

MINUTES OF THE REGULAR CITY COUNCIL MEETING

A regular meeting of the City Council was held on Tuesday, February 17, 2026 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: Absent, Eckhoff: Present, Eskra: Present, Fairbanks: Present, Hydo: Present, McLain: Present, Ruh: Present.

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

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. CONSENT AGENDA

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 February 2, 2026, as on file in the City Clerk's Office.

3.e. Approval of Treasurer's Report of Claims in the amount of \$1,168,419.55.

3.f. Approval of BASWA Report of Claims in the amount of \$53,819.85.

3.g. Approval of BPW Report of Claims in the amount of \$676,504.82.

3.h. Resolution Number 7722 executing Amendment No. 5 to the Lottery Operator Agreement with EHPV Lottery Services LLC, dba Big Red Keno, to extend the Lottery Operator Agreement to expire on February 28, 2031.

3.i. Resolution Number 7723 granting permission to Kevin Kramer, d/b/a Pappys Camels, permission to sell or offer for sale or peddle goods, wares, or merchandise at Chautauqua Park and the Skate Park periodically beginning May 1, 2026 and terminating on October 31, 2026 for camel rides and a petting zoo.

3.j. Resolution Number 7724 granting permission to Blue Valley Indivisible, and their designees, permission to sell or offer for sale or peddle goods, wares, or merchandise at Charles Park on March 28, 2026, between 12:00 p.m. and 3:00 p.m., as part of their rally/festival.

3.k. Resolution Number 7725 appointing Amber Tempelmeyer to the City of Beatrice Library Advisory Board.

3.l. Resolution Number 7726 executing any and all contracts or documents between the City and the Nebraska Department of Economic Development (NDED) regarding the Planning Opportunity CDBG Grant 25-PP-001 to update the City's comprehensive plan.

Ted - L - how long does the plan take? when will it be done? TT - 18 months for grant, study 1 year.

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

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

4. DISCUSSIONS/REPORTS

4.a. Proposed Electric Generation Facility Presentation – *John Krajewski, JK Energy Consulting, Inc.*

TT - looking at study with HDR on engines, etc., what next steps are

JK - background - working with HDR, update numbers, look at specific items. serve city capacity needs & partners, great gas access, perfect location, away from schools, etc., transmission

2 technologies looked at - RICE units technology has improved. these respond quickly & can generate for SPP quickly - or combustion turbine. 2 benefits, need capacity - expires in 2030; also have energy supply with AEP expiring. this provides good energy hedge, if go high, start units & sell profit 50 megawatt to 200 watt project- looking at 20% savings - better interest from vendors, contractors, etc

HDR did good job outlining permitting needs

opinion of probable costs - rice units - diesel units 100W; these costs are probably 15% higher than last study, weren't ready to move forward at that time, now have answers to some questions

combustion turbines - 20% of cost of project. if go with combustion, most likely not put in SBRs? will work on oil? will get bids on both most likely & make decision later

Ted - cost goes down, if go down to 600? levels out as add more units. probably get most bang for buck going from 50-200 - based on interest from others, too big look at additional transmission line, rely on capacity that is here & not trigger big improvement.

rice units more expensive on upfront cost, less cost to run, less gas, some amount of kwh; until out for bids won't have good numbers.

CTs with SCR - not enough flexibility anyway. does justify

200 MW - cts without SCR \$154/mwh - not paying total, just for capacity supplying _____% - more expensive than paying now, but consistent with where market is at. this with market will be less costly. paying \$3/kw month, just signed for capacity - \$8kw/month. SPP recently raised their capacity. \$7.25/month up to \$12.00

Hydo - more than [paying right now, but not later? JK - yes, but not 30% higher than - recent RPF went up 60%.

project priorities - accredited capacity - 50 megawatts to meet needs in summer of capacity, peak demand + margin - looking at with these projects, running on natural gas or diesel fuel. Feb 2021 - biggest issue was lack of natural gas. having fuel hour on site, won't run on oil much, but when need it, they will look at how available our capacity is. Flexible resource - RICE can be online within a few minutes. starting less than 10 minutes. CTs close. both flexible will get generation

Additional partners - instrumental. everyone benefits single project to benefit from

project challenges - staffing, operators, maintenance crews available - looking at 6-10 people depending upon which site & how often staffed. may be city employees or joint ownership group. gas supply - either one is capable to supply. one across from property - lead time of equipment, biggest key

Schedule - meet December - partners on board, bid specs out, fall 2026 interconnection request to SPP, major equipment procurement within next 3 months. October 2026 - have to know what kind - SPP changing, will know cost likely upfront 15 months before study work is completed. answer on costs by early 2027.

