



"OPEN MEETINGS ACT"

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

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

AGENDA

NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at www.blairnebraska.org. 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 July 8, 2025 meeting.
 - 4.b. Clerk report of Mayoral Action of July 8, 2025, meeting.
 - 4.c. Claims as approved by the Finance Committee.
5. Consider Resolution 2025-70 approving Blake Gutschow as a new member of the Blair Volunteer Fire Department.
6. Mayor Rump opens a public hearing to consider a Conditional Use Permit submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for a borrow pit and processing site, with concrete crushing recycling operations for 40 working days per year, on Tax Lot 17, Section 27, Township 18 North, Range 11 East of the 6th PM, (13206 Co Rd P26) for 10 years with an end date of 10/13/35 to coincide with existing contractor yard conditional use permit.

7. Mayor Rump opens a public hearing to consider a Conditional Use Permit application submitted by Mary Jo and Randy Prine for a garage in the second front on Lot 42, Transformation Hill Addition, an Addition to the City of Blair, as surveyed, platted and recorded in Washington County, Nebraska (2702 Krecji Blvd) for the life of the primary structure.
8. Mayor Rump opens a public hearing to consider Final 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 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. (13206 County Road P26).
9. Mayor Rump opens a public hearing to consider the 2025 Southwestern Annexation Plan and conformance with the Comprehensive Plan.
10. Consider Ordinance 2585 on First Reading for the 2025 Southwestern Annexation Plan.
11. Mayor Rump opens a public hearing to consider amending the City of Blair Zoning Regulations by adding Pet Services which includes dog/pet grooming and pet daycare centers to RMH-Multi-Family Residential High Density, A/CH-Agricultural/Business and Commercial, CBB-Central Business, OPD-Office Park, and A/ML-Agricultural/Industrial and Manufacturing as an exception.
12. Consider Ordinance 2587 amending The Blair Municipal Code Chapter 6, Article 2, Section 6-202 Livestock; Banned from Municipality and Section 6-202.01 Fowl; Controlled within Municipality.
13. Consider Resolution 2025-71 renewing the city's Property, General liability and Worker's Compensation insurance with the League Association of Risk Management (LARM) for 2025-26.
14. Consider an Ordinance 2588 vacating the real estate identified as the 50' right of way between Lot 12 and Lot 13 in Southfork Addition.
15. Preview of the new City of Blair Website.
16. City Administrator Report
17. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting
July 8, 2025

The Mayor and City Council met in regular session in the City Council Chambers on July 8, 2025, at 7:00 PM. The following were present: Gary Banner, Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, and Frank Wolff. Absent: Kevin Willis. 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, and Chief Kinsey.

The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Mayor and all members of the City Council, and a copy of their acknowledgement of receipt of notice and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1, #2, & #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 agenda approved the following: 4a) Approval of Minutes of the June 24, 2025 meeting, 4b) Clerk report of Mayoral Action of June 24, 2025, meeting, 4c) City Department reports for June 2025, 4d) Claims as recommended by the Finance Committee, and 4e) Approve parade route for Blair High School Homecoming parade. Motion by Rick Paulsen, second by Kirk Highfill to approve the Consent Agenda. Council members voted as follows: Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 1.

Agenda Item #5 – Consider the Mayoral appointment of Gary Banner as a new Council Member for Ward 1 until December 2028. Motion by Rick Paulsen, second by Kent Long to approve Mayoral appointment of Gary Banner as a new Council member for Ward 1 until December 2028. Council members voted as follows: Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 0, Absent: 1

Agenda Item #6 – City Clerk administered the "Oath of Office" to newly appointed Council member Gary Banner for Ward 1.

Agenda Item #7 – Jacob Dunn reported for the Blair Volunteer Fire Department (BVFD) on the June 2025 Mid-Year Report. Dunn stated the Blair Volunteer Fire & Rescue Department is proud to serve as a cornerstone of public safety for the City of Blair and the surrounding area. Operating with a dedicated team of trained volunteers, the department provides 24/7 fire suppression, emergency medical services, rescue operations, and public outreach across a service area covering approximately 100 square miles. The department protects and serves a growing population of around 10,000 residents, responding to a wide range of emergencies from structure fires and grass fires to medical calls, vehicle accidents, and hazmat situations. The department is made up of 36 dedicated volunteers, each bringing vital skills and a shared

commitment to public safety: 19 Emergency Medical Technicians (EMTs), 5 EMT-IVs, 1 Advanced EMT, 1 Registered Nurse, and 10 Firefighters. The BVFD is proud to invest in the future of emergency services through our Cadet Program, designed for local high school students interested in firefighting and EMS. Currently, there are 12 cadets, including 3 Senior Cadets who are trained and able to assist with emergency responses. To support our emergency response capabilities, the department maintains a diverse fleet of apparatus: 2 ALS-Capable Ambulances, 2 Brush Trucks, 2 Engines, 2 Tankers, 1 Aerial Ladder Truck, 1 Utility/Rescue Truck, 2 Fire Command Cars, 1 UTV, and 1 Rescue Boat. This equipment allows BVFD to efficiently respond to a wide range of incidents—from medical emergencies and structure fires to grass fires and water rescues. Due to the generous support of the community, they have also been able to enhance our operational readiness through the addition of several new tools and technologies. This year, they introduced AccuVein devices to assist with IV insertion in the field, implemented PS Trax for more efficient inventory and asset management, and upgraded our extrication capabilities with new Edraulic tools. These additions improve both the safety and efficiency of our responders and are a direct reflection of the community's commitment to supporting its emergency services. Over the past five years, calls for service have steadily increased: 2025 - On pace for 1,376 calls, 2024 - 1,315 calls, 2023 - 1,119 calls, 2022 - 1,142 calls, 2021 - 1,050 calls, 2020 - 882 calls. The first half of 2025 has already proven to be one of the busiest years on record. So far, the department has responded to 688 calls for service, broken down into 526 medical-related and 162 fire-related incidents. If this trend continues, BVFD is on track to reach 1,376 calls for the year, surpassing last year's total by 60 calls. In addition to emergency response, members have logged 448 hours and 29 minutes on service calls and committed hundreds of hours to training. Countless more hours have been devoted to community events such as: Leading Blair High School teams out of town for state tournaments, hosting Hydrant parties during the summer, Fire Prevention Week education, station tours, and public safety outreach. With an average call length of 39 minutes plus the clean up afterwards, this represents a staggering amount of time volunteers have selflessly committed time spent away from their families, workplaces, and daily routines to serve others in times of need. This report is a testament to their dedication, resilience, and unwavering commitment to the Blair community. The department is extremely thankful for the continued partnership and support of neighboring fire departments. In the world of emergency services, mutual aid is not just a resource—it is a lifeline. When large-scale emergencies, overlapping incidents, or complex situations arise, the ability to rely on well-trained and responsive neighboring departments is critical to keeping our communities safe. The department extended their sincere appreciation to Kennard Volunteer Fire & Rescue, Fort Calhoun Volunteer Fire & Rescue, Arlington Volunteer Fire & Rescue, and Herman Volunteer Fire & Rescue for their continued collaboration, professionalism, and teamwork. The Mayor and Council thanked all members of the BVFD present for their continued dedicated support and service to the community.

Agenda Item #8 – HR Manager Guhl stated this agenda item is to request the Council's approval to partner with KSM promotions to establish an official City of Blair online company store that provides branded apparel and promotional items for employees and elected officials to purchase. This branded company store will unify city branding across departments and events, improve employee engagement and morale and streamline how we source clothing for employees to wear to conferences or trainings, establish welcome kits for employees, conference materials and recognition awards. This will make purchasing easier, more efficient, and accountable. KSM promotions has (20) years of experience in company stores and promotional merchandising and offers complete end to end service. The company store will be designed either for an on-demand solution or inventoried items purchased up front by City of Blair, NE. KSM Promotions will build and maintain a company store utilizing our proprietary software for a one-time implementation charge of \$995. A charge of \$97 will be billed monthly to maintain the website, provide catalog changes and modifications. There is a \$75/month warehouse total charge for an entry level number of inventoried items. They provide a secure checkout with credit card and PayPal.

Council Meeting July 8, 2025

Employees will be able to create a login and order items to purchase for themselves and have the items shipped to their house. Guhl stated it would be better if all items were shipped to individual's home as opposed to city hall since space here is limited to store products. Through the budget process, a dollar amount will be allocated to each employee. That amount will then act like credit on the employee's account should they decide to order something. KSM will then bill the city accordingly as funds are used by the employees. Guhl displayed the new branding logo. Council member Highfill asked if we had looked at any local companies. Guhl stated local companies had been used in the past, but they would require bulk orders only and that has not been suitable in the past. It is hard to do bulk orders without some of the inventory eventually being not used. This store would be the most cost effective and allow the employees more freedom in picking would type of items they would like to purchase. Mayor Rump also noted staff would be deciding what items would be available for the employees to purchase. The city can control the size of the store's offerings. Finance Committee recommended approval. Council member Clark introduced Resolution 2025-65 approving an agreement with KSM Promotions to create a City of Blair online company store through which employees, elected and appointed officials can order City of Blair-branded clothing and merchandise. Motion by Brent Clark, second by James Letcher to adopt Resolution No. 2025-65 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Nay, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 6, Nay: 1, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #9 – Director of Public Works Heaton stated this item is being presented based on the Strong Towns presentation several months ago where they presented options and ideas to improve pedestrian safety at various intersections in town. Staff worked to draft a plan to pilot some of these ideas on a few intersections along 16th Street, where there are a lot of kids going between Arbor School and Lions Park. By installing bollards and additional pedestrian crossing signs, the intent is to draw attention to the driver that pedestrians are in the area. The bollards also narrow the intersection, reducing the distance of the crossing, and helping slow traffic. The following intersections will be affected: 16th and Jackson - Staff will install bollards, crosswalk markings, and pedestrian crossing signs; 16th and Park - Install bollards, crosswalk markings, and pedestrian crossing signs; and 16th and Nebraska - 4 way stop signs on 16th, to stop the north and southbound traffic. The hope is that this will help slow the traffic coming into the area. Currently, 16th Street has only one stop sign at Arbor and Wilbur and the light at Washington. Using social media, we can promote this pilot project and seek feedback after a few months. None of these are permanent and can be installed at the fairly low cost of \$1,000.00. Brian Knutson, 1824 Colfax St., Co-Leader of Blair Strong Towns, spoke in favor of this pilot program stating Blair Strong Towns group are always looking at ways a project can be implemented quickly and at low cost to help with public safety. The Transportation Committee recommended approval. Council member Clark introduced Resolution 2025-66 adopting specific recommendations from the Blair Strong Towns group regarding traffic-calming solutions for key pedestrian intersections. Motion by Brent Clark, second by Kirk Highfill to adopt Resolution No. 2025-66 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #10 – Library Director Lukert stated the Blair Public Library and Technology Center meeting rooms are available to the public on an equitable basis and the library does not discriminate rentals based on beliefs or affiliations of groups requesting to use the room. The library does not advocate or endorses any viewpoints expressed in the meetings by meeting room users. Any group or individual

renting the meeting room must be a legal adult (19+ years) and must have a legal adult (19+ years) present during the entirety of the rental period. If any group loses a key to the library their cleaning deposit will be forfeited. Fees are as follows: Non-Profit Groups must provide documentation of 501C3 status) or Social Events (birthday party, showers, etc.) -Large Meeting Space* - Library Card Holder - \$50.00, Non-Library Card Holder - \$100.00, Cleaning deposit - \$25.00; For-Profit Groups-Large Meeting Space* - Library Card Holder - \$100.00, Non-Library Card Holder - \$150.00, Cleaning Deposit - \$25.00 *This room can be split into two separate rooms. A split room is available for rent and is half the cost of the full fee. Renters requesting the room be split understand that another rental could be occurring at the same time as their event if they choose to not rent the entire space; Non-Profit Groups (must provide documentation of 501C3 status) or Social Events (birthday party, showers, etc.) Small Conference Room (12 Person Capacity) – Library Card Holder - \$25.00, Non-Library Card Holder - \$50.00, Cleaning Deposit - \$25.00; For Profit Groups-Small Conference Room (12 Person Capacity) – Library Card Holder - \$50.00, Non-Card Holder - \$75.00, Cleaning Deposit - \$25.00. Lukert noted they have kept a cleaning deposit. The Finance Committee recommended approval. Council member Wolff introduced Resolution 2025-67 authorizing amendments to the library room rental rates. Motion by Frank Wolff, second by Rick Paulsen to adopt Resolution No. 2025-67 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #11 – IT Director White state the city is currently operating with security cameras that have passed end of life at the library and there are no cameras at Generations Park. Replacement cameras for the library have been budgeted for the last two years in the amount of \$25,000. White obtained the following bids: 1) Vendor A, \$35,139 (\$11,197 Park, \$23,942 Library), and 2) Vendor B, \$39,213 (\$9,936 Park, \$29,277 Library). These cameras are important to monitor infrastructure and buildings to prevent or deter vandalism and unauthorized access. They will be more efficient as they will allow individuals in the departments to remotely monitor critical locations and respond more quickly to incidents. Public safety will increase due to the visibility of parks and other high traffic public areas to deter criminal activity and provide law enforcement with quality, useful evidence. They will also allow for easy expansion and addition of future sites and cameras. Staff will maintain video and analytics on premises and can be installed by the city IT department. It will also bring the management and hosting of security camera systems in-house to be managed and maintained by City of Blair IT. The proposal being presented here will incorporate Generations Park into the library security camera system to provide coverage to the entire campus. They will also provide continuous recording. The cost is as follows: 1) Recorder-\$8081.00, 2) AI Analytics and Detection Hardware-\$2,292.00, 3) Networking Switches and Equipment-\$2,446.00, 4) UPS Battery Backup-\$718.00, 5) Camera Mounts and Brackets-\$1,847.00, 6) Cabling, Network Patches-\$1,200.00, 7) Cameras (Dome, turret, bullet, PTZ)-29 Library, 8 Park \$7,957.00 for a total cost of \$24,541.00. Betsy Anderson, 1235 Pinewood Dr, spoke in favor of the cameras and encouraged the Council to install cameras in all city parks to help with all the vandalism occurring lately. Holly Hafer, 812 N. 12th St., expressed concern regarding cameras in the meeting rooms if groups were discussing confidential topics. The Finance Committee recommended approval. Council member Clark introduced Resolution 2025-68 authorizing the purchase of security cameras for the Blair Public Library and Generations Park. Motion by Brent Clark, second by Frank Wolff to adopt Resolution No. 2025-68 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #12 – Non-Lawyer Assistant Ferrari stated Bennington Fire Department has been providing a service for the Blair Volunteer Fire Department (BVFD) that they are unable to do. Blair has the proper equipment but no one in the department to run the equipment. Bennington has been called out seven (7) times since January. When they respond and provide their service, they utilize their equipment at the cost of \$300.00 each time. Bennington uses the same payment processing company as Blair so this agreement will allow them to bill their equipment costs through Blair. There is no direct cost to the city. Nebraska Law also provides that the departments may contemplate reimbursement for services and assistance rendered to other governmental agencies. The Police and Fire Committee recommended approval. Council member Paulsen introduced Resolution 2025-69 approving the Advanced Life Support Intercept Agreement with the Bennington Fire Department. Motion by Rick Paulsen, second by Kirk Highfill to adopt Resolution No. 2025-69 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #13 – City Administrator Green stated the right of way in 66 Heights will have Ubase installed in this area to upgrade the street. Congratulated Mike Rooks and Gateway Development on the announcement of Calcium Products constructing a new plant in Blair. Green reminded the Council of the Budget Workshop on July 29 at 6:00 p.m. and encouraged the Mayor and Council to reach out with any specific issues they would like to see in the budget.

Agenda Item #14 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 8:23 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: ABDO Publishing, Inv, 1644.80; Abe's Trash Svc, Inc, Svc, 2105.75; Acco, Inv, 4404.55; Aflac, Svc, 1281.08; Air Products & Chemicals, Inv, 19691.21; Allied Products Corp, Inv, 119.22; Amazon, Inv, 1135.15; American Underground, Inv, 1650.00; Aqua-Chem Inc, Inv, 1116.39; Assethr, Payrl, 261318.86; Automatic Systems Co, Svc, 3820.29; Babkel Mechanical, Svc, 38063.86; Baird Holm Llp, Svc, 2992.50; Barco, Inv, 222.78; Bennett Trenchless Eng, Svc, 16950.00; Bishop Business Equipment, Inv, 4222.00; Bjork Brandi Lee, Svc, 14.00; Blair Ace Hardware, Inv, 985.77; Blair Garden Center, Inv, 2439.90; Bomgaar Supply Inc, Inv, 3.00; Bound Tree Medical Llc, Inv, 412.20; Carquest Auto Parts, Inv, 12.37; Ccp Industries Inc, Inv, 641.84; Cintas Corporation #749, Svc, 2205.69; City Wide Facility Sol, Svc, 3019.00; Cobblestone Hotel, Svc, 110.00; Core & Main, Inv, 12124.64; Country Tire Inc, Svc, 2426.99; Danko Emergency Equipment, Inv, 6418.26; Datashield, Svc, 87.53; Dick's Electric Co, Svc, 17938.53; Dunn, Jacob, Emp, 748.97; Eakes Office Solutions, Inv, 3776.07; Embassy Suites - Lincoln, Svc, 513.68; Enterprise Publishing Co, Svc, 1163.06; Esri, Svc, 6260.00; Feld Fire, Inv, 1117.47; Ferrari Chad, Svc, 75.00; Flood Break, Svc, 25925.00; Fremont Electric, Serv, 303.64; Gerhold Concrete, Inv, 159.00; Grainger, Inv, 763.26; Great Plains Communic, Svc, 3050.45; Hach Co, Inv, 1390.70; Hawkins Inc, Inv, 30602.00; Hdr Engineering Inc, Svc, 15856.75; Hsa Bank, Hsa, 100.00; Hull Faith, Reimb, 14.00; Ingram Library Services, Inv, 775.96; Jackson Services, Svc, 468.45; Jdw Midwest Llc, Svc, 630.00; Jensen Well Company Inc, Svc, 337.50; Jeo Consulting Group Inc, Svc, 59609.80; Jetter's Plumbing Inc, Svc, 7129.24; Kelly Ryan Equipment Co, Svc, 564.83; Larm, Svc, 336.97; Lexis Nexis, Inv, 295.00; Macqueen Equipment, Inv, 4864.70; Malloy Electric, Svc, 106485.19; Matheson Tri-Gas Inc, Inv, 431.70; Mckinnis Roofing & Sheet, Svc, 1097.12; Michael Todd

& Co, Inv, 1882.31; Midwest Laboratories, Svc, 631.08; Mississippi Lime Co, Inv, 76996.12; Municipal Emergency Serv, Inv, 524.22; Mutual Of Omaha Insurance, Svc, 5436.78; Nebraska Dept Of Revenue, Svc, 14632.77; Ne-Ia Industrial Fastener, Inv, 265.51; Olsson Associates, Svc, 9642.00; One Call Concepts Inc, Svc, 226.31; Oppd (Utilities), Svc, 102112.63; Orgchart, Svc, 2199.00; Pearson Painting Inc, Svc, 1800.00; Pioneer Cleaning Llc, Svc, 600.00; Pitney Bowes - Supplies, Inv, 414.96; Point C, Flex, 43.00; Point C Claims, Benefits, 370.95; Poulsen Calvin, Svc, 4647.50; Principal Financial Group, 414pd, 30743.71; Ramada Midtown Gr Island, Inv, 1466.55; S & S Pumping Service, Svc, 7995.00; S.E. Smith & Sons, Inv, 350.77; Sapp Bros Petroleum, Inv, 1079.50; Scholastic Book Fairs, Inv, 376.63; Sign Depot, Svc, 249.67; Spartan Stores Llc, Inv, 177.37; Stryker Sales Corp, Inv, 900.00; Superior Green, Svc, 23856.66; Talbot Law Office, Serv, 1125.00; Thompson Solutions Group, Svc, 2356.25; Trekk Design Group, Svc, 2591.00; United States Law Enforce, Svc, 6462.45; Univar Usa Inc, Inv, 23257.52; Us Postal Service, Inv, 14.23; Usabluebook, Inv, 63.43; Verizon, Svc, 726.44; Vessco Inc, Inv, 2005.52; Wakefield Towing And Reco, Svc, 800.00; Washington Co Reg Deeds, Svc, 98.00; Waste Management, Inv, 62.99; Western Oil Llc, Inv, 4884.53; Wood Deborah, Svc, 400.00; Wulf Grounds Maint, Svc, 797.60.

