

MINUTES OF THE REGULAR CITY COUNCIL MEETING

A regular meeting of the City Council was held on Monday, April 7, 2025 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. PROCLAMATION - Autism Acceptance Month

more testing & awareness now than in past. be kind, be aware & accept all of them.
barnard - 4 year old great grandson

4. CONSENT AGENDA

4.a. Approve agenda as submitted.

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

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

4.d. Approval of minutes of regular meeting on March 17, 2025, as on file in the City Clerk's Office.

4.e. Approval of Treasurer's Report of Claims in the amount of \$299,496.90.

4.f. Approval of BASWA Report of Claims in the amount of \$25,843.33.

4.g. Resolution Number 7524 ratifying all actions taken by the Mayor and City Council for the meeting held on February 18, 2025, due to the publication issues of the meeting notice due to a cybersecurity issue with the Beatrice Daily Sun.

4.h. Resolution Number 7525 granting permission to Kevin Kramer, d/b/a Pappys Camels, permission to sell or offer for sale or peddle good, wares, or merchandise at the Skate Park periodically beginning May 1, 2025 and terminating on October 31, 2025 for camel rides.

4.i. Resolution Number 7526 executing the Agreement between the City and Kidwell to install data cables at the Beatrice Public Library.

4.j. Resolution Number 7527 granting permission to Tall Tree Tastings, LLC, to serve alcoholic beverages in the Beatrice Public Library on Wednesday, April 30, 2025, from 5:00 p.m. to 10:00 p.m. for a “Wizard of Oz Night” event.

4.k. Resolution Number 7528 executing the Subscription Service Agreement and any and all other documents necessary with QTpod to provide the services and support for the operation of the City’s self-service fuel kiosk located at the Beatrice Municipal Airport.

4.l. Resolution Number 7529 executing the Fixed-Based Aerial Applicator’s Agreement with Heinen Brothers Agra Service, Inc., for the purposes of conducting aerial applicator or crop spraying services on the Beatrice Municipal Airport’s airfield.

4.m. Resolution Number 7530 executing the Operator’s Lease and Services Agreement with Heinen Brothers Agra Service, Inc., for the purposes of conducting aeronautical services on the Beatrice Municipal Airport’s airfield.

4.n. Resolution Number 7531 entering into an Agreement with Vogts Parga Construction, LLC, to construct a new T-Hangar, upgrade Taxilanes, and reconstruct a hangar approach at the Beatrice Municipal Airport, subject to and contingent upon FAA concurrence in award for said bid and the offer of a federal grant if such concurrence and offer have not been received prior to April 7, 2025.

4.o. Resolution Number 7532 executing the Agreement between the City and Omaha Public Power District (OPPD), to reimburse the City for labor and material costs related to the services provided by the City to OPPD for storm restoration support during the March 3-5, 2025 storm event.

Moved by McLain, seconded by Ruh, that hydo explain n - contract for Airport. TT - new hanger project, eng est ___ ; 4 bids, low bid was lottman, federal grant, have to have certain percentage of DBE used or try to use...deemed not responsive. next low...vogts, \$2.75 item sen fisher gave \$ _____ city's share, \$100,000 or less. 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

5. PUBLIC HEARINGS/BIDS

5.a. Public Hearing on the acquisition of real property from Hoppe & Son, LLC, legally described as follows: All of Lots Twenty-Three (23) and Twenty-Four (24), South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel ID No: 014419000.

adding playground back...purchasing lot back from Hoppe, where playground sat previously. city needs to own land.

jane nider, _____ S 25th, didn't realize that development was senior housing. TT _ age 55 & older, similar to where old hospital site 10th & Arthur. part of grant obligations. same at lincoln? TT _ no Nider - rent restricted? TT - possibly, not sure. SToddard will be gutted & come back with 25 apartments, each will exit to exterior. parking lot on south side of existing bldg,

Doyle - LIncl

Moved by McLain, seconded by Ruh, 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

6. RESOLUTIONS

6.a. Resolution Number 7533 executing a Contract for Sale of Real Estate and all necessary documents to acquire real estate from Hoppe & Son, LLC, legally described as follows: All of Lots Twenty-Three (23) and Twenty-Four (24), South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel ID No: 014419000.

this for contrat just discussed 2 lots for playground at stoddard

Moved by McLain, seconded by Ruh, that Resolution Number 7533 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.b. Resolution Number 7534 executing an agreement with Hanna:Keelan Associates, P.C., for professional services to conduct a blight/substandard determination study and general redevelopment plan.

housing project looking to develop south of 19th street near good sam. wanting to utilize TIF. hire Hanna:Keelan to complete. \$9500 to complete. will come back for review & approval. #13.

Moved by McLain, seconded by Ruh, that Resolution Number 7534 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.c. Resolution Number 7535 executing a Subordination Agreement to subordinate the security interests of the City to the Liberty First Credit Union for the CDBG Owner Occupied Rehabilitation Grant #21-HO-36035 loan for Project #026, with Eric Hudson and Pamela Hudson.

OOR grant, improvements with guidelines, didn't know who/where, forgivable loans in order to keep improvements for 5 years. hudson's DOT for securiry, have refinanced & bank asked to subordinate our loan to theirs, done before, subordination secondary to bank.

