann@blairne.gov>
Subject:

Dear Mr. Biermann, Mr. Green and Blair City Council members,

Please note this email as it relates to the following two items on the agenda this evening:

- Changes to the future land use map
- Changes to current zoning

Our property, located at 12664 County Road 26, is adjacent to the proposed future land use map and zoning changes regarding the Soderberg property. Our north lot line borders your proposed rezoning to commercial use as part of "the triangle" as shown within the Soderberg property map. Accordingly, your own housing committee identified our property as highly desirable for future residential development for Blair. With that, we do not agree with changing the adjacent future land use from residential to commercial as such change would detract from the desirability of future residential development. In our opinion, any changes to the rezoning of the Soderberg property should be tabled and taken into consideration when new potential owners purchase the property as any new owner should have input to the type of zoning that best suits their needs.

Secondly, any changes to the future land use map would be best served to be made when the comprehensive plan is updated.

Thank you for your time,

Paul and Cindy Christensen
Owners 12664 Count Road 26
Blair, Nebraska

League Association of Risk Management
2026-27 Renewal Resolution

RESOLUTION NO. __________

WHEREAS, ___________________________ is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of ___________________________, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

◯ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2029. (**<u>180 day and 3 year commitment; 5% discount</u>**)

◯ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**<u>180 day and 2 year commitment; 4% discount</u>**)

◯ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (**<u>180 day notice only; 2% discount</u>**)

◯ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2029. (**<u>90 day notice and 3 year commitment only; 2% discount</u>**)

◯ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**<u>2 year commitment only; 1%</u>**)

◯ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2076. (**<u>90 day Notice only</u>**)

Adopted this _____ day of _______________________, _______.

Signature: ___________________________________

Title: ___________________________________

ATTEST: ___________________________________

Title: ___________________________________

Please email (customerservice@LARMpool.org) or fax (402.476.4089) the completed resolution to LARM.

1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

June 30, 2026

Dear LARM Member,

Attached please find your Renewal Coverage Proposal for the 2026-27 Pool Year. The contributions with LARM's resolution credit options are available at the bottom of the page.

To ensure LARM members are adequately covered, LARM is increasing overall property *values*. To ensure your buildings, contents and property in the open items are insured adequately you will see an increase in those items of 5%. If you had a LARM valuation in the last year, you will not see that increase.

To continue the goal of pursuing a strong financial position, the LARM Board formally approved the recommended adjustment to the 2026-27 Pool Year rate levels as follows:

- 0% rate adjustment for Property.
- 0% rate adjustment for Liability Coverages.
- + 5% adjustment for Workers' Compensation.

Finally, the information presented in this communication packet does not include any potential mono-line insurance placements that are not part of the formal LARM Property, General Liability or Workers' Compensation coverages (such as Bonds, Special Events Coverage, Liquor Liability, etc.) In addition, please be advised that your final invoice amount may vary from the renewal packet based on endorsements that require contribution adjustment over the next several weeks.

As always, the LARM Board and staff are very pleased that your community will continue to support LARM as we celebrate our 32nd year of unparalleled commitment to serving our Members. On behalf of each of us, I thank you for making our partnership a mutual success.

Sincerely,
LEAGUE ASSOCIATION OF RISK MANAGEMENT

Tracy Juranek

Tracy Juranek
Customer Service Specialist/Assistant Executive Director

1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

How to process the attached annual renewal resolution due August 14, 2026

As always, LARM continues to seek certainty on upcoming Member commitments to allow us to accurately forecast our financial position. Requiring all Members to make annual elections by means of the Renewal Resolution affords us the fiscal confidence to structure a more stable program year-over-year. In return, LARM is able to translate this financial benefit to our Members in the form of corresponding contribution credits. Because predictability is strongest when estimates have future value, completing a new resolution each year delivers the best opportunity for this objective.

If you signed a 3-year resolution last year to receive the 5% discount, you may once again return a new 3-year resolution to continue to receive the 5% discount this year. Any member can opt for the 3-year option at any renewal to receive the maximum available discount.

If you are a Member that desires to competitively bid your coverage in the next three (3) years:

- If you already have a three (3) year Renewal Resolution at the 5% discount;
  - Execute a two (2) year Renewal Resolution at the 4% discount at the upcoming.
- If you already have a two (2) year Renewal Resolution at the 4% discount;
  - Execute a one (1) year Renewal Resolution for either the 2% or 0% discount.
- If you already have a one (1) year renewal Resolution, you must provide written notice of termination in accordance with the necessary days identified in the Renewal Resolution prior to the desired termination date.

If you do not execute/return a Renewal Resolution for the new Pool Year:

- You will automatically drop to the next lower commitment/contribution credit for that Pool Year (for example: If you were at a three (3) year commitment and do not execute/return a Renewal Resolution for the new Pool Year, you will automatically drop to a two (2) year commitment).

The enclosed Renewal Resolution form for the new term is made available for your use in designating the annual selection for the 2026-27 Pool Year. Once you have elected your contribution credit option, please authorize the Renewal Resolution and return to LARM to the address provided on the form. So that LARM is able to process invoices in a timely manner and prior to inception of the 2026-27 Pool Year, LARM requests that the fully executed Renewal Resolution be received no later than **August 14, 2026**. Once the Renewal Resolution has been

1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

received by LARM, renewal packet materials (invoices, coverage documents, auto ID cards, etc.) will be prepared and delivered to you.

We are happy to review and discuss any questions or concerns you may have regarding this important process; therefore, we encourage you to contact your agent or LARM Customer Service if you need assistance.

Important Postscript:

Nebraska Revised Statutes §44-4309(1) requires that any member of a government risk management pool may voluntarily terminate its participation in the pool, but must notify the Director of the Nebraska Department of Insurance and the other members of the pool at least ninety (90) days prior to the desired termination date.   The notification to the Nebraska Department of Insurance and to LARM should be sent via certified mail. The member's decision to terminate participation in the government risk pool is subject to the approval of the Director of the Nebraska Department of Insurance.

