

City of Blair Regular Council Meeting
June 23, 2026

The Mayor and City Council met in regular session in the City Council Chambers on June 23, 2026, at 7:00 PM. The following were present: Mayor Rump, Council members Gary Banner, Rick Paulsen, Kent Long, Frank Wolff, Kevin Willis, Brent Clark, James Letcher, and Kirk Highfill. 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, IT Director White, Public Safety & Communications Coordinator Dunn, City Treasurer/Finance Director Bach 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 and #3 – Meeting was called to order by Mayor Rump 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 June 9, 2026, meeting, 4b) Clerk report of the Mayoral Action of June 9, 2026 meeting, 4c) Claims as approved by the Finance Committee, and 4d) Consider Resolution No. 2026-073 approving the request by Great Plains Communications to close Front Street from 16th to 17th for a Trunk or Treat event on the Thursday prior to Halloween from 4:00 P.M. to 6:00 p.m. for the years 2026, 2027 and 2028. 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #4 – Deputy City Administrator Heaton presented Resolution 2026-074, repealing Resolution 2026-072 and amending no-parking regulations at Meadow Drive, North 23rd Avenue, and North 24th Street. The previous resolution, discussed two weeks prior, had proposed extensive no-parking zones along the north end of Meadow Drive and the west side of 24th Street. Following community feedback and collaboration between staff and Council Member Highfield, the revised plan reduces the restriction to just 20 feet past the end of the curb in each direction. Public Works will install signage reading 'no parking from here to curb.' The goal is to ensure fire trucks and large emergency equipment can navigate the neighborhood while preserving more resident parking. Council Member Highfill noted the fire department would run apparatus through the area post-installation to confirm adequacy. Council Member Banner commended staff and Highfill for responding to citizen concerns. Council member Highfill introduced Resolution No. 2026-074 repealing Resolution No. 2026-072 and amending the no parking regulations at Meadow Drive, N. 23rd Avenue and N. 24th Street. Motion by Kirk Highfill, second by James Letcher to approve Resolution 2026-074 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. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

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Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #6 – Mayor Rump opened a public hearing to consider an ordinance adopting an updated Future Land-Use Map for Tax Lots 292 and 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 & 765 S.10th Street), changing the future land use from Residential to Commercial. Community Development Director Jeff Beerman presented an updated future land use map for Tax Lots 292 and 293 located south of No Name Creek and north of Wilbur Street on South 10th Street (679 and 765 South 10th Street). These were described as the last remaining parcels on South 10th Street still designated residential. The proposed change reclassifies both lots from residential to commercial, aligning them with the broader South 10th Street office park corridor that serves as a buffer between industrial and residential areas. Tax lot 292 had already been sold and was under consideration for a contractor yard. Tax lot 293 contains a single-family dwelling and accessory building that would not be immediately affected but will remain under grandfather rights. The Planning Commission recommended approval as presented. No public comments were received in public or in writing. Mayor Rump closed the public hearing. Council member Willis introduced Ordinance 2619 adopting an updated Future Land-Use Map for Tax Lots 292 and 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 & 765 S.10th Street), changing the future land use from Residential to Commercial.

AN ORDINANCE ADOPTING AN UPDATED FUTURE LAND USE MAP FOR TAX LOTS 292 AND 293, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH PM, WASHINGTON COUNTY, NEBRASKA, CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL TO COMMERCIAL; 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 Kevin Willis moved that the statutory rule requiring reading on three different days be suspended. Council member James Letcher seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Yea, Brent Clark: 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. Council member Kevin Willis moved for final passage of the ordinance, as amended, and Council member James Letcher seconded the motion. The Mayor then asked, "Shall Ordinance No. 2619 be passed and adopted as amended?" Upon roll call, the votes were as follows: Gary Banner: Yea, Brent Clark: 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 Mayor declared the Ordinance adopted. A true, correct, and complete copy of the ordinance, as amended, is on file in the Ordinance Record Book.