Moved by McLain, seconded by Barnard, that Resolution Number 7535 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.d. Resolution Number 7536 adopting the Concerted Community Revitalization Plan.

part of Housing project with excel development, part of grant funding is competitive, score additional if community has plan in place. QCT, affordable & workforce housing, who can be partners with us, investment tools, TIF, LB840, NIFA, rural workforce housing, nothing requires city to do anything.

Doyle - lot has been done good job of developing the housing study previously done.

Moved by McLain, seconded by Ruh, that Resolution Number 7536 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

7. ORDINANCES

7.a. Ordinance authorizing the issuance by the City of Beatrice, Nebraska of its Combined Utilities Revenue Bonds, Series 2025, in aggregate principal amount not to exceed \$5,000,000, as recommended by the Board of Public Works.

yes, did before, notice not published & bond counsel reratify the ordinance.

Moved by McLain, seconded by Barnard, that said ordinance be given number 25-11 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 Ruh, that Ordinance Number 25-11 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.b. Ordinance conveying real estate owned by the City to Hoppe & Son, LLC, legally described as follows: All of Lots 139 through 150 and the vacated alley, South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel ID No: 014478000.

south side of stoddard. school bldg was sold to hoppe, ames street, south. sell to hoppe applying for grant funding for housing. contingent upon receiving grant fund. should know by september. TED - construction timeline? TT - spring 2026 would be anticipated, thru 2026.

hydo - housing? Affordable housing. TT affordable 30-80% area median income. data single \$18,500 - \$49,200; differnet numbers up to 8; why buy property is differnet? state statute determines action.

hydo - bit frustrated to do all in one meeting, unless paying attention do not know talking about this. would like to say things people in community would like to discuss...gives time. for this, but just not giving public any time to contact councilmembers.

Moved by McLain, seconded by Ruh, that said ordinance be given number 25-12 the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Hydo: Nay, Barnard: Yea, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 1 Moved by McLain, seconded by Ruh, that Ordinance Number 25-12 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.c. Ordinance conveying real estate owned by the City to Hoppe & Son, LLC, legally described as follows: The South 3 feet 8 inches of the vacated alley abutting the East Half of Lot 11 and all of Lot 12, Block 49, Original Town, now City of Beatrice, Gage County, Nebraska.

city vacated south 3 ft 8 inches of alley between 5-6 & court-ella. entire length, unsure, about width of fire escape, however, hoppe & their title search. can't find this vacated portion was ever dedeed to anyone. hoppe would like to sell. will retain utility easement, unsure why alley still operate as alley currently closed due to construction. alley will open back to traffic.

Moved by McLain, seconded by Barnard, that said ordinance be given number 25-13 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 Ruh, that Ordinance Number 25-13 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

8. RESOLUTIONS

8.a. Resolution Number 7537 executing a Contract for Sale of Real Estate and all necessary documents with Hoppe & Son, LLC, legally described as follows: All of Lots 139 through 150 and the vacated alley, South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel ID No: 014478000.

authorizes mayor to sign contract to sell hoppe contingent upon grant funding

Moved by McLain, seconded by Barnard, that Resolution Number 7537 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

8.b. Resolution Number 7538 executing a Contract for Sale of Real Estate and all necessary documents with Hoppe & Son, LLC, legally described as follows: The South 3 feet 8 inches of the vacated alley abutting the East Half of Lot 11 and all of Lot 12, Block 49, Original Town, now City of Beatrice, Gage County, Nebraska.

authorizes mayor to sign contract. have to have some consideration...\$1.00

Moved by McLain, seconded by Ruh, that Resolution Number 7538 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

9. PUBLIC FORUM

Jane Nider, _____ South 25th, questions regarding crest villas. 25-26th, construction. passed no parking along scott street, signs are not up yet. black plastic is attached to steal post, ripped looks bad, people always ask if it is low, senior housing.. it is market rate, is it still market rate housing or affordable housing or work force housing? have started installing water main & city is going to maintain street. will it be 25 or 26th? city also maintains 25th street after quail ridge circle. time for council to consider taking over 25th street. has been out 20 years. asked many times to ahve city take over, lot of taxes come into city from flowing springs. they support the CIty. HOA needs help.

10. DISCUSSIONS/REPORTS

10.a. Beatrice Community Food Pantry Update.

Cathy Haden, 430 N 7th, thank council for moving into city aud. allows to serve additional clients by not paying rent & utilities. last year served 5,107 people 157 households on average. new clients 28per month. 65 volunteers that help run. took over in January, amazing group 6? board members. state dept contated, have spanish speaking volunteer thru state, having

someone available. support from community, churches, youth groups. come down to see how operates.

mclain - very well run, very efficient & professional

doyle - angie essam also served as director for 2 years. cathy started in january. thank council & mayor. hitting a large number of people. thank churches, organizations, volunteers, etc that help run efficiently.

11. MISCELLANEOUS

11.a. The next regular City Council meeting is April 21, 2025 at 6:00 p.m. in the BPS Administration Building Board Room.

Moved by McLain, seconded by Ruh, that the meeting be adjourned at 6:44 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