



"OPEN MEETINGS ACT"

City of Blair Regular Council Meeting
City Council Chambers
May 27, 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. 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 May 13, 2025 meeting.
 - 4.b. Clerk report of Mayoral Action of meeting of May 13, 2025.
 - 4.c. Claims as approved by the Finance Committee.
5. Presentation of ACEC Merit Award for the Blair South Bypass.
6. Mayor Rump opens a public hearing to consider a Non-conforming Use Limited Extension application submitted by Donald Kruse, 1074 Washington Street, Blair, Nebraska, to add a basement egress window on Tax Lots 128 & 208, Section 12, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (1074 Washington Street) for life of the structure.
7. Mayor Rump opens a public hearing to consider a Conditional Use Permit application submitted by Brian Brown, 1435 Fieldcrest Dr., Blair, Nebraska, for an indoor athletic training facility for baseball, softball, soccer and performance training, along with office space, on Tax Lot 276 in Section 12, Township 18

- North, Range 11 East of the 6th P.M. and Tax Lot 177 in Section 13, Township 18 North, Range 11 East of the 6th P.M., (590 S. 10th Street) all in Washington County, Nebraska, for 30 years.
8. Mayor Rump opens a public hearing to consider a Conditional Use Permit application submitted by Dawn McGauley, 1031 N. 28th Street, Blair, Nebraska to continue the use of a licensed daycare with a maximum of 12 children on Lot 2, Block 12, Larsen Heights Second Addition, City of Blair, Washington County, Nebraska, (1031 N. 28th Street) for 10 years.
 9. Mayor Rump opens a public hearing to consider a Preliminary Plat application submitted Nielsen Homes and Development, 1730 State Street, Blair, Nebraska, for The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska.
 10. Mayor Rump opens a public hearing to consider a Preliminary Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1 - 4, being a platting of Tax Lots 16 and 17, located in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska.
 11. Consider Resolution 2025-52 approving Shane Savold as a new member of the Blair Volunteer Fire Department.
 12. Consider a motion to approve the Art Alley Murals.
 13. Consider a motion to approve a Bike Rack/Bench for the Art Alley.
 14. Consider a motion to approve the Art Alley Lighting Layout.
 15. Consider a motion to approve the Art Alley Electrical Layout.
 16. Ordinance 2577 amending the Blair Municipal Code, Chapter 8, Article 2, Section 8-203 and Section 8-204 in reference to street naming and street markers.
 17. Consider Resolution 2025-53 renaming County Road P35A to Anthony Way.
 18. Consider Resolution No. 2025-54 creating a City of Blair Sick Leave Bank Policy for Blair Employees.
 19. Resolution No. 2025-47 awarding a bid for storm water work near Stone Creek Dr.
 20. Discussion and possible action to hire a Project Inspector for the Industrial Water Main Project.
 21. City Administrator Report.
 22. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting
May 13, 2025

The Mayor and City Council met in regular session in the City Council Chambers on May 13, 2025, at 7:00 PM. The following were present: Brent Clark, Holly Hafer, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Kevin Willis, Frank Wolff. Also present were City Administrator Green, Assistant City Administrator Barrow, Director of Public Works Heaton, City Attorney Talbot, Non-Lawyer Assistant Ferrari, Library Director Lukert, HR Manager Guhl, Community Development Director Beiermann, and Captain Lyon.

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 Items #1, #2 & #3 – Mayor Rump called the meeting to order at 7:00 p.m. followed by Roll Call and the Pledge of Allegiance.

Agenda Item #4 – Consent agent approved the following: 4a) Approval of Minutes of the April 29, 2025, meeting; 4b) Clerk report of Mayoral Action of April 29, 2025, meeting, 4c) City Department reports for April 2025 and 4d) Claims as recommended by the Finance Committee. Motion by James Letcher, 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: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #5 – Jake Dunn, Blair Volunteer Fire Department stated explained a Code Save Award was being presented to seven members of the Blair Volunteer Fire Department (BVFD) and one Blair Police Officer. He then explained a Code Save Award which represents one of the highest honors in the public safety field, recognizing a coordinated and successful effort in saving a life. To receive this award, a crew must perform life-saving interventions such as CPR or defibrillation on a patient in cardiac arrest, resulting in a positive outcome with the patient ultimately walking out of the hospital under their own power. As of this date, the Blair Volunteer Fire Department (BVFD) has responded to over 500 calls in 2025. This incident marks the department's first Code Save Award of the year and serves as a powerful reminder of the dedication and teamwork shown by both BVFD and the Blair Police Department (BPD), who respond jointly to emergency calls within city limits. Dunn then introduced Darla Hopewood with the Nebraska DHHS to present the award to Blair Volunteer Fire Department Assistant Chief Jake Dunn, followed by Fire Captain Anthony Borders, Blair Police Officer Brandon Guern, Firefighter Logan Thallas, RN Bob Horst, Senior Cadet Chasity Hahn, Senior Cadet Landon Holtz, and EMS Captain Ty Hernes. Ms. Hopewood congratulated them all and were then applauded by the Mayor, City Council and public in attendance.

Agenda Item #6 – Mayor Rump read a proclamation recognizing May 15th as National Peace Officers Memorial Day and the week of May 11-17, 2025, as National Police Week in honor of the Blair Law Enforcement Officers past and present for their dedication and service to the city.

Agenda Item #7 – City Clerk Wheeler lead the official swearing in of two new Blair Police Officers Jedzia Radke and Paige Arent.

Agenda Item #8 – City Clerk Wheeler lead the official swearing in of Jeremy Kinsey, the city's new Police Chief. Several members of Kinsey's family were as well as local law enforcement and officers he had worked with during his career. Kinsey had been with the La Vista Police Department for 31 years.

Agenda Item #9 – City Administrator Green presented the renewal proposal from BCBS for the city employee health insurance effective July 1, 2025. The city is part of the League of Municipalities insurance group called LIGHT. The LIGHT program offers seven different health plans in which the city can select three to offer to the employees, which will include one PPO and two High-Deductible plans with an HAS. The LIGHT plan received an 18.79% which required the LIGHT board to amend deductibles on several of the plans to keep the cost down. The city received a 12.81% increase. Due to this increase, the Finance Committee is recommending the cost share of premium for the employees should change from 86% city pay and 14% employee pay to 83% city pay and 17% employee pay. The city will also offer the following in HSA funds as an incentive for employees to elect the High-Deductible Plans as follows: Single - \$1100, Employee/Spouse - \$2200, Employee/Child - \$2200 and Family - \$3500. Several months ago, employee HSA funds were transferred from Washington County Bank to HSA Bank which allows the employees to better grow their money. The Finance Committee recommended the proposed changes. Council member Hafer introduced Resolution No. 2025-40 regarding the renewal proposal received from BCBS through the League Insurance Government Health Team for employee health insurance effective July 1, 2025. Motion by Holly Hafer, second by Frank Wolff to adopt Resolution No. 2025-40 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #10 – City Administrator Green stated the city has been using VIPRE for endpoint protection (anti-virus) software and basic patch management for many years and has worked fairly well but in order to keep up with industry trends, Tom White, IT Director has suggested the city change to NinjaOne for software protection. White stated the licensing with VIPRE is expiring soon and it lacks modern management features but is proposing moving to NinjaOne which will provide increased functionality for IT staff. It has a central dashboard for remote support, anti-virus, ticketing, patch management as well as faster MTTR for support issues (remote support and connectivity), stronger security for city devices and data, and increased vendor support and scalability. VIPRE does not contain any of these modern features. The vendor was able to provide five months of free NinjaOne and one month free of Sentinel One to align to our fiscal years. After that, we would enter into a three-year contract starting November 1, 2025. This program will cover tablets, phones, and laptops. The Technology Committee recommended approval for migrating to meet the city's security and maintenance needs. Council member Willis introduced Resolution No. 2025-41 authorizing the city to enter into an agreement with NinjaOne for endpoint management and protection software. Motion by Kevin Willis, second by Rick Paulsen to adopt Resolution No. 2025-41 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #11 – City Administrator Green stated the CALEA certification has been talked about for several years and former Chief Joe Lager has been doing an excellent job to prepare the department for this certification. It has been determined that the evaluations that are required are a lot more than expected and could incur more costs than budgeted at this time. Therefore, staff are recommending this item be tabled until a future date. Motion by Kirk Highfill, second by Rick Paulsen to postpone Resolution No. 2025-42 approving a CALEA Certification Manager Employment Contract with Joe Lager until a future meeting. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #12 – City Administrator Green reviewed the plans and specifications for the Paving District for Blair Crossings. They have started to break ground at the new apartment complex. The main developer will oversee all the improvements. A street improvement district is created in order for the city to potentially access the property at a later date to cover the costs of the public improvements. Green reviewed the public improvements for Honey B lane which will include entrances to both Highway 133 and High 30. There will be no sidewalk along Honey B Lane at this time, but the developer is planning to include interior sidewalks within their development. Council member Letcher introduced Resolution No. 2025-43 approving plans and specifications for Paving District 206 Blair Crossings. Motion by James Letcher, second by Brent Clark to adopt Resolution No. 2025-43 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #13 – Assistant City Administrator Barrow reviewed the proposed ordinance to purchase the property located at 1516 Grant St. The city is prepared to control a substantial portion of the block next to city hall in order to provide the space it needs for the growing staff. Staff have negotiated with owners and have reached a purchase agreement of \$205, 000. The Finance Committee stated all Council members had visited the house and concur the city should do what it can to control properties on the block when there is an opportunity to purchase them. Council member Clark introduced Ordinance 2576 approving the purchase of the property located on Lot 20, Block 56, Blair City, Washington County, Nebraska.

AN ORDINANCE APPROVING THE PURCHASE AND ACQUISITION OF NECESSARY LAND FOR FUTURE ACCESS TO THE PUBLIC RIGHT OF WAY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Council member Brent Clark moved that the statutory rule requiring reading on three different days be suspended. Council member Holly Hafer seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea Yea: 8, Nay: 0. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member Brent Clark moved for final passage of the Ordinance, which motion was seconded by Council member Holly Hafer. The Mayor then stated the question was "Shall Ordinance No. 2576 be passed and adopted?" Upon roll call vote, the

following Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea Yea: 8, Nay: 0. The passage of said Ordinance having been concurred in by a majority of all members of the Council, the Council President declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance can be found in the Ordinance Record Book.

Agenda Item #14 – Director of Public Works Heaton stated with the construction of and opening of Generations Park, and the anticipated events that will be happening at the park, the staff is suggesting the addition of ‘NO PARKING’ signs along the East and West sides of Deerfield Blvd. We anticipate that the parking lot at the Library and Generations Park will be sufficient for most of the activities. Deerfield Blvd from Highway 75 to just north of Deerfield School will stay open to traffic. Daryl Boesiger, 2246 Crestridge Dr., Blair, would like to see no parking go further down Deerfield Blvd. The Transportation Committee supported the installation of the no parking signs. Council member Letcher introduced Resolution 2025-44 prohibiting parking on both sides of Deerfield Blvd from Highway 75 to Landing Lane and authorized the Street Department to install no parking signs. Motion by James Letcher, second by Brent Clark to adopt Resolution No. 2025-44 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #15 – Director of Public Works Heaton stated with the completion of Hollow Road and any future development along Highway 75; the staff have been working with OPPD to get streetlights installed along Highway 75. OPPD has presented the attached lighting plan and anticipates starting work very soon. The lights will start at Hollow Road and extend to P35A. Approximately 38 streetlights will be placed along the north side of the highway, and a few on the south side in the wider areas, mainly near the Cargill entrance. The initial cost is \$35,000 for boring underneath 10th Street and then the city will be responsible for the monthly fee of \$18.00 per pole. The Transportation Committee recommended approval due to safety concerns for this area and the bypass intersection. Council member Clark introduced Resolution 2025-45 approving the streetlight plan for Highway 75 South as prepared by OPPD. Motion by Brent Clark, second by Kevin Willis to adopt Resolution No. 2025-45 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #16 – Motion by Kevin Willis, second by James Letcher to receive and place on file the bids for storm water work near Davis Dr. in Rhoades Park. Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried. Director of Public Works Heaton stated staff have been collaborating with various contractors to resolve several drainage issues. The first issue is along Davis Dr. The creek has been eating away at the bike trail, and after a few recent rains, has caused some major holes to open up under the fence along the trail. The repair for this will consist of installing another 32 feet of sheet piling on each end of the existing retaining wall, which should catch the flow of water and keep the trail in place. The trail and fence will need to be replaced by city staff. Two bids were received for this work from KRW in the amount of \$103,200, and from Henton in the amount of \$91,420.00. The Public Works Department will pour back the sidewalk and trail if needed. The Water and Sewer Committee recommended moving forward with this project for safety of the citizens. Council member Willis introduced Resolution No. 2025-46 awarding a bid for storm water work near Davis Dr. in Rhoades Park. Motion by Kevin Willis, second by Rick

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Paulsen to adopt Resolution No. 2025-46 awarding the bid for storm water work near Davis Dr. in Rhoades Park to Henton Trenching in the amount of \$91,420. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #17 – Motion by Kevin Willis, second by Holly Hafer to receive and place on file the bids for storm water work near Stone Creek Dr. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried. Director of Public Works Heaton stated the other area of erosion is an area west of Stone Creek that has continued to erode with each rain event. This is along the property line behind two properties and has started to erode private property. The work will involve cleaning up the area, installing new riprap, and creating checks to slow the water through the area. Three bids were received for this work from Blade Masters for \$21,000, KRW, in the amount of \$ 59,200, and from Henton in the amount of \$38,420. The Water and Sewer Committee expressed concerns regarding the capabilities of the low bidder. Council member Hafer expressed concern regarding the low bidder's proposal as it appeared to only be an estimate. Motion by Rick Paulsen, second by Kevin Willis to postpone the adoption of Resolution No. 2025-47 awarding a bid for storm water work near Stone Creek Dr. until the next meeting for additional clarification from the low bidder Blade Masters. Council members voted: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #18 – Director of Public Works Heaton stated staff have been working with Olsson and Associates on a sanitary sewer model of the city of Blair. One requirement of that project is to provide flow data from several points around town. Staff typically contracts this out on a rental basis with Trekk, and the data is shared with the engineer. After reviewing the cost to rent meters for this project, staff felt that purchasing the meters would make more sense in the long term, as they can be used more than once for not much more money. Trekk has prepared a proposal for the city to purchase the flow meters and provide some training for city staff to install when needed. The cost is \$69,486, which includes training for the staff. The Water and Sewer Committee recommended approval. Council member Letcher introduced Resolution No. 2025-48 approving an agreement to purchase flow monitors from Trekk as part of the sanitary sewer modeling project being conducted by Olsson. Motion by James Letcher, second by Rick Paulsen to adopt Resolution No. 2025-48 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted as follows: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #19 – City Administration Green reminded the Council of the grand opening of Generations Park on May 14, 2025, at 4:00 p.m. He noted staff is finishing the audit and the transfer to the new software program BS&A is underway and will hopefully go live in November.

Agenda Item #20 – Motion by Holly Hafer, second by James Letcher to go into Executive Session at 8:35 p.m. to receive legal advice regarding dispute resolution concerning the industrial water main project and to protect the attorney client privilege. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared a motion had been made and seconded to go into Executive Session for the limited purpose to discuss to receive legal advice

regarding dispute resolution concerning the industrial water main project and to protect the attorney client privilege. Mayor Rump declared the motion carried. Motion by James Letcher, second by Brent Clark to come out of Executive Session and reconvene as a City Council at 9:18 p.m. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried. Mayor Rump then stated: As you may remember, the Executive Session was limited to the following subjects: to receive legal advice regarding dispute resolution concerning the industrial water main project and to protect the attorney client privilege.

Agenda Item #21 – Non-Lawyer Assistant Ferrari stated the proposed resolution is based on the information discussed during the executive session and will direct the staff to pursue with Change Order #4. Council member Hafer introduced Resolution No. 2025-49 authorizing staff to finalize a revised construction contract to complete the Industrial Water Main. Motion by Holly Hafer, second by James Letcher to approve Resolution No. 2025-49 as presented. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #22 – Motion by Brent Clark, second by Kent Long to adjourn the meeting 9:20 p.m. Council members voted as follows: Brent Clark: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Nay, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 1. Mayor Rump declared the motion carried.

The following claims were approved: Abe's Trash Svc, Inc, Svc, 8222.64; ACCO, Inv, 1698.31; Accurate Locksmiths, Svc, 1968.20; Aflac, Svc, 1329.56; Air Products & Chemicals, Inv, 10286.70; Aj's Service & Repair, Svc, 2122.69; Amazon, Inv, 2349.39; American Public Works, Inv, 1229.00; American Underground, Inv, 3857.27; Arps Red-E-Mix Inc, Inv, 9588.88; Assethr, Pyrl, 218480.23; Automatic Systems Co, Svc, 18615.00; Baker & Taylor Books, Inv, 60.35; Bart Moore Subcontracting, Svc, 550.00; Benefit Plans Inc, Svc, 1150.00; Bennett Trenchless Eng, Svc, 1750.00; Bishop Business Equipment, Inv, 18350.00; Bi-State Motor Parts, Inv, 136.36; Bjork Brandi Lee, Svc, 14.00; Blair Ace Hardware, Inv, 1447.05; Blair Garden Center, Inv, 449.98; Blue Cross & Blue Shield, Svc, 98083.68; Bohlen Steve, Pen, 1749.83; Bomgaar Supply Inc, Inv, 1500.50; Bound Tree Medical Llc, Inv, 914.11; Carquest Auto Parts, Inv, 128.64; Cdw Government Inc, Inv, 2087.38; Cerris Systems, Svc, 507.50; Chapman Trucking, Svc, 10324.13; Cintas Corporation #749, Svc, 3047.77; City Wide Facility Sol, Svc, 2875.00; Cj's Tree Service, Svc, 6650.00; Core & Main, Inv, 682.65; Country Tire Inc, Svc, 872.63; Custom Vinyl Fabrication, Svc, 50.00; Danko Emergency Equipment, Inv, 1147.46; Datashield, Svc, 87.53; Demco Inc, Inv, 231.54; Dick's Electric Co, Svc, 2313.78; Dns Dumpster Rental, Svc, 1238.50; Dunn, Jacob, Emp, 144.00; Eakes Office Solutions, Inv, 5515.32; Enterprise Publishing Co, Svc, 1148.02; Eriksen Constr Co Inc, Svc, 15093.08; Ferrari Katelyn, Svc, 49.20; Fire Catt Llc, Svc, 4935.00; Firstnet At&T Mobility, Svc, 180.12; Foodliner Inc, Svc, 9560.00; Fremont Electric, Inv, 384.06; Gerhold Concrete, Inv, 50.50; Glass Services Inc, Svc, 1858.90; Gpm Environmental, Svc, 8242.00; Grainger, Inv, 1118.66; Great Plains Communic, Svc, 3086.91; Great Plains Uniforms Llc, Inv, 723.95; Hansen Contracting, Svc, 500.00; Hdr Engineering Inc, Svc, 103597.09; Heartsaver, Inv, 600.00; Home Depot Credit Svc, Inv, 126.46; Home One Roofing, Svc, 100.00; Horizon Rehabilitation, Svc, 1054.00; Horwath Laundry Equipment, Svc, 247.80; Hotsy Equipment Co, Svc, 598.99; Howard D Thompson Agency, Svc, 675.00; Huber Builders, Svc, 500.00; Hull, Faith, Reimb, 19.60; Idexx Distribution Inc, Inv, 744.09; Illinois Library Assn, Svc, 283.02; Ingram Library Services, Inv, 1498.12; Integrity Municipal Sys, Inv, 7544.35; Irvington Fire Dept, Inv, 2206.66; Jackson Services, Svc, 455.67; Jeo Consulting Group Inc, Svc, 27202.40; Jetter's Plumbing Inc, Svc, Council Meeting May 13, 2025

1027.21; Kelly Ryan Equipment Co, Svc, 583.60; Kubie Lowell, Svc, 293.44; League Of Ne Municipaliti, Svc, 1120.00; Lexis Nexis, Inv, 295.00; Logan Contractors Supply, Inv, 1162.99; Long's Ok Tire Stores, Svc, 119.95; Lynn Peavey Co, Inv, 67.51; Macqueen Equipment, Inv, 3607.54; Malloy Electric, Svc, 16053.89; Matheson Tri-Gas Inc, Inv, 300.30; Mccoy Roofing Llc, Svc, 450.00; Mckinnis Roofing & Sheet, Svc, 250.00; Metonic Real Estate Solut, Svc, 165375.00; Mid-American Benefits Llc, Svc, 2223.69; Midland Scientific Inc, Svc, 6921.95; Midwest Coatings Co Inc, Svc, 1792.80; Midwest Dcm Inc., Inv, 192848.77; Midwest Laboratories, Svc, 714.07; Midwest Maritime Services, Inv, 3000.00; Mississippi Lime Co, Inv, 49149.52; Mutual Of Omaha Insurance, Svc, 4999.05; Nebraska Dept Of Rev-Keno, Svc, 8502.00; New Energy Llc, Svc, 50.00; Olson Grading, Svc, 500.00; Olsson Associates, Svc, 11938.04; Omg National, Inv, 217.77; One Call Concepts Inc, Svc, 202.13; One Source, Svc, 477.00; One Time Construction, Svc, 50.00; Oppd (Utilities), Svc, 102236.26; Oppd (Utilities)., Svc, 626.39; O'reilly Auto Parts, Inv, 348.65; Pioneer Cleaning Llc, Svc, 600.00; Poulsen Calvin, Svc, 5817.50; Principal Financial Group, Pen, 28901.80; Proforms Inc, Svc, 204.65; Project Advocates, Svc, 500.00; Pvs Dx Inc, Inv, 30.00; Pyramid Roofing, Svc, 100.00; Quick Med Claims Llc, Svc, 2505.86; Rathman Steven, Svc, 15412.72; Red Rhino Roofs & Solar, Svc, 100.00; Ref Building & Construct, Svc, 500.00; River City Barricade, Inv, 351.24; Rock Hard Concrete Inc, Svc, 50.00; Rosenthal Randall, Svc, 500.00; S & S Pumping Service, Svc, 22440.00; S.E. Smith & Sons, Inv, 53.73; Safety-Kleen Systems, Inv, 105.13; Sapp Bros Petroleum, Inv, 1293.18; Sign Depot, Svc, 599.56; Spartan Stores Llc, Inv, 99.68; Stryker Sales Corp, Inv, 2853.80; Sts Truck Service, Svc, 5073.14; Superior Green, Svc, 1350.00; Talbot Law Office, Serv, 1035.00; Thermal Heating Air And, Svc, 1946.84; Thrasher Inc, Svc, 50.00; Total Truck & Machine, Svc, 3223.75; Trekk Design Group, Inv, 4490.00; Ty's Outdoor Power & Serv, Inv, 83.24; Ultimate Training Munitio, Inv, 1056.73; Velocity Systems, Svc, 1328.00; Verizon, Svc, 753.99; Vessco Inc, Inv, 593.74; Viking-Cives Midwest Inc, Inv, 110000.00; Wakefield Towing And Reco, Svc, 400.00; Washington Co Reg Deeds, Svc, 70.00; Waste Management, Inv, 53.37; Watertight Roofing, Svc, 650.00; Western Oil Ii Llc, Inv, 4625.92; Woodhouse Ford, Svc, 165.30; Zoll Medical Corp, Inv, 3250.48.