Agenda Item #7 – Mayor Rump opened a public hearing to consider a Rezone Application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, Nebraska, agent, for Tax Lot 292, located

in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (765 S. 10th Street) changing the zoning district from Multi-Family Residential High Density to Office Park. Following the land use map update, Community Development Director Beiermann presented the rezone application submitted by Jenny Erikson, 13429 Spring Ridge Loop, Blair, for tax lot 292 (765 South 10th Street), seeking to change zoning from RMH (Multifamily Residential High Density) to OPD (Office Park District). This rezone is required as a precursor to a conditional use permit for a contractor yard. The change aligns Tax Lot 292 with adjacent Office Park zoning along South 10th Street. The Planning Commission approved as presented. No public comments were received in public or in writing. Mayor Rump closed the public hearing. Council member Clark introduced Ordinance 2620 for a Rezone Application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, Nebraska, agent, for Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (765 S. 10th Street) changing the zoning district from Multi-Family Residential High Density to Office Park.

AN ORDINANCE REZONING TAX LOT 292 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, FROM RMH-MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT TO OPD—OFFICE PARK 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 Brent Clark moved that the statutory rule requiring reading on three different days be suspended. Council member James Letcher seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Yea, Brent Clark: 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. Council member Brent Clark moved for final passage of the ordinance, as amended, and Council member James Letcher seconded the motion. The Mayor then asked, "Shall Ordinance No. 2620 be passed and adopted as amended?" Upon roll call, the votes were as follows: Gary Banner: Yea, Brent Clark: 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 Mayor declared the Ordinance adopted. A true, correct, and complete copy of the ordinance, as amended, is on file in the Ordinance Record Book.

Agenda Item #8 – Mayor Rump opened a public hearing to consider a Rezone Application submitted by the City of Blair for Tax Lot 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 S. 10th Street), changing the zoning district from Multi-Family Residential High Density to Office Park. Community Director Beiermann presented a city-initiated rezone application for Tax lot 293 (679 South 10th Street), also from RMH to Office Park District. The parcel contains a house currently being rented. The owner Todd Hipnar recently sold the adjacent Tax Lot 292. If rezoned, the existing residential use would be grandfathered but could not be rebuilt if destroyed beyond 51%. Staff cited highest and best use as office park given the South 10th Street corridor context. The Planning Commission recommended approval as presented. There were no comments in public or in writing. Mayor Rump closed the public hearing. Council member

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Banner introduced Ordinance 2621 for a Rezone Application submitted by the City of Blair for Tax Lot 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 S. 10th Street), changing the zoning district from Multi-Family Residential High Density to Office Park.

AN ORDINANCE REZONING TAX LOT 293 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, FROM RMH-MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT TO OPD—OFFICE PARK 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 Gary Banner 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: Gary Banner: Yea, Brent Clark: 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. Council member Gary Banner moved for final passage of the ordinance, as amended, and Council member Frank Wolff seconded the motion. The Mayor then asked, "Shall Ordinance No. 2621 be passed and adopted as amended?" Upon roll call, the votes were as follows: Gary Banner: Yea, Brent Clark: 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 Mayor declared the Ordinance adopted. A true, correct, and complete copy of the ordinance, as amended, is on file in the Ordinance Record Book.

