



## "OPEN MEETINGS ACT"

City of Blair Regular Council Meeting  
City Council Chambers  
October 28, 2025 - 7:00 PM

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

### AGENDA

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

- 1.Meeting was called to order by Mayor Rump.
- 2.Roll Call.
- 3.Pledge of Allegiance.
- 4.Approval of Consent Agenda - The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.
  - 4.a. Approval of Minutes of the October 14, 2025 meeting.
  - 4.b. Clerk report of Mayoral Action of October 14, 2025 meeting.
  - 4.c. Claims as approved by the Finance Committee.
  - 4.d. Resolution No. 2025-112 accepting the Engagement Letter and Governance Letter with Hayes & Associates for the Fiscal Year 2025 Audit.
- 5.Mayor Rump opens a public hearing to consider a Conditional Use Permit submitted by Ken Gruber, Omaha Rapid Response, 1925 Soren Drive, Blair, Nebraska, to allow the use of residential accessory structures by a private charitable institution for an office, meeting & training rooms and equipment storage, per any restrictions or requirements of the Nebraska State Fire Marshal, on Tax Lot 125 (Part of Tax Lot 123 located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter) of Section

- 2, Township 18 North, Range 11, East of the 6th P.M., Washington County, Nebraska (1925 Soren Drive) for 10 years.
6. Mayor Rump opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 8, Section 801, ACH - Agricultural/Highway Commercial District, 801.04 EXCEPTIONS: (20) Storage, Indoor and Outdoor: Removing "This use shall not be permitted on lots with highway frontage."
  7. Consider approval of an annual dollar amount to provide employees, (full-time, permanent part-time, Council members) to use in the City of Blair's online branded store.
  8. Consider Resolution 2025-113 amending the city's 457 Deferred Compensation Retirement Plan to allow up to a 4% match for FY26 and increase the match to 5% for FY 27.
  9. Consider Resolution 2025-114 awarding the bid for the installation of the dog park fence.
  10. Consider Resolution 2025-115 approving the purchase of a Bobcat Toolcat (UTV) for the Parks Department.
  11. Consider Resolution 2025-116 approving a bid for a new 6' security fence adjacent to the Water Treatment Plant to serve as the City Impound yard and secure outdoor storage.
  12. Consider Resolution 2025-117 approving the purchase of a pick-up truck for the Operations Superintendent.
  13. Consider Resolution 2025-118 approving Preliminary Engineering Services Supplemental Agreement No. 2 between the City of Blair and JEO Consulting Group for the River Road Connector Trail project.
  14. Consider Resolution 2025-119 approving the purchase of PowerDMS Time for Personnel Scheduling Software.
  15. Consider Resolution 2025-120 approving the purchase of two (2) 2025 Ford PPV patrol cruisers from the State Bid from Anderson Ford.
  16. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting  
October 14, 2025

The Mayor and City Council met in regular session in the City Council Chambers on October 14, 2025, at 7:00 PM. The following were present: Gary Banner, Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Kevin Willis, and Frank Wolff. Also present were City Administrator Green, Assistant City Administrator Barrow, Director of Public Works Heaton, City Attorney Talbot, Non-Lawyer Assistant Ferrari, Library Director Lukert, Community Development Director Beiermann, 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 September 30, 2025, meeting, 4b) Clerk report of Mayoral Action of the September 30, 2025, meeting, 4c) City Department reports for September 2025, 4d) Claims as recommended by the Finance Committee, 4e) Ratification of all actions of Mayor Mindy Rump, our LARM representative, identified in the minutes of the Annual Members' Meeting of the League Association of Risk Management on September 24, 2025, including the election of nominees to the LARM Board of Directors, 4f) Ratification of all actions, including the election of the nominees to the LIGHT Board of Directors, of Brenda Wheeler, our LIGHT representative, identified in the minutes of the Annual Members' Meeting of the League Insurance Government Health Team (LIGHT) on September 26, 2025, and 4g) Street closures to include portions of Lincoln Street, 16th Street and 17th Street for the Tannenbaum event on November 20, 2025. Motion by Kirk Highfill, second by Rick Paulsen to approve the Consent Agenda. 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0.

Agenda Item #5 – Bree Campbell, 1918 N. 151<sup>st</sup> Plz, Omaha, appeared before the Mayor and City Council for a presentation regarding the Nebraska Interscholastic Cycling League mountain bike race held at Black Elk Park on September 7, 2025. Ms. Campbell stated this the 4<sup>th</sup> year for the race in Blair and had 293 athletes participating. This is the group's favorite race location, and they are grateful for the use of the park. The hope to return again next year.

Agenda Item #6 – Niki Ferguson, 11296 Rambleridge Dr., Blair, appeared before the Mayor and City Council on behalf of the Washington County Chamber of Commerce to request approval for a Chamber Wine Walk event on November 6, 2025, which would include them applying for five to six separate Special Designated Liquor Licenses (SDL). Ms. Ferguson stated the Chamber would like to hold a wine walk on Thursday, November 6, 2025. Several chamber businesses would like to host wine tasting

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in their business to coincide with Ladies Day Out. The Chamber will apply for the Special Designated Liquor Licenses, and each location will be a ticketed event. All alcohol will be confirmed to the establishment with each store signing an agreement acknowledging the rules that are required when hosting and using an SDL. The purpose of this event is to promote businesses in the downtown area. Motion by James Letcher, second by Gary Banner to approve the concept of a Chamber Wine Walk and authorization to apply for five to six Special Designated Liquor Licenses needed for this type of event. 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #7 – Fire Chief Leonard introduced three new members to the Blair Volunteer Fire Department. He thanked Amy Claussen and David McIntosh for working on recruitment retention. Council member Willis introduced Resolution 2025-105 approving Jordan Clausen, Bryan Thomas, and Isaac Opeteia as new members of the Blair Volunteer Fire Department. Motion by Kevin Willis, second by James Letcher to adopt Resolution No. 2025-105 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #8 – Deputy City Administrator of Public Safety Barrow presented a change to the constitution and bylaws for the Blair Volunteer Fire Department that were voted on at their October 2, 2025, meeting for an amendment to allow for expanded recruiting base. This will give individuals who reside within the city’s two-mile jurisdiction and within the rural fire district to become a member of the department. The amendment will remove the wording “reside within the two-mile jurisdiction of the City of Blair, Nebraska” and replace with the wording “and reside or work within the Blair Rural Fire District.” This will also allow individuals to be in the department who work in Blair during the day. Council member Highfill introduced Resolution 2025-106 approving the revised constitution and bylaws for the Blair Volunteer Fire and Rescue Department. Motion by Kirk Highfill, second by James Letcher to adopt Resolution No. 2025-106 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: Yea, Frank Wolff: Yea. All council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #9 – Police Chief Kinsey presented Kent Keller, OS Media Group, who has developed a professionally shot and edited recruitment video showing off aspects of the Blair Police Department which includes personnel, the department’s equipment and why an officer should strive to work there. Key aspects of the video are to target recruitment, community connections, authentic storytelling, and rebranding the community. They will shoot day and night shots at multiple locations with both standard equipment and a drone. They will also take official department photos. The cost is \$7500 and should be completed in December. Council member Paulsen introduced Resolution 2025-107 approving an agreement with OS Media Group for assistance in developing a recruitment video for the Blair Police Department. Motion by Rick Paulsen, second by Frank Wolff to adopt Resolution No. 2025-107 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #10 – Deputy City Administrator of Public Works Heaton presented a quote for the purchase of windscreens for the pickleball courts. Donations collected by George Hall will cover the entire

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cost of the windscreens in the amount of \$4,749.55. The screens will be ordered and put up in the spring. Park staff will remove them in the winter months to prolong the life of the nets. The Park, Recreation and Cemetery Board recommended approval. Council member Clark introduced Resolution No. 2025-108 approving the purchase of windscreens for the pickle ball courts in Generations Park. Motion by Brent Clark, second by James Letcher to adopt Resolution No. 2025-108 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: Yea, Frank Wolff: Yea. All Council members voted as follows: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #11 – Deputy City Administrator of Public Works Heaton presented the rules for the new dog park that will be called “Mandy Jo Rounds Memorial Dog Park” in honor of the organization that has raised funds for the project. The estimated cost for creating the park would be \$31,700. The estimated cost of the dog park that was originally going to be located in Ralph Steyer Park was \$500,000. The new park will be located in Neihardt Park near the city water tower and will be kept at least 15 feet away from the sidewalk that goes around the water tower. The park will be open 30 minutes before sunrise and close 30 minutes after sunset. The General Dog Park Guidelines are as follows: The dog park is for dogs and their owners only. Handlers must be 16 years old. No more than 2 dogs per handler. Owners must remain in the park and always keep dogs within sight and control. All dog waste must be cleaned up by the owner. No Food, Treats, or glass containers permitted in the dog park area. No smoking or alcohol use in the dog park. All dogs shall be leashed before entering and after exiting the dog park. Aggressive dogs are not allowed. Puppies using the dog park must be 4 months old and fully vaccinated. All dogs must be current on all vaccines and licenses. Dogs must have a collar with ID tags while in the dog park. Dogs in heat shall not use the dog park. Owners are responsible for their dog's behavior and any injuries or damage caused by their dog. Dogs showing signs of illness shall not enter the dog park. Dogs should use the appropriate section for the size of the dog. The City of Blair is not responsible for injury, illness, or damage to dogs or people. Use of the dog park is at your own risk. These rules and regulations will be posted at the dog park. A groundbreaking ceremony for the park will be held on Monday, October 20 at 2:00 p.m. Council member Wolff introduced Resolution No. 2025-109, naming the dog park the Mandy Jo Rounds Memorial Dog Park and approve the rules and regulations for the dog park. The Park, Recreation, and Cemetery Board recommended approval. Motion by Frank Wolff, second by James Letcher to adopt Resolution No. 2025-109 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #12 – Deputy City Administrator of Public Works Heaton stated staff has been working with HDR on a new potential location for a new elevated water tower. They will provide extra work for them as they take a deeper dive into the various locations to compare costs and constructability. This will help staff identify the best location to move forward with site selection and procurement. The additional cost is \$14,700. The Water and Sewer Committee recommended approval. Council member Paulsen introduced Resolution 2025-110 approving Amendment One with HDR for the Water Tower Project. Motion by Rick Paulsen, second by James Letcher to adopt Resolution No. 2025-110 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #13 – City Administrator Green reviewed the modifications necessary for the utility billing program the city is implementing in November. This will require every customer to set up a new account even if they are currently on autopay. They will have the same account number, but they will have to go through the process of setting up a new account. Due to this upgrade, city staff is proposing the following: Last postcard utility bill through current software will be mailed the final week of October. Final utility payments received through current system will be Thursday, November 6, 2025. NO PENALTY for payments received after the 10th of November 2025. Accounts in the new payment system can be created beginning November 19, 2025. NO DISCONNECT DAY in November 2025. First letter-sized invoice mailed to ALL utility customers a few days before Thanksgiving Day. NO PENALTY for payments received after the 10th of December 2025. NO DISCONNECT DAY in December 2025. Second letter-sized invoice mailed at the end of December 2025 to customers NOT subscribed to paperless billing. NO CHARGE this month. Reminder included that \$5 payment begins in February 2026 paper bill mailed at the end of January 2026. NO PENALTY for payments received after the 10th of January 2026. NO DISCONNECT DAY in January 2026. Third letter-sized invoice mailed at the end of January 2026 to customers NOT subscribed to paperless billing. \$5 CHARGE for paper bills. Penalty charged for payments received after the 10th of February 2026. DISCONNECT DAY at end of February 2026. Green stated waiving the late fees and cut-off dates for its utility customers in November, December and January will hopefully help the over 3,000 account holders make the adjustment to a new utility payment system. The city has no ability to transport setup customers from the current system to the new system. The city also plans to charge \$5 per month to anyone requesting a paper bill. Several Council members expressed concern with the older population having to pay a \$5 charge. Green stated cell connectivity can also be used through the new system. The Judiciary Committee recommended approval. Motion by James Letcher, second by Kirk Highfill to approve waiving the penalty calculation and shutoff notices for November and December 2025 and January 2026 due to the transition to BS&A new utility payment system. 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #14 – City Administrator Green stated the new software package would allow for an online research platform that uses publicly available cell phone data to collect data due to location. It will consolidate all cell phone data, aggregate all dates and the city and Gateway Development Corporation can use it for all sorts of research. This is a tool that Mike Rooks, Gateway Development Director, has been wanting to use for a long time. The city will make Gateway a registered agent and they can use it along with the city. It can be used in recruitment to bring retail outlets or restaurants to Blair as it provides cell phone data on the number of individuals visiting establishments in Blair. The program is an annual subscription in the amount of \$22,000 and has been budgeted for this year. Tabitha Holmes, 1111 West Lakeshore Dr Lakeland asked why the city could not just use google maps. Green stressed this company pulls from all sorts of data from multiple sources to include time, place traveled and traffic counts. It provides robust data information about where drivers go before and after the establishment they visit in Blair. Over 10,000 communities use this software as an economic tool. The Technology Committee recommended approval. Council member Banner introduced Resolution 2025-111 for the purchase of Placer.ai from Placer Labs, Inc. for the purchase and use of mapping software. Motion by Gary Banner, second by Kent Long to adopt Resolution No. 2025-111 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: Nay, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 1. Mayor Rump declared the motion carried.

Agenda Item #15 – Deputy City Administrator of Public Works Heaton presented the guidelines for the city’s first annual snowplow naming contest allowing all residents to submit their punniest, most creative, and snow-tastic ideas for a snowplow name. The guidelines are as follows: Residents submit their name ideas using our online submission form. Public Works staff selects the top 10 submissions. The community votes online to choose the winning name. The winning name will be displayed on a City of Blair snowplow for the entire winter season. The winner(s) will get to take a photo with the snowplow and Public Works crew and ride in the snowplow either a ride around the city or a ride to a Blair Community school. Participants(s) must be residents of the City of Blair. Limit submissions to 40 characters or less. No profanity, inappropriate language, or politically inspired names. Snowplow names cannot include your own name. Names protected by copyright or trademark will not be considered. If multiple entries have the same name, the first submission receives credit. City of Blair employees cannot participate. By submitting, they agree to allow the City to use your entry publicly. Winner(s) will be announced via press release, the city website, social media, and other channels. Winner(s) will be notified by phone or email. City staff reserve the right to adjust submissions if needed. Submission will be open October 15 through October 24. Public Works will narrow the list to the top 10 and then open it for public voting November 3 through November 14. The winner will be announced at the Tannenbaum Festival on November 20. Motion by Brent Clark, second by James Letcher to approve the guidelines for allowing the public to name the city's snowplow. 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

Agenda Item #16 – Public Safety and Communications Coordinator gave a Social Media Reach Statistics Report stating the city is currently on Facebook, Instagram, X, LinkedIn, Truth Social and YouTube. Facebook is the biggest contributor. The highest views were 1,279,036 in March 2025 on Facebook. The lowest was 39,100 in September 2025 on Facebook. The city has followers from nine other states as well as nine other countries.

Agenda Item #17 – City Administrator Green stated staff remains busy advertising and interviewing for several new position. Implementation of the new BS&A software package will go live on November 17, 2025. Staff continue to remodel the annex at 1516 Grant Street. Green provided an update on the vehicle/pedestrian accident at 16<sup>th</sup> and Park Street.

Agenda #18 – Motion by Gary Banner, second by Kent Long to adjourn the meeting at 8:31 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: Yea, Frank Wolff: Yea. All Council members voted: Yea: 8, Nay: 0. Mayor Rump declared the motion carried.

The following claims were approved: ABDO Publishing, Svc, 598.80; Abe’s Trash, Svc, 1875.60; Acco, Inv, 1967.09; Acreage Fences Inc, Svc, 50.00; Aflac, Svc, 1636.38; Air Products & Chemicals, Inv, 14773.70; Alert-All Corp, Inv, 6391.50; Allied Appliance, Svc, 101.65; Amazon, Inv, 11321.42; American Council Of Engin, Dues, 140.00; American Underground, Inv, 14293.97; Arps Red-E-Mix Inc, Inv, 1680.00; Artisan Roofing Inc, Svc, 50.00; Axon Enterprises Inc, Inv, 4418.22; Babkel Mechanical, Svc, 12240.42; Bach Sara, Reimb, 299.20; Baker & Taylor Books, Inv, 261.43; Barrow Aaron, Reimb, 221.20; Bart Moore Subcontracting, Svc, 50.00; Beiermann Jeff, Svc, 108.90; Benefit Plans Inc, Svc, 250.00; Bi-State Motor Parts, Inv, 1296.19; Blair Ace Hardware, Inv, 1839.76; Blue Cross & Blue Shield, Svc, 100618.51; Bobcat Of Omaha, Inv, 3467.45; Bomgaar Supply Inc, Inv, 522.98; Boomers Builders, Svc, 850.00; Bound Tree Medical Llc, Inv, 4123.63; Braniff Service, Svc, 240.50; Bs&A Software, Inv, Council Meeting October 14, 2025

400.00; Buds Auto Repair, Svc, 479.82; Bulldog Roofing, Svc, 50.00; Burton Plumbing, Svc, 50.00; Cdw Government Inc, Inv, 12481.93; Cintas Corporation #749, Svc, 2332.06; Ciox Health Llc, Inv, 40.00; City Wide Facility Sol, Svc, 3019.00; Civicplus, Svc, 16559.67; Clark Brent, Reimb, 222.60; Core & Main, Inv, 1092.34; Country Tire Inc, Svc, 191.65; Danko Emergency Equipment, Inv, 6943.89; Datashield, Svc, 87.53; Demco Inc, Inv, 99.75; Dick's Electric Co, Svc, 1091.63; Eakes Office Solutions, Inv, 1849.36; Electronic Contracting Co, Svc, 459.38; Elm Usa Inc, Svc, 113.95; Enterprise Publishing Co, Svc, 241.74; Eriksen Constr Co Inc, Svc, 3299145.19; F/S Contracting, Svc, 50.00; Fairway Oil Co, Inv, 113.10; Fastenal Company, Inv, 65.28; Ferrari Katelyn, Reimb, 238.20; Firefox Rescue Equipment, Svc, 5636.88; First Wireless - D&D, Svc, 2177.58; Firstnet At&T Mobility, Svc, 256.06; Gardner Joseph, Svc, 50.00; Gateway Development Corp, Svc, 25.00; Gifford Realty Inc, Svc, 200.00; Grainger, Inv, 413.92; Grandels Construction, Svc, 150.00; Great Plains Communic, Svc, 13050.45; Green Phil, Svc, 723.00; Guhl Benjamin, Svc, 218.52; Gworks, Svc, 36.00; Hach Co, Inv, 55.25; Hagggar Construction Inc, Svc, 500.00; Hardscape Contractors, Svc, 50.00; Harsin Built Construction, Svc, 150.00; Hawkins Inc, Inv, 18832.00; Hdr Engineering Inc, Svc, 90632.41; Heartland Natural Gas, Svc, 26.22; Henton Trenching Inc, Svc, 14461.99; Highfill Kirk, Reimb, 222.60; Home Pride Contractors, Svc, 50.00; Hometown Roofing Inc, Svc, 50.00; Hotsy Equipment Co, Svc, 392.15; Hsa Bank, Hsa, 67.50; Hull Faith, Emp, 14.00; Huntel Security, Svc, 500.00; Ingram Library Services, Inv, 1704.29; International Assn Iacp, Svc, 3100.00; International Quilt Museu, Svc, 425.00; Interstate All Battery Ce, Inv, 57.20; Jackson Services, Svc, 486.52; Jc Custom Build, Svc, 1130.00; Jensen Well Company Inc, Svc, 24748.48; Jeo Consulting Group Inc, Svc, 12088.70; Jondle Anthony, Svc, 1000.00; Kelly Ryan Equipment Co, Svc, 59.92; Krw Construction, Svc, 17070.00; Lakeview Books, Inv, 752.82; Langer Electric Company, Svc, 893.00; Language Line Services, Svc, 276.09; Larm, Svc, 2093.55; League Of Ne Municipality, Svc, 580.00; Letcher James, Reimb, 249.60; Levander's Body Shop, Svc, 1864.96; Lexis Nexis, Svc, 295.00; Long's Ok Tire Stores, Svc, 350.00; Macqueen Equipment, Inv, 9878.70; Matheson Tri-Gas Inc, Inv, 955.25; Mccoy Roofing Llc, Svc, 850.00; Mckinnis Roofing & Sheet, Svc, 2700.00; Mcmanigal Kelly, Svc, 220.00; Mellen & Associates Inc, Inv, 1209.50; Melvin Sudbeck Homes, Svc, 500.00; Memorial Community Hosp, Svc, 247.00; Metonic Real Estate Solut, Svc, 82350.00; Michael Todd & Co, Inv, 113.24; Micro Marketing, Inv, 91.11; Midland Scientific Inc, Svc, 178.94; Mike Hansen Bldg Serv, Svc, 500.00; Miracle Roofing And Sidin, Svc, 100.00; Mississippi Lime Co, Inv, 78069.16; Morrow & Associates Inc, Svc, 15921.75; Nalco Company, Inv, 82637.15; Napa, Inv, 109.99; Ndee - Fiscal Services, Inv, 7600.00; Ne Notary Assoc Inc, Inv, 107.00; Nebraska Dept Of Revenue, Svc, 25.00; Nebraska Iowa Supply Co, Inv, 1488.00; Nebraska Law Enforcement, Svc, 50.00; Nielsen Aubrey & Brian, Svc, 500.00; North American Rescue, Inv, 1848.00; North Central Ambulance S, Svc, 4740.82; Ocooch Hardwoods, Svc, 113.10; Odeys Inc, Inv, 2403.17; Olson Grading, Svc, 1000.00; Olsson Associates, Svc, 14325.00; One Call Concepts Inc, Svc, 245.55; One Source, Svc, 95.00; Onsite Services Solutions, Svc, 375.00; O'reilly Auto Parts, Inv, 80.67; Overdrive Inc, Svc, 3000.00; Palmers Precision Llc, Svc, 500.00; Paulsen Lauren, Svc, 500.00; Paulsen Richard E, Reimb, 249.60; Pepperball, Inv, 1984.00; Pioneer Cleaning Llc, Svc, 600.00; Pitney Bowes - Supplies, Inv, 614.10; Point C Hra/Dntl/Vis, Dues, 93.31; Police Officers Assoc, Svc, 140.00; Poulsen Calvin, Svc, 2632.50; Pounds Printing Inc, Inv, 25.00; Pvs Dx Inc, Inv, 30.00; Pyramid Contractors, Svc, 50.00; Quick Med Claims Llc, Svc, 2593.39; R Ehlers Construction Inc, Svc, 500.00; Rival Homes, Svc, 1000.00; Robert Half, Svc, 1422.00; Roe Ethan, Svc, 75.00; Roto-Rooter Services Co, Svc, 681.59; Royalty Roofing, Svc, 150.00; Rump Mindy, Reimb, 258.60; S & S Pumping Service, Svc, 7530.00; S.E. Smith & Sons, Inv, 366.87; Sapp Bros Petroleum, Inv, 4167.44; Schumacher Truck & Traile, Svc, 1622.80; Shotwell Glass, Svc, 688.04; Sign Depot, Svc, 960.21; Smart Apple Media, Inv, 796.36; Spartan Stores Llc, Inv, 80.36; Spaulding Mfg Inc, Inv, 390.00; Streakwave Wirelsee Inc, Inv, 1923.06; Sunset Law Enforcement, Inv, 3477.20; Superior Green, Svc, 27049.61; T Hurt Construction Inc, Svc, 200.00; Talbot Law Office, Serv, 1710.00; The Guardian Life Ins Co, Svc, 6266.83;

Thermal Heating Air And, Svc, 5623.00; Thiele Geotech Inc, Svc, 3347.00; Total Truck & Machine, Inv, 993.50; Troy Wakefield General, Svc, 50.00; Usabluebook, Inv, 964.26; Verizon, Svc, 711.39; Vernco Roofing, Svc, 50.00; Vfw Post 1251 Blair, Ref, 275.00; Wakefield Towing And Reco, Svc, 800.00; Washington Co Reg Deeds, Svc, 106.00; Washington Co Treasurer, Svc, 565.48; Wattanbach Aaron L, Svc, 323.60; Western Oil Ii Llc, Inv, 5284.56; Wheeler Brenda, Reimb, 213.64; Wood Deborah, Svc, 400.00; Woodhouse Ford, Svc, 924.59; Woods & Aitken Llp, Svc, 6137.40; Wulff Mark, Reimb, 102.20; Young & White Law Offices, Inv, 308.10.