Melinda K. Rump, Mayor

ATTEST:

Brenda Wheeler, City Clerk

Seal

CLAIMS REPORT
05/01/2025 - 05/27/2025

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
AMERISOURCE HR CONSULTING GRP		2,250.00	24038468	5/7/2025
ASSETHR	RADKE UNIFOF	1,300.00	24038480	5/15/2025
ASSETHR	PAYROLL	242,330.96	24038454	5/15/2025
BABKEL MECHANICAL	SVC	6,832.31	54888	5/27/2025
BAKER & TAYLOR BOOKS	INV	156.86	54889	5/27/2025
BIG RED LOCKSMITH	SVC	255.00	54890	5/27/2025
BRANDI LEE BJORK	SVC	14.00	54891	5/27/2025
BLACK HILLS ENERGY	SVC	97.66	24038457	5/7/2025
BLACK HILLS ENERGY	SVC	75.45	24038458	5/7/2025
BLACK HILLS ENERGY	SVC	133.73	24038459	5/7/2025
BLACK HILLS ENERGY	SVC	130.11	24038460	5/7/2025
BLACK HILLS ENERGY	SVC	78.13	24038461	5/7/2025
BLACK HILLS ENERGY	SVC	450.15	24038462	5/7/2025
BLACK HILLS ENERGY	SVC	185.88	24038463	5/7/2025
BLACK HILLS ENERGY	SVC	160.66	24038464	5/7/2025
BLACK HILLS ENERGY	SVC	109.05	24038465	5/7/2025
BLACK HILLS ENERGY	SVC	155.00	24038466	5/7/2025
BOO INC	INV	162.10	54892	5/27/2025
STEVE BOHLEN	RECUR MNTHL	1,749.83	23265022	5/23/2025
CDW GOVERNMENT INC	INV	1,951.00	54893	5/27/2025
CEDE & CO	INVEST	125,000.00	24038471	5/15/2025
CEDE & CO	2023 WA BANS	317,337.50	24038472	5/15/2025
DANE CHAPMAN	SVC	1,487.55	54894	5/27/2025
CINTAS CORPORATION	SVC	535.00	54895	5/27/2025
CITY OF BLAIR	SVC	113.20	24038467	5/7/2025
CITY OF BLAIR	SVC	200.00	24038477	5/16/2025
JOAN J CLEMENTS	INVEST	205,000.00	54896	5/27/2025
CONNER PSYCHOLOGICAL SERVICES	SVC	930.00	54897	5/27/2025
DEMCO INC	INV	1,847.80	54898	5/27/2025
DICK'S ELECTRIC CO	SVC	280.92	54899	5/27/2025
DULTMEIER SALES LLC	INV	52.50	54900	5/27/2025
EDGE UNDERGROUND LLC	SVC	846.10	54901	5/27/2025
WASHINGTON COUNTY ENTERPRISE	SVC	1,558.14	54902	5/27/2025
ERIKSEN CONSTRUCTION CO INC	SVC	712,259.82	54903	5/27/2025
FASTENAL COMPANY	INV	119.90	54904	5/27/2025
FIRST NATIONAL BANK	SVC	5,702.10	24038469	5/7/2025
FREMONT ELECTRIC INC	SVC	1,032.42	54905	5/27/2025
GRAINGER	INV	1,284.48	54906	5/27/2025
HACH CO	INV	1,978.81	54907	5/27/2025
HAYES & ASSOCIATES LLC CPA	SVC	21,250.00	54908	5/27/2025
HDR ENGINEERING INC	SVC	83,946.34	54909	5/27/2025

CLAIMS REPORT
05/01/2025 - 05/27/2025

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
HEARTLAND NATURAL GAS LLC	SVC	220.76	54910	5/27/2025
HENTON TRENCHING INC	SVC	1,218.80	54911	5/27/2025
FAITH HULL	EMP	19.60	54912	5/27/2025
INGRAM INDUSTRIES INC	INV	1,715.29	54913	5/27/2025
INTERNATIONAL CODE COUNCIL	SVC	70.50	54914	5/27/2025
JEO CONSULTING GROUP INC	SVC	15,902.50	54915	5/27/2025
JONES AUTOMOTIVE INC	SVC	4,858.70	54916	5/27/2025
JUDD BROS CONST CO	SVC	500.00	54917	5/27/2025
JUNIOR LIBRARY GUILD	INV	599.02	54918	5/27/2025
KELLY RYAN EQUIPMENT CO	SVC	125.56	54919	5/27/2025
KISSICK CONSTRUCTION CO INC	SVC	500.00	54920	5/27/2025
KRW CONSTRUCTION	SVC	500.00	54921	5/27/2025
LEAGUE ASSOCIATION OF RISK	SVC	50,547.48	54922	5/27/2025
LYNN PEAVEY CO	INV	135.02	54923	5/27/2025
AARON MCCOY		560.00	54924	5/27/2025
MEMORIAL COMMUNITY HOSPITAL	SVC	285.00	54925	5/27/2025
MENARDS	SVC	370.99	54926	5/27/2025
MICHAEL TODD & COMPANY INC	INV	5,047.96	54927	5/27/2025
MID-AMERICAN BENEFITS LLC	SVC	965.75	24038455	5/1/2025
MID-AMERICAN BENEFITS LLC	SVC	1,574.83	24038456	5/2/2025
MID-AMERICAN BENEFITS LLC	SVC	1,539.93	24038470	5/9/2025
MID-AMERICAN BENEFITS LLC	SVC	1,281.23	24038473	5/16/2025
MID-AMERICAN BENEFITS LLC	SVC	2,209.35	24038479	5/23/2025
MIDWEST MARITIME SERVICES	SVC	5,600.00	54928	5/27/2025
MIDWEST MUDJACKING INC	SVC	6,162.00	54929	5/27/2025
MISSISSIPPI LIME CO LLC	INV	42,301.14	54930	5/27/2025
NALCO COMPANY	INV	9,018.92	54931	5/27/2025
NE-IA INDUSTRIAL FASTENERS	INV	948.73	54932	5/27/2025
NEBRASKA DEPT OF REVENUE	SVC	14,893.62	24038478	5/20/2025
NEBRASKA FURNITURE MART	INV	2,152.98	54933	5/27/2025
NEBRASKA PUBLIC HEALTH	SVC	519.00	54934	5/27/2025
OLSSON ASSOCIATES	SVC	30,811.68	54935	5/27/2025
PACE ANALYTICAL SERVICES LLC	SVC	1,036.10	54936	5/27/2025
PAPIO-MISSOURI RIVER NRD	SVC	29,154.44	54937	5/27/2025
POUNDS PRINTING INC	INV	25.00	54938	5/27/2025
PRINCIPAL FINANCIAL GROUP	457 PENSION	13,849.97	24038474	5/16/2025
PRINCIPAL FINANCIAL GROUP	414H	13,679.44	24038475	5/16/2025
PRINCIPAL FINANCIAL GROUP	414PD	8,089.78	24038476	5/16/2025
RIVER CITY BARRICADE CO	INV	677.82	54939	5/27/2025
HUNCO II INC	SVC	439.00	54940	5/27/2025
SECURITY EQUIPMENT INC	SVC	4,872.12	54941	5/27/2025

CLAIMS REPORT
05/01/2025 - 05/27/2025

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
SHERWIN-WILLIAMS CO	INV	42.23	54942	5/27/2025
THE SIGN DEPOT	SVC	748.90	54943	5/27/2025
SIRCHIE ACQUISITION COMPANY	INV	13.27	54944	5/27/2025
STS TRUCK SERVICE	SVC	5,506.46	54945	5/27/2025
THERMAL HEATING AIR & PLUMBING	SVC	395.00	54946	5/27/2025
THOMPSON SOLUTIONS GROUP	SVC	2,341.25	54947	5/27/2025
US POSTAL SERVICE FORT CALHOUN	SVC	1,000.00	54948	5/27/2025
USABLUBOOK	INV	138.08	54949	5/27/2025
VALLEY CORPORATION		500.00	54950	5/27/2025
VELOCITY SYSTEMS LLC		796.00	54951	5/27/2025
VESSCO INC	INV	2,153.92	54952	5/27/2025
WAKEFIELD TOWING AND RECOVERY	SVC	600.00	54953	5/27/2025
DEBORAH WOOD	SVC	400.00	54954	5/27/2025
***** REPORT TOTAL *****		2,030,955.58		

Filing Date 4-15-2025

Receipt Number 185120

APPLICATION NONCONFORMING USES LIMITED EXTENSION
(SECTION 1208)

Donald Dale Kruse	1074 Washington Street, Blair, NE 68008	402-426-2005
Property Owner	Address	Phone Number

Email: daleshob@gpcom.net

Present Zoning District: A/CH – Highway Commercial

Name of Addition: N/A PIN: 890039690

Legal Description: 1074 Washington Street - TL 128 & 208 S12-T18-R11E, Washington County, Nebraska

Current Use: Retail liquor store with existing basement apartment.

Desired Non-Conformance Extension: Install egress window to existing basement apartment.

Length of Request: Life of the structure _____

Will Extension be connected to Utilities: Water NA

Sewer NA

Storm Drainage NA

April 14, 2025
Date

Donald Dale Kruse
Signature of Owner(s)

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____



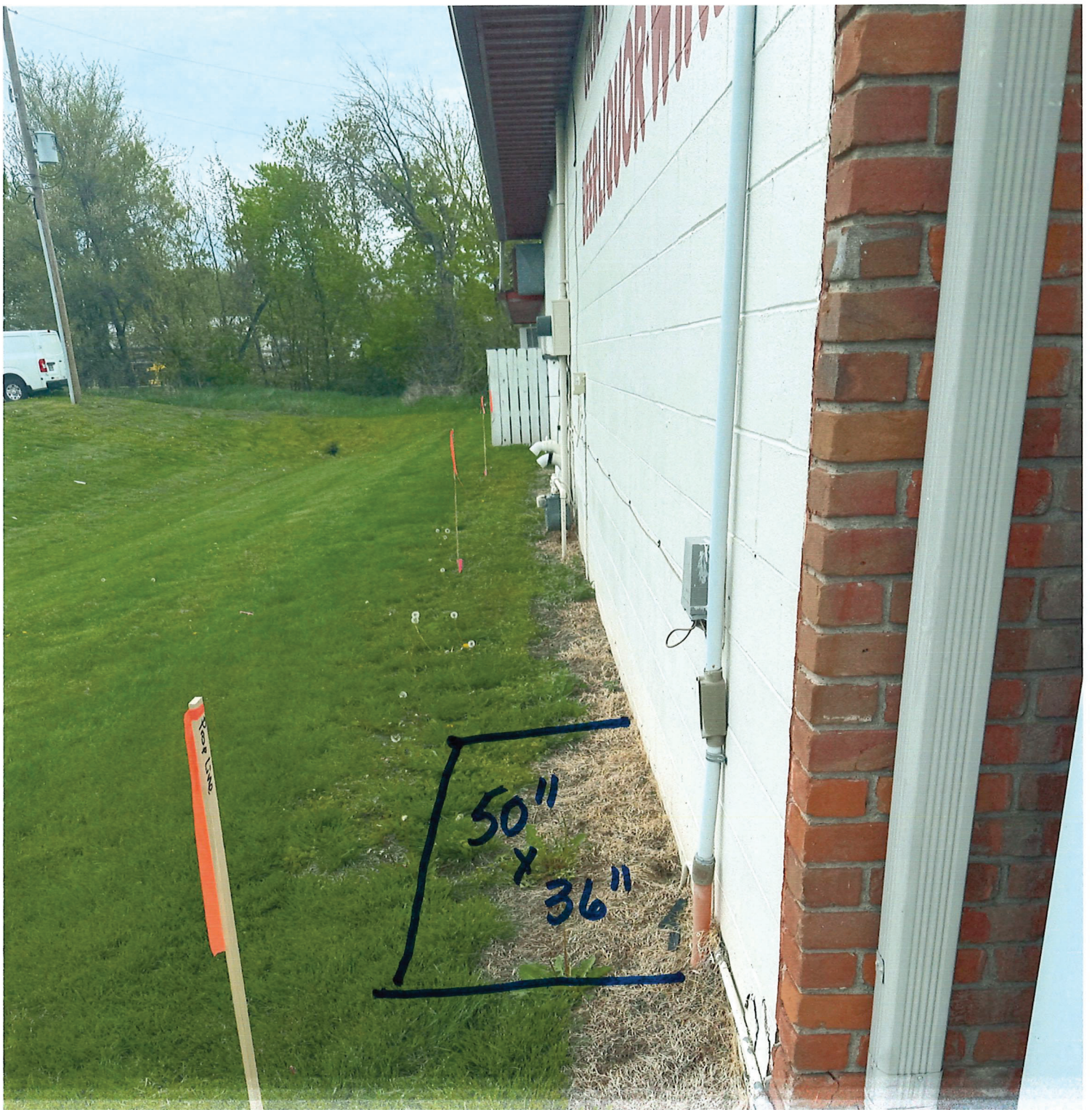
Don Krose

1074 Washington

Facing East



Don Krose 1074 Washington Facing North



Don Kruse
1074 Washington

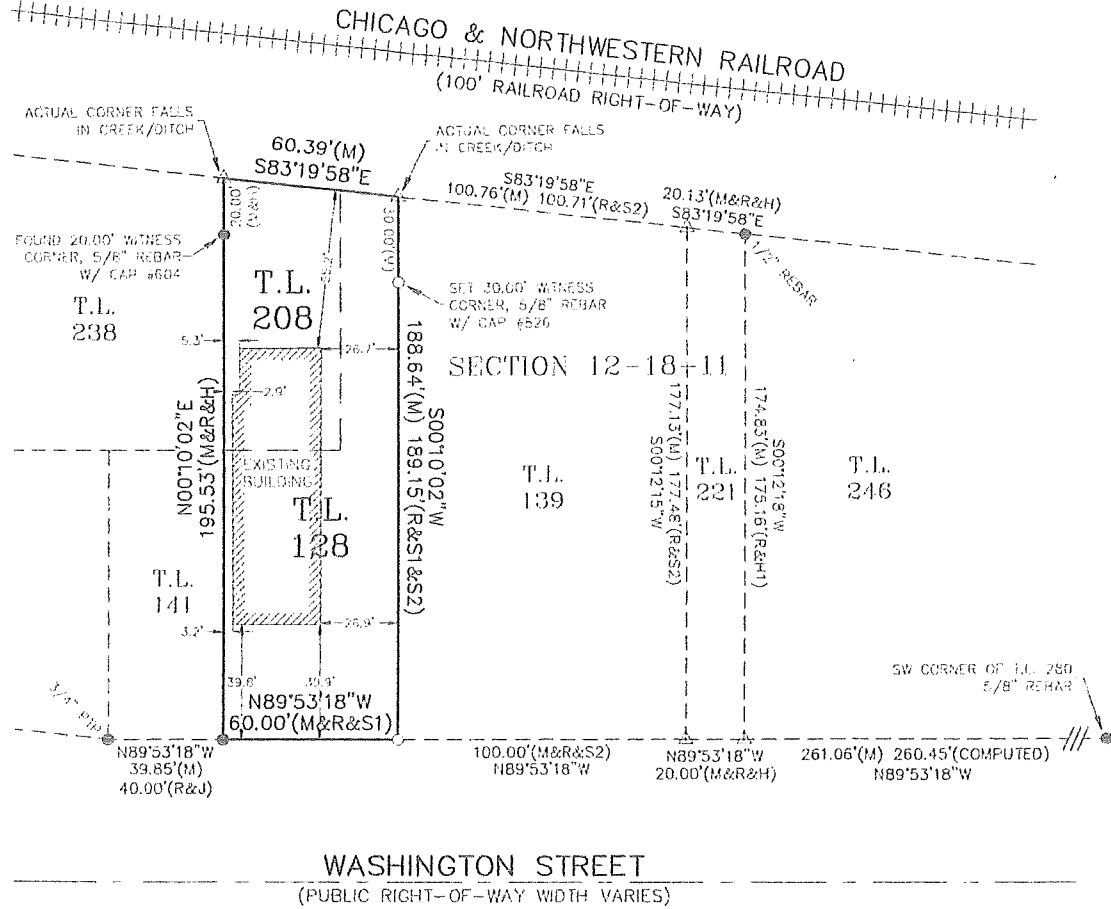
Facing North

TO THE OFFICE OF WASHINGTON COUNTY SURVEYOR

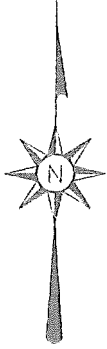
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A NEBRASKA PROFESSIONAL LAND SURVEYOR OF THE STATE OF NEBRASKA, DULY LICENSED IN THE STATE OF NEBRASKA UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THIS ACCOMPANYING SURVEY PLAT; THAT SAID SURVEY PLAT IS A TRUE DELINEATION OF THE SURVEY PERFORMED AND WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

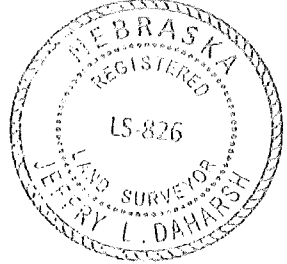
LEGAL DESCRIPTION: TAX LOT 128 AND TAX LOT 208, IN SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA



- LEGEND**
- PROPERTY CORNER FOUND, STAR-BUILT ●
 - POLE IN CONCRETE (UNLESS NOTED) ○
 - PROPERTY CORNER SET, 5/8" REBAR ○
 - W/ CAP #B26 (UNLESS NOTED)
 - COMPUTED CORNER (NOT SET) △
 - RECORD DIMENSION (R)
 - MEASURED DIMENSION (M)
 - STEWART A. SMITH DIMENSION (S1)
 - SURVEY DATED 08/22/1968
 - STEWART A. SMITH DIMENSION (S2)
 - SURVEY DATED 05/09/1969
 - RICHARD L. HANSEN DIMENSION (H)
 - SURVEY DATED 11/18/1968
 - JACOB HEADLEY DIMENSION (J)
 - SURVEY DATED 02/20/2017
 - PINCHED TOP PIPE PTP
 - OPEN TOP PIPE OTP
- 0 50 100
 SCALE: 1" = 50'



Jeffrey L. Daharsh
 JEFFREY L. DAHARSH
 DATE 4/30/25 PLS. NO. 826



CORNER STONE
 SURVEYING, LLC
 PHONE: (402) 451-2088
 14225 DAYTON CIRCLE, SUITE 15, OMAHA NE 68137

Don Kruse 1074 Washington

Filing Date March 5th 2025

Receipt Number 181304

APPLICATION FOR CONDITIONAL USE PERMIT

1. Brian Brown 1435 Fieldcrest Dr 402 237 9610
Applicant's Name Mailing Address Telephone

Email: blairtrainingcenter@gmail.com

2. Same
Agent's Name Mailing Address Telephone

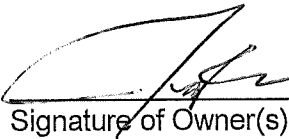
3. ~~same~~ Nielsen Homes 1930 State St
Owner's Name Mailing Address Telephone

4. 590 10th St
Address and Legal Description of Location - Subject Property

OPD
Current Zoning

5. Indoor Athletic Training Center + Office(s)
Describe the requested Conditional Use
Requesting conditional use for Blair Training Center to
build 90x130 facility to offering baseball, softball
soccer performance training.

6. Length of request: 2 years 20 yr
(All permits approved are for one (1) year unless otherwise noted)

 3-13-25
Signature of Owner(s) Date

Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

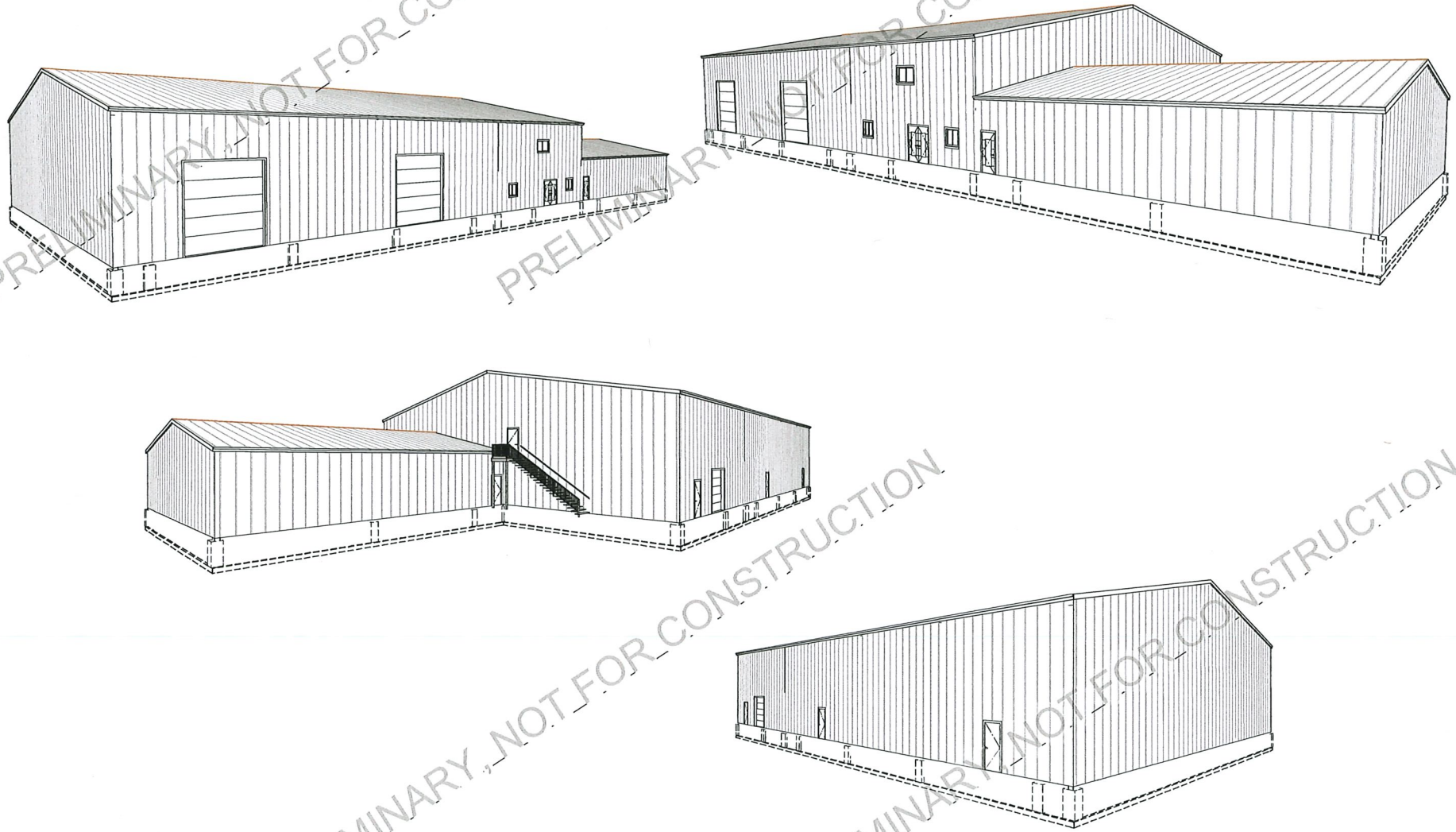
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.



VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



3D PERSPECTIVE VIEWS ARE PURELY FOR VISUAL REPRESENTATION AND NOT FOR CONSTRUCTION PURPOSES.
PLATE HEIGHTS AND EXACT ROOF DETAILS CAN VARY DEPENDING ON A VARIETY OF FACTORS INCLUDING (but not limited to) SOFFIT THICKNESS, HEADER SIZES AND HEEL HEIGHTS. OWNER AND CONTRACTOR TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.

3D PERSPECTIVE VIEWS
NOT TO SCALE



NO.	DATE	DESCRIPTION

The information contained herein is the property of VirtuActive LLC. It is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of VirtuActive LLC. The information is provided as is and without warranty. VirtuActive LLC is not responsible for any errors or omissions. The information is not to be used for any purpose other than that intended. The information is not to be used for any purpose other than that intended. The information is not to be used for any purpose other than that intended.