Melinda K. Rump, Mayor

ATTEST:

Brenda Wheeler, City Clerk

Seal

CLAIMS REPORT**07/01/2025 - 07/22/2025**

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ABE'S TRASH SERVICE INC	SVC	265.00	55254	7/22/2025
ADONAL CONTRATORS LLC	SVC	50.00	55255	7/22/2025
AGR ROOFING AND CONSTRUCTION	SVC	50.00	55256	7/22/2025
AIR PRODUCTS & CHEMICALS	INV	9,886.80	55257	7/22/2025
AMERISOURCE HR CONSULTING GRP	PAYROLL	2,250.00	24038522	7/7/2025
AQUA-CHEM INC	INV	1,364.90	55258	7/22/2025
ASSETHR	PAYROLL	315,144.67	EFT	7/10/2025
BABKEL MECHANICAL	SVC	5,960.03	55259	7/22/2025
SARA BACH	REIMB	272.20	55260	7/22/2025
BAIRD HOLM LLP	SVC	1,830.00	55261	7/22/2025
BB ROOFING OF NEBRASKA	SVC	50.00	55262	7/22/2025
ALFRED BENESCH & COMAPNY	SVC	2,257.20	55263	7/22/2025
BLACK HILLS ENERGY	SVC	52.45	24038529	7/9/2025
BLACK HILLS ENERGY	SVC	51.91	24038530	7/9/2025
BLACK HILLS ENERGY	SVC	53.51	24038531	7/9/2025
BLACK HILLS ENERGY	SVC	53.51	24038532	7/9/2025
BLACK HILLS ENERGY	SVC	56.19	24038533	7/9/2025
BLACK HILLS ENERGY	SVC	214.10	24038534	7/9/2025
BLACK HILLS ENERGY	SVC	145.05	24038535	7/9/2025
BLACK HILLS ENERGY	SVC	48.71	24038536	7/9/2025
BLACK HILLS ENERGY	SVC	64.70	24038537	7/9/2025
BLACK HILLS ENERGY	SVC	50.97	24038538	7/9/2025
STEVE BOHLEN	RECUR MNTHL)	1,749.83	23265024	7/22/2025
BUDS AUTO REPAIR	SVC	55.22	55264	7/22/2025
CDW GOVERNMENT INC	INV	1,890.00	55265	7/22/2025
CITY OF BLAIR	SVC	2,868.96	24038523	7/7/2025
CITY OF BLAIR	SVC	28.67	24038525	7/8/2025
CITY OF BLAIR	SVC	58.54	24038541	7/17/2025
COMMON CENTS BUILDERS	SVC	100.00	55266	7/22/2025
CORRPRO COMPANIES INC	SVC	900.00	55267	7/22/2025
DECK BROS LLC	SVC	50.00	55268	7/22/2025
DECK IT DECKS	SVC	50.00	55269	7/22/2025
DICK'S ELECTRIC CO	SVC	438.98	55270	7/22/2025
DON ANDERSEN CONSTRUCTION	SVC	200.00	55271	7/22/2025
WASHINGTON COUNTY ENTERPRISE	SVC	743.56	55272	7/22/2025
FAIRWAY OIL CO	INV	76.82	55273	7/22/2025
FIRST NATIONAL BANK	SVC	4,901.30	24038527	7/8/2025
FIRSTNET AT&T MOBILITY	SVC	90.06	55274	7/22/2025
CHRIS FOLEY	SVC	200.00	55275	7/22/2025
FRIENDS OF THE JEANETTE HUNT	SVC	20,440.00	55276	7/22/2025
HDR ENGINEERING INC	SVC	19,919.31	55277	7/22/2025

CLAIMS REPORT**07/01/2025 - 07/22/2025**

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
HEARTLAND NATURAL GAS LLC	SVC	15.86	55278	7/22/2025
HENTON TRENCHING INC	SVC	338.00	55279	7/22/2025
HOME PRIDE CONTRACTORS INC	SVC	250.00	55280	7/22/2025
HORIZON REHABILITATION CENTERS	SVC	444.00	55281	7/22/2025
HUBER BUILDERS LLC	SVC	1,000.00	55282	7/22/2025
J&J PAINTING AND REMODELING	SVC	500.00	55283	7/22/2025
J.P. COOKE CO.	INV	23.69	55284	7/22/2025
JEO CONSULTING GROUP INC	SVC	4,790.00	55285	7/22/2025
KELLY RYAN EQUIPMENT CO	SVC	127.09	55286	7/22/2025
LOGAN CONTRACTORS SUPPLY	INV	162.00	55287	7/22/2025
LONGVIEW RENOVATOIN LLC	SVC	100.00	55288	7/22/2025
MCCOY ROOFING LLC	SVC	700.00	55290	7/22/2025
MCKINNIS ROOFING & SHEET METAL	SVC	350.00	55291	7/22/2025
MIDWEST MUDJACKING INC	SVC	1,200.00	55292	7/22/2025
MISSISSIPPI LIME CO LLC	INV	45,777.02	55293	7/22/2025
MOOSE ROOFING	SVC	100.00	55294	7/22/2025
NDWEE - NEBRASKA DEPT OF WATER	SVC	1,940.00	55295	7/22/2025
NINJAONE LLC	SVC	407.00	55296	7/22/2025
CHRIS OLSON	SVC	1,000.00	55297	7/22/2025
OLSSON ASSOCIATES	SVC	32,508.25	55298	7/22/2025
ONE SOURCE	SVC	153.00	55299	7/22/2025
ONSITE SERVICES SOLUTIONS, LLC	SVC	4,055.00	55300	7/22/2025
OUTDOOR TRANSFORMATIONS	SVC	50.00	55301	7/22/2025
PITNEY BOWES GLOBAL FINANCIAL	INV	614.10	24038521	7/1/2025
POINT C	DUES	495.36	24038526	7/8/2025
POINT C	DUES	3,165.58	24038540	7/11/2025
POINT C	DUES	4,953.62	24038542	7/18/2025
POUNDS PRINTING INC	INV	93.00	55302	7/22/2025
PRINCIPAL FINANCIAL GROUP	414H	11,110.02	24038545	7/10/2025
PRINCIPAL FINANCIAL GROUP	414 PD	9,753.10	24038546	7/10/2025
PRINCIPAL FINANCIAL GROUP	457 PENSION	10,550.40	24038547	7/10/2025
PVS DX INC	INV	30.00	55303	7/22/2025
PYRAMID ROOFING	SVC	150.00	55304	7/22/2025
ROYALTY ROOFING	SVC	100.00	55305	7/22/2025
S & S PUMPING SERVICE LLC	SVC	30,450.00	55306	7/22/2025
SAMS CLUB MC/SYNCB	INV	1,782.21	24038524	7/7/2025
SAPP BROS PETROLEUM INC	INV	2,509.87	55307	7/22/2025
SCHRODER CONCRETE	SVC	50.00	55308	7/22/2025
SHERWIN-WILLIAMS CO	INV	593.53	55309	7/22/2025
THE SIGN DEPOT	SVC	816.11	55310	7/22/2025
SISSON ROOFING & CONSTRUCTION	SVC	550.00	55311	7/22/2025

CLAIMS REPORT

07/01/2025 - 07/22/2025

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
STALP GRAVEL , INC	INV	1,530.00	55312	7/22/2025
THE GARAGE COMPANY	SVC	500.00	55313	7/22/2025
THOMPSON SOLUTIONS GROUP	SVC	2,356.25	55315	7/22/2025
TIM ANDERSON CONSTRUCTION	SVC	50.00	55316	7/22/2025
TROY WAKEFIELD GENERAL CONT	SVC	250.00	55317	7/22/2025
UNITED STATES LAW ENFORCEMENT	SVC	372.00	55318	7/22/2025
US POSTAL SERVICE	INV	1,927.49	55319	7/22/2025
US POSTAL SERVICE FORT CALHOUN	SVC	1,000.00	55320	7/22/2025
USDA	PMT #8	124,963.00	24038539	7/9/2025
VERNCO ROOFING	SVC	50.00	55321	7/22/2025
VESSCO INC	INV	18,265.38	55322	7/22/2025
WAKEFIELD TOWING AND RECOVERY	SVC	200.00	55323	7/22/2025
WASHINGTON COUNTY BANK	SVC	12,500.00	24038528	7/8/2025
WHITE CASTLE ROOFING	SVC	150.00	55324	7/22/2025
LESLIE WILLIBY	INV	400.00	55325	7/22/2025
WOODS & AITKEN LLP	SVC	6,403.85	55326	7/22/2025
MIKE YOST	SVC	50.00	55327	7/22/2025
***** REPORT TOTAL *****		739,658.93		

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 Blake Gutschow be appointed as a new member of the Blair Volunteer Fire Department;

NOW, THEREFORE, BE IT RESOLVED that Blake Gutschow is 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 NONE VOTING 'NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 22nd DAY OF JULY 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 22nd day of July 2025.

BRENDA WHEELER, CITY CLERK

Filing Date 4/18/2025

Receipt Number 192748

APPLICATION FOR CONDITIONAL USE PERMIT

1. John R Henton
Applicant's Name Mailing Address Telephone

Email: [REDACTED]

2. John and Donna Henton
Agent's Name Mailing Address Telephone

3. 13092 US Hwy 30
Owner's Name Mailing Address Telephone

4. 13045 US Hwy 30
Address and Legal Description of Location - Subject Property AGG - Agricultural

B206 CORP P25-TL 17-527-TWN-RUG/1st PM
Current Zoning

5. Dirt, soil, sand, gravel, Rock borrow pit/processing
Describe the requested Conditional Use
site permit to operate concrete crusher
recycler for 40 working days per year

6. Length of request: 10 years to coincide w/ contractor yard
(All permits approved are for one (1) year unless otherwise noted) (10/13/35)

John Henton 4/13/25
Signature of Owner(s) Date

Donna Henton 4/13/25
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 _____

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



MEMO

- Overnight
- Regular Mail
- Hand Delivery
- Other: Electronic Delivery

To:	Henton Trenching Attn: Aleacia Kelley 13045 US Hwy 30
From:	Olsson Industrial-Environmental Team
RE:	Facility Potential-to-Emit Determination
Date:	June 16, 2025
Project #:	025-03435

Olsson was hired by Henton Trenching to conduct a potential-to-emit (PTE) evaluation for the facility's rock crushing operations and provide a recommended air permitting strategy based on the calculation results. The results for the facility's annual criteria pollutants PTE are in the following table:

Henton Trenching Annual PTE

Pollutant	Annual PTE (TPY)	Construction Permitting Threshold	Air Permit Required?
PM10	7.17	15	No
PM2.5	3.85	10	No
CO	10.49	100	No
NOx	11.99	40	No
SOx	0.02	40	No
VOC	11.99	40	No
Largest Single HAP	9.90E-03	2.5	No
Total HAPs	2.00E-02	10	No

The results of the evaluation show that the annual PTE of the facility is below the Nebraska Department of Environment and Energy's (NDEE) air construction permitting threshold values for all criteria pollutants. No construction permit is required for operations based on these results. Olsson recommends maintaining the emission calculations associated with this memo in a location accessible by on-site personnel to be provided to the NDEE if requested.



Henton Trenching, Inc. 13045 Us Hwy 30



July 1, 2025

To Whom it May Concern,

For forty-eight years Henton Trenching, Inc., has been a valuable part of the fabric of Washington County. We have a hard-working team of employees who have served our neighbors in all areas of our county and beyond.

Our headquarters are located at 13045 US Hwy 30 in Blair. We have several buildings to house our equipment and offices, as well as a construction yard area.

Currently we have two conditional use permits, each with different expiration dates. We are asking for one permit to be extended so they both expire simultaneously in October 2035.

Included in this booklet:

1. Timeline
2. Chart of Crusher hours
3. Map of construction yard with distances to adjoining properties
4. Pictures of our construction yard
5. Independent air quality report

We provide valuable services for the growth of Blair and Washington County. We believe our continued presence benefits the county, and we want to maintain compliance with all regulations.

Thank you for your consideration. We appreciate your ongoing support and look forward to continuing our service to the community for many more years.

John R Henton

Henton Trenching, Inc.



1977 – Henton Trenching, Inc. founded and operated at 13th & Grant St

1980 – Henton Trenching, Inc. moved to 13092 US Hwy 30

1985 - Purchased 13045 US Hwy 30. Olson Stewart Construction headquarters and construction yard were already established and remained there until 2024. Henton Trenching, Inc. began limited operations at this site in 1992.

2007 – Southern Hills was established and currently is not full and it appears that development of residential areas will be north and west of 13045 US Hwy 30

2015 - 20-year CUP / Contractors Yard Permit issued for 13045 US Hwy 30

2016 – Henton Trenching, Inc. moved entire operation to 13045 US Hwy 30

2016 – 2-year CUP / “Dirt, soil, sand, gravel, and rock borrow pits and processing Site” permit issued

2018 – 10-year CUP / “Dirt, soil, sand, gravel, and rock borrow pits and processing Site” permit issued

2023 – Henton Trenching, Inc. purchased crushing equipment so they could work on favorable days on not be tied to contract days from outside company

2028 – “Dirt, soil, sand, gravel, and rock borrow pits and processing Site” CUP expires

2035 - Contractors Yard CUP expires

We are requesting that our CUP / “Dirt, soil, sand, gravel, and rock borrow pits and processing Site” is renewed for an additional 7 years to coincide with the Contractors Yard CUP so both expire in October 2035.



Henton Trenching, Inc. has always operated within the required 275-hour CUP guidelines.

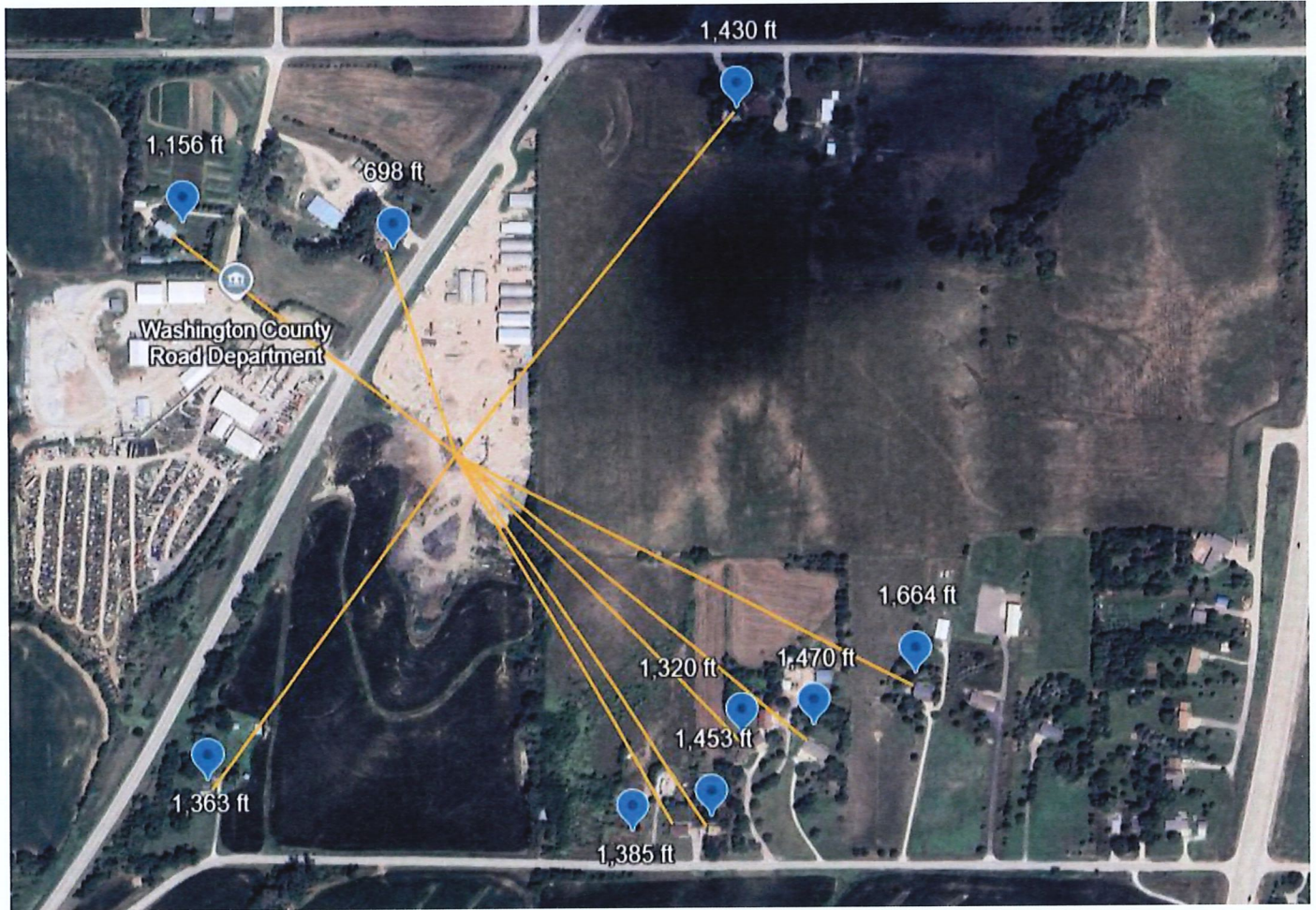
Year	Hours
2021	232
2022	224
2023	231
2024	187

We ensure the air quality in the area is not compromised. In June 2025, Olssen was hired to conduct a potential-to-emit evaluation. They concluded that our facility is below the NDEE air construction threshold for all criteria pollutants. Olssen's report is attached, and we are below the air permit requirements. All the runoff from the site is captured in a silt basin that is adequate for our site by NDEE standards.

We have partnered with Platte River Dust Control to apply calcium in our construction yard to mitigate dust during the days we are utilizing the crusher.



Henton Trenching, Inc. construction yard distance to neighbors





A



B





C



D





MEMO

- Overnight
- Regular Mail
- Hand Delivery
- Other: Electronic Delivery

To:	Henton Trenching Attn: Aleacia Kelley 13045 US Hwy 30
From:	Olsson Industrial-Environmental Team
RE:	Facility Potential-to-Emit Determination
Date:	June 16, 2025
Project #:	025-03435

Olsson was hired by Henton Trenching to conduct a potential-to-emit (PTE) evaluation for the facility's rock crushing operations and provide a recommended air permitting strategy based on the calculation results. The results for the facility's annual criteria pollutants PTE are in the following table:

Henton Trenching Annual PTE

Pollutant	Annual PTE (TPY)	Construction Permitting Threshold	Air Permit Required?
PM10	7.17	15	No
PM2.5	3.85	10	No
CO	10.49	100	No
NOx	11.99	40	No
SOx	0.02	40	No
VOC	11.99	40	No
Largest Single HAP	9.90E-03	2.5	No
Total HAPs	2.00E-02	10	No

The results of the evaluation show that the annual PTE of the facility is below the Nebraska Department of Environment and Energy's (NDEE) air construction permitting threshold values for all criteria pollutants. No construction permit is required for operations based on these results. Olsson recommends maintaining the emission calculations associated with this memo in a location accessible by on-site personnel to be provided to the NDEE if requested.

Rock and Material Processing Air Emission Calculations

Air emissions are possible from four rock and material processing points, including:

- (a) Crushing (CRUSHER),
- (b) Screening (SCREEN),
- (c) Conveying (CONVEY), and
- (d) Material transfer to and from the crusher (TRANSFER).

Crusher Capacity:	15	tons/hour	Per client data
Crusher Capacity:	131,400	tons/year	Based on 8760 hrs/yr of operation
Screener Capacity:	20	tons/hour	Per client data
Screener Capacity:	175,200	tons/year	Based on 8760 hrs/yr of operation

Potential Air Emissions from CRUSHER

Pollutant	Throughput (tons/hour)	Throughput (tons/year)	Emission Factor ^[1] (lb/ton)	Emission Rate (lb/hour)	Emission Rate (tons/year)
	A	B	C	D = A x C	E ^[2]
PM	15	131,400	0.0054	0.08	0.35
PM10	15	131,400	0.0024	0.04	0.16
PM2.5	15	131,400	0.0024	0.04	0.16

^[1]Emission factors were obtained from EPA AP-42 Section 11.19.2, Table 11.19.2-2 for Tertiary Crushing.

^[2]E = (B) x (C) / (2,000 lb/ton)

Potential Air Emissions from SCREEN

Pollutant	Throughput (tons/hour)	Throughput (tons/year)	Emission Factor ^[1] (lb/ton)	Emission Rate (lb/hour)	Emission Rate (tons/year)
	A	B	C	D = A x C	E ^[2]
PM	15	175,200	0.025	0.38	2.19
PM10	15	175,200	0.0087	0.13	0.76
PM2.5	15	175,200	0.0087	0.13	0.76

^[1]Emission factors were obtained from EPA AP-42 Section 11.19.2, Table 11.19.2-2 for Screening.

^[2]E = (B) x (C) / (2,000 lb/ton)

Potential Air Emissions from CONVEY

Pollutant	Throughput (tons/hour)	Throughput (tons/year)	Emission Factor ^[1] (lb/ton)	Emission Rate (lb/hour)	Emission Rate (tons/year)
	A	B	C	D = A x C	E ^[2]
PM	15	131,400	0.003	0.05	0.20
PM10	15	131,400	0.0011	0.02	0.07
PM2.5	15	131,400	0.0011	0.02	0.07

^[1]Emission factors were obtained from EPA AP-42 Section 11.19.2, Table 11.19.2-2 for Conveyor Transfer Point.

$$E = (B) \times (C) / (2,000 \text{ lb/ton})$$

Potential Air Emissions from TRANSFER

Pollutant	Throughput (tons/hour)	Throughput (tons/year)	Emission Factor ^[1] (lb/ton)	Drop Points	Emission Rate (lb/hour)
	A	B	C	D	E = A x C x D
PM	15	131,400	0.0443	1	0.67
PM10	15	131,400	0.0210	1	0.31
PM2.5	15	131,400	0.0032	1	0.05

^[1]Emission factors were obtained from EPA AP-42 Section 13.2.4, Equation (1); where,

$$\text{Emission factor (lb/ton)} = [k] \times [0.0032] \times [(U / 5)^{1.3}] / [(M / 2)^{1.4}]$$

The emission factors were derived using the following input parameters:

Particle Size Multiplier (k):	0.74	for PM
	0.35	for PM10
	0.05	for PM2.5
Mean Wind Speed (U): ^[3]	10.70	mph
Material Moisture Content: ^[4]	0.50	%

$$E = (B) \times (C) / (2,000 \text{ lb/ton})$$

^[3]Highest monthly average wind speed per Weather Atlas: <https://www.weather-atlas.com/en/nebraska-usa/bl>

^[4]Conservative moisture content estimate

Total Rock and Material Processing Potential Air Emissions

Pollutant	Tons/Year
PM	8.57
PM10	3.75
PM2.5	1.41

The image shows a page from a binder with a grid of 20 columns and 30 rows. The grid is composed of thin black lines forming a series of small squares. On the left side of the page, there are several rectangular binder holes. The grid is mostly empty, with a few faint, illegible marks scattered across it.

NEBRASKA

Good Life. Great Resources.

DEPT. OF ENVIRONMENT AND ENERGY



Jim Pillen, Governor

Construction Storm Water Notice of Intent (CSW-NOI)

Permit Number: CSW-202509769

A. Project Description

Project Name: Henton Trenching and Excavating Stockpile
Physical Address: 13045 US Hwy 30, Blair, NE 68008
County: Washington

B. Certification

The appropriate individuals must sign information submitted on this CSW-NOI form as required in NPDES General Permit NER210000 Part VII.E.6, and below or the application will not be authorized. If more than one certifying official, submit multiple copies of the following information.

All permit applications shall be signed as per 40 CFR Section 122.22(a) *Applications; Signatories* as follows:

002.01 For a corporation. By a **Responsible Corporate Officer**, which means:

- A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation, or
- The manager of one of more manufacturing, production, or operating facilities, provided by the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long-term environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

002.02 For a partnership or sole proprietorship: By a general partner or proprietor, respectively.

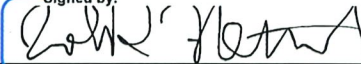
002.03 For a municipality, State, Federal, or other public agency.

- By either a principal executive officer of the agency, or
- A senior executive officer having responsibility for the operations of a principal geographic unit of the agency.

Certifying Official:

"I certify, under penalty of law, that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations."

Certifying Official/Date:

Signed by: 
AAD0855BEEA94DB...