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Melinda K. Rump, Mayor

ATTEST:

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Brenda Wheeler, City Clerk

Seal

**CLAIMS REPORT**  
**10/01/2025 - 10/28/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
ADVANTAGE LAWN CARE LLC	SVC	5,912.00	55995	10/28/2025
AIR PRODUCTS & CHEMICALS	INV	4,896.32	55984	10/17/2025
AIR PRODUCTS & CHEMICALS	INV	4,825.70	55996	10/28/2025
AMERICAN RAMP COMPANY	SVC	7,250.00	55997	10/28/2025
AMERISOURCE HR CONSULTING GRP	PAYROLL	2,250.00	24038653	10/7/2025
AUTOMATIC SYSTEMS CO	SVC	1,435.00	55985	10/17/2025
BABKEL MECHANICAL	SVC	6,320.30	55998	10/28/2025
BARCO MUNICIPAL PRODUCTS INC	INV	1,742.96	55999	10/28/2025
BART MOORE SUBCONTRACTING INC	SVC	50.00	56000	10/28/2025
JEFF BEIERMANN	SVC	87.30	56001	10/28/2025
BLACK HILLS ENERGY	SVC	52.25	24038641	10/6/2025
BLACK HILLS ENERGY	SVC	74.45	24038642	10/6/2025
BLACK HILLS ENERGY	SVC	131.49	24038643	10/6/2025
BLACK HILLS ENERGY	SVC	132.21	24038644	10/6/2025
BLACK HILLS ENERGY	SVC	144.67	24038645	10/6/2025
BLACK HILLS ENERGY	SVC	157.76	24038646	10/6/2025
BLACK HILLS ENERGY	SVC	55.27	24038647	10/6/2025
BLACK HILLS ENERGY	SVC	55.90	24038648	10/6/2025
BLACK HILLS ENERGY	SVC	55.90	24038649	10/6/2025
BLACK HILLS ENERGY	SVC	54.26	24038650	10/6/2025
BLACK HILLS ENERGY	SVC	48.98	24038651	10/6/2025
BLAIR GARDEN CENTER	INV	15.90	56002	10/28/2025
BOO INC	INV	125.24	56003	10/28/2025
STEVE BOHLEN	RECUR MNTHL'	1,749.83	23265027	10/22/2025
BOMGAARS SUPPLY INC	INV	3,164.35	56006	10/28/2025
BRITE IDEAS DECORATING	PROD	4,660.00	55986	10/17/2025
CCP INDUSTRIES INC	INV	312.28	56007	10/28/2025
CEDE & CO	INVEST	115,000.00	24038634	10/1/2025
CEDE & CO	INVEST	14,651.25	24038635	10/1/2025
CITY OF BLAIR	SVC	521.19	24038652	10/6/2025
CITY OF BLAIR	PAYROLL	5,460.27	3699	10/17/2025
CJ'S TREE SERVICE	SVC	1,800.00	56008	10/28/2025
COMMON CENTS BUILDERS	SVC	550.00	56009	10/28/2025
CORE & MAIN LP	INV	14,039.25	56010	10/28/2025
CROWNE PLAZA	SVC	299.90	56011	10/28/2025
DEAN FAJEN ARCHITECT ENGINEER	SVC	750.00	56012	10/28/2025
FIFTH ASSET, INC	INV	16,000.00	56098	10/28/2025
DECK BROS LLC	SVC	50.00	56013	10/28/2025
DICK'S ELECTRIC CO	SVC	6,232.91	56014	10/28/2025
DON ANDERSEN CONSTRUCTION	SVC	50.00	56015	10/28/2025
WASHINGTON COUNTY ENTERPRISE	SVC	371.93	56016	10/28/2025

**CLAIMS REPORT**  
**10/01/2025 - 10/28/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
FIRST NATIONAL BANK	SVC	5,387.87	24038654	10/7/2025
ANDREW FLAIR	SVC	1,000.00	56017	10/28/2025
FUCHS WORKS LLC	TOKENS - NO 10	700.00	56018	10/28/2025
GATEWAY DEVELOPMENT CORP	SVC	25.00	56019	10/28/2025
GOEDEN CONSTRUCTION	SVC	550.00	56020	10/28/2025
GRAINGER	INV	369.51	56021	10/28/2025
GREAT PLAINS COMMUNICATIONS	SVC	162.50	56022	10/28/2025
GREAT PLAINS UNIFORMS LLC	INV	128.50	56023	10/28/2025
THE GUARDIAN LIFE INS CO	SVC	5,889.63	56025	10/28/2025
H & H EXTERIORS	SVC	50.00	56026	10/28/2025
HACH CO	INV	2,383.45	56027	10/28/2025
JOSHUA HAGEDORN	SVC	500.00	56028	10/28/2025
HDR ENGINEERING INC	SVC	2,745.18	55987	10/17/2025
HEARTLAND NATURAL GAS LLC	SVC	25.24	56029	10/28/2025
HENTON TRENCHING INC	SVC	275.00	56030	10/28/2025
HICKS DRYWALL LLC	SVC	520.00	56031	10/28/2025
HOME PRIDE CONTRACTORS INC	SVC	50.00	56032	10/28/2025
HSA BANK	HSA	75.00	24038663	10/28/2025
HUSKER HAMMER SIDING WINDOWS	SVC	50.00	56033	10/28/2025
I C M A	DUES	786.50	56034	10/28/2025
INGRAM INDUSTRIES INC	INV	3,968.71	56036	10/28/2025
J NIELSEN CONSTRUCTION LLC	SVC	500.00	56037	10/28/2025
J.P. COOKE CO.	INV	54.84	56038	10/28/2025
JENNINGS PLANT SERVICES	SVC	500.00	56039	10/28/2025
JENSEN WELL COMPANY INC	SVC	262.50	56040	10/28/2025
JEO CONSULTING GROUP INC	SVC	2,284.50	56041	10/28/2025
KELLY RYAN EQUIPMENT CO	SVC	753.52	56042	10/28/2025
JEREMY KINSEY	EMPLOYEE	245.00	56099	10/28/2025
KRW CONSTRUCTION	SVC	154,200.00	56043	10/28/2025
LEAGUE ASSOCIATION OF RISK	SVC	825,653.97	55991	10/17/2025
LEAGUE ASSOCIATION OF RISK	SVC	33,526.56	3700	10/17/2025
LINCOLN NATIONAL LIFE INS CO	INS	2,983.45	55992	10/17/2025
LONG'S OK TIRE STORES	SVC	30.00	56044	10/28/2025
LONGVIEW RENOVATOIN LLC	SVC	30,019.92	56045	10/28/2025
LUDEMANN CONSTRUCTION LLC	SVC	50.00	56046	10/28/2025
LUXA CONSTRUCTION	SVC	200.00	56047	10/28/2025
MARGIE MARTIN	SVC	50.00	56048	10/28/2025
MATHENY FIRE & EMERGENCY	SVC	628.63	56100	10/28/2025
MCCOWN GORDON CONSTRUCTION	SVC	500.00	56049	10/28/2025
MCCOY ROOFING LLC	SVC	350.00	56050	10/28/2025
MCCURDY ENTERPRISES	SVC	50.00	56051	10/28/2025

**CLAIMS REPORT**  
**10/01/2025 - 10/28/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
MCKINNIS ROOFING & SHEET METAL	SVC	1,080.99	56052	10/28/2025
MELLEN & ASSOCIATES INC	INV	12,740.92	56053	10/28/2025
MICROMARKETING LLC	INV	118.39	56054	10/28/2025
MIDWEST FIRE PROTECTION INC	SVC	3,115.03	56055	10/28/2025
MIDWEST LABORATORIES INC	SVC	1,384.50	56056	10/28/2025
MIDWEST LABORATORIES INC	SVC	570.00	56101	10/28/2025
MIDWEST MUDJACKING INC	SVC	900.00	55993	10/17/2025
MISSISSIPPI LIME CO LLC	INV	70,059.54	56057	10/28/2025
MOTOROLA	UTIL	109,937.92	56058	10/28/2025
NALCO COMPANY	INV	6,825.12	56059	10/28/2025
CAPPEL AUTO SUPPLY INC (NAPA)	INV	399.00	56060	10/28/2025
NE NOTARY ASSOC INC	INV	107.00	56061	10/28/2025
NEBRASKA DEPT OF REVENUE	SVC	7,810.00	14034073	10/22/2025
NEBRASKA DEPT OF REVENUE	SVC	17,099.25	24038661	10/22/2025
NEBRASKA LAW ENFORCEMENT	SVC	175.00	56062	10/28/2025
NEBRASKA PUBLIC HEALTH	SVC	1,078.00	56063	10/28/2025
NISSCO CONSTRUCTORS	SVC	50.00	56064	10/28/2025
NORTHERN TOOL	SVC	1,489.97	56102	10/28/2025
O2 PLUMBING	SVC	7,000.00	56065	10/28/2025
OLSSON ASSOCIATES	SVC	14,840.67	56066	10/28/2025
ONE TIME CONSTRUCTION	SVC	50.00	56067	10/28/2025
ONSITE SERVICES SOLUTIONS, LLC	SVC	4,780.00	56068	10/28/2025
OS MEDIA GROUP LLC	SVC	3,750.00	56069	10/28/2025
PDI CONSTRUCTION INC	SVC	500.00	56070	10/28/2025
PEARSON PAINTING INC	SVC	11,300.00	56103	10/28/2025
PLACER LABS INC	SVC	22,000.00	56071	10/28/2025
POINT C	DUES	1,452.18	24038045	10/2/2025
POINT C	DUES	335.00	24038046	10/14/2025
POINT C	DUES	240.00	24038047	10/14/2025
POINT C	DUES	766.00	24038636	10/1/2025
POINT C	DUES	3,290.11	24038637	10/3/2025
POINT C	DUES	4,750.85	24038655	10/10/2025
POINT C	DUES	1,369.13	24038656	10/17/2025
POINT C	DUES	2,159.65	24038662	10/24/2025
POUNDS PRINTING INC	INV	90.50	56072	10/28/2025
PRINCIPAL FINANCIAL GROUP	PAYROLL	10,276.04	24038638	10/3/2025
PRINCIPAL FINANCIAL GROUP	PAYROLL	10,953.20	24038639	10/3/2025
PRINCIPAL FINANCIAL GROUP	PAYROLL	12,308.75	24038640	10/3/2025
PRINCIPAL FINANCIAL GROUP	PAYROLL	9,658.09	24038657	10/17/2025
PRINCIPAL FINANCIAL GROUP	PAYROLL	11,388.22	24038659	10/17/2025
PRINCIPAL FINANCIAL GROUP	PAYROLL	10,552.57	24038660	10/17/2025

**CLAIMS REPORT**  
**10/01/2025 - 10/28/2025**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
PSC CONSTRUCTION INC	SVC	500.00	56073	10/28/2025
RADAR ROAD TEC	SVC	320.00	56074	10/28/2025
RAKA RENTALS	SVC	9,951.94	56075	10/28/2025
RIVERRAIL LLC	SVC	10,000.00	56104	10/28/2025
ROBERT HALF	SVC	7,225.20	56077	10/28/2025
ROYALTY ROOFING	SVC	50.00	56078	10/28/2025
SAUNDERS COUNTY SHERIFF'S OFFI	SVC	20,383.00	56079	10/28/2025
THE SIGN DEPOT	SVC	1,371.53	56080	10/28/2025
STOP STICK	INV	2,766.00	56081	10/28/2025
THERMAL HEATING AIR & PLUMBING	SVC	356.00	56082	10/28/2025
THOMPSON SOLUTIONS GROUP	SVC	2,341.25	56083	10/28/2025
TOTAL TRUCK & MACHINE LLC	SVC	113.00	56084	10/28/2025
TREKK DESIGN GROUP	SVC	44,123.25	56085	10/28/2025
TROY WAKEFIELD GENERAL CONT	SVC	150.00	56086	10/28/2025
TRUCK CENTER COMPANIES	SVC	6,488.45	56087	10/28/2025
TURTLE ROOFING	SVC	50.00	56088	10/28/2025
UNIVAR SOLUTIONS USA	INV	52,221.63	56089	10/28/2025
US POSTAL SERVICE	INV	370.00	56090	10/28/2025
VELOCITY SYSTEMS LLC	SVC	936.00	56091	10/28/2025
VESSCO INC	INV	2,532.14	56092	10/28/2025
WAKEFIELD TOWING AND RECOVERY	SVC	800.00	56093	10/28/2025
WASHINGTON CO SHERIFF	SVC	2,108.33	55994	10/17/2025
WASTE MANAGEMENT OF NE	INV	82.44	56094	10/28/2025
BRENDA WHEELER	SVC	91.14	56105	10/28/2025
WHITE CASTLE ROOFING	SVC	50.00	56095	10/28/2025
WULF GROUNDS MAINTENANCE LLC	SVC	1,134.00	56096	10/28/2025
<b>***** REPORT TOTAL *****</b>		<b>1,845,288.89</b>		

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, City of Blair is required to perform a financial audit each year to review the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information; and

WHEREAS, the City of Blair utilizes a private company to complete this financial audit; and

WHEREAS, the City of Blair received a Proposal from Hayes and Associates, LLC to complete this financial audit-attached as Exhibit "A"; and

WHEREAS, the Proposal for the City of Blair, Nebraska and Hayes and Associates, LLC has been prepared and presented to the City Council providing for the terms and provisions of the management of our payroll system, a copy of which Agreement is attached hereto, marked Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the maximum fee is \$75,000 for the financial audit and \$5,000 for the single audit; and

WHEREAS, the terms and conditions thereof are acceptable to the municipality.

NOW, THEREFORE, BE IT RESOLVED that said agreement with Hayes and Associates LLC referred to hereinabove, is hereby adopted and accepted by the City of Blair and the Mayor and City Clerk are hereby authorized and directed to execute 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 28TH DAY OF OCTOBER 2025.

CITY OF BLAIR, NEBRASKA

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

ATTEST:

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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 28th day of October 2025

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BRENDA WHEELER, CITY CLERK



October 10, 2025

City of Blair, Nebraska  
Attn: Phil Green  
City Administrator  
218 South 16th Street  
Blair, NE 68008

We are pleased to confirm our understanding of the services we are to provide City of Blair, Nebraska (the City) for the year ended September 30, 2025. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements, of the City as of and for the year ended September 30, 2025.

In addition, we will audit the entity's compliance over major federal award programs for the year ended September 30, 2025. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs. The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's discussion and analysis.
- 2) Budgetary comparison schedules.

We have also been engaged to report on supplementary information other than RSI that accompanies City's financial statements.

We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Schedule of expenditures of federal awards and related notes
- 2) Combining balance sheet – general fund
- 3) Combining statement of revenues, expenditures, and changes in fund balance – general fund

### **Schedule of Expenditures of Federal Awards**

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

## **Data Collection Form**

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

## **Audit of the Financial Statements**

We will conduct our audits in accordance GAAS, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. As part of an audit of financial statements in accordance with GAAS and in accordance with *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective, and Government Auditing Standards does not require auditors to detect abuse. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

## **Reporting**

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the City Council and Management of the City. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

## **Audit of Major Program Compliance**

Our audit of the City's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and in accordance with *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we consider necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

### **Management's Responsibilities**

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;

2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received;
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
6. For designing, implementing, and maintaining effective internal control over federal awards that provides reasonable assurance that the entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
7. For identifying and ensuring that the entity complies with federal laws, statutes, regulations, rules, provisions of contracts or grant agreements, and the terms and conditions of federal award programs, and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
10. For taking prompt action when instances of noncompliance are identified;
11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
13. For submitting the reporting package and data collection form to the appropriate parties;
14. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
15. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including the disclosures, and relevant to federal award programs, such as records, documentation, and other matters;
  - b. Additional information that we may request from management for the purpose of the audit;
  - c. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence;
  - d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and

- e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
- 16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
- 17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- 18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- 19. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
- 20. For the accuracy and completeness of all information provided;
- 21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
- 22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the schedule of expenditures of federal awards referred to above, you acknowledge and understand your responsibility (a) for the preparation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance, (b) to provide us with the appropriate written representations regarding the schedule of expenditures of federal awards, (c) to include our report on the schedule of expenditures of federal awards in any document that contains the schedule of expenditures of federal awards and that indicates that we have reported on such schedule, and (d) to present the schedule of expenditures of federal awards with the audited financial statements, or if the schedule will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by you of the schedule and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit. We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing. If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

## Nonattest Services

With respect to any nonattest services we perform, we agree to perform the following:

- We will propose adjusting or correcting journal entries to be reviewed and approved by the City's management.
- We will assist in preparing the financial statements and related notes of the City in conformity with U.S. generally accepted accounting principles based on information provided by you.
- We will assist in preparing the schedule of expenditures of federal awards (SEFA)
- We will prepare the auditor's portion of the Data Collection Form
- We will maintain the capital asset listing

These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

We will not assume management responsibilities on behalf of the City. However, we will provide advice and recommendations to assist management of the City in performing its responsibilities.

The City's management is responsible for (a making all management decisions and performing all management functions; (b assigning a competent individual to oversee the services; (c evaluating the adequacy of the services performed; (d evaluating and accepting responsibility for the results of the services performed; and (e establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards
- The nonattest services are limited to our assistance with the preparation of the financial statements, and related footnotes, recommendation of proposed journal entries, assistance with the preparation of the schedule of expenditures of federal awards, preparation of the auditor's portion of the Data Collection Form, and maintenance of the capital asset listing as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

## **Engagement Administration, Fees, and Other**

The audit documentation for this engagement is the property of Hayes & Associates, L.L.C. and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to oversight agencies, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities.

We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Hayes & Associates, L.L.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release or for any additional period requested by the oversight agencies, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the parties contesting the audit finding for guidance prior to destroying the audit documentation.

Austin Hanke, CPA, is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our base fee for our services will be charged hourly up to a maximum of \$75,000 for the financial audit and \$5,000 for the single audit. If more than one major program is required, major programs subsequent to the first will be performed as required for \$4,500 per major program. We will perform our audit in accordance with the timelines below.

- Planning: Week of December 1, 2025
- Fieldwork: Weeks of December 8, 15, and 22, 2025
- Draft: On or before February 13, 2026
- Final: On or before March 13, 2026

We will schedule appropriate and adequate staffing to adhere to these timelines based on the assumption that the schedules, workpapers, reconciliations, and other documentation requested in the attached Information Request List will be prepared by you and be available for our review no later than dates outline in the Information Request List.

Our fees assume that information, schedules, and reports requested will be available in a timely manner and that they will be auditable, e.g., are supported with the appropriate documentation and agree to the financial statements. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. Additionally, you may request that we perform additional services not addressed in this engagement letter.

If additional work is required to meet schedule deadlines, in the event that the information is unavailable from you, in the event that they are not auditable, or we are requested to perform additional services, we will communicate with you regarding the scope of the additional services and the estimated fees. We will not undertake any additional services without obtaining approval through a written change order for such additional work.

Fees include out-of-pocket costs, such as telephone, faxes, postage and report binding (10 bound reports, one unbound report, and one electronic pdf file are included in the audit fee, additional reports are billed at \$25 per report). Travel costs have been factored into the fee and there will not be a separate charge.

It is the firm's policy to bill at the end of the month for work in progress, with a final bill at the delivery of the final audit report. All bills are due on receipt. Finance charges will accrue for all bills that are unpaid more than 30 days after receipt.

In accordance with our firm policies, work may be suspended if your account becomes 75 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. We have previously provided you with a copy of our most recent external peer review report and any subsequent reports received during the contract period. Accordingly, our most recent peer review report is available on the AICPA Peer review web program public file which can be accessed at: <https://peerreview.aicpa.org/publicfile> or we would be happy to provide you with another copy upon request.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued. At the conclusion of our audit engagement, we will communicate to City Council the following significant topics from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements compliance over major federal award programs including our respective responsibilities. We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

*Hayes & Associates, LLC*

Hayes & Associates, L.L.C.  
Omaha, Nebraska

RESPONSE:

This letter correctly sets forth our understanding.

The City of Blair, Nebraska

Acknowledged and agreed on behalf of the City by:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



October 10, 2025

To the City Council Members  
City of Blair, Nebraska

This letter is provided in connection with our engagement to audit the financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the City of Blair, Nebraska (the City) as of and for the year ended September 30, 2025. Professional standards require that we communicate with you certain items including our responsibilities with regard to the financial statement audit and the planned scope and timing of our audit, including significant risks we have identified.

### **Our Responsibilities**

As stated in our engagement letter dated October 10, 2025, we are responsible for conducting our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS), *Government Auditing Standards* of the Comptroller General of the United States of America, the requirements of the Single Audit Act, as amended; and the provisions of the audit requirements of *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*, for the purpose of forming and expressing an opinions about whether the financial statements that have been prepared by management, with your oversight, are prepared, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit does not relieve you or management of your respective responsibilities.

Our responsibility relating to other information, whether financial or nonfinancial information, included in the entity's annual report includes only the information identified in our report. We have no responsibility for determining whether information is properly stated. We require that we receive the final version of the annual report in a timely manner prior to the date of the auditor's report, or if that is not possible, as soon as practicable and, in any case, prior to the entity's issuance of such information.

### **Planned Scope of the Audit**

Our audit will include examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. Our audit is designed to provide reasonable, but not absolute, assurance about whether the financial statements as a whole are free of material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations. Because of this concept of reasonable assurance and because we will not examine all transactions, there is a risk that material misstatements may exist and not be detected by us.

Our audit will include obtaining an understanding of the entity and its environment, including its internal control, sufficient to assess the risks of material misstatement of the financial statements and as a basis for designing the nature, timing, and extent of further audit procedures, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. However, we will communicate to you at the conclusion of our audit any material weaknesses or significant deficiencies identified. We will also communicate to you:

- Any violation of laws or regulations that come to our attention;
- Our views relating to qualitative aspects of the entity's significant accounting practices, including accounting policies, accounting estimates, and financial statement disclosures;
- Significant difficulties, if any, encountered during the audit;
- Disagreements with management, if any, encountered during the audit;
- Significant unusual transactions, if any;
- The potential effects of uncorrected misstatements on future-period financial statements; and
- Other significant matters that are relevant to your responsibilities in overseeing the financial reporting process.

Although we are currently in the planning stage of our audit, we have identified the following significant risks during our audit to date that require special audit consideration:

- Potential for management override of internal controls
- Potential for improper revenue recognition
- The city maintains their records throughout the year on the cash basis and then converts them to modified and full accrual at yearend. This increases the potential for errors during the conversion process.
- There is the risk that capital outlay expenditures are not properly reclassified for reporting purposes on the government-wide financial statements.

The timing of our audit will be scheduled for performance and completion as follows:

- Planning: Week of December 1, 2025
- Fieldwork: Weeks of December 8, 15, and 22, 2025
- Draft: On or before February 13, 2026
- Final: On or before March 13, 2026

This information is intended solely for the information and use of the City Council Members of City of Blair Nebraska and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

*Hayes & Associates, LLC*

Hayes & Associates, L.L.C.  
Omaha, Nebraska

Filing Date 9/17/2025

Receipt Number 203923

**APPLICATION FOR CONDITIONAL USE PERMIT**

1. Rapid Response; Omaha's Disaster Relief Team      1925 Soren Dr, Blair, NE 68008      402-305-3053  
**Applicant's Name**      **Mailing Address**      **Telephone**

**Email:** ken@rapidresponseamerica.org

2. Ken Gruber      402-305-3053  
**Agent's Name**      **Mailing Address**      **Telephone**

3. Rapid Response; Omaha's Disaster Relief Team PO BOX 53, BOYS TOWN, NE 68010      402-305-3053  
**Owner's Name**      **Mailing Address**      **Telephone**

4. 1925 Soren Dr, Blair, NE 68008  
**Address and Legal Description of Location - Subject Property**

**Current Zoning:** Tax Lot 125 (Part of Tax Lot 123 located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter) of Section 2, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska

5. **Describe the requested Conditional Use**  
The property will contain an office and property manager's residence while also supporting limited nonprofit use for Rapid Response; Omaha's Disaster Relief Team, including administrative work, volunteer coordination, and small training sessions. Activities will be modest in scale, with minimal traffic and no commercial operations, ensuring the property fits naturally within the neighborhood while serving the organization's disaster relief mission.