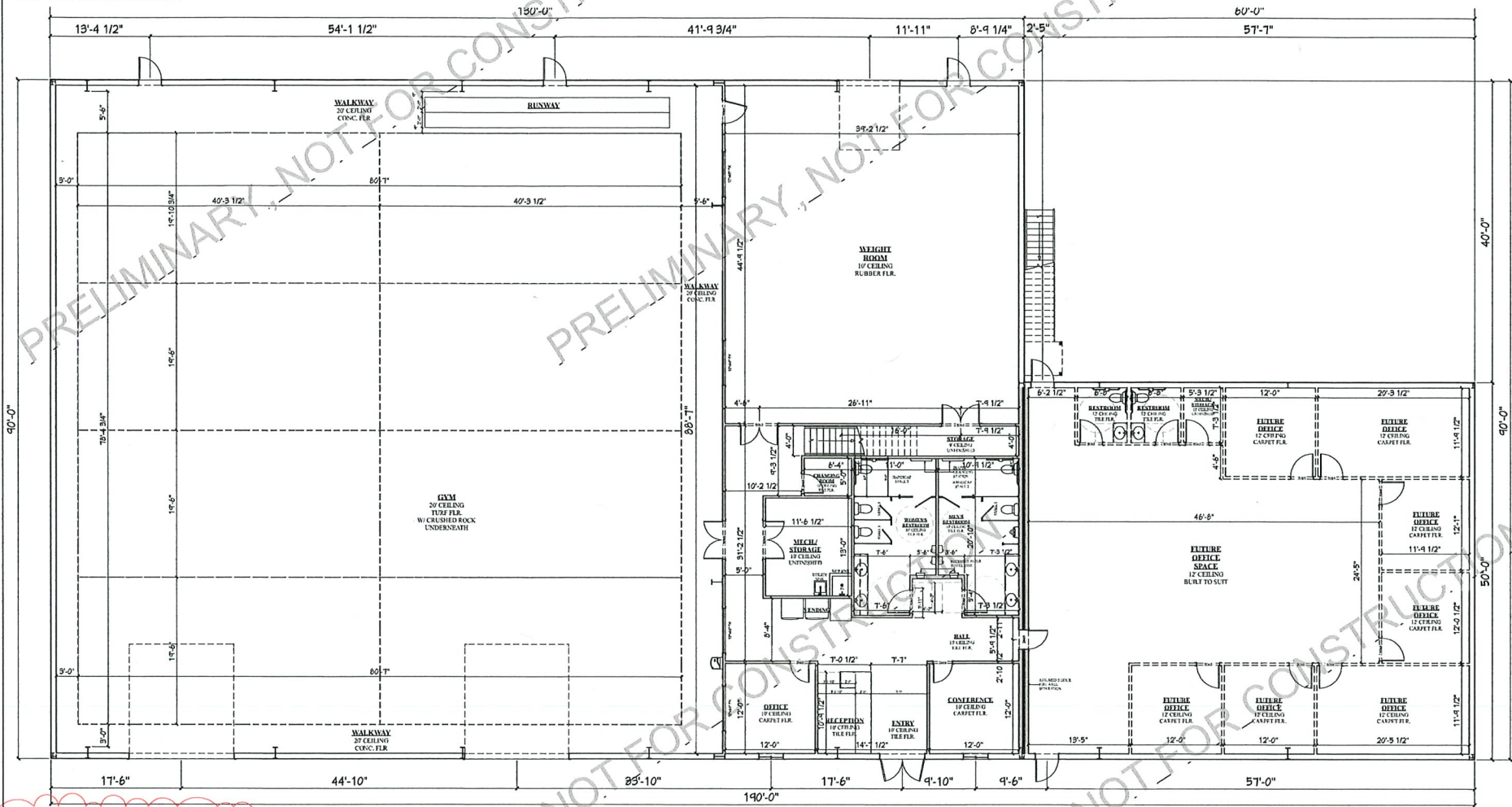
PREPARED FOR:	PROJECT LOCATION:
CONTRACTOR:	STREET:
PROJECT:	CITY:
DATE:	COUNTRY:



DATE:
2/18/2025
SHEET:
5 OF 9



VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

- FOUNDATION & FRAMING NOTES**
1. All structural members and framing members shall be confirmed by contractor, public inspector, and/or a-builder for size, spacing, and specs to verify they meet local code requirements.
 2. All exterior framing dimensions are to exterior face of sheathing.
 3. All interior framing dimensions to finished edge, unless otherwise noted.
 4. 8" x 16" high poured concrete foundation walls, unless otherwise noted.
 5. 2x12 exterior and 2x4 interior walls, unless otherwise noted.
 6. All exterior headers shall be (D) 2x12, unless otherwise noted.
 7. Doors are noted as head and sills.
 8. Window sizes noted as inches. Contractor, sub-contractor, and/or supplier to confirm window openings for egress, min. height, min. height, and ventilation requirements. Contractor and/or sub-contractor to get all of a-builder provided window opening sheet for all framing openings & sizes.
 9. Ceiling heights: 9'-1-1/2" Main Floor, 8'-1-1/2" Second Floor, unless otherwise noted.
 10. Allow for at least 30" from window top to any opening to walk.
 11. All angled walls are 45° unless otherwise noted.
 12. All centerline dimensions for columns should be double checked for 100% accuracy.
 13. All tracking method = CS-48P.

← WILL CHANGE BASED ON COMPANY PROVIDING THE EXTERIOR SHELL

FINISHED SQ. FT.	UNFINISHED SQ. FT.	SPECIALTY SQ. FT.
MAIN LEVEL	BATTING CAGES	
1,676	END LEVEL STORAGE	1,910
	WEIGHT ROOM	1,762
	MECH. STORAGE	1,696
	FUTURE OFFICE SPACE	156
	GYM	7,945
TOTALS:	TOTALS:	TOTALS:
	16,672	



DESIGN DATE	DESCRIPTION

PERMIT LOCATION:
PROJECT: _____
CITY: _____
COUNTY: _____
STATE: _____



EMPLOYEE ID: _____
CONTRACTOR: _____
PROJECT: _____
PHONE: _____
EMAIL: _____



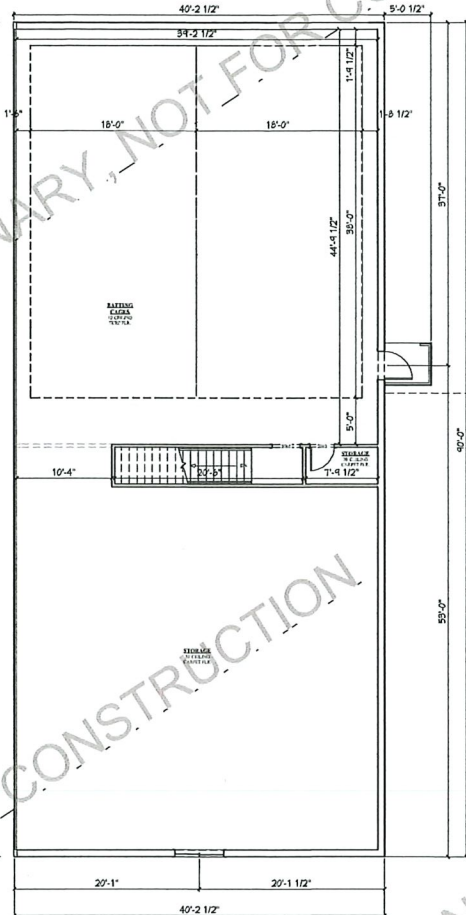
DATE:
2/18/2025
SHEET:
7 OF 9



VIRTUACTIVE
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION

PRELIMINARY, NOT FOR CONSTRUCTION

PRELIMINARY, NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

- PLATE HEIGHTS AND EXACT ROOF DETAILS CAN VARY DEPENDING ON A VARIETY OF FACTORS INCLUDING (but not limited to) SOFFIT THICKNESS, HEADER SIZES AND HEEL HEIGHTS, OWNER AND CONTRACTOR TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.
- FOUNDATION & FRAMING NOTES**
1. All structural members and framing members shall be confirmed by contractor, sub-contractor, and/or supplier for size, spacing, and species to verify they meet local code requirements.
 2. All exterior framing dimensions are to exterior face of sheathing.
 3. All exterior framing dimensions to framing edge, unless otherwise noted.
 4. 8" x 12" high poured concrete foundation walls, unless otherwise noted.
 5. 2x12 exterior and 2x4 interior walls, unless otherwise noted.
 6. All exterior headers shall be (2) 2x12, unless otherwise noted.
 7. Door size noted as field and none.
 8. Window sizes noted as tripart. Contractor, sub-contractor, and/or supplier to confirm window openings for egress, min. light, min. height, and ventilation requirements. Contractor and/or sub-contractor to get all of supplier provided rough opening sheet for all rough openings & doors.
 9. Ceiling Heights: 8'-0" / 8'-0" Main Floor, 8'-0" / 8'-0" Second Floor, unless otherwise noted.
 10. All box for all least 3/4" from interior door rough openings to wall.
 11. All rough walls are 4" - unless otherwise noted.
 12. All rough floor dimensions to not be double checked for field accuracy.
 13. All rough framing method - CS-WP

WILL CHANGE BASED ON COMPANY PROVIDING THE EXTERIOR SHELL

	FINISHED SQ. FT.	UNFINISHED SQ. FT.
MAIN LEVEL	3,695	BATHTING CAGES 1,910
		2ND LEVEL STORAGE 1,762
		WEIGHT ROOM 1,895
		LOCKER/STORAGE 158
		FUTURE OFFICE SPACE 3,022
		GYM 7,916
TOTALS:	3,695	TOTALS: 16,672



REVISION	DATE	DESCRIPTION

PREPARED FOR:
OWNER
PROJECT
CITY
COUNTY

PREPARED BY:
CONTRACTOR
PROJECT
PHONE
EMAIL

PROJECT LOCATION:
PROJECT
CITY
SUBDIVISION
COUNTY

VIRTUACTIVE
virtuactive - 3D Drafting & Design
301 W. 10th Street, Suite 100
Wichita, KS 67203
www.virtuactive.com | 316.777.9100
Designed by: 1/27/2022 | 1/27/2022

DATE:
2/18/2025
SHEET:
8 OF 9



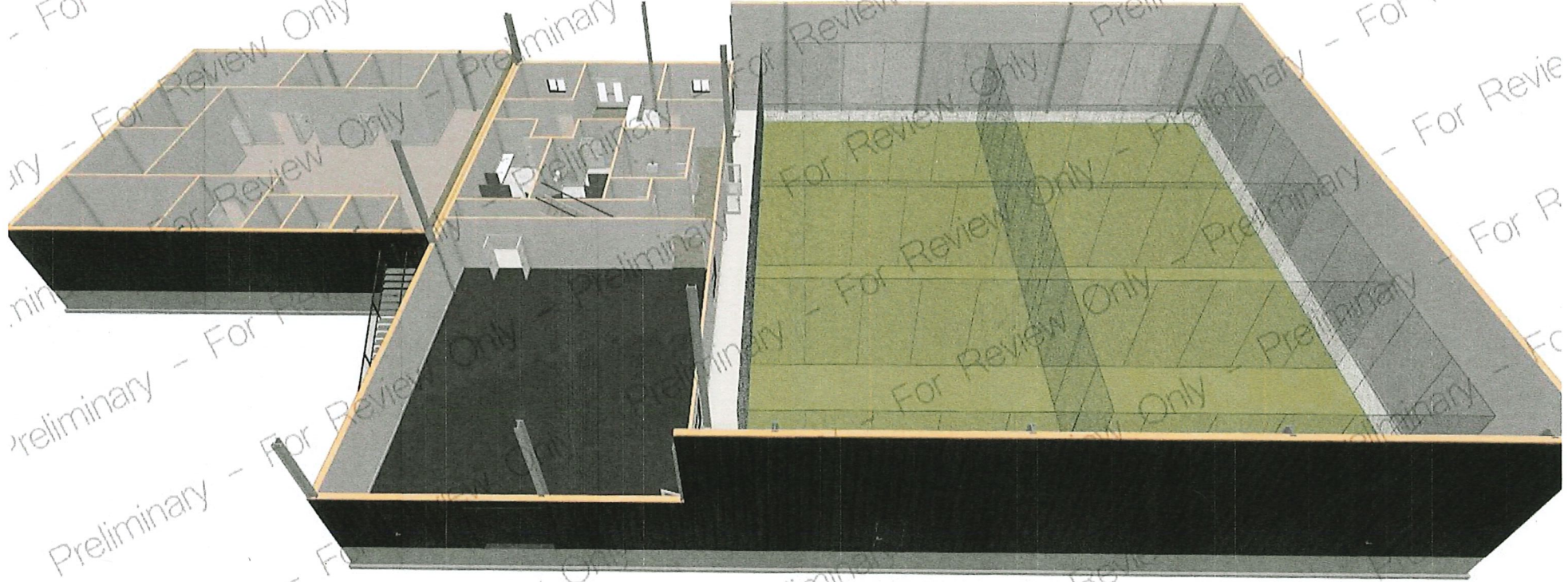
For Review Only

Preliminary - For Review Only

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For Review Only

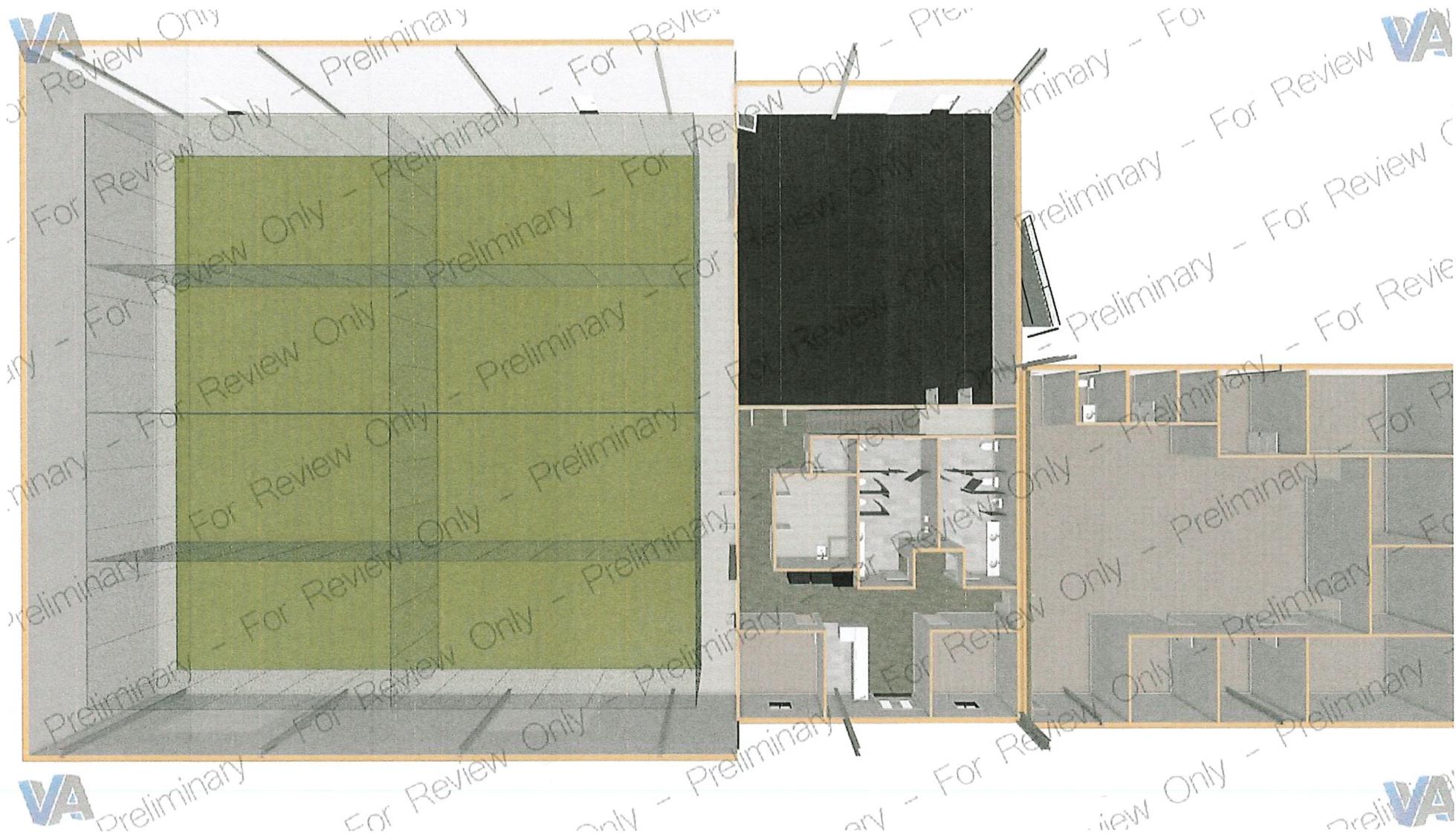
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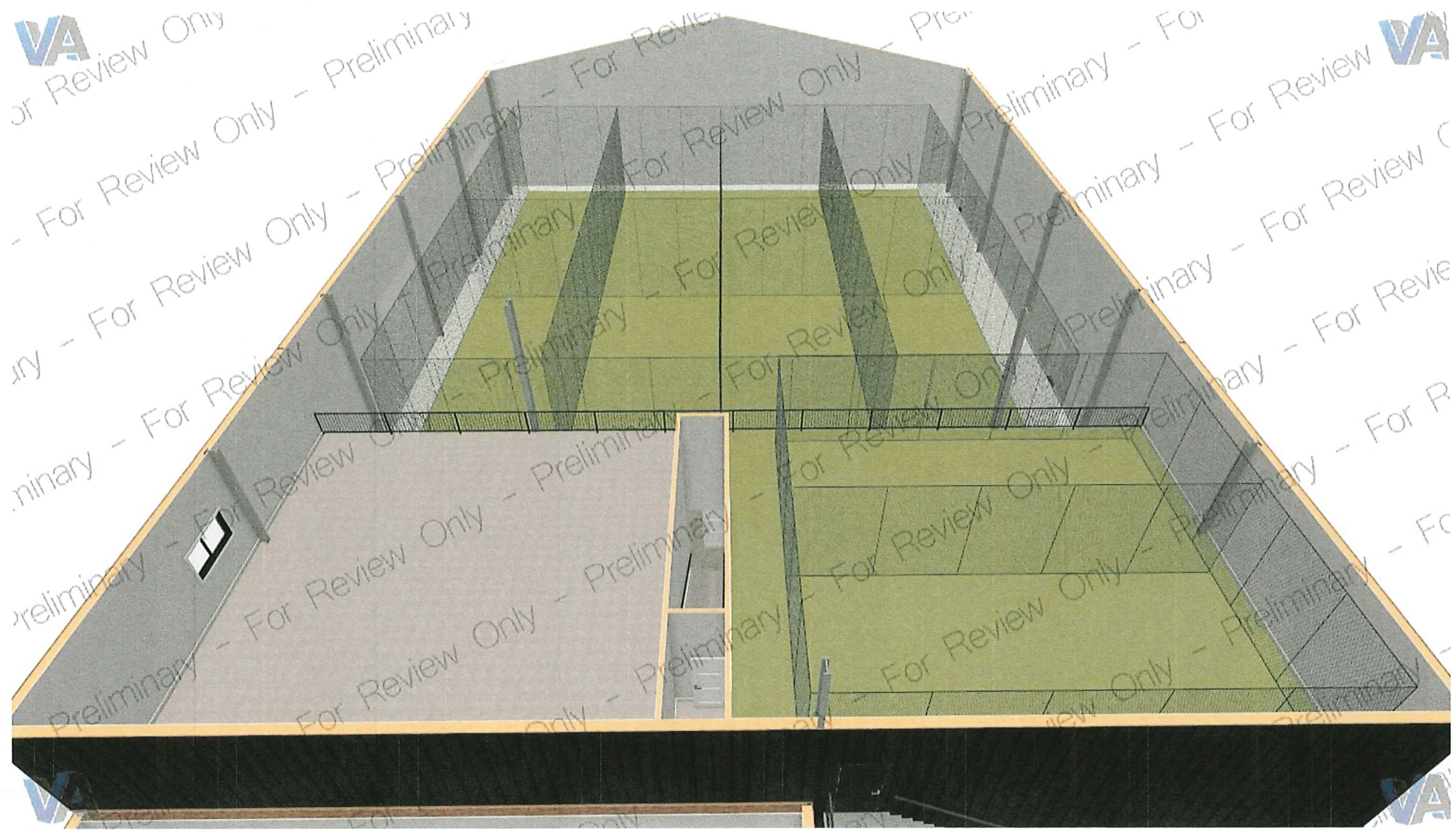
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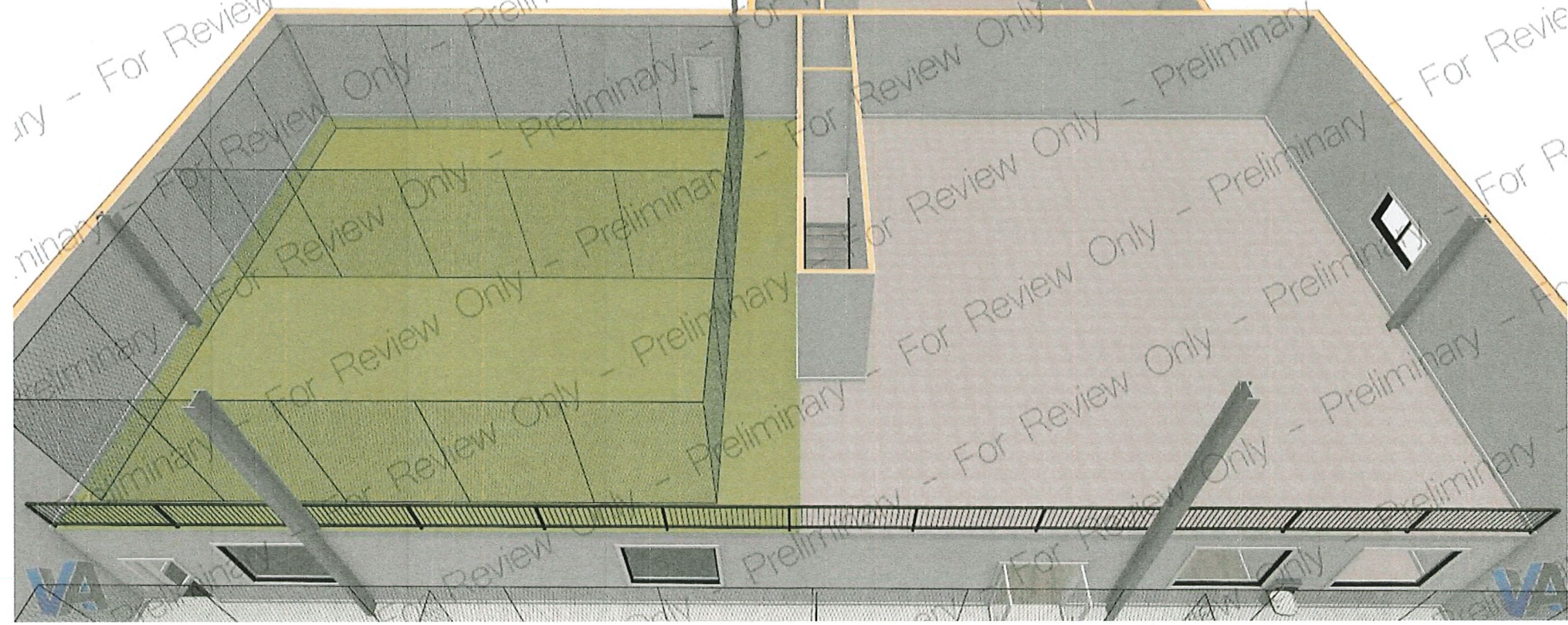
For Review Only