7/1/2025

Department of Environment and Energy

P.O. Box 98922
Lincoln, Nebraska 68509-8922

OFFICE 402-471-2186 FAX 402-471-2909
ndec.moreinfo@nebraska.gov

Certifying Official, Company Name, Address, Email and Phone Number:

John Henton

First and Last Name

402-426-9580

Work Phone

402-306-0202

Cell Phone

13045 US Hwy 30

Mailing Address

Henton Trenching and Excavating

Company Name/Applicant

Owner

Title

hentontrenching@gmail.com

Email

Blair, NE 68008

City, State, Zip Code

Certifying Official #2, Company Name, Address, Email, and Phone Number:

First and Last Name

Company Name/Applicant

Work Phone

Title

Cell Phone

Email

Mailing Address

City, State, Zip Code

Authorized Representative, Company Name, Address, Email and Phone Number:

Matt Langston

First and Last Name

402-474-6311

Work Phone

402-525-9963

Cell Phone

601 P Street, Ste 200

Mailing Address

Olsson

Company Name/Applicant

Technical Design Manager

Title

mlangston@olsson.com

Email

Lincoln, NE 68501

City, State, Zip Code

Project Proponent, Company Name, Address, Email and Phone Number:

First and Last Name

Company Name/Applicant

Work Phone

Title

Cell Phone

Email

Mailing Address

City, State, Zip Code

Readiness to Apply

Does a reasonable potential exist for permit authorization to be limited? YES NO

Storm Water Pollution Prevention Plan (SWPPP) Part IV

- a. Has a **Storm Water Pollution Prevention Plan** been developed for this project? YES NO
- b. Has a qualified individual [Part IV.A] prepared the **SWPPP**? YES NO

Has the following been incorporated into the SWPPP?

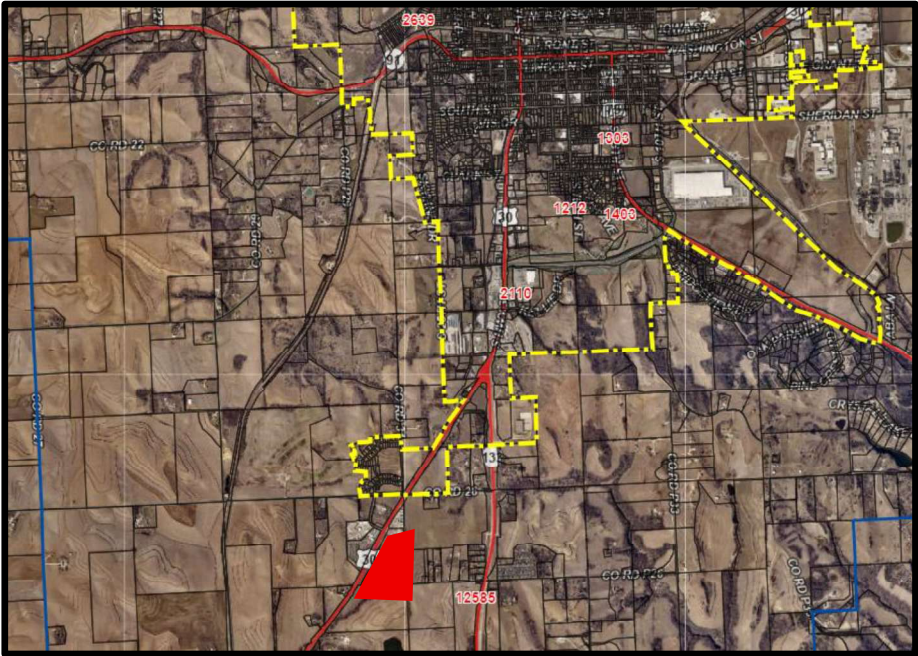
- c. Site and activity descriptions as per Part IV.B; YES NO
- d. Sediment and pollution control measures and record keeping as per Part IV.C; YES NO
- e. **Erosion prevention** measures and record keeping as per Part IV.C; YES NO
- f. Inspections, maintenance of BMPs and associated record keeping as per Part IV.E, I-L; YES NO
- g. **Final stabilization** addressed as per Part IV.B; YES NO
- h. Does the SWPPP include documentation supporting a determination of permit eligibility with regards to endangered and threatened species and critical habitat? YES NO

C. Construction Site Description

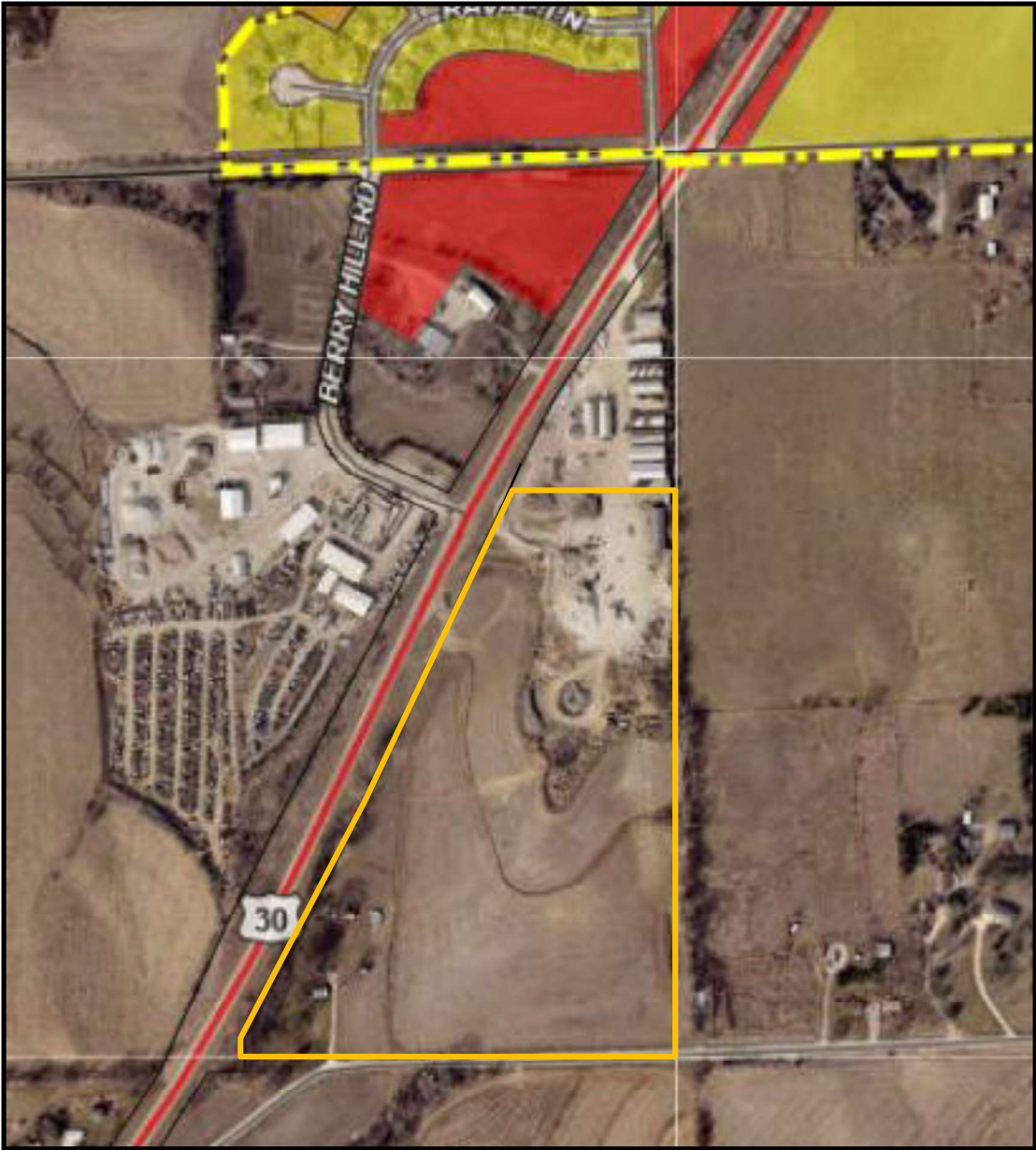
- a. **Project Name:** Henton Trenching and Excavating Stockpile
- b. **Physical Address:** 13045 US Hwy 30, Blair, NE 68008
County: Washington
- c. **Project Type:** Commercial
- d. **Project Size: Total Area** 39.0 **Area to be disturbed** 7.7
(acres): **(acres):**
- e. **Identify surface waters within 1/2 mile of project boundary that will receive storm water or discharge from permanent storm water management system.**
unnamed tributary to Richter Branch, Papillion Cre
- f. **Name of Receiving Waters:** unnamed tributary to Richter Branch, Papillion Cre
- g. **Waterbody Type** ditch
- h. **Legal Description: Quarter of the Quarter, Section, Township N, Range**
E 1/2 NE 1/4, S27, T18, R11E
- i. **SWPPP Designer, Company, Address and Phone Number:**
Brandon Biba
Olsson
601 P Street, Ste 200
402-474-6311 bbiba@olsson.com
- j. **SWPPP Location:** Henton Trenching and Excavating Office
- k. **Project Start Date** (approximate): 7/1/2025 l. **Project End Date** (estimated): 12/31/2027
- m. For sites previously authorized under a Construction Storm Water (CSW) permit **and** undergoing a transfer of **owner and/or certifying official.**
List the previous NPDES CSW Permit Number:



Looking North from County Road P26 along the Eastern boundary Tax Lot 17.



Location Map



CURRENT CUP RECOMMENDATIONS -

BORROW PIT/HENTON

- ❖ Restricted hours of operation between 7:00 a.m. and 6:00 p.m.
- ❖ Allowed 30 working days per year.
- ❖ Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site.
- ❖ Obtain all appropriate state agency permits and submit to the city prior to starting up any future operation.

NEW CUP RECOMMENDATIONS -

- Restricted hours of all operations between 7:00 a.m. and 6:00 p.m.
- Allowed 40 working days-per-year to operate the concrete crusher/recycler.
- Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site.
- Obtain all required state agency permits and submit copies to the City of Blair upon when granted and renewed.
- Maintain a log of concrete-crushing operations with the City of Blair.
- Stipulations to last until 10/13/35 to coincide with the existing CUP for contractor's yard.

Jeff Beiermann

From: Kaleb Metzger <kaleb.metzger@coatings2coverings.com>
Sent: Monday, June 30, 2025 21:26
To: Jeff Beiermann
Subject: Re: Henton Camping and storage

Jeff,

Thanks for meeting with me the other day and explaining a few things. After further consideration I would like to send this over for the meeting on July 1st, 2025.

We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern and disagree with all the annexation, the potential plotting and the possibility of storage units and campsites. When looking through the report you gave me for the potential tax increase I noticed it was missing some neighboring properties, maybe an accident.

After settling in these last few months, I have a few complaints as to the company with the big dust piles here on the hwy 30 and just north of P26 on the east side. The big piles of dirt that heavily affect the air quality with any bit of wind, the extremely bright lights that shine directly through our windows and appears to be pointed directly at our house, and the noise that comes with it during the day. This business should probably be in a more industrial setting not an area of ag land and acreages.

We did not move out here to deal with these extreme plot changes, potential for hundreds/possibly thousands of unwanted visitors and becoming a part of city limits all within 6 months of making the move. Being told our taxes are going to be increased significantly, this is not what we signed up for when moving to this area and feel very caught of guard with the investment we have made. This could significantly impact our homes value as well as our neighboring properties.

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 Blair community.

Feel free to reach out to me if needed at 402-979-1342. Thank you for your time



Kaleb Metzger

Kaleb.Metzger@Coatings2Coverings.com

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

On May 7, 2025, at 5:28 PM, Jeff Beiermann <jbeiermann@blairnebraska.org> wrote:

Good Evening Mr. Metzger,

I have received your letter and it will be available for the City Council and Mayor to review.

Regards,

Jeff Beiermann

Jeff Beiermann, MPA
Community Development Director
City of Blair
Phone: 402-426-6688
<image001.png>

www.BlairNebraska.org

From: Kaleb Metzger <kaleb.metzger@coatings2coverings.com>
Sent: Wednesday, May 7, 2025 06:55
To: Jeff Beiermann <jbeiermann@blairnebraska.org>
Subject: Henton Camping and storage

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.

Jeff Beiermann

From: kristina barta <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 12:05
To: Jeff Beiermann
Subject: Attention Jeff Beiermann: Letters of complaint against existing CUP crusher operations for meetings tonight July 1, and July 22

Hello Jeff,

There is a meeting tonight of the Blair Planning Commission, and again for the City Council on July 22 regarding an existing CUP for Henton Concrete and Asphalt C & D processing and recycling facility located on Highway 30. For these meetings, I wish to have noted separate, multiple complaints for a variety of issues associated with the existing CUP, from current 2025 and during previous years of operations.

Complaints Directly Expressed to Planning Commission/City Council/ City Administrators Against Crusher Processing and Recycling Facility:

May 27, 2025 Verbal complaints against existing CUP at City Council meeting regarding tax lot 17, which the operations are located on

May 6, 2025 Verbal complaints against existing CUP at Planning Commission meeting regarding tax lot 17, which the operations are located on.

February 4, 2025 Verbal complaints made to Phil Greene, City administrator following commencement of a public planning commission meeting regarding CUP exceeding days of operation allowable and dust/crushing issues. Verbally asked Phil where I should be sending complaints to, but did not get response regarding any specifics of how/what to do regarding owners violating conditions of existing CUP days of operation, or any other follow up response on how to address problems against the operations in general. I was of the (mis)understanding that current CUP would expire in 2028 (10years from 2018).

November 13, 2018 Objections/ complaints at City Council Meeting regarding a 10 year CUP extension with increased usage and hours of operation.

December 13, 2016 Objections/complaints at City council vote for initial CUP.

December 6, 2016 Objections/ complaints at Planning Commission Meeting for initial CUP.

Of Note: The Crushing Operations were commenced **WITHOUT** permits from the City of Blair or State of Nebraska, and the Planning Commission voted **AGAINST** allowing an Industrial use CUP at this location.

Since there has been a lot of changeover in members of the Planning Commission and City Council since 2016, I wish they be made aware of the history of CUP usage of tax lot 17.

I will send separate emails of complaint regarding Dust, Noise, Lighting, Traffic Safety , Health/Safety/General Welfare, and a (rather incomplete) History of usage of site impacts on myself and property over last few years of CUP operations.

Kind regards, and looking forward to the meeting tonight,

Kristina Barta

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 13:45
To: Jeff Beiermann
Subject: Health/Safety/General Welfare

Dear Jeff,

I do not think it prudent for the City to decide to make me, my family, and our property bear the brunt of an Industrial usage CUP in a non-industrial zoned area of the city, simply for the convenience and affordability to the owner/operator, and the city. The original CUP was not presented as being intended to be continually renewed, but rather of a temporary nature to crush just what they needed, and that when the ground became more in line for commercial purposes it would no longer be used as an industrial CUP.

Having an industrial use CUP allowed for potentially 20 years total this close to preexisting dwellings is not in line with comprehensive planning of the area. This is not an Industrial zoned area, Tax lot 17 is currently zoned AGG, even with a large, and greatly expanded upon industrial usage since 2016. This area is not close to the current Industrial area to far East of town, being in the far Southwest corner also in close proximity to S. Ridge and S. Hills housing developments. The tax lot is neither Industrial in the Future zoning maps/Comprehensive plan for Blair. Continued (and potentially increased) usage affects the health, safety, general welfare, and property values of myself and family and other families in the area.

Health: Air quality impact lungs and eye health while working outdoors on pasture ground and while trying to enjoy property directly adjacent to the house on many numerous occasions since inception of CUP in 2016. It must be remembered when considering crusher activity that the CUP is located, and piles are at the top of one of the highest elevation in county, about 300-400' higher than the existing Blair Industrial park. An increase in elevation impact wind speeds and ability of Dust Particulate matter to travel further distances and Noise to travel farther, impacting surrounding residents at a greater amount than if these activities occurred in lower elevation industrial areas. My house is located on the top ground as are the piles located along the property line between the CUP and me. This means I bear the brunt of the Air quality impacts. I do not wish to suffer ill-health consequences for me and my family for the convenience and profitability of another.

Safety: Traffic safety of busy day Dumper loads on gravel road Co Rd 26, including excess weight Side-Dumper traffic back and forth to the site, traveling at a very fast pace. Our driveway is not visible until they get to the top of the hill/blind driveway. Increased usage of the site will directly impact traffic safety for me and my family and other property owners on Co Rd 26, plus affect the traffic safety of residents and workers from S. Ridge and Hills developments.

General Welfare: The high-decibel level Noise associated with crusher and processing activities directly impact property desirability, values and personal ability to use/enjoy/benefit from personal property.

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 15:19
To: Jeff Beiermann
Subject: Excessively Bright Lighting Complaints

Dear Jeff,

Back around 2020 a number of excessively bright lights were placed facing both highway 30, on internal tall poles, and also high on the NE and SE of contractor yard property buildings. I understand the need for security lightning for a crushing yard with storage piles to avoid illegal dumping, and for other security reasons. The lights facing the highway were changed at some point, I assume due to impact on Hwy 30 traffic. However facing NE and SE across the pasture ground continue to be excessively bright. Please advise if there are maximum lumens standards that should be kept below. I had texted Contractor yard neighbor directly back and forth a few times in 2020/2021 to resolve 24hour/day lighting, and angle/directionality, he was accommodating and tried to make some changes. The lights still are excessively bright, shining into 2nd floor bedroom of both our house, and bedroom of a neighbor's house on Co Rd P26. They are very bright when looked at even from far away/ East pasture closer to Hwy 133. There is also a light on one of the poles that continually flashes... I'm not sure of the necessity of a flashing light to the safe operation of a contractor yard/industrial use CUP. If the lights towards the highway could be made less bright, what can be done about this?

Kristina Barta

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 15:58
To: Jeff Beiermann
Subject: Dust/Grit/Air Quality (Particulate Matter) Complaints

Dear Jeff,

I've sent numerous texts over the years directly to the crusher operator concerning dust impacts crossing to my property, trying to deal with neighbor directly rather than complain to City Admin. Texts that choosing to operate, moving piles and running crushing equipment on Red Flag warning and High Wind days directly affect air quality to my eyes and lungs when in my yard and pasture property. They are agreeable, however as any busy and growing business would, they resume choosing to do activities of moving piles with giant front-end loaders and operate crusher equipment on high-wind days. Watering roads and using water on conveyor belts equipment or watering parts of the piles doe NOT adequately control dust off of those piles during high wind days, drought years, or dry winter conditions. It is impractical for workers to be present 24/7/365 to water piles.

Industry would like to euphamistically call this "Dust" ...it is NOT dust like sand or a gravel road. The particle size is smaller and has a different nature and impact and is considered an industrial particulate matter.

I stopped texting because the pattern of behavior would return, and I wasn't going to waster my time. It is not my duty to take my time to regulate and industrial operation. It is their obligation to NOT process on poor choice days. We both have flag poles, and it's obvious from the flags which way and how hard the wind is blowing.

Other communities and areas of the country have setback limits from property lines and dwellings. Height restrictions on piles. Minimum wall/berm heights above the heights of stockpiles. All common sense measures to keep dust on site and off of other properties in vicinity of these industrial operations. What can be done from a Planning standpoint to improve the current impact on people and property, and potential even greater impact of residents of a proposed RV park on the Tax lot 17 site?

Kristina Barta

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 16:41
To: Jeff Beiermann
Subject: Observational Increase in CUP usage (Incomplete list)

Dear Jeff,

This is a rather incomplete list, as I'm not around on a daily basis throughout the year to pay attention to neighboring Industrial operations. Everybody has travel, family obligations and their own lives to live without having to pay attention to other things. One does however pay attention when a neighbor's choices start to impact personal lives. The list does, however, give a general idea of increased usage patterns from the last few years. Not all days are processing days, but all days had Air/Noise/Traffic/Quality of Life impacts.

2021— 32 total observations

2022— 46 total observations

2023— 44 total observations

2024— 62 total observations

2025— (to date, half way through calendar year)— 33, which would extrapolate to 66 total observations for the year.

This means that 2025 represents a 50% greater impact to quality of life over 2021 levels, and if CUP were allowed to be increased to 40 processing days per year, this would represent a 66% increase in observed industrial usage to quality of life impacts over 2021 levels.

Plus these numbers are an underrepresentation, as I am not present 365 days a year to witness.

Kristina Barta

How Far Can Respirable Dust Actually Travel?

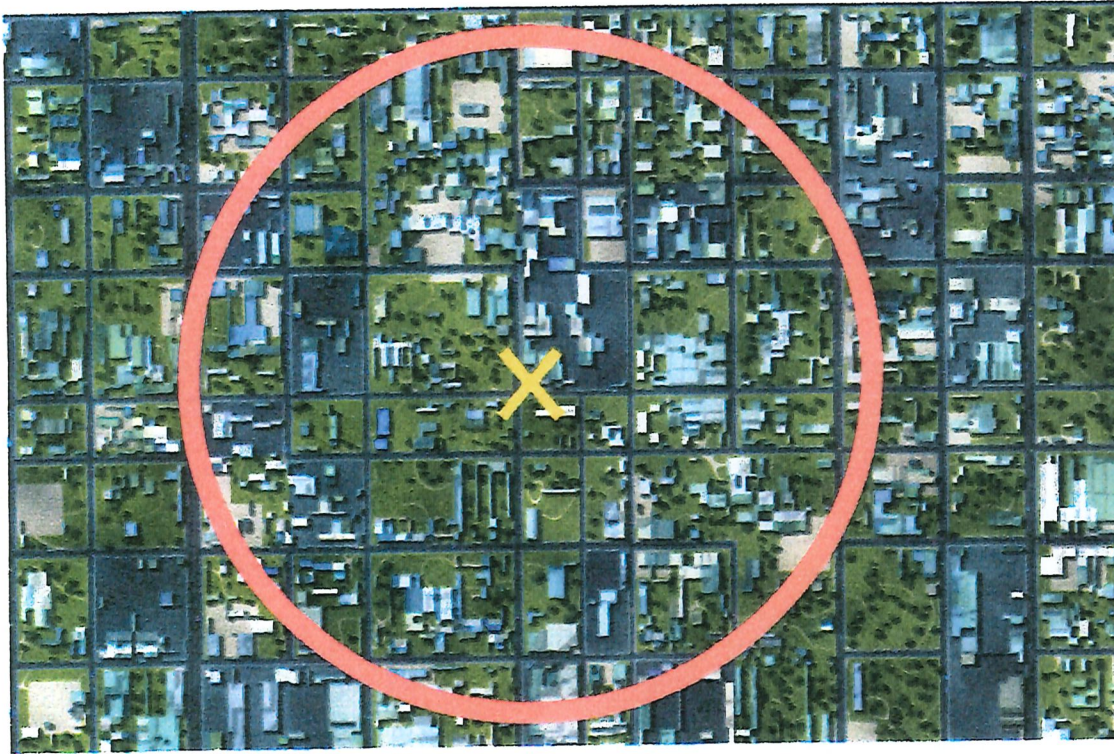
by nosilicadust | Sep 24, 2019 | Silica Dust Regulations, Silica Series

| 0 comments



Respirable dust is invisible to the human eye but can pose serious health hazards. Exposure to respirable silica dust, which is fragmented crystalline silica, can lead to silicosis, lung cancer, and COPD. As a result, OSHA has instituted regulations to reduce the permissible exposure limit (PEL) of respirable silica dust on construction sites. These new reduced PELs have been in effect since September 23, 2017, however they only protect machine operators. There are no regulations for bystanders or enforced protections for surrounding civilians. Unfortunately, the nature of respirable dust particles can put bystanders at risk of inhalation exposure far beyond the confines of the construction site.

