

## **MINUTES OF THE REGULAR CITY COUNCIL MEETING**

A regular meeting of the City Council was held on Monday, May 18, 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.

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. PROCLAMATION - Public Works Week, May 17-23, 2026**

### **4. CONSENT AGENDA**

4.a. Approve agenda as submitted.

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

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

4.d. Approval of minutes of regular meeting on May 4, 2026, as on file in the City Clerk's Office.

4.e. Approval of Treasurer's Report of Claims in the amount of \$891,323.99.

4.f. Approval of Envision Landscapes claims in the amount of \$322.00.

4.g. Approval of BASWA Report of Claims in the amount of \$44,040.45.

4.h. Approval of BPW Report of Claims in the amount of \$1,333,230.40.

4.i. Approval of Pay Request #8 in the amount of \$203,682.21 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.

4.j. Approval of a new keno sales satellite application for B21, LLC, dba Biggs, 1101 South 6th Street, Beatrice, Nebraska.

4.k. Refer claim of Heather Arena regarding damages to her personal property to the City Attorney and City Insurance carrier for review and disposition.

4.l. Resolution Number 7786 reappointing Mitch Deines to the Community Redevelopment Authority.

4.m. Resolution Number 7787 executing the Fixed-Based Aerial Applicator's Agreement with Precision Aerial Ag, LLC, for the purpose of conducting aerial applicator or crop spraying services on the Beatrice Municipal Airport's airfield.

4.n. Resolution Number 7788 executing the Operator's Lease and Services Agreement with Precision Aerial Ag, LLC, for the purpose of conducting aeronautical services on the Beatrice Municipal Airport's airfield.

4.o. Resolution Number 7789 executing the Request for Reconveyance and the Deed of Reconveyance, along with all other necessary documents to terminate the Deed of Trust for the Energy Efficiency Loan Agreement, dated November 20, 2020, between the City and Orlando C. Ortiz and Maria E. Holtry.

4.p. Resolution Number 7790 entering into a Maintenance Agreement with Quadient, Inc., for the servicing of the document inserter.

4.q. Resolution Number 7791 entering into an Agreement with Musco Lighting for the installation, maintenance, and warranty of new overhead field lighting for Fields 4, 5, and 8 at Hannibal Park.

## **5. PUBLIC HEARINGS/BIDS**

5.a. Public Hearing for the purpose of considering adoption of Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)

5.b. Public Hearing for the purpose of considering the rezoning of real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC".

## **6. RESOLUTIONS**

6.a. Resolution Number 7792 adopting Plan Modification 26-3 to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)

6.b. Resolution Number 7793 authorizing the submission of a Rural Business Development Opportunity Grant Application to the United States Department of Agriculture (USDA) and committing matching funds for the Downtown Beatrice Strategic Planning Initiative.

6.c. Resolution Number 7794 executing the First Amendment to the Union Contract with the Firefighters Union Local No. 1098, to establish a comp time – qualified and comp time – non-qualified bank.

6.d. Resolution Number 7795 executing a Settlement Agreement and any and all other necessary documents between the City and Bryan Medical Center to settle all claims between the City and Bryan Medical Center.

6.e. Resolution Number 7796 executing a Settlement Agreement and any and all other necessary documents between the City and Bryan Physician Network to settle all claims between the City and Bryan Physician Network.

6.f. Resolution Number 7797 executing any and all contracts, or other documents between the City and Confluence to develop the updated comprehensive plan.

6.g. Resolution Number 7798 executing the Assumption Agreement, Assumption of Personal Guaranty, and Assumption of Promissory Note by and between the City, Hydo Properties, LLC, Todd A. Hydo and Soni Hydo and Brian L. York and Kala C. York, as part of the Beatrice Downtown Revitalization Improvement Program.

6.h. Resolution Number 7799 executing the General Release any and all other documents necessary to release and discharge Hydo Properties, LLC, and Todd A. Hydo and Soni Hydo, regarding the Loan Agreement as part of the Beatrice Downtown Revitalization Improvement Program.

## **7. ORDINANCES**

7.a. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of Parcel No. 012409603, from General Industrial District “GI” to General Commercial District “GC”.

7.b. Ordinance vacating Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska.

7.c. Ordinance approving the plat of Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska.

## **8. PUBLIC FORUM**

### **9. DISCUSSIONS/REPORTS**

9.a. Clean City Week 2026 Review.

9.b. Lincoln Street Grant Discussion.

9.c. City Administrator’s Monthly Report.

10. **EXECUTIVE SESSION** - Real Estate

11. **MISCELLANEOUS**

11.a. The next regular City Council meeting is June 1, 2026 at 6:00 p.m. in the BPS Administration Building Board Room.

**Erin Saathoff, City Clerk**

**Stan Wirth, Mayor**