

City of Blair Regular Council Meeting
August 11, 2026

The Mayor and City Council met in regular session in the City Council Chambers on August 11, 2026, at 7:00 PM. The following were present: Gary Banner, Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, and Frank Wolff. Absent: Kevin Willis. 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, Public Safety & Communications Coordinator Dunn, 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 the July 28, 2026, meeting, 4b) Clerk report of Mayoral Action of July 28, 2026, meeting, 4c) City Department reports for July 2026, 4d) Claims as recommended by the Finance Committee, 4e) Consider Resolution 2026-087 adopting the annual certification of compliance for the Board of Classifications and Standards for Blair, Nebraska and the certification form. Motion by James Letcher, second by Brent Clark to approve the Consent Agenda. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5 – City Administrator Green presented the second reading of Ordinance 2624, which rezones three tax lots located at 12645 U.S. Highway 30 and 9325 State Highway 133 in Section 23, Township 18 North, Range 11 East, Washington County, Nebraska from Residential Medium Density (RM) to Agricultural Highway Commercial (ACH). The property owners had previously objected because one lot was still occupied as a residence and another was being marketed residentially. Following the first reading, Jeff Beiermann contacted the property owners who confirmed they are no longer opposed to the rezoning. The property is now under contract with a developer. The developer, John Mabry, 1019 North 190th, Omaha, the same group behind the Blair Crossing apartments is currently in due diligence, working on grading plans and utility layouts. Mabry stated ideal uses include a grocery store, strip shopping center with restaurants, a medical clinic, and 55+ senior apartments/assisted living. He noted no specific users are confirmed yet but wants commercial zoning to offer flexibility to prospective tenants. Staff clarified that many potentially objectionable uses such as gas stations, self-storage units etc. require a Conditional Use Permit (CUP) and cannot be built by right. A housing overlay within the commercial zoning allows apartments (not single-family) under 48 units, cottage villages, and similar uses. Staff noted that a future developer's agreement would require the developer to contribute \$800,000 back to the city for Honeybee Lane infrastructure costs previously unpaid due to the property owner's objection to a street assessment district representing over 50%

of property ownership. The developer would also be responsible for constructing a dedicated center lane on the road at their own cost. No TIF, LB 840, or local funds have been requested by the land developer. A Community Improvement District (CID) is being considered. Mary Berg, 1130 JoAnn Drive and Kristina Barta, 12861 CR 26, Blair, both spoke against the rezone stating that additional information about what will be developed there should be obtained before a rezone is approved. Council member Highfill introduced Ordinance 2624 on second reading approving 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.

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 COMMERCIAL 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.

Council member Kirk Highfill moved that the statutory any rule requiring reading on three different days be suspended. Council member Frank Wolff seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Nay, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 1, Absent: 1. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member Kirk Highfill moved for final passage of the Ordinance, which motion was seconded by Council member Frank Wolff. The Mayor then stated the question was "Shall Ordinance No. 2624 be passed and adopted?" Upon roll call vote, the following Council members voted: Gary Banner: Nay, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Board members voted: Yea: 6, Nay: 1, Absent: 1. The passage of said Ordinance having been concurred in by a majority of all members of the Council, the Council President declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance can be found in the Ordinance Record Book.

Agenda Item #6 – City Administrator Green stated due to a miscommunication between himself and City Clerk Wheeler, only the ordinance cover page was attached to the agenda packet and not the full language of the proposed changes. Due to this error, Ordinance 2625 amending the Blair City Municipal Code, Chapter 1, Article 3 relating to appointed City Officials, updating the power, duties and responsibilities of certain appointed positions and eliminating obsolete provisions. this item should be postponed until the next City Council meeting on August 25, 2026. Motion by Kirk Highfill, second by Gary Banner to postpone until the August 25, 2026, meeting. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #7 – Community Development Director Beiermann presented a resolution supporting the city's application to the U.S. Geological Society's federal Domestic Names Committee to officially name "No Name Creek" which is currently also incorrectly labeled "South Creek" on some FEMA charts as "Carter

