



## "OPEN MEETINGS ACT"

City of Blair Regular Council Meeting  
City Council Chambers  
April 22, 2025 - 7:00 PM

**A Copy of the "Open Meetings Act" Has Been Posted at Both Exits**

### AGENDA

**NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at [www.blairnebraska.org](http://www.blairnebraska.org). The City Council reserves the right to go into Executive Session at any time.**

1. Meeting was called to order by Mayor Rump.
2. Roll Call.
3. Pledge of Allegiance.
4. Approval of Consent Agenda - The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.
  - 4.a. Approval of Minutes of the April 8, 2025 meeting.
  - 4.b. Clerk report of Mayoral Action of meeting.
  - 4.c. Claims as approved by the Finance Committee.
  - 4.d. Approve manager request in reference to the American Legion Post 154, 103 S 12th Street, Blair, Liquor License.
5. Plaque Presentation by Mayor Rump for retiring employee Pat Long for his 45+ years of public service.
6. Presentation by Team Mates.
7. Consider Resolution 2025-38 approving Zach Lepper and Tre Murray as new members of the Blair Volunteer Fire Department.
8. Mayor Rump opens 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.
9. Mayor Rump opens 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 Definition 303.01 (2.5) - Accessory Dwelling Unit.
  10. Consider 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.
  11. Consider Resolution No. 2025-39 approving Rental Agreements for the Blair Amphitheatre, Pickleball Court Rules and Regulations, and Parks Shelters.
  12. City Administrator Report.
  13. Motion and second by Council members to adjourn the meeting.

**A Copy of the "Open Meetings Act" Has Been Posted at Both Exits**

City of Blair Regular Council Meeting  
April 8, 2025

The Mayor and City Council met in regular session in the City Council Chambers on April 8, 2025, at 7:00 PM. The following were present: Brent Clark, Holly Hafer, Kirk Highfill, Kent Long, Rick Paulsen, Kevin Willis, and Frank Wolff. Absent: James Letcher. Also present were City Administrator Green, Assistant City Administrator Barrow, Director of Public Works Heaton, City Attorney Talbot, Non-Lawyer Assistant Ferrari, Interim Library Director Lukert, HR Manager Guhl, Community Development Director Beiermann, and Chief Lager.

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 and #3 – Mayor Rump called the meeting to order at 7:00 p.m. followed by Roll Call vote and the Pledge of Allegiance.

Agenda Item #4 – The Consent Agenda approved the following: 4a) Approval of Minutes of the March 11 and March 25, 2025 meetings, 4b) Clerk report of Mayoral Action of the March 25, 2025 meeting, 4c) City Department reports for March, 2025, 4d) Claims as recommended by the Finance Committee, 4e) Resolution 2025-37 recommending approval for a Special Designated Liquor License for Hangout at the Horn dba Longhorn Bar & Grill to host a retirement party at St. Francis Borgia Social Hall, 2005 Davis Dr, Blair on Friday, April 25, 2025 from 3:00 p.m. to 7:00 p.m. and 4f) Resolution No. 2025-31 approving an agreement between the City of Blair and Midwest Fireworks for the city-wide fireworks display on July 4, 2025. Motion by Holly Hafer, second by Rick Paulsen to approve the Consent Agenda. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5 – HR Manager Guhl outlined the process taken in the search for a new city Chief of Police which started six months. The Civil Service Commission recommended hiring Morrow and Associates, Omaha, to manage the process on their behalf. The search started with (19) candidates from seven different states. Those candidates were required to complete a questionnaire which narrowed the selection process down to five. Those five then spent a day in an assessment interview process managed by Morrow. The assessment center then narrowed the applicants to the top three which were invited to Blair for lunch with senior staff, a tour of Blair, interview with the Civil Service and a Citizen Committee appointed by the Mayor, and a final interview with the City Administrator and Mayor Rump. Guhl thanked everyone involved in the process. Chief Kinsey will start on April 28, 2025, with an official public swearing in at the May 13, 2025, meeting. Police and Fire Committee stated a great candidate has been selected and the city is ready to move forward. Council member Paulsen introduced Resolution No. 2025-32 approving the Mayoral appointment of Jeremy Kinsey as Police Chief for the Blair Police Department. Motion by Rick Paulsen, second by Kirk Highfill to adopt Resolution No. 2025-32 as

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presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #6 – Chief Lager presented Jedzia Radke, Tyler Levins and Paige Arent as new police officers with the Blair Police Department. Radke is originally from Fremont and graduated from Bellevue West. He is currently a police officer in West Point, Nebraska, and a member of the Dodge Nebraska Volunteer Fire Department. He recently received his EMT Certificate. He was certified in December 2021 as a police officer. Levins is originally from Omaha and graduated from Omaha Burke. He attended Metro Community College and then UNO to obtain a bachelor's degree in criminal justice with a minor in Sociology in 2015. He is married and currently lives in Omaha. Arent is originally from Papillion but grew up in Plattsmouth and graduated there. She is a graduate of Metro Community College with an associate's degree in applied science as a legal studies paralegal. She currently works as a nursing assistant at Bellevue Medical Center. Lager stated all non-certified candidates will go to Grand Island for their certification in August. Police and Fire Committee recommended moving forward with all candidates. Council member Highfill introduced Resolution No. 2025-33 approving the Mayoral appointment of Jedzia Radke, Tyler Levins and Paige Arent as new Police Officers for the Blair Police Department. Motion by Kirk Highfill, second by Holly Hafer to adopt Resolution No. 2025-33 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #7 – City Administrator Green stated Chief Lager has been working long and hard to prepare the department for a national certification process that will establish national standards that are expected to be practiced in the department. The purpose of GALEA Accreditation Programs is to improve the delivery of public safety services, primarily by maintaining a body of standards, developed by public safety practitioners, covering a wide range of contemporary public safety initiatives, establishing and administering an accreditation process, and recognizing professional excellence. The goals are to strengthen crime prevention and control capabilities; formalize essential management procedures; establish fair and nondiscriminatory personnel practices; improve service delivery; solidify interagency cooperation and coordination; and increase community and staff confidence in the agency. CALEA will visit the department to verify they are performing the activities as outlined in the accreditation program. Green stated Lager has applied for a grant that will pay the upfront fees to start the process. The accreditation will take approximately 36 months to complete. The recertification process will happen every three to four years. Chief Lager stated this certification would be good for the department and officers would be trained accordingly. It will push the department to strive to be better and Blair will be the smallest agency in Nebraska trying to achieve this accreditation. Police and Fire Committee recommended moving forward with accepting the agreement. Council member Paulsen introduced Resolution No. 2025-34 approving agreement between the Blair Police Department and CALEA for accreditation for the Department to enhance their policies and procedures. Motion by Rick Paulsen, second by Kirk Highfill to adopt Resolution No. 2025-34 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #8 – City Administrator Green stated the proposed Ordinance would create the street paving district for Blair Crossing which is required in order for the city to possibly assess the properties in the future for any improvements made that would benefit the property. The developer has agreed to pay  
Council Meeting April 8, 2025

the upfront road assessment costs, but this would allow the other properties benefiting from the improvements to be assessed. The Finance Committee recommended approved. Council member Hafer introduced Ordinance 2570 creating Paving Improvement District 206 - Blair Crossing Subdivision.

**AN ORDINANCE CREATING PAVING DISTRICT NO. 206 IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, DESCRIBING SAID STREET IMPROVEMENT DISTRICT AND IMPROVEMENTS TO BE CONSTRUCTED THEREIN, AND PROVIDING THAT SPECIAL ASSESSMENTS MAY BE LEVIED IN PROPORTION TO BENEFITS TO THE PROPERTY IN SAID DISTRICT; REPEALING ALL ORDINANCES SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.**

Council member Holly Hafer 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: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, 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 Holly Hafer 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. 2570 be passed and adopted?" Upon roll call vote, the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, 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 #9 – City Administrator Green Phil reviewed the proposed development agreement with MRES Blair Crossing Holdings, LLC for subdivision and street improvements that will be made in the Blair Crossing Subdivision. The two large tax lots on the south side will have the potential to be assessed for improvements. The developer is overseeing all the contractors that will be used to develop this subdivision and public street improvements that are required to make the subdivision accessible to Highway 133 and Highway 30. The developer is working with the State of Nebraska Department of Transportation for highway access on both sides of the development. The estimated cost for these improvements is \$3.2 million. The developer will contribute \$800,000 towards street improvements. The city will be responsible for providing \$2.4 million which will be paid out of the remaining highway allocation funds. All funds the city is contributing could be assessed and returned to the city. Heather Carver, 3555 Farnam St., Ste 402, Omaha, NE, Attorney appeared on behalf of the developer to answer any questions and to confirm the developer is ready to move forward as soon as approval is received from the state. The Finance Committee recommended approval of the development agreement. Council member Hafer introduced Resolution 2025-35 approving a Development Agreement between the City of Blair and MRES Blair Crossing Holdings, LLC for the Blair Crossing Subdivision. Motion by Holly Hafer, second by Rick Paulsen to adopt Resolution No. 2025-35 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #10 – Director of Public Works Heaton presented a recommendation from the Parks, Recreation and Cemetery Advisory Board to increase the fees for the renting of the depot and park shelters. Heaton stated the recommendations are as follows: 1) Update Park Fees – A \$25.00 increase across the board for all depot and shelter reservation fees. This also sets a \$25.00 fee for shelters and a \$50.00 fee for the depot for non-profits. This is to cover staff time for inspecting the facility after each use and performing any necessary cleaning. The deposit of \$50.00 stays the same. 2) After-hours access to the Depot – This change clarifies how people can access the depot key if they fail to pick it up during office hours. Historically, park staff would meet someone at the depot and collect \$50.00. This change will state the depot deposit will be forfeited. 3) RV Park Stay Limit – This change will remove the stay limit from November 1 – April 1, no water will be available, and there are no discounted rates. Stays between April 1 and November 1 will be limited to 14 days; requests for extended stays will be at the discretion of the City Administrator. Council member Willis introduced Resolution 2025-36 amending the current rental schedule for park shelters and the Depot, amending the procedure for when the Depot key is not picked up during office hours and eliminating stay limits at the Hardy RV Park during the winter months. Motion by Kevin Willis, second by Frank Wolff to adopt Resolution No. 2025-36 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #11 – Non-Lawyer Attorney stated the proposed Ordinance would amend the city's Permit, License and application fees by adding the park shelter rental fees, Hardy RV park rental fees and cemetery fees. These fees were not previously listed in the schedule. This will make it easier for individuals to find costs of all the fees as they will be listed in one location. Council member Wolff introduced Ordinance 2571 to amend the Blair City Municipal Code, Appendix-Permit, License, and application fees adding park shelter rental fees, Hardy RV Park rental fees and cemetery fees.

