

MINUTES OF THE REGULAR CITY COUNCIL MEETING

A regular meeting of the City Council was held on Monday, November 3, 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: Absent, Doyle: Present, Eckhoff: Present, Eskra: Present, Fairbanks: Present, Hydo: Present, McLain: Present, Ruh: Present.

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

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. CONSENT AGENDA

County has hired assessors to measure yards. green - MIPS -

3.a. Approve agenda as submitted.

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

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

3.d. Approval of minutes of regular meeting on October 20, 2025, as on file in the City Clerk's Office.

3.e. Approval of Treasurer's Report of Claims in the amount of \$2,115,383.27.

3.f. Approval of Envision Landscapes, LLC claims in the amount of \$840.00.

3.g. Approval of BASWA Report of Claims in the amount of \$5,515.62.

3.h. Approval of BPW Report of Claims in the amount of \$1,089,554.74.

3.i. Approval of Change Order #1 increase in the amount of \$15,752.47 and Final Pay Request #2 in the amount of \$375,863.63 to Cather and Sons Construction, Inc., for the Mill & Overlay Paving Project – 2025, as recommended by the Board of Public Works.

3.j. Approval of Change Order #5 decrease in the amount of \$3,857.20 and Final Pay Request #5 in the amount of \$29,013.06 to M.E. Collins Contracting Co., Inc., for the Beatrice Lincoln Street Improvements, as recommended by the Board of Public Works.

3.k. Approval of Pay Request #3 in the amount of \$227,733.02 to Van Kirk Brothers Contracting for the 2025 Corral Crossing Addition project, as recommended by the Board of Public Works.

3.l. Approval of Pay Request #2 in the amount of \$430,115.71 to Van Kirk Brothers Contracting for the 2025 Heritage Heights Addition project, as recommended by the Board of Public Works.

3.m. Approval of Final Pay Request #2 in the amount of \$68,950.00 to McGill Asbestos Abatement, LLC, for the Dempsters Asbestos Abatement.

3.n. Approval of the funding request from the Beatrice Senior Center in the amount of \$10,000.00 for the installation of new carpet, as recommended by the Beatrice Plus Advisory Board.

3.o. Resolution Number 7653 executing Contract No. 25-UGPR-91 between the City and Western Area Power Administration (WAPA) allowing the resale of Renewable Energy Certificates (RECs), as recommended by the Board of Public Works.

3.p. Resolution Number 7654 executing any and all documents necessary to terminate the November 4, 2019 Agreement and the August 8, 2024 Agreement between the City and CivicPlus, LLC, regarding the City's website.

3.q. Resolution Number 7655 entering into an Agreement with Govstack, for software licensing to be used for the City's website.

3.r. Resolution Number 7656 reappointing Krista Wiedel to the Beatrice Civil Service Commission.

ted - still asbestos on the site, this was out of the building. roofs still have asbestos & will be removed during demo. TT - most encapsulated in tar, not typically able to be airborne. contractors will bag & take to landfill

Moved by McLain, seconded by Ruh, that the items listed under the consent agenda, with the exception of item m, be approved, accepted, and/or ratified as presented. (Eckhoff abstain from item f). **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1 Moved by McLain, seconded by Ruh, that item m. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

4. PUBLIC HEARINGS/BIDS

4.a. Public Hearing for the purpose of considering the proposed One- and Six-Year Road and Street Plan for 2026.
POSTPONED UNTIL NOVEMBER 17, 2025

4.b. Public Hearing for the purpose of receiving the semi-annual report of the Citizen's Advisory Review Committee as provided by the Local Option Municipal Economic Development Act R.R.S., 1943.

TT - carc \$313 in cash, prior to Hoppe for paddock in LB840 funds available \$13,000???
Landmark paid in full
7 current loans
moving along well

Moved by McLain, seconded by Ruh, that the public hearing be closed at 6:09 p.m. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

4.c. Public Hearing for the purpose of discussing the draft Brownfield grant application for the clean-up and remediation of the Dempsters site.

link available on website, looking at area identified on map - only 1x per parcel, max of \$4 million. found mostly the main buildings front 77 - removal of 2' soil - \$3.9 million
part of grant application - apca? ABCA? lays out 3 options for site: 1 - do nothing; 2 - demolish buildings & remove 2' dirt & cap; 3 - 15' - just under \$19 m - come back with a park on the site.

application due late Nov-Dec - 6 months after hear back

TEd - Dempsters Committee - this piece is what people see. 8.3 acres, this is just a part of that. do have plan for site, reuse strategy, natural resources, _____ - in grant application - aligns with County comp plan? sets 4 blocks from downtown core, wanting to improve that. majority sets on ground, 2 basements, how much dirt would have to be brought in. Plan - park - dog park, fitness, soccer field, etc., nothing set in stone at this time. city has already committed \$260,000 to date. have more money in than that,

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

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

4.d. Public Hearing for the purpose of considering adoption of Plan Modification "25-3" to the Redevelopment Plan for Redevelopment Area No. 13. (Beatrice Commons Redevelopment Project)

S of good - latest site plan - 35 units in apartment complex & 16 townhomes, to be sold off. all public streets. final assessed \$8.3 million, should generate \$_____ in TIF
Groundbreaking in Spring 2026.