Proposal For: City of Blair

Effective Date: 10/1/2026

COVERAGE	LIMITS AND APPLICABLE DEDUCTIBLES	CONTRIBUTION
Worker's Compensation	Statutory Limits $500,000 Employer Liability	$181,809
General Liability	$5,000,000/$5,000,000 Per Occurrence/Aggregate $0 Deductible	$44,546
Errors & Omissions	$5,000,000/$5,000,000 Per Occurrence/Aggregate $5,000 Deductible	$5,419
Law Enforcement Liability	$5,000,000/$5,000,000 Per Occurrence/Aggregate $5,000 Deductible	$8,256
Auto Liability	$5,000,000 Combined Single Limit $0 Deductible	$26,358
Auto Physical Damage	80 x Vehicles $ Varies on Deductible	$162,941
Commercial Property	$150,753,811 $5,000 Deductible	$608,493
TOTAL ANNUAL CONTRIBUTION:		$1,037,822

Contribution Credit Options

	180 Day Notice, 3 Year Commitment	180 Day Notice, 2 Year Commitment	180 Day Notice Only	90 Day Notice, 3 Year Commitment	90 Day Notice, 2 Year Commitment	90 Day Notice Only
Commitment Discount:	**5%**	**4%**	**2%**	**2%**	**1%**	**0%**
Property & Liability:	$813,212	$821,772	$838,893	$838,893	$847,453	$856,013
Workers' Compensation:	$172,719	$174,537	$178,173	$178,173	$179,991	$181,809
Total Contribution:	$985,931	$996,309	$1,017,066	$1,017,066	$1,027,444	$1,037,822

RESOLUTION NO. 2026

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BLAIR, NEBRASKA, AND WASHINGTON COUNTY, NEBRASKA, FOR THE EXCHANGE OF BUILDING INSPECTION SERVICES

WHEREAS, the City of Blair, Nebraska, and Washington County, Nebraska, are authorized under the Nebraska Interlocal Cooperation Act to enter into agreements for the provision and sharing of governmental services; and

WHEREAS, the City of Blair and Washington County desire to provide for the exchange of services between their respective building inspectors to ensure continuity of building inspection services during periods of vacation leave and sick leave; and

WHEREAS, the proposed Interlocal Agreement provides for the exchange of building inspection services for scheduled and routine residential building and remodeling inspections, with such services limited to a total of twenty-one (21) working days per calendar year unless otherwise agreed by the parties; and

WHEREAS, the Agreement further provides that each entity shall continue to collect and administer its own permits, fees, records, and inspection requests, and that inspection services shall be coordinated through the respective offices of the parties; and

WHEREAS, the City Council finds that entering into the proposed Interlocal Agreement is in the best interests of the City of Blair and will promote efficient and uninterrupted building inspection services for the community.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA: that the Interlocal Agreement between the City of Blair, Nebraska, and Washington County, Nebraska, for the exchange of building inspection services, commencing August 1, 2026, is hereby approved and the Mayor is authorized to execute the Interlocal Agreement on behalf of the City of Blair, and the City Clerk is authorized to attest the same.

COUNCIL MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER --- UPON ROLL CALL, COUNCIL MEMBERS ------ VOTING "AYE" AND COUNCIL MEMBERS ---- AND VOTING 'NAY," THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF JULY 2026.

CITY OF BLAIR, NEBRASKA

BY ___________________________
MELINDA K. RUMP, MAYOR

ATTEST:

____
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified, and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 28th day of July 2026.

____
BRENDA WHEELER, CITY CLERK

INTERLOCAL AGREEMENT

This Agreement made this ______ day of ___________, 2026, by and between the City of Blair, Nebraska, a governmental subdivision, hereinafter referred to as “City” and Washington County, Nebraska, a governmental subdivision, hereinafter referred to as “County”.

WITNESSETH:

1. Washington County hereby contracts with the City of Blair for an exchange of services between the respective building inspectors for scheduled and routine inspections such as may be associated with residential building and remodeling projects. The exchange of services may be enacted only during vacation days and sick days of the respective building inspectors for the City and the County. A cap of 21 total working days during the calendar year will be set for use of the exchange of services. Should one entity need to exchange services beyond a total of 21 days for the calendar year, it must be agreed upon by the other entity. Unless further agreed, inspection services to be provided will be undertaken in half-day increments, allowing the respective inspectors to continue providing services in their own jurisdictions.

2. The parties further agree that no inspections for which a party is not certified to conduct, such as electrical, will be requested or scheduled.

3. It is agreed by the parties that:
   a. The City and County respective building inspectors will review all plans and specifications for determination of conformity with building codes in effect at that time.
   b. The City and the County will collect, track, and record their own inspection fees and permit applications prior to requesting the services of their respective counterparts.

c. The City and the County, through its representatives, shall coordinate all inspection requests through the respective offices in a timely manner in most cases at least a minimum of a **twenty-four** (24) hour notice.

4. Copies of all inspection reports and documents will be presented to the issuing agency upon completion by the respective building inspector.

5. The City and County will conduct their own daily inspections for mechanical, electrical, framing, plumbing, septic and any other trade discipline that is considered standard for building and remodeling construction projects. The exchange for services will only be utilized for up to 21 scheduled days during the calendar year, as described above, for vacation days and sick days.

6. This Agreement shall be on a month to month basis commencing 1 August, 2026; provided further, that either party may terminate this agreement by giving thirty (30) days written notice of termination to the other party.