Potential project ownership - city could own, jointly owned; each structure has advantage or disadvantage, like to have a stand-alone entity

Interlocal stand-alone entity - city through BPW to issue bonds, agree to pay bonds, build generation. entity would buy land/rent,

etc.best

Gary - bonds? JK - PTGA? higher financial advisor, worked with bond counsel, \$400 million bonds - they issue bonds, come obligations through

Gary - also potential to have wholesale customers? JK - most likely will go into SPP market place.excess caapity, sell capacity to 3rd parties if needed. GB - ability to add? JK - yes, 3-4 more if needed, easy to add on

Mayor - are revenue bonds, from our revenue, significant piece need to be clear on. solely rates, not taxpayer

Eskra - city wasn't prepared & faced 60% increase and passed JK - will have to raise rates some, they did have a sweetheart deal. Eskra - increase in capacity from SPP, caught off guard. JK - yes, Feb 2021 & bigger driver is AI, data centers, etc. 25x the city - use almost that much every hear.

Next steps - in general council be in agreement with taking this approach, provde more firm information to parterns, start working towards interlocal & PPA to issue bid documents for generation & commence - JK will be able to help with - HDR will take lead on bid documents & engineering. JK - big deal, ineables us to control our destiny. exciting project, putting in the project that will give an asset of serve city 30-40 years. not usually exciting, but very important step towards energy future. gary - important to our community - nothing compares, real threat is what if we don't do it. when public asks in future, real facts so we don't undersell what trying to do. very good project

Mayor taking a look that will set up this community - fresh water, wellhead protection, landfill 70 years, trifacta to protect generations to come & great place to be over the next 5 years.

Mayro - thank you - tt, PF, JK, property thanks for plowing ahead & being a forward thinker not going to find a lot of companies wanting to take on. JK - will get there, comfortable schedule HDR will help guide through.

JK - been in contact with several potential partners, would like to set up meetings next week, onsite meeting, go through numbers, schedule, commitment next 2-3 weeks, provide more technical

Ted - important to support, east vote is no, capacity is paramount. renting or owning - know what your costs are, simple terms. capacity part - toured reservoirs 5 million gallons if today can't imagine what that would cost today. thankgoodness someone had forethought to build.

5. RESOLUTIONS

5.a. Resolution Number 7727 committing to pursuing the next steps in the construction of a natural gas-fired electric generation facility.

McLain - economic development in future, reliable power as well
mayor - rates continue to rise, not just nebraska

Jim Nelson, 1025 N 6th, 1 question, what is the cost that the city has paid so far today & anticipated cost to get to next level. TT - study with Burns & Mac/HDR \$250 - depending upon size & partners upwards to \$400 million. Jim - what is the next cost? TT - that is what asking for tongith to see

Ted - how would mayor vote? Mayor - yes, for future of community. makes business sense.

Hydo - hired expert to tell us what to do, need to go forward

Mayo r- goign to have to go through engineer to work through to get this done. unfortunately this is the way it has to be done to get it done. JIM - just wanting public ot know what has been

Moved by McLain, seconded by Fairbanks, that Resolution Number 7727 be passed and adopted. **MOTION: Carried.**

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

6. PUBLIC HEARINGS/BIDS

6.a. Public Hearing for the purpose of considering adoption of Plan Modification "26-1" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)

Hoppe - south end of stoddard. 1 development, 2 separate hearings. 38 unites, 35 5 - similar to row hosing along Hwy 77 - further west of peach bldgs

\$616,000 of TIF Low income - in LIncoln \$45,000 for single or %64,00 for family of 4 median in Gage county \$67? nothign set in stone. 38 units total

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 650 p.m. **MOTION: Carried.**

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

6.b. Public Hearing for the purpose of considering adoption of Plan Modification “26-2” to the Redevelopment Plan for Redevelopment Area No.2. (Stoddard Place II – Workforce Housing Redevelopment Project)

workforce housing - 5 units market rate
wiating on final numbers from county assessors - \$616,000 TIF

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 651 p.m. **MOTION: Carried.**

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

6.c. Public Hearing for the purpose of considering the rezoning of a tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska, Parcel No. 004342100, from Agricultural District “AG” to General Industrial District “GI”.

parcel 10.01 acres, just west of city lmiits & just west of industrial park, SW 32nd, applied for rezone from AG to GI - P&Z
recommended approval

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 652 p.m. **MOTION: Carried.**

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

7. RESOLUTIONS

7.a. Resolution Number 7728 adopting Plan Modification 26-1 to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)

nothing

Moved by McLain, seconded by Fairbanks, that Resolution Number 7728 be passed and adopted. **MOTION: Carried.**