For Review Only

- For Review Only - Preliminary - For Review



For Review Only

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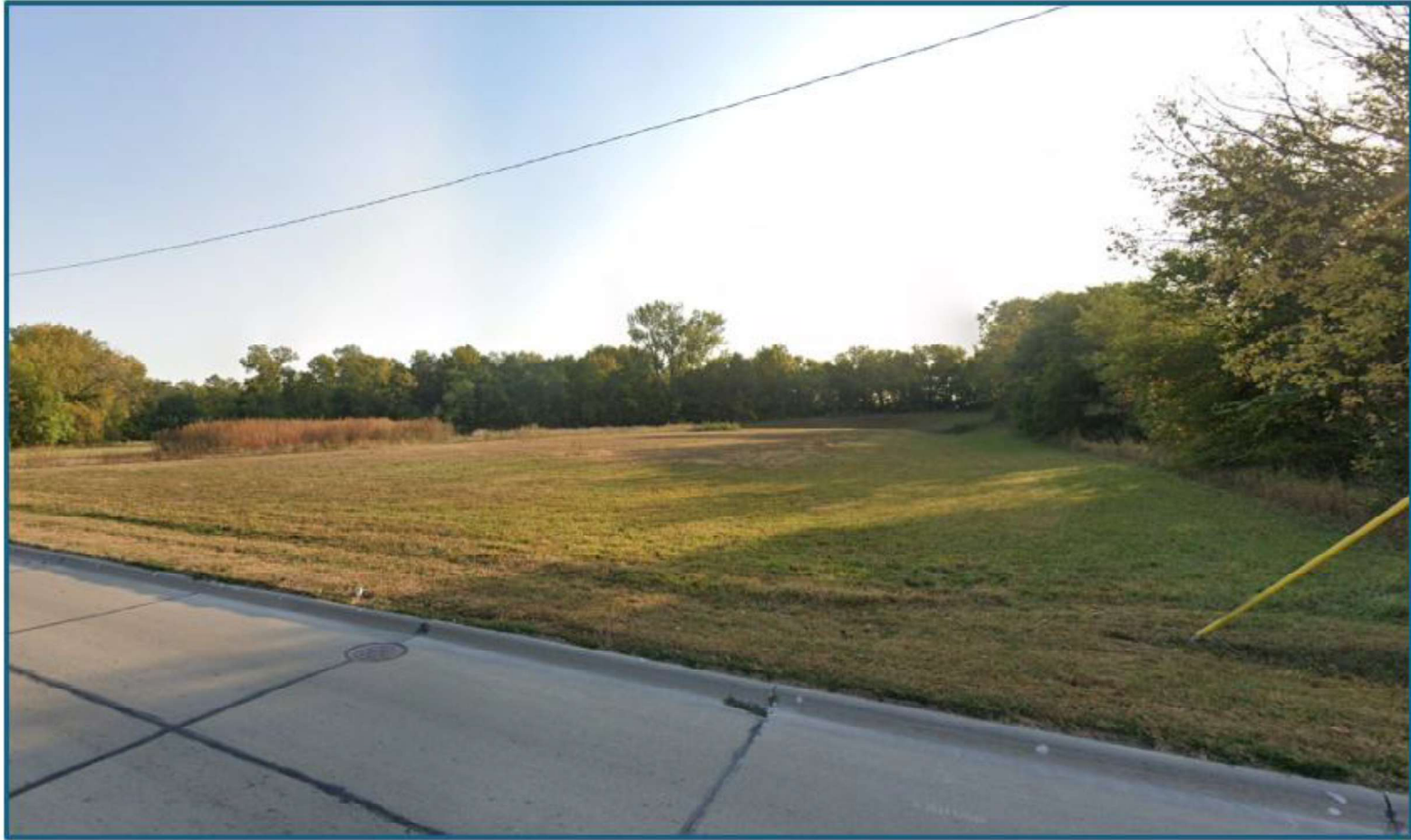


CITY OF BLAIR

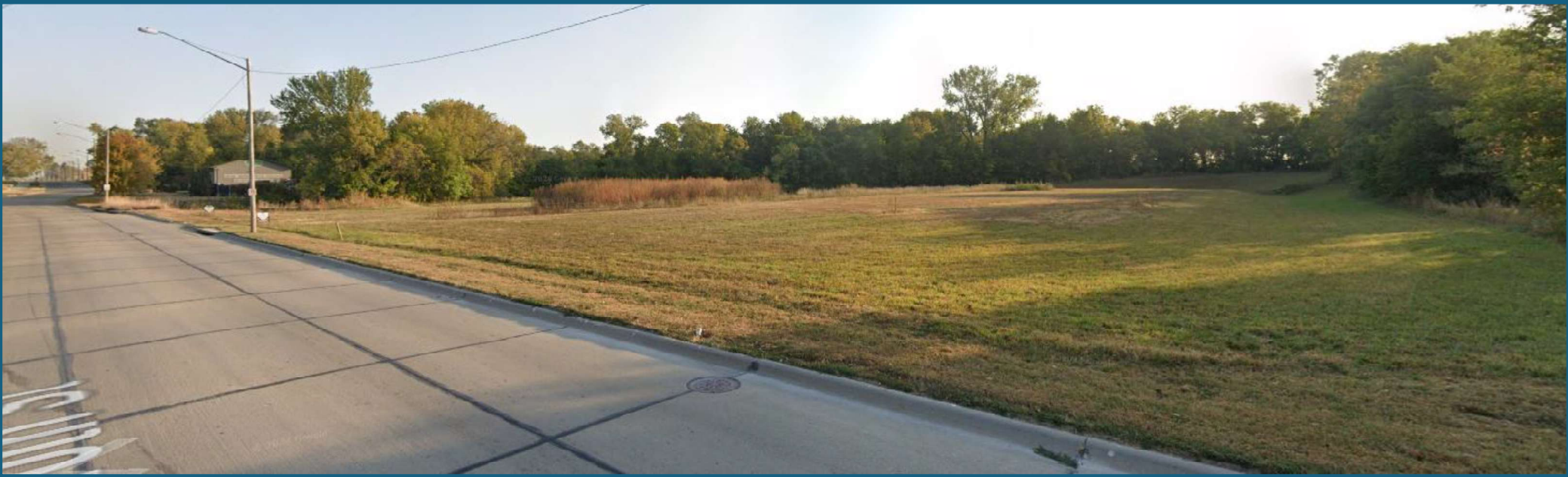
Blair Training Center Recommendations:

805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.

The color scheme for the exterior of the building should be at least two-toned with accents to create a professional and timeless appearance along with landscaping using native plants and/or trees to soften the appearance of the OPD district. The appearance should be similar to other buildings along this portion of South 10th Street.



Blair Training Center site: 590 S. 10th Street



Filing Date 4-14-2025

Receipt Number 185458

APPLICATION FOR CONDITIONAL USE PERMIT

1. Dawn McEauley 1031 N. 28th St, Blair, NE 68008 402-547-7690
 Applicant's Name Mailing Address Telephone

Email: d.mcgauley@abbnebraska.com

2. _____
 Agent's Name Mailing Address Telephone

3. Dawn McEauley 1031 N. 28th St, Blair, NE 68008 402-547-7690-C
 Owner's Name Mailing Address Telephone

4. _____
 Address and Legal Description of Location - Subject Property -- 1031 N. 28th Street, Blair, NE Larsen Heights, Second Addition, Lot 2, Block 12, City of Blair, Washington County, Nebraska

5. Describe the requested Conditional Use
To continue operating my family home daycare, est. 2007, with a current capacity of 10, to a capacity of 12. There is a high demand for quality daycare in the Blair area. I only just found out about the cup requirement, while I was inquiring DHHs to change to a home II daycare. I'm here to be compliant with this regulation. Thank-you.

6. Length of request: 10 years.
 (All permits approved are for one (1) year unless otherwise noted)

Dawn McEauley 4-14-2025
 Signature of Owner(s) Date Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____
 DATE OF PUBLIC HEARING: _____
 VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____
 VOTE: _____ TO _____ TO _____

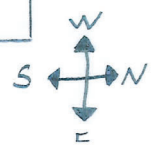
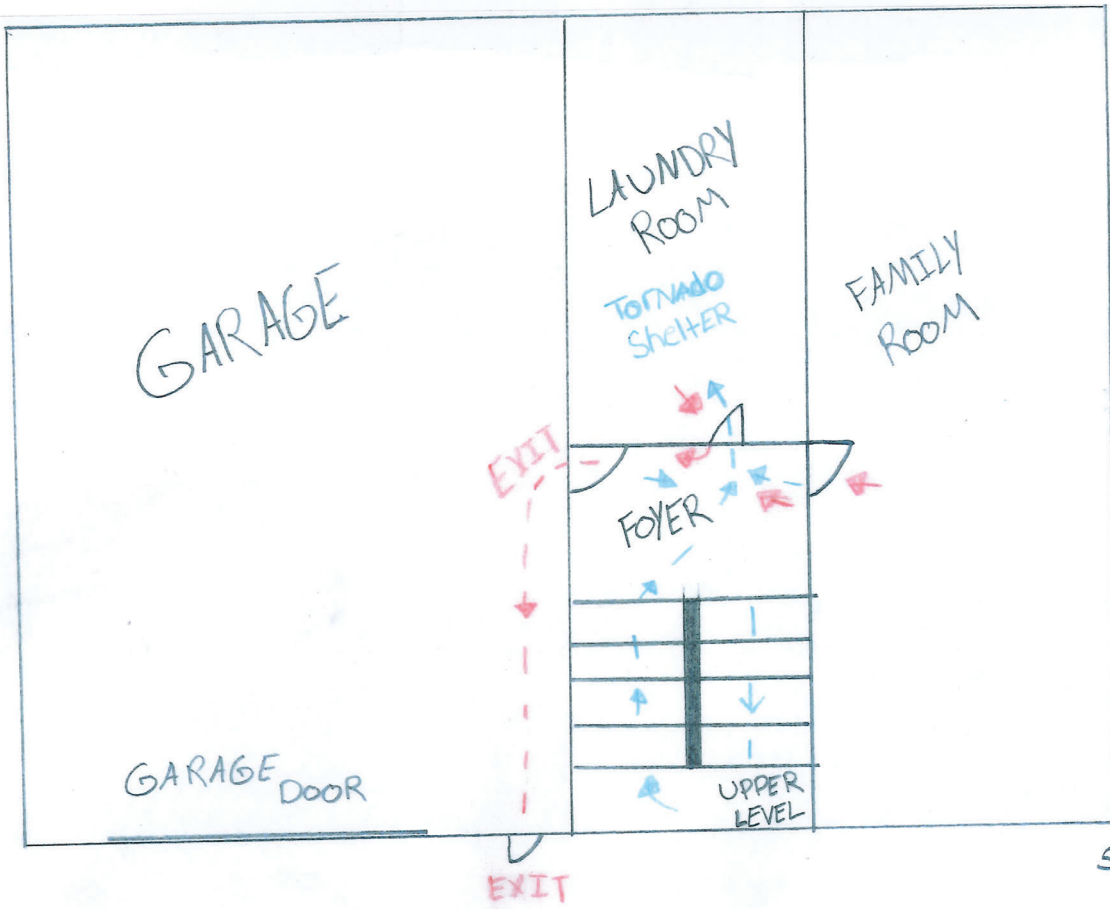
NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.

Daycare space: Indoors, Upstairs Livingroom, Kitchen, dining room. Exclusively used for Daycare are both porches.

Sleeping Areas: Master Bedroom, First bedroom on the left. Additional space if needed, is the downstairs Family Room.

Outdoor Space: we utilize both the front and back yards. No "Fixed" playground equipment. Plenty of ride on toys, bicycles, tricycles, and other things. Bats and Balls, Frisbees, jump ropes etc. My house is on a Culdesac, so we can go for walks around it. Kids love the sidewalk chalk, Bushie Machine, plus they have plenty of imagination.

FIRE ESCAPE
 = [Red dashed line with arrows]
 TORNADO SHELTER
 = [Blue dashed line with arrows]





Brenda Wheeler

Subject: FW: Conditional Use Permit Support

From: Cullen, Nickole <NCullen@mchhs.org>

Sent: Thursday, May 1, 2025 11:37:09 AM

To: Jeff Beiermann <jbeiermann@blairnebraska.org>; James Letcher <jletcher@blairnebraska.org>; Kirk Highfill <khighfill@blairnebraska.org>; Building Department <building@blairnebraska.org>; Mindy Rump <mrump@blairnebraska.org>

Subject: Conditional Use Permit Support

I am writing to bring attention to the urgent matter of the child care crisis that is affecting not only Nebraska, but the entire nation. According to the recently published article in the Nebraska Examiner, our state is facing a shortfall of over 17,000 child care spaces.

In the growing city of Blair, we cannot afford to lose another licensed and highly qualified child care provider. Having access to reliable and high-quality child care options is essential for young families who are looking to make Blair their home. It is crucial for the city to support and retain experienced child care providers like Dawn, who has been operating an in-home child care facility for over 20 years, with nearly a decade of that time serving the families of Blair.

Dawn has maintained a spotless record with her state-approved license and has consistently provided top-notch care to the children under her supervision. It is imperative that the City Council consider granting Dawn's Conditional Use Permit as soon as possible so that she can continue to serve the families in our community without interruptions.

The well-being of our children and the peace of mind of their parents are at stake here. I urge you to prioritize this issue and recommend that Dawn's Conditional Use Permit be approved without delay. (Address is 1031 N 28th St- NE DHHS License #FI9957)

{On the May 6, 2025 Planning Commission Agenda and then, hopefully the May 13, 2025 City Council Agenda}

Your support in this matter is greatly appreciated and will have a positive impact on the future of Blair.

Thank you for your attention to this crucial matter. And please feel free to forward this email all other Planning Commission and City Council Members, as I am unfortunately unable to attend the next meeting in person, but wanted to show my support and express my concern.

Please add this letter of support to the file so it is entered into the agenda.

Please email or reach me by phone at the number listed below with any questions or more information.

Sincerely,

Nickole Cullen

Mother and Blair Community Member

Phone 402.657.2863

The information contained in this email and any attachments is confidential and may be subject to copyright or other intellectual property protection. If you are not the intended recipient, you are not authorized to use or disclose this information, and we request that you notify us by reply mail or telephone and delete the original message from your mail system. Only click links or open attachments you know are safe.

The information contained in this email and any attachments is confidential and may be subject to copyright or other intellectual property protection. If you are not the intended recipient, you are not authorized to use or disclose this information, and we request that you notify us by reply mail or telephone and delete the original message from your mail system.

Brenda Wheeler

Subject: FW: Dawn Mcgauley hearing with Planning Comission May 6, 2025

From: Tracy Andress <tracy.andress85@gmail.com>

Sent: Thursday, May 1, 2025 1:37:25 PM

To: Jeff Beiermann <jbeiermann@blairnebraska.org>; James Letcher <jletcher@blairnebraska.org>; Mindy Rump <mrump@blairnebraska.org>; Shelly Jones <shellyj@blairnebraska.org>

Subject: Dawn Mcgauley hearing with Planning Comission May 6, 2025

Hello,

I want to start off by saying thank you for reading this email. I'm a mother of two girls who currently and have in the past attended Dawn Mcgauley's Inhome daycare. I was in search of childcare back in January of 2022 when another inhome daycare in Blair decided to shut down. I had a 3 year old and a 3 month old in need of care fast. Searching through all my options with no luck due to all the daycares in town with no openings, I finally got the best news. Dawn had openings for my girls. I am a full time working mother who has a job in Blair and was so greatful to have care in town. Now my daughter who currently attends Dawn Mcgauley's daycare since she was 3 months old still needs childcare along with the other children who attend her daycare so the parents are able to work and know their kids are in good hands and have a safe place for them to attend during the day. Please, as a parent I'm asking you to let Dawn Mcgauley's Daycare continue as a business for the community and personally for our families that need the care. Please forward to whoever needs to read this email.

Thank you so much,

Tracy Andress



Outlook

Fw: CUP - Dawn McGauley

From Building Department <building@blairnebraska.org>**Date** Thu 5/1/2025 3:40 PM**To** Building Department <building@blairnebraska.org>**Subject:** CUP - Dawn McGauley

Dear Members of the City Council and Planning Commission,

I am writing to express my strong support for Dawn McGauley and to request that she be granted the necessary permits and approvals to continue providing childcare services in our community.

As a parent, I have experienced firsthand the challenges of finding quality childcare in Blair. The demand for reliable and nurturing childcare providers far exceeds the available options, making it incredibly difficult for working families to find suitable care for their children. This shortage not only places a significant burden on parents but also impacts the overall well-being and development of our children.

Dawn McGauley has been a beacon of hope for many families in our community. Her dedication to providing a safe, educational, and loving environment for children is unparalleled. Dawn's commitment to excellence in childcare is evident in the way she engages with each child, fostering their growth and development through thoughtful and creative activities. Her home has become a second home for many children, where they feel secure, valued, and encouraged to thrive.

I respectfully urge the City Council and Planning Committee to approve the necessary permits and any required changes to allow Dawn McGauley to continue her exceptional work. Supporting dedicated childcare providers like Dawn is essential for the well-being of our children and the stability of our community.

Thank you for your attention to this important matter. I am confident that with your support, we can ensure that quality childcare remains accessible to all families in Blair.

Please forward to the planning commission members and allow my comments to be placed on file for the meeting on May 6th, 2025.

Sincerely,

Ali & Sebastien Holmes



Ali Holmes

(Office) 712-322-0291

Echo Group Inc

4325 Gifford Road, Council Bluffs, IA 51501

www.echogroupinc.com

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLAIR, NEBRASKA, APPROVING A PRELIMINARY PLAT FOR NIELSEN HOMES AND DEVELOPMENT FOR THE EDGE BUSINESS PARK, LOTS 1 AND 2, BEING A PLATTING OF TAX LOT 276 IN THE SW ¼ OF THE SE ¼ OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER WITH TAX LOT 177 IN THE NW ¼ OF THE NE ¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA.

WHEREAS Article 4 of the Blair Subdivision Regulations requires a preliminary plat application to be prepared and submitted to the Planning Commission for recommendation and then to the City Council for approval; and

WHEREAS, the Planning Commission heard the request for approval of the preliminary plat application on May 6, 2025, at which time the Commission recommended approving the request.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY:

That the preliminary plat application is hereby approved for Nielsen Homes and Development for The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW ¼ of the SE ¼ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW ¼ of the NE ¼ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska.

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 27th DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

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 27th day of May 2025.

BRENDA WHEELER, CITY CLERK

Filing Date 4/17/2025

Receipt Number #185186

PRELIMINARY PLAT APPLICATION

Nielsen Homes and Development, Inc.- 1730 State Street, Blair, NE --
Property Owner Address Phone Number

Email: Nielsen Construction: nielsenhomesblair@gmail.com

Engineer/Surveyor: Jon Carrell, TD2 Address: Omaha Phone Number:

Zoning (Present/Proposed): Office Park - OPD/Office Park OPD

Name of Addition: The Edge Business Park

Legal Description: 590 S. 10th Street, Blair, NE TL 276 S12-T18N-R11E & TL 177 S13-T18N-R11E

Current Use: Expense

Utilities and Improvements:	<u>Existing</u>	<u>Proposed</u>
Sanitary Sewer	_____	<u>YES</u>
Storm Drainage	_____	<u>YES</u>
Water	_____	<u>YES</u>
Paving	_____	<u>YES</u>

[Signature] 4-17-25 Signature of Owner(s) Date
 _____ Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

Recvd 4-17-25 1:30p JP

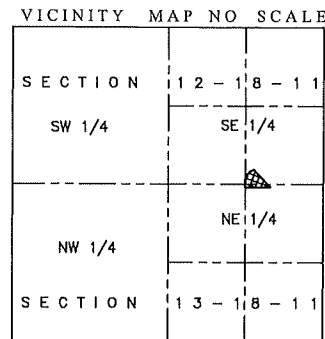
PRELIMINARY PLAT

THE EDGE BUSINESS PARK

LOTS 1 AND 2

BEING A PLATTING OF TAX LOT 276 IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER WITH TAX LOT 177 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA.

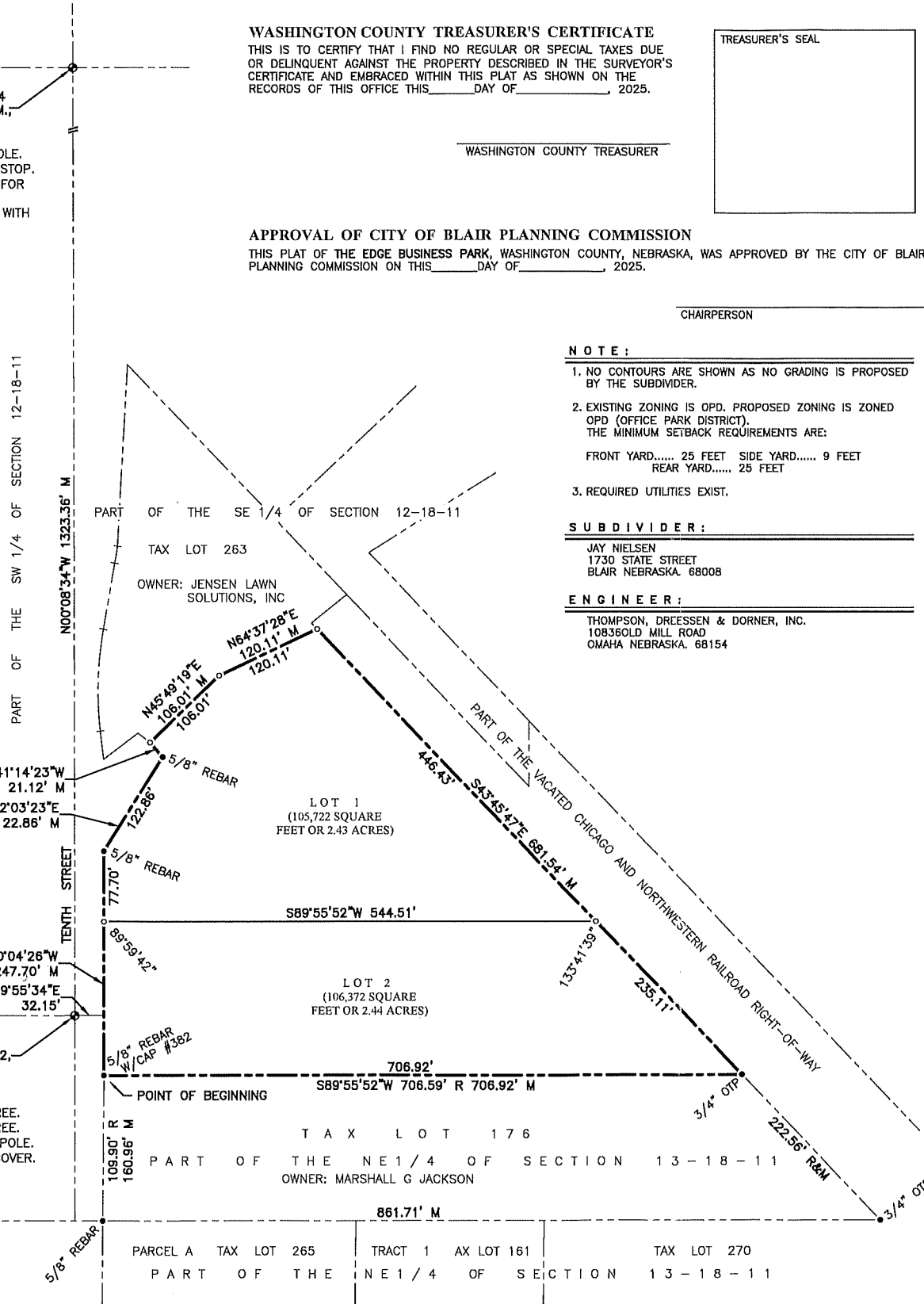
NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T18N, R11E OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.
 FOUND 4/8" REBAR W/CAP #486
 NORTH 50.55' TO A "X" NAIL IN A POWER POLE.
 NE 20.10' TO CENTER NUT OF A GAS CURB STOP.
 SE 53.34' TO A "X" NAIL IN A GUARD POST FOR A TELEPHONE PEDESTAL.
 NE 62.34' TO A "X" NAIL IN A POWER POLE WITH A LIGHT MAST ARM.