Ted - all utilities underground? TT - yes still intention

Moved by McLain, seconded by Ruh, that the public hearing be closed at 6:19 p.m. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

5. RESOLUTIONS

5.a. Resolution Number 7657 executing any and all documents necessary to apply for the 2026 United States Environmental Protection Agency (EPA) Brownfield Grant Program for site cleanup at the Dempster's Site.

no discussion

Moved by McLain, seconded by Ruh, that Resolution Number 7657 be passed and adopted. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

5.b. Resolution Number 7658 adopting Plan Modification 25-3 to the Redevelopment Plan for Redevelopment Area No. 13.
(Beatrice Commons Redevelopment Project)

Mayor - congrats to Chad Lottman, will be in position where we will need housig. lining up for a number of places
now. apartment 55+, townhomes market rate.

Moved by McLain, seconded by Ruh, that Resolution Number 7658 be passed and adopted. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

5.c. Resolution Number 7659 executing the General Release and any and all documents necessary to release and discharge
Michael S. Schaefer and Shelley R. Schaefer regarding their Beatrice Downtown Revitalization Improvement Program Loan
Agreement.

part of DTR, Mike was awared \$30,000 for marque on south side, no onger wishes to proceed, asking to release all documents,
has not been disbursed any money

Moved by McLain, seconded by Ruh, that Resolution Number 7659 be passed and adopted. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

5.d. Resolution Number 7660 executing the Loan Agreement, Promissory Note, Personal Guaranty, and Deed of Trust between
the City of Beatrice and Paul E. Riechers and Ann L. Riechers, for a direct loan in the amount of Forty-Four Thousand Seven
Hundred Ninety-One Dollars (\$44,791.00) from the City's CDBG Downtown Revitalization Grant 23-DTR-002.

509 Court STreet - Ann purchased from Woodwards, making repairs - how come up with numbers, min of 3 bids & average -
award 60% of that number, can go up to 75% - then when someone doesn't go thrug. 5 year forgiveness, would hav to pay back.
Terry - one year ago corner looked different, congratulate 3 - clabaug, hydro & ann - thank for invsting

Moved by McLain, seconded by Ruh, that Resolution Number 7660 be passed and adopted. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

6. ORDINANCES

6.a. Ordinance conveying real estate owned by the City to Armstrong Rentals, LLC.

armstrong approvaced the city - was lot 30, jsut behind current bldg he owns, had issue with stormwater detention - hired JEO to
determine what was needed for stormwater detention, \$22,255. 1/2 of the study & \$1400 x acre - closing set to be by end of the
year.

Moved by McLain, seconded by Ruh, that said ordinance be given number 25-36 the title thereof be approved, the rules be
suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1 Moved by McLain, seconded by Ruh, that Ordinance Number 25-36 be passed and approved.

MOTION: Carried.

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

7. RESOLUTIONS

7.a. Resolution Number 7661 executing a Contract for Sale of Real Estate with Armstrong Rentals, LLC.

resolutio authorizes to sign contrat to sell

Moved by McLain, seconded by Ruh, that Resolution Number 7661 be passed and adopted. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

8. PUBLIC FORUM

no one appeared

9. DISCUSSIONS/REPORTS

9.a. Mayor update on the merger of Main Street, Chamber, and NGage.

merger group - mayor - clarify - thkn people working have worked very hard for over 1 year & thinks needs to be done. Merger is their decision, not a governmental decision. City's portion of funding is \$150,000 - city met with MErger group - asked them to have 3 representatives from each group, 1 from city, 1 from county. important that chair does a good job. other thing city asked for - metrics built in, so year from now can see progress. through course of number of meetings & announcement from county. thinks there was an impression that City wants 3 as wel. we do not want to micromanage & city & county does not have to agree, will be future meetings - county appointed 3, we have appointed mike - not city's decision, we support, and we do not want to micromanage - think 1 person from city is fine. could appoint an additional resource member. City's stance - puts in delicate situation, Ryan Trauernicht, Samantha Thompson, Craig Zarybnicky - worked hard on this - meeting will be in November.

Ted - this is not a government entity - we don't control them, parameters with funds given, but they are not controlled by us. part of funding from us.

10. EXECUTIVE SESSION - Contract Negotiations

Moved by McLain, seconded by Ruh, that the Beatrice City Council go into closed session at 6:34 p.m., for the protection of public interest to discuss contract negotiations. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

11. MISCELLANEOUS

11.a. The next regular City Council meeting is November 17, 2025 at 6:00 p.m. in the BPS Administration Building Board Room.

Moved by McLain, seconded by Doyle, that the meeting be adjourned at 6:40 p.m. **MOTION: Carried.**

Barnard: Absent, Doyle: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1

Erin Saathoff, City Clerk

Stan Wirth, Mayor