6. **Length of request:** 10 Year with the option to renew

**(All permits approved are for one (1) year unless otherwise noted)**

\_\_\_\_\_  
**Signature of Owner(s)**      **Date**      \_\_\_\_\_  
**Signature of Owner(s)**      **Date**

**DO NOT WRITE BELOW THIS LINE**

**PLANNING COMMISSION RECOMMENDATION:**

**DATE OF NOTICE:** \_\_\_\_\_ **DATE OF PUBLIC**

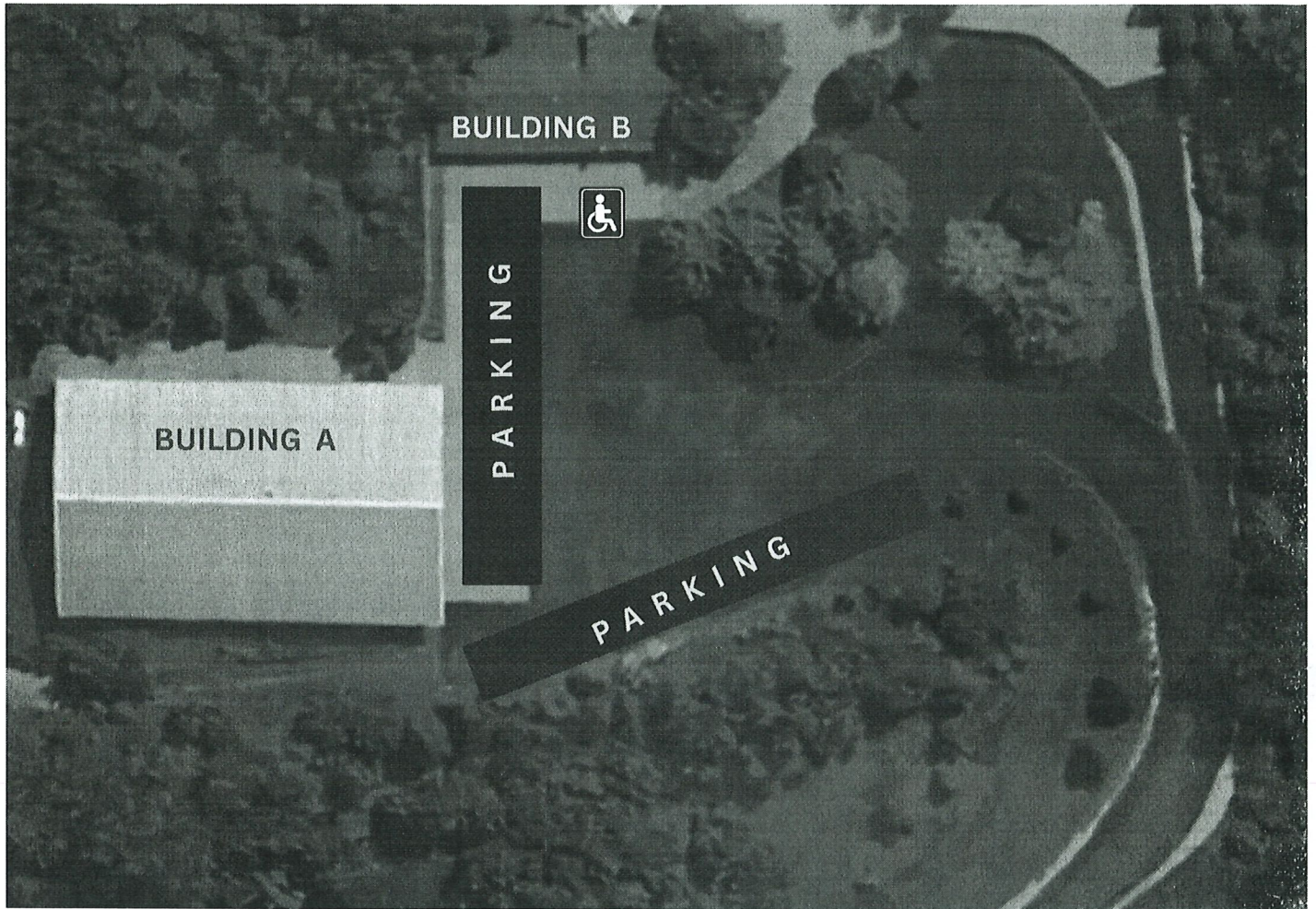
**HEARING:** \_\_\_\_\_ **VOTE:** \_\_\_\_ **TO** \_\_\_\_\_ **TO**

**CITY COUNCIL ACTION:**

**DATE OF PUBLIC HEARING:** \_\_\_\_\_

**VOTE:** \_\_\_\_ **TO** \_\_\_\_\_ **TO** \_\_\_\_\_

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



BUILDING A

BUILDING B

PARKING



PARKING

Dear Members of the Planning Commission and City Council,

On behalf of Rapid Response America, I respectfully request approval of a conditional use permit to operate our nonprofit headquarters and training center at 1925 Soren Drive, located within the Residential Low Density (RL) District.

For 25 years, Rapid Response America, a 501(c)(3) charitable organization, has served Blair, Washington County, and Nebraska communities affected by tornadoes, floods, windstorms, and other disasters. We mobilize trained volunteers to provide relief, recovery, and long-term support to families in crisis.

Under Section 702.04(3) of the Blair Zoning Ordinance, charitable institutions may be permitted within RL districts. Our use of the property will include:

- Administrative offices to support disaster relief operations
- Volunteer training and coordination for emergency response
- Storage of tools and relief supplies for mobilizations

We are committed to being good neighbors. Operations will be modest in scale, with minimal traffic and noise, as most volunteers are deployed to the disaster site and not to our location. Parking will be provided on-site in compliance with city requirements, and signage will meet all city regulations.

This headquarters will strengthen Blair's disaster readiness and ensure a rapid, organized response when the next crisis comes. We value the opportunity to serve alongside the City of Blair in building a safe and resilient community.

Thank you for your consideration.



Ken Gruber  
President & CEO  
[ken@rapidresponseamerica.org](mailto:ken@rapidresponseamerica.org)  
(402) 305-3053

**"Committed to bringing Hope to the hopeless in the midst of crisis"**

# **Rapid Response America**

*Building Hope. Restoring Communities. Preparing Together.*

## **Who We Are**

Rapid Response America (RRA) is a Nebraska-based nonprofit disaster relief organization with over 25 years of service helping families and communities prepare for, respond to, and recover from natural or man-made disasters. From tornadoes to floods, our trained volunteers serve across Nebraska, bringing help, hope, and healing when it's needed most. We partner with churches, emergency managers/responders, and community groups to provide training, equipment, and compassionate aid.

## **Our Request to the City of Blair**

We're seeking permission for exclusive use of our current property to continue operating as a training and coordination center for disaster relief. We respectfully request approval to use the existing property for:

- Office and meeting space for staff and volunteers
- Safe indoor storage for disaster relief tools, equipment and supplies
- Occasional small-group training; such as safety, chainsaw, or chaplain certification ... PTSD, trauma and emotional and spiritual care classes.

## **What's Not Happening**

- We are not housing displaced families or their vehicles
- We are not operating a warehouse or commercial business
- We are not running daily trainings or loud equipment use

## **Traffic & Access**

- We've been on the property for nearly 14 months. Neighbors living directly along the drive have said they've noticed no change in traffic. In fact, less traffic than the previous owners.
- Deliveries are rare and pre-scheduled.
- No daily truck traffic.
- Parking: Our property provides more parking capacity than we anticipate needing.

## **Noise & Safety**

All training sessions are small, scheduled, and professionally led. Chainsaw certification is done during daytime hours and under the supervision of certified

arborists. Most of our daily work is quite administrative, coordination and volunteer management. All safety and fire marshal standards are followed, and equipment is stored securely.

### **Land Stewardship & Improvements**

- We chose this property for its space, privacy, and natural fit, not to disrupt, but to serve responsibly.
- We've invested in clearing storm debris, dead trees, and improving the landscape.
- We have no plans for any new construction.
- We take pride in keeping the property maintained, safe, and beautiful.

### **Community Collaboration**

In just over a year, we've welcomed church, school, and community partners from multiple states who have come to train and serve. These collaborations strengthen preparedness and connection across Nebraska.

Together, we've formed a coalition of hope and readiness, neighbors helping neighbors long before the next storm ever hits.

### **Communication & Transparency**

We believe strong communities are built on open communication. We'll continue to host open houses and neighborhood meetings, answer questions honestly, and listen to community feedback. If you ever have questions or concerns, we invite you to reach out or stop by for a tour.

### **In Summary**

Rapid Response America exists to help people in crisis. Our presence here in Blair isn't about disruption, it's about preparation and partnership. We're proud to be your neighbors and part of this community. We invite you to our next Open House this Saturday, October 1, to see firsthand how we serve together.

### **Contact:**

- 📍 Rapid Response America
- ✉ [ken@rapidresponseamerica.org](mailto:ken@rapidresponseamerica.org)
- 🌐 [www.rapidresponseamerica.org](http://www.rapidresponseamerica.org)
- 📞 (402) 281-5704

Corrective Action Plan and Updates – Rapid Response Facilities

Hello Fire Marshal Kenney,

Thank you again for the inspection reports and for clarifying the applicable NFPA 101 Life Safety Code references. We appreciate your guidance and partnership.

I wanted to provide you with an update and our corrective action plan:

Middle Building / Meeting Room

- We will post an occupancy load limit of 45.
- We are in the process of installing an approved exit sign above the door we discussed. This will be completed within the next 30 days.
- These steps, along with the existing layout, we hope will satisfy the code requirements.

Storage Building

- We are in the process of designing and installing a steel, fire-rated door in the existing east rear window location. Installation is expected within 60 days.
- We will also add exit signage within 30 days to comply with NFPA 101 Section 7.10.

Attached you will find our Corrective Action Plan Summary for your records, showing each code reference, corrective action, and expected timeline.

Please let us know if these steps meet your expectations or if additional modifications will be required. We are committed to completing these actions promptly and in full compliance.



Ken Gruber  
President & CEO  
[ken@rapidresponseamerica.org](mailto:ken@rapidresponseamerica.org)  
(402) 305-3053

## Corrective Action Plan Summary

Building	Violation	Code Reference	Corrective Action	Timeline
Middle Building	Occupancy load	NFPA 101 7.3.1.2	Post occupancy load limit of 45 in meeting room.	Completed within 30 days
Middle Building	Exit signage missing	NFPA 101 7.10.1.2.1	Install approved exit sign above door as discussed.	Completed within 30 days
Middle Building	Emergency lighting missing	NFPA 101 7.9.1.1	Not applicable with lower occupancy load	
Storage Building	Exits – second exit required	NFPA 101 42.2.4.1(2)	Design and install steel fire-rated door in existing east rear window location.	Completed within 60 days
Storage Building	Travel distance exceeds 50' common path	NFPA 101 42.2.6	Addressed by addition of new exit door to reduce travel distance.	Completed within 60 days
Storage Building	Exit signage missing	NFPA 101 42.2.10	Install approved exit signage.	Completed within 30 days



Kenney, Jim

Sep 23, 2025, 3:42 PM

Thank you for addressing each of the deficiencies cited from my September 8th visit. Your Plan of Correction is approved. Please contact me when the items have been corrected to schedule a revisit inspection.

Thanks

Jim Kenney #8713

Deputy State Fire Marshal

Nebraska State Fire Marshal Agency

OFFICE 402-471-2027

CELL # 402-249-3143

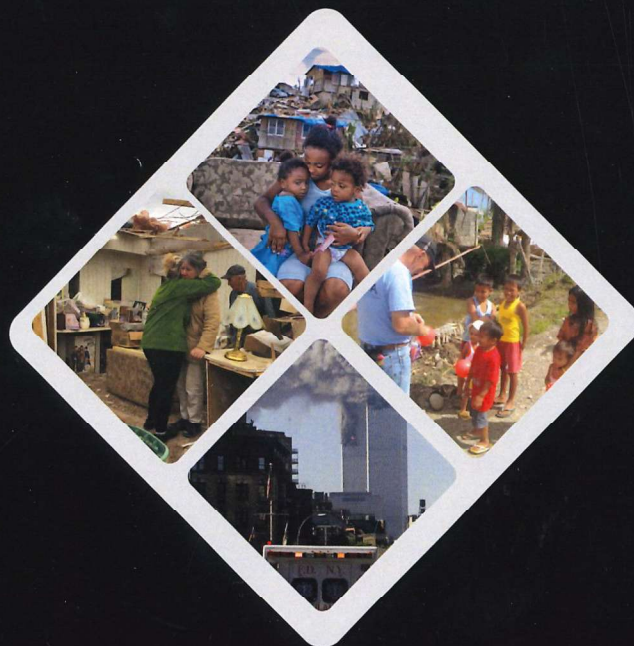
# RAPID RESPONSE

AMERICA'S DISASTER RELIEF TEAMS

# 25

YEAR

## ANNIVERSARY



**BRINGING HOPE, HELP, AND HEALING TO  
INDIVIDUALS AND COMMUNITIES IN  
CRISIS FOR OVER 25 YEARS.**

[RapidResponseAmerica.org](http://RapidResponseAmerica.org)

# NOTE FROM THE PRESIDENT & CEO



## 25 YEARS OF RAPID RESPONSE AMERICA

Hello Dear Ones -

Twenty-five years ago, over 50 Nebraska churches gathered with a heartfelt conviction: when disaster strikes, we simply can't stand by, we are called to carry one another's burdens. What started with open hearts and willing hands has blossomed into a caring movement that's brought hope, help, and healing across Nebraska, throughout our nation, and even to communities and people groups around the world.

Through the years we've seen immense heartbreak, but even more so, we've witnessed extraordinary moments of hope. We've come together in neighborhoods torn apart in seconds. We've walked beside families who lost everything and were ready to give up hope. And we've watched communities rise again, thanks to neighbors, friends, and even strangers who chose to care and serve.

Rapid Response America's story isn't about storms or statistics - it's about **PEOPLE**. It's about volunteers who travel hours and days just to help, treating strangers as family. It's about the survivors who whispered through tears, "I thought I was alone...until you showed up." It's about ordinary people stepping into extraordinary moments, moved by compassion, to make a difference.

As we celebrate 25 years, my heart is filled with gratitude for the volunteers who showed up, the partners and donors who gave generously, the survivors who shared their stories, and every unseen prayer and act of kindness that has fueled this mission. This milestone is not only about what has been, it's about what's next. The world is changing, and the needs are greater now, more than ever. Disasters will come in the form of storms, floods, fires, wars, and crises of every kind. But we know this: when they do, Rapid Response America will be there. Not because it's easy. Not because it's convenient. But because this is who we are.

Looking ahead, my hope is that the next 25 years will be marked not only by our responses but by resilience. That we will continue to build teams, train leaders, and inspire future generations to carry this mission of love forward.

Thank you for walking with us, for believing in our mission, and for helping us remind people in their hardest moments that they're never alone.

With gratitude, hope, and love,

*Ken Gruber*

Galatians 6:2



## WHAT WE DO

Headquartered in Blair, Nebraska, we serve locally, nationally, and around the world, partnering with churches, communities, and leaders to meet urgent needs with compassion.

### FLOODS

When floodwaters rise, we support families as they begin the long road to recovery.



### TORNADOS

After tornados, we bring tools and compassion to rebuild homes and hope.



### HURRICANES

We deploy and support for immediate and long-term recovery.



### EARTHQUAKE & VOLCANOS

We bring relief to those affected by nature's most destructive forces.



### EMERGENCY RESPONSE & REBUILD TEAMS

We help restore stability, dignity, and community—one life at a time.



### TRAINING PROGRAMS

We equip volunteers with the tools and training they need to serve effectively in crisis zones.

### SPIRITUAL & EMOTIONAL SUPPORT

We offer prayer and grief support in life's darkest hours.



2000

Pastor Ray Mayhew starts The Journey



2001

1st Deployment 9/11(Terrorism) NY



2003

1st International Trip (War) - Iraq



2004

Pastor Ray appoints Ken Smith to lead ORR



2020

20th Anniversary - First Banquet Celebration



2020-2023

Hurricane - Cut Off, LA



2019-2024

Floods - Western Douglas County



2017-2018

Hurricane - Houston, TX



2021-2024

Tornado - Dawson Springs, KY



2022-2024

Hurricane - Fort Myers FL



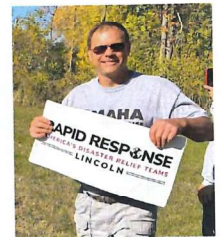
2022-2025

War - Ukraine



2023

Rapid Response America 2nd Affiliate Lincoln Rapid Response



Thanks to God and our donors, volunteers, and community partners who make this all possible.

# 25 Years of Rapid Response Omaha's Disaster Relief Team

2004 - 2017



Multiple Hurricanes - Haiti



2006

1<sup>st</sup> Affiliate - Omaha Rapid Response in Pakistan



2007



Hurricane - Nicaragua  
Ken met Jeri ♥



2010

Brian Smith is appointed to lead ORR



2014

Tornados - Pilger, NE



2013

Typhoon - Philippines



2012

Ken Gruber is appointed to lead ORR



2010

Earthquake - Haiti



2023

Fires - Maui, HI



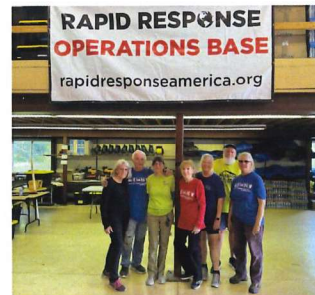
2023-2024

Tornado - Rolling Fork, LA



2024

Tornado - Waterloo, Elkhorn, Bennington, Blair, NE  
New Rapid Response International HQ - Blair, NE

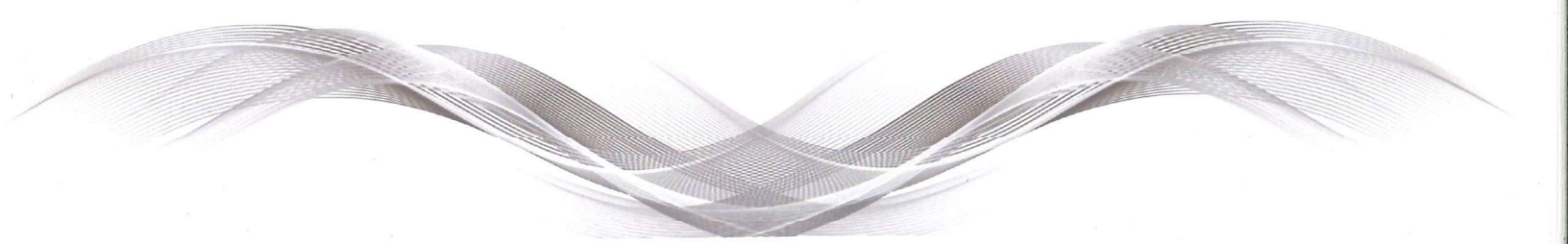


2025

Rapid Response Mobile App Released



The most recent deployments:  
Flooding - Kerrville TX  
Washington County 140 mph winds



# IMPACT TESTIMONIES



Your generosity after the flood in Kerrville was such a blessing. The gift cards helped me buy school clothes for my kids, and in a heavy season, your kindness reminded us we are not alone, that God provides through His people. As a survivor of human trafficking, life has not been easy. On the same day the flood hit, my stepson was killed in Baton Rouge. We were grieving and trying to care for our children. Your support reminded us that the Lord is with us in every storm. **Karla - 2025 Texas Flood**



I would like to express my deepest gratitude to all of the wonderful people at ORR and the many donors and volunteers! My home and farm in Waterloo took a direct hit from the F4 tornado. I could not believe that I had survived. I was contacted immediately by ORR. They brought out water, food, gloves, and anything else that was needed. ORR was my absolute Lifeline! They have been there for me since the very first day of the devastation, with support, volunteers, prayers, hugs, hope, and encouragement. I could not have made it through this last year without them! **Kelli - 2024 Nebraska Tornado**



When disaster struck our family and we lost our home in a tornado, Rapid Response showed up. They didn't just bring chainsaws and equipment; they brought hope. They prayed with us, cried with us, and stood in the rubble until we could see a way forward. That kind of compassion is rare, and it changed my life. I chose to join the Rapid Response team because I wanted to be part of that same hope for others. **Monika + Justin - 2024 Nebraska Tornado**



My Husband lost his life the day of this storm. He worked so hard on our property and took a lot of pride in his efforts ... the destruction these winds caused on our home and property was more than he could bear. My whole world flipped upside down. The damage was everywhere: my home, my heart, my life. In the middle of all that, Rapid Response showed up. They showed up with chainsaws, tarps, food and heart. They've kept checking in, helping me one day at a time, reminding me that I'm not alone. I can't put into words how grateful I am for their love and support. **Lori - 2025 Washington County 140 mph Derecho**



After the Elkhorn River flood in 2019, I was living in a small travel trailer while trying to rebuild my tiny home. Water damaged the door and windows, and that's when Rapid Response showed up to see how they could help. They framed and replaced the door, window, and even a dog door. Because of that connection, I later became a chaplain through the IFOC classes they hosted. My life has been transformed. I've since moved to Blair to care for others in need. **Dan - 2019 Elkhorn River Flood**



# LEADERSHIP TEAM

**KEN GRUBER**

*President & CEO*

**MONIKA PHILP**

*VP -Administration*

**JERI GRUBER**

*Executive Assistant*

**FELIX UNGERMAN**

*Director - Field Ops*

**BETH SORENSEN**

*Director- Lincoln*

**JUSTIN PHILP**

*Manager- Facilities*

**TAMMY ALLEY**

*Secretary - Lincoln*

# BOARD OF DIRECTORS

**JOHN MARQUEZ**

*Board Secretary*

**SUSAN MACKRILL**

*Board President*

**RICK STREVEY**

*Treasurer*

**DIANE BAILEY**

*Director*

**NORMA HACKETT**

*Director*

**SANDRA HAMMES**

*Director*

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*Director*

**STAN MCCALLON**

*Director*

**JEANNE PATTON**

*Director*



# OUR FAMILY OF PARTNERS AND SUPPORTERS

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**DIAL**  
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the **ultimate**  
**journey**

Explore Truth • Discover Love • Walk In Freedom

SWORD OF THE SPIRIT  
CHRISTIAN SCHOOL

FOLLOW ME  
MINISTRIES



## HOW YOU CAN GET INVOLVED

- Volunteer** – Join our trained response teams.
- Donate** – Support our relief and rebuilding efforts.
- Sponsor** – Help fund disaster readiness programs.
- Partner** – Become a community or corporate partner.

**DOWNLOAD OUR NEW APP**

**RAPID  
RESPONSE**  
DISASTER RELIEF TEAMS

 [WWW.RAPIDRESPONSEAMERICA.ORG](http://WWW.RAPIDRESPONSEAMERICA.ORG)

 (402) 281-5704

## Brenda Wheeler

---

**From:** donna basyes.com <donna@basyes.com>  
**Sent:** Friday, October 24, 2025 11:08 AM  
**To:** City Clerk  
**Subject:** Rapid Response America Headquarters

You don't often get email from donna@basyes.com. [Learn why this is important](#)

I do not believe a residential area is the correct location for Rapid Response America Headquarters. I feel it should be located in an area where in the case of an emergency response at any time of day or night will NOT be disruptive to city residents or our school system.

I have also heard that the head of the organization is living in the house on the property and that the house is included in a "tax exempt" status. This is WRONG, only the portion of the home utilized for the organization's office should be deemed tax exempt.

Please work to rectify this situation to the benefit of ALL citizens of Blair.

Donna Andreasen  
835 Pheasant Circle  
Blair, NE 68008

1235 Pinewood Drive  
P.O. Box 346  
Blair, Nebraska 68008  
October 6, 2025

Darrel Boesiger, Chairman, and  
Planning Board Members  
218 S. 16<sup>th</sup> Street  
Blair, Nebraska 68008

Re: The Conditional Use Permit Application Submitted by Ken  
Gruber, Omaha Rapid Response, 1925 Soren Drive, Blair,  
Nebraska.

Dear Members of the Planning Board Commission:

My husband and I own a home within 300 feet of the address  
submitting this application for the conditional use permit. The  
zoning code for our property is RL.

I would like to express the following concerns regarding this  
application:

- 1) Although described as a charitable organization which  
would qualify the property for the conditional use permit,  
Omaha Rapid Response is a “quasi-industrial” business, not  
the usual library or church. A warehouse on the property will  
be used to store supplies. Large trailers and equipment will  
be entering and exiting this property.
- 2) Normally these “property exceptions” are located near major  
traffic thoroughfares, giving direct access to the property. In  
the case of Omaha Rapid Response, whether through the  
Deerfield entrance or the entrance on Joann Drive, the traffic  
will have to meander through residential neighborhoods.

- 3) The Pilot-Tribune article (Tuesday, August 12, 2025) stated the organization had 20,000 volunteers, 80-90% within 100 miles of Blair. (16,000-18,000 volunteers). The training room capacity is 45. Theoretically, large numbers of people could be transiting to and from the property.
- 4) Mr. Gruber indicated future construction could include a dormitory facility to house people temporarily displaced from their homes. Further expansion could be overwhelming to the surrounding homes and properties.
- 5) Currently the Omaha Rapid Response property is surrounded by 3 neighborhoods. A 4<sup>th</sup> neighborhood is tentatively being planned just to the north. Mr. Gruber's venture, albeit a wonderful resource for those in need, is still a business. Locating the business in these residential neighborhoods is inappropriate.