LEGEND

●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET (5/8" REBAR W/CAP #963)
R	RECORD DISTANCE
M	MEASURED DISTANCE
OTF	OPEN TOP PIPE

SW CORNER OF THE SE 1/4 OF SECTION 12, T18N, R11E OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.
 FOUND A 1" DIAMETER BRASS CAP
 NW 36.19' TO A DUPLEX NAIL IN A PINE TREE.
 SW 81.43' TO A DUPLEX NAIL IN A PINE TREE.
 SE 72.88' TO A DUPLEX NAIL IN A POWER POLE.
 ESE 18.5'± TO THE CENTER OF MANHOLE COVER.



WASHINGTON COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2025.

TREASURER'S SEAL

WASHINGTON COUNTY TREASURER

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION
 THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.

CHAIRPERSON

- NOTE:**
- NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED BY THE SUBDIVIDER.
 - EXISTING ZONING IS OPD. PROPOSED ZONING IS ZONED OPD (OFFICE PARK DISTRICT). THE MINIMUM SETBACK REQUIREMENTS ARE:
 FRONT YARD..... 25 FEET SIDE YARD..... 9 FEET
 REAR YARD..... 25 FEET
 - REQUIRED UTILITIES EXIST.

SUBDIVIDER:
 JAY NIELSEN
 1730 STATE STREET
 BLAIR NEBRASKA 68008

ENGINEER:
 THOMPSON, DREESSEN & DORNER, INC.
 10836 OLD MILL ROAD
 OMAHA NEBRASKA. 68154

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND I HAVE MADE A BOUNDARY SURVEY OF THE AREA OF THE REPLAT DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BLAIR TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE EDGE BUSINESS PARK, LOTS 1 AND 2, BEING A PLATTING OF TAX LOT 276 IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER WITH TAX LOT 177 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF TAX LOT 177 IN SAID SECTION 13; THENCE N00°04'26"W (ASSUMED BEARING) 247.70 FEET ON THE EAST LINE OF TENTH STREET; THENCE N32°03'23"W 122.86 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET; THENCE N41°14'23"W 21.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET TO THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE N45°49'19"E 106.01 FEET ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE N64°37'28"E 120.11 FEET CONTINUING ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12 TO THE MOST NORTHERLY CORNER THEREOF, ALSO BEING A POINT ON THE WESTERLY LINE OF THE VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE S43°45'47"E 681.54 FEET ON THE WESTERLY LINE OF SAID VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO THE SE CORNER OF TAX LOT 177 IN SAID SECTION 13; THENCE S89°55'52"W 706.92 FEET ON THE SOUTH LINE OF TAX LOT 177 IN SAID SECTION 13 TO THE POINT OF BEGINNING.

CONTAINS: 4.87 ACRES MORE OR LESS



JON L. CARRELL
 NEBRASKA RLS #693

MARCH 18, 2025
 DATE:

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, NIELSEN HOMES AND DEVELOPMENT, BEING THE OWNERS OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED HEREON AND WE, WASHINGTON COUNTY BANK, BEING THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE EDGE BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC, CITY OF BLAIR, BLACKHILLS ENERGY AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NIELSEN HOMES AND DEVELOPMENT	WASHINGTON COUNTY BANK
BY: JAY NIELSEN, MEMBER	BY: DAVE LADWIG, MANAGER

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF _____)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY JAY NIELSEN, MEMBER OF NIELSEN HOMES AND DEVELOPMENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF _____)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY DAVE LADWIG, MANAGER OF WASHINGTON COUNTY BANK ON BEHALF OF SAID BANK.

NOTARY PUBLIC

APPROVAL OF BLAIR CITY COUNCIL
 THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS DAY OF _____, 2025.

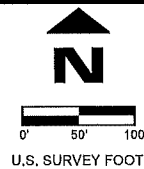
MAYOR, MELINDA RUMP

ATTEST: BLAIR CITY CLERK, BRENDA WHEELER



thompson, dreesen & dörner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8660 f.402.330.5866
 jcarrell@td2co.com
 dba: TD2 Engineering & Surveying
 NE CA-0159

THE EDGE BUSINESS PARK
 LOTS 1 AND 2



Revision Dates

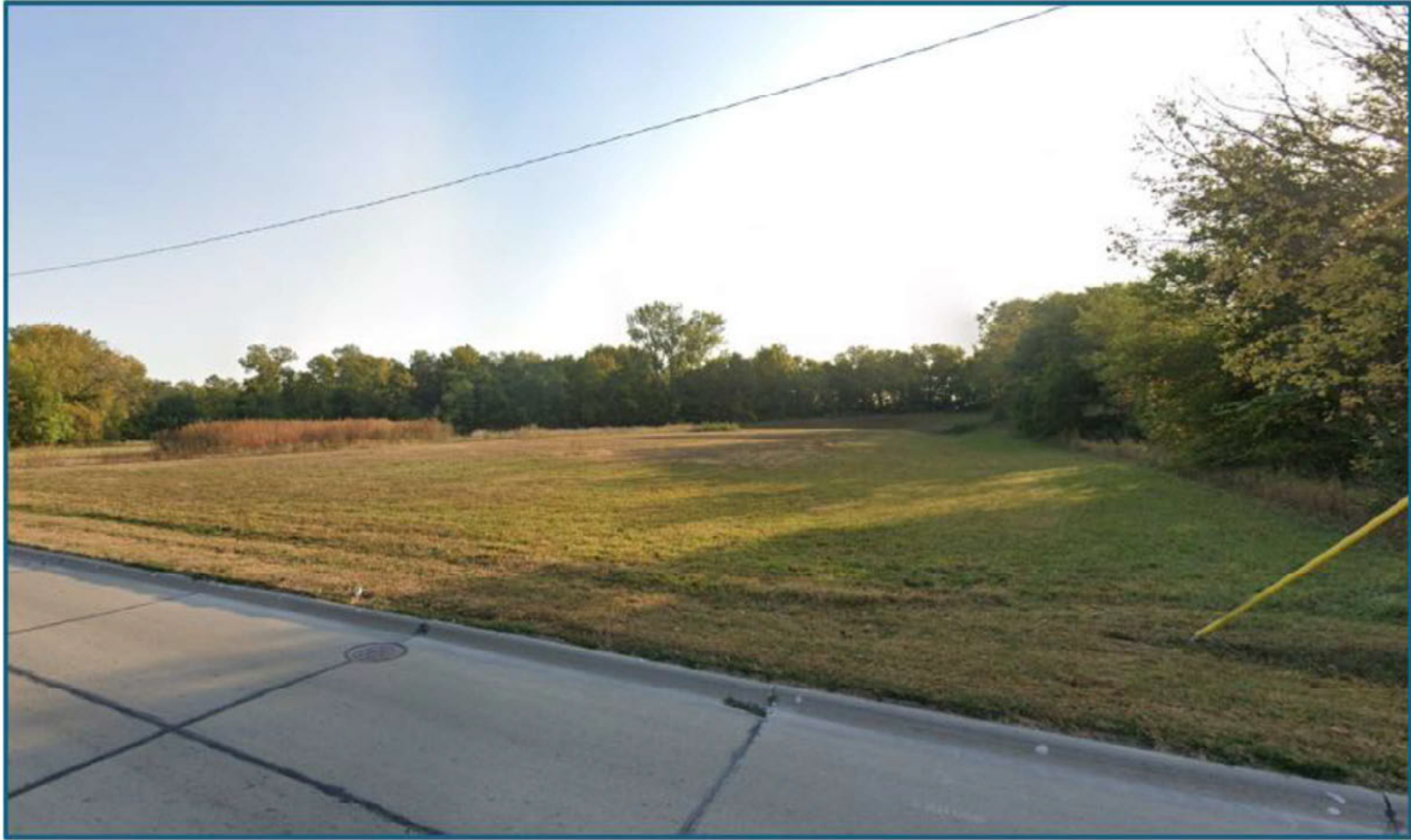
No.	Description	MM-DD-YY

Job No.: A1387-25-3P
 Drawn By: BJH
 Reviewed By: JLC
 Date: MARCH 18, 2025
 Book: 24/76
 Page: 46

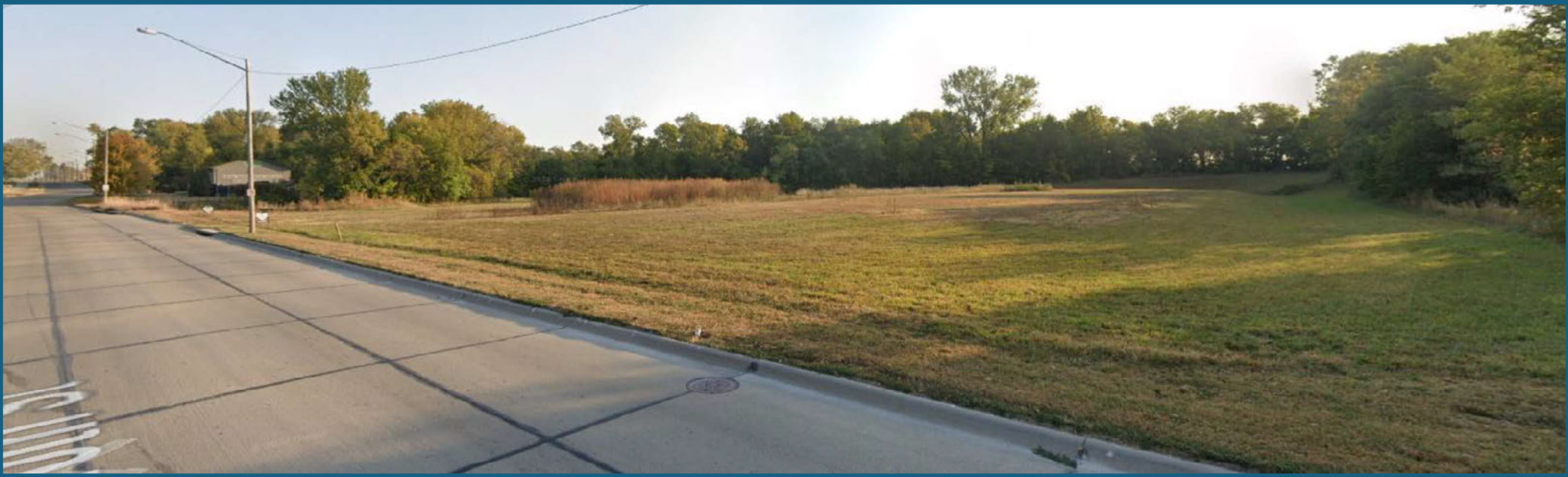
CITY OF BLAIR
 WASHINGTON COUNTY
 PRELIMINARY PLAT

Sheet Number

SHEET 1 OF 1



590 S. 10th Street



RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLAIR, NEBRASKA, APPROVING A PRELIMINARY PLAT FOR HENTON CAMPING AND STORAGE, LOTS 1-4, BEING A PLATTING OF TAX LOTS 16 AND 17, LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA.

WHEREAS Article 4 of the Blair Subdivision Regulations requires a preliminary plat application to be prepared and submitted to the Planning Commission for recommendation and then to the City Council for approval; and

WHEREAS, the Planning Commission heard the request for approval of the preliminary plat application on May 6, 2025, at which time the Commission recommended approving the request.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY:

That the preliminary plat application is hereby approved for Henton Camping and Storage, Lots 1-4, being a platting of Tax Lots 16 and 17, located in the East ½ of the Northeast ¼ of Section 27, Township 18 North, Range 11 East of the 6th P.M. all in Washington County, Nebraska.

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 27th DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

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 27th day of May 2025.

BRENDA WHEELER, CITY CLERK

Filing Date 4-17-2025

Receipt Number 185174

PRELIMINARY PLAT APPLICATION

John & Donna Henton, Co-Trustees, 13092 US Hwy 30, Blair, NE 68008 402-426-9581
Property Owner Address Phone Number

Email: Henton Trenching <hentonoffice@gmail.com>

Olsson, Attn. Matt Langston, 601 P Street, Ste. 200, Lincoln, NE 68501 402-474-6311
Engineer Address Phone Number

Zoning (Present/Proposed): AGG / A/CH and AGG

Name of Addition: Henton Camping and Storage

Legal Description: TL 17 27-18-11 12K PC 2 + TL 14 SD7-T11-R11E

Current Use: Light Industrial, Agriculture, and Residential

Utilities and Improvements:	<u>Existing</u>	<u>Proposed</u>
Sanitary Sewer	<u>Private Septic System</u>	<u>Private Septic System</u>
Storm Drainage	<u>Pub. Culverts for Pub. Roadways</u>	<u>Private Storm Sewer</u>
Water	<u>Private Water System</u>	<u>Private Water System</u>
Paving	<u>None</u>	<u>None</u>

[Signature] 4/16/25
Signature of Owner(s) Date

[Signature] 4/16/25
Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

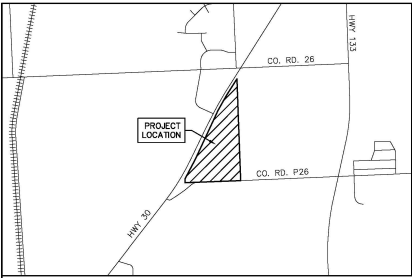
DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

**PRELIMINARY PLAT
HENTON CAMPING AND STORAGE
BEING A PLATTING OF TAX LOTS 16 AND 17, LOCATED IN THE
EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
WASHINGTON COUNTY, NEBRASKA.**

GENERAL NOTES

1. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF BLAIR FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
2. ALL ROADS ARE PROPOSED TO BE PRIVATE, EXCEPT COUNTY ROAD P26 WHICH SHALL REMAIN PUBLIC.
3. THE PROPOSED PRELIMINARY PLAT IS CURRENTLY ZONED AGG WITH A PROPOSED ZONING OF A/GH AND AGG.
4. NO SIDEWALK IS REQUIRED.
5. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
6. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY AT TIME OF FINAL PLATTING, PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
7. THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF BLAIR.
8. ALL ELEVATIONS ARE TO NAVD 1988.
9. ALL SETBACKS WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
10. ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
11. CAMPING SITES LOCATED IN LOT 1 ARE SUBJECT TO CHANGE, PROVIDED INTENDED DRAINAGE REQUIREMENTS ARE MET AND THE NUMBER OF PAD SITES SHALL BE LIMITED TO 48.
12. PROPOSED WATER AND SANITARY SEWER SYSTEMS TO BE PRIVATE, THE PROPOSED SEWER SYSTEM SHALL COMPLY WITH TITLE 124 OF CHAPTER 4 OF THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS.
13. STREET LIGHTING WILL NOT BE REQUIRED.



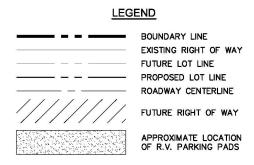
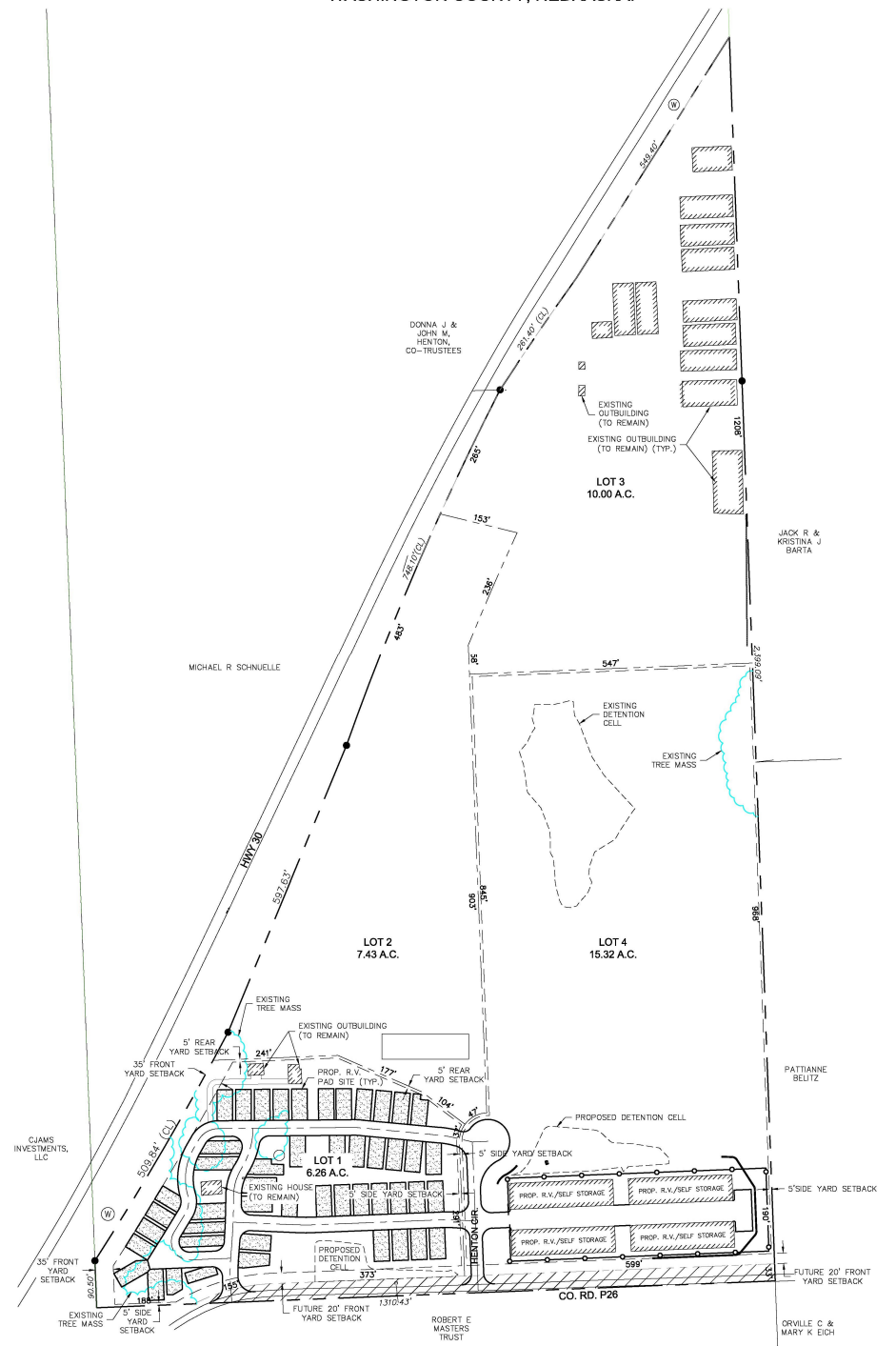
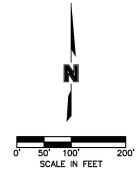
VICINITY MAP
NOT TO SCALE

SHEET INDEX

NUMBER	TITLE
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	GRADING PLAN
4 OF 4	DRAINAGE PLAN

LOT AREA

LOT	AREA (S.F.)
1	272,586
2	323,618
3	435,636
4	667,399



OWNER
JOHN AND DONNA HENTON
CO-TRUSTEES
13092 US HWY 30
BLAIR, NE 68008

DEVELOPER
JOHN HENTON
9505 COUNTY RD 29
BLAIR, NE 68008

ENGINEER
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311

SURVEYOR
FOUTS LAND SURVEYING
1554 ONEIDA AVE.
WOODRIDGE, IA 51579
PHONE: 712.592.5021

LEGAL DESCRIPTION
27 18 11 TL 17 27-18-11
12K PC 2 AND 27 18 11
TL 16 27-18-11 12K PC 1

APPROVAL
THE PRELIMINARY PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, THIS _____ DAY OF _____ 20__.

DATE _____ PLANNING COMMISSION CHAIRMAN _____

DATE _____ ADMINISTRATIVE OFFICIAL _____

DATE _____ MAYOR _____

Olsson

REVISION DESCRIPTION

DATE

REV. NO.

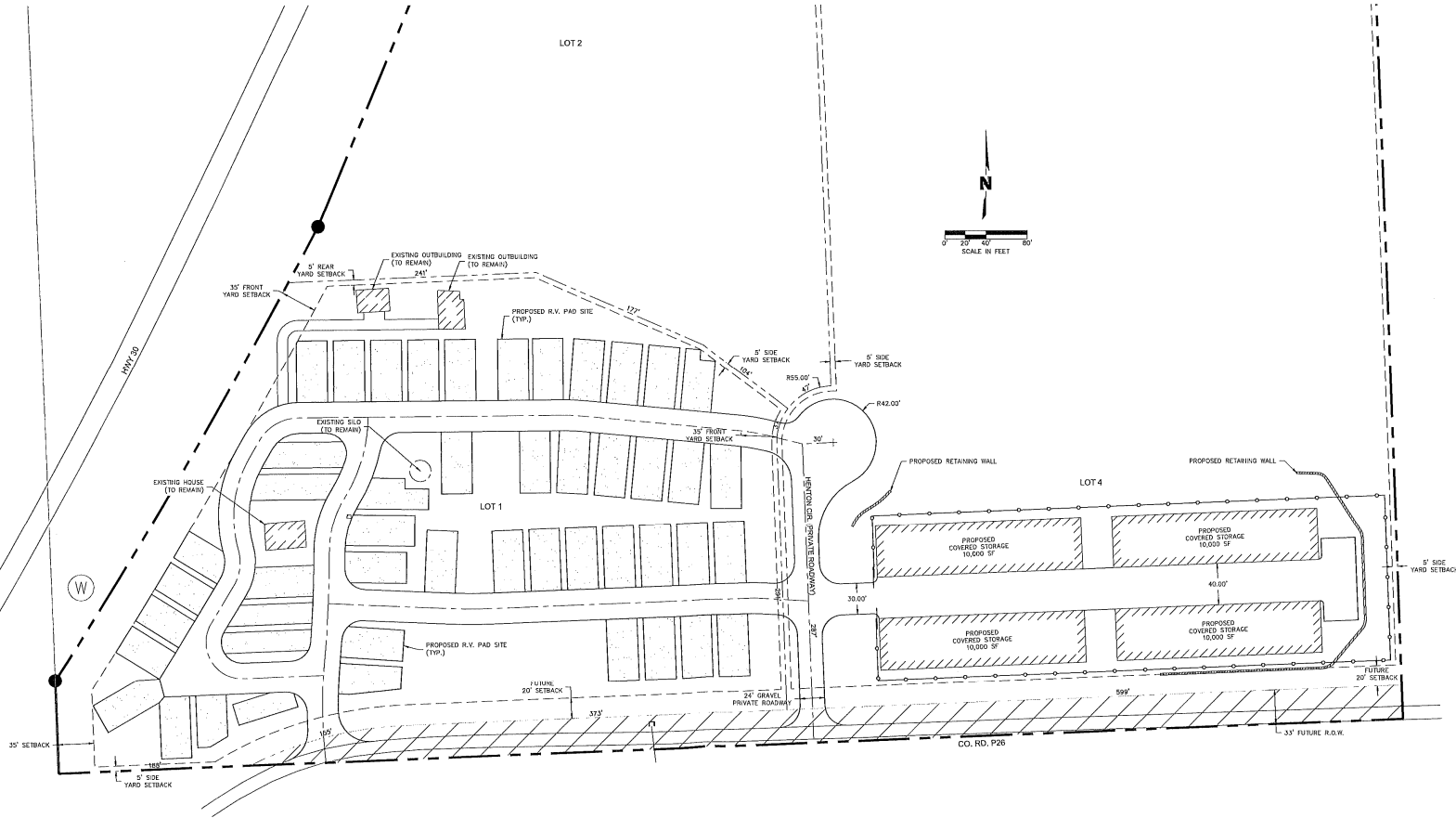
COVER SHEET

drawn by: _____
checked by: _____
approved by: _____
project no.: _____
drawing no.: _____
date: _____

HENTON CAMPING AND STORAGE SITE PLAN

LEGEND

	BOUNDARY LINE
	EXISTING RIGHT OF WAY
	FUTURE LOT LINE
	PROPOSED LOT LINE
	ROADWAY CENTERLINE
	FUTURE RIGHT OF WAY
	APPROXIMATE LOCATION OF R.V. PARKING PADS



Olsson
 Engineering - Nebraska
 1001 S. 10th Street, Suite 200
 Lincoln, NE 68502
 TEL: 402.474.8111 www.olsson.com

NO.	DATE	REVISIONS

SITE PLAN
 HENTON CAMPING AND STORAGE
 PRELIMINARY PLAN

2023

BLAIR, NEBRASKA

checked by _____
 approved by _____
 prepared by _____
 date: 10/16/2023

SHEET
 2 of 4

DWG: F:\DATA\2023\HENTON CAMPING AND STORAGE PRELIMINARY PLAN.DWG
 PLOT: 10/16/2023 11:00AM
 USER: jason@olsson.com
 PLOT: 10/16/2023 11:00AM
 USER: jason@olsson.com

E-mailed to the Community Development Department on 5/7/25 @ 06:55

Hello Jeff,

I was notified that there was a hearing last night and I just wanted to put it out there a couple of my concerns.