**AN ORDINANCE TO AMEND THE BLAIR CITY MUNICIPAL CODE, APPENDIX—PERMIT, LICENSE, AND APPLICATION FEES ADDING THE PARK SHELTER RENTAL FEES, HARDY RV PARK RENTAL FEES, AND CEMETARY FEES; 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: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. Council members voted: Yea: 7, Nay: 0, 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 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. 2571 be passed and adopted?" Upon roll call vote, the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. Council members voted: Yea: 7, Nay: 0, 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 #12 – Community Development Director Beiermann presented an Ordinance to vacate excess right of way along 24<sup>th</sup> Street. Habitat for Humanity has built several new homes on the west side of 24<sup>th</sup> Street. Vacating this right of way would allow the homeowners extra space for two off street parking spaces and clean up the different right of way on the east side making 24<sup>th</sup> Street a solid 50 feet. Judiciary Committee recommended approval of the vacation. Council member Highfill introduced Ordinance 2572 vacating 15' of excess right of way along 24th Street on both the west and east side of the street between Nebraska and Jackson Streets.

**AN ORDINANCE OF THE CITY OF BLAIR NEBRASKA, WITH THE ORIGINAL RIGHT-OF-WAY BEING 80-FFET WIDE, VACATING 15 FEET OF EXCESS RIGHT-OF-WAY LOCATED ON THE WEST SIDE OF NORTH 24TH STREET BETWEEN NEBRASKA STREET AND JACKSON STREET (NOW THE WEST VALLEY SUBDIVISION) AND ALL THAT PART OF THE EAST 15 FEET OF NORTH 24TH STREET (ORIGINALLY FRENCH STREET) RIGHT-OF-WAY AS IT APPEARS ON THE ORIGINAL PLAT OF DEXTERS 1ST ADDITION TO THE CITY OF BLAIR, VESTED IN THE CITY OF BLAIR, ADJOINING LOTS LOT 9, BLOCK 8; LOT 10, BLOCK 8; LOT 9, BLOCK 17, AND LOT 10, BLOCK 17, BETWEEN NEBRASKA STREET AND JACKSON STREET AND VACATED PORTIONS OF VACATED NEBRASKA STREET AND PARK STREET ADJOINING LOTS, ALL IN BLAIR, WASHINGTON COUNTY, NEBRASKA; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.**

Council member Kirk Highfill moved that the statutory 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: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, 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. 2572 be passed and adopted?" Upon roll call vote, the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, 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 #13 – City Administrator Green updated the Mayor and Council on the city's hiring process for the Library director and Parks Supervisor opening due to the retirement of Pat Long whose last day is May 2. Staff are also working on the final rules for the amphitheater and pickleball courts with a recommendation coming from the Parks, Recreation and Cemetery Advisory Board at the next Council meeting. Director of Public Works Heaton presented pictures of the new alternate truck route signs posted by the state directing truck traffic to the bypass. Signs were posted along both Highway 30 and 75. Staff are also working on a street light plan for Highway 75 and the lights at the intersection of Highway 75 and Hollow Road bypass. According to the state, the traffic lights at this intersection will be delayed until fall.

Agenda Item #14 – Motion by Brent Clark, second by Kent Long to adjourn the meeting 7:43 p.m. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Absent, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: Abe's Trash Service Inc, Svc, 1610.50; Acco, Inv, 3964.13; Accuvein, Inv, 10998.00; Advantage Lawn Care Llc, Svc, 1900.27; Aflac, Svc, 1994.34; Air Products & Chemicals, Inv, 4551.91; Amazon, Inv, 2984.63; American Underground, Inv, 3850.41; Anchor Homes Llc, Svc, 500.00; Aoi Corporation, Inv, 10142.85; Automatic Systems Co, Svc, 1594.97; Avid Restoration, Svc, 50.00; Baird Holm Llp, Svc, 4604.00; Baker & Taylor Books, Inv, 57.48; Barco, Inv, 1717.88; Beiermann Jeff, Svc, 471.27; Bennett Trenchless Eng, Svc, 19800.00; Bi-State Motor Parts, Inv, 375.36; Blair Ace Hardware, Inv, 385.25; Blair Youth Sports Cmplx, Inv, 25000.00; Blue Cross & Blue Shield, Svc, 95274.56; Bomgaar Supply Inc, Inv, 2646.16; Bound Tree Medical Llc, Inv, 519.79; Carquest Auto Parts, Inv, 58.88; Cdw Government Inc, Inv, 1136.79; Chapman Trucking, Svc, 750.00; Cintas, Svc, 2649.27; City Of Blair, Svc, 226.29; City Wide Facility Sol, Svc, 2875.00; Cleary Shamrock Full, Svc, 500.00; Clement Angel, Emp, 119.00; Colony Custom Homes, Svc, 500.00; Corbion, Svc, 500.00; Country Tire Inc, Svc, 322.23; Crown Trophy & Awards Of, Inv, 261.00; Danko Emergency Equipment, Inv, 1094.50; Datashield, Svc, 87.53; Dick's Electric Co, Svc, 261.40; Ditch Witch Of Omaha, Inv, 938.89; Eager Siding Company, Svc, 100.00; Eakes Office Solutions, Inv, 1482.37; Enterprise Publishing Co, Svc, 800.71; Fairfield Inn & Suites, Svc, 737.70; Fairway Oil Co, Inv, 174.90; Fastenal Company, Inv, 89.22; Fremont Electric, Svc, 189.45; Friends Of The Animal, Svc, 20440.00; Fuchs Works Llc, Inv, 700.00; Gateway Development Corp, Inv, 300.00; Grainger, Inv, 2594.20; Great Plains Communic, Svc, 3010.66; Green Gable Contracting, Svc, 500.00; Hach Co, Inv, 1420.73; Hawkins Inc, Inv, 7062.00; Hdr Engineering Inc, Svc, 7483.83; Henton Trenching Inc, Svc, 15968.23; Hirschert-Olsen Auto Serv, Svc, 155.87; Horizon Rehabilitation, Svc, 490.00; Huber Builders, Svc, 500.00; Hull, Faith, Reimb, 30.31; Huntel Security, Svc, 275.40; Ingram Library Services, Inv, 5609.37; International Code Counc, Svc, 2058.89; J&J Painting And Remodel, Svc, 500.00; Jackson Services, Svc, 455.65; Jdw Midwest Llc, Svc, 270.00; Jeo Consulting Group Inc, Svc, 3600.00; Jetter's Plumbing Inc, Svc, 2113.03; Kelly Ryan Equipment Co, Svc, 325.16; Lexis Nexis, Svc, 295.00; Long's Ok Tire Stores, Svc, 17.50; Loudner Tory, Svc, 64.00; Love Signs, Svc, 50.00; Ludemann Construction Llc, Svc, 500.00; Marriott Lincoln Cornhusk, Svc, 1591.00; Matheson Tri-Gas Inc, Inv, 309.96; Mccoy Roofing Llc, Svc, 700.00; Mckinnis Roofing & Sheet, Svc, 700.00; Micro Marketing, Inv, 54.39; Mississippi Lime Co, Inv, 28025.52; Mph Industries Inc, Inv, 164.15; Municipal Emergency Serv, Inv, 1061.01; Mutual Of Omaha Insurance, Svc, 4874.07; Nalco Company, Inv, 138856.20; Napa, Inv, 308.95; Nebraska Law Enforcement, Svc, 15.00; Nebraska State Fire Mars, Svc, 120.00; Ne-Ia Industrial Fastener, Inv, 76.92; Nwea, Svc, 175.00; Olson Grading, Svc, 2062.50; Olsson Associates, Svc, 14646.87; One Call Concepts Inc, Svc, 122.64; One Source, Svc, 48.00; Oppd (Utilities), Svc, 110541.93; O'reilly Auto Parts, Inv, 115.28; Pin Center, Inv, 100.00; Pioneer Cleaning Llc, Svc, 600.00; Pounds Printing Inc, Inv, 245.00; Quick Med Claims Llc, Svc, 1746.79; S & S Pumping Service., Svc, 9585.00; S.E. Smith & Sons, Inv, 469.20; Sampson Construction Co, Inv, 325855.00; Sapp Bros Petroleum, Inv, 2285.01; Sherwin-Williams Co, Inv, 1344.64; Sid Dillon, Svc, 61.19; Spartan Stores Llc, Inv, 49.81; Stomp Chomp Roar, Svc, 450.00; Talbot Law Office, Svc, 675.00; Thermal Heating Air And, Svc, 395.00; Thompson Roofing, Svc, 100.00; Total Truck & Machine, Svc, 107.78; Us Postal Service, Inv, 1932.10; Verizon, Svc, 545.11; Vulcan Industries Inc, Inv, 3434.80; Washington Co Reg Deeds, Svc, 60.00; Waste Management, Inv, 60.22; Watertight Roofing, Svc, 50.00; Western Oil Ii Llc, Inv, 4428.38; Wheeler Brenda, Svc, 250.79; Woodhouse Ford, Svc, 168.25; Zelensky Rich, Svc, 500.00.