Dust size is important in determining potential associated health hazards. Dust particles need to be smaller than 200 microns to become airborne and smaller than 10 microns to be classified as "respirable." Respirable dust is able to penetrate the body's natural defenses and travels to the lungs which can lead to



X = construction site

○ = area exposed to silica dust

Table 1: 10-micron particle

Wind Speed (mph)	Distance Traveled (miles)
3.1	.55
6.2	1.1
12.4	2.3
24.8	4.6
37.3	6.9
49.7	9.2

most dust from crushers fall into PM10 see to Michigan Env. Compliance

Table 2: 5-micron particle

Wind Speed (mph)	Distance Traveled (miles)
3.1	2.2
6.2	4.5
12.4	9
24.8	18
37.3	27
49.7	36.1

* They should make a table for PM 2.5 size to update charts.

* The PTE document submitted with the application shows that the site does generate 10's of 2.5 level particulates, just not enough to necessitate a state permit. The particulates still are ~~above~~ crossing property lines

Clearly, the smaller the particle the further the distance the dust particle travels, especially in an environment with stronger winds. While these are average distances, this phenomenon illustrates how pertinent it is for proper engineering controls to be in place when it comes to suppressing silica dust. Failing to properly control silica dust affects not only the construction crew, but people in the surrounding areas- in some cases as far as 50 miles from the site.



Nebraska concrete crusher receives permits after beginning operations

The operator in Blair, Nebraska, had permits for storing but not for processing.



CDR STAFF

PUBLISHED DECEMBER
27, 2016

A concrete grinding operating in Blair, Nebraska, was caught without authorization to operate on its site, [report by the Pilot-Tribune and Enterprise says.](#)

Business owner John Henton obtained a conditional use

permit (CUP) for storing materials on the property but did not obtain the permits to operating machinery on the site, the report says. After the city was notified that there was concrete crushing equipment was present, Henton was told to cease operations. He then applied for a 10-year CUP for dirt, soil, sand, gravel and rock borrow pits and processing for the site.

According to the report, city council first denied his CUP. Henton explained that he doesn't own the processing equipment and brings it in for 20 days per year. About 8,000 pounds of concrete was crushed in 2015 and 2016, the report says.

Neighboring residents complained to city council about dust accumulation, noise, air quality, traffic and potential water contamination, the report says. The council contacted the Nebraska Department of Environmental Quality (NDEQ) for a stormwater pollution prevention plan.

Recently, the council approved a two-year CUP for Henton with conditions of operating hours from 7:30 a.m. to 5:30 p.m. for 25 days per year, the report says. Henton must also obtain NDEQ permits and apply dust control to the site.

CONCRETE &
AGGREGATES

- MIXED C&D
- LEGISLATION &
REGULATIONS
- CONCRETE

regulation.

Supplemental Labeling:

**LUNG INJURY AND CANCER HAZARD
CONTAINS FREE CRYSTALLINE SILICA
DO NOT BREATHE DUST**

MAY CAUSE DELAYED LUNG INJURY

Prolonged inhalation can cause delayed lung injury including SILICOSIS, a progressive, disabling and sometimes fatal lung disease. IARC and NTP have determined that crystalline silica can cause lung cancer in humans.

DO NOT USE AS A DRY ABRASIVE BLASTING AGENT

Avoid creating dust when handling, using or storing. Use only with adequate ventilation to keep exposure below recommended exposure limits. Follow OSHA or other relevant safety and health standards for the form of crystalline silica called quartz. Current safety data sheet containing safety information is available and should be consulted before handling or working with this material. Since empty containers or vessels retain residue, follow information contained in safety data sheet even after container or vessel is empty. Powder can accumulate electrostatic charges due to friction from transfer and mixing operations and cause an electrical spark (ignition source) which can ignite flammable liquids and atmospheres. Provide adequate precautions when adding this product to flammable and combustible mixtures like paints and coating, such as electrical grounding and bonding, inert atmosphere or non-sparking tools. However, bonding and grounds may not eliminate the hazard for static accumulation.

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1030
LOT:
121

Granusil

Granusil
SILICA FILLERS

Industrial Quartz

**QUALITY, CONSISTENCY AND UNIFORMITY
FROM UNIMIN CORPORATION**

Net Weight 50 LB / 22.68 KG

SEE BACK PANEL FOR **HEALTH WARNING**



- Layer List
- Environmental - Tree Inventory ...
 - Environmental - Soils ...
 - Environmental - Wetlands ...
 - Hydrology - HUC 11 Missouri Tributaries ...
 - Hydrology - DNR Dams ...
 - Hydrology - NHD Points ...
 - Hydrology - NHD Reach ...

- 2
- 3
- 4
- Stream Level >5

*Streams
locations
proposed
Storage / Rv /
downhill of
creeks.*

- Hydrology - NHD Region Reach ...
- Hydrology - NHD Region Water Body ...
- Regulated Use - Address Grid ...
- Regulated Use - Conditional Use ...
- Regulated Use - Contiguous Parcels ...
- Regulated Use - Easements ...



Filing Date 6/17/25

Receipt Number 192845

APPLICATION FOR CONDITIONAL USE PERMIT

1. J. Nielsen Const 1730 STATE 402-427-3362
Applicant's Name Mailing Address Telephone

Email: [REDACTED]

2. MARY SO THOMAS
Agent's Name Mailing Address Telephone

3. RANDY PRINE 2702 Krejci Blvd 402-889-9543
Owner's Name Mailing Address Telephone

4. 2702 Krejci Blvd. Lot 42 Transformation Addition
Address and Legal Description of Location - Subject Property

RANDY PRINE RM - Residential - Medium Density
Current Zoning

5. Requesting permit to build 28x30 detached garage.
Describe the requested Conditional Use

6. Length of request: ~~50 yrs~~ 50 yrs Life of Primary Structure
(All permits approved are for one (1) year unless otherwise noted)

[Signature] 06/17/2025
Signature of Owner(s) Date
RANDY PRINE

[Signature] 06/17/2025
Signature of Owner(s) Date
MARY SO THOMAS (married)

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: _____

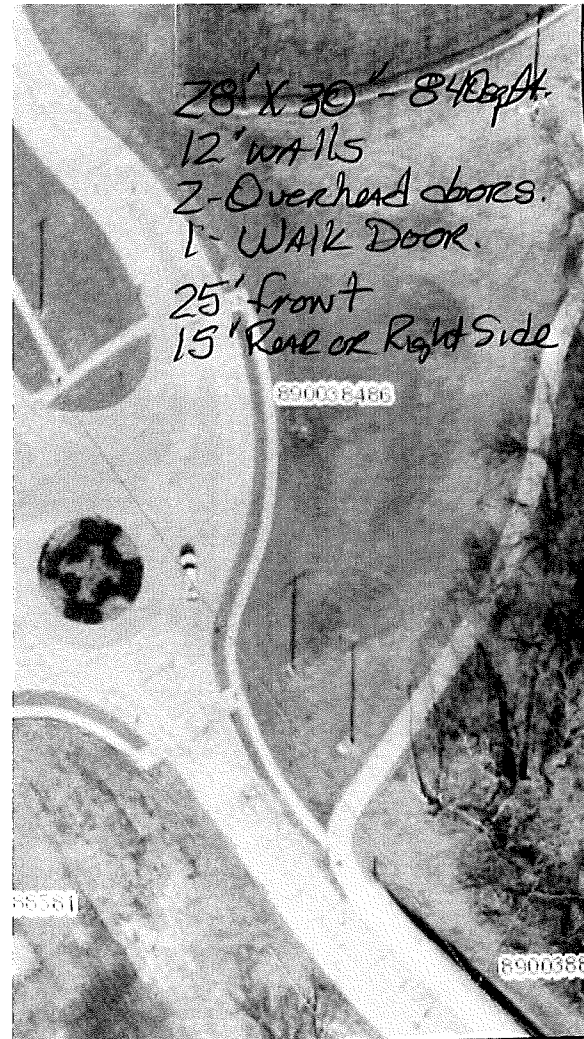
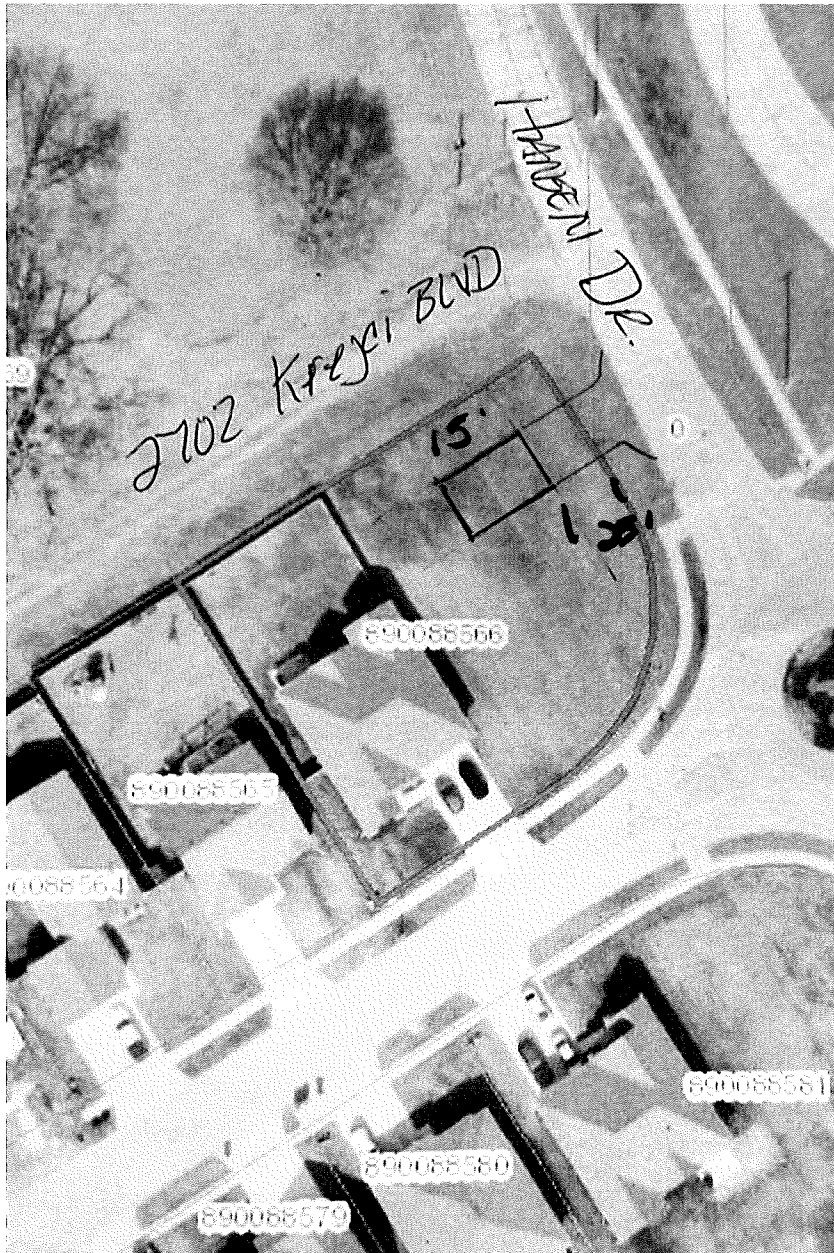
VOTE: _____ TO _____ TO _____

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



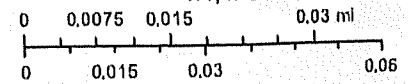
2702 Krejci Blvd

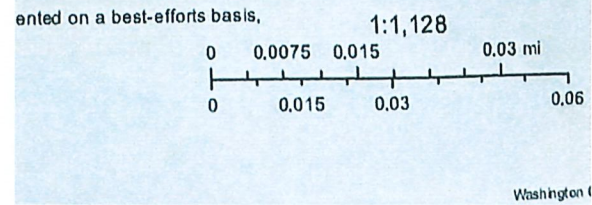
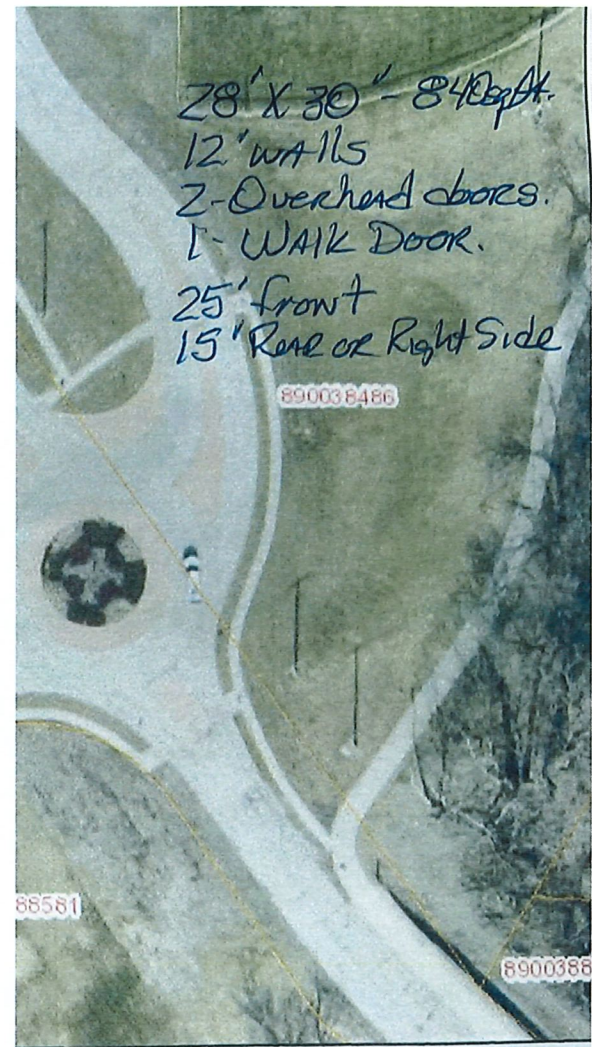




ent on a best-efforts basis,

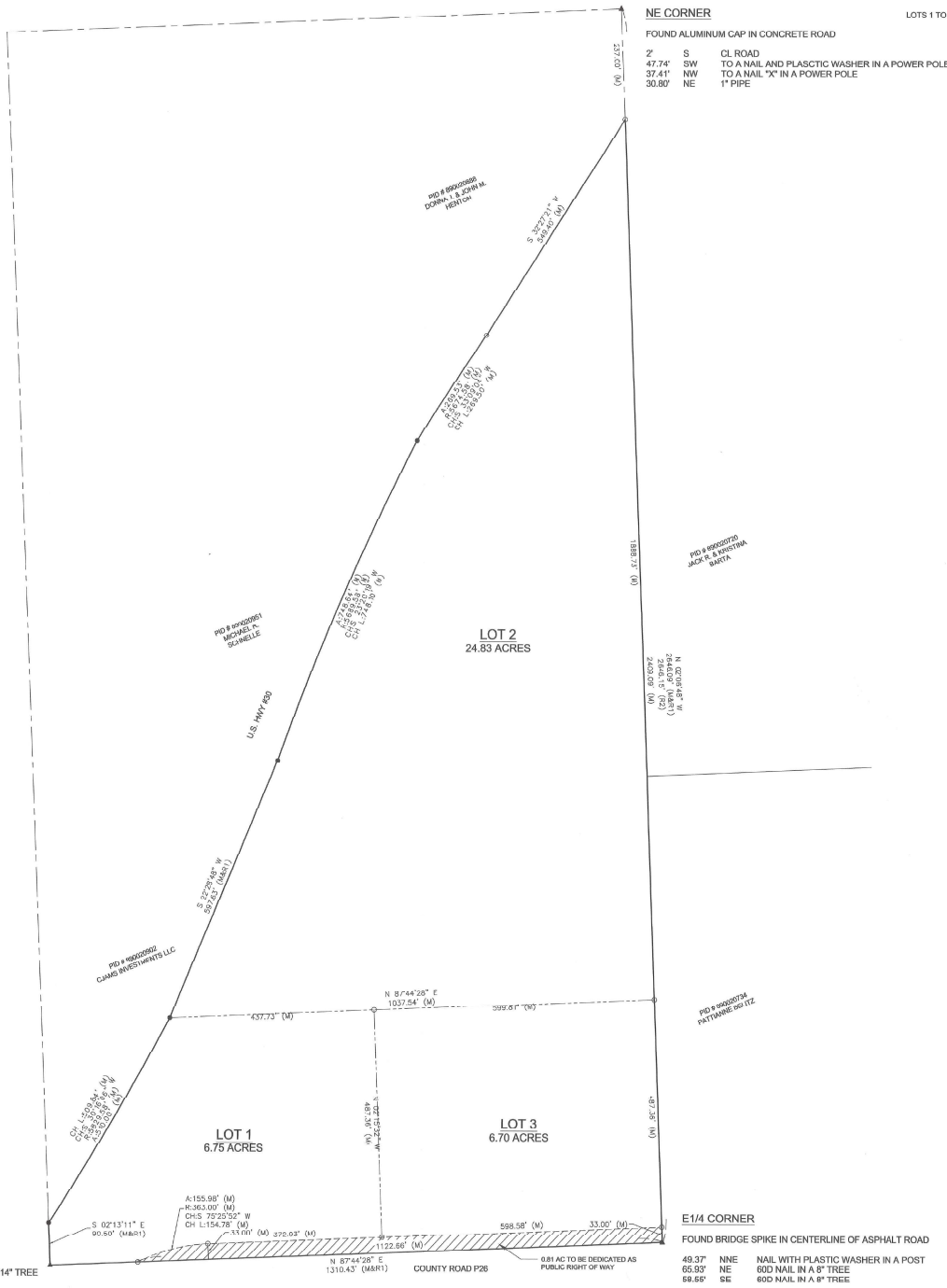
1:1,128





FINAL PLAT HENTON CAMPING AND STORAGE

LOTS 1 TO 3 BEING A PLATTING OF TAX LOTS 16 AND 17, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA



BOUNDARY DESCRIPTION:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27;

THENCE N 02°06'16\" W ON THE EAST LINE OF SAID NORTHEAST QUARTER, 2469.09' TO THE SOUTHERLY HEIGHT OF WAY LINE OF U.S. HIGHWAY 802;

THENCE ON SAID SCATTERED LINE THE NEXT FIVE COURSES:

- 1.) S 32°27'21\" W, 549.40';
- 2.) ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 288.33', WITH A RADIUS OF 5674.59', WITH A CHORD BEARING OF S 33°09'01\" W, WITH A CHORD LENGTH OF 288.50';
- 3.) ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 748.04', WITH A RADIUS OF 5659.58', WITH A CHORD BEARING OF S 23°20'19\" W, WITH A CHORD LENGTH OF 68.12';
- 4.) S 22°28'08\" W, 387.02';
- 5.) ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 510.00', WITH A RADIUS OF 5629.58', WITH A CHORD BEARING OF S 30°18'01\" W, WITH A CHORD LENGTH OF 508.84';

THENCE S 02°13'11\" E, 80.50' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N 87°44'28\" E ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1310.43' TO THE POINT OF BEGINNING.

CONTAINING 39.10 ACRES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DONNA J. HENTON, JOHN M. HENTON AND JOHN R. HENTON, BEING THE OWNERS(S) OF THE LAND DESCRIBED HEREIN AND EMBRACED WITHIN THIS PLAT, HAVE

ACKNOWLEDGED BEFORE ME THAT THEY HAVE

Donna J. Henton
DONNA J. HENTON

John M. Henton
JOHN M. HENTON

John R. Henton
JOHN R. HENTON

ACKNOWLEDGE OF NOTARY
STATE OF NEBRASKA
COUNTY OF Washington
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
25th DAY OF June, 2025.
BY DONNA J. HENTON, JOHN M. HENTON AND JOHN R. HENTON

Janie S. ...
NOTARY PUBLIC

(SEAL)

APPROVAL OF BLAIR CITY COUNCIL:
THE FINAL PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA,
ON THIS _____ DAY OF _____, 2025.

ATTEST: BLAIR CITY CLERK _____ MAYOR _____

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION:
THE FINAL PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION, WASHINGTON COUNTY, NEBRASKA,
ON THIS _____ DAY OF _____, 2025.

CHAIRPERSON _____

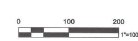
WASHINGTON COUNTY TREASURER'S CERTIFICATION:
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Maurice ...
WASHINGTON COUNTY TREASURER

6-23-25
DATE

ZONING SETBACKS FOR AGG:
FRONT YARD: 50'
REAR YARD: 50' WITH LIVESTOCK (60' WITHOUT LIVESTOCK)
SIDE YARD: 50' WITH LIVESTOCK (20' WITHOUT LIVESTOCK)

SURVEYORS NOTE:
ALL BEARINGS ARE ASSUMED.
U.S. SURVEY FOOT



●	FOUND MONUMENT
○	SET MONUMENT
D	DEED DISTANCE
M	MEASURED DISTANCE
R	RECORD DISTANCE
P	PI AT DISTANCE



SURVEYOR'S CERTIFICATE
MATTHEW A. ROUTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 776, DULY REGISTERED UNDER THE LAND SURVEYORS REGISTRATION ACT, OF NEBRASKA, STATE THAT I HAVE PERSONALLY EXAMINED THE RECORDS OF THE LAND SURVEYORS BOARD OF NEBRASKA AND THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERSONALLY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO AN ANGLE AND DISTANCE MEASUREMENT SYSTEM, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE CORRECT AND ACCURATE ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT BY CITY OF BLAIR.