CITY OF BLAIR, NEBRASKA	WASHINGTON COUNTY, NEBRASKA
BY ______________________________	BY ________________________________
MAYOR	CHAIRMAN
ATTEST:	ATTEST:
________________________________	____________________________________
BRENDA WHEELER, CITY CLERK	BARB SULLIVAN, COUNTY CLERK

RESOLUTION NO. 2026

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING TASK ORDER NO. C00074-26-01 WITH HOUSTON ENGINEERING, INC. FOR THE BLAIR SOUTHFORK ROAD DRAINAGE IMPROVEMENTS PROJECT

WHEREAS, the City of Blair has experienced drainage and flooding concerns in the area adjacent to South Creek and north of Clark Street, including flooding damage sustained by property owners on August 9, 2025; and

WHEREAS, the City has previously entered into a Master Services Agreement with Houston Engineering, Inc. for professional engineering services; and

WHEREAS, Houston Engineering, Inc. has submitted Task Order No. C00074-26-01 for the Blair Southfork Road Drainage Improvements Project to assess drainage conditions and develop potential drainage improvements for the affected area; and

WHEREAS, the scope of services includes project management, site survey, hydraulic and hydrologic analysis, preparation of a technical memorandum, conveyance and erosion protection design, and development of grading concepts and material quantity estimates for construction by City forces; and

WHEREAS, the proposed fee for the services described in "Exhibit A" Task Order No. C00074-26-01 is $12,129.00; and

WHEREAS, the Mayor and City Council find that completion of the drainage analysis and preliminary design work is necessary to evaluate improvements that will reduce future flooding risks and improve drainage conveyance in the Southfork Road area.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA: that Task Order No. C00074-26-01 with Houston Engineering, Inc. for the Blair Southfork Road Drainage Improvements Project is hereby approved and the Mayor is authorized to execute Task Order No. C00074-26-01 on behalf of the City of Blair, and the City Clerk is authorized to attest the same.

COUNCIL MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER --- UPON ROLL CALL, COUNCIL MEMBERS ------ VOTING "AYE" AND COUNCIL MEMBERS ---- AND VOTING 'NAY," THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF JULY 2026.

CITY OF BLAIR, NEBRASKA

BY ___________________________
MELINDA K. RUMP, MAYOR

ATTEST:

____
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified, and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 28th day of July 2026.

____
BRENDA WHEELER, CITY CLERK

Omaha Office
12702 Westport Parkway #300
Omaha, NE 68138
P: (402) 502-7131 | F: (402) 932-6940
Email: ContractNotices@houstoneng.com

TASK ORDER NO. C00074-26-01.

PROJECT NAME: Blair Southfork Rd Association Drainage Improvements

HOUSTON JOB NO.: 00074-0005 HOUSTON PROJ. MGR.: Ethan Miller

CLIENT/OWNER NAME: City of Blair

CLIENT/OWNER ADDRESS: 218 S. 16th Street Blair, NE 68008

CLIENT/OWNER PHONE NO.: 402-426-4191 CLIENT/OWNER CONTACT: C.J. Heaton

This Task Order is issued pursuant to the Client/Owner Master Services Agreement ("Agreement") dated July , 20 26 , by and between **HOUSTON ENGINEERING, INC.** ("Houston") and City of Blair ("Client").

In consideration of the mutual covenants and promises contained therein, the parties agree as follows:

Recitals

A. Client requests Houston to perform certain professional services on Blair Southfork Rd Association Drainage Improvements, the "Project", as described below:

Assess the site adjacent to South Creek and North of Clark Street within the City of Blair for drainage improvements after landowners experienced flooding damage on Augst 9, 2025.

B. Houston desires to perform such services in accordance with the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Houston and Client agree as follows:

1. Services. Houston has attached to this Task Order as Attachment "A", a scope of services ("Services") and budget to complete the Project. Upon Houston's receipt of a fully executed copy of this Task Order, Houston shall perform the Services in accordance with the Agreement.

2. Term. The Services contemplated by this Task Order shall be completed per the scope of services set forth in Attachment "A".

3. Fee. The fee contemplated by the Task Order shall be completed per the fee set forth in Attachment "A"

IN WITNESS WHEREOF, the parties have caused this Task Order to be executed as of the dates written below:

CLIENT	HOUSTON ENGINEERING, INC.
BY: ____________________	BY: Ethan Miller
AUTHORIZED REPRESENTATIVE Date	AUTHORIZED REPRESENTATIVE Date
TITLE: ____________________	TITLE: Project Manager

PLEASE SIGN AND RETURN ONE COPY TO HOUSTON AT THE U.S. MAIL OR ELECTRONIC MAIL ADDRESS ABOVE

Attachment A – Scope of Services

The following task descriptions are for the Blair Southfork RD Association Drainage Improvements (Project), adjacent to South Creek and North of Clark Street within the City of Blair. The intent of the project is to assess the above-mentioned site for drainage improvements after landowners experienced flooding damage on August 9, 2025. South Creek undergoes a split flow scenario at Clark Street when the roadway overtops leading out of channel bank flows to enter backyards with higher ground near the channel then restricting return of flows to the channel in areas north of Clark Street. Improvements will look to create conveyance that returns flows to the channel. The tasks below are associated with the hours in the accompanying fee spreadsheet. It is understood that the efforts are based on an estimation of what is known today and may ultimately require more or less effort per task. If at any time during the execution of this contract, HEI believes that the total hours expended will exceed the contract amount; they will notify City of Blair immediately.

1 PROJECT MANAGEMENT

Task 1.1. Monthly Invoicing and Project Updates

Monthly invoicing and project status updates.

2 DRAINAGE ANALYSIS

Task 2.1. Site Survey

Includes collection of survey of site conditions of building finish floors, flagged utilities and sprinklers, curb elevation and locations, and storm drain pipe elevations for use in site analysis and final design. Assumes one visit for survey collection with landowner sprinklers marked in advance – HEI will reach out to HOA president. Assumes no legal lot or temporary access surveys required.

Task 2.2. H&H Analysis

Includes creation of 2D HEC-RAS model to analyze current flow conditions and possible drainage improvements. HEI will analyze hydrology for Southfork RD to determine flood frequency flows to north side of Southfork Association. Analysis assumes use of 1D effective model structure data when necessary for evaluation as well as South Creek hydrology within 1D effective model and Aug 9, 2025 flow rates previously determined by HEI. Analysis includes storm drains as pipe networks within the 2D HEC-RAS model.

Task 2.3. TM Report

Drafting a brief TM of findings from H&H Analysis to document items considered and reasons for selected alternative. Analysis and Report work assume no fill will occur within the floodway with floodplain work being performed in a conveyance shadow indicating no rise within floodplain. Report will include selected drainage improvements, design decisions, and schematic of grading for City of Blair documentation. TM will include no-rise certification letter by hydraulic shadow justification if necessary for floodplain permit.