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Melinda K. Rump, Mayor

ATTEST:

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Brenda Wheeler, City Clerk

Seal

**CLAIMS REPORT****04/01/2025 - 04/22/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
ACCURATE LOCKSMITHS INC	SVC	1,194.19	54675	4/22/2025
AIR PRODUCTS & CHEMICALS	INV	9,274.57	54676	4/22/2025
AMERICAN LIBRARY ASSOCIATION	SVC	265.00	54677	4/22/2025
AMERISOURCE HR CONSULTING GRP	MONTHLY FLAT FEE	2,250.00	24038427	4/2/2025
APWA-IOWA CHAPTER		235.00	54678	4/22/2025
ARPS RED-E-MIX INC	INV	276.25	54679	4/22/2025
ASSETHR	PAYROLL	217,992.49	EFT	4/3/2025
ASSETHR	PAYROLL	255,346.35	EFT	4/17/2025
AXON ENTERPRISES INC		2,970.00	54680	4/22/2025
BABKEL MECHANICAL	SVC	621.43	54681	4/22/2025
BAKER & TAYLOR BOOKS	INV	44.84	54682	4/22/2025
BLACK HILLS ENERGY	SVC	166.24	24038430	4/7/2025
BLACK HILLS ENERGY	SVC	114.42	24038431	4/7/2025
BLACK HILLS ENERGY	SVC	353.35	24038432	4/7/2025
BLACK HILLS ENERGY	SVC	254.44	24038433	4/7/2025
BLACK HILLS ENERGY	SVC	93.79	24038434	4/7/2025
BLACK HILLS ENERGY	SVC	1,191.98	24038435	4/7/2025
BLACK HILLS ENERGY	SVC	217.07	24038436	4/7/2025
BLACK HILLS ENERGY	SVC	253.65	24038437	4/7/2025
BLACK HILLS ENERGY	SVC	255.74	24038438	4/7/2025
BLACK HILLS ENERGY	SVC	280.21	24038439	4/7/2025
BLAIR ACE HARDWARE	INV	731.92	54685	4/22/2025
BUDS AUTO REPAIR	SVC	88.14	54686	4/22/2025
CEDE & CO	INVEST	14,651.25	24038445	4/1/2025
CITY OF BLAIR	SVC	110.16	24038429	4/7/2025
CORE & MAIN LP	INV ACCT 101214	1,222.85	54687	4/22/2025
DICK'S ELECTRIC CO	SVC	2,200.73	54688	4/22/2025
DILLON BROTHERS		1,943.37	54689	4/22/2025
DULTMEIER SALES LLC	INV	125.35	54690	4/22/2025
ELECTRONIC CONTRACTING CO	SVC	857.33	54691	4/22/2025
WASHINGTON COUNTY ENTERPRISE	SVC	1,635.51	54692	4/22/2025
ERIKSEN CONSTRUCTION CO INC	SVC	143,260.39	54693	4/22/2025
FIRST NATIONAL BANK	SVC	1,876.53	24038440	4/8/2025
FIRSTNET AT&T MOBILITY	SVC	90.06	54695	4/22/2025
FREMONT ELECTRIC INC		251.72	54696	4/22/2025
GATEWAY DEVELOPMENT CORP	SVC	100,000.00	54697	4/22/2025
GRAINGER	INV	117.15	54698	4/22/2025
HACH CO	INV	72.89	54699	4/22/2025
HAWKINS INC	INV	7,062.00	54700	4/22/2025
HAYES & ASSOCIATES LLC CPA	SVC	21,750.00	54701	4/22/2025
HDR ENGINEERING INC	SVC	49,764.29	54702	4/22/2025

**CLAIMS REPORT****04/01/2025 - 04/22/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
HEARTLAND NATURAL GAS LLC		1,133.54	54703	4/22/2025
CHARLES J HEATON	SVC	964.30	54704	4/22/2025
I C M A		1,894.44	54705	4/22/2025
INGRAM INDUSTRIES INC	INV	2,264.20	54706	4/22/2025
JEO CONSULTING GROUP INC	SVC	1,220.00	54707	4/22/2025
JPR INVESTMENTS LLC	LLC	720.00	54708	4/22/2025
KELLY RYAN EQUIPMENT CO	SVC	142.58	54709	4/22/2025
LOWELL KUBIE	SVC	232.60	54710	4/22/2025
JOSEPH LAGER	SVC	429.76	54711	4/22/2025
LAW ENFORCEMENT SEMINARS LLC	SVC	445.00	54712	4/22/2025
LEAGUE OF NE MUNICIPALITIES	GOES WITH INV 202	554.28	54713	4/22/2025
MICHAEL TODD & COMPANY INC	INV	409.75	54714	4/22/2025
MID-AMERICAN BENEFITS LLC	SVC	654.66	24038441	4/11/2025
MID-AMERICAN BENEFITS LLC	SVC	715.07	24038442	4/18/2025
MID-AMERICAN BENEFITS LLC	SVC	927.75	24038444	4/1/2025
MIDLAND SCIENTIFIC INC	SVC	198.17	54715	4/22/2025
MIDWEST FIREWORKS WHOLESALERS	INV	10,000.00	54716	4/22/2025
MIDWEST LABORATORIES INC	SVC	863.25	54717	4/22/2025
MISSISSIPPI LIME CO LLC	INV	35,114.41	54718	4/22/2025
NALCO COMPANY	INV	119,292.18	54719	4/22/2025
NASTASE ROOFING		897.00	54720	4/22/2025
NDEE		150.00	54721	4/22/2025
NE-IA INDUSTRIAL FASTENERS	INV	184.73	54722	4/22/2025
NEBRASKA DEPT OF REVENUE	SVC	11,721.20	24038443	4/22/2025
NEBRASKA PUBLIC HEALTH	SVC	275.00	54723	4/22/2025
OLSSON ASSOCIATES	SVC	11,927.75	54724	4/22/2025
ONSITE SERVICES SOLUTIONS, LLC	SVC	4,435.00	54725	4/22/2025
PAT MCCARTHY PRODUCTIONS		495.00	54726	4/22/2025
PRINCIPAL FINANCIAL GROUP	414H	11,136.98	24038419	4/3/2025
PRINCIPAL FINANCIAL GROUP	457 PENSION	10,536.38	24038420	4/3/2025
PRINCIPAL FINANCIAL GROUP	414PD	7,690.94	24038421	4/3/2025
PRINCIPAL FINANCIAL GROUP	414H	11,564.06	24038422	4/17/2025
PRINCIPAL FINANCIAL GROUP	414PD	13,025.52	24038423	4/17/2025
PRINCIPAL FINANCIAL GROUP	457 PENSION	10,117.43	24038424	4/17/2025
PVS DX INC	INV	1,115.84	54727	4/22/2025
RAKA RENTALS		1,995.80	54728	4/22/2025
SAFETY-KLEEN SYSTEMS INC	INV	341.25	54729	4/22/2025
SAMS CLUB MC/SYNCB	INV	151.69	24038428	4/4/2025
SAPP BROS PETROLEUM INC	INV	2,191.56	54730	4/22/2025
SEH INC	SVC	5,850.00	54731	4/22/2025
THE TEAM APPROACH, INC		168.00	54732	4/22/2025

**CLAIMS REPORT**

**04/01/2025 - 04/22/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
THERMAL HEATING AIR & PLUMBING	SVC	346.50	54733	4/22/2025
THOMPSON SOLUTIONS GROUP	SVC	3,188.25	54734	4/22/2025
ULINE	INV	68.01	54735	4/22/2025
UNIVAR SOLUTIONS USA	INV	46,164.21	54736	4/22/2025
UNMANNED VEHICLE TECH., LLC	SVC	995.00	54737	4/22/2025
VESSCO INC	INV	1,952.83	54738	4/22/2025
WAKEFIELD TOWING AND RECOVERY	SVC	800.00	54739	4/22/2025
DEBORAH WOOD	SVC	500.00	54740	4/22/2025
<b>***** REPORT TOTAL *****</b>		<b>1,179,624.52</b>		



# Nebraska Liquor Control

301 Centennial Mall  
South - 1st Floor PO  
Box 95046 Lincoln  
NE 68508

## Application Copy

File Number: 72314

AMENDMENT TYPE Manager Change Amendment	APPLICATION DATE RECEIVED 2025-01-16
CURRENT MANAGER NAME SHARLENE K KUHR	CURRENT MANAGER EMAIL
NEW MANAGER NAME SHARLENE K KUHR	NEW MANAGER EMAIL alegion154@gmail.com

### QUESTIONS

#### Class C Beer, Wine Spirits On an

- Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Connie McManigal

- What is the manager's address?

2656 College Drive, Blair, NE 68008

- What is the manager's phone number?

402-660-7377

- What is the manager's email address? An email will be sent to them to obtain their personal information.

cmcmanigal921@gmail.com

5. What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Washington

6. Is the manager married?

No

7. Do you qualify under Nebraska Liquor Control Act (53-131.01) and do you intend to supervise, in person, the management of the business?

Yes

8. Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

I have worked for the legion serving for 19 years. I have been the assistant manager for the past 3 years. I have done the training of all the new employees.

9. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)

Has the new manager, or their spouse, EVER been convicted of or plead guilty to any charge? Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION

No

APPLICANT

Connie McManigal

DECLARATION

I (We) the applicant(s) agree and consent

I declare under penalty of perjury that I have read the contents of this amendment application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair has a Volunteer Fire Department and Volunteer Rescue Squad Department that provide Emergency response services to the City of Blair.

WHEREAS, pursuant to Neb. Rev. Stat. §16-222 and the Blair City Code, Chapter 3, Article 4, §3-401, a person may be appointed to the Blair Volunteer Fire Department by the Mayor, with the approval of the Blair City Council;

WHEREAS, Blair Fire Chief recommends that Zach Lepper and Tre Murray be appointed as members of the Blair Volunteer Fire Department;

NOW, THEREFORE, BE IT RESOLVED that Zach Lepper and Tre Murray are hereby appointed to the Blair Volunteer Fire Department and the above resolution is hereby adopted and approved by the municipality and the Mayor and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS - VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 22<sup>nd</sup> DAY OF APRIL 2025.

CITY OF BLAIR, NEBRASKA

BY: \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )

) ss:  
WASHINGTON COUNTY )

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 22<sup>nd</sup> day of April 2025.

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BRENDA WHEELER, CITY CLERK

ORDINANCE NO.

COUNCIL MEMBER- INTRODUCED THE FOLLOWING ORDINANCE:

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.

**WHEREAS**, the City of Blair determined that it is in the public interest that an amendment be made to the zoning regulations Article 7 Section 704 amending the permitted uses and exceptions; and

**WHEREAS**, the Mayor and City Council have been presented with Exhibit “A”, which outlines changes to Article 7, Section 704.02-Permitted Uses and Structures and Section 704.04-Exceptions.

**BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA,**

Section 1. That the Blair City Zoning Regulations be amended as outlined in the attached Exhibit “A”.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That this ordinance shall be in force and take effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF APRIL 2025.

CITY OF BLAIR, NEBRASKA

By \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA    )  
  ):ss:  
WASHINGTON COUNTY )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing ordinance was passed at a regular meeting of the Mayor and City Council of said City held on the 22<sup>nd</sup> day of April 2025.

BRENDA WHEELER, CITY CLERK

## **SECTION 704 RML MULTI-FAMILY RESIDENTIAL LOW-DENSITY DISTRICT**

704.01 INTENT: This district is intended primarily to provide living areas within the City where development is limited to low density concentrations of multiple-family dwellings and single family dwellings which are compatible in character and density with the multiple-family residential environment where regulations are designed to accomplish the following: To promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions which require a residential environment; to minimize traffic congestion and to avoid the overloading of utilities and public facilities designed to service only residential and residential service uses in accord with standards of the comprehensive plan.