Agenda Item #9 – Mayor Rump opened a public hearing to consider a Conditional Use Permit application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, agent, for a Contractor Yard on Lot 2, YMCA Wilsons Addition, City of Blair, and Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska, for 30 years. Community Development Director Beiermann presented Jenny Erikson's conditional use permit application for a contractor yard on Lot 2 YMCA Wilson's Edition and Tax Lot 292 (765 South 10th Street) for a 30-year term. The development will house Erikson Construction and Dick's Electric. Plans include a larger office building at the front with parking, metal storage buildings with a lean-to structure behind, and a fully fenced equipment yard at the rear. Jenny Erikson, applicant, confirmed landscaping is being professionally designed and noted the intent to build across the property line, requiring a contiguous parcel agreement. Planning Commission recommended approval for (30) years with the stipulations a privacy fence is installed around the yard perimeter, concrete driveway to the gate, and landscaping in front of the office. There were no comments from the floor or in writing. Mayor Rump closed the public hearing. Motion by Kevin Willis, second by James Letcher to approve the Conditional Use Permit application submitted by Jenny Eriksen, agent, for a Contractor Yard for (30) years with the stipulations that a privacy fence is installed all the way around the yard, concrete driveway to the gate, and landscaping in front of the office. 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #10 – Mayor Rump opened a public hearing to consider a Final Plat Application submitted by AV Tenant, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, for the SJAV Subdivision, a Plat of Lots 1 through 10 and Outlots 1 and 2, located in Tax Lot 267, being all of Tax Lot 248 and Part of Tax Lot 249, in part of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Eighteen (18) North, Range Eleven (11) East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets). City Administrator Phil Green presented the final plat application by AV Tenant LLC (1701 County Road 6, Utah, Nebraska; agent Andrew Troupin) for the SJAV Subdivision, covering tax lot 267 and portions of tax lots 248 and 249 near 13th and Wilbur Streets. The large parcel is proposed to be divided into Lots 1–10 and Out Lots 1 and 2. Lot 1 would be conveyed to the city for a new water pump station. Lots 2–6 and Out Lot 1 (parking area) would be used for a proposed five-building multifamily complex (Phase 1, 110 units). Out Lot 2 would serve stormwater detention. Lots 7–10 and commercial lots along Highway 75 would be reserved for future commercial development. The plat also dedicates land for two new streets: Maple Drive (Phase 1, city-funded in lieu of purchasing Lot 1, including water main) and 12th Street (Phase 2, funded through assessment districts assessed back to benefiting lots over 15–20 years). Dr. Don Johnson, Interim Superintendent of Blair Community Schools, 6979 Northridge Rd, Ft. Calhoun spoke on behalf of the Blair Community School Board of Education. He clarified that a circulating flyer using the school district's logo and stadium image was not created, approved, or endorsed by Blair Community Schools and does not represent the district's official position. He expressed continued opposition to the use of Tax Increment Financing (TIF) for the proposed apartment development, emphasizing that the concern is not with growth but with the financing method. Dr. Johnson outlined several concerns: 1) TIF delays tax revenue that would otherwise immediately support schools, public safety, infrastructure, and other services, 2) It redirects increased property tax revenues for an extended period, rather than ensuring all property owners contribute their fair share, 3) It does not provide current property tax relief to residents and 4) Schools must serve new students right away but do not receive the full benefit of increased property valuations during the TIF period, creating financial challenges. He emphasized the importance of strong schools to community growth and warned that redirecting tax revenues away from education could weaken a key community asset. Dr. Johnson respectfully urged the City Council to deny the TIF request. Scott Rief, Rizer Development, 3481 West Shimmer Drive, Grand Island, Nebraska, presented project renderings with particular focus on public safety and walkability. The design includes appropriate spacing between buildings and pedestrian areas. An elevated crosswalk is planned on 12th Street to improve safety and help slow vehicle traffic. Rief clarified the sequencing of infrastructure improvements, stating that while Maple Street will be constructed as part of Phase One, 12th Street will be installed shortly thereafter through an assessment district. They emphasized that 12th Street must be completed because the sewer line will run beneath it, while the water infrastructure will be located under Maple Street. Both streets will be constructed as part of the project. The development is planned to include approximately five buildings. Based on projections, the development is expected to generate a limited number of school-age children—estimated at around seven, indicating minimal immediate impact on the local school system. The units will primarily consist of one- and two-bedroom apartments, which typically attract young professionals rather than larger families. This type of housing serves as a community recruitment and retention tool. Young professionals often move into such apartments when they first arrive in the community. Over time, they may form families, initially remaining in apartments before eventually transitioning into single-family homes. This progression supports long-term residential growth and community stability, including retention of professionals such as teachers. Rief addressed concerns about the pace and scale of development, explaining that the project will not occur immediately. He noted the approval process alone has taken several months and that the overall planning and development timeline is expected to extend approximately two years or more before full completion. This timeline allows for gradual integration into