We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern with the potential idea of the storage and camping facilities.

We are renovating and increasing the value of our property and adding the facilities could definitely hurt our home values. We chose to move to this location for the acreage, peace and to build a life for our family.

By putting big the facility, you would be adding a ton of traffic leaving our acreages at risk of increased theft and unwanted visitors, defeating the purpose of why we chose to move to the area we did.

Please take this into deep consideration as I have worked my whole life to make this move happen and build a certain life for my family away from the chaos as well as building value within the community.

Feel free to reach out to me if needed at 502-979-1342. Thank you for your time.

Kaleb Metzger

Kaleb.Metzger@Coatings2Coverings.com

[Facebook](#) | [Website](#) | [Schedule](#)

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 Shane Savold be appointed as a new member of the Blair Volunteer Fire Department;

NOW, THEREFORE, BE IT RESOLVED that Shane Savold 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 27TH DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

BY: _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

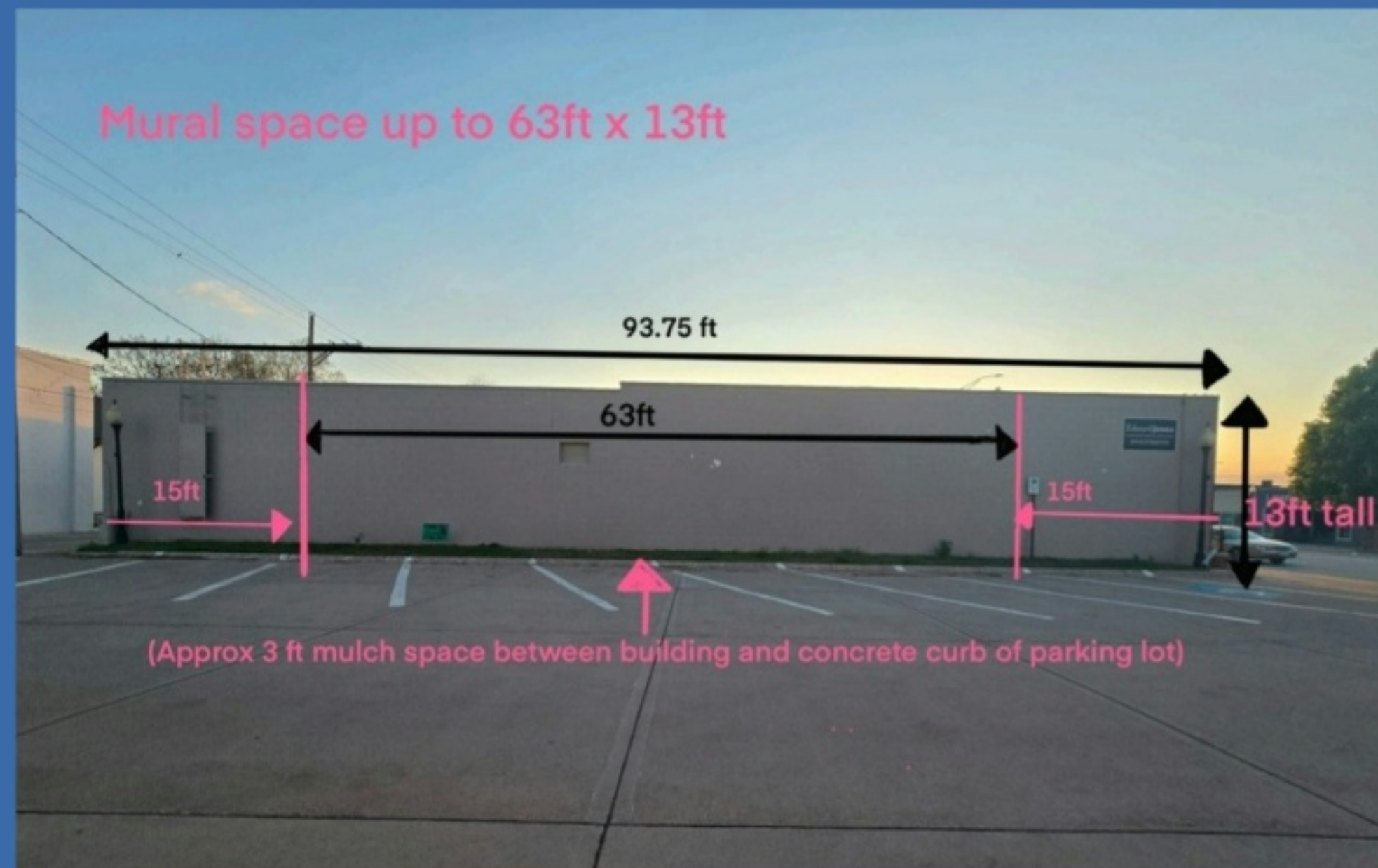
STATE OF NEBRASKA)
) ss:
WASHINGTON COUNTY)

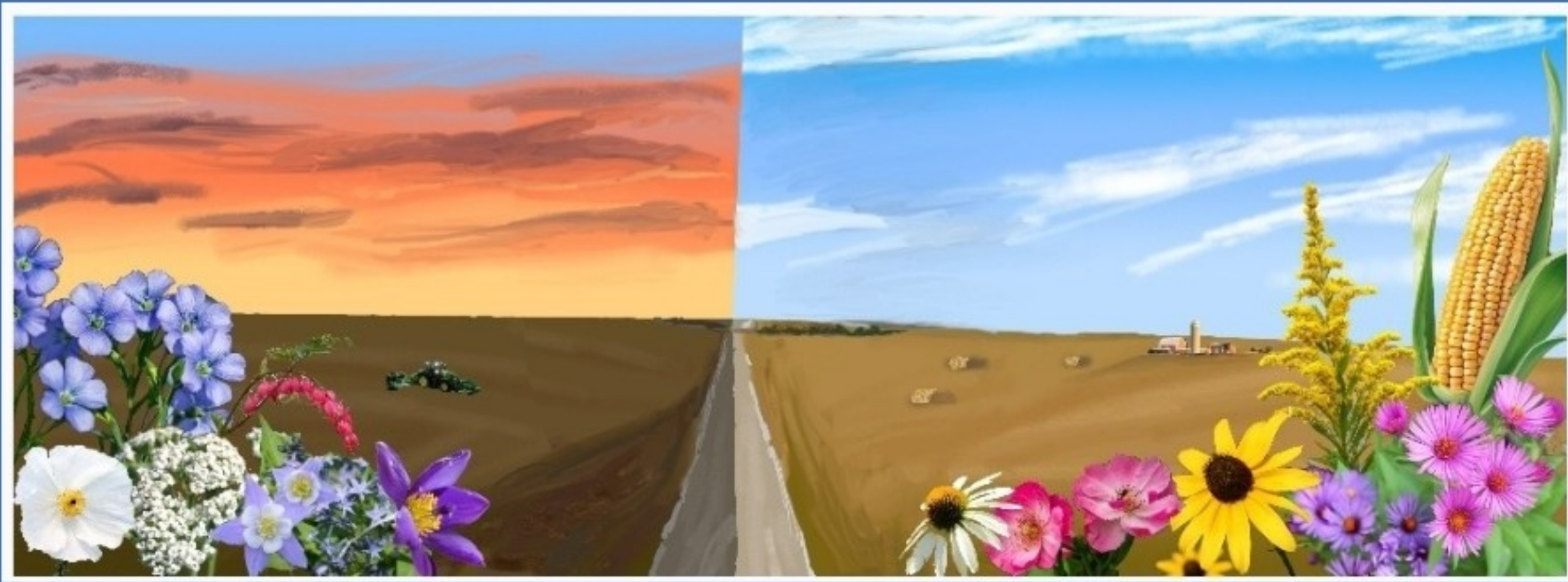
BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 27th day of May 2025.

BRENDA WHEELER, CITY CLERK

Before view- wall#1 continued -Alley View - South

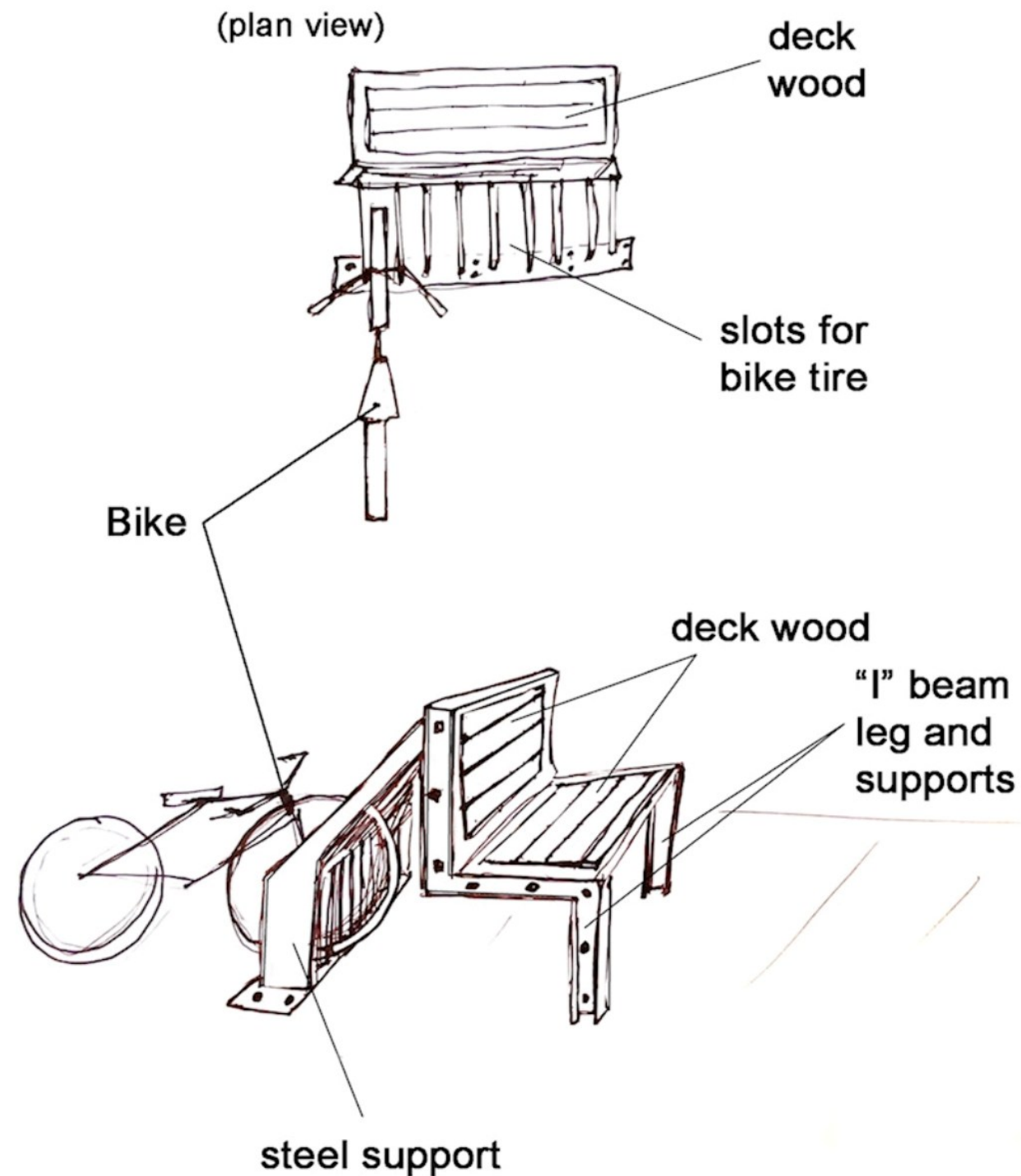






Art Alley Bike Rack-Bench

Rough sketch:



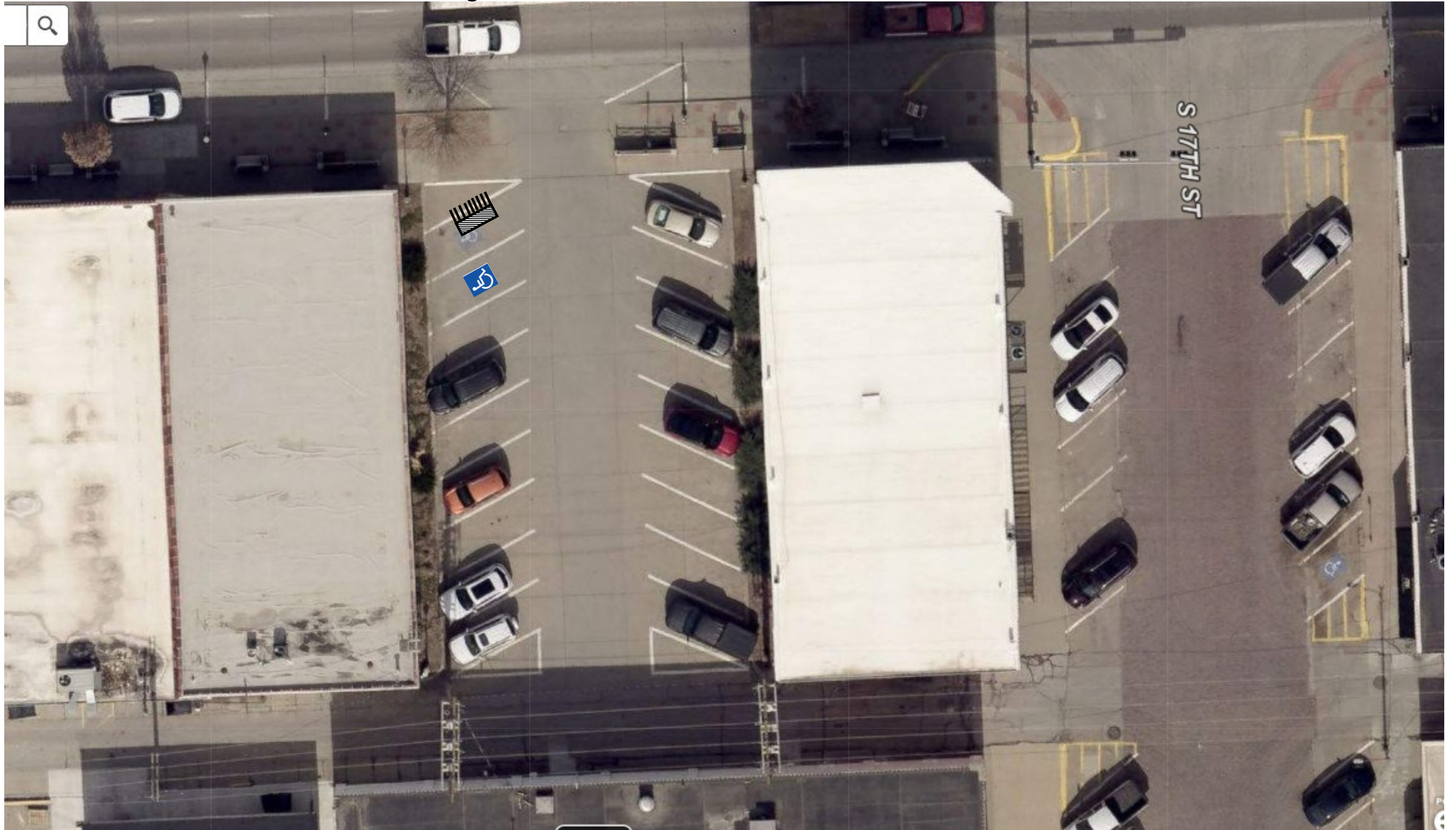
Bench is 5 feet wide and 3 feet in depth from front of bench to back of bike rack.

Bench seat is 16 inches deep and 5 feet wide.

Bench will face towards Washington Street with the bike rack facing the Art Alley. Bench feet and bike rack will be anchored to the pavement with bolts.

Steel will be painted with a black power-coating with silver bolts.

Art Alley Bike Rack-Bench Location





1700 STATE STREET
P.O. 632
BLAIR, NE 68008

09/20/2024

To: Art Alley

Thank you for allowing us to provide you with the following proposal. With this proposal we will supply and install the following:

1. 4 receptacles to control overhead rope lighting
2. Rope lighting
3. Cable to support rope lighting
4. 4 Solar ground lights

BID: \$6,320.00

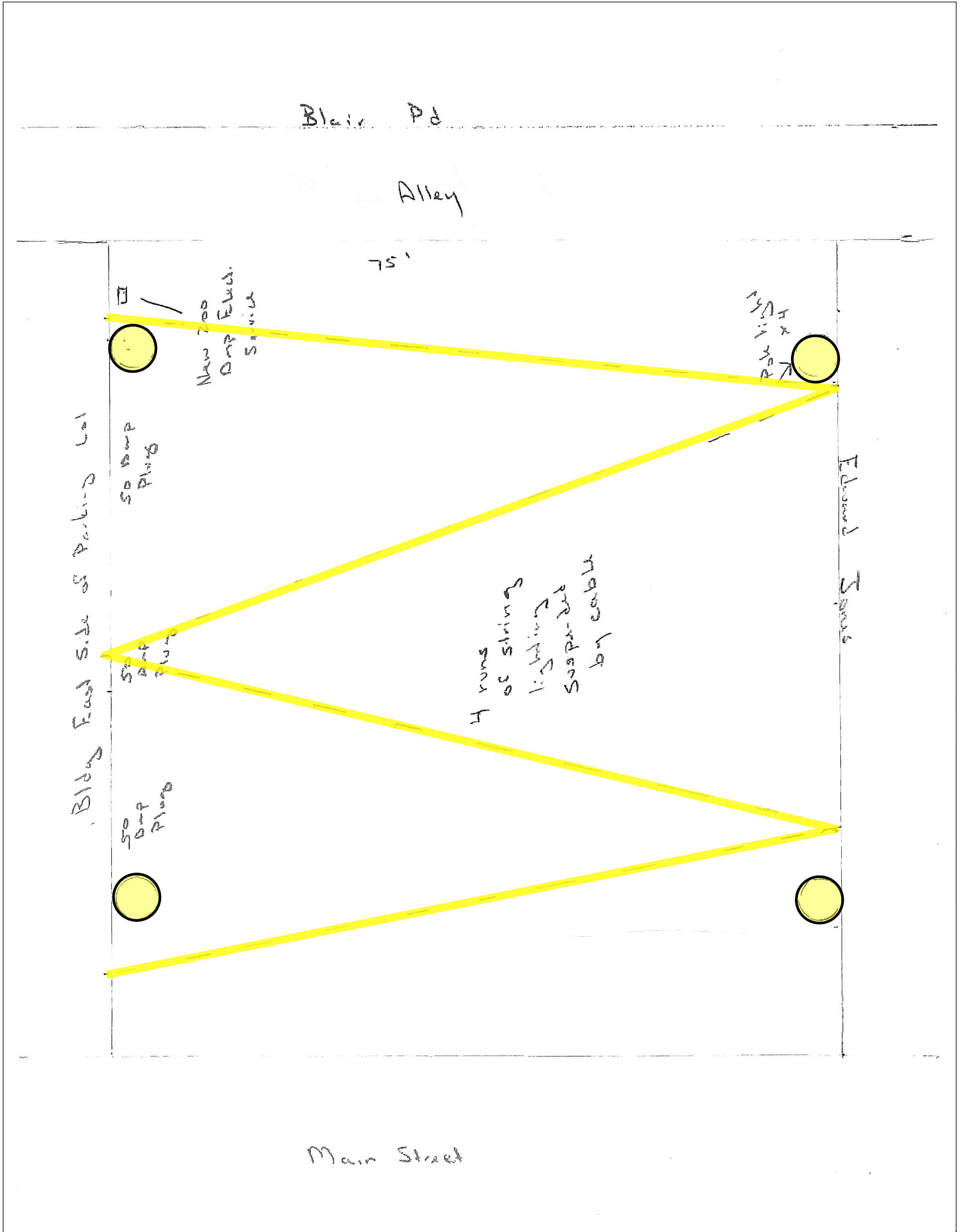
All labor, and materials have been included for a complete installation.

Our price is good for 30 days from the date of this proposal.

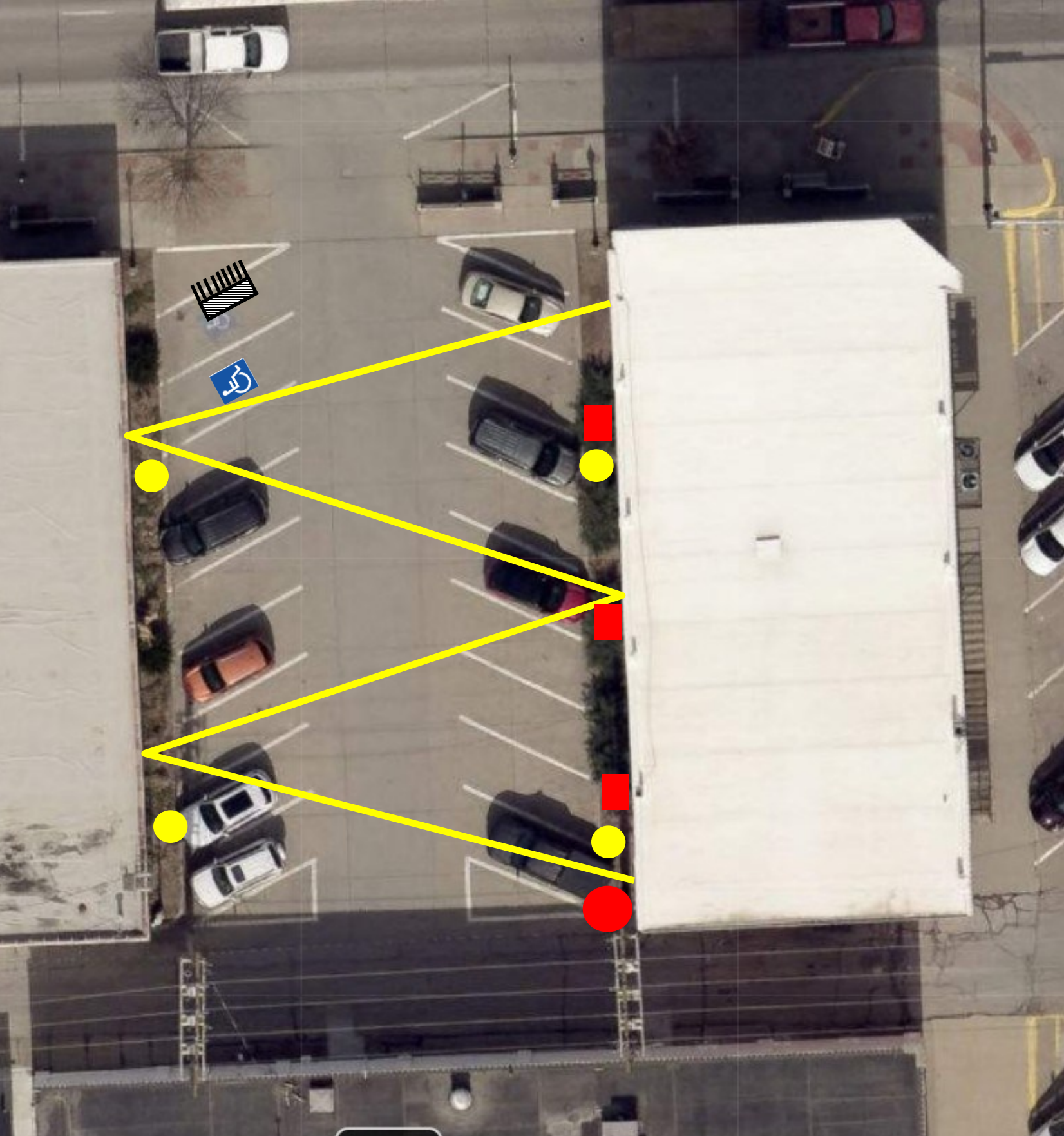
Sincerely,

Heath Warrick
President

Art Alley Lighting Plan



Art Alley Lighting & Electrical





1700 STATE STREET
P.O. 632
BLAIR, NE 68008

05/19/2025

To: Art Alley

Thank you for allowing us to provide you with the following proposal. With this proposal we will supply & install the following in addition to the original proposal for the Art Alley lighting.