704.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right;

- (1) Single-family dwellings;
- (2) Two-family dwellings;
- (3) Attached single-family dwellings;
- (4) Multi-family dwellings, to a maximum of six units.
- (5) Residential condominiums, to a maximum of six (6) living units pursuant to Section 1116.
- (6) Churches, parsonages, and other religious institutions;
- (7) Public parks, public playgrounds.
- (8) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

704.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted.

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.

704.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled the City Council may permit the following conditional uses as exceptions in the RML Multi-Family Residential Low-Density District in accordance with ARTICLE 14 of this Ordinance:

- (1) Home occupations and home professional offices;

- (2) Public and quasi-public uses of an educational, recreational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools; private nonprofit schools and colleges.
- (3) Public and private charitable institutions;
- (4) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities;
- (5) Cemeteries, with or without columbarium;
- (6) Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks;
- (7) Convalescent, nursing and rest homes;
- (8) Hospitals, medical and dental clinics and other medical and health facilities;
- (9) Professional offices;
- (10) Mortuaries, funeral homes and funeral chapels;
- (11) Mobile home parks under prescribed conditions of SECTION 1112.02 of this Ordinance;
- (12) Signs subject to SECTION 1114 of this Ordinance;
- (13) Family day care home, not operated within a private dwelling, group day care home, or day care center.
- (14) Parking lots.
- (15) Boarding and rooming houses.

**704.05 CONDITIONS FOR GRANTING EXCEPTIONS:** The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the RML Multi-family Residential Low-Density District.

**704.06 PROHIBITED USES AND STRUCTURES:** All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the RML Multi-family Residential Low-Density District.

**704.07 MINIMUM LOT REQUIREMENTS:**

- (1) The minimum lot area for single-family dwellings shall be six thousand (6,000) square feet;
- (2) The minimum lot area for two family, attached single family dwellings, shall be eight thousand (8,000) square feet, each additional unit shall have a minimum lot area of four thousand (4,000) square feet per dwelling unit;

(3) Each lot shall have not less than forty (40) feet of frontage when a lot fronts on a cul-de-sac or loop street except any lot with a two-family dwelling or attached single family dwelling shall have not less than sixty (60) feet of frontage when a lot fronts on a cul-de-sac or loop street;

(4) The minimum width of each lot shall be sixty (60) feet provided, however, the minimum width requirement shall not apply to individual dwelling units of attached single family dwellings.

(5) Each lot shall have a depth of not less than eighty (80) feet.

(6) Driveways shall have a maximum grade of ten (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side.

#### 704.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line.

(2) Rear yard: The minimum rear yard of a principal structure shall be ten (10) feet, provided, however, if the principal structure is other than a single-family dwelling and the site abuts a residential district without separation by an alley, the minimum rear yard shall be fifteen (15) feet.

(3) Side yards: The minimum side yard of a principal structure shall be seven (7) feet.

a. On the street side of a corner lot, side yards shall not be less than ten (10) feet.

b. A side yard providing access to more than one dwelling unit shall be not less than ten (10) feet.

c. The minimum side yard shall be nine (9) feet for any site adjacent to a RL Residential Low-Density District.

d. Attached garages or attached carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the sidewalk, or twenty (20) feet from the property line if no sidewalk exists, on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

e. The side yard requirements as set forth herein shall not apply to the common fire walls and the line thereof extended to the front and rear property lines of attached single family dwellings or town houses.

#### (4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(A) Side yard –

- a. An accessory building may be located in the side yard as close as five (5) feet to the property line and/or ten (10) feet from any other building, whichever is greater, providing it is located between the rear building line of the principle building and the rear property line.
- b. Unattached garages may be located in the side yard adjacent to the primary structure, providing the design and construction of the garage are similar in style and color to the primary structure. The side-yard setback shall be seven (7) feet and the distance between the garage and the primary structure must be four (4) feet or more, with proper fire-resistant construction.
- c. No building shall be located within any easement or right-of-way
- d. Accessory buildings or carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the sidewalk, or twenty (20) feet from the property line if no sidewalk exists, on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line.

(C) Rear Yard - Unless specifically permitted, no accessory building shall be located closer than five (5) feet from the rear property line and/or within ten (10) feet of any other building, whichever is greater; and no accessory building shall be located within any easement or right-of-way along the rear property line. If the accessory building requires vehicular access perpendicular to an alley, a minimum fifteen (15) feet access driveway is required between said accessory building and the alley.

704.085 ADDITIONAL SETBACK REQUIREMENTS – CREEK/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.5 of this Zoning Ordinance.

704.09 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed forty (40) percent of the total lot area.

704.10 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet for the main structure. The size limitations for accessory structures shall be subject to the provisions of SECTION 1103 and SECTION 1105 of the Comprehensive Zoning Ordinance of the City of Blair, Nebraska.

704.11 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

704.12 OFF-STREET PARKING: Off-street parking shall be hard surfaced in conformance with the provisions of Section 204 of this Ordinance.

704.125 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

**(END OF SECTION)**

## SECTION 704 RML MULTI-FAMILY RESIDENTIAL LOW-DENSITY DISTRICT

704.01 INTENT: This district is intended primarily to provide living areas within the City where development is limited to low density concentrations of multiple-family dwellings and single family dwellings which are compatible in character and density with the multiple-family residential environment where regulations are designed to accomplish the following: To promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions which require a residential environment; to minimize traffic congestion and to avoid the overloading of utilities and public facilities designed to service only residential and residential service uses in accord with standards of the comprehensive plan.

704.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right;

- (1) Single-family dwellings;
- (2) Two-family dwellings;
- (3) Attached single-family dwellings;

~~(4) Residential condominiums with two (2) living units pursuant to Section 1116;~~(4) Multi-family dwellings, to a maximum of six units.

(5) Residential condominiums, to a maximum of six (6) living units pursuant to Section 1116.

~~(65)~~ Churches, parsonages, and other religious institutions;

~~(76)~~ Public parks, public playgrounds.

~~(87)~~ Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

704.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted.

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.

704.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been

fulfilled the City Council may permit the following conditional uses as exceptions in the RML Multi-Family Residential Low-Density District in accordance with ARTICLE 14 of this Ordinance:

- (1) Home occupations and home professional offices;
- (2) Public and quasi-public uses of an educational, recreational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools; private nonprofit schools and colleges.
- (3) Public and private charitable institutions;
- (4) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities;
- (5) Cemeteries, with or without columbarium;
- (6) Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks;
- (7) Convalescent, nursing and rest homes;
- (8) Hospitals, medical and dental clinics and other medical and health facilities;
- (9) Professional offices;
- (10) Mortuaries, funeral homes and funeral chapels;
- (11) Mobile home parks under prescribed conditions of SECTION 1112.02 of this Ordinance;
- (12) Signs subject to SECTION 1114 of this Ordinance;
- ~~(13) Multi family dwellings, to a maximum of six units.~~
- ~~(14) Residential condominiums, to a maximum of six (6) living units pursuant to Section 1116.~~
- (135) Family day care home, not operated within a private dwelling, group day care home, or day care center.
- ~~(146) Parking lots.~~
- ~~(157) Boarding and rooming houses.~~

704.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the RML

Multi-family Residential Low-Density District.

704.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the RML Multi-family Residential Low-Density District.

704.07 MINIMUM LOT REQUIREMENTS:

- (1) The minimum lot area for single-family dwellings shall be six thousand (6,000) square feet;
- (2) The minimum lot area for two family, attached single family dwellings, shall be eight thousand (8,000) square feet, each additional unit shall have a minimum lot area of four thousand (4,000) square feet per dwelling unit;
- (3) Each lot shall have not less than forty (40) feet of frontage when a lot fronts on a cul-de-sac or loop street except any lot with a two-family dwelling or attached single family dwelling shall have not less than sixty (60) feet of frontage when a lot fronts on a cul-de-sac or loop street;
- (4) The minimum width of each lot shall be sixty (60) feet provided, however, the minimum width requirement shall not apply to individual dwelling units of attached single family dwellings.
- (5) Each lot shall have a depth of not less than eighty (80) feet.
- (6) Driveways shall have a maximum grade of ten (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side.

704.08 MINIMUM YARD REQUIREMENTS:

- (1) Front yard: There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line.
- (2) Rear yard: The minimum rear yard of a principal structure shall be ten (10) feet, provided, however, if the principal structure is other than a single-family dwelling and the site abuts a residential district without separation by an alley, the minimum rear yard shall be fifteen (15) feet.
- (3) Side yards: The minimum side yard of a principal structure shall be seven (7) feet.
  - a. On the street side of a corner lot, side yards shall not be less than ten (10) feet.
  - b. A side yard providing access to more than one dwelling unit shall be not less than ten (10) feet.
  - c. The minimum side yard shall be nine (9) feet for any site adjacent to a RL Residential Low-Density District.

d. Attached garages or attached carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the sidewalk, or twenty (20) feet from the property line if no sidewalk exists, on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

e. The side yard requirements as set forth herein shall not apply to the common fire walls and the line thereof extended to the front and rear property lines of attached single family dwellings or town houses.

(4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(A) Side yard –

a. An accessory building may be located in the side yard as close as five (5) feet to the property line and/or ten (10) feet from any other building, whichever is greater, providing it is located between the rear building line of the principle building and the rear property line.

b. Unattached garages may be located in the side yard adjacent to the primary structure, providing the design and construction of the garage are similar in style and color to the primary structure. The side-yard setback shall be seven (7) feet and the distance between the garage and the primary structure must be four (4) feet or more, with proper fire-resistant construction.

c. No building shall be located within any easement or right-of-way

d. Accessory buildings or carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the sidewalk, or twenty (20) feet from the property line if no sidewalk exists, on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line.

(C) Rear Yard - Unless specifically permitted, no accessory building shall be located closer than five (5) feet from the rear property line and/or within ten (10) feet of any other building, whichever is greater, and no accessory building shall be located within any easement or right-of-way along the rear property line. If the accessory building requires vehicular access perpendicular to an alley, a minimum fifteen (15) feet access driveway is required between said accessory building and the alley.

704.085 ADDITIONAL SETBACK REQUIREMENTS – CREEK/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.5 of this Zoning Ordinance.

704.09 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed forty (40) percent of the total lot area.

704.10 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet for the main structure. The size limitations for accessory structures shall be subject to the provisions of SECTION 1103 and SECTION 1105 of the Comprehensive Zoning Ordinance of the City of Blair, Nebraska.

704.11 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

704.12 OFF-STREET PARKING: Off-street parking shall be hard surfaced in conformance with the provisions of Section 204 of this Ordinance.