the existing community and provides time for nearby developments, such as Blair Crossing, to stabilize. Rief also discussed market impacts, indicating that increased housing supply creates competition. This competition may result in existing landlords improving their properties and investing in upgrades, which can increase overall property values. Additionally, competition can lead to stabilization or reduction in rental prices if units are not filled quickly, benefiting renters. Increased property values were noted as a potential benefit to the community through higher tax revenues. Regarding the commercial portion of the development, Rief stated that additional parking is being considered, particularly on the north side, to support nearby uses such as the YMCA during peak times. Potential commercial tenants discussed include a daycare provider, a senior center, and small retail options such as a coffee shop or ice cream shop, though no final commitments have been made. He emphasized that the layout of commercial buildings near Highway 75 is intentional to enhance pedestrian safety. Positioning these buildings closer to the highway helps buffer pedestrian areas, particularly for families accessing daycare services and for seniors utilizing community facilities. In closing, Rief stated the proposed development meets all applicable City of Blair requirements and that the project will be developed over time which is intended to contribute positively to long-term community growth, housing availability, and economic development. The following individuals spoke against the proposed development based on opinions that Blair does not need any additional apartments, the project is too soon after the apartments currently being built at Blair Crossings, public safety, increased traffic along Highway 75, affect on surrounding property values, the desire for Blair to not change, the cost of infrastructure to the city, Blair's Building Department is not ready for another project like this, ripple affect on other city resources, the increased valuation will raise property taxes, and Blair should grow in other ways than housing: Sean Cooper, 2300 College Drive, Blair; Ed Matthews, 739 N. 16th St, Blair, Herta Bouvia, 15398 County Road 18 Blair, Sam Clough, 1280 South Highway 75, Blair, Sue Harson, 9531 County Road 37, Blair, Bridget Aschoff, 1067 Westridge Drive, Blair, Jane Heinrich 1019 Stone Creek Dr., Blair, George Hall, 1234 Cory Dr. Blair, Paul Buckingham, 1217 Fairview Dr., Blair, Ethan Lau, 2335 Hickory Circle, Blair, Barb Bloomfield, 1327 Maple Dr, Blair, and Eunice Scheffler, 1324 Maple Dr, Blair. The following spoke in favor of the proposed development based on opinions expressing strong support for the project as a response to documented housing shortages, emphasis on housing as critical infrastructure for economic growth, workforce retention, and community development, confidence expressed in the developers' experience, planning, and intentions and anticipated positive impacts on tax revenue, business growth, and quality of life in Blair: Mike Rooks, Gateway Development, 162 North Linden Ave, Council Bluffs IA, Audrey Musilek, Rizer COO, 1011 Stonewood, Grand Island, Craig Aman, Developer, 610 South Fork Rd, and Nicole Ferguson, Director Washington County Chamber, 11296 Rainbow Ridge Dr, Blair. It was noted letters of support were received from Cargill, KRW Construction, Memorial Community Hospital, Evonik, McKinnes Roofing, Gateway Development, and the Washington County Chamber of Commerce. Significant public opposition was expressed regarding TIF financing, housing need, school impacts, infrastructure costs, and community transparency. The Planning Commission voted 6-1 against approval of the final plat. Mayor Rump closed the public hearing. Motion by Kirk Highfill, second by Rick Paulsen to approve the Final Plat Application submitted by AV Tenent, as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Nay, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Nay, Frank Wolff: Nay. All Council members voted: Yea: 5, Nay: 3. Mayor Rump declared the motion carried.

Agenda Item #11 – Mayor Rump opened a public hearing to consider a Rezone application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets) Rezoning Tax Lot 267 from Residential Medium Council Meeting June 23, 2026

Density District (RM) to Agricultural/Highway Commercial District (A/CH). City Administrator Green presented the rezone of the entire SJAV Subdivision from RM (Residential Medium Density) to ACH (Agricultural Highway Commercial District). Green noted an error in the drafted ordinance which referenced Office Park District (OPD) instead of Highway Commercial (ACH), requiring an amendment upon introduction. The future land use map had previously been changed to commercial. The Planning Commission voted 8-0 in favor of this rezone. Scott Reif, 3481 West Shimmer Dr, Grand Island, clarified commercial lots 9 and 10 (three total commercial lots) are planned for development and not permanent green space with lot lines to be adjusted based on tenants. He also noted the apartments are targeting median income tenants of \$50,000–\$60,000 annual income. There were no comments from the floor or in writing. Mayor Rump closed the public hearing. Council member Highfill noted the ordinance needed to be amended and introduced Ordinance 2622 for a Rezone application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets) Rezoning Tax Lot 267 from Residential Medium Density District (RM) to Agricultural/Highway Commercial District (A/CH) as amended.

AN ORDINANCE REZONING THE SJAV SUBDIVISION ON TAX LOT 267, BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF BLAIR, 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 rule requiring reading on three different days be suspended. Council member James Letcher seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Nay, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 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. Council member Kirk Highfill moved for final passage of the ordinance, as amended, and Council member James Letcher seconded the motion. The Mayor then asked, "Shall Ordinance No. 2622 be passed and adopted as amended?" Upon roll call, the votes were as follows: Gary Banner: Yea, Brent Clark: 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 Mayor declared the Ordinance adopted as amended. A true, correct, and complete copy of the ordinance, as amended, is on file in the Ordinance Record Book.