Thank you for taking my concerns into consideration when making your decision regarding this Conditional Use Permit.

Sincerely,

Betsy Anderson

## Brenda Wheeler

---

**Subject:** FW: Comments on Rapid Response/Gruber CUP application/Oct 28

-----Original Message-----

From: kristina barta <kristina.barta@gmail.com>

Sent: Thursday, October 23, 2025 11:48

To: Jeff Beiermann <jbeiermann@blairne.gov>

Subject: Comments on Rapid Response/Gruber CUP application/Oct 28

Hi Jeff,

I do not live in the area of the CUP (Deerfield/JoAnn drive), but was present at the planning commission meeting to hear about agenda item 5(storage unit updates) and had to sit through the public comment period for the CUP the neighborhoods had concerns about. So, I had some thoughts to add...

**TRAFFIC:**

There was no discussion about the future North Bypass or connector roads, but I assume construction/ access would alleviate the traffic concerns of the neighborhood, as the property would have bypass access to the North without having their traffic to go through south or East.

If they have larger group meetings for their volunteers or open community meetings for Blair youth or adults who wish disaster preparedness training, I think they could book a meeting room at the Blair Library for larger groups, which would also alleviate traffic through Deerfield.

I think it may be possible delivery drivers (Amazon, UPS, FedEx) use the private road as a short cut (rather than going through Deerfield) to go East, so not all of that traffic is necessarily due to the applicant.

If they were denied the CUP and sold the property as it would longer fits their needs, a future buyer could take out more trees and split up the 13 acres to create smaller lots/a new subdivision, which would also increase traffic through the areas over that which this CUP creates.

**NOISE**

Once the bypass/connector roads go in, having one whole wooded 13 acre site actually helps to be a noise and visual buffer to Deerfield and Joann drive. If the acreage were to be subdivided/ trees taken out, that would create more noise to those areas once the bypass is built, as there would be fewer trees.

A different new owner might be even rowdier/noisier and have just as many private friends over/parties than this group.

**PREVIOUS SIMILAR CUPs (which were approved)**

Rv Park/storage units approved this summer, over the traffic concerns and "unknown/people" around young families concerns of neighbors on acreages directly adjacent/impacted.

Also, having a national/international group willing to volunteer in the community will likely defray some of the loss of property taxes caused by a nonprofit on that property. Plus, that group and their volunteers will be spending money locally.

Thanks for listening,

Have a good meeting Tuesday,

Kristina

**To: Planning Commission**

We are writing to express our strong opposition to the proposed "Conditional Use Permit" for 1925 Soren Drive in Deerfield, filed by Rapid Response.

We built our home at 2011 Soren Drive in 2001, specifically choosing this location for its quiet, residential character. We are deeply committed to preserving the integrity of this neighborhood as a residential area.

Rapid Response has stated that this property will serve as the headquarters for their international organization. CEO Ken Gruber publicly shared that they have converted a three-car garage on the property into a conference area, which now serves as a training site for up to "40 volunteers." He also mentioned that on-site training will include chainsaw operation, first aid, and both basic and advanced life support instruction. Furthermore, Gruber noted in the *Blair Enterprise* (August 12, 2025) that they intend to provide accommodations for trainees to avoid the need for hotel stays.

On July 14, 2025, Gruber spoke with KETV Channel 7 and reiterated that the Rapid Response international headquarters is located in Blair, NE. He stated that people from around the world would be coming to this location for training. He also remarked that, had they owned this property during a previous tornado event, they could have housed over 100 displaced individuals.

We oppose this conditional use permit for the following reasons:

- **Safety Concerns for Pedestrian and Vehicular Traffic**  
Deerfield is home to many children who walk, bike, or use scooters to travel to and from school (Deerfield Elementary and other Blair schools). The neighborhood also includes a walking trail that brings additional foot traffic. Our streets already struggle to manage the existing volume of vehicles. Introducing more traffic due to training sessions or temporary housing for displaced individuals would significantly increase congestion and pose safety risks to residents.
- **Noise Disruption**  
Some of the proposed training activities may generate excessive noise that is inappropriate for a residential area. The transport of large equipment to and from the site could also be disruptive. For example, the Rapid Response website lists a "Chainsaw Operation and Safety" training scheduled at 1925 Soren Drive from Monday, October 6 through Friday, October 10.
- **Potential Decline in Property Values**  
Operating a business of this scale within a residential neighborhood could negatively impact property values in the surrounding area.

We firmly believe that Deerfield should remain a residential neighborhood to ensure the safety, peace, and well-being of its current residents.

Thank you for your consideration.

Sincerely,  
Brian and Jennifer Bogdanoff  
2011 Soren Drive

Dear Mr. Ethan Roe,

I would like to formally submit a complaint against Rapid Response Omaha's Disaster Relief Team (alias: Rapid Response America) located at 1925 Soren Drive, Blair NE in accordance with [Section 17](#) of the City of Blair Zoning Ordinance. The organization has been utilizing the property, [located within a residential low-density district](#), for institutional use since at least [January 2025](#), in direct violation of [Article 7-702](#) of the Zoning Ordinance. I respectfully submit documentation of the prohibited use of R-1 property which includes:

- Open calls for volunteers to meet at the property "all day"
- Prayer meetings
- Retreats
- Employee meetings
- Media interviews with camera crews
- Open houses
- Unloading semi-trucks on a privately-owned cul-de-sac
- Housing a volunteer team

These activities, ongoing as of 10/11/2025, introduce a scale and purpose inconsistent with low-density residential development. The social media posts explicitly advertise these activities for institutional use, thereby requiring an approved Conditional Use Permit. I appreciate your review of this complaint and enforcement of R-1 restrictions in accordance with [Nebraska Revised Statute 19-922](#) for the shared safety and harmony of our community.

Sincerely,  
Ronald Bulbulian

## Build Out: Rapid Response's International Headquarters

Tue Jan 7th 9:00am - Sat Mar 29th 5:00pm (CST)

Blair, Blair, NE 68008, USA [map](#)

Volunteers needed to help build and remodel a kitchen and conference room for disaster relief training. Laborers, carpenters, plumbers, electricians, drywall installers, painters and people who love to serve with Rapid Response.

---

### Omaha Rapid Response's Post



Omaha Rapid Response

January 28 · 🌐



**February Prayer Meeting - this Sunday 2/2 @ 1:00. Join us as we update everyone on ORR stuff at the new RR Campus.**

---



Omaha Rapid Response  
February 4 · 🌐

...

Filled with Blessings from above ...



Monika Philp is 🙏 feeling grateful with Justin Philp and Kenny Gruber.

February 2 · 🌐

Today, we had the privilege of visiting Omaha Rapid Response, meeting some of their incredible team, breaking bread, and hearing about the inspiring vision for their new property.



Omaha Rapid Response updated their profile picture.

March 15 · 🌐



A great team of Servants!



**Annual Meeting - RSVP please**

Sun Mar 30th 4:00pm - 7:30pm (CDT)

This will be an official GRAND OPENING of the new International Rapid Response Headquarters! Join us for our Annual Meeting ... dinner, fellowship and updates at our new Rapid Response Campus. RSVP to ...  
Rapid Response International Headquarters & Campus, Blair, NE 68008, USA



## Omaha Rapid Response

March 31 · 🌐



Join us for a day of gardening, raking and fun activities @ the new Rapid Response HQ ... and there will be a COOKOUT! Saturday, April 5 @ 9:00am. Go to the new Rapid Response America app and check out the calendar for more information. Please RSVP to [hello@rapidresponseamerica.org](mailto:hello@rapidresponseamerica.org)

### Volunteers Needed



Tue Apr 1st 10:00am - 3:00pm (CDT)

We need some volunteers to join us on April 1 @ 10:00am to help put new furniture together for the new training facility. Lunch will be served.

RAPID RESPONSE HQ, 1925 Soren Dr, Blair, NE 68008, USA

### Rapid Response Garden Party - VOLUNTEERS NEEDED



Sat Apr 5th 9:00am - 4:00pm (CDT)

We need many volunteers to join us on April 5 @ 9:00am to help work on the property, which includes gardening, raking, tree trimming, planting, etc. WE WILL ALSO HAVE A COOKOUT!

Rapid Response HQ, 1925 Soren Dr, Blair, NE 68008, USA

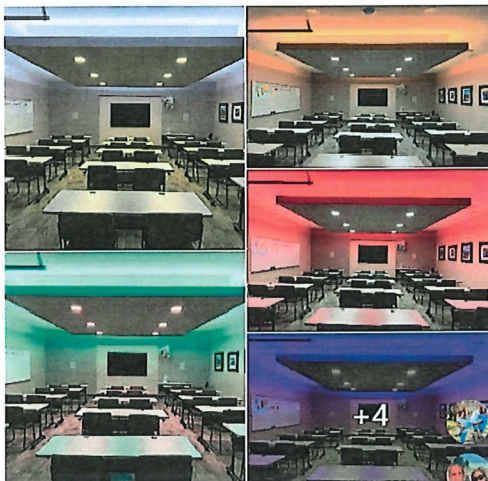


## Omaha Rapid Response

April 16 · 🌐



New Training Room ... multiple colors.





Life 100.7 · Follow  
Reels · Apr 30 · 🌐

# RAPID RESPONSE

AMERICA'S DISASTER RELIEF TEAMS



an area with 50  
people

How you can get involved with the Community Partner of the Month! [Omaha Rapid Response](#)



Life 100.7 · Original audi



10



# Chaplain Training – Blair, NE \*I.F.O.C. Sponsored\*

June 23, 2025 / in Chaplaincy Training, Nebraska

## When

📅 06/23/2025-06/27/2025

🕒 8:00 am-5:00 pm

## Where

📍 *Rapid Response Training Center*  
1925 Soren Drive, Blair, NE, 68008



**Omaha Rapid Response** updated their profile picture.



June 25 · 🌐

The end of a long hot week of service for the visiting Michigan Team ...





Omaha Rapid Response

July 12 · 🌐

...

How You Can Help Texas Flooding Victims – Right From Home 🇺🇸

As our **Omaha Rapid Response** team prepares to deploy to Texas, here's how YOU can be part of the mission:

🙏 **PRAY** – For families affected, for the first responders still searching, and for safe travels and impact for our crew.

💰 **GIVE ONLINE** – Every dollar helps us buy fuel, tarps, tools, and hot meals for survivors and volunteers.

👉 <https://rapidresponseamerica.org/give> ✓

📍 **VOLUNTEER LOCALLY** — We Need You!

Join us Tuesday(7/14), Wednesday (7/15) or Thursday (7/16)

Time: 9 AM – 5 PM

Rapid Response HQ – 1925 Soren Dr, Blair, NE

Sign up here: <https://rapidresponseamerica.org> ✓

We're calling on local hands and hearts to help us: Sort, pack, and load supplies for Texas flood victims. Organize and clean up our property to get ready for deployment. Be part of the mission before the team even hits the road.

Whether you have one hour or a whole day, you make a difference. Sign up here: <https://rapidresponseamerica.org/> ✓



Omaha Rapid Response

July 15 · 🌐

Thank you, **Quanecia Fraser KETV NewsWatch 7**, for shining a light on our mission of **Omaha Rapid Response** and sharing our he... See more



KETV.COM

'It just tears at you': Omaha Rapid Response sending volunteers to Texas



Omaha Rapid Response  
July 18 · 🌐



Two weeks after devastating floods swept through Texas, leaving over 130 lives lost, Omaha Rapid Response is preparing to deploy next week. Thank you, **Molly Hudson** and **KMTV 3 News Now** for shining a light on the mission of Omaha Rapid Response and helping us share our hearts for Texas. Whether it's our neighbors in Blair or flood victims in Texas, we believe in showing up when it's hard, when it's messy, when it matters most.

🙏 Can't go with us? You can still be part of the mission:

🙏 Pray

👉 Give: [www.rapidresponseamerica.org/give](http://www.rapidresponseamerica.org/give) ✓

👉 Volunteer: [www.rapidresponseamerica.org](http://www.rapidresponseamerica.org) ✓

Let's be the hands and feet of HOPE and LOVE.

RRapid Response of Lincoln@followers#RapidResponse #HopeOnTheGround #DisasterRelief #TexasFloods #FaithInAction #Nebraska



3NEWSNOW.COM

Volunteers with Omaha Rapid Response packing trailer to help Texas flood victims



Omaha Rapid Response

August 9 · 🌐



We have a need here in Blair! A big storm rolled through at 5:30am this morning and wiped out hundreds of trees and we're just now digging ourselves out at our new headquarters. If anyone can come up and help we need chainsaws and some helping hands today and probably tomorrow. 🙏

We're looking for:

🔪 Chainsaw operators

👉 Helping hands for cleanup

📅 When: Today and tomorrow (come anytime you can)

📍 Where: 1925 Soren Dr, Blair, NE

If you can spare a few hours, your help will make a HUGE difference for our team and our community.

Omaha Rapid Response's Post



22

2 comments



Omaha Rapid Response is in Blair, NE.

August 12 · 🌐

🚧 VOLUNTEERS NEEDED 8/13/25 🚧

Nebraska was hit 100+ mph winds.

- 🛠️ Tree and debris removal
- 👷 Heavy lifting and hauling
- 💛 Support for families in need
- 📍 Meet at: Rapid Response America HQ
- 📍 1925 Soren Drive Blair, NE 68008
- 🕒 Starting 9AM
- 🕒 When: All day — come when you can
- 👉 Bring work gloves, chainsaws, trailers, or just your willing hands.

If you can't volunteer, please pray or share this post to spread the word.

<https://rapidresponseamerica.org> ✓

Omaha Rapid Response Rapid Response of Lincoln First Lutheran Church-ELCA The Salvation Army Western Division



Omaha Rapid Response is in Blair, NE.

August 13 · 🌐



👍👍👍 14

6 🗨️ 8 ➦

👍 Like

🗨️ Comment

➦ Share



📄 This photo is from a post.

[View post](#)



Omaha Rapid Response

August 13 · 🌐



👍👍 5

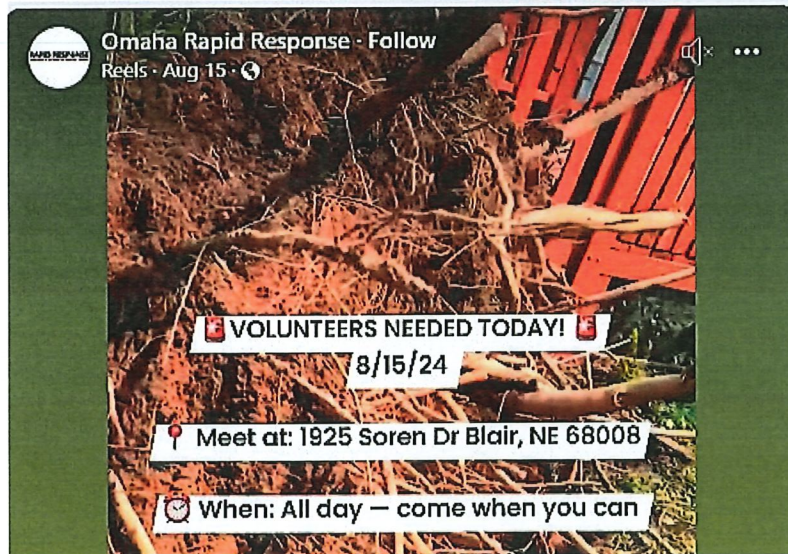
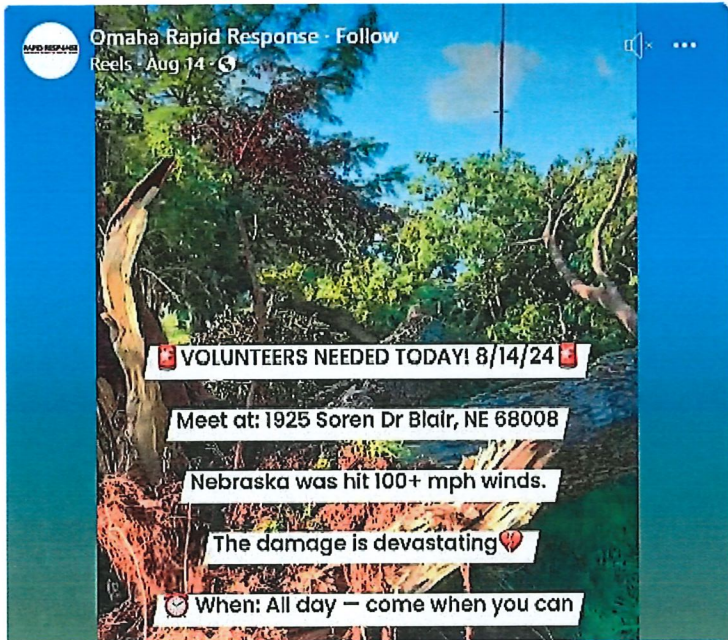
👍 Like

🗨️ Comment

➦ Share



**No comments yet**  
Be the first to comment.





Omaha Rapid Response Follow  
Omaha Rapid Response · Original audio

Another day, another miracle in motion. Look what just showed up!  
Totes delivered straight from our amazing partners at Heartland  
Hope Mission. 🧡 Ever... See more

14



5





Omaha Rapid Response  
September 18 at 3:24PM · 🌐

...

A huge thank you to the amazing **Roncalli Catholic High School**, **Omaha** students who spent the day volunteering with Rapid Response! They rolled up their sleeves and showed up with big hearts, helping disaster survivors with yardwork as families continue rebuilding from the April 2024 tornado. 🌿

Every rake, every smile, every act of service reminds our neighbors they are not forgotten. Thank you for being the hands and feet of hope!

#RapidResponse #RoncalliCatholic #DisasterRelief #ServeWithCompassion #HopeAfterTheStorm



---

10/5/2025

## **RAPID RESPONSE** AMERICA'S DISASTER RELIEF TEAMS

**YOU'RE INVITED, NEIGHBOR!**

**JOIN US FOR A CASUAL OPEN HOUSE WITH  
RAPID RESPONSE AMERICA**



Omaha Rapid Response created an event.  
September 24 at 2:27 PM · 🌐

Save

**RAPID RESPONSE**  
AMERICA'S DISASTER RELIEF TEAMS

**CHAINSAW SAFETY TRAINING & CERTIFICATION**



Mon, Oct 6

**Chainsaw Safety Training & Certification**  
1925 Soren Dr, Blair, NE 68008-3671, United States  
15 people interested

Interested

2

Like Comment

### Monika's Post



**Blair Nebraska Gossip and News. THE ORIGINAL!!!**

Monika Philp · 2h · 🌐



**You're Invited - Come See for Yourself!**

We know there are many questions and conversations happening about Rapid Response and our presence in Blair. That's why we believe in keeping our doors open.

If you haven't had a chance yet, we'd love to personally invite you to our next **Open House**. Come walk the property, meet the team, and see firsthand how we serve communities in times of disaster. This is your opportunity to ask questions and learn more about how we train volunteers and mobilize resources to bring relief when storms hit.

[Community Open House - You're Invited!](#)

**Date: Saturday, October 11th**

**Time: 10am-11am**

**Location: 1925 Soren Dr, Blair**

Our heart is to serve transparently, with compassion and hope. We'd love to meet you face-to-face.



— with Kenny Gruber.

**RAPID RESPONSE**  
AMERICA'S DISASTER RELIEF TEAMS

**YOU'RE INVITED, NEIGHBOR!**

**JOIN US FOR A CASUAL OPEN HOUSE WITH  
RAPID RESPONSE AMERICA**

---

## City Council meeting scheduled for Tuesday 10/28/25

---

From Nancy Lorimer <chaplainnancylorimer@gmail.com>

Date Wed 10/22/2025 4:41 PM

To City Clerk <cityclerk@blairne.gov>

Cc Ken Gruber <ken@omaharapidresponse.org>

### THOMPSON

**Warning:** Sender chaplainnancylorimer@gmail.com has never sent any emails to your organization. Please be careful before replying or clicking on the URLs.

[Report Spam/Phish](#) [Mark As Safe](#)

powered by Graphus®

You don't often get email from chaplainnancylorimer@gmail.com. [Learn why this is important](#)

To:

I understand that at the October 28<sup>th</sup> City Council meeting one of the agenda items centers on a petition drive with concerns about Rapid Response America, 1925 Soren Drive. And I am writing in support of Rapid Response.

I urge you to look at the website [rapidresponseamerica.org]rapidresponseamerica.org under the About tab to see the reality of what the organization is about and how vital its existence is to countless people worldwide. I am actively involved with Rapid Response as a Chaplain and I can vouch for the integrity of the Leadership and their practice of vetting potential volunteers. In all the years I've served, I am not aware of any situations that crossed the lines of safe and appropriate behaviors.

Rapid Response was welcomed to Blair as reported in the Washington County Pilot-Tribune & Enterprise on August 12, 2025 and has been operating from the property several months now without incident. It appears that the flyer that's been distributed contains concerns that are not based on this short history. Rather, it seems to be based on what if's and what could be.

The property's existence is well off Soren Drive and buildings are unseen. Equipment comes and goes through a back road and excess car traffic through the neighborhood is limited to infrequent meetings and training events.

Its location in the Deerfield neighborhood truly is no more concerning than if a church was located there. Do you know if the Planning Commission's decision did any due diligence before their vote or did they only listen to the concerns presented to them? If not, it would be premature for the City Council to vote to support their vote.

I appreciate your consideration.

*Nancy Lorimer*

Chaplain Nancy Lorimer  
6506 South 142 Street  
Omaha, NE 68137

October 16<sup>th</sup>, 2025

**To the Blair City Council:**

We, the concerned citizens of the Deerfield neighborhood, respectfully urge you to **vote against the conditional use permit** currently under consideration for Rapid Response at 1925 Soren Drive.

This organization is already operating as a business from a residential home, in direct violation of zoning laws. Despite repeated assurances to the Planning Commission that no events were taking place, their own social media posts—copies of which are included—show that multiple events have already been held. This clear disregard for local ordinances and for the authority of the Planning Commission raises serious concerns about their willingness to operate responsibly within our community.

In recent months, we have observed a noticeable increase in vehicle traffic in our neighborhood, which was not designed to accommodate commercial activity. Our streets are narrow and serve families with young children who play outside daily. The increased traffic poses a direct safety risk to our children and to all residents who walk, bike, or drive through the area.

Equally troubling is the lack of oversight regarding volunteers involved with this organization. From what has been communicated publicly, individuals from anywhere may participate without any form of background check. This raises understandable safety and accountability concerns for our families and our neighborhood.

The Deerfield community strongly supports the mission of helping those in need, but not at the expense of the safety, zoning integrity, and peace of our residential neighborhood. The Planning Commission has already recognized these issues and **recommended denial** of the permit. We urge the City Council to uphold that recommendation and protect the citizens of Deerfield and JoAnn Drive by **voting no** on this conditional use permit.

Thank you for your time, consideration, and commitment to the well-being of Blair's neighborhoods.

Respectfully,

**Concerned Citizens of Deerfield**

Omaha Rapid Response created an event.  
September 24 at 2:27 PM · 🌐

Save



**RAPID RESPONSE**  
AMERICA'S DISASTER RELIEF TEAMS

**CHAINSAW SAFETY  
TRAINING & CERTIFICATION**


Mon, Oct 6  
**Chainsaw Safety Training & Certification**  
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15 people interested

Interested

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Monika Philp · 2h · 🌐

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[Community Open House - You're Invited!](#)

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— with Kenny Gruber.

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AMERICA'S DISASTER RELIEF TEAMS

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**RAPID RESPONSE AMERICA**



**Omaha Rapid Response** · Follow

🔊 Omaha Rapid Response · Original audio

Another day, another miracle in motion. Look what just showed up!  
Totes delivered straight from our amazing partners at **Heartland Hope Mission**. 🍌 Ever... See more



14



5





Omaha Rapid Response is in Blair, NE.

