

City of Blair Regular Council Meeting
April 22, 2025

The Mayor and City Council met in regular session in the City Council Chambers on April 22, 2025, at 7:00 PM. The following were present: Brent Clark, Holly Hafer, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Kevin Willis, and Frank Wolff. Also present were City Administrator Green, Assistant City Administrator Barrow, Director of Public Works Heaton, City Attorney Talbot, Non-Lawyer Assistant Ferrari, Library Director Lukert, HR Manager Guhl, and Community Development Director Beiermann.

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 Enterprise or the Pilot -Tribune 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 this meeting to order followed by roll call vote and the Pledge of Allegiance.

Agenda Item #4 – Consent Agenda approved the following: 4a) Approval of Minutes of the April 8, 2025, meeting, 4b) Clerk report of Mayoral Action of meeting, 4c) Claims as approved by the Finance Committee, 4d) Approve manager request in reference to the American Legion Post 154, 103 S 12th Street, Blair, Liquor License. Motion by James Letcher, second by Kirk Highfill to approve the Consent Agenda. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #5 – Mayor Rump presented a plaque to retiring employee Pat Long thanking him for his 45+ years of public service.

Agenda Item #6 – Beth Clarke gave a presentation on behalf of Teammates outlining the importance of this program to the community and encouraged members of the community to volunteer as a mentor. Blair has been involved in Teammates for over 20 years.

Agenda Item #7 – Fire Chief Leonard, 1303 Maple Dr., presented Tre Murray as a new member of the department. Mr. Murray has completed all the requirements to join the department. He stated the other applicant Zach Lepper has withdrawn his application. They currently have three other applicants waiting to complete the process to hopefully be presented to the Council in the next few weeks. The Police and Fire Committee recommended approval. Council member Highfill introduced Resolution 2025-38 approving Zach Lepper and Tre Murray as new members of the Blair Volunteer Fire Department. Motion by Kirk Highfill, second by James Letcher to amend Resolution No. 2025-38 removing Zach Lepper as a new member of the Blair Volunteer Fire Department. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared

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the motion carried. Motion by Kirk Highfill, second by Rick Paulsen to adopt Resolution No. 2025-38 as amended. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #8 – Mayor opened a public hearing to consider amending the Blair City Zoning Regulations, Article 7, Section 704, adding "Multi-Family Dwellings, to a maximum of six (6) units" and "Residential Condominiums, to a maximum of six (6) living units pursuant to section 1116" to section 704.02--Permitted Principal Uses and Structures and removing "Multi-Family Dwellings, to a maximum of six (6) units" and "Residential Condominiums, to a maximum of six (6) living units pursuant to section 1116" from Section 704.04--Exceptions. Community Development Director Beiermann stated the proposed change is another way to help developers with housing in Blair. This change will eliminate the Conditional Use Permit (CUP) requirements to construct multi-family units in the RML zoning. The lot size and the square footage will limit where a developer can construct multi-family units thus eliminating the need for a CUP. The Planning Commission recommended approval. There were no comments from the floor or in writing. Mayor Rump closed the public hearing. Council member Willis introduced Ordinance No. 2573 amending the Blair City Zoning Regulations, Article 7, Section 704, adding "Multi-Family Dwellings, to a maximum of six (6) units" and "Residential Condominiums, to a maximum of six (6) living units pursuant to section 1116" to section 704.02--Permitted Principal Uses and Structures and removing "Multi-Family Dwellings, to a maximum of six (6) units" and "Residential Condominiums, to a maximum of six (6) living units pursuant to section 1116" from Section 704.04--Exceptions.

AN ORDINANCE TO AMEND THE BLAIR CITY ZONING REGULATIONS, ARTICLE 7, SECTION 704, ADDING "MULTI-FAMILY DWELLINGS, TO A MAXIMUM OF SIX (6) UNITS" & "RESIDENTIAL CONDOMINIUMS, TO A MAXIMUM OF SIX (6) LIVING UNITS PURSUANT TO SECTION 1116" TO SECTION 704.02 PERMITTED PRINCIPAL USES AND STRUCTURES AND REMOVING "MULTI-FAMILY DWELLINGS, TO A MAXIMUM OF SIX (6) UNITS" & "RESIDENTIAL CONDOMINIUMS, TO A MAXIMUM OF SIX (6) LIVING UNITS PURSUANT TO SECTION 1116" FROM 704.04 EXCEPTIONS, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Council member Kevin Willis moved that the statutory rule requiring reading on three different days be suspended. Council member Rick Paulsen seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. 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 Kevin Willis 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. 2573 be passed and adopted?" Upon roll call vote, the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. 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 #9 – Mayor Rump opened a public hearing to consider amending the City of Blair Zoning Regulations, Article 11, Supplementary District Regulations, by adding Section 1103.5 – Accessory Dwelling Unit and amending Article 3, Construction and Definitions, adding Definitions 303.01 (2.5) - Accessory Dwelling Unit. Community Development Director Beiermann presented a proposed change to the Zoning Regulations from an Ad Hoc zoning committee that has been working on the development of Accessory Dwelling Units (ADU). These are residential dwelling units on the same parcel as a single-family dwelling that has a separate entrance and address. The ADU provides complete independent living facilities. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling. They are limited to 1000 square feet and are allowed in all zoning districts by a Conditional Use Permit. Parking requirements have been removed and an ADU cannot be sold separately from the primary structure. The Planning Commission recommended approval. Todd Stubbendieck, 301 S. 13th St., Lincoln, NE came in support of this change stating ADU's represent an affordable option for individuals that can help people stay in their homes or allow families to build an ADU to take care of a family member. Jake Loftis, 2129 Park St., supported more housing options for Blair but questioned why the need for a CUP and suggested they be allowed by right. City Administrator Green stated there will be some flexibility down the road where the Council may want to remove the CUP requirements but after reviewing a lot of different regulations that all required CUP's, it was decided to require them at this time. There were no comments in writing. Mayor Rump closed the public hearing. Council member Hafer introduced Ordinance No. 2574 amending the City of Blair Zoning Regulations, Article 11, Supplementary District Regulations, by adding Section 1103.5 – Accessory Dwelling Unit and amending Article 3, Construction and Definitions, adding Definitions 303.01 (2.5) - Accessory Dwelling Unit.