Agenda Item #12 – Mayor Rump opened a public hearing to consider a Conditional Use Permit application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, on the SJAV Subdivision, Lots 2 through 6, and Outlot 1, in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets) allowing multi-family dwellings on this parcel for the life of the buildings. City Administrator Green explained that multifamily use in a Highway Commercial zone requires a conditional use permit
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meaning it is an accepted use, and not a use by right. The permit was intentionally limited to Lots 2–6 and Out Lot 1 (parking area) to protect against automatic multi-family approval across the entire subdivision. Any future request for Lot 7 or beyond would require re-platting and a new conditional use permit process. The Planning Commission denied this item 4-3. He also noted that even if denied, the land remains zoned highway commercial, and any permitted commercial use could proceed without council approval. There were no comments from the public or in writing. Mayor Rump closed the public hearing. Motion by Kirk Highfill, second by James Letcher to approve the Conditional Use Permit application submitted by AV Tenet, allowing multi-family dwellings on this parcel for the life of the buildings. Council members voted as follows: Gary Banner: Nay, Brent Clark: Nay, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Nay, Frank Wolff: Yea. All Council members voted: Yea: 5, Nay: 3. Mayor Rump declared the motion failed. The motion failed 5-3, short of the required 6-vote supermajority for conditional use permits. As a result, multifamily housing is not permitted on these lots in the current configuration.

Agenda Item #13 – Mayor Rump opened a public hearing to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the SJAV Tenet Redevelopment Project." City Administrator Green and TIF attorney Michael Sands, 1700 Farnam St., Omaha, Nebraska) proceeded with the required statutory public hearing on the redevelopment plan. Sands explained revisions made since the prior council meeting to include the following: the plan was segmented into three phases with separate TIF allocations—Phase 1 (110 multifamily units): approximately \$2.2M over 15 years; Phase 2 (commercial development): \$689,000; Phase 3 (potential multifamily expansion): \$1.66M for a total of approximately \$4.4M. Phasing allows separate redevelopment contracts and public input at each stage, with Phase 2 commercial uses subject to city/citizen input on land control. Phase 3 requires reassessment of housing needs before proceeding. Council member Clark raised the idea of shorter TIF terms and more negotiated dollar amounts. Sands recommended that it be codified in a formal citywide TIF policy rather than applied case-by-case. Logan Baker, 505 N. 24th St., asked for clarification if the pump station serves the broader city system and not just this development. City Administrator Green stated the pump station is needed for the broader city system. Emily Peterson, 1286 JoAnn Dr., Blair, presented preliminary discussions around incorporating a full-service senior center modeled on the Fremont Friendship Center that is a partnership-based programming into Phase 2 or 3 as a community benefit, noting no formal commitments currently exist. Mike Rooks, Gateway Development Director, reiterated that without Phase 1 TIF approval, Phases 2 and 3 cannot proceed and that commercial tenants including a daycare, restaurant and retailer are under discussion but depend on TIF. Bart Moore, 841 N. 24th Ave, Blair, criticized city staff for appearing to advocate for the project rather than presenting neutral facts. Leo Mijares, 205 E First St., Herman requested tabling pending further study of TIF to determine school impacts, noting studies exist on TIF effects in other communities. Green recommended against tabling, noting the plan must be substantially revised regardless and would be cleaner to let it die and be resubmitted should the developer decide, they would like to present something different. Council Member Banner encouraged the developers not to give up, suggesting firmer commitments around a senior center and childcare could improve reception, and personally expressed willingness to support TIF in exchange for a senior center. Mayor Rump closed the public hearing.

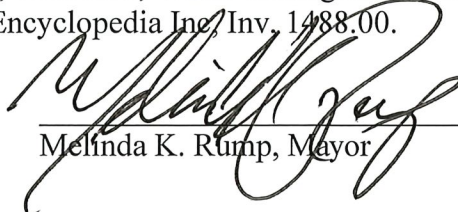
Agenda Item #14 – City Administrator Green recommended against tabling consideration of Resolution 2026-075 approving a tax increment financing redevelopment plan entitled: "Redevelopment Plan for SJAV Tenet Redevelopment Project" as the plan requires significant revision following the conditional use permit denial. He suggested that the cleaner path is to allow the resolution to die without a motion and have the developers revise and resubmit. Tracey Hall, 1419 Linden Dr., Blair asked for

clarification as to what it means for a resolution not to be introduced. City Administrator Green stated if there is no motion, the item will die. With no Council Member introducing a motion, the resolution died without action. The SJAV TIF redevelopment plan is no longer active in its current form and would need to be substantially revised before being resubmitted.