August 13 · 🌐



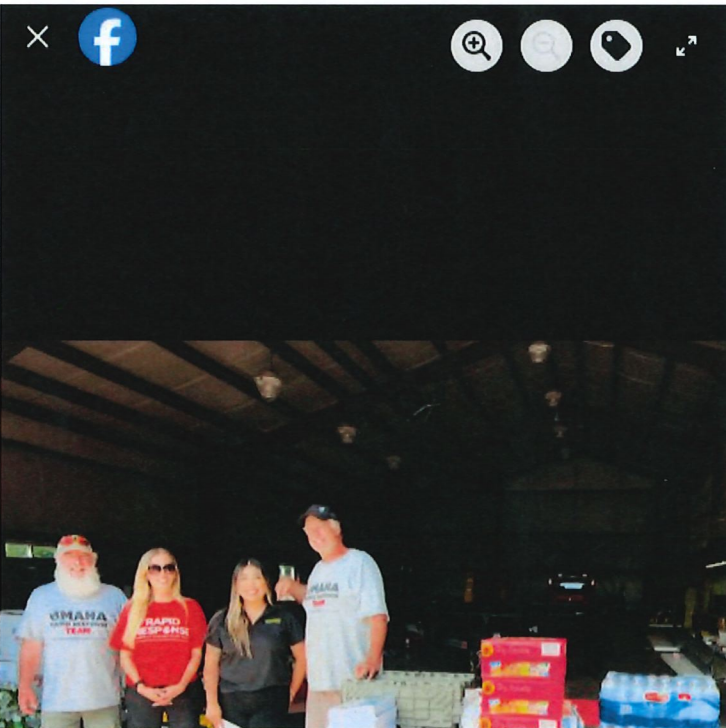
👍👍❤️ 14

6 🗨️ 8 ➦

👍 Like

🗨️ Comment

➦ Share



📄 This photo is from a post.

View post



Omaha Rapid Response

August 13 · 🌐



👍❤️ 5

👍 Like

🗨️ Comment

➦ Share



**No comments yet**  
Be the first to comment.

Omaha Rapid Response

July 18 · 🌐

Two weeks after devastating floods swept through Texas, leaving over 130 lives lost, Omaha Rapid Response is preparing to deploy next week. Thank you, [Molly Hudson](#) and [KMTV 3 News Now](#) for shining a light on the mission of Omaha Rapid Response and helping us share our hearts for Texas. Whether it's our neighbors in Blair or flood victims in Texas, we believe in showing up when it's hard, when it's messy, when it matters most.

🙏 Can't go with us? You can still be part of the mission:

🙏 Pray

💰 Give: [www.rapidresponseamerica.org/give](http://www.rapidresponseamerica.org/give) ✓

👤 Volunteer: [www.rapidresponseamerica.org](http://www.rapidresponseamerica.org) ✓

Let's be the hands and feet of HOPE and LOVE.

RRapid Response of Lincoln@followers#RapidResponse #HopeOnTheGround #DisasterRelief #TexasFloods #FaithInAction #Nebraska



3NEWSNOW.COM

Volunteers with Omaha Rapid Response packing trailer to help Texas flood victims



Omaha Rapid Response

August 9 · 🌐

We have a need here in Blair! A big storm rolled through at 5:30am this morning and wiped out hundreds of trees and we're just now digging ourselves out at our new headquarters. If anyone can come up and help we need chainsaws and some helping hands today and probably tomorrow. 🙏

We're looking for:

🔪 Chainsaw operators

👏 Helping hands for cleanup

📅 When: Today and tomorrow (come anytime you can)

📍 Where: 1925 Soren Dr, Blair, NE

If you can spare a few hours, your help will make a HUGE difference for our team and our community.

# Chaplain Training – Blair, NE \*I.F.O.C. Sponsored\*

June 23, 2025 / in Chaplaincy Training, Nebraska

## When

06/23/2025-06/27/2025

8:00 am-5:00 pm

## Where

*Rapid Response Training Center*  
1925 Soren Drive, Blair, NE, 68008



**Omaha Rapid Response** updated their profile picture.

June 25 · 🌐



The end of a long hot week of service for the visiting Michigan Team ...





## Omaha Rapid Response

March 31 · 🌐



Join us for a day of gardening, raking and fun activities @ the new Rapid Response HQ ... and there will be a COOKOUT! Saturday, April 5 @ 9:00am. Go to the new Rapid Response America app and check out the calendar for more information. Please RSVP to [hello@rapidresponseamerica.org](mailto:hello@rapidresponseamerica.org)

### Volunteers Needed



Tue Apr 1st 10:00am - 3:00pm (CDT)

We need some volunteers to join us on April 1 @ 10:00am to help put new furniture together for the new training facility. Lunch will be served.

RAPID RESPONSE HQ, 1925 Soren Dr, Blair, NE 68008, USA

### Rapid Response Garden Party - VOLUNTEERS NEEDED



Sat Apr 5th 9:00am - 4:00pm (CDT)

We need many volunteers to join us on April 5 @ 9:00am to help work on the property, which includes gardening, raking, tree trimming, planting, etc. WE WILL ALSO HAVE A COOKOUT!

Rapid Response HQ, 1925 Soren Dr, Blair, NE 68008, USA

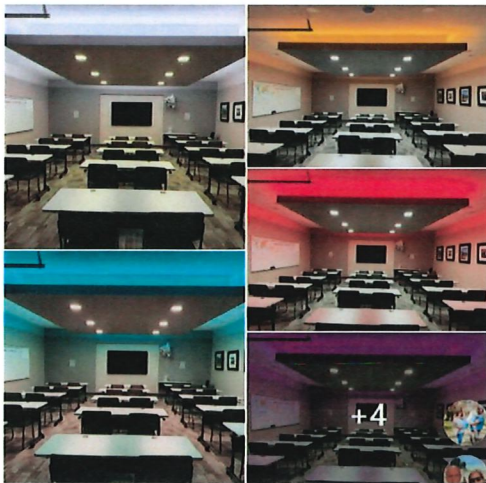


## Omaha Rapid Response

April 16 · 🌐



New Training Room ... multiple colors.



Omaha Rapid Response

February 4 · 🌐

Filled with Blessings from above ...



Monika Philp is 🥰 feeling grateful with Justin Philp and Kenny Gruber.

February 2 · 🌐

Today, we had the privilege of visiting [Omaha Rapid Response](#), meeting some of their incredible team, breaking bread, and hearing about the inspiring vision for their new property.

## Brenda Wheeler

---

**From:** Brent Dykes <dykesmary@icloud.com>  
**Sent:** Wednesday, October 22, 2025 12:34 PM  
**To:** City Clerk  
**Subject:** Omaha Rapid Response

### THOMPSON

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Sent from my iPhone

Concerning Omaha Rapid and all that they do for the communities is beyond awesome. After many years of searching for a home base, this is the perfect fit.

It would be a shame if it should have to change! With all that is going on in this world, please think about the great work that is being done. And all for free!!!

## Brenda Wheeler

---

**From:** City Clerk  
**Subject:** FW: Regarding Tuesday's city Council meeting and Rapid Response

**From:** Linda Gidley <gidleylinda@gmail.com>  
**Sent:** Thursday, October 23, 2025 10:40 PM  
**To:** City Clerk <cityclerk@blairne.gov>  
**Subject:** Regarding Tuesday's city Council meeting and Rapid Response

### THOMPSON

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Dear City Council members of Blair,

We wanted to express our deep concern about the allegations against Ken and Jeri Gruber, the directors of Rapid Response Ministries.

We've known Ken and Jeri for over 15 years. They are some of the most caring, honest, compassionate, hard working people we know.

Jeri has actually worked for us as our cleaning lady for many years as well. I trust her beyond measure and she does an excellent job.

Jim and I have also volunteered for Rapid Response numerous times over the past years. I worked several days at King Lake in Waterloo, NE after the flooding there. We also worked a few days when the tornadoes hit in Elkhorn, NE in 2024. They operate with very high integrity and compassion for those in need. You can't even imagine how much it means to people to have this amazing organization come and help them after a devastating loss... at no cost to them!

We've attended the Rapid Response fundraising dinners where they show all the places they have been over the years to help thousands of people in desperate need. It's truly amazing to see the results of their hard work.

I've also prayed for several years for them to find the perfect place to station their ministry.

They found that place in Blair.

They need this property for storage of equipment, a place to train leaders, and to operate this organization that helps people across the country and beyond.

We are asking that you dismiss any neighborhood accusations or charges against Ken and Jeri Gruber and this ministry, Rapid Response.

Please vote in favor of them on Tuesday.

Thank you so much for your consideration.

Respectfully yours,  
Jim and Linda Gidley  
Omaha, NE 68116

## CUP for Rapid Response - Proponent

---

**From** Chuck Grubb <cegrubb1957@gmail.com>

**Date** Thu 10/23/2025 2:45 PM

**To** City Clerk <cityclerk@blairne.gov>

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City Council,

I hope you will see through to the facts and **APPROVE** the CUP for Rapid Response at your meeting next Tuesday.

I will not inundate you with rebuttals to the opposition's argument but please consider the following:

- 1) Most of you have visited the property, according to Mr. Gruber, so I know you have seen first hand the condition, layout, purpose, and seclusion of the real estate. Mr. Gruber's warehouse appears clean, organized, and has no 'hazards' that one wouldn't find in any garage in any neighborhood.
- 2) Neighbors adjacent to the property have confirmed, verbally and in writing, that over the past 15 months, they have seen no changes to traffic or noise in the area. None.
- 3) Claims that this organization is moving their 'International Headquarters' to this location are hyperbole. They have a staff of THREE. The rest are volunteers that are only on the roles to respond to emergencies.

I just met Mr. Gruber. I have no dog in this fight except I live in Pinewood Estates and am 1,300 feet (direct line) from his location. I have observed no changes in noise and traffic.

During the Planning Commission meeting, only TWO board members bothered to ask questions of Mr. Gruber. To my understanding, none of them bothered to visit the property despite receiving an invitation and Mr. Gruber's public offering of an 'open house' to the entire community on at least two occasions.

At the least, make a compromise. Give Mr. Gruber and Rapid Response a 1-year or 2-year CUP approval and at the end of the period, if no complaints, grant an extension. It's a win for everybody.

This organization has helped this community during two significant weather events in the past 15 months, at no cost to the city, and even before they began taking care of their own property.

Thank you for your consideration.

Chuck Grubb  
1211 Pinewood Dr

Blair

October 23, 2025

Dear Mayor and Members of the Blair City Council:

I am writing to express my strong support for RAPID RESPONSE AMERICA (RRA) and their request for a Conditional Use Permit at 1925 Soren Drive, Blair, NE 68008.

Rapid Response America has demonstrated an unwavering commitment to serving our community and those affected by disaster both locally and across the nation. Their presence in Blair brings hope, healing, and practical help to families in crisis. The organization trains volunteers, coordinates relief efforts, and partners with churches to meet both physical and spiritual needs in times of great hardship.

I believe RRA is a vital asset to our community. Their leadership and volunteers embody the values of compassion, service, and unity that strengthen Blair and reflect the heart of what makes this city special. Having them based here not only enhances our local capacity to respond to emergencies but also reinforces Blair's reputation as a caring, faith-centered, and resilient community.

I respectfully urge your support for Rapid Response America's continued operation and mission in Blair.

With gratitude and prayer,

Beth Holdridge\*  
402.429.3521

\*I have written this letter from myself as our priest and administrator, Fr. Damien Wee, is currently on Sabbatical and not available for consult. Although I am sure he would approve of this effort, I cannot attach Fr. Damien Wee's name nor St. Francis Borgia to this letter at this time.

As the message is urgent and I am the WCMA representative for St. Francis Borgia, please accept my personal request for approval of RRA's request for a Conditional Use Permit at 1925 Soren Drive.

## Rapid Response America

---

From Everett Kingrey <everettkingrey@gmail.com>

Date Wed 10/22/2025 4:15 PM

To City Clerk <cityclerk@blairne.gov>

### THOMPSON

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To Blair City Council,

The thought of placing an international headquarters for Rapid Response America out of a residential home is ludicrous. The location is on the backside of Deerfield, which is a residential location with homes on small lots with no room for parking for workers other than on the street. It will increase traffic passing Deerfield Elementary School, Generations Park, and the Blair Public Library. There are a large number of children in the area that make use of these facilities that will be placed at risks from the increased traffic. The traffic increase can be at any time of the day or night that will disrupt family activities during the day and sleep at night. A better location would be in Omaha or Lincoln where they already have a presence and would have better access to transportation, such as highway, interstates and airports, and other facilities that are not in Blair.

Actions taken by members of the City Council will be remembered at the next election. The best action is to deny the applications and protect the neighborhood and the safety of the residents and children of Blair!

Everett

---

Regarding the Rapid Response of America standing in the Blair community

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From John Marquez <jxtra@outlook.com>

Date Thu 10/23/2025 1:25 PM

To City Clerk <cityclerk@blairne.gov>

**THOMPSON**

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To whom it may concern:

I have personally been involved with Rapid Response of America and its leadership since 2010. At present I serve on the RRA advisory board.

This organization does not charge for its services. But it does considerable good on behalf of people who have been traumatized and devastated all around the world since its inception. Its underlying ethos and aim is this: 'To love our neighbor as we love ourselves.'

RRA has occupied the property at 1925 Soren Dr. in Blair since, I believe August of 2024. From that time to the present, RRA has been sending teams to assist

people in flood and tornado stricken areas around Blair and other local vicinities on a regular basis. It has also worked in devastated areas around the country and in the Ukraine during that time span. And never in the past has RRA ever caused any problems for the nearby Blair residents. There have been no heavy traffic issues. Nor have neighborhood children or properties ever been inconvenienced or endangered by RRA equipment vehicles or trailers or activities.

So a track record has already been established. And the way it has been in the past, is exactly what the neighbors can expect to experience throughout the foreseeable future. There is no danger that RRA will be anything but an asset, a source of pride, and a credit to the people of Blair.

When RRA relief teams are deployed to disaster areas, they do not all first gather at the RRA headquarters in Blair. That property is not the primary initial staging area. The great majority of the workers travel directly to the designated work areas from their homes. They gather at designated local churches in the disaster-stricken areas that volunteer their facilities. And those churches serve as bases of operation where the RRA

teams can stay and have use as a base of operations while they do their relief work.

I heartily urge the city officials and citizens of Blair to 'join the RRA Family and team. Be assured that this organization will never be a 'thorn in the flesh', but will always serve as a source of pride and gratitude for the whole Blair community.

Sincerely,

John A. Marquez  
1915 N. 84th. St.  
Omaha NE 68114


402 215-3400

jxtra@outlook.com  
christlifesolution@protonmail.com

## Brenda Wheeler

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**From:** tm <tc123moeller@yahoo.com>  
**Sent:** Friday, October 24, 2025 2:03 PM  
**To:** City Clerk  
**Cc:** Mindy Rump; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Subject:** Opposition to the proposed Conditional Use Permit for 1925 Soren Drive in Deerfield  
**Attachments:** July 14 Article.pdf

 You don't often get email from tc123moeller@yahoo.com. [Learn why this is important](#)

To: City Council

I am writing to express my strong opposition to the proposed Conditional Use Permit for 1925 Soren Drive in Deerfield.

Rapid Response has already held events which increased the traffic in Deerfield and increased the noise pollution. The week of October 6, 2025 chainsaw safety and training certifications were held. Screenshots from their posts included below.

My family and I chose Deerfield specifically because it is a safe and quiet residential neighborhood. Allowing the Conditional Use Permit for Rapid Response will make Deerfield less safe with the additional traffic and negatively impact the otherwise quiet neighborhood with unwanted noise pollution. Even if there were multiple entrances/exits to the neighborhood and all the sidewalks were complete, the non-residential traffic and noise pollution that this organization is looking to introduce do not belong in a neighborhood. Please reference their statements on July 14, 2025 KETV Channel 7 and August 12, 2025 Blair Enterprise regarding the scope of the additional traffic. ("40 volunteers", "over100 displaced individuals" and "We'll have people coming in from all over the world to do training here,")

Please prioritize the safety and well-being of the Blair residents and deny the Conditional Use Permit for 1925 Soren Drive.

Thank you for your consideration.

Sincerely,

Tory and Jeanette Moeller

2010 Fieldcrest Drive

Blair NE, 68008

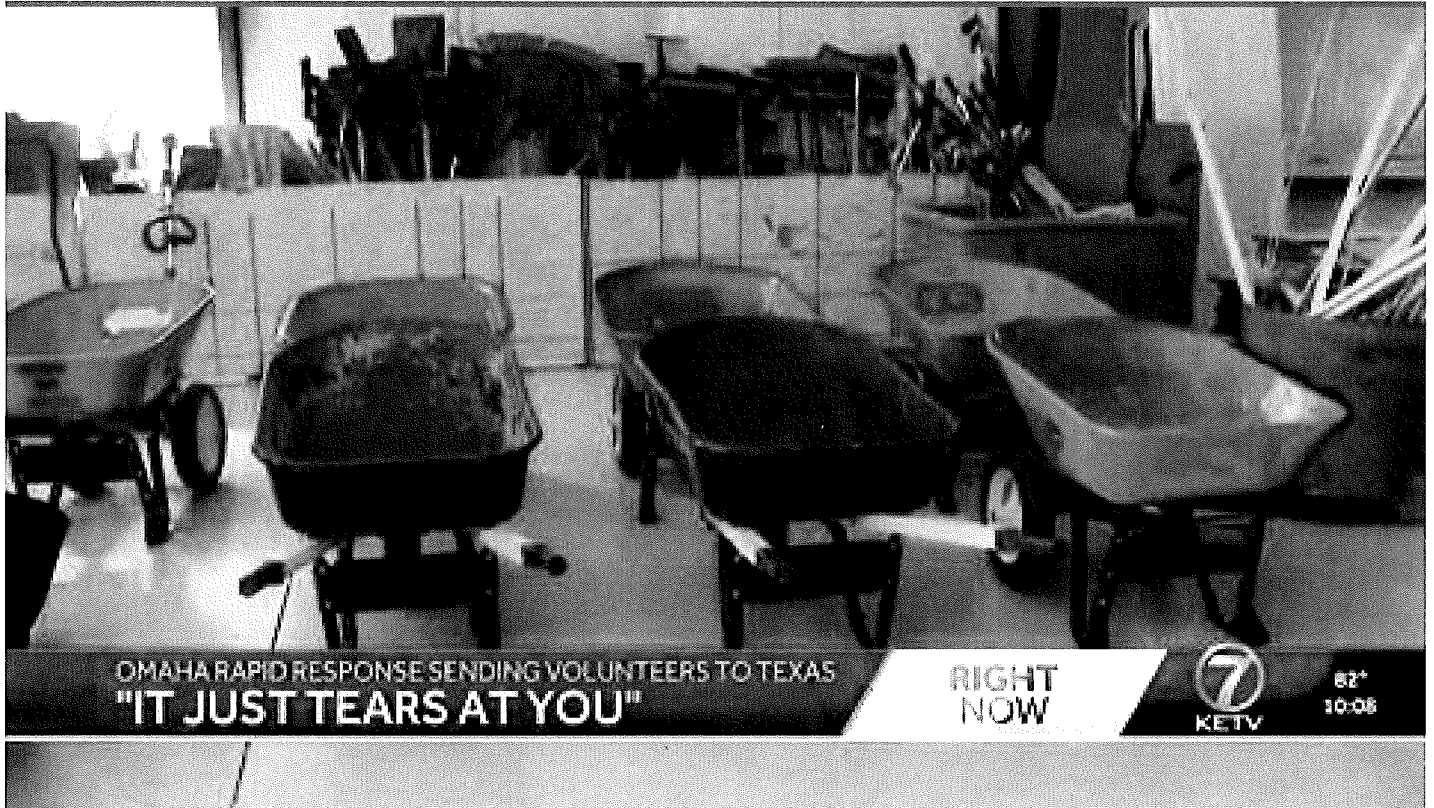


58°

Omaha, NE 68106

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Advertisement

# 'It just tears at you': Omaha Rapid Response sending volunteers to Texas

Updated: 10:53 PM CDT Jul 14, 2025

Editorial Standards ⓘ

Quanecia Fraser

Anchor/Reporter

**BLAIR, Neb.** — Volunteers from Nebraska are gearing up to help in the aftermath of the deadly Texas floods. Omaha Rapid Response is hoping to send people there Sunday or early next week.

The president of Omaha Rapid Response said the goal is to foster hope and meet people where they are. This all comes amid an already big year for the organization. They recently built their new international headquarters in Blair.

Advertisement

Ken Gruber said they hope to have hundreds of volunteers going to Texas over the next few months.

Monika Philp's home in Blair is currently being rebuilt after the 2024 Arbor Day tornado ripped it apart.

"There's our kitchen, our roof is gone," she says in a video she took after the tornado hit.

But in the process of her home being rebuilt, she crossed paths with Omaha Rapid Response.

"I know what it feels like when someone helps you along the way and they're there with you," she said.

That's what inspired her to join the organization herself. She's now the vice president of administration at Rapid Response America.

"(As) someone that has gone through such a challenging time, how do I bring that hope when everything else is gone?" she said.

KETV spoke to Philp and Gruber in one of three renovated buildings at Omaha Rapid Response's new headquarters.

"We'll have people coming in from all over the world to do training here," Gruber said.

After looking for a property for eight years, Gruber said they finally found 13 acres of land in Blair.

"If we would have had this property a couple of years ago and had it finished the way we wanted, we would have been able to house over 100 people that first night from the tornado," Gruber said.

And right now, Gruber said several volunteers from rapid response are getting ready to head to another disaster: the aftermath of the Texas floods.

"It just tears at you," Gruber said.

Gruber said volunteers will have a shower trailer they received from a donor.

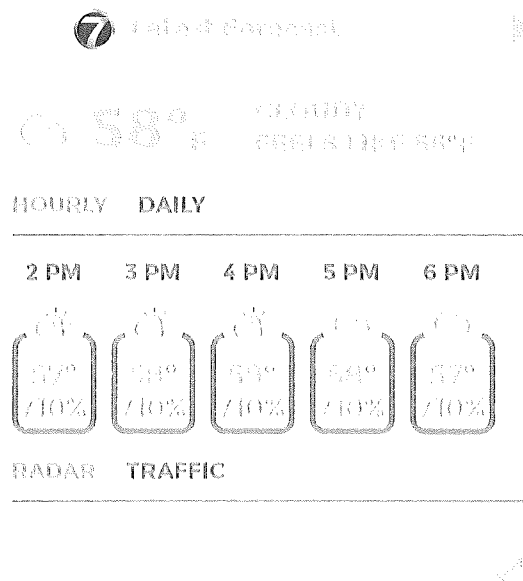
"And we got three private showers and a full laundry room, full-size washer and dryer, and so we can be kind of self-sustaining," he said.

He said volunteers will be there to offer support, however they can.

"Just loving on the people, bringing some hope and light into the darkness right there," Gruber said.

It's something both he and Philp say is always needed.

"People will forget what you said or what you did, but they'll never forget how you made them feel," Philp said.



< **Omaha Rapid Response**

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**RAPID RESPONSE**  
AMERICA'S DISASTER RELIEF TEAMS

**CHAINSAW SAFETY  
TRAINING & CERTIFICATION**



Mon, Oct 6

**Chainsaw**

☆ **Interests**

## **What to expect**

**Chainsaw Safety Training & Certification**

 **October 6th – 10th, 2025**

 **8:30 AM – 4:30 PM daily**

 **Hosted by Rapid Respons  
America**

## Brenda Wheeler

---

**From:** servando@victoryboxingclub.org  
**Sent:** Friday, October 24, 2025 10:00 AM  
**To:** City Clerk  
**Subject:** Rapid Response

### THOMPSON

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To whom it may concern my name is Reverend Servando Perales. I am a big supporter of Omaha rapid response. Ken GRUBER has been near and dear to my heart Friend for over 20 years. He is a man of integrity and he helps just about about everyone that comes into catastrophe throughout the country Let alone right here in our own backyard and just wanted to say he is such a blessing to this community as I know he has been to Blair and many other especially Elkhorn in the wake of the tornadoes thank you so kindly!

## Brenda Wheeler

---

**Subject:**

FW: Submission for the Record for Upcoming City Council Meeting

**From:** Emily Petersen <[emilywpetersen@outlook.com](mailto:emilywpetersen@outlook.com)>

**Sent:** Wednesday, October 8, 2025 11:10 AM

**To:** Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>; Rick Paulsen <[rpaulsen@blairne.gov](mailto:rpaulsen@blairne.gov)>; Kent Long <[klong@blairne.gov](mailto:klong@blairne.gov)>; Frank Wolff <[fwolff@blairne.gov](mailto:fwolff@blairne.gov)>; Brent Clark <[bclark@blairne.gov](mailto:bclark@blairne.gov)>; Kevin Willis <[kwillis@blairne.gov](mailto:kwillis@blairne.gov)>; Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Gary Banner <[gbanner@blairne.gov](mailto:gbanner@blairne.gov)>

**Cc:** City Clerk <[cityclerk@blairne.gov](mailto:cityclerk@blairne.gov)>

**Subject:** Submission for the Record for Upcoming City Council Meeting

Some people who received this message don't often get email from [emilywpetersen@outlook.com](mailto:emilywpetersen@outlook.com). [Learn why this is important](#)

Dear City Council Members,

Thank you for your service to the community and commitment to the city of Blair. Last night, I attended the City Planning Commission meeting to participate in the public hearing portion related to the Conditional Use Permit application for 1925 Soren Drive, owned by Rapid Response America. I would like to respectfully submit to you the statement I made (with minor edits for clarification purposes) for the record and your consideration in preparation for the meeting on Tuesday, October 28th (below and PDF version attached).