704.125 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

**(END OF SECTION)**

ORDINANCE NO.

COUNCIL MEMBER- INTRODUCED THE FOLLOWING ORDINANCE:

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.

**WHEREAS**, the City of Blair determined that it is in the public interest that an amendment be made to the zoning regulations Article 11 Section 1103.5 by adding Accessory Dwelling Units and amending Article 3, Section 303.01 adding (2.5)—Accessory Dwelling Unit; and

**WHEREAS**, the Mayor and City Council have been presented with **Exhibit “A”**, which outlines changes to Article 11 adding Section 1103.5 and Article 3, Section 303.01.

**BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA,**

Section 1. That the Blair City Zoning Regulations be amended as outlined in the attached **Exhibit “A”**.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That this ordinance shall be in force and take effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF APRIL 2025.

CITY OF BLAIR, NEBRASKA

By \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA    )  
                                  ) :ss:  
WASHINGTON COUNTY )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing ordinance was passed at a regular meeting of the Mayor and City Council of said City held on the 22<sup>nd</sup> day of April 2025.

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK



**ADUs – CITY OF BLAIR – 18 JAN. 2025 FINAL COPY**

**DEFINITIONS 303.01**

**(2.5) ACCESSORY DWELLING UNIT (ADU)** means a residential dwelling unit 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.

**ARTICLE 11**

**SECTION 1103.5 - ADU - ACCESSORY DWELLING UNIT**

1103.5.01 INTENT: The intent of this supplement is to provide guidelines in adding an accessory dwelling unit (ADU) to a parcel located within the City of Blair’s zoning jurisdiction. An ADU is allowed in the following districts: All residential (RRE, RL, RM, RML & RMH); General Agriculture and Transitional Agriculture (AGG & TA).

1103.5.02 – Conditional Use Permit: A Conditional Use Permit (CUP) is required for all ADUs.

1103.5.03 – Permitted Uses: A single ADU per lot is allowed in all residential and agriculture districts providing the ADU can meet the requirements as part of the accessory dwelling requirements and lot coverage limits.

1103.5.04 – Location: No detached ADU shall be located between the rear building line of the principle building and the front property line, except:

- A) In AG, TA & RRE Districts as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front-yard setback requirements.
- B) In RL Districts on lots of forty-five thousand (45,000) square feet or greater, as a stipulation of the conditional use permit. The CUP may include, but not limited to, requirements for additional setbacks, landscaping, screening, etc. All ADUs must meet front yard setback requirements.
- C) A garage currently exists in the side yard and is a stipulation of the conditional use permit.

1103.5.05 – Corner lots: An ADU, attached or detached, is allowed in the sideyard, but shall meet the front-yard setbacks.

1103.5.06 – Maximum Lot Coverage: The combined total-square-footage area of the primary and detached ADU, including any accessory structure, shall not exceed the maximum allowable lot-coverage area as allowed by the zoning classification in which the buildings are located.

1103.5.07 - No detached ADU shall remain if the primary structure is removed or demolished, except with the approval of an Agreement with the City specifying the time required for rebuilding the primary structure. An agreement is also required for changing the ADU to a primary structure.

1103.5.08 – Maximum Size: A detached ADU’s size shall not exceed 1000-square feet.

1103.5.09 – Maximum Height: A detached ADU size shall not exceed the height of the primary structure, measured at the ground level, 24 feet, whichever is less.

1103.5.10 - Setbacks: Setbacks shall be the setback distance required by the zoning district.

1103.5.11 – Utility connections: An ADU may have a separate utility connection or use the utility connection of the primary structure.

1103.5.12 – Address: An attached or detached ADU with a separate entrance will be addressed with a separate numerical address different from the primary structure’s address.

1103.5.13 – ADUs must remain as part of the property and cannot be sold off separately.

1103.5.14 – Design: An ADU shall be residential in nature and the design approved through the CUP process.

1103.5.15 – Parking requirements: None

ORDINANCE NO.

COUNCIL MEMBER - INTRODUCED THE FOLLOWING ORDINANCE:

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.

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BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA that the Blair Municipal Code be amended as outlined in the attached Exhibit “A” Appendix—Permit, Licensing, and Application Fees.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

That this ordinance shall be in force and take effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF APRIL 2025.

CITY OF BLAIR, NEBRASKA

By \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA    )  
  ):ss:  
WASHINGTON COUNTY )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing ordinance was passed at a regular meeting of the Mayor and City Council of said City held on the 22<sup>nd</sup> day of April 2025.

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

**APPENDIX - PERMIT, LICENSE AND APPLICATION FEES  
AS SET BY MAYOR AND CITY COUNCIL  
Application Permit and License Fees – Effective 12/1/2024-05/01/2025**

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<b>Dog and Cat License (includes State Fee of \$1.25)</b>	<b>\$18.00</b>
Spayed female dog/cat or neutered male dog/cat (includes State Fee of \$1.25)	\$13.00
Tag replacement	\$ 5.00
<b>Dog Impoundment (only if shelter is city-operated)</b>	<b>\$15.00</b>
<b>Cat Impoundment (only if shelter is city-operated)</b>	<b>\$ 8.00</b>
<b>Dog Boarding Fee (only if shelter is city-operated)</b>	<b>\$ 8.00</b>
<b>Cat Boarding Fee (only if shelter is city-operated)</b>	<b>\$ 6.00</b>
<b>Dog Adoption (only if shelter is city-operated)</b>	<b>\$20.00</b>
<b>Cat Adoption (only if shelter is city-operated)</b>	<b>\$10.00</b>
<b>Drop Off Fee (only if shelter is city-operated)</b>	<b>\$20.00</b>
<b>Pawnbrokers, Junk &amp; Secondhand Dealers - Annual</b>	<b>\$75.00</b>
<b>Hawkers, Peddlers or sellers of goods (30 days)</b>	<b>\$30.00</b>
<b>(1 year)</b>	<b>\$200.00</b>
<b>Billiard Hall or Pool Hall: First (1<sup>st</sup>) table per year</b>	<b>\$25.00</b>
<b>Each additional table five (\$5.00) dollars per year</b>	
<b>Pinball Machines, Electronic Games and Other Coin or Token Amusement Games – Per year, per machine</b>	<b>\$25.00</b>
<b>UTV LICENSE FEE (ANNUAL LICENSING FEE) \$50.00</b>	

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**Park Shelter Rental Fees:**

<b><u>Non-Commercial Use Shelter Reservation</u></b>	<b>\$50.00</b>
<b>Depot Reservation</b>	
7:00 a.m. until 2:30 p.m.	\$75.00
4:00 p.m. until 11:00 p.m.	\$75.00
All day	\$100.00
<b>Depot Deposit – All Rentals</b>	<b>\$50.00</b>
<i>(Cash/check only, returned unless forfeited)</i>	

**Non-Profit, Public or Community Organization Use Shelter Reservation** **\$25.00**

<b>Depot Reservation</b>	
7:00 a.m. until 2:30 p.m.	\$50.00
4:00 p.m. until 11:00 p.m.	\$50.00
All day	\$50.00

**Commercial Use**

*Must provide certificate of insurance showing liability insurance and workers comp in amounts of not less than \$1,000,000 and naming the City of Blair as additional insured.*

<b>Shelter Reservation</b>	<b>\$75.00</b>
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<b>Depot Reservation</b>	
7:00 a.m. until 2:30 p.m.	\$100.00
4:00 p.m. until 11:00 p.m.	\$100.00
All day	\$150.00
<b>Lions Park – Park Area Reservation</b>	\$125.00
<i>(only in conjunction with shelter or Depot rental)</i>	

**Amphitheatre Rental**

*All Amphitheatre rentals must provide certificate of insurance that aligns with the requirements for liability insurance outlined in the Blair Amphitheatre Rental Agreement.*

**Non-Profit/Blair Based Dance or Music Group**

<b>Key Deposit</b>	\$50.00
<i>(Cash/check only, returned unless forfeited)</i>	
7:00 a.m. until 2:30 p.m.	\$150.00
4:00 p.m. until 11:00 p.m.	\$150.00
All day	\$300.00

**For profit/Non-Blair Based Dance and Music Groups**

<b>Key Deposit</b>	\$50.00
<i>(Cash/check only, returned unless forfeited)</i>	
7:00 a.m. until 2:30 p.m.	\$250.00
4:00 p.m. until 11:00 p.m.	\$250.00
All day	\$500.00

**Pickleball Courts 3 & 4 Rental**

**Non-Profit, Public or Community Organization Use Reservation**

7:00 a.m. until 12:00 p.m.	\$75.00
12:00 p.m. until Thirty Minutes after Sunset	\$75.00
All day	\$150.00

**For profit/Commercial Use**

7:00 a.m. until 12:00 p.m.	\$150.00
12:00 p.m. until Thirty Minutes after Sunset	\$150.00
All day	\$300.00

**Hardy RV Park (campground rentals)**

Camper Pads with electricity	\$25.00 per night
Tent Camping areas	\$15.00 per night

**Cemetery Fees:**

**Grave Openings**

<b>Adult</b>	<b>\$550.00</b>
<b>Infant</b>	<b>\$350.00</b>

<b>Cremation (one urn)</b>	<b>\$300.00</b>
<b>Cremation (one urn with vault)</b>	<b>\$350.00</b>

*There shall be an additional charge of \$250.00 for interments on Saturday mornings. There shall be an additional charge of \$350.00 for interments on Saturday afternoon, or recognized City holidays. There shall be a late service fee of \$125.00 per hour for any service scheduled after 4 pm. All disinterments and re-interments in same grave shall be charged for one (1) opening and any additional time or equipment used in the removal of said disinterment in accordance with City rental fees and expenses. Any disinterment and re-interment, in another grave, shall be charged for two (2) openings plus any additional fees if applicable.*

**Grave Space Purchases**

<b>40- &amp; 45-Inch Spaces Adult/Infant/Cremation</b>	<b>\$550.00</b>
<b>Baby Section (30inches x 60inches)</b>	
<b>Infant (under 2)</b>	<b>\$300.00</b>
<b>Cremation (Any)</b>	<b>\$300.00</b>
<b>Recording Fee for Deed</b>	<b>\$10.00</b>

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<b>License Fee - General Contractor</b>	<b>\$70.00</b>
<i>(Certificate of Insurance with minimum limits of 1,000,000 Aggregate/ \$300,000 Each Occurrence)</i>	

<b>Permit Issuance Fee (All Permits)</b>	<b>\$30.00</b>
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**Building Permit Deposit Fee**