AN ORDINANCE TO AMEND THE BLAIR CITY ZONING REGULATIONS, ARTICLE 11, SUPPLEMENTARY DISTRICT REGULATIONS, BY ADDING SECTION 1103.5—ACCESSORY DWELLING UNITS AND AMENDING ARTICLE 3, CONSTRUCTION DEFINITIONS, ADDING TO SECTION 303.01, DEFINITIONS (2.5)—ACCESSORY DWELLING UNIT, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Council member Holly Hafer moved that the statutory rule requiring reading on three different days be suspended. Council member Kirk Highfill seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. 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 Holly Hafer moved for final passage of the Ordinance, which motion was seconded by Council member Kirk Highfill. The Mayor then stated the question was "Shall Ordinance No. 2574 be passed and adopted?" Upon roll call vote, the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. 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 #10 – Non-Lawyer Assistant Ferrari presented an amendment to the Blair Municipal Code in reference to fees for the Amphitheatre and Pickleball Court rental. These fees are recommended by the Park, Recreation and Cemetery Advisory Board. All rentals will be made through and paid for at city hall. There are no lights at the pickleball courts, so the rental times are different than other park rentals. Courts 3 and 4 can be reserved but the other courts will remain open for public use. The Finance Committee recommended approval of the proposed fees. Council member Wolff introduced Ordinance 2575 to amend the Blair City Municipal Code, Appendix-Permit, License, and application fees adding the rental fees for the Amphitheatre and Pickleball Court rental.

AN ORDINANCE TO AMEND THE BLAIR CITY MUNICIPAL CODE, APPENDIX—PERMIT, LICENSE, AND APPLICATION FEES ADDING THE RENTAL FEES FOR THE AMPHITHEATRE AND PICKLEBALL COURT RENTAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHED IN PAMPHLET FORM.

Council member Frank Wolff moved that the statutory rule requiring reading on three different days be suspended. Council member Brent Clark seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. 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 Frank Wolff moved for final passage of the Ordinance, which motion was seconded by Council member Brent Clark. The Mayor then stated the question was "Shall Ordinance No. 2575 be passed and adopted?" Upon roll call vote, the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. 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 #11 – Non-Lawyer Assistant Ferrari and Director of Public Works Heaton reviewed rental agreements and rules for the Amphitheatre and Pickleball Courts. Ferrari stated she has prepared new rental agreements for the Depot, Shelters, Amphitheatre and Pickleball Courts to model all agreements to be in the same format. The Amphitheatre agreement is extensive but requires more information than the other rental agreements. It spells out what insurance is needed, requirements for any portable restrooms if needed, clean-up requirements, and sound/time limits. Music will be required to stop at 11:00 p.m. even though the city's other parks are open until midnight. Heaton stated courts 3 and 4 will be available for either half day or full day rentals and the other courts to be available for open play at all times. Fees are based on the length of rental and non-profit status. Community events like Gateway to the West Days will not be charged. Generations Park Pickleball Courts – Rules and Regulations are presented as follows: 1) Pickleball court hours are 7:00 am to thirty minutes after sunset, 2) Courts 1 & 2 are for open play, 3) Courts 3 & 4 are available for reservations, 4) For pickleball use only – no skates, skateboards, or bikes, 5) No Pets are allowed on the courts, 6) No alcoholic beverages and no glass containers, 7) Limit play to 1 game while others are waiting, 8) Use the paddle rack from left to right to hold the next game, and 9) Call Blair City Hall at 402-426-4191 to make a reservation 48 hours in advance. These fees are recommended by the Park, Recreation and Cemetery Advisory Board. Council Meeting April 22, 2025