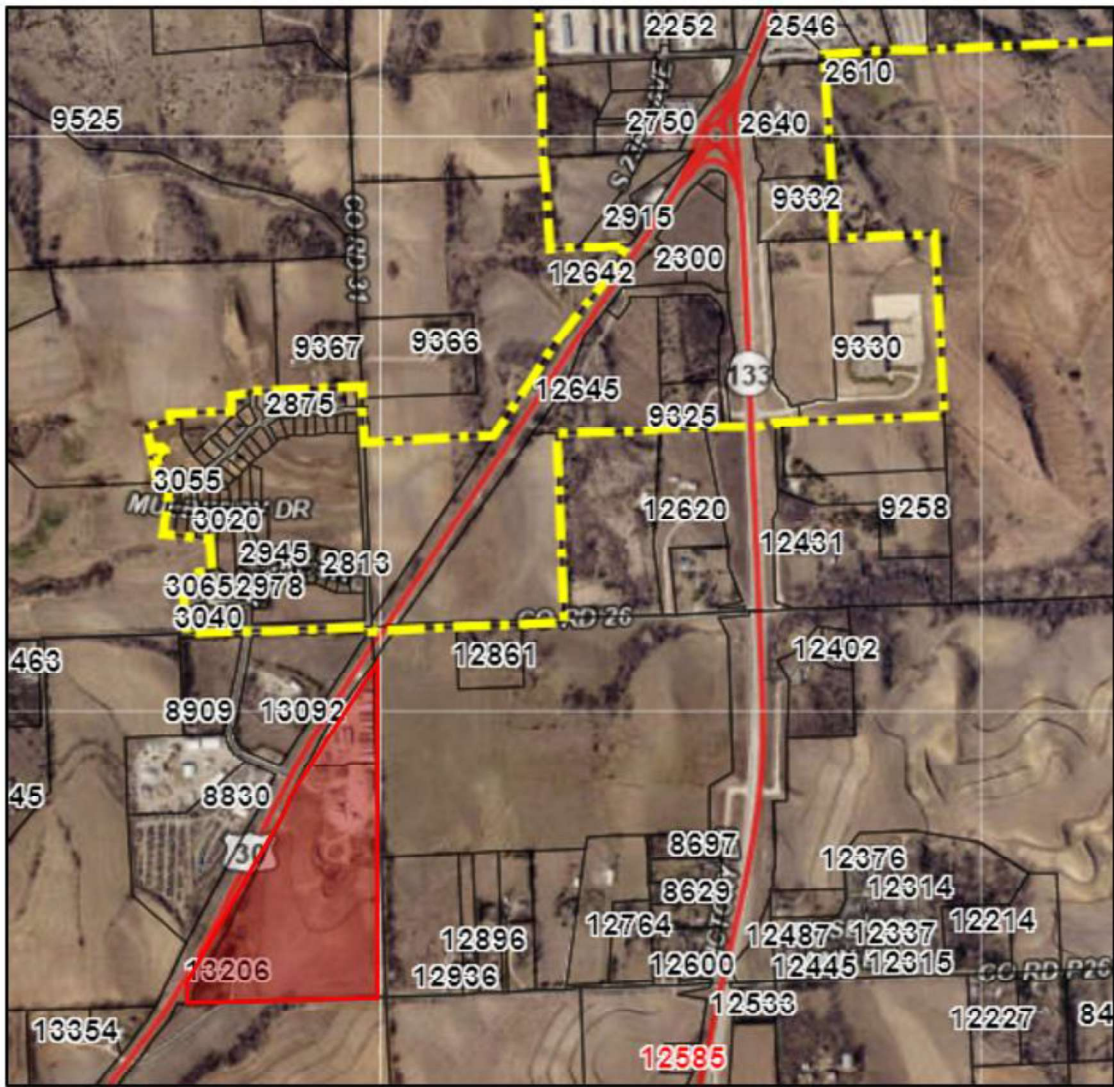
Matthew A. Route
MATTHEW A. ROUTE
NEBRASKA REGISTRATION NUMBER: 776

SW CORNER SE 1/4 NE 1/4
FOUND 1-1/2\" PIPE

3.50' NE TO A CONCRETE ROW MARKER
12.81' SE NAIL WITH PLASTIC WASHER IN A 14\" TREE
12.48' NW NAIL IN A 14\" TREE

E 1/4 CORNER
FOUND BRIDGE SPIKE IN CENTERLINE OF ASPHALT ROAD

49.37' NNE NAIL WITH PLASTIC WASHER IN A POST
65.33' NE 600 NAIL IN A 8\" TREE
68.85' SE 600 NAIL IN A 8\" TREE





2025 SOUTHWESTERN ANNEXATION PLAN

The 42 parcels and roads included in this annexation plan are urban or suburban in character, including a few parcels currently used for agricultural purposes. The 42-parcel area is contiguous or adjacent to the current city limits of the City of Blair. For a map of the annexation area, see Exhibit B of the resolution.

ANNEXATION AREA – GENERAL DESCRIPTION

The City of Blair continues to experience moderate to strong economic growth. Industrial development continues to lead the way, with existing businesses expanding and new industrial partners in the planning or early stages of development. Commercial and recreational development is also occurring. Despite these positive developments, housing development continues to be Blair's greatest challenge. Blair Crossing, located at the roundabout of Hwy 133 and Hwy 30, will add 132 market rate apartment units. Land developers are currently considering additional subdivisions but have yet to move forward with any projects.

The area under consideration in this annexation package is along the western and southwestern portions of the current city limits. The western portion is generally from Hwy 91 south, east of the UPRR tracks along the 25th Street corridor to Pittack Street, then southwest along the County Road 31 corridor to Hwy 30.

Of the 14 parcels being considered for annexation in this area, 9 are already developed for single family use exclusively or in conjunction with limited agricultural uses. 3 are additional parcels contiguous to a residential lot and required for access to the public right of way; or are contiguous to undeveloped agricultural lots that are already within the city limits. Two additional undeveloped parcels are along the 25th Street – County Road 31 corridor, which is anticipated to be improved in the next year or so.

The southwestern portion of the annexation area is from the current city limits along County Road 26 south to County Road P26, including developed parcels on the northwest side of Hwy 30 extending southeast to the Hwy 133 – County Road P26 interchange. Two parcels owned by the Nebraska Department of Transportation on the east side of Hwy 133 are also included.

Of the 28 parcels being considered for annexation in this area, 21 are already developed for single family use exclusively or in conjunction with limited agricultural uses. One parcel is contiguous to a residential lot and used exclusively by that parcel. Three parcels are already developed for commercial and governmental use, and a fourth parcel is currently undergoing platting for commercial use. One large lot is used for agricultural purposes and is adjoining the owner's residential lot. The remaining parcel is owned by the Nebraska department of Transportation.

COST IMPACT ON PROVIDING SERVICES

It is the intent of the City of Blair to provide the same level and quality of service to existing and newly annexed areas in the most orderly and timely manner as feasible. With all the changes, however, there is a learning curve and an adjustment period when the citizen must become informed as to what services are available and how to access said services. Similarly, time and experience are required for City personnel to become aware of the operations, conditions and location of facilities that are to be assumed by the City. It is the City of Blair's intent to provide service to all newly annexed areas in the City in a manner that is at least equal to the areas within the City. The estimated population of the proposed annexation area is 90 people, and the land area of the proposed annexation is approximately 557 acres.

FIRE AND RESCUE SERVICES

Fire and rescue services are currently provided to the majority of the area within this proposed annexation plan through the Blair Rural Fire District. 8 parcels in the southwest corner of the proposed annexation area are in the Kennard Fire District. The workforce and equipment now available within the Blair Fire and Rescue Department are deemed adequate to maintain the same level of excellent service now being provided.

The Blair Fire and Rescue Department has a total of 36 volunteers consisting of a Chief, 2 Assistant Chiefs, 1 Fire Captain, 1 Rescue Captain, 1 Rescue Lieutenant, all of which are Firefighters/EMTS, along with another 23 Firefighter/EMTS and 7 firefighters. All members of the Blair Fire and Rescue Department are highly trained and well equipped with the latest personnel protective equipment and gear. The department has the following equipment for fire and rescue services for the City of Blair and the Blair Rural Fire District which includes the annexation area. A 2023 E-One tanker, 2006 E-One pumper, 2016 Smeal pumper, 2007 E-One 100' Aerial truck, 2002 E-One pumper/tanker, 2017 Dodge Ram 2500 pickup, 2010 Chevy Suburban, 1998 E-One heavy rescue truck, 2004 Decontamination trailer, 2008 Dodge grass truck, 2019 Dodge grass truck, 2023 UTV with water tank, 2016 flat bottom rescue boat, 2015 F-450 Road Rescue squad, 2020 F-450 Road Rescue squad. All the equipment is housed in 2 fire station inside the current city limits, and they are located at 1873 Nebraska St. and 16th and Lincoln Streets. The response time for this area will not be affected by this annexation. The proposed area is currently served by the Washington County E911 service, and this service will not change with the annexation to the City of Blair.

The budget for the Blair Fire and Rescue Department, including rural district mutual aid, is \$933,512.00 for FY2025 and there is no anticipated increase in the department's budget needed for the proposed annexation.

POLICE

The City of Blair Police Department is currently staffed with eighteen (18) full-time certified officers, consisting of a Police Chief, Captain, three Sergeants, two detectives,

one drug task force officer and ten uniformed officers. The department has two full-time clerical support staff, as well as one part-time animal control officer. The Police Department provides 24-hour service, including street patrols.

The Blair Police Department prides itself on providing prompt, professional service. Citizens can expect the average non-emergency call to be responded to in minutes. The Police Department answers all calls for service no matter what the nature may be. If a citizen calls for police, they are assured that they will speak to an officer. Emergency call response times for the City are between 3 and 5 minutes.

The Blair Police Department understands that it has neither the workforce, expertise, nor resources to be able to perform all services for all types of law enforcement issues. For that reason, the Blair Police Department has developed an excellent relationship with the Washington County Sheriff's Office, the Omaha Police Department, and the Nebraska State Patrol. In addition, the City has interlocal agreements with Douglas County Crime Lab, Dodge and Cuming Counties and the City of Fremont. Each agency has levels of expertise that may be needed in Blair from time to time. Through interlocal agreements or service contracts, the City of Blair has, and will continue, to utilize these outside agencies when needed to perform duties in the City of Blair.

Based on the Blair population from the 2020 census of 7,790, the City provides one full-time officer for every 458 residents. The annexation area will add an estimated 90 residents to the City of Blair, which will not adversely affect the ratio of officers to population, so no additional staff are planned for the Blair Police Department as a part of this annexation.

PUBLIC WORKS DEPARTMENT – STREETS

The Blair Public Works Department is responsible for 149.22 Lane Miles of city streets and state highways within the city limits. The Street department has six (6) full-time employees with one supervisor and five (5) equipment operators.

The annexation will add 9.5 lane miles of streets to the City of Blair system, which will increase the lane mileage by 6.3%. While 25th street is already considered within city limits, it is a minimum maintenance road. The city has already been working with an engineering firm to bring this road up to a proper gravel rural section. It is estimated that this work will cost \$1.5 – \$2.3 million and is expected to be included in the FY2026 budget. The additional lane miles will be included in the city's Highway Allocation funds starting in FY2027.

Snow removal from city streets is the responsibility of the Blair Public Works Department, and there currently are 17 pieces of snow removal equipment available to the department staff to clear the city streets. Snow is removed from city streets within eight hours after the snow fall has concluded, and the additional lane miles of roads within the annexation plan will not change that goal. All Public Works staff are involved with snow removal, 25-30 people on rotating shifts if needed during long duration events.

Other services provided by the Blair public works department streets division are street sweeping, crack sealing on hard surfaced roads, grading of rock roads, storm drainage maintenance, street repairs of hard surfaced roads and right-of-way clearing of trees and debris. Many of these services are currently being provided to the streets located within the annexed area. The balance of services not currently provided for the existing streets within the annexation area will be extended to the annexation area without any additional personnel or equipment purchases and will not adversely affect the current level of service to the existing citizens.

WATER DEPARTMENT

The City of Blair provides its citizens with water from a treatment plant on the Missouri River and draws water from the Missouri River for treatment with a 27 Million Gallon/Day (MGD) water treatment plant. The city averages 14 MGD of water. The annexation area is currently served with City water -with mains along Highway 30 and 133, and P26. The areas west of Hollow Road and 25th Streets can connect to city water from the Southern Hills area, or the Hollow Road/ 25th Street intersection. These water mains are sufficiently sized to provide water service, including fire protection for any development in the annexed area. The City's utility department is currently maintaining the existing water mains in the annexation area, so there are no anticipated increases in staffing needed for the annexation area.

The current connection fee to City water mains outside the city limits is \$3,000 with 166% monthly water rates compared to City customers, increasing to 200% over the next two year. After the annexation, the connection fees to connect to City water mains will be \$0.00 and the water rates for the customers in the annexation area will be the same as for other City residents.

WASTEWATER DEPARTMENT

The City of Blair provides its citizens with wastewater collection and treatment with a 2 MGD wastewater treatment plant. Currently the City is averaging 1 MGD of wastewater treatment per day. Any new development as a part of this annexation will need to work with the City of Blair for wastewater treatment. For industrial or major commercial wastewater treatment may require plant expansion or pretreatment by the user. Those decisions will be made on an individual basis based on the needs of the customer.

The city currently has a Sanitary Sewer force main along Hwy 30 that portions of the annexed area could connect to. Other portions may be able to connect to an existing sanitary sewer near the entrance to the Mutual of Omaha building on Hwy 133. The areas along the 25th Street corridor could connect at Hwy 30 and Hollow Road with a sewer main extension. A full sanitary sewer study of this drainage area is planned for FY 2026.

PARKS AND RECREATION

The city parks are available to existing and new residents in the annexed area. The City has 10 City Parks encompassing 125.2 Acres. There are no anticipated increases in staff for the annexed area. There are no current or planned parks within the annexed area.

Citizens of Blair enjoy many opportunities for recreation within the City ranging from Little League Baseball, Softball, and Soccer. Individuals within the annexation area will also be able to enjoy these same opportunities without paying out-of-town rates for the privilege of participating in these activities.

ADMINISTRATION

The annexation area is within the City of Blair’s two-mile Extra-Territorial Jurisdiction (ETJ), so the area is already served by the City’s Planning & Zoning Department. There are no anticipated increases for staff for the annexation area.

BUILDING INSPECTION AND CODE ENFORCEMENT

The Community Development Department currently has one full-time Director, one full-time Building Inspector, one full-time Code Compliance Officer and one full-time Building Clerk. The annexation area is an undeveloped property with strong continuing development potential and is within the City’s 2-mile ETJ. The Department can manage the proposed development within the annexation area and any additional development planned for the future. There are no anticipated increases in staff needed for the annexation area.

LIBRARY

The City has a full-service library that serves the citizens of Blair. The library has a staff of three full-time librarians and four part-time employees. The residents of the annexation area are currently not able to enjoy the services provided by the City’s library free of charge, due to Washington County not entering into an interlocal agreement with the City for library services for rural areas of the County. Blair does allow rural residents to utilize the City library, but they must pay \$25 annually for the privilege of checking out any materials from the library or utilizing any of the many services offered by the City library. Residents of the annexation area will be able to utilize the City library without fees as citizens of the City.

Total Levy Rates (2024-2025):

Within the annexation area there are four different total levy rates since there are different Townships and Fire Districts. The four different rates are shown in comparison to the total levy rate for properties within the city limits.

Description	Rural Rate	City Rate
Rural Rate 1	1.188255	1.455377
Rural Rate 2	1.198224	1.455377
Rural Rate 3	1.176130	1.455377
Rural Rate 4	1.166161	1.455377

Exhibit B of the resolution considering this annexation plan is a map of the area being considered.

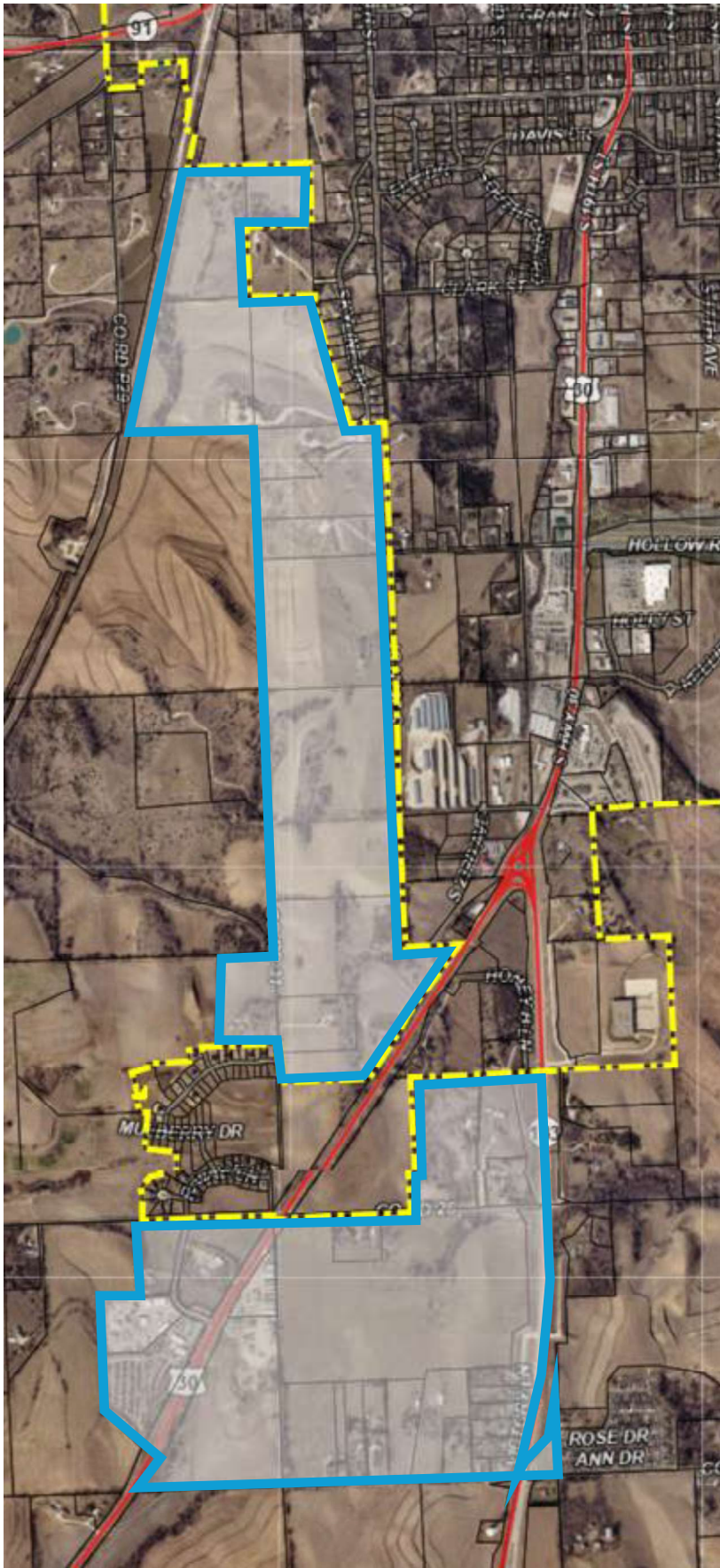
Exhibit C of the resolution is a listing of the properties, showing the following information of each property:

1. The current taxable valuation.
2. The current and city total levy rates.
3. The current gross property tax (does not include any state rebate).
4. The gross property tax post annexation.
5. The change in gross tax.
6. The city revenue post annexation.

Financial Impact to the City of Blair

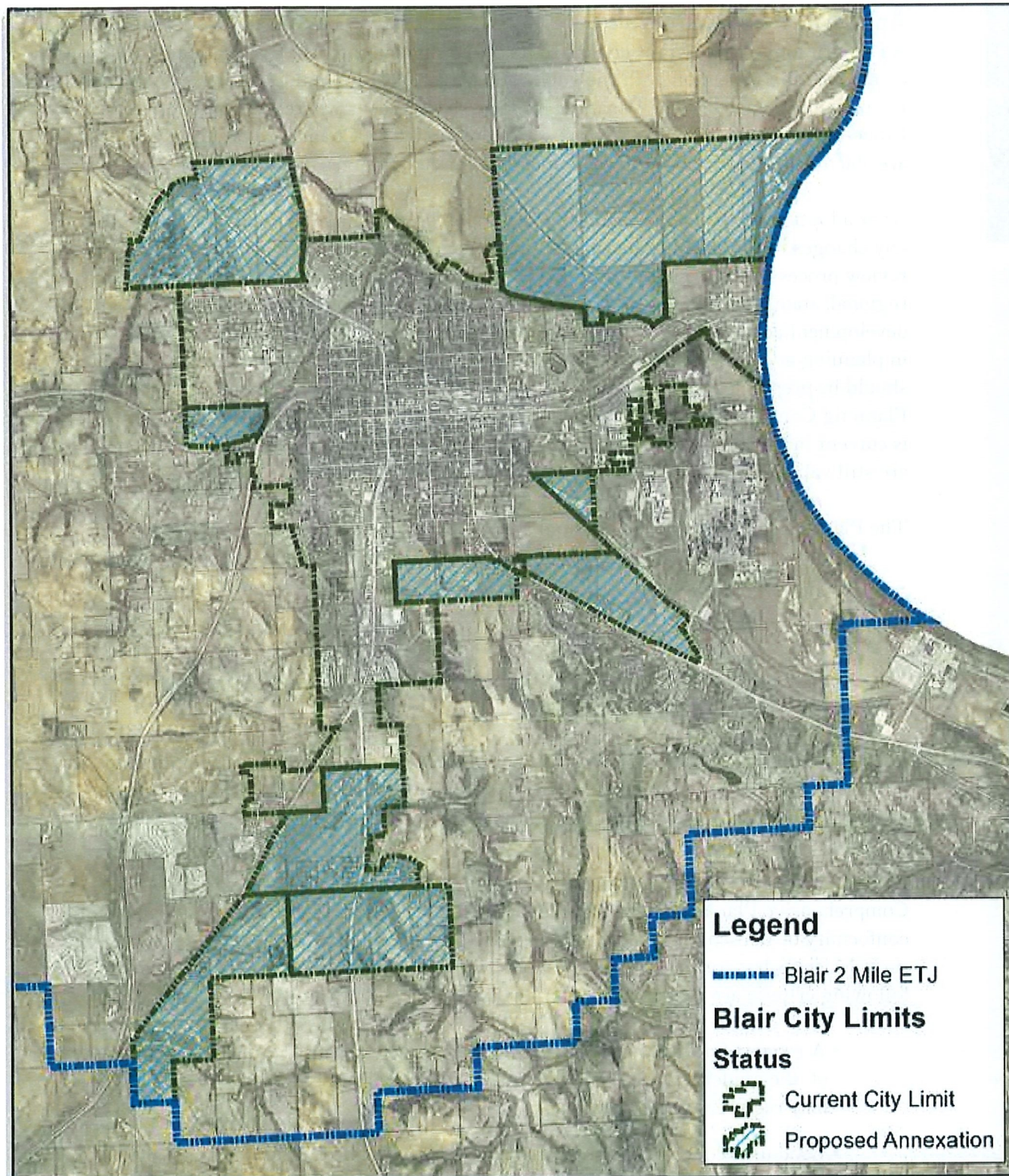
Total Valuation of annexation area 2024-2025:	\$17,467,575.00
Tax Revenue to City from annexation area:	\$50,053.86

The overall impact on current residents of Blair is minimal and will not necessitate an increase in taxes or utility fees because of the proposed annexation. Road improvements to bring annexed roads up to current rural surface requirements will be paid for through the city's annual budget process. Future development of this area will fund the installation of streets, water and sewer infrastructure.




SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	PIN #	CURRENT VALUATION	TOTAL LEVY PRIOR TO ANNEXATION	TOTAL LEVY POST ANNEXATION	GROSS PROPERTY TAX PRIOR TO ANNEXATION	GROSS PROPERTY TAX POST ANNEXATION	CHANGE IN GROSS TAX	CITY REVENUE POST ANNEXATION
32-15-11	TL 32	890019719	\$0.00	1.188255	1.455377	\$0.00	\$0.00	\$0.00	\$0.00
14-18-11	TL 207	890019628	\$19,335.00	1.188255	1.455377	\$229.75	\$281.40	\$51.65	\$55.41
15-18-11	TL 33	890019726	\$577,945.00	1.188255	1.455377	\$6,867.46	\$8,411.28	\$1,543.82	\$1,656.12
15-18-11	TL 12	890019656	\$825,265.00	1.188255	1.455377	\$9,806.25	\$12,010.72	\$2,204.46	\$2,364.82
14-18-11	TL 146	890019586	\$74,920.00	1.188255	1.455377	\$890.24	\$1,090.37	\$200.13	\$214.69
14-18-11	TL 298	890089113	\$682,565.00	1.188255	1.455377	\$8,110.61	\$9,933.89	\$1,823.28	\$1,955.91
14-18-11	TL 292 & 297	890019551	\$516,090.00	1.188255	1.455377	\$6,132.47	\$7,511.06	\$1,378.59	\$1,478.87
14-18-11	TL 293	890088587	\$945,035.00	1.188255	1.455377	\$11,229.43	\$13,753.82	\$2,524.40	\$2,708.03
14-18-11	SW1/4 of the SW1/4	890019565	\$186,535.00	1.188255	1.455377	\$2,216.51	\$2,714.79	\$498.28	\$534.52
23-18-11	NW1/4 of the NW1/4	890020279	\$230,605.00	1.188255	1.455377	\$2,740.18	\$3,356.17	\$616.00	\$660.81
23-18-11	TL 79	890020279	\$283,455.00	1.188255	1.455377	\$3,368.17	\$4,125.34	\$757.17	\$812.25
23-18-11	TL 80 & 128	890020286	\$361,115.00	1.188255	1.455377	\$4,290.97	\$5,255.58	\$964.62	\$1,034.79
22-18-11	TL 18	890020244	\$432,725.00	1.188255	1.455377	\$5,141.88	\$6,297.78	\$1,155.90	\$1,239.99
23-18-11	TL 111	890086877	\$434,405.00	1.188255	1.455377	\$5,161.84	\$6,322.23	\$1,160.39	\$1,244.80
27-18-11	TL 46	890020916	\$327,535.00	1.198224	1.455377	\$3,924.60	\$4,766.87	\$842.27	\$938.56
27-18-11	TL 62	890020909	\$0.00	1.198224	1.455377	\$0.00	\$0.00	\$0.00	\$0.00
27-18-11	TL 66	890020951	\$785,845.00	1.198224	1.455377	\$9,416.18	\$11,437.01	\$2,020.82	\$2,251.86
27-18-11	TL 35, 40, 42 & 47	890020888	\$768,245.00	1.198224	1.455377	\$9,205.30	\$11,180.86	\$1,975.57	\$2,201.43
27-18-11	TL 17	890020853	\$386,890.00	1.176130	1.455377	\$4,550.33	\$5,630.71	\$1,080.38	\$1,108.64
27-18-11	TL 16	890020846	\$699,650.00	1.176130	1.455377	\$8,228.79	\$10,182.55	\$1,953.75	\$2,004.87
26-18-11	TL 48	890020734	\$316,445.00	1.166161	1.455377	\$3,690.26	\$4,605.47	\$915.21	\$906.78
26-18-11	TL 32 & 35	890020692	\$237,225.00	1.166161	1.455377	\$2,766.43	\$3,452.52	\$686.09	\$679.78
26-18-11	TL 41	890020706	\$24,350.00	1.166161	1.455377	\$283.96	\$354.38	\$70.42	\$69.78
26-18-11	TL 27	890020678	\$654,065.00	1.166161	1.455377	\$7,627.45	\$9,519.11	\$1,891.66	\$1,874.24
26-18-11	TL 56	890020762	\$54,010.00	1.166161	1.455377	\$629.84	\$786.05	\$156.21	\$154.77
26-18-11	TL 55	890020755	\$523,220.00	1.166161	1.455377	\$6,101.59	\$7,614.82	\$1,513.24	\$1,499.30
26-18-11	TL 29	890020685	\$535,540.00	1.166161	1.455377	\$6,245.26	\$7,794.13	\$1,548.87	\$1,534.61
26-18-11	Lot 1, CMH Addition	890020797	\$479,460.00	1.166161	1.455377	\$5,591.28	\$6,977.95	\$1,386.68	\$1,373.91
26-18-12	Lot 2, CMH Addition	890020790	\$463,395.00	1.166161	1.455377	\$5,403.93	\$6,744.14	\$1,340.21	\$1,327.87



SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	PIN #	CURRENT VALUATION	TOTAL LEVY PRIOR TO ANNEXATION	TOTAL LEVY POST ANNEXATION	GROSS PROPERTY TAX PRIOR TO ANNEXATION	GROSS PROPERTY TAX POST ANNEXATION	CHANGE IN GROSS TAX	CITY REVENUE POST ANNEXATION
26-18-13	West 175.0 feet of Lot 6, Highland Estates Subdivision	890065352	\$278,175.00	1.166161	1.455377	\$3,243.97	\$4,048.49	\$804.53	\$797.12
26-18-14	Lot 6, Highland Estates Subdivision, except the West 175.0 feet.	890065345	\$324,495.00	1.166161	1.455377	\$3,784.13	\$4,722.63	\$938.49	\$929.85
26-18-15	Lot 5, Highland Estates Subdivision	890065338	\$388,855.00	1.166161	1.455377	\$4,534.68	\$5,659.31	\$1,124.63	\$1,114.28
26-18-16	Lot 4, Highland Estates Subdivision	890065331	\$392,475.00	1.166161	1.455377	\$4,576.89	\$5,711.99	\$1,135.10	\$1,124.65
26-18-17	Lot 3, Highland Estates Subdivision	890065324	\$351,695.00	1.166161	1.455377	\$4,101.33	\$5,118.49	\$1,017.16	\$1,007.79
26-18-18	Lot 2, Highland Estates Subdivision	890065317	\$364,030.00	1.166161	1.455377	\$4,245.18	\$5,298.01	\$1,052.83	\$1,043.14
26-18-19	Lot 1, Highland Estates Subdivision	890065310	\$568,185.00	1.166161	1.455377	\$6,625.95	\$8,269.23	\$1,643.28	\$1,628.15
26-18-11	TL 82	890020720	\$195,455.00	1.166161	1.455377	\$2,279.32	\$2,844.61	\$565.29	\$560.08
26-18-11	TL 73	890020713	\$2,060,225.00	1.166161	1.455377	\$24,025.54	\$29,984.04	\$5,958.50	\$5,903.64
23-18-11	TL 105	890080633	\$85,510.00	1.166161	1.455377	\$997.18	\$1,244.49	\$247.31	\$245.03
23-18-11	TL 135	890020321	\$558,595.00	1.166161	1.455377	\$6,514.12	\$8,129.66	\$1,615.55	\$1,600.67
23-18-11	TL 136	890020314	\$74,010.00	1.166161	1.455377	\$863.08	\$1,077.12	\$214.05	\$212.08
26-18-11	TL 25 & 26	890020664	\$0.00	0.000000	1.455377	\$0.00	\$0.00	\$0.00	\$0.00
			TOTAL VALUATION					TOTAL CHANGE IN REVENUE	TOTAL REVENUE
			\$17,467,575.00					\$48,576.76	\$50,053.86



Legend

-  Blair 2 Mile ETJ

Blair City Limits Status

-  Current City Limit
-  Proposed Annexation

Blair Comprehensive Plan

**City of Blair
Annexation Areas**



Created By: K. Andersen
Date: June, 2016
Revised:
Software: ArcGIS 10.2
File: 130557.00

This map was prepared using information from records drawings supplied by JEO and/or other applicable city, county, federal or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.



Shelly Jones

From: Jeff Beiermann
Sent: Friday, June 27, 2025 12:14 PM
To: Pattianne Belitz
Cc: Shelly Jones
Subject: RE: Opposition to 2025 Southwest Annexation

Received. Thank you.

Regards,

Jeff Beiermann

Jeff Beiermann, MPA
Community Development Director
City of Blair
Phone: 402-426-6688



www.BlairNebraska.org

From: Pattianne Belitz <pattianneb@hotmail.com>
Sent: Thursday, June 26, 2025 20:17
To: Jeff Beiermann <jbeiermann@blairnebraska.org>
Subject: Opposition to 2025 Southwest Annexation

I am writing in opposition of the annexation of the proposed 2025 Southwest Annexation, which includes my property at 12936 County Road P26.

I am further opposed to rezoning of my property from General Agriculture (AGG) to Residential Low-Density (RL). My existing property at 12936 County Road P26 is 12.186 acres, used for hay, pasture and several horses throughout my ownership. Why is my property being slated for rezoning to Residential Low-Density (RL), rather than Transitional Agriculture.

Properties along County Road P26 are currently well serviced and supported by county road services, and county sheriff and fire services. The city will not be able to provide the same level of these services to this far west of the city core. Providing these services this far west of the city core will be very expensive for the city further increasing tax dollars of city residents.

I am writing in opposition of the annexation of the proposed 2025 Southwest Annexation, which includes my property at 12936 County Road P26.

I am further opposed to rezoning of my property from General Agriculture (AGG) to Residential Low-Density (RL). My existing property at 12936 County Road P26 is 12.186 acres, used for hay, pasture and several horses

throughout my ownership. Why is my property being slated for rezoning to Residential Low-Density (RL), rather than Transitional Agriculture.

Properties along County Road P26 are well serviced and supported by county road services, and county sheriff and fire services. The city will not be able to provide the same level of these services to this far west of the city core. Providing these services this far west of the city core will be very expensive for the city further increasing tax dollars of city residents.

Please reconsider this propose annexation.

Pattianne Belitz

12936 County Road P26, Blair, NE 68008

402-651-3348

pattianneb@hotmail.com

Brenda Wheeler

Subject: FW: SW annexation

From: John Curtis <curtis.john74@gmail.com>

Sent: Friday, July 18, 2025 7:43 PM

To: Mindy Rump <mrump@blairnebraska.org>

Subject: SW annexation

Dear Council Member Rump,

My name is John Curtis, I live across from the water tower at 12790 County Road P26. My property is in the proposed SW annexation package.

I am 100% against being annexed by the City of Blair. I bought this acreage because of the land and what I could do as a "hobby" farmer. I never dreamed I would be part of a potential annexation package.

The tax burden being imposed and what we would receive in return is not appealing at all.

We already have great road service, great fire protection, and superior law enforcement. Switching to other great services at a premium price is of no benefit.

For zoning, the City of Blair already controls what we do as we fall in the 2-mile radius.

We are already on city water and have no intention of hooking up to a proposed city sewer line.

Having street lights in our area is just light pollution in my opinion and not needed.

The premium taxes being levied is out of line, especially considering what we will receive in return.

The hassle of dealing with the postal service in an address change is dreaded also.

There is nothing in this proposed annexation that makes me feel good.

Please carefully consider what the citizens want, and we do not want annexed. Please oppose this SW annexation package. Put yourself in my shoes and look from my perspective, it's not a good view.

Blair is a rural farming community, please help keep it that way. Annexing is ok in some aspects, such as a large housing only addition. Acreages are a different story, give character to our town and history. The planning commission was deadlocked at 3-yes, 3-no, and 1- abstain. They recognize this is a serious issue. Please vote no.

Thank you for being a council member and taking time to read time.

Respectfully,

John & Cheri Curtis

Curtis.john74@gmail.com

Cell 402-659-8148

Brenda Wheeler

Subject: FW: Proposed Annexation

From: Tim Ott <timothyott63@gmail.com>
Sent: Friday, July 18, 2025 9:48 AM
To: Mindy Rump <mrump@blairnebraska.org>
Subject: Proposed Annexation

Good Morning,

I am writing in regard to the proposed Southwest Annexation by the City of Blair. I live on an acreage in the proposed annexation area, on the west side of Highway 133, just north of the water tower.

When I heard of the proposed annexation, I kept an open mind. I read the information that was mailed to me and had phone conversations with both Jeff Beirmann and Phil Green. Both Jeff and Phil were very cordial in our conversations and provided good information.

After considering the pros and cons for us, it is my conclusion that we would receive very little benefit from the annexation that we don't already have:

- Police presence - We already have coverage by Washington County Sheriff
- Fire - We already have coverage by Blair Rural Fire Department
- Snow Removal - The State of Nebraska currently removes snow on part of Victory Lane - The remainder is private property that I maintain.
- Water - We already have access to the rural water line that runs through our property. We already have a fire hydrant on our property.
- Sewer - I was told that the City "might provide access to city sewer at some point in the future". Undetermined if or when that might happen.
- Other insignificant benefits include a possible streetlight and possible speed limit change
- We would lose the ability for open burning, and maybe other restrictions that I am currently unaware of.

Despite all of this, our taxes would increase more than \$1,100 per year! We would get little or nothing in return for a significant tax increase! This is not a good deal for us! It has been reported that this annexation would increase Blair City tax revenue by \$50,000 annually. How would that benefit the residents of the annexed area?

I ask you to imagine yourself in our situation. An outside entity forces you to pay a significant amount of money annually indefinitely for little to no benefit. Would you be in favor?

I asked Jeff and Phil why the city wants to annex this area. Two words stood out to me in their response: Protect and Control. What is the City trying to protect from? The City already has control of the area surrounding the boundaries of Blair through building permits required within a two mile radius of Blair.

Please also note that the Blair Planning Commission had a split vote on the proposed annexation - 3 Yay, 3 Nay with one abstaining. Multiple Planning Commission members are against the proposed annexation.

Please vote AGAINST the Southwest Annexation!

Thank you for your consideration.

Tim and Annette Ott
8587 Victory Lane

Brenda Wheeler

Subject: FW: Disagreement with Sw annexation

From: Kaleb Metzger <metzger_24@hotmail.com>

Sent: Thursday, July 17, 2025 3:47 PM

To: Mindy Rump <mrump@blairnebraska.org>

Subject: Disagreement with Sw annexation

We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern and disagree with the 2025 SW annexation.

We did not move out here to become a part of city limits all within 6 months of making the move. Being told our taxes are going to be increased significantly, this is not what we signed up for when moving to this area and feel very caught of guard with the investment we have made. This could significantly impact our homes value as well as our neighboring properties. I feel as if my rights of owning an acreage in the country are being stripped away. The increase in tax is unnecessary. They said they need the annexation to have power over what is being built, yet permits are still required to be pulled so the power is already in their hands.

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 Blair community.

Feel free to reach out to me if needed at 402-979-1342. Thank you for your time!

Brenda Wheeler

Subject: FW: Annexation Letter from Ben Westerfield

From: Ben Westerfield <bpwesterfield@gmail.com>

Sent: Sunday, July 13, 2025 1:31 PM

To: Jeff Beiermann <jbeiermann@blairnebraska.org>; Mindy Rump <mrump@blairnebraska.org>; Rick Paulsen <rpaulsen@blairnebraska.org>; Kent Long <klong@blairnebraska.org>; Frank Wolff <fwolff@blairnebraska.org>; Brent Clark <bclark@blairnebraska.org>; Kevin Willis <kwillis@blairnebraska.org>; Kirk Highfill <khighfill@blairnebraska.org>; James Letcher <jletcher@blairnebraska.org>; Gary Banner <gbanner@blairnebraska.org>

Subject: Annexation

Ben Westerfield
8661 Victory Ln
Blair, NE 68008

7/13/2025

Dear Members of the Blair City Council and Zoning,

I am writing to formally express my strong opposition to the proposed annexation of my property into the city limits of Blair.

This annexation would significantly increase my property taxes without providing any corresponding benefit in services. Currently, I am sufficiently covered regarding utilities and infrastructure from the state and the county, and I do not require additional municipal services. Becoming part of the city would impose an unjustified financial burden on me and my family.

Moreover, annexation would directly interfere with my way of life. On my property, I responsibly keep chickens, pigs, sheep, and turkeys. These animals are an integral part of my daily life and my family's livelihood. Annexation would likely prohibit or heavily restrict these activities under city ordinances, effectively forcing me to give up something deeply important to me.

For these reasons, I respectfully request that my property be excluded from the proposed annexation area. This action would unfairly harm me financially and personally while offering no tangible benefits in return.

Thank you for your attention to my concerns. I urge you to reconsider this proposal and protect the rights of property owners like myself who do not wish to be included in the city limits.

Sincerely,
Ben Westerfield

Brenda Wheeler

Subject: FW: SW City of Blair Annexation

From: Rich Zelensky <richzelensky@gmail.com>

Sent: Wednesday, July 16, 2025 10:38 PM

Subject: SW City of Blair Annexation

City of Blair, Mayor and City Council Members

7-16-25

Mindy Rump
Gary Banner
Rick Paulsen
Kent Long
Frank Wolff
Brent Clark
Kevin Willis
Kirk Highfill
James Letcher

My name is Rich Zelensky, and I live at 8697 Victory Lane, Blair NE 68008, and just love it! I lived in the Omaha area my whole life and when my 3 sons grew up, moved out and got married, I wanted to move to an acreage and get away from the city life. Also nearing retirement, I wanted a property with low Real Estate taxes. I purchased my current 2 ¼ acre property in 2020 with a Mil Levy of 1.16. **Just perfect, low Real Estate Taxes!** The acreage was something that I have wanted for many years so I could have a big garage/shop, farm animals, gun target practice, lower taxes, recreation use of ATV's/Go Cart's and peacefulness are a few of the numerous things that come with ownership. Furthermore, after every storm I have a huge pile of tree branches that fall off the trees that I open burn (with permit). I recently received a letter from Jeff Beiermann on the City of Blair annexation of my acreage along with my neighbors. According to the Zoning change, **all these rights above will be taken away.**

My grandchildren love to visit/play because of riding horses, petting farm animals and other things that are allowed to do on an acreage that are not allowed in City Limits of Omaha or Blair. I see no benefit to the annexation and only an increase of \$1,643.28 in my Real Estate Taxes. I went door to door to visit with my neighbors about this and found out **100%** of acreage owners that I talked to are against this annexation. There are a lot of elderly people in this SW Annexation that are currently retired and have lived on their property for 20, 30 and some 40 years. Some are on a Fixed Retired Income and worry about being able to pay higher taxes. That is sad, they feel overwhelmed. I told them they do have a say in this and to email the Council a letter or if they don't have an email account, they can write a letter, and I will deliver it to the Council.

I was also told that our sales tax will increase from 5.5% to 7%. So, the tax burden continues.

This is very frustrating for me to see the benefits of acreage ownership being stripped away. **Please vote NO on this S.W. City of Blair Annexation.**

Thank you!
Rich Zelensky
8697 Victory Lane
Blair NE 68008
402-699-9210

ORDINANCE NUMBER

COUNCIL MEMBER - INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE CITY OF BLAIR, NEBRASKA, ANNEXING AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF BLAIR TO INCLUDE THE REAL ESTATE WHICH IS GENERALLY DESCRIBED AS THE 2025 SOUTHWESTERN ANNEXATION AREA, 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.

WHEREAS, the parcels of real estate described in the attached **Exhibit “A”** and shown on the map, attached as **Exhibit “B”**, are adjacent and contiguous to the current municipal corporate boundary; and

WHEREAS, it appears desirable and for the public good and best interests of the City of Blair, that an ordinance be passed annexing and extending the corporate limits of the City of Blair to include the real estate hereinafter described; and

WHEREAS, said real estate is urban or suburban in character, and

WHEREAS, said real estate will receive material benefits and advantages from annexation into the corporate limits of the City of Blair.

NOW THEREFORE BE IT RESOLVED, that the real estate described in **Exhibit “A”** be, and the same is hereby annexed and included within the corporate limits of the City of Blair, Nebraska, and said real estate and the persons thereon shall hereafter be subject to the rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the corporate limits of the City of Blair, Nebraska.

BE IT FURTHER RESOLVED, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

BE IT FURTHER RESOLVED, this ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 22nd day of JULY 2025.

CITY OF BLAIR, NEBRASKA

BY _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

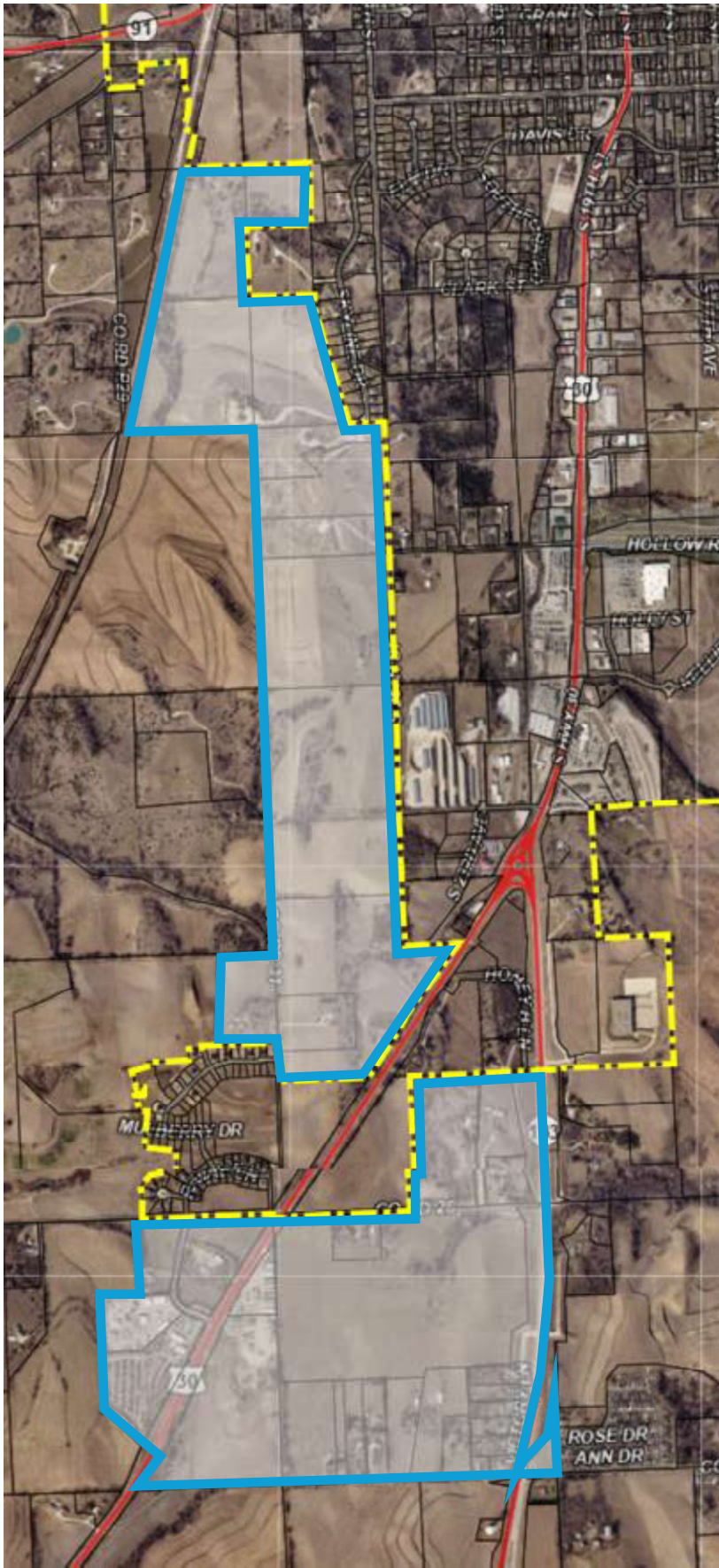
STATE OF NEBRASKA)
) Ss
WASHINGTON COUNTY)

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 forgoing Ordinance was passed and approved at a regular meeting of the Mayor and City Council of said City held on the 22ND day of July 2025.