*My name is Emily Petersen and I reside at 1286 Joann Drive. With a Master's in Public Administration specializing in nonprofit management and over ten years of professional experience in the nonprofit sector, I bring a well-informed perspective to the Conditional Use Permit application. I approach this matter with respect for their charitable intent, but my brief investigation, prompted by a Deerfield resident's alert last night, reveals significant legal and safety concerns necessitating denial, or at a minimum delay, under Nebraska law and local regulations.*

*My inquiry began when I received no prior notice of this meeting, despite Rapid Response's plan to use the gravel road exclusively rather than the road through Deerfield, as communicated during their [Open House offered to Deerfield residents only](#) this past Sunday. This is a violation of [Nebraska Revised Statute §19-905](#) which mandates notification to all parties of interest. Nebraska courts interpret "parties of interest" broadly to include those affected by traffic as demonstrated in [City of Omaha v. Cutchall](#).*

*This road, owned largely by Dan and Mary Jo Veskrna, Larry Kamenzind, and the City of Blair with only a small section owned by Rapid Response, poses safety risks. Rapid Response boasted in recent news articles that they had [20,000 volunteers this past year](#) and were looking forward to offering "lots of hands-on trainings" to volunteers at the self-described "[new international headquarters](#)" of their "Blair campus." These trainings include chainsaw trainings and emergency vehicle trainings. I recognize this exceeds the capacity of a multi-owned, narrow gravel road.*

*The property, built in 1999 as a "private retreat" according to an earlier MLS listing, is zoned residential in a low-density subdivision. Rezoning for Rapid Response America's operations (trainings, conferences, and volunteer housing) creates spot zoning, inconsistent with Blair's own [Comprehensive Plan](#) and Nebraska precedent in the landmark [Weber v. City of Grand Island](#) case.*

Further analysis uncovered financial irregularities. The Washington County Treasurer confirmed a [\\$14,319.56 delinquency](#) in 2024 property taxes, which would disqualify a charity from property tax exemption, under [Neb. Rev. Stat. §77-202](#) and an investigation by the Nebraska Tax Revenue Service is currently under review. Their [most recent IRS Form 990](#) from 2023 reveals a \$19,477 deficit, declining assets of just \$203,417, while the President Ken Gruber is compensated an astounding 40% of their \$266,158 total revenue which is highly uncommon in organizations of this size. The \$1.55 million property purchase in August 2024, financed with balloon loans from [Lippincott](#) and [Dial Puerto Rico LLC](#), indicates unsustainable debt due in just a few short years. The cost of the president's salary and mortgage payments alone seem to consume the entirety of their annual budget.

The City confirmed that the Conditional Use Permit remains with the property for the 10-year term for which it applied. Considering the apparent financial instability of the organization, the renovations including conference rooms, and [their own interviews](#) saying they hope to house volunteers at the site, I am concerned that their organization will be forced to abandon or sell the property to yet another organization as it's already set up legally and structurally for these activities.

I also identified deliberate unpermitted use since at least March 2025 according to [their events calendar](#) - six months before their September 2025 CUP application, violating Blair Zoning Code. They indicated to [the media](#) that they'd been searching for a property like this for 8 years and purchased it mid 2024, applied for property tax exemption in December 2024, and went on to begin operating against the zoning immediately despite notification from the City in May 2025 that they were operating outside of zoning regulations. They did not apply for the CUP until 3 weeks ago despite full knowledge since the 2024 purchase that this was the intention of the property.

Furthermore, I am alarmed by [Ken Gruber's residence](#) at the [luxurious property](#), absence of a conflict-of-interest policy per [their own IRS Form 990](#), and a board with 0 out of 10 independent members, all tied to him and his wife, breaching best practices and [Neb. Rev. Stat. §21-217](#). An investigation is currently under review with the IRS and Nebraska Attorney General to investigate this and other governance concerns with the organization.

Again, we never received notification despite being the targeted recipients of all pass through traffic. They plan to continue utilizing a private unpaved road that is not owned by them with heavy machinery and consistent volunteer traffic with no environmental impact study. They have demonstrated a deliberate disregard for zoning regulations, financial instability, and financial delinquency with investigations currently under review at a state and federal level.

This is what I have uncovered with no notice within 24 hours. That should ring alarm bells to everyone present and at a minimum delay approval.

Thank you for your time in reviewing my statement as you consider the Conditional Use Permit application. I wish you the best in the upcoming weeks and look forward to seeing you at the meeting on the 28th.

Best,  
Emily Petersen

City Planning Commission Meeting

Tuesday, October 7, 2025

### Public Statement

My name is Emily Petersen and I reside at 1286 Joann Drive. With a Master's in Public Administration specializing in nonprofit management and over ten years of professional experience in the nonprofit sector, I bring a well-informed perspective to the Conditional Use Permit application. I approach this matter with respect for their charitable intent, but my brief investigation, prompted by a Deerfield resident's alert last night, reveals significant legal and safety concerns necessitating denial, or at a minimum delay, under Nebraska law and local regulations.

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The City confirmed that the Conditional Use Permit remains with the property for the 10-year term for which it applied. Considering the apparent financial instability of the organization, the renovations including conference rooms, and [their own interviews](#) saying they hope to house volunteers at the site, I am concerned that their organization will be forced to abandon or sell the property to yet another organization as it's already set up legally and structurally for these activities.

I also identified deliberate unpermitted use since at least March 2025 according to [their events calendar](#) - six months before their September 2025 CUP application, violating Blair Zoning Code. They indicated to [the media](#) that they'd been searching for a property like this for 8 years and purchased it mid 2024, applied for property tax exemption in December 2024, and went on to begin operating against the zoning immediately despite notification from the City in May 2025 that they were operating outside of zoning regulations. They did not apply for the CUP until 3 weeks ago despite full knowledge since the 2024 purchase that this was the intention of the property.

Furthermore, I am alarmed by [Ken Gruber's residence](#) at the [luxurious property](#), absence of a conflict-of-interest policy per [their own IRS Form 990](#), and a board with 0 out of 10 independent members, all tied to him and his wife, breaching best practices and [Neb. Rev. Stat. §21-217](#). An investigation is currently under review with the IRS and Nebraska Attorney General to investigate this and other governance concerns with the organization.

Again, we never received notification despite being the targeted recipients of all pass through traffic. They plan to continue utilizing a private unpaved road that is not owned by them with heavy machinery and consistent volunteer traffic with no environmental impact study. They have demonstrated a deliberate disregard for zoning regulations, financial instability, and financial delinquency with investigations currently under review at a state and federal level.

This is what I have uncovered with no notice within 24 hours. That should ring alarm bells to everyone present and at a minimum delay approval.

## Brenda Wheeler

---

**From:** Monika Philp <coachmonikaphilp@gmail.com>  
**Sent:** Wednesday, October 22, 2025 12:42 PM  
**To:** City Clerk  
**Subject:** Re: In Support of CUP Approval for 1925 Soren Drive  
**Attachments:** IMG\_6156.JPG

### THOMPSON

**Warning:** Sender coachmonikaphilp@gmail.com is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

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Our family home was lost in the April 26, 2024 tornado. After a year and a half of rebuilding and healing, we finally moved back in a moment that reminded us what community and faith truly mean.



On Wed, Oct 22, 2025 at 12:36 PM Monika Philp <[coachmonikaphilp@gmail.com](mailto:coachmonikaphilp@gmail.com)> wrote:

Dear City Council Members,

My name is Monika Philp, and I'm a Blair resident, tornado survivor, and proud member of this community.

When the tornado hit our area, I experienced firsthand what it means to lose everything and to be met with compassion, volunteers, and neighbors who stepped up to help. That experience changed my life and led me to serve with Rapid Response America (RRA), the very organization now seeking a Conditional Use Permit for 1925 Soren Drive.

This isn't a business bringing traffic or noise. It's a mission-driven nonprofit that trains volunteers to help others in times of disaster. The site is quiet, well-maintained, and blends beautifully into the neighborhood. Most of our work is coordination, training, and preparation, not operations that disrupt daily life.

Approving this CUP would allow us to continue:

- Training volunteers who respond when storms, floods, or fires strike.
- Supporting families right here in Blair and across Nebraska.
- Building a stronger, safer, more connected community.

We've already helped many local residents recover from the August 2025 storm, removing trees, clearing debris, and assisting those who didn't have anyone else to call. Our mission is rooted in service, not disruption.

I love this community and believe Blair should be known for helping people, not hindering hope. Please vote YES to approve the Conditional Use Permit for 1925 Soren Drive so we can continue serving families with integrity and compassion.

With appreciation for your time and leadership,

Monika Philp



## Rapid response zoning

---

**From** Lia Poppe <Impoppe89@gmail.com>

**Date** Wed 10/22/2025 8:02 PM

**To** City Clerk <cityclerk@blairne.gov>

[You don't often get email from Impoppe89@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I want to voice my support in allowing Rapid response to stay operating out of the building they are currently in.

Blair Resident since 2015.

Poppe's  
Sent from my iPhone

---

**Rapid Response America**

---

**From** Sharon Sessions <sherisessions@cox.net>

**Date** Thu 10/23/2025 3:21 PM

**To** City Clerk <cityclerk@blairne.gov>

**THOMPSON**

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Hello,

My name is Sheri Sessions, and I represent Presbyterian Church of the Cross in Omaha.

Rapid Response America has been our disaster response work partner since 2016, working side by side with the disaster response team in a very positive way! We have hosted volunteer groups from all over the country who, in turn, have worked with Rapid Response America when disaster strikes. The most recent example of teamwork was in 2024 when the tornado hit Elkorn and again when the hurricane like winds hit the Blair area! Our volunteers have actually assisted folks in YOUR area thanks to the work of Rapid Response America.

I have seen the flyer that is being passed out and know that these accusations are just NOT TRUE! There is little to no additional traffic coming or going from the RRA headquarters. Volunteers from out of town generally arrive in a passenger van or a couple of SUV's. That's hardly 20-50% increase!

The noise issue is the machines that is clearing up storm damaged trees on the RRA property!

They too, experienced some damage from the recent storms, and like any other resident, they want to clean up their property and make it

presentable!

As far as the property value decreasing due to institutional intrusions .... this organization has provided more assistance to homeowners in the Omaha and surrounding areas than any other non-profit organization in the mid-west!!! And that includes Blair!!

Please consider these points when the council meets on Tuesday, October 28th.

On behalf of members of Presbyterian Church of the Cross, we highly support the work that Rapid Response America is doing for members of our community and SUPPORT their headquarters remaining at their current location in Blair! Thank you!

Sincerely,  
Sheri Sessions, Hosting Coordinator  
Presbyterian Church of the Cross  
Omaha, Nebraska

---

## Rapid Response headquarters in Blair

---

From Beth Sorensen <bsoren7802@gmail.com>

Date Wed 10/22/2025 1:35 PM

To City Clerk <cityclerk@blairne.gov>

### THOMPSON

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I have been made aware of the efforts of a few to deny the Rapid Response America organization the ability to be based at their current property at 1925 Soren Drive in Blair, and I realize that the good done by the organization is not at issue, but due to the volume of service they provide, and the sheer numbers of people they help, that good work simply cannot go without mentioning. I have been associated with Rapid Response for almost three years now, and have deployed outside of Nebraska, as well as worked multiple disasters in the greater Omaha area. The sheer number of people helped by Rapid Response after disasters, both in Nebraska and abroad, in other states and other countries, is remarkable and highly commendable, to say the least. The City of Blair can be proud to have such an amazing organization call Blair its home.

I understand that among the concerns of those opposed to Rapid Response's presence in their neighborhood in Blair is the possibility of increases in noise and traffic. Given that the work done by Rapid Response is in response to disasters, unless a disaster occurs in their neighborhood, the noise and traffic will be non-issues. The amount of time that Rapid Response spends working disasters in other states and other countries means that they are often not present at their headquarters; their tools and equipment are deployed elsewhere. Not present means no noise and no traffic. If a disaster does occur in their neighborhood, I am confident that those with noise and traffic concerns now will be more than happy to have Rapid Response so close by, willing and able to jump in immediately and help remove downed trees, tarp roofs, and assist with other property damage, work that this organization does completely free of charge and without obligation on the part of the property owner. As a homeowner myself, I would welcome such a relief organization being located so nearby, similarly to how I may not appreciate the noise of fire engines and ambulances going on calls in my neighborhood, but if I have a fire or medical emergency, I will be very grateful to have them close. (And Rapid Response does not own or use sirens.)

Another concern of those opposed to Rapid Response America's presence in their neighborhood is the potential for a drop in property values, citing an "institutional intrusion in residential zones." If Rapid Response's property was located such that trailers, trucks, and equipment were constantly parked along or adjacent to a right-of-way, blocking traffic or creating an eyesore, this might be a legitimate concern. However, given that the property is not visible from any street, and traffic and noise are non-issues, as noted above, there is no cause for any drop in property values in the community. Driving

down Soren Drive, one would not even know that Rapid Response was in the neighborhood, any more than any other neighbor. In addition, the Rapid Response property itself is very well-maintained and is the furthest thing imaginable from an eyesore.

Ken and Jeri Gruber, Rapid Response President and Executive Assistant, are two very hard-working people with great integrity and hearts that genuinely desire to serve and help people. Ken's 25 years in public service in both law enforcement and the fire department attest to that, as well as over two decades of disaster relief work. In my three years associating with this fine organization, I have seen that those who come alongside them and volunteer to help others during some of the very worst circumstances of their lives share that heart of compassion and desire to serve and to help others. Would that we all had more such people living in our neighborhoods.

Thank you for reading this letter in hearty support of Rapid Response of America. I hope that those who are opposed to this organization's continued presence at 1925 Soren Drive in Blair will come to understand the great benefit and value of having Rapid Response living and working among them. I further hope that they will take the time to get to know the wonderful, kind, friendly people who are Ken and Jeri Gruber and those with whom they work as part of Rapid Response.

Sincerely,  
- Beth Sorensen  
Lincoln, Nebraska

---

## Rapid Response

---

**From** Jeannie S <jsoultsc@gmail.com>  
**Date** Wed 10/22/2025 1:13 PM  
**To** City Clerk <cityclerk@blairne.gov>

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### To the Blair City Council,

I am writing in full support of **Rapid Response**, and the incredible mission they carry out each and every day. Their work is nothing short of life-changing, stepping into communities struck by disaster, bringing relief, compassion, and hope to people in their most difficult hours.

This organization has personally helped me, and countless others, recover from the devastating effects of destructive weather. The men and women of Rapid Response routinely put themselves in harm's way to serve others, reflecting selflessness, love, and the heart of God's work.

Recently, I had the opportunity to visit the Rapid Response campus and spend four days there. I was deeply moved by the dedication, effort, and sacrifice I witnessed firsthand, all directed toward serving people in desperate need. The peace and purpose that fill that space are undeniable.

During my visit, I drove through the nearby subdivision leading to **1925 Soren Drive**. The concerns I've heard circulating, claims of excessive traffic, increased noise, and disruption, are completely unfounded. This group operates quietly and respectfully. Their campus is serene, well-maintained, and purposefully designed to be a place of reflection and service, not disturbance.

**Ken and Jeri Gruber**, the President and his wife, are devout Christians whose integrity and humility guide every decision they make. If they believed for a moment that their presence would harm or inconvenience their neighbors, they would never have moved forward. This project has been years in the making, a true calling and blessing from God, and it stands to strengthen not only Blair but the broader community that depends on their rapid response in times of crisis.

I urge you to look beyond rumors and false narratives. The claims of "excessive" noise and traffic have no factual basis, they are simply not true. What we are seeing is the unfortunate result of misinformation and fear, not reality.

Blair and the surrounding areas are no strangers to natural disasters. When those moments come, **it is groups like Rapid Response who show up first**, bringing resources, manpower, and compassion that save lives and rebuild hope. It is in the best interest of this community to support, not hinder, organizations like this, whose entire purpose is to serve others.


I ask that you seek discernment and truth as you make your decision, and that you choose to stand with what is right, good, and beneficial for the people of Blair. Please allow Rapid Response to continue their mission unhindered, and let their presence be the blessing to this community that it was always meant to be.

With sincere gratitude and respect,  
**Jeannie Sault**

## Brenda Wheeler

---

**From:** Emily Petersen <emilywpetersen@outlook.com>  
**Sent:** Friday, October 24, 2025 2:17 PM  
**To:** Mindy Rump; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Cc:** City Clerk  
**Subject:** Submission for the Record for Upcoming City Council Meeting  
**Attachments:** CUP Petition.pdf

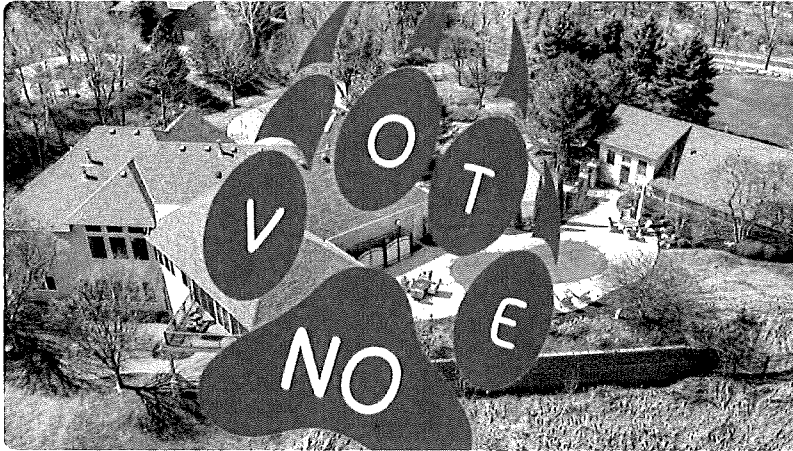
 Some people who received this message don't often get email from emilywpetersen@outlook.com. [Learn why this is important](#)

Dear City Council Members,

A Blair resident requested that I submit to you the online petition for your review in preparation for the City Council meeting this coming Tuesday. The link to the petition is <https://www.change.org/p/deny-the-conditional-use-permit-and-protect-our-neighborhoods> and the petition with all listed signatures is attached as a PDF. Thank you for your time and effort in reviewing this additional information.

Best,  
Emily Petersen

# Deny the Conditional Use Permit and Protect Our Neighborhoods



110

Verified signatures

Let's get to 200 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Copy link

Send via WhatsApp

Share on Facebook

Nextdoor

Send via email

Post on X


## Recent signers:


Airle Jensen • 2 days ago

Jessica Brown • 2 days ago

Hailey Thompson • 2 days ago

Greg Hennings • 2 days ago

 [Decision Maker: Blair City Council](#)

 [4 Supporter Voices](#)

We, the undersigned residents of Blair, Nebraska, **oppose the Conditional Use Permit** proposed for 1925 Soren Drive that is being considered for approval by the City Council on Tuesday, October 28th.

## Our Request:

We urge the City Council to deny the permit and protect our neighborhoods through enforcement of zoning regulations.

## Take Action:

- Sign this petition to show your opposition
- Share with neighbors via Nextdoor, Facebook, or email
- Email your comments, addressed to the city council, to [cityclerk@blairnebraska.org](mailto:cityclerk@blairnebraska.org)
- Attend the meeting on Tuesday, October 28th at City Hall at 7:00PM

<https://www.change.org/p/deny-the-conditional-use-permit-and-protect-our-neighborhoods>

# Supporter Voices

## Featured Comments



**Amy, Blair**  
1 day ago

*"We have lived here since 2003. At that time we had no school, no daycare, no library, the second half of Deerfield wasn't open yet. The city just keeps adding more to our residential area with still only ONE ENTRANCE. We can't handle all the traffic we have now let alone adding one more into our development. If they are going to allow this to keep happening then we need another entrance and speed bumps in our neighborhood to slow the traffic down. The children are already at risk with the amount of people driving way to fast in our neighborhood."*

♡ 0 Likes   Report



**Margret, Blair**  
1 day ago

*"We have lived here since 2016 and enjoy the peaceful neighborhood. My concern is that when allowing businesses or other organizations to operate within the development it causes great upheaval. There is only one entrance in and out of this entire development. Children play in the neighborhood, ride their scooters and bike down streets. People walk on the streets as well as sidewalks and it is quiet at night. We do not, I repeat, "not" need or want this "business" in our neighborhood. Please vote "NO"!!!!!"*

♡ 0 Likes   Report



**Everett, Blair**  
2 days ago

*"The thought of placing an international headquarters for Rapid Response America out of a residential home is ludicrous. The location is on the backside of Deerfield, which is a residential location with home on small lots, and no room for packing for workers other than on the street. It would increased traffic passing Deerfield Elementary School and..."*

**Show full text**

♡ 0 Likes   Report

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
Emily Petersen	Blair	NE	68008	United States	10/16/2025
Margaret Bulbulian	Blair	NE	68008	United States	10/16/2025
Brian Bogdanoff	Blair	NE	68008	United States	10/17/2025
Courtney Runge	Omaha	NE	68142	United States	10/17/2025
Eli Bogdanoff	Blair	NE	68008	United States	10/17/2025
Jocie Kobes	Valley	NE	68064	United States	10/17/2025
Emma Bogdanoff	Bennington	NE	68007	United States	10/17/2025
Cheryl Slominski	Blair	NE	68008	United States	10/17/2025
Jacob Runge	Omaha	NE	68142	United States	10/17/2025
Evan Slominski	Blair	NE	68008	United States	10/17/2025
Jennifer Bogdanoff	Blair	NE	68008	United States	10/18/2025
Mike Prinds	Blair	NE	68008	United States	10/18/2025
Mary Jo Veskrna	Blair	NE	68008	United States	10/18/2025
Carrie Bingham	Blair	NE	68008	United States	10/18/2025

Megan Hennigs	Blair	NE	68008	United States	10/18/2025
Alex Janssen	Blair	NE	68008	United States	10/18/2025
Tracy Hall	Blair	NE	68008	United States	10/18/2025
Anthony Hall	Blair	NE	68008	United States	10/18/2025
Adam Bogdanoff	Omaha	NE	68164	United States	10/19/2025
Dan Veskrna	Blair	NE	68008	United States	10/19/2025
Kelli Grote	Blair	NE	68008	United States	10/19/2025
Elizabeth Smith	Blair	NE	68008	United States	10/19/2025
Mary Berg	Blair	NE	68008	United States	10/19/2025
Joe Petersen	Blair	NE	68008	United States	10/19/2025
Zach Bogdanoff		NE	68022	United States	10/19/2025
Ronald Bulbulian	Blair	NE	68008	United States	10/19/2025
Jackie Grace	Blair	NE	68008	United States	10/20/2025
John Cunningham	Council Bluffs	IA	51501	United States	10/20/2025
Tory Moeller	Blair	NE	68008	United States	10/20/2025
William Shaw	Underwood	IA	51576	United States	10/20/2025

Megan Smith	Blair	NE	68008	United States	10/20/2025
Mary Kirchofer	Omaha	NE	68104	United States	10/20/2025
Jennifer Bruck	Blair	NE	68008	United States	10/20/2025
Chad Bruck	Blair	NE	68008	United States	10/20/2025
Kristi Warner	Blair	NE	68008	United States	10/21/2025
Philip Rohan	Chicago	IL	60602	United States	10/21/2025
Alexandra Fitzke	Blair	NE	68008	United States	10/21/2025
Jeanette Moeller	Blair	NE	68008	United States	10/21/2025
Jorge Grado	Blair	NE	68008	United States	10/21/2025
Lexis Grado	Blair	NE	68008	United States	10/21/2025
Kandi Heuton	Blair	NE	68008	United States	10/21/2025
Jake Tierney	Blair	NE	68008	United States	10/21/2025
Adrian Chanthapatheth	Blair	NE	68008	United States	10/21/2025
Maggie Smith	Blair	NE	68008	United States	10/21/2025
Betsy Anderson	Blair	NE	68008	United States	10/21/2025
Sarah Hatheway	Blair	NE	68008	United States	10/21/2025

Travis Radnor	Blair	NE	68008	United States	10/21/2025
George Hall	Blair	NE	68008	United States	10/21/2025
Roxane Hall	Blair	NE	68008	United States	10/21/2025
Dale Skeen	Blair	NE	68008	United States	10/21/2025
Erin Field	Blair	NE	68008	United States	10/21/2025
Bill Anderson	Blair	NE	68008	United States	10/21/2025
William Sargent	Blair	NE	68008	United States	10/21/2025
James Carnicom	Blair	NE	68008	United States	10/21/2025
Joshua Hatheway	Blair	NE	68008	United States	10/21/2025
Natascha Nething-Radnor	Blair	NE	68008	United States	10/21/2025
Mark Miller	Blair	NE	68008	United States	10/21/2025
Robin Miller	Blair	NE	68008	United States	10/21/2025
Erich Warner	Blair	NE	68008	United States	10/21/2025
Donna Callaghan	Blair	NE	68008	United States	10/21/2025
Chauncey Wilkins	Blair	NE	68008	United States	10/21/2025
Rory Mullally	Blair	NE	68008	United States	10/21/2025