1. 1 – 200 amp metered disconnect & an 8-space panel. This will accommodate 3 new 50 amp receptacles as seen on attached drawings.
2. 50 amp receptacles will be evenly spaced along the east building on threaded 4" x 4".

BID: \$8,889.00

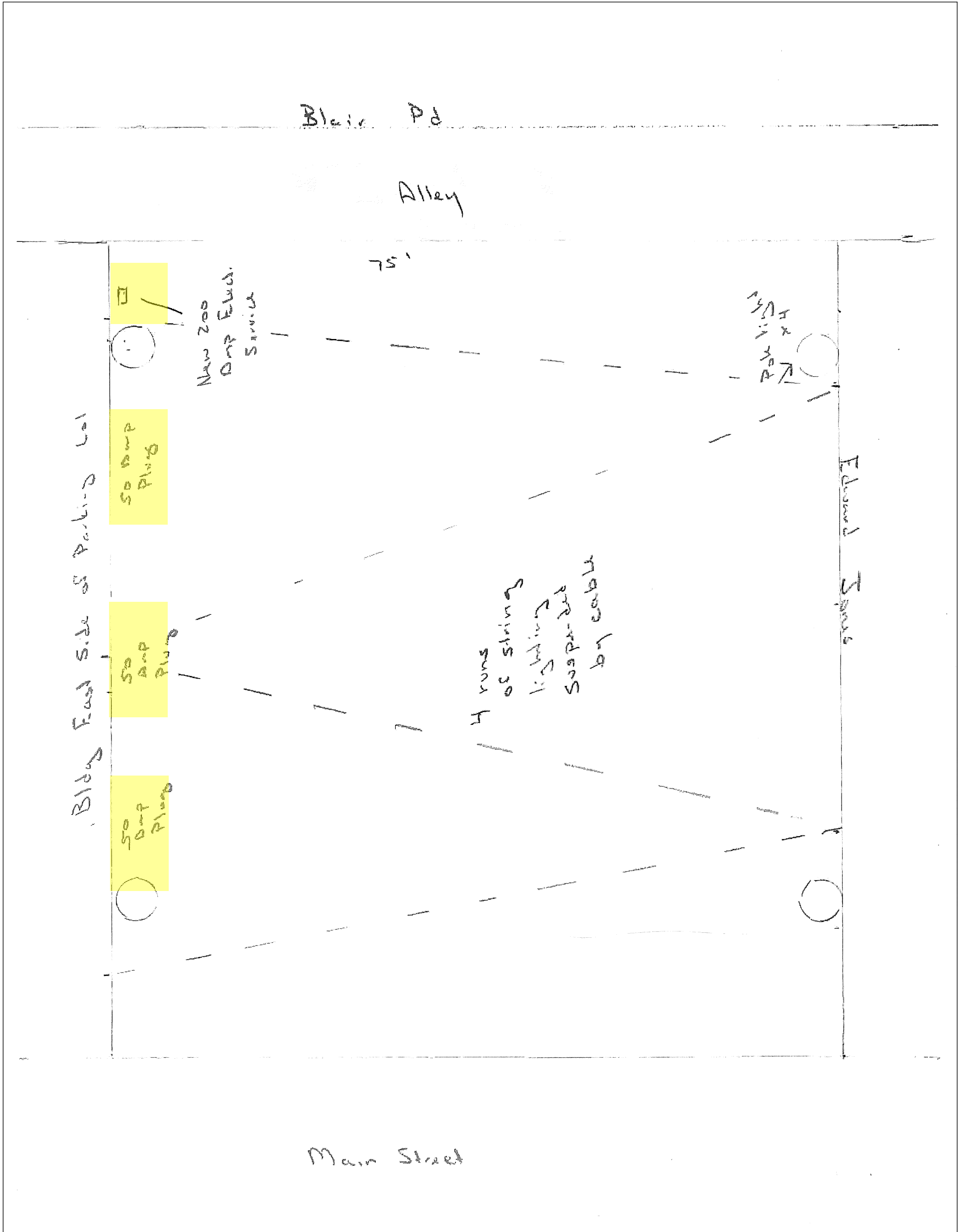
All labor, and materials have been included for a complete installation.

Our price is good for 30 days from the date of this proposal.

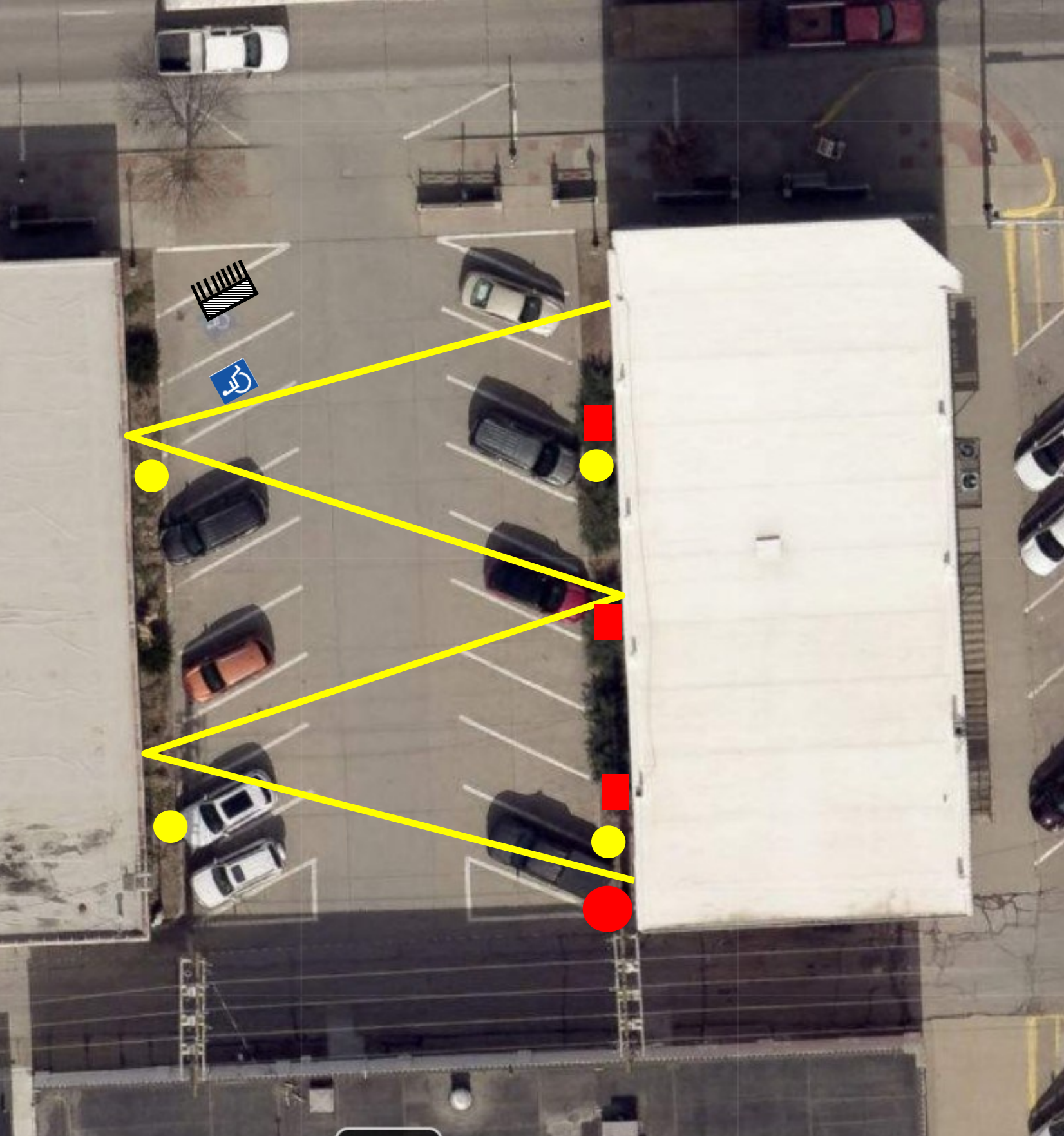
Sincerely,

Heath Warrick
President

Art Alley Electrical Power Plan



Art Alley Lighting & Electrical



ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE TO AMEND THE BLAIR MUNICIPAL CODE, CHAPTER 8, ARTICLE 2, SECTION 8-203 BOULEVARDS, DRIVES AND ROADS BY ADDING ADDITIONAL SUFFIXES AND SECTION 8-204 AMENDING STREET MARKERS DEFINITION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA AS FOLLOWS:

SECTION 1. Chapter 8, Article 2, Section 8-203 of the Blair Municipal Code is hereby amended and read as follows:

Sec. 8-203 BOULEVARDS, DRIVES AND ROADS. All City streets which run diagonally from the direction of the original north-south or east-west City streets or which run in a winding, roundabout or varying manner or direction, shall be designated as Boulevards, Drives, ~~or~~ Roads, Circle, Court, Lane, Loop, Parkway, and Way preceded by a proper name.

SECTION 2. Chapter 8, Article 2, Section 8-204 of the Blair Municipal Code is hereby amended and read as follows:

Sec. 8-204 STREET MARKERS. The Director of Public Works shall cause to be erected and maintained suitable street markers on all the Streets streets Avenues, Boulevards, Drives and Roads within the City.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED ON THE 27TH DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
) ss:
WASHINGTON COUNTY)

BRENDAWHEELER, 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 and adopted at a regular meeting of the Mayor and City Council of said City, held on the 27th day of May 2025.

BRENDA WHEELER, CITY CLERK

RESOLUTION NO. 2025

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING RESOLUTION:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, that the .25 miles of County Road P35A in Section 19, Township 18 North, Range 12 and the 07 miles of County Road P35A in Section 18, Township 18 North, Range 12, both East of the 6th P.M., North of U.S. Highway 75 to the City of Blair corporate boundary be renamed to Anthony Way as identified in the attached Exhibit "A".

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 27TH DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

BY _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA R. 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 27th day of May 2025.

BRENDA WHEELER, CITY CLERK

Exhibit A



ANTHONY WAY

RESOLUTION NO. 2025

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair has a City of Blair Employee Handbook dated November 12, 2024;

WHEREAS, the City of Blair desires to make certain changes to the City of Blair Employee Handbook as related to non-FOP #83 employees;

WHEREAS, the City of Blair wishes to create and include a “Sick Leave Bank,” policy;

WHEREAS, the Mayor and City Council were previously presented with the Amendments to the City of Blair Employee Handbook ;

WHEREAS, the City of Blair Employee Handbook should be updated to conform with existing case law, legislation, and changes within the City, and shall be approved by the Mayor and City Council.

WHEREAS, said Amendments to the City of Blair Employee Handbook are on file with the City Clerk and are acceptable to the City of Blair.

NOW, THEREFORE, BE IT RESOLVED that the Amendments to the City of Blair Employee Handbook 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 27TH DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

BY: _____
MELINDA K. RUMP, MAYOR

Sick Leave Bank Policy

The City of Blair recognizes that employees may have a family situation or emergency that causes a severe impact to them resulting in a need for additional time off in excess of their available sick time. To address this need, all eligible employees will be allowed to donate from their unused sick time balance to their coworkers in need in accordance with the policy outlined below. This policy is strictly voluntary. The City reserves the right to amend or terminate this policy at any time. In the event this policy is terminated the bank will be maintained until such a time that it is completely exhausted prior to total termination.

1.0 Definitions

1. "The Review Team" the review team will consist of the Human Resources Manager, City Administrator or his designee, and the City Attorney.
2. "Extended Health Challenge" refers to serious, life-threatening, or debilitating medical conditions that require significant medical intervention, long-term care, or an extended recovery period, making it difficult for an employee to maintain regular work responsibilities. These conditions often lead to substantial physical, emotional, and financial burdens, both for the individual and their family. Examples include, but are not limited to:
 1. Cancer and its treatments, such as chemotherapy or radiation
 2. Major surgeries and extended recovery periods
 3. Severe heart conditions, such as heart attacks or bypass surgery
 4. Chronic illnesses in an acute phase, such as advanced-stage kidney disease
 5. Debilitating injuries requiring extensive rehabilitation, such as spinal cord injuries
 6. Conditions requiring organ transplants or ongoing dialysis

2.0 Eligibility Guidelines

Employees who would like to make a request to receive donated sick time from their coworkers must have a situation that meets the following criteria:

1. Employees or an immediate family member must have an Extended Health Challenge. An immediate family member is defined as spouse, child, parent, or other relationship in which the employee is the legal guardian or sole caretaker.
2. Employees who receive donated sick time may not receive more than 160 hours within one rolling 12-month period; exceptions may be approved by the review team
3. Requesting employees must exhaust all sick time, comp time, floating holiday and all but 40 hours of vacation leave before using donated sick time.

4. Requesting employees must have donated at least the minimum number of hours to receive assistance from the sick leave pool; exception may be approved by the review committee.
5. Requesting employees must utilize the request process outlined in City Procedure #---.

3. Donation Guidelines

Employees who donate sick time from their unused balance must adhere to the following requirements to ensure that they have sufficient time in their balance and will not be permitted to exhaust their balances due to the fact that they may experience their own personal need for time off:

1. Donations will occur from September 1st to September 15th.
2. Donations must occur during the previous fiscal year to be eligible to receive assistance from the sick leave pool.
3. Donations must be made using the approved City form or process during the set donation time; exceptions may be made by the review committee in extreme circumstances.
4. Employees must donate a minimum of 4 hours to be eligible to participate in the sick leave pool. New employees shall have the option to enroll at the time of employment with the minimum sick leave donation divided between four pay periods.
5. Employees may only donate a maximum-40 hours; exceptions may be made by the review committee.

4. Request Process

1. Submit a request form along with relevant medical documentation to the Human Resources department.
2. The Review Team will review the request and have a response prepared within two weeks of the request being presented.
3. Approval or denial shall be based on the merits and available days in the sick leave bank.

City of Blair Sick Leave Donation Form

Employee Information:

Name: _____

Department: _____

Position: _____

Contact Number: _____

Donation Details:

Number of Sick Leave Hours to Donate: _____ (Minimum 4 hours, Maximum 40 hours)

Donation Period: September 1st to September 15th

Acknowledgment: I understand that by donating my sick leave hours, I am voluntarily contributing to the communal sick leave pool to assist my coworkers in need. I acknowledge that my donation is irrevocable and that I must retain sufficient sick leave hours for my own potential future needs.

Employee Signature: _____ Date: _____

For HR Department Use Only:

Received By: _____

Date Received: _____

Approved By: _____

Date Approved: _____

Donation Guidelines:

Donations must occur during the previous fiscal year to be eligible for assistance from the sick leave pool.

Donations must be made using this approved City form during the set donation time; exceptions may be made by the review committee in extreme circumstances.

Employees must donate a minimum of 4 hours to be eligible to participate in the sick leave pool. New employees have the option to enroll at the time of employment with the minimum sick leave donation divided between four pay periods.

Employees may only donate a maximum of 40 hours; exceptions may be made by the review committee.

If you need any adjustments or additional information included in the form, please let me know!

City of Blair Sick Leave Pool Request Form

Employee Information:

Name: _____

Department: _____

Position: _____

Contact Number: _____

Request Details:

Reason for Request: (Please describe the Extended Health Challenge and how it affects you or your immediate family member. Please provide any documentation that you feel supports your leave request. Please attach any additional pages as needed to explain your request.)

Relationship to Immediate Family Member (if applicable): _____

Total Number of Sick Leave Hours Requested: _____ (Maximum 160 hours within one rolling 12-month period)

Leave Balances:

Current Sick Leave Balance: _____ hours

Current Comp Time Balance: _____ hours

Current Floating Holiday Balance: _____ hours

Current Vacation Leave Balance: _____ hours

Acknowledgment: I certify that I have exhausted all my sick time, comp time, floating holiday, and all but 40 hours of my vacation leave. I understand that my request will be reviewed by the Review Team and that approval is based on the merits of my request and the availability of days in the sick leave bank.

Employee Signature: _____ Date: _____

For HR Department Use Only:

Received By: _____

Date Received: _____

Reviewed By: _____

Date Reviewed: _____

Approved By: _____

Date Approved: _____

Total Hours Approved: _____

Request Process:

Submit this request form along with relevant medical documentation to the Human Resources department.

The Review Team will review the request and provide a response within two weeks.

Approval or denial will be based on the merits of the request and the available days in the sick leave bank.

MEMORANDUM

TO: Blair Mayor and City Council

From: CJ Heaton, Director of Public

Works Date: 5/27/25

Re: Stormwater and Erosion Work near Stone Creek

West of Stone Creek, there is an area of concern that has continued to erode with each rain event. This is along the property line behind two properties and has started to erode private property. The work will involve cleaning up the area, installing new rip-rap, and creating checks to slow the water through the area. Three bids were received for this work from Blade Masters for \$23,050, KRW, in the amount of \$ 59,200, and from Henton in the amount of \$38,420.00

Staff Recommendation: Staff recommends the approval of the Resolution for the Stone Creek Work to Blade Masters in the amount of \$ \$23,050.00

Financial Impact: Total \$23,050.00

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, three proposals were received for the reconstruction and stormwater/erosion work along Stone Creek; and

WHEREAS, the lowest proposal, attached as Exhibit “A” was submitted by Blade Masters, for Twenty-Three Thousand Fifty Dollars (\$23,050).

NOW, THEREFORE, BE IT RESOLVED that the lowest proposal submitted by Blade Masters in the amount of Twenty-Three Thousand Fifty Dollars (\$23,050) for engineering services for reconstruction and stormwater/erosion work be awarded and the Mayor and City Clerk of the City of Blair are hereby authorized and directed to execute a contract between the City of Blair and Blade Masters, 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 13th DAY OF MAY 2025.

CITY OF BLAIR, NEBRASKA

BY: _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)











ESTIMATE

Henton Trenching and Excavations, Inc.
13045 US Hwy 30, Blair, NE 68008
402.426.9580
hentonoffice@gmail.com

Date: 4/29/25
Name: City of Blair, CJ Heaton
Address:
Email: cheaton@blairnebraska.org

One Call Locate #

Cell: Work: 402-426-6695

Work Location: Stone Creek Dr., Blair County: Washington

Henton Trenching and Excavating, Inc. proposes the following bid for the above mentioned project. Any exclusions are as indicated below.

Stone Creek Dr. drain project includes: \$38,420

- cut off and remove trees as necessary
- install 12” drain pipe with 3 - 6” risers
- build 3 soil/rock dikes for erosion control
- compact basin
- straw mat and seed as necessary

HTI Technician: *John R. Henton*

Estimate is valid for 30 days. Estimate does not include permit, inspection fees, or sales tax, if applicable. Project will be left in a rough grade condition. Basement staking to be done by others. HTI is not responsible for compaction, replacing grass, landscaping, lawn sprinklers, ground settling, silt fencing, broken or cracked concrete, or any other existing structures in the work area. HTI is not responsible for damage to privately owned utilities that are not located by owner. HTI is not responsible for 3rd party injuries in or near work area. Septic system area can not be compacted, filled or used for any type of construction driveway, before or after the septic system is installed. If the septic system site is moved from the proposed area or the area is disturbed, a new percolation test will be required by the County inspector, at the builder's/owner's expense. Septic system excavations can not be compacted; settling will probably occur. Payment due within 30 days upon completion of work; interest added thereafter. Lien will be filed on property if payment is not received after 76 days. We accept checks, money orders and/or cash. Credit cards accepted with a 5% processing fee added.

Signed: _____

Date: ____/____/20____



414 S. 5th St. - P.O. box 677
Blair, NE 68008
402-533-8100
info@krwconstruction.com
www.krwconstruction.com

5/6/2025

Mark Hodson
City of Blair

RE: Stone Creek drainage

We are pleased to present you with the following proposal:

Scope of Work:

- Clear trees for grading
- Provide and Place Flexamat 20' wide by 150' long
- Place Rip Rap ditch checks (4)
- Seed and blanket disturbed area

Clarifications:

- All material provided in quote
- Not responsible for any broken paving
- No SWPPP measures included

Lump Sum: 59,200.00

Payment Terms: Net 30 progress payments

Customer Signature _____

PO# _____

Quote is good for 15 days from the date of the letter

Thank you for your business!

Steve Wehrli
swehrli@krwconstruction.com
402-510-9890

*All crews are trained in Roadway Workers Protection Act, BNSF, UPRR and OSHA safety rules.
KRW is known for its safety record and quality of work; we treat every job as if it was our own.*

Blade Masters Grounds Maintenance Inc.

Estimate

Bennington, NE 68007

DATE	ESTIMATE #
5/16/2025	2-4-2038

NAME / ADDRESS
City of Blair Allen Schoemaker 218 s.16th st. Blair, NE 68008

PROJECT
Creek erosion

ITEM	DESCRIPTION	QTY	COST	TOTAL
Rip-Rap type B	Purchase, delivery and installation of type C rip-rap per ton as needed	225	82.00	18,450.00
tree removal	clearing and grubbing trees	1	2,700.00	2,700.00
mobilization-dem...	mobilization of equipment to job location to perform required job. Charge is inclusive of mobilization and de-mobilization	1	1,900.00	1,900.00
This cost estimate is firm fixed price and will not exceed quantities without permission from City of Blair prior. If rock quantity needed is less than 225 tons the total price will also be reflected as we will only charge per ton used. Rate of 82.00 is per ton of rock is used for the project.				
			TOTAL	\$23,050.00

MEMORANDUM

TO: Blair Mayor and City Council
From: CJ Heaton, Director of Public Works
Date: 5/27/25
Re: Project Advocates

Attached is a proposal from Project Advocates, a firm that specializes in helping see projects through from start to finish successfully. Chris Bilau with Project Advocates helped with the construction and project management of the amphitheater at Generations Park on behalf of the Library Foundation. After discussing the ongoing Industrial Water Main project with Chris, they felt they could offer professional assistance to help see this project through. They would also help with any outstanding issues after the project is completed. He has provided us with his resume, a sample observation report, an information sheet on Project Advocates, and an estimate of the expected costs with the scope of services. Their scope includes general administration of the project, check-ins with the contractor, coordinating activities, assisting with meetings on schedule and planning, preparing reports and assisting with change orders, and assisting with pay apps.