BRENDA WHEELER, CITY CLERK

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	PIN #	CURRENT VALUATION	TOTAL LEVY PRIOR TO ANNEXATION	TOTAL LEVY POST ANNEXATION	GROSS PROPERTY TAX PRIOR TO ANNEXATION	GROSS PROPERTY TAX POST ANNEXATION	CHANGE IN GROSS TAX	CITY REVENUE POST ANNEXATION
32-15-11	TL 32	890019719	\$0.00	1.188255	1.455377	\$0.00	\$0.00	\$0.00	\$0.00
14-18-11	TL 207	890019628	\$19,335.00	1.188255	1.455377	\$229.75	\$281.40	\$51.65	\$55.41
15-18-11	TL 33	890019726	\$577,945.00	1.188255	1.455377	\$6,867.46	\$8,411.28	\$1,543.82	\$1,656.12
15-18-11	TL 12	890019656	\$825,265.00	1.188255	1.455377	\$9,806.25	\$12,010.72	\$2,204.46	\$2,364.82
14-18-11	TL 146	890019586	\$74,920.00	1.188255	1.455377	\$890.24	\$1,090.37	\$200.13	\$214.69
14-18-11	TL 298	890089113	\$682,565.00	1.188255	1.455377	\$8,110.61	\$9,933.89	\$1,823.28	\$1,955.91
14-18-11	TL 292 & 297	890019551	\$516,090.00	1.188255	1.455377	\$6,132.47	\$7,511.06	\$1,378.59	\$1,478.87
14-18-11	TL 293	890088587	\$945,035.00	1.188255	1.455377	\$11,229.43	\$13,753.82	\$2,524.40	\$2,708.03
14-18-11	SW1/4 of the SW1/4	890019565	\$186,535.00	1.188255	1.455377	\$2,216.51	\$2,714.79	\$498.28	\$534.52
23-18-11	NW1/4 of the NW1/4	890020279	\$230,605.00	1.188255	1.455377	\$2,740.18	\$3,356.17	\$616.00	\$660.81
23-18-11	TL 79	890020279	\$283,455.00	1.188255	1.455377	\$3,368.17	\$4,125.34	\$757.17	\$812.25
23-18-11	TL 80 & 128	890020286	\$361,115.00	1.188255	1.455377	\$4,290.97	\$5,255.58	\$964.62	\$1,034.79
22-18-11	TL 18	890020244	\$432,725.00	1.188255	1.455377	\$5,141.88	\$6,297.78	\$1,155.90	\$1,239.99
23-18-11	TL 111	890086877	\$434,405.00	1.188255	1.455377	\$5,161.84	\$6,322.23	\$1,160.39	\$1,244.80
27-18-11	TL 46	890020916	\$327,535.00	1.198224	1.455377	\$3,924.60	\$4,766.87	\$842.27	\$938.56
27-18-11	TL 62	890020909	\$0.00	1.198224	1.455377	\$0.00	\$0.00	\$0.00	\$0.00
27-18-11	TL 66	890020951	\$785,845.00	1.198224	1.455377	\$9,416.18	\$11,437.01	\$2,020.82	\$2,251.86
27-18-11	TL 35, 40, 42 & 47	890020888	\$768,245.00	1.198224	1.455377	\$9,205.30	\$11,180.86	\$1,975.57	\$2,201.43
27-18-11	TL 17	890020853	\$386,890.00	1.176130	1.455377	\$4,550.33	\$5,630.71	\$1,080.38	\$1,108.64
27-18-11	TL 16	890020846	\$699,650.00	1.176130	1.455377	\$8,228.79	\$10,182.55	\$1,953.75	\$2,004.87
26-18-11	TL 48	890020734	\$316,445.00	1.166161	1.455377	\$3,690.26	\$4,605.47	\$915.21	\$906.78
26-18-11	TL 32 & 35	890020692	\$237,225.00	1.166161	1.455377	\$2,766.43	\$3,452.52	\$686.09	\$679.78
26-18-11	TL 41	890020706	\$24,350.00	1.166161	1.455377	\$283.96	\$354.38	\$70.42	\$69.78
26-18-11	TL 27	890020678	\$654,065.00	1.166161	1.455377	\$7,627.45	\$9,519.11	\$1,891.66	\$1,874.24
26-18-11	TL 56	890020762	\$54,010.00	1.166161	1.455377	\$629.84	\$786.05	\$156.21	\$154.77
26-18-11	TL 55	890020755	\$523,220.00	1.166161	1.455377	\$6,101.59	\$7,614.82	\$1,513.24	\$1,499.30
26-18-11	TL 29	890020685	\$535,540.00	1.166161	1.455377	\$6,245.26	\$7,794.13	\$1,548.87	\$1,534.61
26-18-11	Lot 1, CMH Addition	890020797	\$479,460.00	1.166161	1.455377	\$5,591.28	\$6,977.95	\$1,386.68	\$1,373.91
26-18-12	Lot 2, CMH Addition	890020790	\$463,395.00	1.166161	1.455377	\$5,403.93	\$6,744.14	\$1,340.21	\$1,327.87

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	PIN #	CURRENT VALUATION	TOTAL LEVY PRIOR TO ANNEXATION	TOTAL LEVY POST ANNEXATION	GROSS PROPERTY TAX PRIOR TO ANNEXATION	GROSS PROPERTY TAX POST ANNEXATION	CHANGE IN GROSS TAX	CITY REVENUE POST ANNEXATION
26-18-13	West 175.0 feet of Lot 6, Highland Estates Subdivision	890065352	\$278,175.00	1.166161	1.455377	\$3,243.97	\$4,048.49	\$804.53	\$797.12
26-18-14	Lot 6, Highland Estates Subdivision, except the West 175.0 feet.	890065345	\$324,495.00	1.166161	1.455377	\$3,784.13	\$4,722.63	\$938.49	\$929.85
26-18-15	Lot 5, Highland Estates Subdivision	890065338	\$388,855.00	1.166161	1.455377	\$4,534.68	\$5,659.31	\$1,124.63	\$1,114.28
26-18-16	Lot 4, Highland Estates Subdivision	890065331	\$392,475.00	1.166161	1.455377	\$4,576.89	\$5,711.99	\$1,135.10	\$1,124.65
26-18-17	Lot 3, Highland Estates Subdivision	890065324	\$351,695.00	1.166161	1.455377	\$4,101.33	\$5,118.49	\$1,017.16	\$1,007.79
26-18-18	Lot 2, Highland Estates Subdivision	890065317	\$364,030.00	1.166161	1.455377	\$4,245.18	\$5,298.01	\$1,052.83	\$1,043.14
26-18-19	Lot 1, Highland Estates Subdivision	890065310	\$568,185.00	1.166161	1.455377	\$6,625.95	\$8,269.23	\$1,643.28	\$1,628.15
26-18-11	TL 82	890020720	\$195,455.00	1.166161	1.455377	\$2,279.32	\$2,844.61	\$565.29	\$560.08
26-18-11	TL 73	890020713	\$2,060,225.00	1.166161	1.455377	\$24,025.54	\$29,984.04	\$5,958.50	\$5,903.64
23-18-11	TL 105	890080633	\$85,510.00	1.166161	1.455377	\$997.18	\$1,244.49	\$247.31	\$245.03
23-18-11	TL 135	890020321	\$558,595.00	1.166161	1.455377	\$6,514.12	\$8,129.66	\$1,615.55	\$1,600.67
23-18-11	TL 136	890020314	\$74,010.00	1.166161	1.455377	\$863.08	\$1,077.12	\$214.05	\$212.08
26-18-11	TL 25 & 26	890020664	\$0.00	0.000000	1.455377	\$0.00	\$0.00	\$0.00	\$0.00
			TOTAL VALUATION					TOTAL CHANGE IN REVENUE	TOTAL REVENUE
			\$17,467,575.00					\$48,576.76	\$50,053.86



Brenda Wheeler

Subject: FW: SW annexation

From: John Curtis <curtis.john74@gmail.com>

Sent: Friday, July 18, 2025 7:43 PM

To: Mindy Rump <mrump@blairnebraska.org>

Subject: SW annexation

Dear Council Member Rump,

My name is John Curtis, I live across from the water tower at 12790 County Road P26. My property is in the proposed SW annexation package.

I am 100% against being annexed by the City of Blair. I bought this acreage because of the land and what I could do as a "hobby" farmer. I never dreamed I would be part of a potential annexation package.

The tax burden being imposed and what we would receive in return is not appealing at all.

We already have great road service, great fire protection, and superior law enforcement. Switching to other great services at a premium price is of no benefit.

For zoning, the City of Blair already controls what we do as we fall in the 2-mile radius.

We are already on city water and have no intention of hooking up to a proposed city sewer line.

Having street lights in our area is just light pollution in my opinion and not needed.

The premium taxes being levied is out of line, especially considering what we will receive in return.

The hassle of dealing with the postal service in an address change is dreaded also.

There is nothing in this proposed annexation that makes me feel good.

Please carefully consider what the citizens want, and we do not want annexed. Please oppose this SW annexation package. Put yourself in my shoes and look from my perspective, it's not a good view.

Blair is a rural farming community, please help keep it that way. Annexing is ok in some aspects, such as a large housing only addition. Acreages are a different story, give character to our town and history. The planning commission was deadlocked at 3-yes, 3-no, and 1- abstain. They recognize this is a serious issue. Please vote no.

Thank you for being a council member and taking time to read time.

Respectfully,

John & Cheri Curtis

Curtis.john74@gmail.com

Cell 402-659-8148

Brenda Wheeler

Subject: FW: Proposed Annexation

From: Tim Ott <timothyott63@gmail.com>
Sent: Friday, July 18, 2025 9:48 AM
To: Mindy Rump <mrump@blairnebraska.org>
Subject: Proposed Annexation

Good Morning,

I am writing in regard to the proposed Southwest Annexation by the City of Blair. I live on an acreage in the proposed annexation area, on the west side of Highway 133, just north of the water tower.

When I heard of the proposed annexation, I kept an open mind. I read the information that was mailed to me and had phone conversations with both Jeff Beirmann and Phil Green. Both Jeff and Phil were very cordial in our conversations and provided good information.

After considering the pros and cons for us, it is my conclusion that we would receive very little benefit from the annexation that we don't already have:

- Police presence - We already have coverage by Washington County Sheriff
- Fire - We already have coverage by Blair Rural Fire Department
- Snow Removal - The State of Nebraska currently removes snow on part of Victory Lane - The remainder is private property that I maintain.
- Water - We already have access to the rural water line that runs through our property. We already have a fire hydrant on our property.
- Sewer - I was told that the City "might provide access to city sewer at some point in the future". Undetermined if or when that might happen.
- Other insignificant benefits include a possible streetlight and possible speed limit change
- We would lose the ability for open burning, and maybe other restrictions that I am currently unaware of.

Despite all of this, our taxes would increase more than \$1,100 per year! We would get little or nothing in return for a significant tax increase! This is not a good deal for us! It has been reported that this annexation would increase Blair City tax revenue by \$50,000 annually. How would that benefit the residents of the annexed area?

I ask you to imagine yourself in our situation. An outside entity forces you to pay a significant amount of money annually indefinitely for little to no benefit. Would you be in favor?

I asked Jeff and Phil why the city wants to annex this area. Two words stood out to me in their response: Protect and Control. What is the City trying to protect from? The City already has control of the area surrounding the boundaries of Blair through building permits required within a two mile radius of Blair.

Please also note that the Blair Planning Commission had a split vote on the proposed annexation - 3 Yay, 3 Nay with one abstaining. Multiple Planning Commission members are against the proposed annexation.

Please vote AGAINST the Southwest Annexation!

Thank you for your consideration.

Tim and Annette Ott
8587 Victory Lane

Brenda Wheeler

Subject: FW: Disagreement with Sw annexation

From: Kaleb Metzger <metzger_24@hotmail.com>

Sent: Thursday, July 17, 2025 3:47 PM

To: Mindy Rump <mrump@blairnebraska.org>

Subject: Disagreement with Sw annexation

We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern and disagree with the 2025 SW annexation.

We did not move out here to become a part of city limits all within 6 months of making the move. Being told our taxes are going to be increased significantly, this is not what we signed up for when moving to this area and feel very caught of guard with the investment we have made. This could significantly impact our homes value as well as our neighboring properties. I feel as if my rights of owning an acreage in the country are being stripped away. The increase in tax is unnecessary. They said they need the annexation to have power over what is being built, yet permits are still required to be pulled so the power is already in their hands.

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 Blair community.

Feel free to reach out to me if needed at 402-979-1342. Thank you for your time!

ORDINANCE NO.

COUNCIL MEMBER -- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE TO AMEND THE BLAIR CITY ZONING REGULATIONS ARTICLE 3 SECTION 303-DEFINITIONS, ARTICLE 5 SECTION 501.04-GENERAL AGRICULTURAL DISTRICT AND 502.04-TRANSITIONAL AGRICULTURAL DISTRICT, ARTICLE 7 SECTION 704.04-MULTIFAMILY RESIDENTIAL LOW DENSITY DISTRICT, ARTICLE 8 SECTION 801.04-AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICTS, 802.04-CENTRAL BUSINESS DISTRICT, 804.04-LIMITED COMMERCIAL DISTRICT, AND 805.04-OFFICE PARK DISTRICT, AND ARTICLE 9 SECTION 901.04-AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT, 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.

WHEREAS, the City of Blair determined that it is in the public interest that an amendment be made to the zoning regulations allowing pet services in specific zoning districts; and

WHEREAS, the Mayor and City Council have been presented with **Exhibit "A"**, which outlines new language to be added the Blair City Zoning Regulations.

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

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

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

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

PASSED AND APPROVED THIS 22ND DAY OF JULY 2025.

CITY OF BLAIR, NEBRASKA

By _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

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

BRENDA WHEELER, CITY CLERK

ARTICLE 3. CONSTRUCTION AND DEFINITIONS

SECTION 303 DEFINITIONS

(112) PERMANENT FOUNDATION: The masonry or concrete substructure of a structure which directly supports the structure around its entire perimeter and at points within its perimeter where needed.

(113) PERSON shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, special district, or any other group or combination acting as an entity.

(114) PET SERVICES may include both pet grooming and pet daycare facilities. A pet grooming facility shall mean a facility where dogs and cats are bathed, brushed, clipped or otherwise groomed for hygiene or aesthetic purposes. A pet daycare shall mean a facility where dogs and cats are temporarily cared for. Both services may be combined, but neither use shall allow overnight boarding or kenneling of dogs or cats. Pet Services are separate from veterinarian clinics, animal shelters, and animal hospitals licensed under the laws of the State of Nebraska.

~~(115)~~ PLANNED DEVELOPMENT: Special development of certain tracts of land, planned and designed as a unit for one or more land uses under the regulations and procedures contained in this Ordinance and as approved by the City Council.

ARTICLE 5. AGG AGRICULTURAL DISTRICTS

SECTION 501 AGG GENERAL AGRICULTURAL DISTRICT

501.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the AGG General Agricultural District in accordance with Article 14 of this Ordinance.

(20) Golf Courses and Driving Ranges.

(21) Mobile Home Parks, Campgrounds.

(22) Private or Public Covered Bridges. Since covered bridges may cross or be located along property lines, the Planning Commission and City Council may waive the Minimum Yard

Requirements for Primary Buildings and Accessory Buildings as well as the Creeks/Water Course Setback Requirements as part of their consideration of the conditional use permit.

(23) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 502 TA TRANSITIONAL AGRICULTURAL DISTRICT

502.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the TA Transitional Agricultural District in accordance with Article 14 of this Ordinance.

(1) Home occupations.

(2) Single family residences, including mobile homes, for farm residents adjacent to the principal farm residence for occupation by relatives of consanguinity and marriage or for farmhands employed on the premises.

(3) Family day care home, group day care home, or day care center.

(4) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 704 RML MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT

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

(13) Family day care home, not operated within a private dwelling, group day care home, or day care center.

(14) Parking lots.

(15) Boarding and rooming houses.

(16) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS

SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT

801.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the A/CH Highway Commercial District in accordance with ARTICLE 14 of this Ordinance.

(21) Recreational Vehicle (RV) Park: RV (also known as a motor home, pull-behind trailer or fifth-wheel trailer) parking shall not be permitted on lots with direct access from a Federal-Aid Primary or Federal-Aid Secondary designated street or highway. RV parks must have accepted connections to the City's sanitary sewer system and to the City's water system with at least one backflow preventer installed at the water meter's connection to the City's water source. Backflow preventers must be maintained per the City of Blair's Municipal Code. Any modification of the sanitary sewer or water requirements must be approved through the City Council as part of the Conditional Use Permit. The Accessory structures are not permitted at the individual RV pads.

(22) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 802 CCB CENTRAL BUSINESS DISTRICT

802.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the CCB Central Business District in accordance with ARTICLE 14 of this Ordinance.

(9) Automotive, residential or commercial glass shop;

(10) Other trade and service uses which are similar to the permitted principal uses and which are in harmony with the intent of this district.

(11) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 804 CL LIMITED COMMERCIAL DISTRICT

804.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the CL Limited Commercial District in accordance with ARTICLE 14 of this Ordinance:

- (7) Commercial centers.
- (8) Family day care home, not operated within a private dwelling, group day care home, or day care center.
- (9) Multiple family dwellings with greater than forty-eight (48) living units.

(10) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 805 OFFICE PARK DISTRICT

805.04. EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the OP District in accordance with ARTICLE 14 of this Ordinance:

- (6) Miniature golf courses, recreational facilities.
- (7) Garage, Repair. Except there shall be no sales of cold drinks, packaged foods, tobacco and similar convenience goods typically sold at automobile service stations unless sold through vending machines.

(8) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

ARTICLE 9. A/ML AGRICULTURAL/INDUSTRIAL AND MANUFACTURING DISTRICTS

SECTION 901 A/ML AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT

901.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit as exceptions any use which is consistent with the intent of this district and which is not prohibited in accordance with Article 14 of this Ordinance.

(4) Impound Lots if screened on all sides by a solid fence, masonry wall or a compact growth of natural plant materials not less than eight (8) feet in height.

(5) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

~~(65)~~ Other uses which are similar to the permitted principal uses and which are in harmony with the intent of this district.

ORDINANCE NO.

COUNIL MEMBER - INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE TO AMEND THE BLAIR MUNICIPAL CODE, CHAPTER 6, ARTICLE 2, SECTION 6-202 LIVESTOCK; BANNED FROM MUNICIPALITY AND SECTION 6-202.1 FOWL, CONTROLLED WITHIN MUNICIPALITY; PERMIT PROCESS; 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 6, Article 2, Section 6-202 and 6-202.1 of the Blair Municipal Code is hereby amended as outlined in the attached Exhibit "A".

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 22nd DAY OF JULY 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 22nd day of July 2025.

BRENDA WHEELER, CITY CLERK

Article 2. Animals and Fowls

Sec. 6-201 ANIMALS; RUNNING AT LARGE. It shall be unlawful for the owner, keeper, or harbinger of any animal, or any person having the charge, custody, or control thereof, to permit a horse, mule, cow, sheep, goat, swine, or other animal to be driven or run at large on any of the public ways and property, or upon the property of another. (Neb. Rev. Stat. §16-235) (Penalties refer to Sections 6-401 and 6-402). (Amended by Ordinance 2140 06/10/2008) (Amended by Ordinance 2401 07/28/2020)

Sec. 6-202 LIVESTOCK; BANNED FROM MUNICIPALITY. It shall be unlawful for any person, corporation, firm, or other entity, in the capacity of owner occupant, lessee, mortgagee, or agent thereof, to keep or maintain within the corporate limits of Blair, Nebraska, any horse, mule, sheep, cow, goat, swine, or other livestock except if said domesticate animals including horse, mule, sheep, cow, goat, swine, or other livestock is located on land annexed after January 1, 2025, designated as zoning district transitional agricultural or residential low density on a lot greater than .75 acres (32,670 feet), and said livestock resided on the property prior to annexation. All zoning regulations in regard to allowable number of livestock shall apply. Property owners zoned transitional agricultural shall not be allowed livestock if livestock is acquired after annexation. Additionally, such livestock as are within the said corporate limits temporarily for exhibition purposes and are kept in sanitary and enclosed areas at least one hundred fifty (150') feet from any habitable structure owned by any person or business are an exception to this section. (Penalties refer to Sections 6-401 and 6-402). (Amended by Ordinance 2140 06/10/2008) (Amended by Ordinance 2260 05/20/2014) (Amended by Ordinance 2401 07/28/2020)

6-202.1 FOWL, CONTROLLED WITHIN MUNICIPALITY; PERMIT PROCESS.

- A. Except as permitted by subsection E of this section, it shall be unlawful for any person, corporation, firm, or other entity, in the capacity of owner occupant, lessee, mortgagee, or agent thereof, to keep or maintain, within the corporate limits of Blair, Nebraska, any chickens, ducks, geese, turkeys, pheasants, quail, ostrich, or other fowl except such fowl as are within the said corporate limits temporarily for exhibition purposes and are kept in sanitary and enclosed areas at least one hundred fifty (150') feet from any habitable structure owned by any person or business.
- B. The keeping or maintain of such fowl as described in subsection A above shall be considered to be a specific nuisance and may be abated in accordance with the provisions of the Blair Municipal Code.
- C. In addition to abatement as identified in subsection B above, the Mayor and City Council shall be authorized to maintain an action for abatement of such activity in Court in Washington County, Nebraska, against the owner, occupant, lessee, mortgagee, or agent thereof, who is deemed to be in violation of subsection A of this section.
- D. Furthermore, any owner, occupant, lessee, mortgagee, or agent thereof, who shall violate or refuse to comply with the provisions of subsection A of this section, or the

enforcement thereof, shall be fined as per the City's Violations Bureau for every offense. A new violation shall be deemed to have been committed every twenty-four (24) hours of such failure to comply.