member Hafer introduced Resolution No. 2025-39 approving Rental Agreements for the Blair Amphitheatre, Pickleball Court Rules and Regulations, and Parks Shelters. Motion by Holly Hafer, second by Frank Wolff to adopt Resolution No. 2025-39 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #12 – City Administrator Green thanked the Ad Hoc Committee for their work on the ADU policy. Water was tested at the splash pad today to make sure it is working properly. A ribbon cutting is planned for Wednesday, May 14 at 4:00 p.m. at which the public will be invited. The Council will be meeting on the 5th Tuesday on April 29, 2025, at 6:00 p.m. with a presentation by Dr. Steve Rathman who has prepared a strategic plan for Blair. Staff will also be presenting the Comprehensive Plan procedure the city will be following to update the plan which has not been updated since 2015. Staff are still working with the state for permission to install temporary traffic signals at Highway 75 and Hollow Road Bypass intersection. These lights will be installed at the city's expense, but these lights are important for public safety through the summer months.

Agenda Item #13 – Motion by Brent Clark, second by Kent Long to adjourn the meeting 8:00 p.m. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

The following claims were approved: Accurate Locksmiths, Svc, 1194.19; Black Hills Energy, Svc, 3180.89; Air Products & Chemicals, Inv, 9274.57; American Library Assoc, Svc, 265.00; Amerisource Hr Consulting, Payrl, 2250.00; Apwa Iowa Chapter, Inv, 235.00; Arps Red-E-Mix Inc, Inv, 276.25; Assethr, Payrl, 217992.49; Assethr, Payrl, 255346.35; Axon Enterprises Inc, Inv, 2970.00; Babkel Mechanical, Svc, 621.43; Baker & Taylor Books, Inv, 44.84; Blair Ace Hardware, Inv, 731.92; Buds Auto Repair, Svc, 88.14; Cede & Co, Invest, 14651.25; City Of Blair, Svc, 110.16; Core & Main, Inv, 1222.85; Dick's Electric Co, Svc, 2200.73; Dillon Brothers H-D-Omaha, Svc, 1943.37; Dultmeier Sales Llc, Inv, 125.35; Electronic Contracting Co, Svc, 857.33; Enterprise Publishing Co, Svc, 1635.51; Eriksen Constr Co Inc, Svc, 143260.39; First National Bank, Svc, 1876.53; Firstnet At&T Mobility, Svc, 90.06; Fremont Electric, Svc, 251.72; Gateway Development Corp, Svc, 100000.00; Grainger, Inv, 117.15; Hach Co, Inv, 72.89; Hawkins Inc, Inv, 7062.00; Hayes & Associates, Svc, 21750.00; Hdr Engineering Inc, Svc, 49764.29; Heartland Natural Gas, Inv, 1133.54; Heaton Charles J, Svc, 964.30; I C M A, Inv, 1894.44; Ingram Library Services, Inv, 2264.20; Jeo Consulting Group Inc, Svc, 1220.00; Jpr Investments Llc, Llc, 720.00; Kelly Ryan Equipment Co, Svc, 142.58; Kubie Lowell, Svc, 232.60; Lager Joseph, Svc, 429.76; Law Enforcement Seminars, Svc, 445.00; League Of Ne Municipality, Inv, 554.28; Michael Todd & Co, Inv, 409.75; Mid-American Benefits Llc, Svc, 2297.48; Midland Scientific Inc, Svc, 198.17; Midwest Fireworks, Inv, 10000.00; Midwest Laboratories, Svc, 863.25; Mississippi Lime Co, Inv, 35114.41; Nalco Company, Inv, 119292.18; Nastase Roofing, Svc, 897.00; Ndee - Fiscal Services, Inv, 150.00; Nebraska Dept Of Revenue, Svc, 11721.20; Nebraska Public Health, Svc, 275.00; Ne-Ia Industrial Fastener, Inv, 184.73; Olsson Associates, Svc, 11927.75; Onsite Services Solutions, Svc, 4435.00; Pat Mccarthy Productions, Inv, 495.00; Principal Financial Group, Pen, 64071.31; Pvs Dx Inc, Inv, 1115.84; Raka Rentals, Inv, 1995.80; Safety-Kleen Systems, Inv, 341.25; Sams Club, Inv, 151.69; Sapp Bros Petroleum, Inv, 2191.56; Seh Inc, Svc, 5850.00; The Team Approach, Inc, Svc, 168.00; Thermal Heating Air And, Svc, 346.50; Thompson Solutions Group, Svc, 3188.25; Uline, Inv, 68.01; Univar Usa Inc, Inv, 46164.21; Unmanned Vehicle Tech, Svc, 995.00; Vessco Inc, Inv, 1952.83; Wakefield Towing And Reco, Svc, 800.00; Wood Deborah, Svc, 500.00.

Melinda K. Rump, Mayor

ATTEST:

Brenda Wheeler, City Clerk

Seal