Valley Creek." The name was suggested by Mayor Mindy Rump. The historical basis is the Carter Valley School, commemorated by a plaque at Rose Park, and the three Carter brothers who were the first settlers in the area in approximately 1855 until Blair was platted in 1869. Beiermann confirmed that no similar name exists in the area. Supporting letters from the Washington County Museum and the Natural Resources District (NRD) were included in the application packet. The process is expected to take anywhere from 60 days to over one year. Council member Paulsen introduced Resolution 2026-088 supporting the City's Request to Rename "No Name Creek" to Carter Valley Creek. Motion by Rick Paulsen, second by Brent Clark to adopt Resolution No. 2026-088 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #8 – Deputy City Administrator Barrow presented a resolution approving a \$30,000 professional services agreement with JEO Consulting Group Inc. to evaluate options for restoring and improving the second floor of City Hall as a functional community event and civic space. The study will assess accessibility, fire and life safety issues, prepare conceptual floor plans and supporting illustrations, gather public input, and produce a final conceptual design with a preliminary construction cost opinion. These are planning documents, not construction drawings. The city previously received a \$15,000 civic and community center funding grant, covering 50% of the total cost. Prior studies were conducted with the first one being completed by HGM Engineering that included hard numbers, and the second study was more conceptual. HGM's drawings will be shared with JEO to avoid redundant work. Barrow noted this study is a prerequisite for applying for larger grants to fund eventual renovation. He also noted that if the project moves forward, it will likely require a half-cent tax measure which previously failed two years ago. Jon Stewart, 1034 North 27th Street expressed strong public support, noting this has been on his priority list for over 20 years. Jennifer Ryzlik, 141 Baronage Dr., asked if there was anything that could have been learned from the previous studies in order to not throw any more money at studies. Judiciary Committee recommended approval. Council member Highfill introduced Resolution 2026-089 approving an agreement with JEO Consulting Group, Inc. for professional services related to evaluating options for restoring and improving the second floor of the City Hall building as a functional community event and civic space. Motion by Kirk Highfill, second by Frank Wolff to adopt Resolution No. 2026-089 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #9 – Deputy City Administrator Scott presented a resolution approving a codification agreement with American Legal Publishing LLC to conduct a comprehensive legal review of Blair's municipal code. and convert the city's zoning and subdivision regulations to an online format. The last review was done in the late 1990s/early 2000s. Two companies were evaluated: American Legal Publishing at \$12,685 upfront and \$1,785 annual maintenance, and Civic Plus at \$17,200 upfront and \$2,850 annual maintenance. American Legal was preferred for its superior functionality of a single searchable link integrating municipal code, zoning, and subdivision regulations versus Civic Plus's three separate links. American Legal charges \$23 per page for updates while Civic Plus charges a flat \$1,000 regardless of how many changes you make in a year. The upfront cost is payable over three fiscal years, which is \$4,228 to \$5,700 a year. The process will take 12–18 months. American Legal's team of attorneys will conduct the legal review, reducing the city's legal liability, and will proactively notify the city of legislative changes affecting First Class cities as part of the annual \$1,785 subscription. The agreement also reduces the burden on City Clerk Brenda Wheeler, who has been managing codification manually. Shawn Cooper, 2300 College Dr., asked if this was a year-to-year

agreement. Staff noted there is no specific timeframe for the agreement. The Judiciary Committee recommended approval. Council member Banner introduced Resolution 2026-090 approving a codification agreement with American Legal Publishing, LLC for the recodification of the City of Blair Municipal Code and the conversion of the City's Zoning and Subdivision Regulations to an online format.

Motion by Gary Banner, second by James Letcher to adopt Resolution No. 2026-090 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #10 – City Administrator Green presented a proposed amendment to the city's service agreement with the Washington County Chamber of Commerce, increasing the annual contribution from \$40,000 to \$60,000 with a 4% annual escalator going forward. The increase is intended to support professional staffing and to absorb costs previously reimbursed separately by the city related to events such as Tannenbaum, fireworks, and the Gateway festival. The amended contract also removes certain city responsibilities and clarifies in-kind contributions such as traffic control, road closures, and detours for those events. The Chamber also functions as the city's convention and visitor's bureau. Council members raised concerns that the 4% annual escalator would bring the contribution to approximately \$88,000 in 10 years; no detailed budget breakdown was provided showing where the additional \$20,000 would be spent and questions arose about whether the city's Communications Director Dunn was already performing promotional work that the Chamber should be handling. Council member Paulson requested that Nikki Ferguson attend the August 25 meeting with a detailed budget. Motion by Gary Banner, second by James Letcher to postpone consideration of Resolution 2026-091 approving an amended contract for services with Washington County Chamber until the August 25, 2026, meeting. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