E. Notwithstanding the above provisions of this section, the raising of hens, bantam hens, or ducksehickens within the municipality may be permitted, subject to compliance with the following conditions:

1. Any person desiring to keep hens, bantam hens, or ducks ehickens in the corporate limits of the City of Blair shall obtain a permit from the City of Blair prior to acquiring the fowl-the hen-ehickens. Application shall be made at City Hall and the fee for the permit shall be as determined by the City Council in APPENDIX – PERMIT, LICENSE AND APPLICATION FEES. The application shall be in writing on a form to be furnished by the City of Blair for that purpose.
2. The minimum property requirements to qualify for a permit shall include:
 - a. The applicant must be owner occupant, lessee or mortgagee of the property where the hen, bantam hens, or ducks-ehickens will be kept;
 - b. The use of the property where the hens, bantam hens, or ducks-ehickens will be kept must be a single-family dwelling. No permit will be issued for duplexes, condominiums, or multi-family dwellings;
 - c. Hens, bantam hens, or ducks-ehickens shall not be kept on a vacant or uninhabited property.
3. The application for such permit shall be made pursuant to the procedures and requirements that are applicable at the time the person applies for a new permit, which shall include:
 - a. Name and mailing address of the applicant;
 - b. Mailing address where hen chickens are to be kept;
 - c. Signature of the property owner (if not the applicant) agreeing to the application;
 - d. Statement of the method and frequency in which offal, manure and waste material accumulating from such hen chickens will be sanitarily disposed of;
 - e. An attached plot plan of the property upon which the hen chickens will be kept, as well as all adjacent properties, showing dimensions of the property upon which the hen chickens will be kept, the location and dimensions of the covered enclosure and fenced pen area, the distance of any part of the covered enclosure and fenced pen area from residence buildings on all properties, and the distance of any part of the covered enclosure and fenced pen area from the property lot lines upon which the hen chickens will be kept.
4. Any applicant for such permit, shall, prior to the issuance or renewal of a permit by the City of Blair, give notice of the pendency of said application to all owners

of property adjacent to the property upon which the hens, bantam hens, or ducks chickens will be kept, as well as to other owners of residences within one hundred feet (100') of any part of the covered enclosure and fenced pen area. The applicant shall furnish proof of said notice to the City Clerk. The notice required by this section shall be in writing and in a form as provided by the City of Blair, and may be served personally with proof by signature or by certified return receipt mail. If any owner of property adjacent to the property upon which the hens, bantam hens, or ducks-chickens will be kept or any owner of a residence within one hundred feet (100') of any part of the covered enclosure and fenced pen area objects within ten (10) days of the date of notification to the issuance of a permit for the keeping of hen chickens, such permit will not be issued.

5. Prior to the issuance or renewal of any permit for the keeping of hens, bantam hens, or ducks-chickens, the City of Blair shall have a proper investigation completed by City personnel of the facts set forth in the application for the permit and determine whether said application conforms to the requirements of this section and whether the property conforms to the requirements of this section and other ordinances of the City with respect to zoning and building regulations, sanitation, and location of the covered enclosure and fenced pen area. No permit shall be issued by the City of Blair until all requirements of this section have been satisfied.
6. Permits expire and become invalid one (1) year after date of issuance. A person who wishes to continue keeping hens, bantam hens, or ducks-chickens shall have satisfied the requirements of subsection 3-5 and obtained a new permit on or before the expiration date of the previous permit. No permit shall be assignable or transferable.
7. A person who keeps or houses hens, bantam hens, or ducks-chickens shall comply with all of the following requirements:
 - a. No more than six (6) hens, bantam hens, or ducks-chickens may be kept on any one (1) property or lots joined by a contiguous parcel agreement;
 - b. No person shall keep any rooster;
 - c. No person shall slaughter any hens, bantam hens, or ducks-chickens within view of the general public;
 - d. The hens, bantam hens, or ducks-chickens shall be provided with a covered enclosure and fenced pen area which meets all of the requirements of subsection 7. The hens, bantam hens, or ducks-chickens shall be kept in the covered enclosure or the fenced pen area at all times. Hens, bantam hens, or ducks-chickens shall be secured within the covered enclosure during non-daylight hours;
 - e. A person shall not keep hens, bantam hens, or ducks-chickens in any location on the property other than in the rear yard. For purposes of this section, "rear yard" means that portion of a lot enclosed by the property's rear lot line and the side lot lines to the points where the side lot lines

converge with an imaginary line established by the rear of the dwelling and extending to the side lot lines;

- f. No part of the covered enclosure or fenced pen area shall be located closer than ten feet (10') to any property line of an adjacent property;
- g. No part of the covered enclosure or fenced pen area shall be located closer than forty feet (40') to any residential structure on an adjacent property;
- h. All covered enclosures for the keeping of hens, bantam hens, or ducks ~~chickens~~ shall meet the following requirements:
 - i. Contain at least four (4) square feet of floor area per hen, bantam hen, or duck ~~chicken~~. No covered enclosure shall exceed one hundred-twenty (120) square feet in size or exceed twelve feet (12') in height. Covered enclosures shall be constructed and repaired so as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
 - ii. Enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked during non-daylight hours. Openings for windows and vents must be covered with predator and bird proof wire of less than one (1") inch openings.
 - iii. The building materials used shall be uniform for each element of the structure, such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap wood, waste board, sheet metal, or similar materials is prohibited. All elements shall be well maintained and are subject to the Property Maintenance Code adopted by the City of Blair;
- i. All fenced pen areas shall provide at least ten (10) square feet of open floor or ground area per hen, bantam hen, or duck ~~chicken~~ and shall consist of sturdy wire fencing. The top of the fenced pen area must be covered with wire, aviary netting, or solid roofing so as to not allow hen chickens to escape or predators to enter;
- j. All storage containers for feed and other items associated with the keeping of hens, bantam hens, or ducks ~~chickens~~ that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them;
- k. Odors from hens, bantam hens, or ducks ~~chickens~~, hens, bantam hens, or ducks ~~chicken~~ manure or other hen, bantam hen, or duck ~~chicken~~ related substances shall not be perceptible beyond the boundaries of the permitted tract of land;
- l. Noise from hens, bantam hens, or ducks ~~chickens~~ shall not be loud enough beyond the boundaries of the permitted tract of land at the property boundaries to disturb persons of reasonable sensitivity;
- m. Hens, bantam hens, or ducks ~~chickens~~ shall not roam outside of the covered enclosure and fenced pen area.

- F. The City may revoke any permit granted under this section due to any violation(s) of this section. Fees associated with permits which are revoked are not refundable.
- G. A person who has been issued a permit shall allow the inspection of the property, covered enclosure and fenced pen area, during reasonable hours, upon written or verbal request by any Police Officer or Code Enforcement Officer of the City. (Penalties refer to Sections 6-401 and 6-402.)

(Amended by Ordinance No. 2260 5/13/2014) (Amended by Ordinance 2401 07/28/2020)

Sec. 6-203 ANIMALS; WILD. No wild animals may be kept within the corporate limits except such animals kept for exhibition purposes by circuses and educational institutions. (Neb. Rev. Stat. §16-235) (Penalties refer to Sections 6-401 and 6-402). (Amended by Ordinance 2140 06/10/2008) (Amended by Ordinance 2401 07/28/2020)

Sec. 6-204 ANIMALS; CRUELTY.

- (1) A person commits cruelty to animals including a domesticated living creature and a wild living creature previously captured if, except as otherwise authorized by law, he or she intentionally or recklessly:
 - (a) Subjects any animal to cruel mistreatment meaning every act or omission which causes, or unreasonably permits the continuation of, unnecessary or unjustifiable pain or suffering;
 - (b) Subjects any animal in his or custody to cruel neglect meaning failure to provide food, water, protection from the elements, opportunity to exercise, or other care normal, usual, and proper for an animal's health and well-being; and
 - (c) Abandons any animal meaning the leaving of an animal by its owner or other person responsible for its care or custody without making effective provisions for its proper care.
 - (d) Kill or injures any animal belonging to another.
- (2) Cruelty to animals is a Class II misdemeanor.
- (3) Nothing in this section shall be construed to amend or in any manner change the authority of the Municipal Policemen acting within their power and duty. (Neb. Rev. Stat. §28-1012)

Sec. 6-205 OTHER ANIMALS; RABIES SUSPECTED. Any animal (other than a dog or cat which is covered in §6-117 et. seq.), suspected of being afflicted with rabies or any which has bitten any person and caused an abrasion of the skin, shall be seized and impounded under the supervision of the Board of Health for a period of not less than ten (10) days. If upon examination by a veterinarian, suspected animal has no clinical signs of rabies at the end of such impoundment, it may be released to the owner, or it shall be disposed of in accordance with the provisions herein. If the owner of the said animal has proof of vaccination, it shall be confined by the owner or some other responsible person for a period of at least ten (10) days, at which time said animal shall be examined by a licensed veterinarian. If no signs of rabies are observed, said animal may be released from confinement, only after payment of all impoundment fees during the period of confinement. (Neb. Rev. Stat. §71-4406) (Amended Ordinance 2209 10/25/2011)

Sec. 6-206 ANIMALS; ENCLOSURES. All pens, cages, sheds, yards, or any other area or enclosure for the confinement of animals and fowls not specifically barred within the corporate limits shall be kept in a clean and orderly manner so as not to become a menace or nuisance to the neighborhood in which the said enclosure is located.

Sec. 6-207 FOWLS; COCK FIGHTING. It shall be unlawful for any person, by agreement or otherwise, to set game cocks, game roosters, or game fowls of any kind to fighting, or by any gesture or word to encourage the same to do so. (Penalties refer to Sections 6-401 and 6-402). (Amended by Ordinance 2140 06/10/2008) (Amended by Ordinance 2401 07/28/2020)

Sec. 6-208 BABY POULTRY. No person shall display, give away, distribute or sell natural colored or artificially colored baby poultry as pets or novelties. This Section shall not be construed to prohibit the display or sale of baby poultry when such poultry is provided with proper brooder facilities by hatcheries or businesses engaged in the business of selling the same commercially.

Sec. 6-209 ANIMALS; IMPOUNDING. It shall be the duty of the Municipal Police or its authorized agent to capture, secure, and remove in a humane manner to the Municipal Animal Shelter or to a designated animal shelter located within or out of the City limits any dog or other animal violating any of the provisions of this Article. The dog or other animal or animals so impounded shall be treated in a humane manner and shall be provided with a sufficient supply of food and fresh water each day. Each impounded dog or other animal shall be kept and maintained at the pound for not less than forty-eight (48) hours unless reclaimed earlier by the owner. A list of impounded dogs or other animals, including any significant marks or identifications, shall be maintained at the Police Station. Any dog or other animal may be reclaimed by its owner during the period of impoundment by payment to ten (\$10.00) dollars for a general impoundment fee. If the dog or other animal is not claimed at the end of forty-eight (48) hours, the Municipal Police or its authorized agent may dispose of the dog or other animal or destroy the dog or other animal in any humane manner within the discretion of the Municipal Police or its authorized agent; Provided, that if, in the judgment of the Municipal Police or its authorized agent, a suitable place can be found for any such animal, the said animal shall be turned over to that person and the new owner shall then be required to pay all fees and meet all licensing and vaccinating requirements, if any, provided in this Article. The Municipality, or its authorized agent, shall acquire legal title to any dog or other animal impounded in the Animal Shelter after forty-eight (48) hours. All dogs or other animals destroyed shall be disposed of in a summary and humane manner. (Ord. No. 1163, 1/13/76)

(END OF SECTION)

**League Association of Risk Management
2025-26 Renewal Resolution**

RESOLUTION NO. _____

WHEREAS, _____ is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

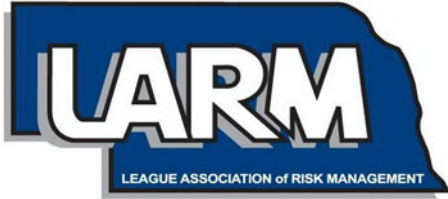
BE IT RESOLVED that the governing body of _____, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. **(180 day and 3 year commitment; 5% discount)**
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. **(180 day and 2 year commitment; 4% discount)**
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. **(180 day notice only; 2% discount)**
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. **(90 day notice and 3 year commitment only; 2% discount)**
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. **(2 year commitment only; 1%)**
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. **(90 day Notice only)**

Adopted this _____ day of _____, _____.

Signature: _____
Title: _____
ATTEST: _____
Title: _____

Please email (customerservice@LARMpool.org) or fax (402.476.4089) the completed resolution to LARM.



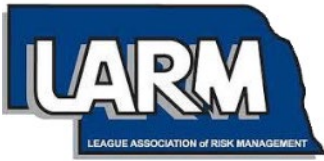
Proposal For: City of Blair

Effective Date: 10/1/2025

COVERAGE	LIMITS AND APPLICABLE DEDUCTIBLES	CONTRIBUTION
Worker's Compensation	Statutory Limits \$500,000 Employer Liability	\$134,341
General Liability	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$0 Deductible	\$38,650
Errors & Omissions	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$5,000 Deductible	\$5,213
Law Enforcement Liability	\$5,000,000/\$5,000,000 Per Occurrence/Aggregate \$5,000 Deductible	\$8,256
Auto Liability	\$5,000,000 Combined Single Limit \$0 Deductible	\$23,356
Auto Physical Damage	71 x Vehicles \$ Varies on Deductible	\$126,837
Commercial Property	\$143,629,507 \$5,000 Deductible	\$564,244
TOTAL ANNUAL CONTRIBUTION:		\$900,897

Contribution Credit Options

	180 Day Notice, 3 Year Commitment	180 Day Notice, 2 Year Commitment	180 Day Notice Only	90 Day Notice, 3 Year Commitment	90 Day Notice, 2 Year Commitment	90 Day Notice Only
Commitment Discount:	5%	4%	2%	2%	1%	0%
Property & Liability:	\$728,228	\$735,894	\$751,225	\$751,225	\$758,890	\$766,556
Workers' Compensation:	\$127,624	\$128,967	\$131,654	\$131,654	\$132,998	\$134,341
Total Contribution:	\$855,852	\$864,861	\$882,879	\$882,879	\$891,888	\$900,897



1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

Notice of Change to Minimum Deductibles

Auto Deductibles:

Effective 10/1/2025, LARM is implementing a minimum \$500 comp/\$500 collision deductible. If you previously had deductibles that were lower than that, your renewal proposal now includes these minimum deductibles.

Contractors Equipment and other Additional Property Items:

Effective 10/1/2025, LARM is implementing a minimum \$500 deductible. If you previously had deductibles that were lower than that, your renewal proposal now includes these minimum deductibles.

Buildings, Contents and Property in the Open:

Effective 10/1/2025, LARM is implementing a minimum \$1,000 deductible. If you previously had deductibles that were lower than that, your renewal proposal now includes this minimum deductible.



1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

June 30, 2025

Dear LARM Member,

Attached please find your Renewal Coverage Proposal for the 2025-26 Pool Year. This proposal is itemized by line of coverage to represent your specific limits, deductibles, annualized contributions and to outline LARM's resolution credit options available for the new term.

To ensure LARM members are adequately covered, LARM is increasing overall values. Most members are seeing property values, contents, and property in the open increases of 5% depending on if you had a valuation of your properties in the last year. This is also being driven by reinsurance to ensure proper coverage on catastrophic losses.

To continue the goal of pursuing a strong financial position, the LARM Board formally approved the recommended adjustment to the 2025-26 Pool Year rate levels as follows:

- + 26% rate adjustment for Property.
- + 5% adjustment Level rates for Liability Coverages.
- + 5% adjustment for Workers' Compensation.

Finally, the information presented in this communication packet does not include any potential mono-line insurance placements that are not part of the formal LARM Property, General Liability or Workers' Compensation coverages (such as Bonds, Special Events Coverage, Liquor Liability, etc.) In addition, please be advised that your final invoice amount may vary from the renewal packet based on endorsements that require contribution adjustment over the next several weeks.

As always, the LARM Board and staff are very pleased that your community will continue to support LARM as we celebrate our 31st year of unparalleled commitment to serving our Members. On behalf of each of us, I thank you for making our partnership a mutual success.

Sincerely,

LEAGUE ASSOCIATION OF RISK MANAGEMENT

A handwritten signature in cursive script that reads 'Tracy Juranek'.

Tracy Juranek

Customer Service Specialist/Assistant Executive Director

ORDINANCE NO.

COUNCIL MEMBER - INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE VACATING REAL ESTATE IDENTIFIED AS THE 50 FEET OF RIGHT OF WAY BETWEEN LOT 12 SOUTHFORK ADDITION AND LOT 13 SOUTHFORK ADDITION; PROVIDING FOR THE CITY OF BLAIR TO RESERVE TITLE OF VACATED SOUTH STREET; 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.

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

SECTION 1. The described real estate as shown in Exhibit 'A' attached hereto and incorporated herein by reference is hereby vacated and the ownership of the same, pursuant to Neb. Rev. Stat. §16-611, said title shall be reserved by the City of Blair, Washington County, Nebraska.

SECTION 2. The described real estate can be identified as starting at the East corner of Lot 13, Southfork Addition; thence Southwesterly 135 feet to a point intersecting Lot 1, Valley Ridge Addition; thence Easterly 40 feet to a corner of said Lot 1 and the City's ROW; thence Southernly 32 feet to a point intersecting said Lot 1 and Lot 12, Southfork Addition; then Northeasterly 123.5 feet to the Northern corner of said Lot 12; thence Northwesterly 50 feet across the ROW to the point of beginning.

SECTION 2. All ordinances, resolutions or orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and following the passage and publication hereof as required by law and shall be published in pamphlet for.

PASSED AND APPROVED this 22nd day of July 2025.

CITY OF BLAIR, NEBRASKA

MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA R. WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
COUNTY OF WASHINGTON)

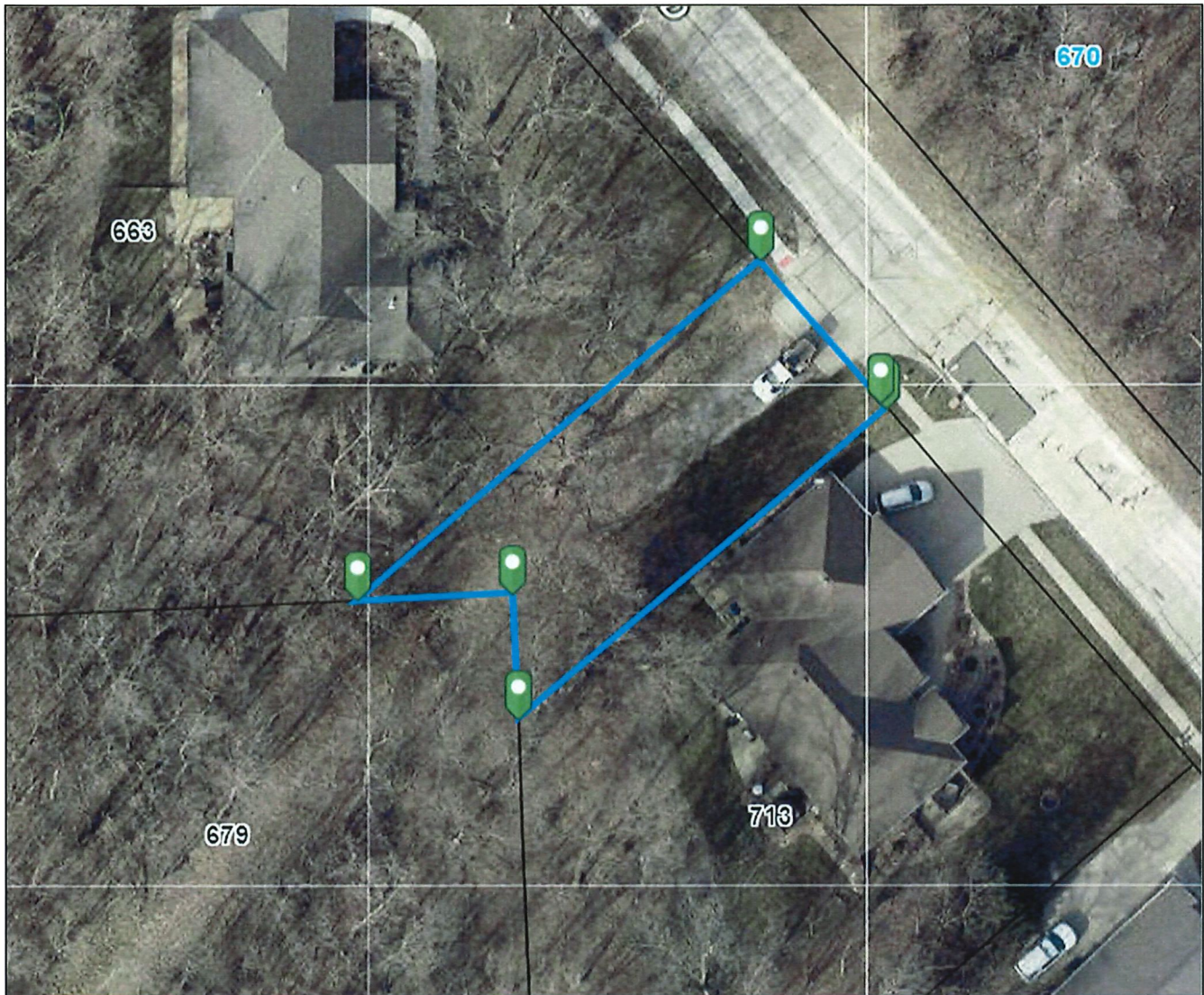
BRENDA R. WHEELER, hereby certifies that she is the duly appointed, qualified, and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Ordinance was duly passed and approved at a regular meeting of the Mayor and City Council of said City held on the 22nd day of July 2025.

BRENDA R. WHEELER, CITY CLERK

Southfork Road Stub - ROW – 8.12.25



City of Blair Right-of-Way



Starting at the East corner of Lot 13, Southfork Addition; thence Southwesterly 135 feet to a point intersecting Lot 1, Valley Ridge Addition; thence Easterly 40 feet to a corner of said Lot 1 and the City's ROW; thence Southernly 32 feet to a point intersecting said Lot 1 and Lot 12, Southfork Addition; then Northeasterly 123.5 feet to the Northern corner of said Lot 12; thence Northwesterly 50 feet across the ROW to the point of beginning.