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

7.b. Resolution Number 7729 adopting Plan Modification 26-2 to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - Workforce Housing Redevelopment Project)

mayor - market rate housing whatever rent will fair, vs low income

Moved by McLain, seconded by Fairbanks, that Resolution Number 7729 be passed and adopted. **MOTION: Carried.**

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

7.c. Resolution Number 7730 executing the Grant Agreement with the United States Department of Transportation (USDOT), and any and all other documents necessary for USDOT to grant funds to the City for the purpose of funding the City's CAST Initiative, and any and all other documents necessary to implement the CAST Initiative.

after 20 months June 2024, received grant on Thursday. timelines very condensed to get done. final design done by 2028 - just over 2 years. GB - state will tell us what to do? TT - yes, State will work closely with Feds, similar to other trails, we are involved but administered by state. construction done by 12/15/2030. looking at bid Aug 2028, obligate by 9 2028 total done by _____.

Ted - 153 things need to be done. on 11

Ted - passenger in car, state will do work,

Hydo - case on once hwy is moved & working on court street corridor? Hydo 0 they know the highway, McLain - ice to have say about bumpouts, etc. Hydo -

June 2025 - April 2027 for environmental review.

Ted - read Councilmember Doyle - statement on behalf thank for efforts. decades recommended these downtown visions. relocation of hwy 136 paramount to safety renovate court street. congrats to mayor, city admin, council & dept heads. milestone achievement.

Hydo - lot to be proud of.

Eckhoff - state done other projects like this? TT - yahoo not unusual, not many moved just a block, but it has been done before. TT _ one of things done, selecting engineer - April 2025 - JEO is the engineer, onboard & working on updating, state can sign tomorrow, feds sign & JEO. Mayor - working with JEO on amended timeline.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7730 be passed and adopted. **MOTION: Carried.**

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

7.d. Resolution Number 7731 executing the Memorandum of Agreement with First Star Recycling for the processing of recyclable material generated by the City.

first star recycling we take our recycling to. they secured a grant from state. large community, recyclables - part of the grant they received \$95,682.85 - for us to purchase 6 new recycling trailers. 2 cardboard only 4 mixed use. agreement - first star gives money - next three years - out clause of 60 days

Moved by McLain, seconded by Fairbanks, that Resolution Number 7731 be passed and adopted. **MOTION: Carried.**

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

7.e. Resolution Number 7732 approving and adopting the Aquatic Master Plan developed by Waters Edge Aquatic Design, for the redevelopment of the City's Water Park.

last week went over water park study. formerly adopt plan. includes all three plans. sometimes when apply for grant, they want a master plan adopted.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7732 be passed and adopted. **MOTION: Carried.**

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

8. ORDINANCES

8.a. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of Parcel No. 004342100, from Agricultural District "AG" to General Industrial District "GI".

rezoning talked about earlier

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-5 the title thereof be approved, the rules be suspended and said ordinance be read by number only three (3) times tonight. **MOTION: Carried.**

Doyle: Absent, Barnard: Yea, Eckhoff: Yea, Eskra: Yea, Fairbanks: Yea, Hydo: Yea, McLain: Yea, Ruh: Yea
Yea: 7, Nay: 0, Absent: 1 Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-5 be passed and approved. **MOTION: Carried.**

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

9. PUBLIC FORUM

jim nelson, 1025 n 6th, within zoning limits that apply. don't get to chose electricity. bill in legislature hope to support. utility rates went up. when public told going up 5 or 6%, then add surcharge, why rates went up 12% and would like an answer in the future.

celeb fioni - 1012 north 10th STreet, new Ngage directory, will be Gage development coalition. in process of low hanging fruit done. meeting with county, tobias, getting acquaintend with Beatrice. starting to get involved in Beatrice & Gage county. - agenda within next month. tourism ideas - app as well as tourism, as well as resident of county, etc.people to know, city offices, happenings within county, public meetings, etc.

Mike - interviewed great ideas, exciting to have fresh look. Caleb - also with state economic- get his bio - not flyover states - good push in regional economic development as well. interim chair of education committee - member of advosry board - unitted states leadership coalition. see what international trade looks, how does it effect the state. congretional members.

10. DISCUSSIONS/REPORTS

10.a. City Administrator's Monthly Report.

tree inventory ongoing - JEO going faster than thought, all fits in grant so will get the entire town heritage heights & crest drive - moving along.
poured foundation for next building at crest drive on 3rd bldg - 2 are filled
landmark, scc addition, ot of staff time ready for construction to keep moving.

11. MISCELLANEOUS

11.a. The next regular City Council meeting is March 2, 2026 at 6:00 p.m. in the BPS Administration Building Board Room.

Moved by McLain, seconded by Fairbanks, that the meeting be adjourned at 715 p.m. **MOTION: Carried.**

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

Erin Saathoff, City Clerk

Stan Wirth, Mayor