Residential additions/remodels/accessory buildings valued under \$10,000	<b>\$200.00</b>
Commercial, new homes and residential additions/remodels/accessory buildings valued \$10,000 or greater	<b>\$500.00</b>
Misc. permits	<b>\$50.00</b>

**Building Permit Fees (PERMIT ISSUANCE FEE will be added)**

The Permit Fees for the following building permit types are determined using the following formulas and charts:

**RESIDENTIAL – NEW CONSTRUCTION:**

**Permit fee is:**

- Finished sq/ft area (not including finished basement area) X **\$102** plus
- Finished basement sq/ft area X **\$62** plus
- Unfinished basement sq/ft area X **\$32** plus
- Garage sq/ft area X **\$30**
- Multiplied by 0.006**

**RESIDENTIAL – ADDITIONS / REMODELS and COMMERCIAL – NEW CONSTRUCTION / ADDITIONS / REMODELS:**

Business/Industrial/Educational/Assembly/Factory/Storage/Utility

*\*Porches with roofs/screened patios are considered additions*

**Construction valuation computation: Sq/ft area X \$70**

Except for the following:

Accessory Buildings & Interior Remodeling Projects sq/ft area X **\$48**

Pole barns with no hard surface floor sq/ft area X **\$30**

Sign Erecting/Awnings and Decks/Handicap Ramps sq/ft area X **\$30** (Minimum \$2000)

**Construction valuation is .....Permit fee is:**

\$0	TO	\$50	.....	\$0		
\$51	TO	\$500	.....	\$35		
\$501	TO	\$2,000	.....	\$35	+	\$5 per additional <b>\$100</b>
\$2,001	TO	\$25,000	.....	\$80	+	\$15 per additional <b>\$1,000</b>
\$25,001	TO	\$50,000	.....	\$380	+	\$12 per additional <b>\$1,000</b>
\$50,001	TO	\$100,000	.....	\$630	+	\$10 per additional <b>\$1,000</b>
\$100,001	TO	\$500,000	.....	\$980	+	\$7 per additional <b>\$1,000</b>
\$500,001	TO	\$1,000,000	.....	\$2,980	+	\$6 per additional <b>\$1,000</b>
\$1,000,001	AND OVER		.....	\$4,980	+	\$5 per additional <b>\$1,000</b>

**Misc. Permit Fees (INCLUDES PERMIT ISSUANCE FEE)**

**\$75.00**

Egress Window

Fences

Gazebos

Patios / Driveways / Sidewalks *(new or replacement)*

Roofing/Siding/Soffits and/or Eave Repair/Gutters

Swimming Pools with Fence

Window/Door Replacement *(size change only)*

Miscellaneous Building Permits *(items not covered by one of the above)*

**Utility Excavation and Curb Cutting\***

**\$85.00**

*\*Bond Checks are required on Utility Excavation and Curb Grinding Permits-See Permit Application*

**PERMIT RENEWAL FEE:**

*This fee is based on the amount of the original permit valuation and is charged when work is not completed within two years and the permit expires. Renewals will only be allowed with the stipulation that all exterior site work and outside finish work is completed and interior life-safety issues have been properly address. Permit renewals are for one (1) year, with a maximum of two (2) renewals for a maximum permit span of four (4) years.*

Original permit valuation up to \$50,000	<b>\$200.00</b>
Original permit valuation of \$50,000 – \$100,000	<b>\$300.00</b>
Original permit valuation of \$100,000 – \$500,000	<b>\$400.00</b>
Original permit valuation of \$500,000 or more	<b>\$500.00</b>

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**SUBCONTRACTOR PERMIT FEES** are based upon actual items that require an inspection or review. When applicable, all items of the same sub-permit type (mechanical, plumbing or electrical) should be combined on a single permit with one (1) permit issuance fee. (Example: A 20 unit apartment complex

should be charged one (1) permit issuance fee and 20 sets of specific items on the mechanical, plumbing and/or electrical permits.)

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**PLUMBING PERMIT FEES**

<b>License Fee: Master Plumber</b> <i>(plus \$5000 bond)</i>	<b>\$70.00</b>
<b>Journeyman Plumber</b> <i>(No Bond Required)</i>	<b>\$35.00</b>
<b>Water Service Line Installer</b> <i>(plus \$5000 bond)</i>	<b>\$70.00</b>
<b>Drain Layer</b> <i>(plus \$5000 bond)</i>	<b>\$70.00</b>

**Permit Issuance Fee** **\$30.00**

**Plumbing:**

Modular Home .....	\$60.00
Kitchen <i>(Per Unit)</i> .....	\$22.00
Bath – Single Stall <i>(Per Unit)</i> .....	\$22.00
Bath – Multi-Stall <i>(Per Unit)</i> .....	\$35.00
Rough-In Bath <i>(Per Unit)</i> .....	\$18.00
Slop Sink/Laundry Tray/Drain <i>(Per Unit)</i> .....	\$16.00
Additional Sinks <i>(Per Unit)</i> .....	\$16.00
Outside Water Faucet <i>(Per Unit)</i> .....	\$16.00
Water Heater (New and Replacement) <i>(Per Unit)</i> .....	\$20.00
Backflow/Grease Trap <i>(Per Unit)</i> .....	\$25.00
Drinking Fountain <i>(Per Unit)</i> .....	\$16.00
Water Service <i>(Per Connection)</i> .....	\$25.00
Sewer <i>(Per Connection)</i> .....	\$25.00
Groundwork .....	\$25.00
Septic Tank & Laterals.....	\$25.00
Lawn Sprinkler System <i>(Per backflow preventer)</i> .....	\$20.00
Sprinkler System <i>(Commercial)</i> .....	\$40.00
Gas/Water Piping System <i>(Commercial)</i> .....	\$60.00
Water Tap:	
3/4" .....	\$165.00
1" .....	\$220.00
1 1/2" .....	\$275.00
2" .....	\$330.00

**Anything larger requires approval from our Director of Public Works**

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**MECHANICAL PERMIT FEES**

<b>License Fee: Master Heater</b> <i>(plus \$5,000 bond)</i>	<b>\$70.00</b>
<b>Journeyman Heater</b> <i>(No Bond Required)</i>	<b>\$35.00</b>
<b>Gas Line Installer</b> <i>(plus \$5,000 bond)</i>	<b>\$35.00</b>

**Permit Issuance Fee** **\$30.00**

**Heating Permit Fees**

Modular Home .....	\$60.00
Furnace/Heat Pump/Air Conditioner ( <i>Per Unit</i> )	
Up to and including 100,000 BTU / 3 Ton.....	\$25.00
Over 100,000 BTU / 3 Ton.....	\$35.00
Refrigeration Units/Coolers/Lines/Compressor (Commercial – New or Replacement) .....	\$25.00
Appliance Vents/Fans .....	\$20.00
Duct System .....	\$25.00
Gas/Air Outlets ( <i>Per Outlet</i> )	
First 5.....	\$16.00
Additional.....	\$2.00
Radiant Heat Systems/Gas/Water Piping Systems.....	\$60.00
Boiler (BTUs)	
Up to 100,000.....	\$25.00
100,000 – 500,000.....	\$40.00
500,000 – 1,000,000.....	\$50.00
1,000,000 – 1,750,000.....	\$70.00
Over 1,750,000.....	\$110.00

### ELECTRICAL PERMIT FEES

<b>License Fee: Electrician</b> ( <i>plus \$5,000 bond</i> )	<b>\$70.00</b>
<b>Journeyman Electrician</b> ( <i>No Bond Required</i> )	<b>\$35.00</b>
<b>Fire/Security System Installer</b> ( <i>No Bond Required</i> )	<b>\$35.00</b>
<i>*Copy of current state electrical card required for all of the above</i>	

**Permit Issuance Fee** **\$30.00**

#### Electrical Permit Fees

Existing Service ( <i>Upgrade</i> ).....	\$35.00
Temporary Service .....	\$25.00
Fire Alarm System .....	\$25.00
Modular Home .....	\$60.00
Sign.....	\$35.00
Smoke Detectors .....	\$13.00
Miscellaneous Apparatus, Conduits and Conductors.....	\$25.00
<i>(Misc. items for which a permit is required but for which no fee is herein set forth.)</i>	

#### COMMERCIAL/MULTI-FAMILY AND ALL UPGRADES:

**New Service Fee = (Amp Fee + \$5.00 per branch circuit)**

1-100 Amp Fee.....	\$35.00
101-200 Amp Fee .....	\$45.00
201-300 Amp Fee .....	\$65.00
301-400 Amp Fee .....	\$85.00
401-500 Amp Fee .....	\$105.00
501-600 Amp Fee .....	\$125.00
601-700 Amp Fee .....	\$145.00
701-800 Amp Fee .....	\$165.00

801-900 Amp Fee .....	\$185.00
901-1000 Amp Fee .....	\$205.00
OVER 1000 Amp	
1st 1000 Amps .....	\$205.00
Each additional 100 Amps.....	\$30.00
<i>(Example: 200 ampere service with 40 branch circuits = \$35.00 + (40 X 5.00) = \$235.00 permit fee)</i>	

**NEW RESIDENTIAL:**

New Single Family/Two Family Dwelling Fee = **Finished sq/ft area X .07**

OTHER TYPES of residential occupancies and alterations, additions and modifications to existing residential and commercial buildings:

Receptacle, Switch and Lighting Outlets <i>(Per Unit - 110 volts only)</i> .....	\$2.00
Power Apparatus <i>(Per Unit – 220 volts)</i> .....	\$18.00

**TREE TRIMMERS**

**License Fee: Tree Trimmer** *(plus \$5,000 bond)* **\$ 70.00**  
*\* No permit fee is required*

**After Hour Fees** **\$100.00/hour**  
*Inspections that require the inspector to remain on the job site past 4:30 p.m. for an extended period due to contractor failure or for Saturday inspections.*

**Reinspection Fee** **\$60.00**  
*Fee for each inspection or re-inspection when such portion of the work for which inspection was requested is not complete or when corrections have not been made, and fee shall apply for additional inspections required by failure to call.*

**Work Without a Permit:** **Double the Permit Fee**  
*One written warning per general contractor or homeowner will be issued at no cost. Following the written warning, whenever any work for which a permit is required is started without first obtaining a permit, a fine equal to the actual cost of the permit shall be issued. (Examples: \$50 permit fee gets a \$50 fine, \$1,200 permit fee gets a \$1,200 fine)*

**MISCELLANEOUS FEES & ZONING PERMIT FEES**

Demolish/Move Building.....	\$60.00
Tree Planting <i>(in the city right of way)</i> .....	\$25.00
Conditional Use Permit <i>(new and renewal)</i> .....	\$330.00
Variance Application.....	\$330.00

Nonconforming Use Limited Extension .....	\$330.00
Rezoning .....	\$400.00
Zoning Ordinance Amendments ( <i>change to text</i> ) .....	\$650.00
Lot Split Application or Administrative Tax Lot Line Adjustment .....	\$330.00
Preliminary Plat	
1 to 10 Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$400.00
11 to 50 Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$700.00
51 + Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$1000.00
Final Plat	
1 to 10 Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$350.00
11 to 50 Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$500.00
51 + Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$700.00
Replat	
1 to 10 Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$350.00
11 to 50 Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$500.00
51 + Lots ( <i>Plus \$20.00 per lot</i> ) .....	\$700.00

**City of Blair Rural Water Customer Connect Fees**

*All fees must be paid prior to tapping.*

1. Rural customers that directly connect to water mains constructed by the City of Blair at city expense shall pay a connect fee of \$3,000.00.
2. Rural customers that connect to a water main that is constructed and paid for by a district or developer pays for the water main construction shall pay a connect fee of \$750.00.
3. Rural customers that connect onto a water main that is owned and maintained by the developer on Highway 75 South (former OPPD Water Main) shall pay a connect fee of \$1,200.00.