Task 2.4. Conveyance and Erosion Protection Design

Includes design of convenance mechanisms and related erosion protection for relocation of water back into South Creek. Assumes all work will occur above OHWM and not require 404 permitting.

3 DRAINAGE REPAIR CONCEPTS

Task 3.1. Grading and Figures

Develop and draft grading concepts and material takeoffs for City of Blair Public Works Department to construct. Will include a proposed grading surface, design details, and material quantities.

Note: This scope does not currently include bidding or construction observation services. Scope assumes construction work to be completed by Public Works staff and as such does not include full planset. Based on our site inspection, the scope assumes all work will be above OHWM and not require 404 permitting. Scope assumes City of Blair will obtain required access permission, NPDES permitand perform SWPPP inspections.

14 July 2026
Engineer's Fee Estimate
Blair Southfork RD Association Drainage Improvements
City of Blair

		Sr Engineer	Prj Engineer	EI		
		Gregalunas	Garder	Kraft	Expenses	
Tasks		$277	$200	$156		**Task Total**
1	**Project Management**					
1.1	Monthly Invoicing and Project Updates	1	1			
	Project Management Task Total	$277	$200	$0	$0	$477
2	**Drainage Analysis**					
2.1	Site Survey		3	6	$120	
2.2	H&H Analysis	1	4	16		
2.3	TM Report	1	12	4		
2.4	Conveyance and Erosion Protection Design	1	2	4		
	Preliminary Analysis Task Total	$831	$4,200	$4,680	$120	$9,831
3	**Drainage Repair Concepts**					
3.1	Grading and Figures	1	4	4		
	Final Grading Plans Task Total	$277	$800	$624	$0	$1,701
	Subtotal Hours	5	26	34	120	
	Subtotal Costs	$1,385	$5,200	$5,304	$240	$12,129

1.1 Assumes project lasts 3 months

2.1 One site visit for: site survey and OneCall utility check, assumes landowners will have sprinklers marked

2.2 Assumes analyzing Southfork RD hydrology to determine flood frequency flows for noth side of area, assumes use of existing FIS mapping flows for South Creek and determined flow rates for Aug 9, 2025 storm event. Creation of 2D model utilizing information from 1D effective model to implement structures where necessary (Clark ST and HWY 30 crossings), addition of pipe networks into ras model to incldue storm drains, use of lidar and survey information to create 2D model.

2.3 Assumes short TM of findings from HH analysis, assumes no fill in floodway and floodplain and letter for floodplain work

2.4 Assumes all work will occur above OHWM and not require 404 permitting

3.1 Assumes development of material takeoffs

CITY OF BLAIR

MEMORANDUM

To: Blair Mayor and City Council
From: CJ Heaton, Deputy City Administrator of Public Works
Date: 7/28/26
Re: Houston Engineering Agreement – Southfork Condos

Attached is a proposal from Houston Engineering to assist with flooding mitigation efforts near the Southfork Street condos. During high rainfall events, like the one in August of 2024, the water came into the area so fast that water was coming in the walk-out basement doors. This is not due to the creek overflowing, rather a berm that was design to keep the creek in its banks, is not allowing drainage to enter the creek. Staff met with homeowners, Houston Engineering, and the Water and Sewer Committee to discuss options. This agreement would allow Houston Engineering to design a relief area in the berm, and ditches to catch water running downhill on Clark and Southfork, helping to divert the water to the creek. City staff would do this work per the design from Houston. The berm would still be high enough to keep any water in the creek, but allow drainage from the neighborhood.

Financial Impact: $12,129

Recommendation: Approval of the agreement

Safe Streets for All (SS4A) Comprehensive Safety Action Plan

City of Blair, Nebraska |

July 20, 2026

SEH

CITY OF BLAIR

CITY OF BLAIR
SAFETY ACTION PLAN

Building a Better World for All of Us®

What is a Safety Action Plan?

A Comprehensive Safety Action Plan (SAP or CSAP) creates a community-driven, data-informed roadmap to prevent serious injuries and fatalities and make transportation safer for everyone.

The plan follows a **Safe System Approach**

What is a Safety Action Plan?

- ✓ Leadership Commitment and Goal Setting
- ✓ Planning Structure
- ✓ Safety Analysis
- ✓ Engagement and Collaboration
- ✓ Equity Considerations
- ✓ Policy/Process Changes
- ✓ Strategy and Project Selections
- ✓ Progress and transparency

City of Blair's CSAP Project Objectives

- Develop a Comprehensive Safety Action Plan guided by FHWA Safe System Approach
- Data-driven understanding of traffic safety trends and systemic risk factors
- Identify emphasis areas, high-risk corridors, and intersections for all users
- Balance freight needs with neighborhood livability and safety.
- Meaningful, equitable engagement with community and stakeholders
- Prioritized strategies
- Implementation plan with cost estimates, phasing, and performance measures
- Position Blair for future SS4A Implementation Grants