Currently, Tony Larimore, Project Superintendent for the city, performs these duties along with overseeing all projects for the city. Attached is a sample of the daily logs that Tony puts together for each day of the project.

Staff Recommendation: Open to council suggestions.

Financial Impact: Estimated impact, 5-10 hours a week of assistance, \$9,500 - \$14,500 a month. We would only pay for the time Chris is on site or working on our behalf, invoiced monthly to the city. There are simply a lot of unknowns with the future of the project that could affect the total.

This Agreement dated May 22, 2025 between the *Owner, City of Blair* and the *Project Advisor, Project Advocates*, shall define the services and terms agreed to execute the project advisory services for the Construction Administration Services for the **30" Water Main Extension Project in the City of Blair**

The Owner's Designated Representative is CJ Heaton
The Project Advisor's Designated Representative is Chris Bilau

Project Advisory Services:

Project Construction Administration Services – Assuming June thru Sept 2025 Schedule

- Construction and Contract Administration.
- Daily check-in on the project with the General Contractor.
- Coordinate on-site construction activities with City's Stakeholders and Operations along with Cargill.
- Assist as needed with Project Planning and Project Schedule.
- Attend periodic project progress meetings as an agent of the Owner, advising Owner about project health and decisions.
- Prepare weekly schedule updates and Monthly Project/Budget Reports.
- Provide oversight of the change management process.
- Review monthly draw packages and prepare a summary to Owner for processing.
- Document and Advise on any Claim issues as requested.

Monthly Project Construction Administration Services Fee = Anticipated to range from \$9,500 - \$14,500 to be invoiced at hourly rates

Fee will be invoiced monthly based on the overall project Effort Schedule.

The Basic Program Advisory Services shall be invoiced monthly as incurred on the following rate schedule:

Principal	\$205/hr
Partner/Advocate/Engineer	\$180/hr
Associate/Estimator	\$150/hr
Administrative Support	\$ 95/hr

Reimbursable costs shall be paid in addition to the fixed fee with a 10% mark up to cover administrative cost. Reimbursable Costs include:

All travel expenses (outside the Omaha metro area), printing, permitting, and design related consultant costs.

Terms and Conditions for the entire agreement:

Extent of Project Advisor’s Responsibilities: The Project Advisor shall exercise reasonable care in preparing/reviewing schedules and estimates. The Project Advisor, however, does not warrant or guarantee estimates and schedule except as may be agreed to in a separate agreement. The Project Advisor is not required to design the Project within the Owner’s budget or to ascertain that the Drawings and Specification are so designed or are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Advisor shall promptly report to the Architect, Contractor, and Owner any nonconformity discovered by or made known to the Project Advisor.

Conflict Resolution: Both parties agree to resolve conflicts using mediation and if necessary, binding arbitration. Both parties agree that liability and damage claims shall not exceed 50% of the value of the fee.

Termination: The Owner may terminate this agreement with twenty-one (21) days written notice with or without cause and the Project Advisor may also terminate the agreement with twenty-one (21) days written notice if payment terms are not met or agreement is extended past the agreed upon schedule. Project Advisor shall be paid for all services provided up to the date of termination plus reasonable demobilization costs.

Payment Terms: Services, reimbursable cost, and fees are to be provided as authorized and shall be invoiced monthly as incurred and paid net 30.

The undersigned agrees to the terms of this agreement hereby gives notice to proceed with executing the services described.

Owner,
City of Blair

Project Advisor,
Project Advocates

By: CJ Heaton-Director of Public Works
It’s Designated Representative

By: Chris Bilau-Partner
It’s Designated Representative

Date: _____

Date: _____

PROJECT ADVOCATES

FIRM INFORMATION

Our vision is to provide a menu of professional construction management services for our customers based on the needs of the project. We customize our services, and partner with other firms when applicable, to best meet our clients' project objectives. The size of our firm and experience of our principals allows us to collaborate with all stakeholders to ensure the project objectives relative to time, cost, quality and risk are met.

WHY WE EXIST

Many times, organizations have great building projects, but either lack the time or experience required to manage them to optimize value. Without proper management, these projects can be stressful, frustrating, risky, and often times will fall short of the desired results. Our services provide information that **empowers our clients** by asking the right questions, validating the objectives, and selecting teams to ensure **value is enhanced**, missions are accomplished, and **relationships are built**.

WHO WE ARE

We are inspired, determined, and highly-motivated estimators, engineers, managers, and construction professionals that have united with purpose — provide Concept-to-Completion Program, Design, and Construction Project Management **services that save more than they cost**. We are **trusted advisors** committed to achieving our clients project objectives.

WHAT WE DO

Our passion and experience bring ideas to life. We work to help our clients define and communicate project objectives using detailed cost and programming analysis. We help assemble and lead teams to achieve our client's validated project objectives by **providing realistic information in formats that are easy to understand**. Conceptual/detailed cost planning with a procurement strategy in sync with the project objectives brings **cost and schedule certainty to every project**.

THE CLIENTS WE SERVE

We seek out organizations that need our services to fulfill their mission. We serve a wide variety of clients and the size of our company allows us to bring experience that is deep and broad. We are more concerned with **reputation over revenue** than the size of the project. We are proud to serve the following client types:

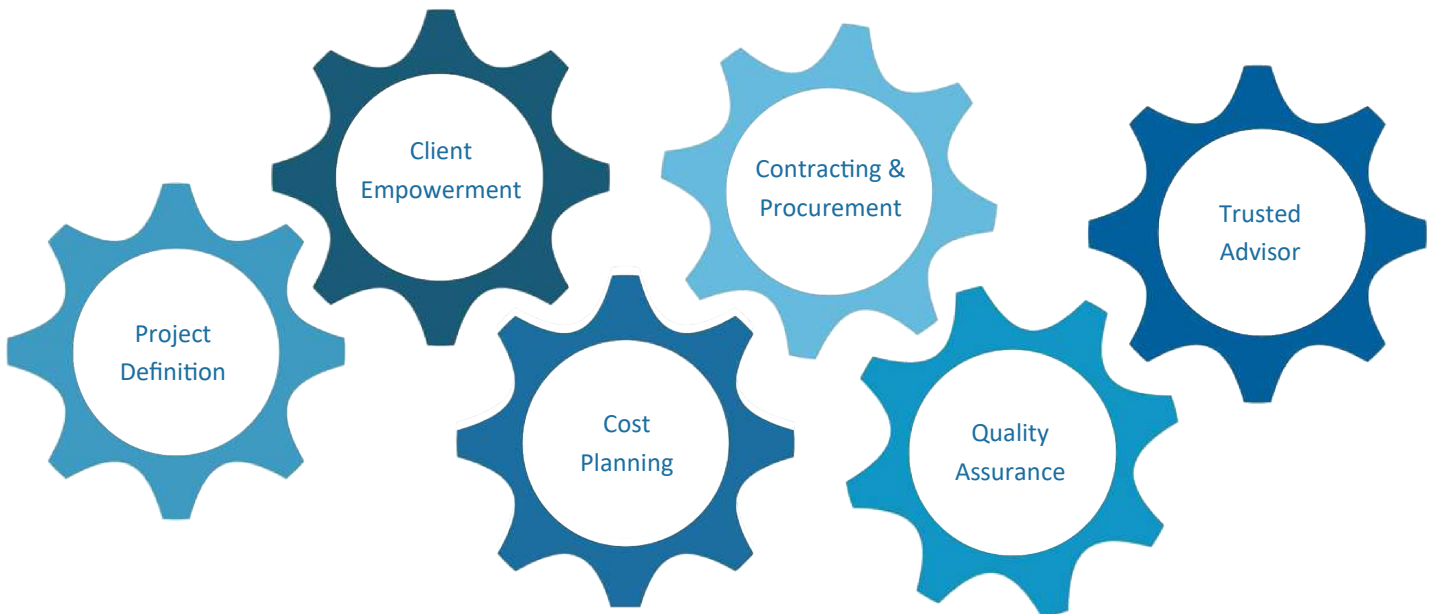
Retail
Health Care
Youth Services
Infrastructure
Community Service
Corporate
Industrial
Municipalities
K-12 Education
Higher Education
Faith-Based
Senior Living
Multi-Family



CLIENT SERVICES

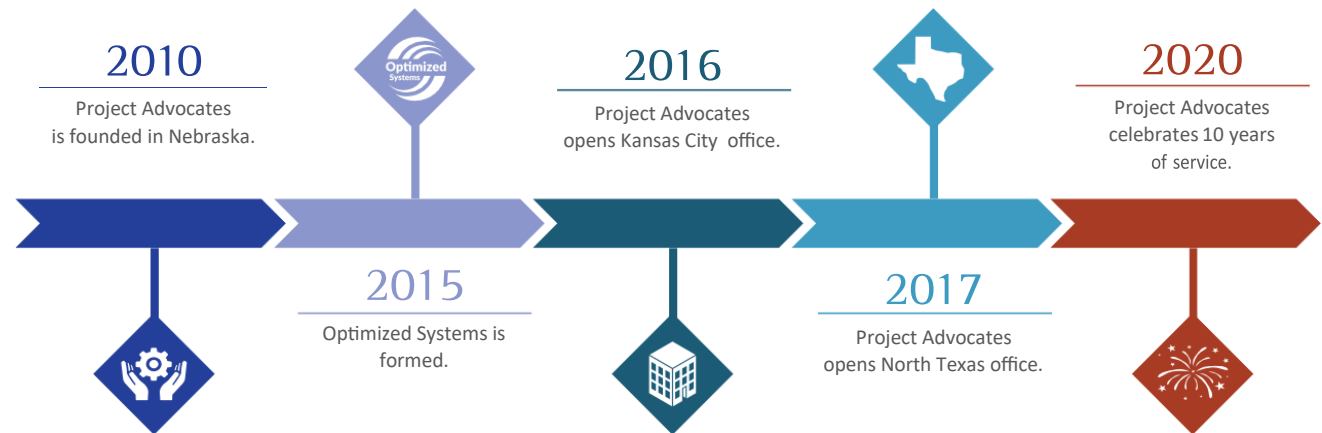
Project Advocates partners with organizations that understand the power of collaboration. Through the intelligent use of technology and working in a trust-filled environment, waste is driven from the design and build processes enhancing value. Our approach **advances the objectives of our clients.**

VISION —————> COMMUNICATIONS —————> EXECUTION —————> LEGACY



COMPANY OWNERSHIP

Founded in 2010, Project Advocates is a privately held small business enterprise with offices in Omaha, Kansas City, and North Texas.



OMAHA

John Taylor

402.312.9882

john@project-advocates.com

OMAHA

Rob Zimmerman

402.578.7235

rob@project-advocates.com

KANSAS CITY

Radd Way

913.522.0080

radd@project-advocates.com

NORTH TEXAS

Phil Miller

214.498.0970

phil@project-advocates.com

Trusted. Experienced. Advisors.

Project-Advocates.com



Career History for:

Chris Bilau, Project Advocate

Education/Accreditations

B.S. Construction Management, University of Nebraska-Lincoln
LEED Accredited Professional, OSHA 10-hour

Career History

Along with his talent for building highly detailed projects, Chris has developed a skill of bringing all team members together to deliver a high level of quality while meeting cost and schedule goals. He has honed this skill by performing every role on diverse projects throughout his career. Chris has been an estimator, project engineer, project superintendent, and a project manager on project types including skilled nursing, assisted living, hospital, medical office, higher education, mixed use, data centers, renovation projects intense in HVAC and Electrical upgrades, and heavy infrastructure.

Partner, Project Advocates 2012-present
Project Manager, University of Nebraska Medical Center-Facilities 2008-2012
Project Superintendent, 1999-2008
Project Estimator/Project Engineer, 1995 -1999

Community and Professional Affiliations, Honors and Awards

Washington County Area Community Foundation –President
University of Nebraska Medical Center Silver “U” Award
Board of Adjustments with Washington County Planning Department Member
Washington County Fair Board Member & Friends of the Fair Board Member
University of Nebraska Medical Center Leadership and Management Training
Neighborhood HOA Board Member

Partial Project List

Municipal/Industrial/Heavy

City of Blair-Generations Park
Creighton University(CU) 24th St
Beautification Project
CU Steam and MV Electrical Distribution
UNMC CUP Generator Building
CU Metering Project
FDR Comm Site II Data Center
NYC Queensboro Bridge Outer Roadway

Mixed Used/Retail/Housing

Midtown Crossing
Brandeis Lofts

Higher Education/University Facilities

CU Programming and Deferred
Maintenance
CU Law School HVAC Replacement and
Renovation Project
CU Old Gym HVAC Replacement
Renovation Project
CU Student Housing
Dana College Borup Coliseum
CU Phoenix Health Sciences Campus
CU Women’s Practice Facility & Morrison
Stadium Suites



CU Heider College of Business
Renovation
CU Jesuit Residence
CU Werner Health Sciences Building
UNMC Wittson Hall HVAC Renovation
UNMC CAST Lab
UNMC Swanson Hall Renovations
UNMC Student Life Center Renovations

Educational Related Facilities

Westside School District High School
Congregation of Temple Israel,
Synagogue and School
Nelson Mandela School Classroom
Renovation

Corporate Facilities

Mid America Professional Plaza
Mutual of Omaha East Campus
Demolition
First Data Resources Aksarben 2 Office
Building
First Data Resources Data Center

Legal Work-Expert Witness

McGrath|North - Creighton/Zurich-Steam and Electrical Outage Claim
McGrath|North - B&S Masonry Claim
McGrath|North - Surgicomm Claim
Domina Law Group - Fleischman vs Magellan claim
Domina Law Group - Perchal Claim
Cassem, Tierney, Adams, Gotch & Douglas – Pelster Claim
Koley Jessen-Vecino/Muse Project Claim

Zurich Insurance Regional Office
Building

Not for Profit Facilities

Temple Israel Synagogue
Nelson Mandela School

Health Care & Senior Living

Boys Town Hospital – Maple St Clinic
Buildout
Boys Town Hospital – Fluoroscopy
Project
Boys Town Hospital - OR Suite AHU
Upgrade
Boys Town Hospital – Isolation Room
Project
UNMC
UNMC Turner Park Clinic
UNMC Durham Outpatient Clinic
Renovations
VHS-Linden Court Nursing Home
VHS-Brookestone Nursing Home
VHS-Haven House Nursing Home





PROJECT ADVOCATES
Your Project. Our Passion.

FIELD OBSERVATION REPORT

Westside High School Life Complex

Report: Week of 4-1 and 4-8



Advocate:

Chris Bilau
chrisb@project-advocates.com



Weather:

Clear and sunny
Daily Low 45 - High 80



Date/Time:

Date: 04/13/2024
Arrived: 9:30
Departed: 10:30



Notes:

Multiple visits to the site the week of 4/1 and 4/8. Weitz has focused on taking down the Blue Gym the past couple of weeks and refeeding the electrical to allow for the Pool Section of the Building to be ready for demo the week of 4/22.



Started to take down the Blue Gym building on 4/1



Typical wall section of the old Blue Gym had foam insulation in the cavity between the CMU wall and the Brick veneer.



Peitzmeier Demolition used to back hoes to take down the roof structure of the Blue Gym. Picture taken on 4/3. They are hauling out the separated concrete and steel daily as the take the building down.



Getting ready to take out the stairs between Blue Gym and the pool. Early week of 4/8.



Part of getting the pool building ready for demo is the refeeding of the power serving the Geo Thermal Heat Pump Loop pumps and misc mechanical equipment. This picture is in one of the main Electrical Rooms near the main Gym. One temporary disconnect is for the Heat Pump Loop, and the other is for a new panel on 2nd floor by Tim's office.



The existing gear serving the old pool building.



Conduits routing towards Activity Gym.



Wire Spools ready for pulling on Saturday.



Wire Spools ready to be pulled into the pump room.



Taking out the steps into Pool area.



Also getting started into the pool area. Weitz's goal is to start the Building demo of the pool area the week of 4/22.





Looking North into the basement Mechanical Room of the Pool area.



Same location looking South.



Work is progressing to get the pool area ready for demolition. This area needs to be completed first in order to make a level working surface prior to bringing down the roof structure.



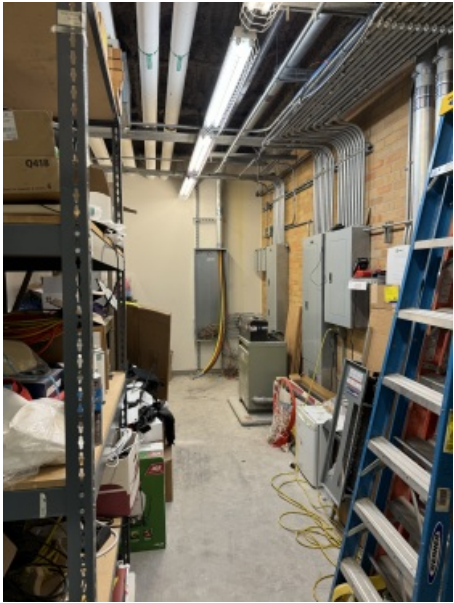
Concrete debris from the old steps leading up to the pool from the Blue Gym.



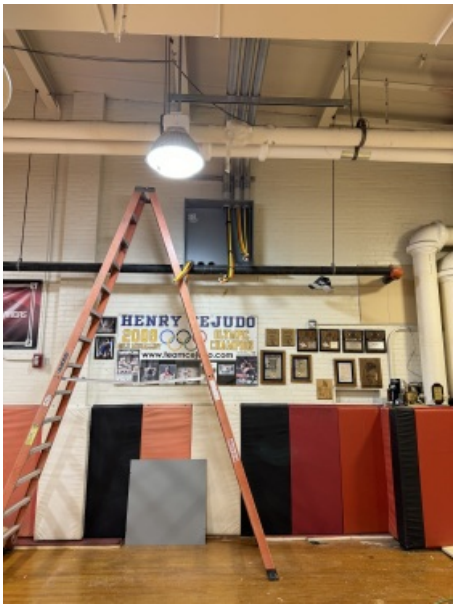
North Wall in the old locker room area.



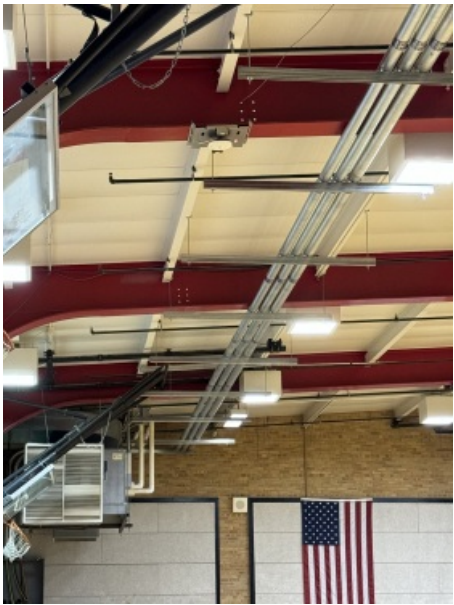
Support steel supporting the North CMU wall which will stay.



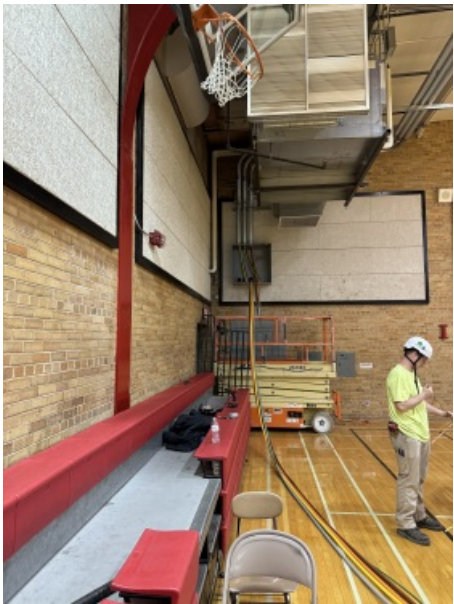
Wire is pulled into this new panel will refeed Mechanical Equipment on 2nd floor.



Hiller Electric pulled the majority of the wire feeders on Saturday 4/13 while there was no school.



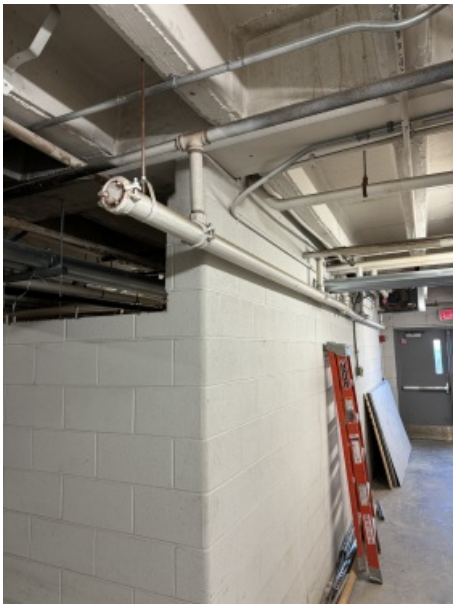
New Conduits in the Activity Gym. These supports will also be able to support the new conduits that will be required to feed the new Life Complex Building.



Getting ready to pull the wire feeders into the main electrical room.



Junction Box for the feeds to the Geo Thermal Pump Equipment.



Picture indicating routing of Geo Thermal Conduits in the Basement Level.



Another picture documenting the conduit path in the basement.



View of the Blue Gym looking North.

4-30-24 cloudy 47/79

We received about 2/10 of rain from about 7:30 AM till approximately 9:30 AM
Nobody from MC Wells is on site
ECI is on site with approximately seven guys to company vehicles and equipment pictured above
CIA is working on putting boar head on to be able to go into the ground
They were able to get approximately 93 feet of rod in the ground



5-1-24 cloudy 50/64

MC wells is not on site today

A couple pictures of the track crossing at CF industries driveway

5-3-24 Sunny 49/70

MC wells is on site with a couple guys one company, vehicle and equipment pictured above
Gustavo is working on cleaning up some mud around the site to add a little more rock at the north end of industrial Road construction entrance

ECI is on site with approximately seven guys to company vehicles and equipment pictured above
They have a few more rods to push in to get to the receiving pad on the southside of CF industries driveway

5-6-24 cloudy 50/73

ECI is on site with approximately seven guys to company vehicles and equipment pictured above
They are working on pulling back 36 inch reamer on Saturday. They got a proximately 252 feet of the 36 inch ream pass completed
ECI was able to get 252 feet of the 36 inch reamer done today
Nobody from MC wells on site today

5-7-24 Sunny 53/71

We received approximately 1 inch of rain late last night into the early a.m.

ECI is on site with approximately seven guys to company, vehicles

5-17-24 Sunny 65/86

ECI is on site with approximately eight guys three company, vehicles and equipment pictured above They are working on pushing 48 inch reamer south towards Cargill. They were able to get 283.5 feet done today.

Mc Wells was on site in the afternoon was approximately five guys starting to move equipment of Blair egg property

5-18-24

ECI was on site they were able to push 48 inch reamer 283.5 feet. For a total of 945 feet.

MC wells was on site Saturday and Sunday to remove pipe and equipment from Blair egg property

5-20-24 Sunny 64/83

ECI is on site with approximately eight guys, three company, vehicles and equipment pictured above Working on pushing 48 inch reamer south

Also, working on fusing their 4 inch HDPE ballast pipe together

MC wells was on site for a few hours after lunch I could not find them ECI was able to push 252 feet with the 48 inch reamer today

5-21-24 cloudy/rain

51/69

Nobody working today due to a proximately 4 1/4 inches of rain early a.m. ending about 7 AM more storms starting at 11 AM