Brenda Quick	Blair	NE	68008	United States	10/21/2025
Ben Smith	Blair	NE	68008	United States	10/21/2025
Marci Skeen	Blair	NE	68008	United States	10/21/2025
Ronna Hammer	Blair	NE	68008	United States	10/22/2025
Michelle Stanley	Blair	NE	68008	United States	10/22/2025
Donald Loudner	Blair	NE	68008	United States	10/22/2025
Troy Stanley	Blair	NE	68008	United States	10/22/2025
Adeline Stanley	Blair	NE	68008	United States	10/22/2025
Lisa Kempcke	Blair	NE	68008	United States	10/22/2025
Greg Dondelinger	Blair	NE	68008	United States	10/22/2025
Siara Hergenrader	Elkhorn	NE	68022	United States	10/22/2025
Tracey Collier	Blair	NE	68008	United States	10/22/2025
Troy Hartvigsen	Blair	NE	68008	United States	10/22/2025
Lynn McIntosh	Blair	NE	68008	United States	10/22/2025
Kristin Rohde	Omaha	NE	68116	United States	10/22/2025
JOAN HOFFBAUER	Omaha	NE	68135	United States	10/22/2025

Jill Johnson	Blair	NE	68008	United States	10/22/2025
Melissa Vander Schaaf	Blair	NE	68008	United States	10/22/2025
Everett Kingrey	Blair	NE	68008	United States	10/22/2025
Jerome David Camp	Blair	NE	68008	United States	10/22/2025
John Mann	Blair	NE	68008	United States	10/22/2025
Melanie Dresden	Blair	NE	68008	United States	10/23/2025
Bethany Ray	Blair	NE	68008	United States	10/23/2025
Toby Dresden	Blair	NE	68008	United States	10/23/2025
Brady Ray	Blair	NE	68008	United States	10/23/2025
Nick Wagner	Blair	NE	68008	United States	10/23/2025
Juli Wagner	Blair	NE	68008	United States	10/23/2025
Brett Thompson	Blair	NE	68008	United States	10/23/2025
Brett Brown	Blair	NE	68008	United States	10/23/2025
Greg Hennigs	Blair	NE	68008	United States	10/23/2025
Hailey Thompson	Blair	NE	68008	United States	10/23/2025
Jessica Brown	Blair	NE	68008	United States	10/23/2025

Arnie Jensen	Blair	NE	68008	United States	10/23/2025
Jamie Cueva	Blair	NE	68008	United States	10/23/2025
Orlando Cueva	Blair	NE	68008	United States	10/23/2025
James Adams	Harrisburg	SD	57032	United States	10/23/2025
Amy Dishman	Blair	NE	68008	United States	10/23/2025
Margret Kingrey	Blair	NE	68008	United States	10/23/2025
Megan Davis	Blair	NE	68008	United States	10/23/2025
Deanna Sheardown	Blair	NE	68008	United States	10/23/2025
Kimberly Conradson	Blair	NE	68008	United States	10/23/2025
Brian Slominski	Blair	NE	68008	United States	10/23/2025
Valerie Reyes	Blair	NE	68008	United States	10/23/2025
Peter Hammer	Blair	NE	68008	United States	10/24/2025
Jessica McIntosh	Blair	NE	68008	United States	10/24/2025
Matt McIntosh	Blair	NE	68008	United States	10/24/2025
Kassandra Like	Omaha	NE	68136	United States	10/24/2025
Sydney Ostronic	Blair	NE	68008	United States	10/24/2025

## Brenda Wheeler

---

**From:** Ann Wade <atwade@abbnebraska.com>  
**Sent:** Monday, October 27, 2025 12:07 PM  
**To:** City Clerk  
**Subject:** Rapid Response

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I am unable to attend the City Council meeting tomorrow night but wanted to voice my opinion on the Rapid Response CUP vote. I fully support the request by Rapid Response for the CUP to allow meetings and training on their site. I don't think anyone will disagree that they have done so much good for Washington County; it appears neighbors opposing the CUP think there would be too much noise and traffic. I fail to see how occasional meetings and trainings would create that much noise and as for traffic they have a very long driveway for parking that would not even be seen from the road. Another point made by the opposition was unknown people in the neighborhood. First, this is a Christian based organization so I am confident they vet their volunteers. Not only that, you have churches, schools, daycare, the library and Generations Park in the same area and there were no complaints about those. I feel the Planning Commission should not have voted against the CUP based on unfounded and overblown opinions of the opposition. Thank you for your consideration in this matter. Ann Wade, Blair

## Brenda Wheeler

---

**From:** Phyllis Young <dragonlady@abbnebraska.com>  
**Sent:** Sunday, October 26, 2025 3:26 PM  
**To:** City Clerk  
**Subject:** Conditional Use Permit For RAPID RESONSE OMAHA-POSITIVE APPROACH

### THOMPSON

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With respect I would like to put in a good word for Rapid Response Mr. Ken Gruber; I have been in this community for 48 years and have never seen such negativeness from such a small group of local residents to such a great planned program. The City of Blair Board was rumored 6 weeks ago to vote this down. I went to see Mr Green, who was very interested in rumors against the City. He assured me that he had not seen a request for such a Permit by Mr. Ken Gruber. Then I read the local newspaper where it was voted down 7-1. When Cargill came to town we accepted them with open arms, rolled out the red carpet for the workers who came from all over the country to join our midst in Washington County. Then we had the smelly fumes and it was nauseating. We got the bad drivers and the arrests climbed. Then Blair voted to move the airport South of town and it was voted to go through according to my good late friend Geary Combs. Now we live with low flying aircraft far exceeding the original Blair Airport then North of town. Planes are coming in and out all times of the day and night, along with Omaha Police Dept helicopters and their training. They vote in these items that please them but not an organization like Rapid Response Omaha, who is doing so much for our National disasters as a NON-PROFIT Religious entity.

I was with Bob Woodhouse when he built the house @ 1925 Soren Drive; Neighbors banned together and forbid his access to the nearest street forced him to build a bridge over the creek to exit his property thru Deerfield Addition. He had two semi trucks and trailers that brought in and out his race team. They accessed via a North passage way on the edge of a farmers field and never imposed any traffic to Deerfield. Then came Lippencots buying from Woodhouse. Now we have Rapid Response. A few of the same locals that protested Bob Woodhouse are still saying NO to progress.

Ken Gruber is a God fearing man and his family too. He does not want to ruin Blair or Washington County. He actually will bring more business to local businesses for his students that will learn how to rescue Americans in need of help Nationwide. He is a true American but Blair shuts the door on him. The business plans on changing its name from Omaha as they want so badly to be part of our community. You make changes for Cargill to come in and for the airport to move away the noise to outside the city and it is lining the City's pockets. This will too line the pockets of Blair and we will become part of a huge effort to help our fellow Americans Nationwide. Thank you for your time.

Respectfully,

Clark A. (Tony) King

Phyllis R. Young

ORDINANCE NO.

COUNCIL MEMBER - INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE TO AMEND THE BLAIR CITY ZONING REGULATIONS, ARTICLE 8, AMENDING SECTION 801.04, AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT-EXCEPTIONS, 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 Article 8 Section 801.04; and

**WHEREAS**, the Mayor and City Council have been presented with **Exhibit “A”**, which outlines the amended language to be added to Article 8 Section 801.04 of 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 28<sup>th</sup> DAY OF OCTOBER 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 28<sup>th</sup> day of October 2025.

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

## SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT

801.01 INTENT: The ACH Agricultural/Highway Commercial District is intended primarily for application to areas along major highway entrances to a community in accord with policies of the comprehensive plan for controlled access to the highway is afforded for the convenience of patrons traveling the highway. For the purposes of Section 77-1343 R.R.S. Neb. the predominant use for this district is agricultural and horticultural uses.

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.

- (20) Storage, Indoor and Outdoor: ~~This use shall not be permitted on lots with highway frontage.~~  
All outdoor storage areas which are located within one hundred feet (100') of the right of way, or within five hundred feet (500') of a Federal Aid Primary or Federal Aid Secondary designated street or highway, shall be hard surfaced with concrete, asphalt, recycled asphalt or asphalt millings.

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# MEMO

To: Mayor and City Council

From: City Administration

Date: Tuesday, October 28, 2025

Re: City of Blair Online Branded Store Employee Allowance

---

City Administration is requesting City Council approval to allocate funds for employees to use in the City's new online branding store, managed through KSM Promotions. Staff is proposing 3 different options for City Council to approve: 50, \$75, or \$100 in store credit to purchase City-branded products. Shipping costs, which are not included, typically range from \$10 to \$18 per order. The store was approved by Council previously, and with the upcoming kickoff call next week, employees will soon be able to access and order items upon Council's approval of the funding.

Below is the breakdown of potential total fund allocations along with the pre-approved City emblem which will be on the products.

<b>Blair Online Store Allowance</b>	<b>Full time - 92 Part-time - 7</b>	<b>Total Payout (\$)</b>
\$50.00	100	\$5,000.00
\$75.00	100	\$7,500.00
\$100.00	100	\$10,000.00



**RESOLUTION NO. \_\_\_\_\_**

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

1. Adoption of First Amendment to the City of Blair, Nebraska Deferred Compensation Plan: NOW, BE IT RESOLVED, that to provide for increased Matching Contributions: (a) effective for Compensation earned on or after October 1, 2025, equal to 100% of a Participant's Elective Contributions that do not exceed four percent (4%) of the Participant's Compensation; and (b) effective for Compensation earned on or after October 1, 2026, equal to 100% of a Participant's Elective Contributions that do not exceed five percent (5%) of the Participant's Compensation, the Plan shall be, and it hereby is, amended effective October 1, 2025, in the form of the First Amendment document submitted at this meeting and by this reference made a part of this resolution.
  
2. Authorizations: NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and other appropriate elected officials and officers of the City of Blair shall be, and they hereby are, authorized to do any and all things necessary to carry out and accomplish the foregoing Resolutions, including the execution of any document or amendment which may be necessary or appropriate to amend and administer the aforesaid Plan, including such actions as may be necessary or appropriate to achieve and maintain tax qualification of the aforesaid Plan under Section 457(b) of the Internal Revenue Code of 1986, as amended.

PASSED AND APPROVED THIS \_\_\_\_\_ day of October, 2025.

**CITY OF BLAIR, NEBRASKA**

By: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

## **FIRST AMENDMENT**

### **CITY OF BLAIR, NEBRASKA DEFERRED COMPENSATION PLAN**

The City of Blair, Nebraska Deferred Compensation Plan (the “Plan”), as established effective July 1, 2008, and as amended and restated effective January 1, 2024, is hereby further amended effective October 1, 2025, as follows, to provide for increased Matching Contributions:

#### **I.**

Section 3.02(a) of the Plan is hereby amended effective October 1, 2025, to provide as follows:

- “(a) Prior to October 1, 2025, for an Eligible Participant who was first employed by the Employer on or after January 1, 2008, and, effective April 28, 2023, who is not classified by the Employer as a City Administrator, the Matching Contribution shall be equal to 100% of the Elective Contributions made by the Eligible Participant for such payroll period that do not exceed three percent (3%) of the Eligible Participant's Compensation for the payroll period. Effective April 28, 2023, for an Eligible Employee who is classified by the Employer as a City Administrator, the Matching Contribution shall be equal to 100% of the Elective Contributions made by such Eligible Participant for such payroll period that do not exceed seven percent (7%) of such Eligible Participant's Compensation for the payroll period.”

#### **II.**

Section 3.02 of the Plan is hereby amended effective October 1, 2025, to add a new subparagraph (c), as follows:

- “(c) Effective with Compensation earned on or after October 1, 2025, and before October 1, 2026, the Matching Contribution shall be equal to 100% of the Elective Contributions made by the Eligible Participant for such payroll period that do not exceed four percent (4%) of the Eligible Participant's Compensation for the payroll period. Effective with Compensation earned on or after October 1, 2026, the Matching Contribution shall be equal to 100% of the Elective Contributions made by the Eligible Participant for such payroll period that do not exceed five percent (5%) of the Eligible Participant's Compensation for the payroll period.”

#### **III.**

The foregoing amendment to the Plan shall supersede the existing provisions of the Plan to the extent those provisions are inconsistent with the provisions of this First Amendment. The remaining terms and provisions of the Plan are hereby confirmed and ratified in all respects except insofar as the foregoing provisions of this First Amendment amend the same.

[signature page follows]

IN WITNESS WHEREOF, the City of Blair, Nebraska, as Employer, has caused this Amendment to the Plan to be executed by its duly authorized official, and the Trustee has caused this First Amendment to be executed, this \_\_\_\_\_ day of October, 2025.

**THE CITY OF BLAIR, NEBRASKA,**  
Employer

By: \_\_\_\_\_

Official Title: \_\_\_\_\_

**TREASURER OF THE CITY OF BLAIR,**  
**NEBRASKA, Trustee**

By: \_\_\_\_\_

6887036.2

# MEMORANDUM

TO: Blair Parks, Recreation, and Cemetery Advisory Board  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 10/21/25  
Re: Dog Park Fences

Attached are two bids for the dog park fence. The fence will be a black chain link fence, 6 feet high. The sally port will have three gates, one main entrance, and one gate to each section. There will also be two 16-foot gates for mowers and equipment to access the park and water tower. The two bids are as follows.

Midwest Fence - \$33,296.00

Dakota Fence - \$23,613.00

Elkhorn Fence - \$23,225.00

**Staff Recommendation:** Approval and recommendation to the City Council of the bid from Elkhorn Fence in the amount of \$23,225.00

**Financial Impact:** \$23,225.00





# ELKHORN FENCE CO.

**P.O. Box 186**

**Elkhorn, NE 68022**

**Office 402-289-4945 / Fax 402-289-5566**

To: City of Blair  
  
Attn: Mark Hodson  
CJ Heaton

Date: 10/21/25

Project Name:  
Dog Park

Elkhorn Fence proposes to supply all materials and labor to install 800 LF of 6' tall black coated chain link fence and gates for:

**\$23,225.00 (no tax)**

Clarifications:

- 3" OD SS 40 black powder coated terminal posts set in 10"x39" concrete footings.
- 2" OD SS40 black powder coated line posts set in 19"x39" concrete footings.
- 1-5/8" OD SS20 black powder coated top rails.
- 7 ga black vinyl coated bottom tension wire.
- Standard 2"x9ga. core galvanized/black vinyl coated chain link mesh.
- (3) 4' wide walk gates.
- (2) 16' wide double drive swing gates.

Conditions:

Fence to conform to drawings and written specifications and installed in a professional manner.

**All terminal and corner points to be clearly marked prior to our crew's arrival unless otherwise indicated herein. Fence line location shall be the sole responsibility of the Owner/General Contractor.**

Price includes Mobilizations to site.

Price assumes the entire fence line to be accessible by large skid-steer loader and the ability to dig post holes with hydraulic auger.

Project to be finish graded and ready for all fence installation upon notice to proceed and mobilization to the site.

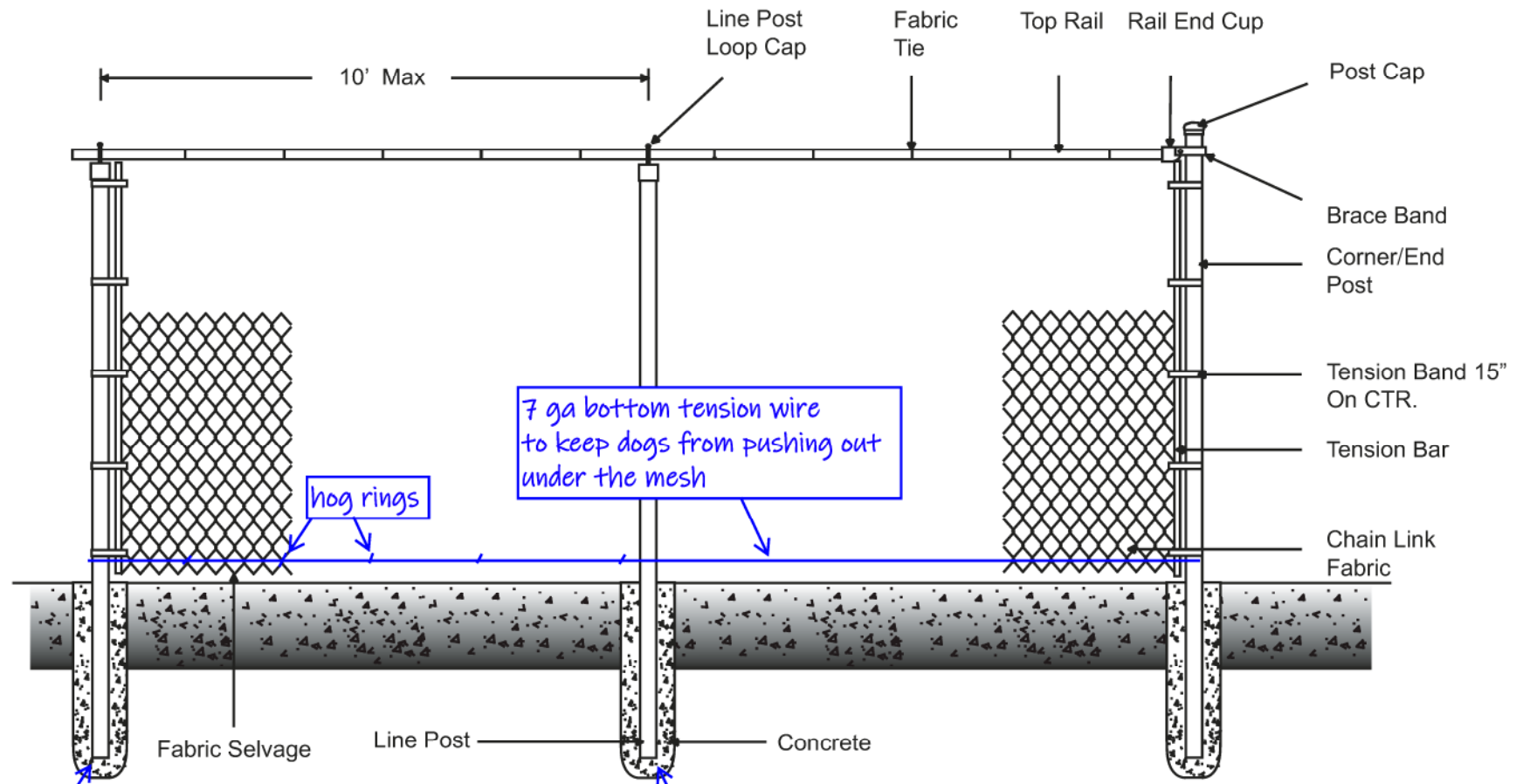
This proposal to be attached to the Contract/Sub-contract as an Exhibit/Amendment to any Contract upon acceptance.

Price good for **30** days.

Submitted by: Rob Brooks

Accepted By: \_\_\_\_\_

**Rob Brooks**  
402-677-8677 cell



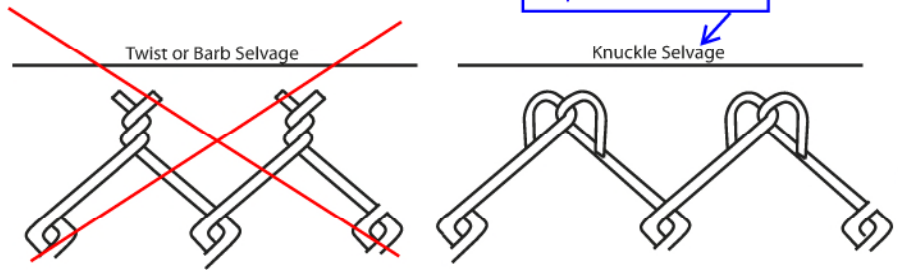
10"x39" concrete footing

9"x36" concrete footing

Top and Bottom

Fabric	Height	Mesh	Gage	Servage	Finish
	6'	2"	9	KK	black
Framework	O.D.	Wall	Wt.per ft.	Length	
End/Corner Post	3"	.149	4.78	9'	
Line Post	2"	.120	2.28	8'	
Rails	1-5/8"	.085	1.46	21'	
Gate Frame	1-5/8"	.085	1.46		
Gate Post	3"	.149	4.78	9'	

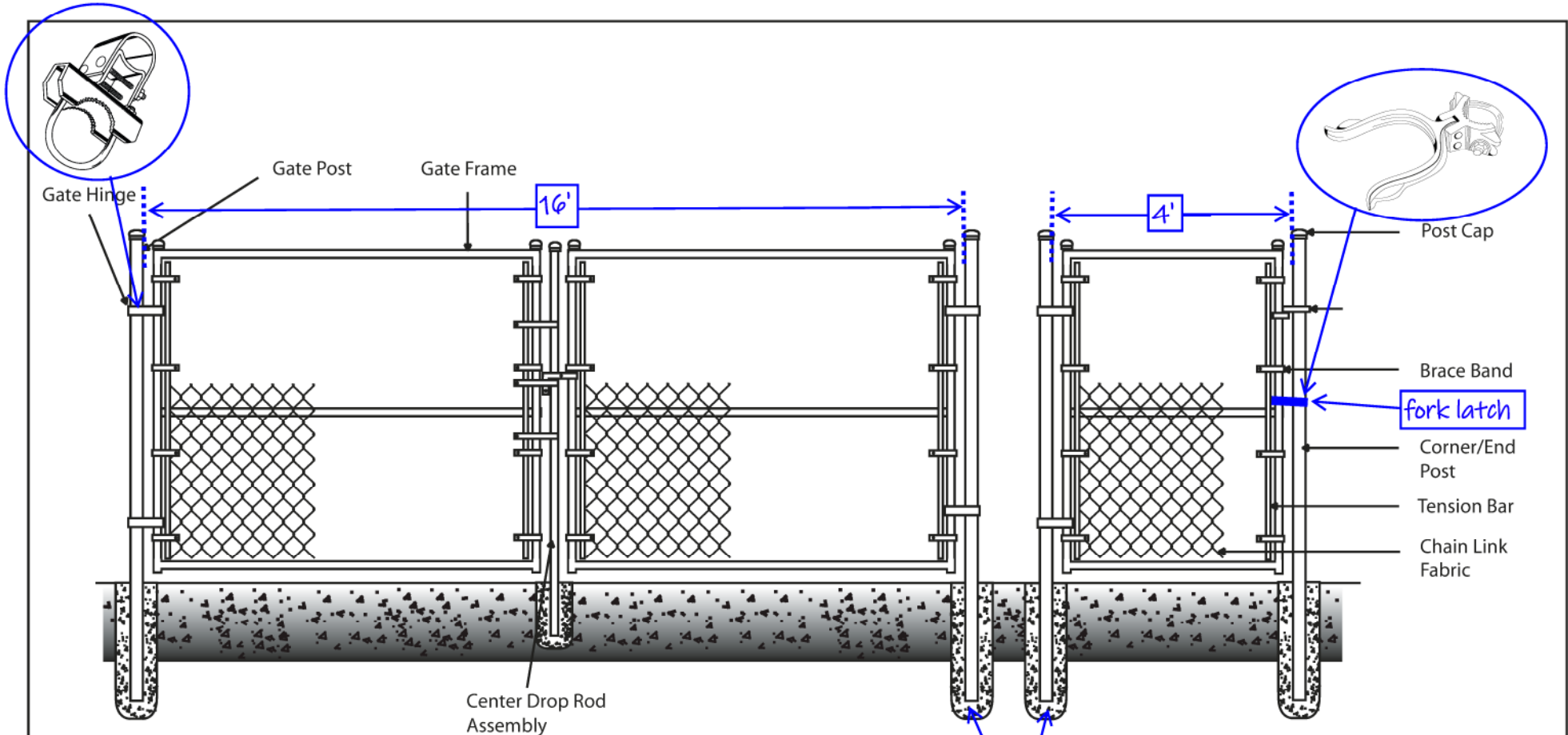
- Notes
- Gate Fabric to match fence
  - For welded frames omit truss rods
  - For more information please see <http://www.spsfence.com>



# Standard Chain Link Fencing

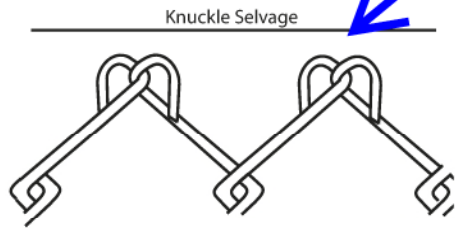
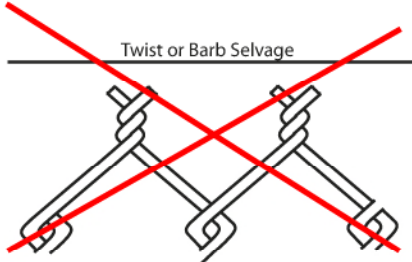
## 6' Chain Link Fence W/Top Rail Detail

Approved By: <b>Rob Brooks 10/21/25</b>	Revision NO. <b>4</b>	Drawing NO. <b>SPS-CL-01R2</b>
Drawn By: <b>Joshua Stidham</b>	Effective Date	



Fabric	Height	Mesh	Gage	Selvage	Finish
	6'	2"	9	KK	black
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post					
Line Post					
Rails					
Gate Frame	1-5/8"	.085	1.46		
Gate Post	3"	.149	4.78	9'	

Notes  
 - Gate Fabric to match fence  
 - For welded frames omit truss rods  
 - For more information please see <http://www.spsfence.com>



5' Or More



# Standard Chain Link Fencing

Project Standard ChainLink Gate Detail		
Approved By	General Contractor	Drawing NO.
Drawn By: Joshua Stidham	Submitted By: Rob Brooks 10/21/25	SPS-CL-16R2

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair requested bids for fencing of the dog park; and

WHEREAS, one bid was received from Elkhorn Fence in the amount of Twenty-Three Thousand Two Hundred Twenty-Five Dollars (\$23,225.00); and

WHEREAS, staff has reviewed this bid and finds it to be appropriate;

WHEREAS, the City of Blair desires to move forward with the fencing bid for the dog park.