City-Wide Crash Trends

City-Wide Crashes
2015-2024

Crash Types

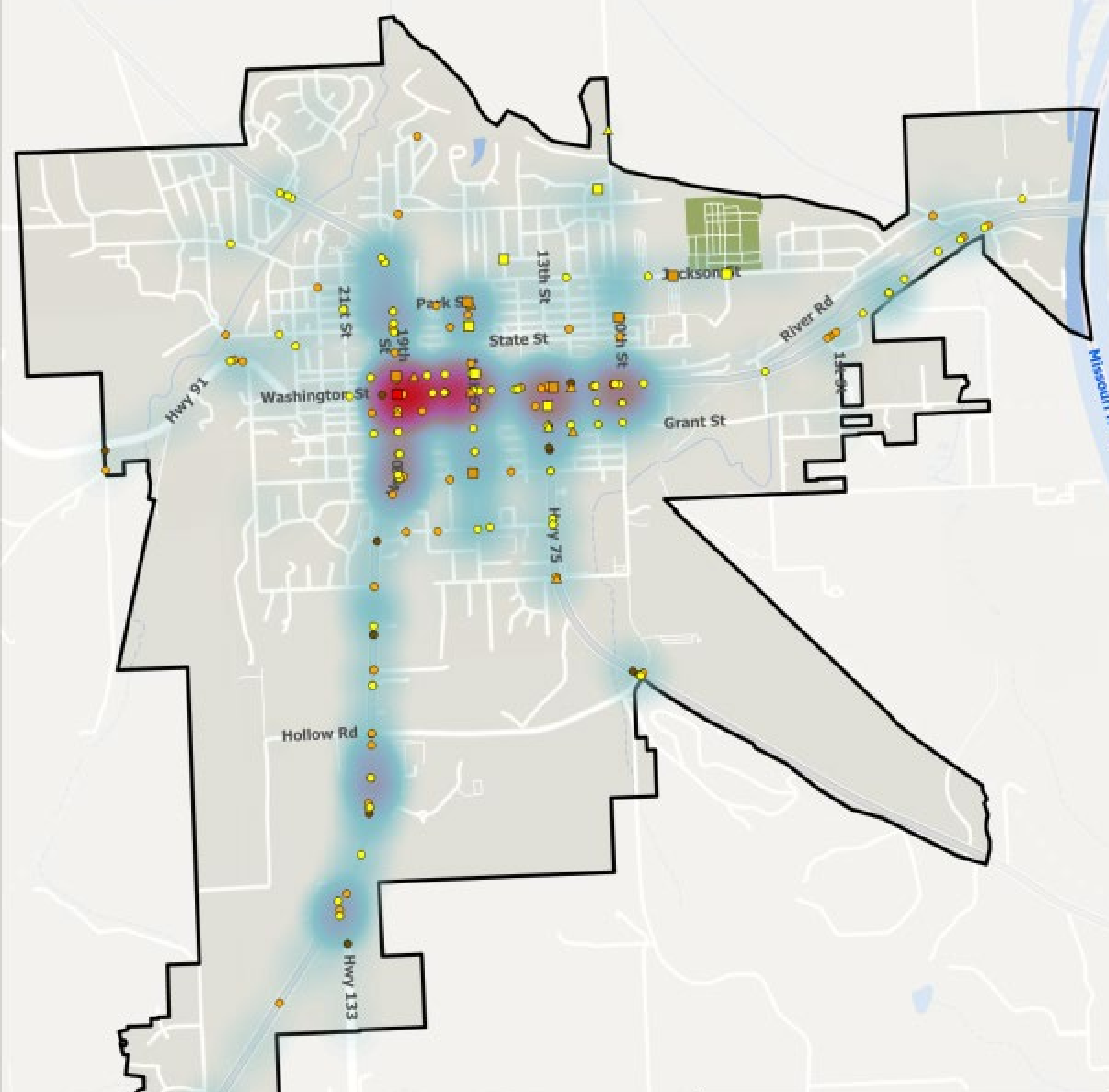
Pedestrian | Bicycle | Vehicle

Fatal Crash

Inj-A

Inj-B

Inj-C



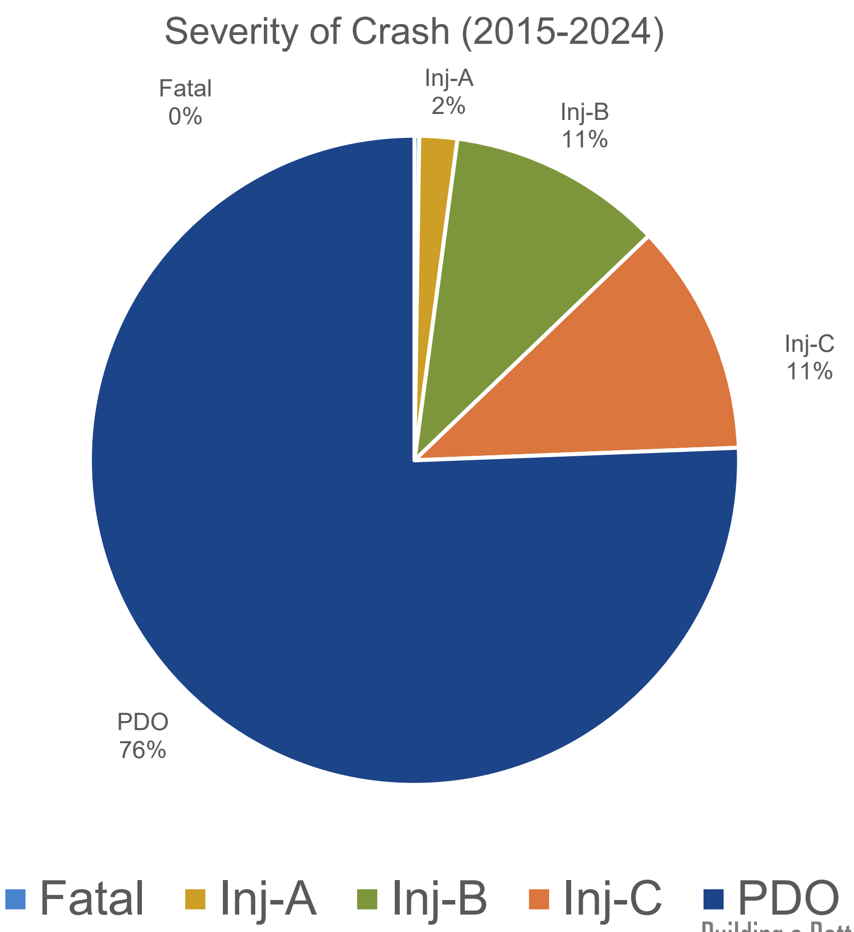
SEH

CITY OF BLAIR
SAFETY ACTION PLAN

City-Wide Crash Trends
2015-2024

849 reportable crashes

- <1% fatal (K)
- 2% suspected serious injury (A)
- 11% suspected minor injury (B)
- 12% possible injury (C)
- 76% property damage only (PDO)



