

MINUTES OF THE REGULAR CITY COUNCIL MEETING

A regular meeting of the City Council was held on Monday, December 1, 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: Absent, Eskra: Present, Fairbanks: Present, Hydo: Present, McLain: Present, Ruh: Present.

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

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. CONSENT AGENDA

3.a. Approve agenda as submitted.

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

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

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

3.e. Approval of Treasurer's Report of Claims in the amount of \$559,356.15.

3.f. Approval of Envision Landscapes claims in the amount of \$80.00.

3.g. Approval of BASWA Report of Claims in the amount of \$7,498.04.

3.h. Approval of BPW Report of Claims in the amount of \$1,433,973.02.

3.i. Approval of Pay Request #3 in the amount of \$170,056.20 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.

3.j. Resolution Number 7673 entering into an Agreement with Viking Industrial Painting for the replacement of the existing PAX PWM 150 mixer in the South Water Tower located near South West Street and Mulberry Avenue, as recommended by the Board of Public Works.

3.k. Resolution Number 7674 executing the Agreement Renewal to Maintenance Agreement No. 4 for the period of January 1, 2026 to December 31, 2026, and the Certificate of Compliance regarding all roadway snow removal and/or surface maintenance, with the Nebraska Department of Transportation (NDOT), as recommended by the Board of Public Works.

3.l. Resolution Number 7675 executing the Annual Certification Form for the Nebraska Department of Transportation for the period of October 1, 2024 thru September 30, 2025.

3.m. Resolution Number 7676 executing the Year-End Certification of City Street Superintendent form.

3.n. Resolution Number 7677 appointing Jason Moore as the City's Certified City Street Superintendent.

item k - ted clarification on what we own - TT - annual certification - corpportate limits, lists out highways, lane miles - all owned by State & agreement with City to maintain those roads. argue what maintenance is - 31.8? lane miles & they pay a formula \$63,____ - has not changed much, no opportunity to negotiate the number, no option to not maintain & snow removal - part of agreement

item l - ted how much we actually get - annual certification files that we spent state hwy allocation dollars -this year we spent \$286 received - we spent \$745 ____ on concrete reconstruction. so they know we are spending their funds allocated to us.

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

Eckhoff: Absent, Barnard: Yea, Doyle: 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 adoption of Plan Modification "25-4" to the Redevelopment Plan for Redevelopment Area No. 1. (Landmark Snacks Redevelopment Project)

landmark snacks expanding to indusgtrial 156,000 sq ft bldg, schwartzkopf property, hatchery - purchasing 20 acres, still working on platting process, near hatchery. 150 people employed assessed \$24 million upon copletion. TIF \$4 mil Doyle - have been extremely successful, continue to bring in outside industries, even better when we can expand a local business

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

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

4.b. Public Hearing on the acquisition of real property Leseberg Properties, LLC, legally described as follows: Lots 1-3, 10-13, and the vacated alley adjacent thereto, except the West 10 feet of Lot 3 and except the West 10 feet of Lot 10, all in Block 44, Wittenberg Addition to the City of Beatrice, Gage County, Nebraska, Parcel ID No: 015171000.

parcel near 25th & scott street, zoned residential, looked at zoning commercial number of people interested in the property, drainage ditch running through the property, part of trib 44. drainage manual - see what happens when too close to drainage ditch. purchasing to maintain ditch and use as \$18,000 purchase price. will maintain moving forward

larry wolken, 1921 Irving street, don't care if we purchase, but know needed for parking lot at apartment buildings. would like property to be vacated through on 25th, from Bell to Scott. was informed
TT -proposed parking lot on crest drive would be on 25th street, not on Leseberg property. once engineers report done, will look

at vacating bell street as well, may require administrative subdivisions on wolken's lot as well.

Moved by McLain, seconded by Ruh, that the public hearing be closed at 6:13 p.m. **MOTION: Carried.**

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

5. RESOLUTIONS

5.a. Resolution Number 7678 adopting Plan Modification 25-4 to the Redevelopment Plan for Redevelopment Area No. 1.
(Landmark Snacks Redevelopment Project)

Moved by McLain, seconded by Barnard, that Resolution Number 7678 be passed and adopted. **MOTION: Carried.**

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

5.b. Resolution Number 7679 executing a Contract for Sale of Real Estate and all necessary documents to acquire real estate from
Leseberg Properties.

Moved by McLain, seconded by Barnard, that Resolution Number 7679 be passed and adopted. **MOTION: Carried.**

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

5.c. Resolution Number 7680 executing any and all documents necessary to release and discharge Lange Enterprises, LLC,
regarding the Loan Agreements for the partial demolition of 411 Court Street.

in 2022 city demolished 413 court, approved change order to demo part of 411 court. then signed agreement, agree to pay city
back. Lange has paid in full, release & all is satisfied.