Agenda Item #15 – City Administrator Green thanked the attendees for their participation and courteous behavior throughout the lengthy meeting. He announced a budget hearing workshop scheduled for the following Tuesday at 5:30 PM and invited the public to attend.

Agenda Item #16 – Motion by Gary Banner, second by James Letcher to adjourn the meeting 9:46 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

The following claims were approved: Abe's Trash, Svc, 1919.75; ACCO, Inv, 2464.64; Air Products & Chemicals, Inv, 5186.56; Amerisource Hr Consulting Grp, Svc, 2250.00; Aqua-Chem Inc, Inv, 2197.40; Assethr, Pyrl, 307028.47; Automatic Systems Co, Svc, 2450.00; Baird Holm Llp, Svc, 20000.00; Bart Moore Subcontracting Inc, Ref, 1450.00; Black Hills Energy, Inv, 957.83; Blair Garden Center, Inv, 829.96; Bomgaars Supply Inc, Inv, 2397.15; Bs&A Software Llc, Inv, 643.50; Cdw Government Inc, Inv, 4294.93; Cede & Co, Inv, 785097.50; City Of Blair, Inv, 331.07; Corrpro Companies Inc, Inv, 1070.00; Country Builders Llc, Ref, 50.00; Crown Trophy & Awards Of, Inv, 148.49; Dillon Brothers, Inv, 715.46; Dws Llc, Inv, 275.00; Emedco Inc, Inv, 2685.87; First National Bank, Inv, 9455.49; Frahm' S Stump Removal, Svc, 430.00; Fremont Electric Inc, Svc, 536.79; Friends Of The Jeanette Hunt, Svc, 15000.00; Galls Llc, Inv, 94.38; Gpm Environmental Solutions, Inv, 3400.00; Great Plains Uniforms Llc, Inv, 199.00; Hach Co, Inv, 529.38; Hayes & Associates Llc Cpa, Svc, 16000.00; Headlee, Paige, Ref, 50.00; Heartland Natural Gas Llc, Inv, 22.89; Henton Trenching Inc, Svc, 412.00; Highway Signing Inc, Inv, 4272.75; Hrb Enterprises Llc, Inv, 524.90; Ingram Industries Inc, Inv, 48.31; Jdw Midwest Llc, Svc, 2430.00; Junior Library Guild, Inv, 658.56; Library Ideas, Inv, 349.38; Mckinnis, Michael J & Heather R, Ref, 50.00; Michael Todd & Company Inc, Inv, 1425.16; Midwest Fire Protection Inc, Inv, 564.85; Mississippi Lime Co Llc, Inv, 41838.30; Municipal Supply Inc, Inv, 5733.06; Ne Notary Assoc Inc, Inv, 107.00; Nebraska Dept Of Revenue, Inv, 14206.35; Nichols Contracting Co, Ref, 500.00; Nuse, Shanturia & Brian, Ref, 500.00; Oes Elevator Llc, Svc, 900.00; Onsite Services Solutions Llc, Ref, 825.00; Overdrive Inc, Ref, 4500.00; Point C, Ins, 8171.55; Principal Financial Group, Pen, 44667.34; Roy Kirk, Inv, 51.56; Steve Bohlen, Pen, 1749.83; The Amazing Arthur, Inv, 550.00; The Sign Depot, Inv, 60.32; The Wall Street Journal, Inv, 310.00; Thompson Solutions Group, Svc, 2350.25; Trittech Forensics, Ing, 679.00; Turtle Roofing, Ref, 50.00; Ty's Outdoor Power & Service, Inv, 225.56; Us Postal Service Fort Calhoun, Inv, 700.00; Usabluebook, Inv, 1087.20; Vessco Inc, Inv, 870.00; Vulcan Industries Inc, Inv, 95230.00; Washington County Bank, Tif, 93131.65; Waste Management Of Ne, Svc, 77.99; Woods & Aitken Llp, Svc, 14207.45; World Book Encyclopedia Inc, Inv, 1488.00.


Melinda K. Rump, Mayor

ATTEST:


Brenda Wheeler, City Clerk


Council Meeting June 23, 2026