SEH

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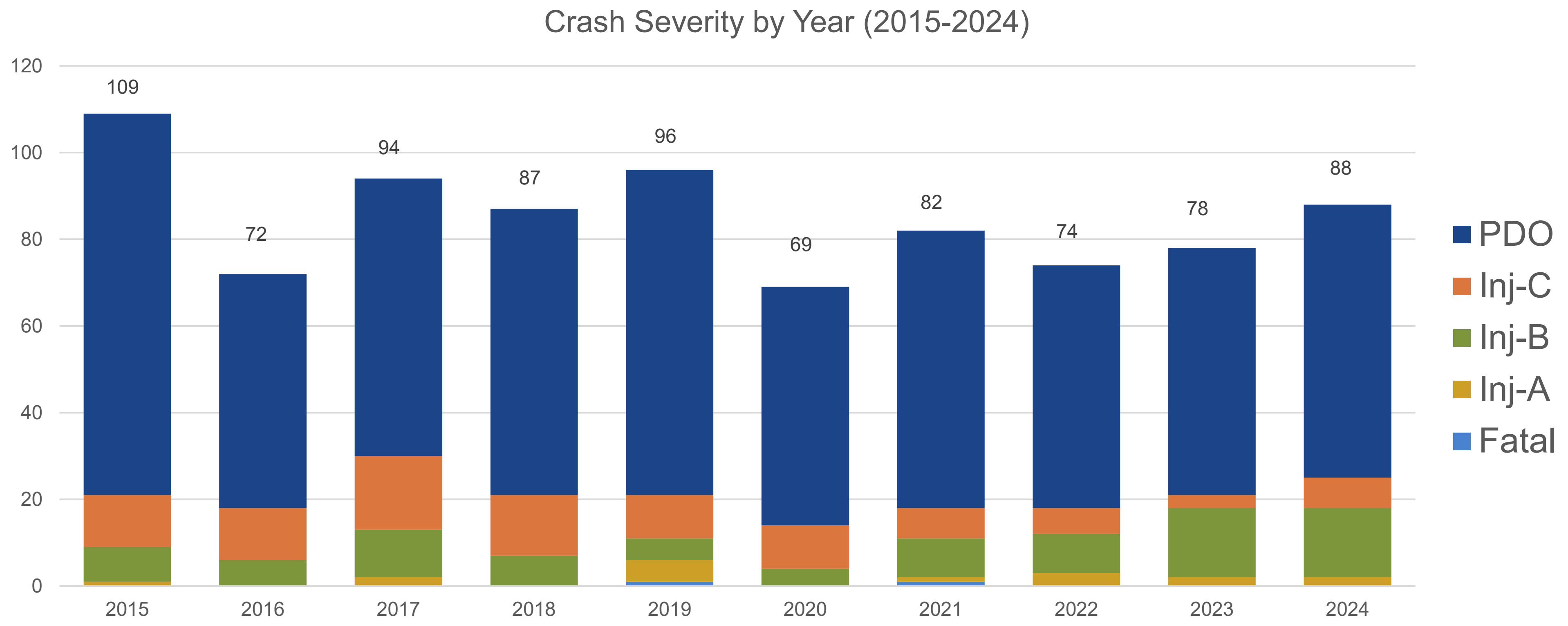
City-Wide Crash Trends

2015-2024

2015 had the highest number of crashes (109)

2020 had the lowest number of crashes (69)