The City of Blair will only be responsible for the city water mains and not for any water mains within the development or feed the development. Oak Park I, II, IV the City of Blair will continue to read individual meters and bill the rural customers directly and bill the developer for any water loss within the development recorded by the master meter.

**Homeowner:** Responsible for all materials and labor to construct line. (Corporation stop, curb stop, meter pit, line material, backflow preventer, etc.). Meter furnished by the City of Blair and installed at homeowners' expense. Service line from main to curb stop to be solid copper or copper with flared couplings.

**Curb stop:** On rural systems which serve multiple housing units, an individual curb stop must be installed on the service line to each residence at the time of connection. On existing rural systems, an individual curb stop must be installed in the existing service line to each residence prior to the activation of the system. Curb stops must be installed on public right-of-way prior to homeowners' property line.

- \*Amended by Resolution No. 2006-52 – November 14, 2006*
- \*Amended by Resolution No. 2007-53 – August 14, 2007*
- \*Amended by Resolution No. 2008-14 – April 8, 2008*
- \* Amended by Resolution No. 2008-29 – August 12, 2008*
- \*Amended by Resolution No. 2008-37 – October 14, 2008*
- \*Amended by Resolution No. 2010-51 – November 23, 2010*
- \*Amended by Resolution No. 2013-46 – December 10, 2013*
- \*Amended by Resolution No. 2024-89 – October 22, 2024*
- \*Amended by Resolution No. 2025-*

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Director of Public Works  
Date: 4/22/25  
Re: Amphitheater and Pickle Ball Rules, Regulations, and Fees.

Amphitheater Rules and Regulations: Attached is a copy of the rental/usage agreement for those wanting to rent the facility. The agreement spells out what insurance is needed, requirements for any portable restrooms if needed, clean-up requirements, and sound/time limits.

Pickleball Rules and Regulations: Attached is a copy of the pickleball rules and regulations. We are planning on allowing 2 of the 4 courts to be available for either a half-day or full-day rental, and the other courts to be available for open play at all times.

Fees: Based on the length of rental and non-profit status. Community events like Gateway to the West Days will not be charged. Pickleball court rentals would be from 7:00 AM to 12:00 PM and from 12:00 PM until 30 minutes after sunset, or 7:00 AM to 30 minutes after sunset. The amphitheater would be available from 7:00 AM to 2:30 PM and 4:00 PM to 11:00 PM, or 7:00 AM to 11:00 PM. The amphitheater would be inspected by the Park Department staff after each use before returning the deposit.

	Non-profits	All Others
Amphitheater	\$150.00/300.00	\$250.00/\$500.00
Pickleball Courts 3 & 4	\$75.00/\$150.00	\$150.00/\$300.00

Also included is an updated Park Shelter Rental Agreement, which will help us better track usage and give the renter something to use as proof of the reservation. Fees were approved at the last council meeting.

**Staff Recommendation:** Acceptance of resolution 2025-39 as recommended by the Park Board

**Financial Impact:** NA

RESOLUTION NO. 2025

COUNCIL MEMBER -INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, City Staff wishes to create a streamlined process for renting the Blair Amphitheatre, the Pickleball Courts, and the Park Shelters; and

WHEREAS, City Staff has developed an Amphitheatre Rental Agreement, **Exhibit “A”**, a Pickleball Rental Agreement, **Exhibit “B”**, and Blair Shelter Rental Agreement, **Exhibit “C”**; and

WHEREAS, the Mayor and City Council have been presented with the above referenced rental agreements and find the documents to be agreeable.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, that the Amphitheatre Rental Agreement, **Exhibit “A”**, Pickleball Rental Agreement, **Exhibit “B”**, and Blair Shelter Rental Agreement, **Exhibit “C”**, are hereby adopted and approved by the municipality and the Mayor and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING “AYE” AND COUNCIL MEMBERS - VOTING ‘NAY”, THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF APRIL 2025.

CITY OF BLAIR, NEBRASKA

BY: \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )  
  ) ss:  
WASHINGTON COUNTY    )

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 22<sup>ND</sup> day of April, 2025.

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BRENDA WHEELER, CITY CLERK



# Blair Park Shelter RENTAL AGREEMENT

I, the undersigned, am using the Blair Park Shelter on (date of use) \_\_\_/\_\_\_/20\_\_\_ for a non-refundable, non-transferable fee of \$\_\_\_\_\_ due at the time I am reserving the shelter.

*Please keep a copy of this agreement for reference.*

### I DO HEREBY AGREE TO:

1. Be fully responsible for the shelter building and to pay for any damage to the shelter that occurs while I am using it.
2. Leave the area as clean as I found it.
3. Put picnic tables back in the shelter if I move them outside.
4. Always keep all pets under the control of the owner by means of a leash, chain or rope, and to clean up and dispose of all pet waste.
5. Place all refuse in the receptacles provided. **I AGREE TO TAKE ALL GARBAGE TO THE DESIGNATED AREAS TO DISPOSE OF GARBAGE.**
6. Abide by the closing hour of the park.
7. Use only the designated entrance for coming into and leaving the park and restrict all parking to the parking lot.
8. I understand shelter reservations do not entitle the holder to exclusive use of any other portion of the park.

PAYABLE TO: City of Blair

MAIL TO: City of Blair, 218 South 16<sup>th</sup> Street, Blair, NE 68008

IN CASE OF EMERGENCY OR ISSUE WITH THE SHELTER, CONTACT:  
Public Works On Call Line at 402-533-8589

Print Name _____ Phone _____
Company/Group Name _____
Email _____ Hours of Rental _____ to _____
Address _____
Signature: _____ Date: ___/___/20___

### ----- FOR OFFICE USE ONLY -----

Date Form/Payment Received: ___/___/20___
Damage Noted: _____ Damage Fee: \$ _____
Damage Noted By: _____ (employee)



# Blair Pickleball Court RENTAL AGREEMENT

I, the undersigned, am using the Blair Pickleball courts 3 & 4 on (date of use) \_\_\_/\_\_\_/20\_\_\_ for a non-refundable, non-transferable fee of \$\_\_\_\_\_ due at the time I am reserving the Pickleball Courts 3 & 4.

*Please keep a copy of this agreement for reference.*

### I DO HEREBY AGREE TO:

1. Pickleball court hours are 7:00 AM to Thirty Minutes after Sunset.
2. Leave the area as clean as I found it.
3. Courts 1 & 2 are for open play.
4. Courts 3 & 4 are available for reservations at City Hall and are only exclusive if I have a reservation.
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 the left to right to hold the next game.

PAYABLE TO: City of Blair

MAIL TO: City of Blair, 218 South 16<sup>th</sup> Street, Blair, NE 68008

IN CASE OF EMERGENCY OR ISSUE WITH THE PICKLEBALL COURTS, CONTACT:  
Public Works On Call Line at 402-533-8589

Print Name _____ Phone _____
Company/Group Name _____
Email _____ Hours of Rental _____ to _____
Address _____
Signature: _____ Date: ___/___/20___
<b>----- FOR OFFICE USE ONLY -----</b>
Date Form/Payment Received: ___/___/20___
Damage Noted: _____ Damage Fee: \$ _____
Damage Noted By: _____ (employee)

## Generations Park Pickleball Courts – Rules and Regulations

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.
9. Call Blair City Hall at 402-426-4191 to make a reservation 48 hours in advance.

## Reservation Regulations

Courts 3 & 4 will be available for reservation through City Hall with 48-hour notice and no more than one year in advance.

Tournament reservations can be made on a half or full day basis, similar to the Depot or Amphitheater.

For \$75.00 for a half day, or \$150.00 for a full day for Non-profits

\$150.00 for a half day, or \$300.00 for a full day, for profits or camps/tournaments

Half day: 7:00 AM to 12:00 PM, 12:00 PM to Thirty Minutes after Sunset.

All day – 7:00 AM to Thirty Minutes after Sunset

# *City of Blair*

## *Amphitheatre Rental Packet*

### **APPLICATION PROCESS & PLANNING A SUCCESSFUL EVENT**

An Amphitheatre Rental Application is required for events or activities using the City-owned Amphitheatre. Applications must be submitted no less than **60 days prior** to the event. Rentals are processed on a first come, first served basis. Rental dates will not be reserved until payment is received. For larger events requiring the coordination of numerous spectators, vendors, volunteers, etc., it is highly recommended that the Event Sponsor contact City staff at least four months or up to one year in advance of the event to reserve your dates in the requested space. Some events may require approval from the City Council.

Submit your completed application  
to: City of Blair  
218 South 16<sup>th</sup> Street, Blair, NE  
68008  
Email: [cityclerk@blairnebraska.org](mailto:cityclerk@blairnebraska.org)  
Phone: (402) 426-4191

### **APPLICATION REQUIREMENTS**

Completion of the application packet will help us to identify the scope of your event, and the support services you may need. It is the applicant's responsibility to ensure that the details of the organized event have been communicated thoroughly with City staff. Please coordinate with necessary City staff in advance of the event to make sure you are able to execute your tasks during the day and time of your event. The applicant should not expect City of Blair staff to be present during the duration of the event. Topics for consideration with contact information for appropriate City staff are found on the ***ACKNOWLEDGMENT OF CONTACT***.