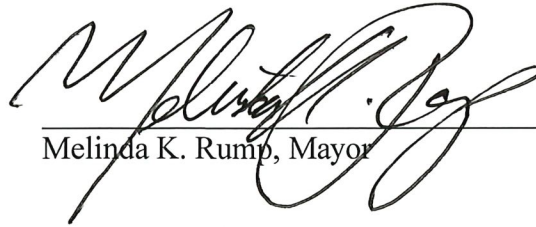
Agenda Item #11 – Motion by Frank Wolff, second by Kirk Highfill to postpone consideration of Resolution 2026-092 approving an agreement between the City of Blair and Gateway Development Corporation until the August 25, 2026, meeting. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #12 – City Administrator Green provided several updates: (1) The Library Foundation made its final reimbursement for the amphitheater, meaning the city is now 100% reimbursed for that facility. (2) Budget discussions are in their final two weeks, with committee recommendations continuing and a final budget presentation scheduled for August 25, at which point new city valuations will also be available. (3) The city's re-application for the Inland Port Authority designation was submitted promptly after the state reopened the application process. The state statute was amended to allow three additional Inland Port Authority locations statewide. Staff David Scott and Aaron Barrow were commended for submitting the application immediately upon availability. Green estimated the city would hear back within approximately one to one-and-a-half months. Council member Paulsen raised a concern about severely overgrown weeds at the northwest corner of 16th and Nebraska, noting they were nearly as tall as the stop sign. Phil Green confirmed that vegetation growing over 12 inches in height is subject to city enforcement action and committed to having the issue addressed.