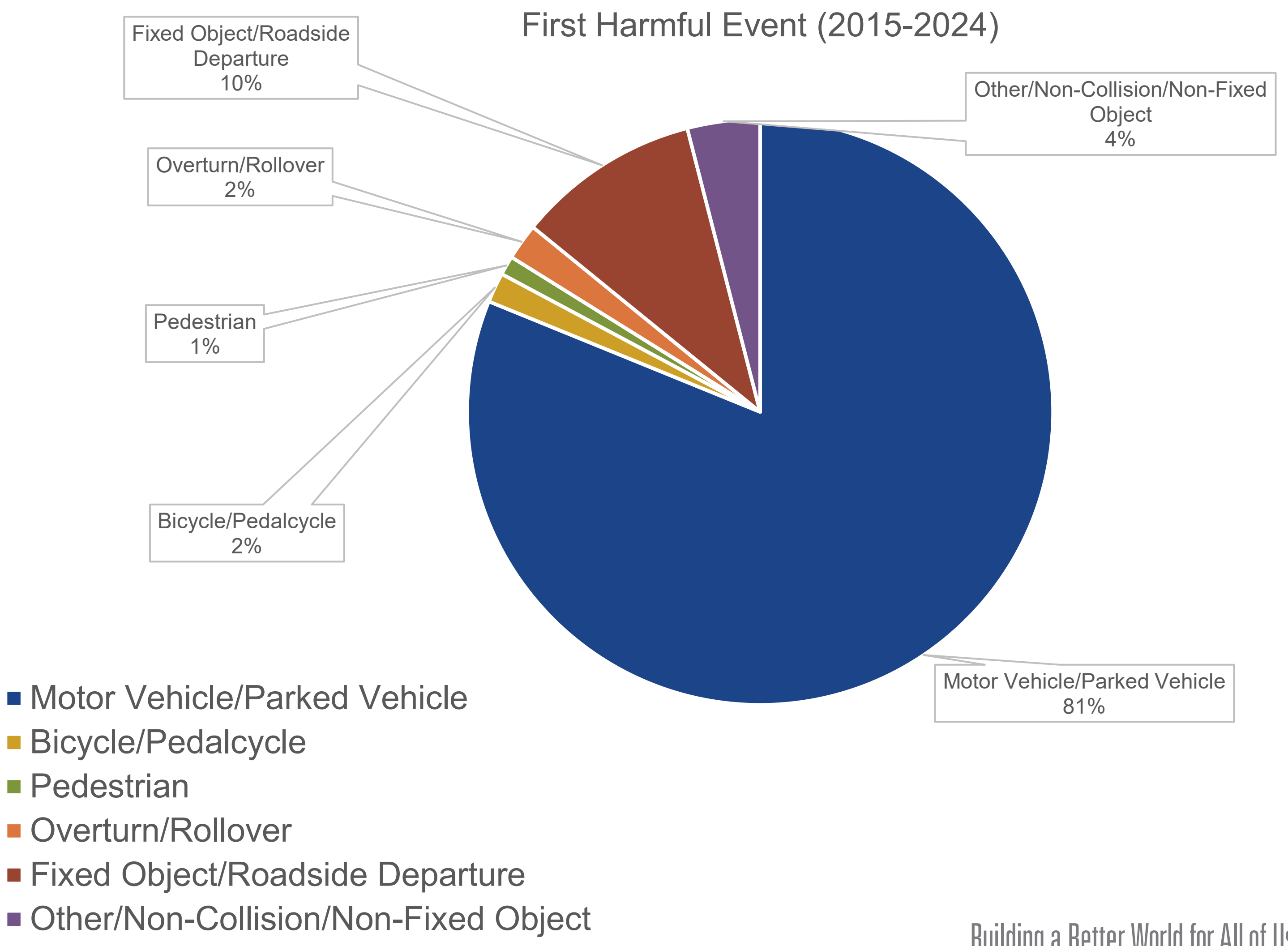


City-Wide Crash Trends

2015-2024

Majority of crashes were between
2 vehicles

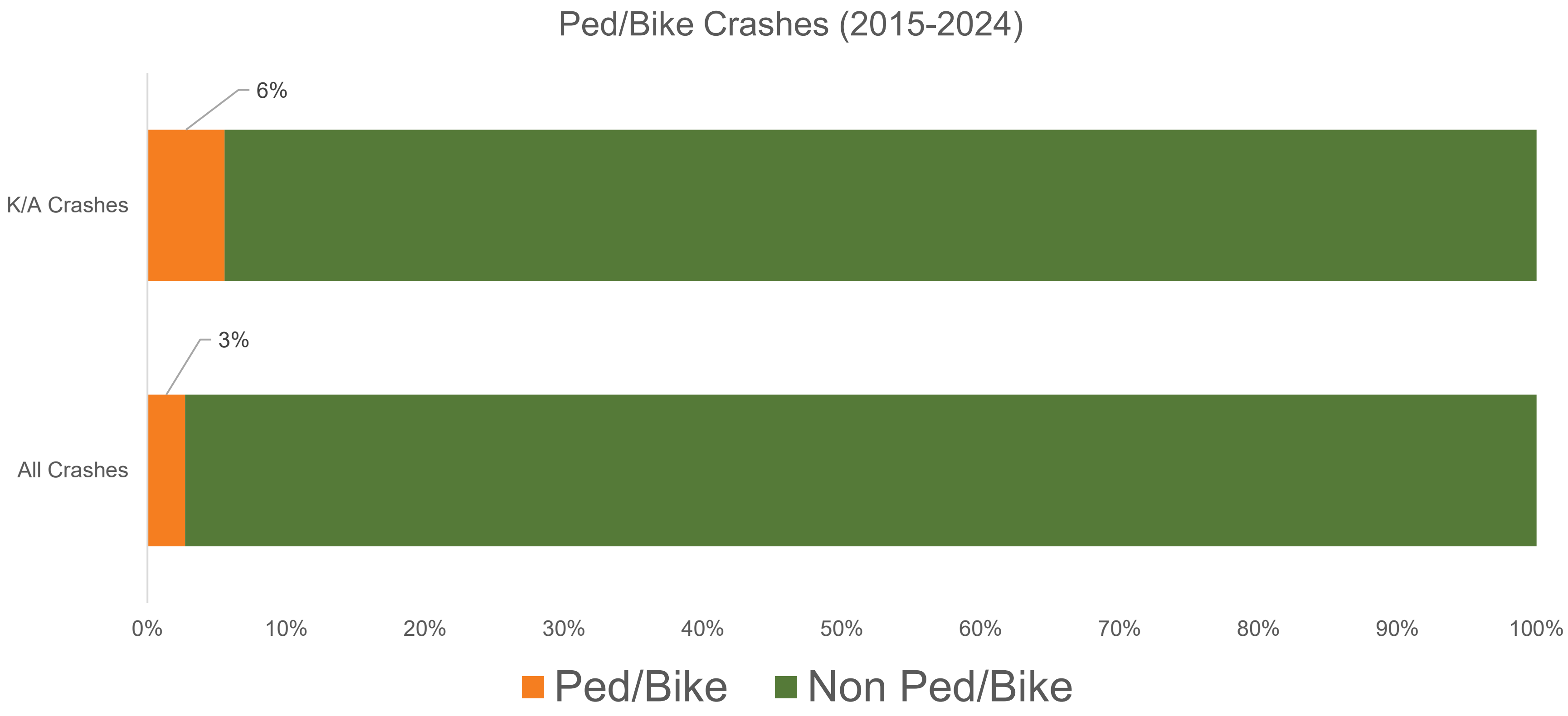
Ped/bike crashes make up ~3%
of all crashes



CITY OF BLAIR
SAFETY ACTION PLAN

City-Wide Crash Trends
2015-2024

Ped/bike crashes make up ~3% of all crashes but 6% of K/A crashes



City Leadership Commitment and Policy Changes

Leadership Commitment + Policy Change

Zero fatalities + serious injuries by 2040

50% interim reduction target by 2035

Two components that move the plan into action

1 Leadership Commitment and Goal Setting

Public commitment from elected leadership to an eventual goal of zero roadway fatalities and serious injuries, with a measurable timeline.

Best format: council resolution

2 Policy Change

Review existing policies, plans, guidelines, and standards to identify changes that better prioritize transportation safety.

Best format: policy gap review and implementation recommendations.

Leadership commitment: adopt a public safety goal

Official public commitment by leadership to an eventual goal of zero roadway fatalities and serious injuries.

The cleanest way to satisfy this is a council-adopted resolution that becomes part of the Action Plan record.

Resolution > Letter of Support

What the resolution should include

- ☑ A governing body or high-ranking official adopts it publicly.
- ☑ It names the goal: eliminate roadway fatalities and serious injuries.
- ☑ It includes either a target date or a percentage reduction by a specific date.
- ☑ It directs staff to carry the commitment into planning, design, maintenance, operations, and grants.

Recommendation: Zero by 2040 + 50% reduction by 2035

Policy and process change

Policy gap review

Review the existing policy environment and document where safety is already supported, where language is missing, and where processes may unintentionally prioritize vehicles over severe-crash reduction.

Deliverable: Policy matrix with recommended updates.