Mandatory documentation is listed below. All applicable documentation must be turned in at the time of application submission along with all appropriate fees. **Please submit as much descriptive information as possible with your application.**

- Amphitheatre Rental Application signed and filled out in its entirety.
- Proof of Liability Insurance coverage (if required)
- Additional forms and documentation as applicable to your event

Upon review of the application, the City may approve the event or decide that the event will require formal approval by the Blair City Council. Applicants may be required to attend a review meeting with the Parks, Recreation, and Cemetery Advisory Board prior to the event date to finalize the logistics.

### **DEFINITIONS**

**EVENT SPONSOR:** The person or organization that initiates, plans, and carries out a project or activity.

**VENDOR:** Any person, group, organization, or business selling *or providing* a product or service. Examples include *but are not limited to* the sale of food or merchandise, or other entity which the Special Event Committee deems to be considered a **vendor**.

**VOLUNTEER:** A person, group, or organization not selling or providing a product or service, who freely offers to take part in the event, including participants who host and organize activities at the event.

**HALF DAY RENTAL:** A half-day rental is from the hours of either 7:00 a.m. to 2:30 p.m. or 4:00 p.m. to 11:00 p.m.

**FULL DAY RENTAL:** A full day rental is from the hours of 7:00 a.m. to 11:00 p.m.

## LIABILITY INSURANCE

The **Event Sponsor** must provide a Certificate of Liability Insurance (or a copy of the complete policy) demonstrating minimum coverage specifically covering the event as follows below. ***Verbiage must be included describing the event activities which will take place at the event.***

**MINIMUM LIABILITY INSURANCE REQUIREMENTS** (Sample Certificate included at the end of Packet)

- Limit for each occurrence must be \$1,000,000.
- Limit for damage to rented premises (each occurrence) \$100,000.
- Limit for Personal & Adv Injury \$1,000,000
- General Aggregate Limit \$2,000,000
- Products - Comp/Op Aggregate Limit \$2,000,000
- The policy must include a waiver of subrogation in favor of the City of Blair, NE.

## STORMWATER MANAGEMENT

All requirements of the Stormwater Management Plan must be followed, including:

- Trash receptacles brought in on site must have provisions for a tarp or appropriate cover for after event hours to prevent rain or snow from entering.
- No dumping of any chemicals, cleaners, oils, or other grey waters into the storm sewer system or natural drainage ways.

If you have any questions, or if non-approved or accidental discharges occur to the storm sewer system or nature drainage ways, please contact the Public Works Department at 402-426-6695.

## ELECTRICAL REQUIREMENTS

Electricity is available in the Amphitheatre and is included in your rental.

## FEES

Amphitheatre rental fees:

Non-profits/Blair Based Dance and Music Groups—Half Day Rental	\$150.00
Full Day Rental	\$300.00
For Profit/Non-Blair Based Dance and Music Groups—Half Day Rental	\$250.00
Full Day Rental	\$500.00
Key Deposit (to be returned after key is returned)	\$50.00

Other possible fees may be incurred for certain services, as applicable.

## SANITATION and CLEANUP

The City provides a limited number of waste receptacles in the City parks and along the downtown sidewalks. Public use of City amenities is not to be impeded (i.e., covering City waste receptacles is prohibited). Additional waste receptacles or dumpsters are the sole responsibility of the applicant and must be placed on a hard surface such as asphalt or concrete.

The applicant is responsible for properly disposing of all waste and garbage throughout the event, and immediately upon the conclusion of the event the area must be returned to a clean condition. As the Event Sponsor, if you set a standard of leaving the venue better than you found it, you will have a beneficial impact on the Blair community and establish a good reputation for future events. *The Event Sponsor is responsible for all cleanup and will be charged for any additional cleanup that is left to be done by the City.*

## SAFETY AND SECURITY

The Event Sponsor is required to provide a detailed plan for crowd control and internal safety. It is the sole responsibility of the Event Sponsor to provide security. The number and type of security personnel required will depend on expected attendance, history of the event, nature of the event, and the amount and type of advertising used to promote the event. Please be aware that there are differences between certified law enforcement officers (authority and ability to arrest, enforce laws, discretion to use force) and private security (limited by law to observe, report and deter crime but not authorized to use force or make arrests). For more questions regarding event safety and security, please contact the Blair Police Department at (402) 426-4747.

## MARKETING/ADVERTISING/PROMOTION

Receipt of approval from all involved parties is strongly encouraged before the event is marketed, advertised, or promoted. Ensure that event materials such as handouts, websites, social media posts, etc., include details, maps, and parking options as described in this application, following approval by the City.

## SIGNAGE

City of Blair regulations prohibit placement of advertising signs on utility poles, traffic controllers, and traffic signs. It is also prohibited to place a sign, poster, or notice of any kind in the street right-of-way or on any other structure located in the right-of-way. Signs that are hung on utility poles, traffic signs, or traffic lights create a safety risk and also may cause damage. They also create a traffic hazard when plated on roadside corners by distracting drivers or blocking the view of motorists. Even small signs stuck into the ground are a potential traffic hazard if located in the right-of-way. A good standard is to keep signs behind the sidewalk or fifteen (15) feet from the roadside. *The use of spray paint or permanent marking paint is prohibited.* Sidewalk chalk is allowed. Improper placement of signage will be removed by the City. All signage must be removed from the City of Blair property within four hours of the conclusion of the event.

## AMPLIFIED SOUND

Amplified sound must be directed away from residences and may only be allowed during the hours of 7:00 a.m. until 11:00 p.m., with the exception of July 4th and New Year's Eve, or by special approval from the Blair City Council.

## CHANGES AND CANCELLATIONS

All cancellations must be made in writing or emailed to [cityclerk@blairnebraska.org](mailto:cityclerk@blairnebraska.org). Cancellations should be received no later than seven (7) days prior to the proposed event date. The City understands that minor changes may occur prior to the event. We ask the applicant to submit all changes immediately, no less than 48 hours prior to the event.

The City reserves the right to cancel, delay, or relocate an event prior to or on the day of the event due to poor weather conditions that may cause excessive damage to City property. City staff recommends the applicant have plans in place to notify participants of changes or cancellations. The City is not responsible for any costs

associated with the changes or cancellations.

## **VISIBILITY**

City staff recommend that event organizers be easily identifiable during the event by using safety vests or specific-colored shirts so that the event sponsor & volunteers can easily be located.



25. ADDITIONAL DOCUMENTS ATTACHED- check as applicable

- Checklist
- Acknowledgement of contact
- Site plan
- List of vendors
- Certificate or proof of liability insurance
- Proof of Non-Profit Status (if applicable)

26. Please provide a detailed description of the event, using a separate sheet of paper if necessary.

**City of Blair  
Amphitheatre Rental Application**

I, the Event Sponsor, agree to indemnify and defend the City of Blair, its officials, agents and employees (the "Indemnities") against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses resulting from, arising out of, or relating to any negligence or intentional misconduct by the applicant of the sponsoring organization, its officers, employees, or any person under its control in connection with this permit. As applicable, I, or the organization acting as the Event Sponsor, have provided within this application, the required insurance which will cover all losses that may occur at the event, and to, by and between the Event Sponsor and the Volunteers. All Vendors have provided their own insurance, unless otherwise stated. (Per Definitions of Event Sponsor, Vendor, and Volunteer on Pg 2)

I affirm that all answers given, and statements made on this application are complete and true to the best of my knowledge and beliefs. I have read and understand the terms and conditions outlined in this application. Failure to comply with the conditions of the special event application may result in a revocation of current and future applications. I agree to be bound by the above terms as a condition to the issuance of the Special Event Permit.

The undersigned person, as the Applicant, does hereby agree and represent that he or she is legally capable to sign this application, and to lawfully bind the Applicant (and the Applicant's Organization, if applicable) as the Event Sponsor to the terms and conditions herein.

\_\_\_\_\_  
NAME OF APPLICANT

\_\_\_\_\_  
NAME OF ORGANIZATION

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

- Before submitting your application, please make sure that the following steps have been completed. Have you:
- 0 Signed and dated your application?
  - 0 Provided all documents and information as requested in this application?
  - 0 Submitted required Certificate(s) of Insurance?

**Submit the completed application to:**

City of Blair  
218 South 16<sup>th</sup> Street, Blair, NE 68008  
Email: [cityclerk@blairnebraska.org](mailto:cityclerk@blairnebraska.org)  
Phone: (402) 426-4191

\*\*\*\*\*

**FOR OFFICIAL USE ONLY**

Approved by Administration:

\_\_\_\_\_  
*City Administrator*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Administrative Staff Acceptance*

\_\_\_\_\_  
*Date*

**City of Blair Amphitheatre Rental Application  
CHECKLIST**

PLEASE CHECK ALL THAT APPLY TO YOUR EVENT.

See *ACKNOWLEDGEMENT OF CONTACT* (for contact information of applicable City Departments)

<b>NAME OF EVENT</b>		
Reservation of a City Park for event (if Yes, check which one. Possible fees apply.) <input type="checkbox"/> Generations Park Amphitheatre <input type="checkbox"/> Half-Day 7:00 a.m. to 2:30 p.m. <input type="checkbox"/> Half-Day 4:00 p.m. to 11:00 p.m. <input type="checkbox"/> Full Day 7:00 a.m. to 11:00 p.m.	YES	NO
Description of Event:		
Electricity		
Participants in addition to Event Sponsor: Attach <i>LIST OF VENDORS</i> (Pg 12). All must have the required Liability, Insurance. See Pg 2		
Parking Space(s) blocked on City streets or Lots		
Use of City-Owned Parking Lot		

<p><b>Alcohol NOT allowed to be served/sold:</b> (Bring Your Own Beverage - BYOB)</p> <ul style="list-style-type: none"> <li>• No glass containers allowed.</li> <li>• Personal serving size(s) only.</li> <li>• Event Sponsor responsible for monitoring underage drinking, waste pickup, providing bathroom facilities, etc.</li> </ul>		
<p><b>Occupation of City Park after 12:00 Midnight:</b> Requires City Council approval</p>		
<p><b>Bands or Amplified Music:</b> Bands must finish by 11:00 PM</p>		
<p><b>Advertising/Promotion of event:</b> Attach detailed plans. <i>Encouraged not to advertise until event approval is granted.</i></p>		
<p><b>Powered Equipment:</b> Attach list.</p>		
<p><b>Spotlights or Lasers:</b> Attach specifications.</p>		

## SITE PLAN

Draw a detailed site map, placing all activities, booths, gates, cooking equipment & fences, including the approximate sq. ft. area to be used. Attach additional sheets if necessary.

***NAME OF EVENT:***