Agenda Item #13 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 7:59 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: AAA Garage Doors, Svc, 723.50; Abe's Trash Service, Svc, 324.62; Access Technologies Inc, Svc, 180.54; Acco, Inv, 4117.36; Adams & Sullivan Pc Llo, Svc, 10775.00; Aflac, Ins, 1540.00; Air Products & Chemicals, Inv, 11076.35; Amazon Sales Inc, Inv, 2243.44; American Underground Supply, Inv, 1191.30; Aqua-Chem Inc, Svc, 2727.70; Arps Red-E-Mix Inc, Svc, 15584.56; Babkel Mechanical, Inv, 440.85; Baird Holm Llp, Svc, 2129.50; Barco Products Llc, Inv, 2500.07; Benefit Plans Inc, Pen, 1293.82; Bi-State Motor Parts, Inv, 917.88; Bk Painting Inc, Svc, 1200.00; Blair Ace Hardware, Inv, 935.71; Blue Cross & Blue Shield Of Ne, Ins, 131391.62; Bobcat Of Omaha, Svc, 2322.68; Bonine Garage Doors, Svc, 17940.00; Bound Tree Medical Llc, Inv, 446.26; C & S Roofing Inc, Inv, 10.00; C Jay's Cleaning Service, Svc, 820.00; Calvin Poulsen, Svc, 3071.25; Carquest Auto Parts, Inv, 215.66; Ingram Industries Inc, Inv, 15605.06; Central States Industrial Supply Inc, Inv, 6797.76; Century Homes Co, Inv, 443.00; Chris Olson, Svc, 2036.68; Cintas Corporation, Svc, 5440.28; Clia Laboratory Program, Inv, 248.00; Conger, Tracie, Ref, 500.00; Core & Main Lp, Inv, 11805.61; Country Tire Inc, Svc, 1336.85; C-Plus Enterprises Inc, Inv, 2864.47; Dick's Electric Co, Svc, 52435.42; Dws Llc, Inv, 110.00; Dxp Enterprises Inc, Inv, 79.00; Eakes Office Plus, Inv, 1371.38; Easter Seal Society Of Nebraska Inc, Reimb, 44755.00; Ecolab, Svc, 9016.36; Elite Vehicle Outfitters Llc, Inv, 4887.01; Fairway Oil Co, Inv, 661.77; First Wireless Inc, Inv, 1636.32; Firstnet At&T Mobility, Inv, 229.36; Gerhold Concrete, Svc, 3729.60; Great Plains Communications, Inv, 4728.79; Great Plains Uniforms Llc, Inv, 431.46; Hach Co, Inv, 862.19; Hawkins Construction Co, Ref, 500.00; Hayes & Associates Llc Cpa, Svc, 9250.00; Hdr Engineering Inc, Svc, 85792.91; Henton Trenching Inc, Svc, 64.47; Hicks Drywall Llc, Svc, 1500.00; Hirschert-Olsen Auto Service, , 140.00; Home Pride Contractors Inc, Ref, 300.00; Hometown Roofing Inc, Ref, 350.00; Horizon Rehabilitation Centers, Svc, 321.00; Horwath Laundry Machinery Co, Inv, 294.97; Huber Builders Llc, Ref, 500.00; Ingram Industries Inc, Inv, 2757.22; J Nielsen Construction Llc, Ref, 500.00; Jackson Services, Svc, 584.91; Jensen Well Company Inc, Svc, 45333.35; Jeo Consulting Group Inc, Svc, 3930.25; Jeredith Brands Llc, Inv, 3019.00; Jetter's Plumbing Inc, Svc, 805.31; Jim Geiger & Sons Construction, Ref, 500.00; Krw Construction, Ref, 500.00; Langer Electric Company Inc, Svc, 675.00; Ldi (Lang Diesel Inc), Inv, 350.28; League Association Of Risk, Ins, 56.21; League Of Ne Municipalities, Dues, 48329.00; Level 5 Llc, Inv, 360.00; Logan Contractors Supply, Inv, 375.00; Long's Ok Tire Stores, Svc, 108.00; Lutheran Family Services Of Nebraska Inc, Reimb, 11220.12; Martin Marietta Materials, Inv, 3374.49; Menards, Inv, 152.55; Menards - Fremont, Inv, 72.55; Mes Service Company Lcc, Svc, 358.60; Metonic Real Estate Solutions, Inv, 350199.20; Midwest Automatic Fire, Inv, 311.00; Midwest Laboratories Inc, Inv, 669.49; Mindy Rump, Reimb, 105.85; Mississippi Lime Co Llc, Inv, 41806.26; Momentive Software Inc, Inv, 250.00; Nebraska Library Assoc, Inv, 75.00; Nebraska State Fire Marshal, Inv, 120.00; Ne-Ia Industrial Fasteners, Inv, 81.85; Nippon Sanso Matheson Inc, Inv, 817.57; Nsa/Poan Conference, Inv, 600.00; One Call Concepts Inc, Inv, 173.71; One Source, Inv, 169.00; Onsite Services Solutions Llc, Inv, 5835.00; Oppd, Svc, 118677.99; O'reilly Automotive Stores Inc, Inv, 179.64; Ostronic, Tyler, Inv, 280.00; Pace Analytical Services Llc, Inv, 1324.00; Pioneer Cleaning Llc, Svc, 600.00; Point C, Ins, 494.07; Police Officers Association, Inv, 660.00; Psc Construction Inc, Inv, 500.00; Relx Inc, Inv, 310.00; Revolution Wraps Llc, Inv, 500.00; S & S Pumping Service Llc, Svc, 10515.00; S.E. Smith & Sons, Inv, 270.27; Sapp Bros Petroleum Inc, Svc, 3048.93; Seh Inc, Svc, 6193.26; Shotwell Glass, Svc, 34.95; Spartan Stores Llc, Inv, 207.31; Stahlnecker Bieker, Kimberly, Svc, 360.00; Streakwave Wireless Inc, Inv, 3611.64; Superior Green Inc, Svc, 16762.68; Swanson, Paul J., Inv, 199.00; Talbot Law Office Pc Llo, Svc, 4000.00; The Guardian Life Ins Co, Ins, 5469.75; Thermal Heating Air & Plumbing, Svc, 358.48; Thiele Geotech Inc, Svc, 1600.00; Total Truck & Machine Llc, Svc,

803.76; Us Postal Service, Inv, 1918.61; Usabluebook, Inv, 2105.79; Utilities Section, Inv, 2603.00; Verizon Wireless (Rescue), Inv, 757.74; Vessco Inc, Inv, 2250.33; Wakefield Towing And Recovery, Svc, 800.00; Washington County Enterprise, Inv, 604.96; Washington County Register, Inv, 100.00; Washington County Treasurer, Inv, 483.50; Western Oil Llc, Inv, 8403.74; Woods & Aitken Llp, Svc, 16891.95; Zoll Medical Corp, Inv, 121.57.



Melinda K. Rump, Mayor

ATTEST:



Brenda Wheeler, City Clerk