1. **Plans + Programs**
   Comprehensive plan, capital improvement plan, local road program, trails or parks plans

2. **Codes + Standards**
   Subdivision ordinance, access management, street standards, sidewalk requirements

3. **Operations + Maintenance**
   Speed management, crossings, pavement markings, lighting, snow removal, work zones

Goal: align local decisions with the adopted safety commitment and long-term zero goal.

Project Schedule/Next Steps

CITY OF BLAIR
SAFETY ACTION PLAN

Thank you!

CITY OF BLAIR
SAFETY ACTION PLAN

SEH

CITY OF BLAIR

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RESOLUTION NO. 2026

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION ESTABLISHING THE CITY OF BLAIR'S COMMITMENT TO ELIMINATING ROADWAY FATALITIES AND SERIOUS INJURIES

WHEREAS, the City of Blair recognizes that roadway fatalities and serious injuries are preventable and that a safe transportation system is essential to the health, mobility, economic vitality, and quality of life of the community; and

WHEREAS, the City is committed to improving safety for all users of the transportation system, including people walking, bicycling, driving, using mobility devices, accessing transit or school transportation, operating freight and agricultural vehicles, and responding to emergencies; and

WHEREAS, the U.S. Department of Transportation's Safe Streets and Roads for All program emphasizes the Safe System Approach, which recognizes that people make mistakes, human bodies are vulnerable, responsibility is shared, safety must be proactive, and roadway systems should be designed to prevent fatal and serious injury crashes; and

WHEREAS, the City of Blair intends to develop and implement a Comprehensive Safety Action Plan to identify roadway safety needs, prioritize improvements, and guide future transportation investments; and

WHEREAS, the Safe Streets and Roads for All program requires a clear public leadership commitment and goal for eliminating roadway fatalities and serious injuries.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Blair, Nebraska, that the City hereby adopts a public goal of eliminating roadway fatalities and serious injuries on streets and roads within the City of Blair.

BE IT FURTHER RESOLVED that the City establishes a long-term target of achieving zero roadway fatalities and serious injuries by the year 2040, with an interim goal of reducing fatal and serious injury crashes by 50 percent by 2035, using available crash data, roadway risk factors, and future safety analysis to measure progress.

BE IT FURTHER RESOLVED that the City will use a data-driven, community-informed approach to identify high-risk locations, corridors, intersections, and roadway user needs, and will prioritize safety improvements that reduce the likelihood and severity of crashes.

BE IT FURTHER RESOLVED that the City will consider transportation safety in planning, design, construction, maintenance, operations, development review, capital improvement programming, and grant applications.

BE IT FURTHER RESOLVED that the City will coordinate with local, county, regional, state, school, emergency response, public health, business, and community partners to support development and implementation of the City's Comprehensive Safety Action Plan.

BE IT FURTHER RESOLVED that City staff are directed to incorporate this leadership commitment and safety goal into the City's SS4A Comprehensive Safety Action Plan and to report progress toward the adopted safety goals as part of future plan implementation.

COUNCIL MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER --- UPON ROLL CALL, COUNCIL MEMBERS ------ VOTING "AYE" AND COUNCIL MEMBERS ---- AND VOTING 'NAY," THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF JULY 2026.

CITY OF BLAIR, NEBRASKA

BY ___________________________
MELINDA K. RUMP, MAYOR

ATTEST:

____
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified, and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 28th day of July 2026.

____
BRENDA WHEELER, CITY CLERK

CITY OF BLAIR

MEMORANDUM

To: Blair Mayor and City Council
From: CJ Heaton, Deputy City Administrator of Public Works
Date: 7/28/26
Re: Resolution Supporting the City of Blair Comprehensive Safety Action Plan

Staff have kicked off our Comprehensive Safety Action Plan as part of our Safe Streets for All grant program. Last week the steering committee met with staff and members of the project team from SEH to get this project started. One of the first steps is having the city document support for the project and its goals. Namely our intention to have zero roadway fatalities by 2040, and a 50% reduction by 2035. Staff will have a short presentation on the plan and the upcoming events before considering the resolution.

Financial Impact: NA

Recommendation: Approval of the resolution.

218 South 16th Street • Blair, Nebraska 68008 • 402-426-4191 • Fax 402-426-4195 • Email cityofblair@blairne.gov

RESOLUTION NO. 2026-_______

COUNCIL MEMBER ---- INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, on April 28, 2026, the city of Blair adopted Resolution No. 26–043 authorizing the City to provide notice to 2,600 burial spaces purchased prior to 1926 for possible reclamation by the City of Blair and resale of those burial spaces;

WHEREAS, several residents have come forward offering proof of ownership in the form of monuments purchased and placed, fencing, and other indicia of ownership;

WHEREAS, the Blair City Council authorizes the Cemetery Superintendent, the City Clerk, and the City Attorney to develop a policy evaluating ownership claims to cemetery lots;

WHEREAS, a policy will allow for a decision to be made regarding evidence of ownership and ultimately issuing deeds for residents that have shown proof by reasonable evidence that they are the owners of cemetery lots in the Blair cemetery; and

WHEREAS, the Cemetery Superintendent and the City Clerk's office will work with staff, including the City Attorney, to determine the appropriate evidence for ownership and ultimately issuing a deed based upon a reasonable probability of ownership.

NOW, THEREFORE, BE IT RESOLVED that the Mayor, the City Council of the City of Blair, the Blair Superintendent, the City Clerk, staff, and City Attorney are authorized to evaluate claims of ownership within the Blair cemetery of the 2600 burial spaces that were included in the notice following Resolution No. 26–043 and to authorize the City Clerk's office to issue deeds onto properties that have provided sufficient proof of ownership.

COUNCIL MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER --- UPON ROLL CALL, COUNCIL MEMBERS ------ VOTING "AYE" AND COUNCIL MEMBERS ---- AND VOTING 'NAY," THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF JULY 2026.

CITY OF BLAIR, NEBRASKA

BY ___________________________
MELINDA K. RUMP, MAYOR

ATTEST:

____
BRENDA WHEELER, CITY CLERK
(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified, and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 28th day of July 2026.

____
BRENDA WHEELER, CITY CLERK