Moved by McLain, seconded by Barnard, that Resolution Number 7680 be passed and adopted. **MOTION: Carried.**

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

5.d. Resolution Number 7681 executing the Service Agreement with Merchant McIntyre Associates (MM) for the purpose of
retaining MM for services related to finding and applying for competitive and discretionary grants on behalf of the City.

agreement with Merchant McIntyre, signed full time in 2024, memo outlining \$21,657,____, return on investment \$112/1. over
\$11 million pending applications. secured for us RAISE Grant, ADA planning, AFG grant - hose & nozzle, replacement -
outstanding now bodycams, 911 center equipment, SS4A - Lincoln street corridor, our town grant signs, usda rural - strategic
plan for downtown post RAISE grant, \$500,000 rural tribal assistance - preliminary design for trail system

FY27 congreational spending - will come up with list; brownfield grant due January; number of others. TT & MM talk every 2
weeks, very thorough & open to us sending something we may find. \$8,000/month, 1 year agreement.

Ruh - haven't really received the funding yet right? TT - only one waiting on RAISE grant, no indication \$ has not been allocated
to us.

Terry - one of the best decisions we made, thanked TT for finding group, look forward to some of these moving forward.

Hydo - important to have ear to ground there & knowledge of what is happening. can't imagine doing another way. TT - no

especially federal grants, you have to have someone who understands & work through that process. Still use SENDD for local grants & we do still write grants inhouse.

Ted - learned from what they have done on brownfield for example - 1st to 2nd night & day - win
Terry - when here, spent time & thought it was remarkable that we had so few vacant bldg in downtown & industrial, but set well.

Eskra - \$112/1

Mayor - so many boxes that have to be checked, not our day to day organization, have shown their worth.

Moved by McLain, seconded by Ruh, that Resolution Number 7681 be passed and adopted. **MOTION: Carried.**

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

5.e. Resolution Number 7682 executing the Agreement between the City and the Beatrice Humane Society, Inc., regarding the care, handling, and disposition of animals impounded by the City.

proposed agreement Nov 1, 2025 - Sept 30, 2027.??? moved to match up with our fiscal year. old we paid \$32,000 annually, this pays them \$60,000 annually, asked for increase, it had been quite awhile - looked at inflation 3% increase - around \$60,000 - has 2% increase in 2026? other change is shall meet quarterly to see how things are going.

Mayor - good agreement

Moved by McLain, seconded by Barnard, that Resolution Number 7682 be passed and adopted. **MOTION: Carried.**

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

5.f. Resolution Number 7683 expressing support of the Plan of Merger between NGage and the Chamber.

merger talks, they are ready to move forward. Chamber & NGage ready to merge, tax reasons. all along they can merge, we don't have a say. as a sitting member of NGage Board of Directors, we have a say. NGage has to approve merger plan - Mike - have this board give their approval at the next NGage mtg to merge.

Ted - important that we have collective vote

Mike - good for new group knowing they have support

Moved by McLain, seconded by Ruh, that Resolution Number 7683 be passed and adopted. **MOTION: Carried.**

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

6. ORDINANCES

6.a. Ordinance amending Section 19-9 of the Beatrice City Code regarding camping.

mark approached 1 month ago with people not paying - proposing if park on camping stall & not pay, clarifies parked illegally - allows

Hydo - how pay now? TT - over phone, fill out envelope & pay camp host, and drop box. Working on online payments

Moved by McLain, seconded by Ruh, that said ordinance be given number 25-37 the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Eckhoff: Absent, Barnard: Yea, Doyle: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea

Yea: 7, Nay: 0, Absent: 1 Moved by McLain, seconded by Barnard, that Ordinance Number 25-37 be passed and approved. **MOTION: Carried.**

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

6.b. Ordinance conveying real estate owned by the City to Calvin J. Wearley.

proposing that we sell 1123 S 6th - city demolished house in 2025, when we did, acquired property through donation from Dan & Bonnie Pethoud, just under \$18,000. pethouds donate & they pay back just under \$13,000 - sealed bids on property - 4 bids, Calvin \$10,250 - sell property closing will be in approximately 35 days pursuant to state statute. Eskra - interest? TT - has not said. It is zoned commercial WEarly currently with Mow to Own.
TED - billboard? TT - yes, will get billboard info to calvin.

Moved by McLain, seconded by Ruh, that said ordinance be given number 25-38, the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Eckhoff: Absent, Barnard: Yea, Doyle: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1 Moved by McLain, seconded by Barnard, that Ordinance Number 25-38 be passed and approved. **MOTION: Carried.**

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

7. RESOLUTIONS

7.a. Resolution Number 7684 executing a Contract for Sale of Real Estate with Calvin J. Wearley.

Moved by McLain, seconded by Ruh, that Resolution Number 7684 be passed and adopted. **MOTION: Carried.**

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

8. PUBLIC FORUM

no one

9. DISCUSSIONS/REPORTS - None

10. MISCELLANEOUS

10.a. The next regular City Council meeting is December 15, 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 6:35 p.m. **MOTION: Carried.**

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

Erin Saathoff, City Clerk

Stan Wirth, Mayor