NOW, THEREFORE, BE IT RESOLVED that the City of Blair, Nebraska having been presented with the bid for dog park fencing is hereby adopted and approved by the municipality, and the Director of Public Works and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS - VOTING "NAY", THE COUNCIL PRESIDENT DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF OCTOBER 2025.

CITY OF BLAIR, NEBRASKA

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

ATTEST:

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

(SEAL)



To: City of Blair  
 Attn: Mark Hodson  
 Email: 402-533-3740  
 Phone: [mhodson@blairne.gov](mailto:mhodson@blairne.gov)



From: MIDWEST FENCE-GUARDRAIL SYSTEMS INC.  
 8000 Serum Avenue, Ralston, NE 68127  
 Phone (402) 331-3385 / Fax (402) 331-4803

PROPOSAL

Bid Date: October 16, 2025  
 CITY: Blair PROJ.# Dog Park - BLACK VINYL  
 STATE: NEBRASKA

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL
002	72" CL fence installed, 2" mesh, 9 gauge core BK <i>-includes 40 weight pipe, 1-5/8" top rail, 2.5" line posts w/ 10"x42" concrete footings</i>	800 LF	\$31.50	\$25,200.00
	Terminal Post Assembly	20 EA	\$190.00	\$3,800.00
	4' Wide x 6'H Gate	3 EA	\$408.00	\$1,224.00
	8' Wide x 6'H Gate	4 EA	\$768.00	\$3,072.00
			<b>Total Bid</b>	<b>\$33,296.00</b>
	<i>Add Bottom Rail</i>	<i>800 LF</i>	<i>\$4.00</i>	<i>\$3,200.00</i>

NOTES:

1. Net 30 days from invoice.
2. Building permit if required by owner.
3. Price good for 30 days.
4. The following items are excluded from our bid grading, filling, Traffic Control, Signs, Permits, Bonds & Dues.
5. If bonding is required add 1 1/2 % to total contract.

**Accepted BY**

**Date**

Information: Trent (Junior) Leonard 402.331.3385 cell 402.981.0667

[ttl@guardrail.omhcoxmail.com](mailto:ttl@guardrail.omhcoxmail.com)

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 10/28/25  
Re: Purchase of Toolcat for Park Department

The Parks department has in the FY 26 budget funds to purchase a new UTV. Attached is the price for a Toolcat, which is a Bobcat product. This UTV will be used for numerous tasks in the Parks department, from pushing snow to loading dirt and other materials. This piece of equipment can use any attachment that a Bobcat can use, meaning the Parks Department can share implements with other departments, or vice versa. The quote includes a bucket and a seed drill, which can be used for a variety of seeding projects that are currently bid out to a contractor.

**Staff Recommendation:** Approval of the purchase of the ToolCat with the seeder for \$84,444.00. We had \$100,000 budget for this item.

**Financial Impact:** \$84,444.00

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair is in need of a UTV for the Parks Department for pushing snow, loading dirt and other materials as needed in our parks;

WHEREAS, the City of Blair has received a quote for the UTV which includes a bucket and a seed drill which can be used for projects that are currently bid out to different contracts;

WHEREAS, the quote from ToolCat is in the amount of Eighty-Four Thousand Four Hundred Forty-Four Dollars (\$84,444.00), which is attached hereto as **Exhibit "A"**;

WHEREAS, the Mayor and City Council have been presented with this Resolution which would authorize City Staff to secure the UTV in the amount of Eighty-Four Thousand Four Hundred Forty-Four Dollars (\$84,444.00).

NOW, THEREFORE, BE IT FURTHER RESOLVED that said Resolution is hereby adopted and approved by the municipality and the Deputy City Administrator of Public Works and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS - VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28<sup>th</sup> DAY OF OCTOBER 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 28th day of October 2025.

---

BRENDA WHEELER, CITY CLERK

TOOLCAT w/ SEEDER



Quotation Number: **DG1434962**

Quote Sent Date: **Oct 01, 2025**

Expiration Date: **Oct 31, 2025**

Prepared By: **Dustin Goodsell**

Phone: 402-510-6993

Email: [dustingoodsell@bobcat-omaha.com](mailto:dustingoodsell@bobcat-omaha.com)

Customer  
**CITY OF BLAIR**  
 218 S 16TH ST  
 BLAIR, NE, 68008-2000  
 Phone: +1 402 426 4191

Contact  
**LOWEL KUBIE**  
 Phone: +1 402 426 4191  
 Email: [lkubie@blairnebraska.org](mailto:lkubie@blairnebraska.org)

Dealer  
**Bobcat of Omaha, Omaha, NE**  
 8701 SOUTH 145TH STREET  
 OMAHA, NE, 68138-3618

Item Name	Item Number	Quantity	Price Each	Total
<b>Bobcat UW53</b>	M1227	1	67,239.00	67,239.00
<b>Standard Equipment:</b>				
Adjustable Vinyl Seats			Falling Object Protective Structure (FOPS) - Meets Requirements of SAE-J1043 & ISO3449, Level I	
All-Wheel Steer			Dome Light	
Automatically Activated Glow Plugs			Interior Trim	
Auxiliary Hydraulics			Joystick, Manually Controlled with Lift Arm Float	
Variable Flow with dual direction detent			Lift Arm Support	
High Flow Hydraulics and Attachment Control Kit			Limited Slip Transaxle	
Beverage Holders			Parking Brake, automatic	
Power Bob-Tach			Power Steering with Tilt Steering Wheel	
Boom Float			Radiator Screen	
Cowl and Cowl Support			Radio:	
Cruise Control			AM/FM/Weatherband	
<b>Deluxe Equipment:</b>			Aux Input & Head Phone Jacks	
Cab Enclosure with Heater and Air Conditioning			Lower Engine Cover	
Deluxe Operator Cab (Front Window, Rear Window, Front Wipers)			Rear Receiver Hitch	
Deluxe Road Package (back-up alarm, turn signals, flashers, tail lights, brake lights, rear view mirror, side mirrors, horn, rear work light, and headlights)			Seat Belts, Shoulder Harness	
Engine and Hydraulic Monitor with Shutdown			Spark Arrestor Muffler	
Front Work Lights			Storage Bins	
Full-time Four-Wheel Drive			Suspension, 4-wheel independent	
Horsepower Management			Tires: 27 x 10.5-15 (8 ply), Lug Tread	
Speed Management			Toolcat Interlock Control System (TICS)	
Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts.			Two-Speed Transmission	
Heavy Duty Battery			Traction Control	
PTO Package (rear PTO-540 RPM, PTO Shield, PTO Tachometer)			Machine Warranty: 12 Months, unlimited hours	
Three-Point Hitch Package (Three-Point, depth position gauge)			Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty	
Rear Remote Package (One set of poppet-style couplers, for use with implement hydraulics)				
Roll Over Protective Structure (ROPS) - Meets Requirements of SAE-J1040 & ISO 3471				
<b>29 X 12.5 Turf Tires</b>	M1227-R05-C05	1	753.00	753.00
<b>62" Heavy Duty Bucket</b>	7272678	1	1,180.00	1,180.00

<b>Bolt-On Cutting Edge, 62"</b>	6718005	1	500.00	500.00
<b>72" Seeder</b>	7167712	1	7,130.00	7,130.00
<b>Bob-Tach Adapter - Seeder</b>	7167759	1	666.00	666.00
<b>Electrical &amp; Lighting - Strobe Light Kit</b>	7424783	1	500.00	500.00

Total for Bobcat UW53 77,968.00

Quote Subtotal	77,968.00
Dealer PDI	700.00
Tariff Surcharge	3,977.00
Freight Charges	975.00
Destination Charges	501.00
Dealer Assembly Charges	323.00
Sales Total before Taxes	84,444.00
Taxes	0.00
<b>Quote Total - USD</b>	<b>84,444.00</b>

**Notes:** PRICE PER NE STATE CONTRACT #15993OC AND SOURCEWELL CONTRACT #020223-CEC

**Customer Acceptance:**

Quotation Number: DG1434962

Purchase Order: \_\_\_\_\_

**Authorized Signature:**

Print: \_\_\_\_\_ Sign: \_\_\_\_\_

Date: \_\_\_\_\_ Email: \_\_\_\_\_ Tax Exempt: Y  / N

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 10/28/25  
Re: Impound Lot Fences

Attached are bids for the impound lot fence, which will be installed in the Northeast corner of Optimist Park. This fence will have an electric gate and keypad, so tow truck drivers and police officers can have 24/7 access to the lot. This will be a 6-foot-tall chain link fence with three strands of barbed wire on the top to keep people from climbing over. The bids are as follows.

Midwest Fence – Fence - \$18,200, Gate - \$18,181.00, Total - \$36,381.00

Acreage Fence – Fence - \$14,869.79, Gate - \$9449.06, Total - \$24,318.85

**Staff Recommendation:** Approval and recommendation to the City Council of the bid from Acreage Fence in the amount of \$24,318.85

**Financial Impact:** \$24,318.85

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair requested bids for fencing for a new impound lot for the City of Blair; and

WHEREAS, one bid was received from Acreage Fence in the amount of Twenty-Four Thousand Three Hundred Eighteen Dollars and Eighty-Five Cents (\$24,318.85); and

WHEREAS, staff has reviewed this bid and finds it to be appropriate;

WHEREAS, the City of Blair desires to move forward with the fencing bid for the impound lot.

NOW, THEREFORE, BE IT RESOLVED that the City of Blair, Nebraska having been presented with the bid for dog park fencing is hereby adopted and approved by the municipality, and the Director of Public Works and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS - VOTING "NAY", THE COUNCIL PRESIDENT DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF OCTOBER 2025.

CITY OF BLAIR, NEBRASKA

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

ATTEST:






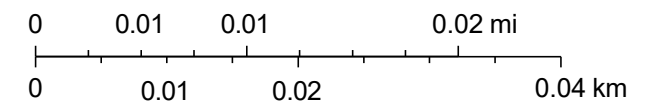
# Office Web Map Print



12/17/2024, 3:08:47 PM

1:576

-  Administrative Boundaries - City Limits
-  Administrative Boundaries - Washington County
-  Parcel and Address - Ownership Parcels



To: City of Blair  
 Attn: Mark Hodson  
 Phone: 402-533-3740  
 Email: [mhodson@blairne.gov](mailto:mhodson@blairne.gov)

From: MIDWEST FENCE-GUARDRAIL SYSTEMS INC.  
 8000 Serum Avenue, Ralston, NE 68127  
 Phone (402) 331-3385 / Fax (402) 331-4803



### PROPOSAL

Bid Date: October 22, 2025

CITY: Blair

COUNTY: Washington

STATE: NEBRASKA

PROJ.# Impound Lot

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL
	Construct 72" Chain Link Fence	325 LF	\$56.00	\$18,200.00
	Gate, 24' Gantilever Steel Gate	1 EA	\$3,790.00	\$3,790.00
	Gate hardware, rollers	1 EA	\$1,068.00	\$1,068.00
	Gate Posts, 4"	3 EA	\$250.00	\$750.00
	Linear HSLG Gate Operator *verify vc	1 EA	\$3,848.00	\$3,848.00
	FREIGHT	1 EA	\$600.00	\$600.00
	3.5" Operator Posts in concrete footin	2 EA	\$250.00	\$500.00
	Loops and loop detectors installed	2 EA	\$1,750.00	\$3,500.00
	Safety Edge	1 EA	\$475.00	\$475.00
	AK-11 Keypad and gooseneck stand	1 EA	\$650.00	\$650.00
	Operator Labor	1 EA	\$3,000.00	\$3,000.00
	<i>*power by others.</i>			

TOTAL BID \$36,381.00

#### NOTES:

1. Net 30 days from invoice.
2. Building permit if required by owner.
3. Price good for 30 days.
4. The following items are excluded from our bid grading, filling, Traffic Control, Signs, Permits, Bonds & Dues.
5. If bonding is required add 1 1/2 % to total contract.

**Accepted BY**

**Date**

Information: Trent (Junior) Leonard 402.331.3385 cell 402.981.0667

[trentl@grsmf.com](mailto:trentl@grsmf.com)

Proposal # 25-0083



# Acreage Fences INC.

FENCE, DECK & RAILING

8551 Whitmore Cir. Omaha, NE 68122

Rob DeMey - Email: Rob@AcreageFences.com

Cell: 402-960-3033 Office: 531-721-2793

## COMMERCIAL FENCE PROPOSAL



**American Fence Association**

Date:	1/22/2025
Contact:	Aaron
Project:	City of Blair
Location:	910 E. Fairview Dr.

### PROJECT DESCRIPTION

Installation of 325' of 6' tall galvanized chain link fence with 3 strand barbed wire using 2-1/2" terminal posts, 2" line posts, 1-5/8" top rail and 9 gauge commercial fence wire.  
 Install 1 - 20' cantilever gate

Option for gate to be installed with operator including entrance keypad, exit loop and 12 provided remotes ADD - \$9449.06

Total Price Tax Included:	\$14,869.79	Client Signature:	Date:
---------------------------	-------------	-------------------	-------

**Exclusions:**

- Site survey - Gate devices - Electricity and conduit to operators and devices.
- Controls and controls programming for gate devices - Vehicle loops - Cement pads for gate equipment.
- Grounding of fence and gates - Core-drilling (billed @ \$125/ penetration) - Pot-holing at \$200/occurrence.
- Clearing of fence-line 8' on each side of fence under-brush, trees, grading and brush cutting (billed @ \$100/ hour machinery + \$125/man hour labor).
- Hydrovac - Engineer sketches - Bond @ 3% - Layout of fence line.
- Drilling into greater than 6" of frost, using cold weather cement mix & blankets - Permit.

**THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:**

- Cement for fence footings.
- Spoils graded out along fence-line.

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 10/28/25  
Re: Operations Superintendent Truck

Attached are two quotes for a new pickup truck for the Operations Superintendent position. Mark uses this truck as a mobile office. Having an extended cab truck will give him some room to store documents and equipment out of the rain. We will purchase a plow for this truck so Mark can help with snow removal. The truck he is currently driving will be transferred to the Airport. Staff received the following quotes.

Sid Dillons, 2025 Chevy 2500, Crew Cab, 4x4 - \$53,047.00

Woodhouse Ford, 2025 Ford F250, Crew Cab, 4x4 - \$70,825.00

**Staff Recommendation:** Approval of the purchase of the Chevy 2500 from Sid Dillons in the amount of \$53,074.00

**Financial Impact:** \$53,074.00

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair is in need of a new truck for the use by the Operations Superintendent;

WHEREAS, the City of Blair has solicited bids for a new truck and received two bids;

WHEREAS, Sid Dillon submitted the low bid of Fifty-Three Thousand Forty-Seven Dollars (\$53,047.00), which is attached hereto as **Exhibit "A"**;

WHEREAS, the Mayor and City Council have been presented with this Resolution which would authorize City Staff to secure the truck for the Operations Superintendent for the sum of Fifty-Three Thousand Forty-Seven Dollars (\$53,047.00).

NOW, THEREFORE, BE IT FURTHER RESOLVED that said Resolution is hereby adopted and approved by the municipality and the Deputy City Administrator of Public Works and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS - VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28<sup>th</sup> DAY OF OCTOBER 2025.

CITY OF BLAIR, NEBRASKA

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

ATTEST:





**VEHICLE DESCRIPTION**  
**SUPER DUTY**  
 2025 F250 SRW 4X4 CREW CAB  
 LARIAT 160" WB STYLE SIDE  
 7.3L DEVCT NA PFI V8 ENGINE  
 10-SPEED AUTO TORQSHIFT-G

**SE D98185**

EXTERIOR  
 OXFORD WHITE  
 INTERIOR  
 BLACK ONYX ACTIVE X

**California Air Resources Board** Gasoline Vehicle

**Environmental Performance**

These ratings are not directly comparable to the U.S. EPA/DOT light-duty vehicle label ratings. For information on how to compare, please see [www.atb.ca.gov/ep\\_label](http://www.atb.ca.gov/ep_label).

**STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE**

- |  |   |   |   |
|--|---|---|---|
| <b>EXTERIOR</b>  | <b>INTERIOR</b>   | <b>FUNCTIONAL</b>   | <b>SAFETY/SECURITY</b>  |
| <ul style="list-style-type: none"> <li>HEADLAMPS - AUTO HIGH BEAM</li> <li>HEADLAMPS - AUTOLAMP</li> <li>(ON/OFF)</li> <li>LED FOG LAMPS</li> <li>LED REFLECTOR HEADLAMPS</li> <li>PICKUP BOX, TIE DOWN HOOKS</li> <li>POWER LOCK, TAILGATE LOCK</li> <li>POWERSCOPE TT POWER-FOLD MIRRORS, POWER/HEATED</li> <li>REAR WINDOW PRIVACY GLASS</li> <li>TOW HOOKS</li> <li>TRAILER BRAKE CONTROLLER</li> <li>TRAILER SWAY CONTROL</li> <li>WIPERS - RAIN-SENSING</li> </ul> | <ul style="list-style-type: none"> <li>12" PRODUCTIVITY SCREEN</li> <li>120V OUTLET</li> <li>TILT/UP/DOWN DR/PASS WIN</li> <li>TOUCH-ZONE ELECTRONIC AUTO CLIMATE CONTROL</li> <li>HEATED STEERING WHEEL</li> <li>HITS/VENTILATED FRT SEATS</li> <li>OUTSIDE TEMP DISPLAY</li> <li>PARTICULATE AIR FILTER</li> <li>PEDALS-PWR ADJ W/MEMORY</li> <li>POWER LOCKS AND WINDOWS</li> <li>PWR DRIVER AND PASS SEAT</li> <li>TILT/TELESCOPE STR COLUMN</li> </ul> | <ul style="list-style-type: none"> <li>360-DEGREE CAMERA</li> <li>8.0 SOUND SYSTEM</li> <li>BUS W/CROSS-TRAFFIC ALERT</li> <li>CONNECTED NAV-1 YR TRIAL</li> <li>ELECTROCHROMIC MIRROR</li> <li>FORDPASS™ CONNECT SGW-FI</li> <li>HOTSPOT TELEMATICS MODEM</li> <li>MONO BEAM COIL SPRING FRT SUSPENSION W/STAB BAR</li> <li>PRE-COLLISION ASSIST W/AEB</li> <li>REMOTE KEYLESS ENTRY</li> <li>REVERSE SENSING SYSTEM</li> <li>SIRIUSXM® W/360L-NA AK&amp;H</li> <li>SYNC®4 W/EVR &amp; 12" SCREEN</li> </ul> | <ul style="list-style-type: none"> <li>ADVANCED TRAC™ WITH RSC®</li> <li>AIRBAGS - SAFETY CANOPY®</li> <li>BELT-MINDER CHIME</li> <li>DRIVER/PASSENGER AIR BAGS</li> <li>LED CTR HIGH MNT STOP LAMP</li> <li>SECURE PKG 1 YR INCLUDED</li> <li>SOS POST-CRASH ALERT SYS™</li> </ul> |

**INCLUDED ON THIS VEHICLE (MSRP)**

- OPTIONAL EQUIPMENT/OTHER**
- 1,000.00
  - NO CHARGE
  - NO CHARGE
  - 550.00
  - 695.00
  - 190.00
  - NO CHARGE
  - 250.00
  - 95.00
  - 230.00
  - 115.00
  - 210.00
  - NO CHARGE
  - 225.00

**PRICE INFORMATION (MSRP)**


- BASE PRICE \$64,740.00
- TOTAL OPTIONS/OTHER 3,990.00
- TOTAL VEHICLE & OPTIONS/OTHER 68,730.00
- DESTINATION & DELIVERY 2,095.00

RAMP ONE		RAMP TWO	
RA37		RAIL	
ITEM #:		53-L451 O/T 2	

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

**TOTAL MSRP \$70,825.00**

Scan The QR Code to get more details about this vehicle



SG092 N RB 2X 530 002343 07 09 25

**Greenhouse Gas Rating** (tailpipe only)

**A+** **D**

Cleaner

**Smog Rating** (tailpipe only)

**A+** **B** **D**

Cleaner

Vehicle emissions are a primary contributor to climate change and smog. Ratings are determined by the California Air Resources Board based on this vehicle's measured emissions.



**48 BUILT YEARS TOUGH**

**F-SERIES**

**AMERICA'S BEST SELLING TRUCKS**

The FordPass™ Connect modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle settings for connectivity options.

\*Based on 1977-2024 U.S. light-duty vehicles.

\*\*FordPass Connect (optional on select vehicles). The FordPass App and complimentary Connected Service are required for remote features (see FordPass Terms for details). Connected Service network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected Service includes MyFordPass.


**Ford Protect™**

Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit [www.FordOwner.com](http://www.FordOwner.com).

**Ford Credit**

Get Prequalified now at [www.ford.com/finance](http://www.ford.com/finance)

1FT8W2B3SED98185



**WARNING:** Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to [www.P65Warnings.ca.gov/passenger-vehicle](http://www.P65Warnings.ca.gov/passenger-vehicle).

On Lot

Details

WOODHOUSE  
PRICE

\$66,651  
(https://www.woodhousefordblair.com/inventory/new-2025-ford-f-250sd-lariat-4wd-crew-cab-1ft8w2bn3sed98185/)

Doc Fee

+\$299(https://www.woodhousefordblair.com/inventory/new-2025-ford-f-250sd-lariat-4wd-crew-cab-1ft8w2bn3sed98185/)

Discount

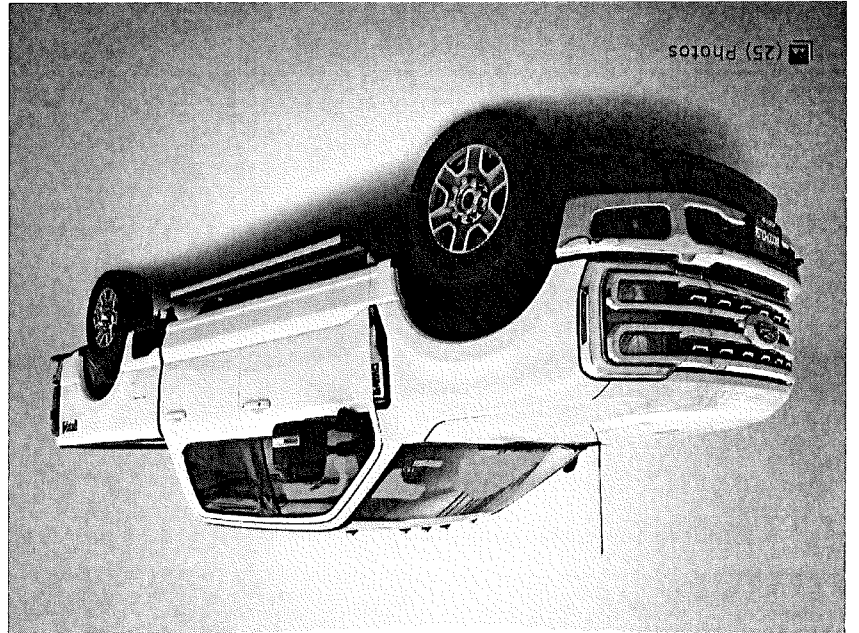
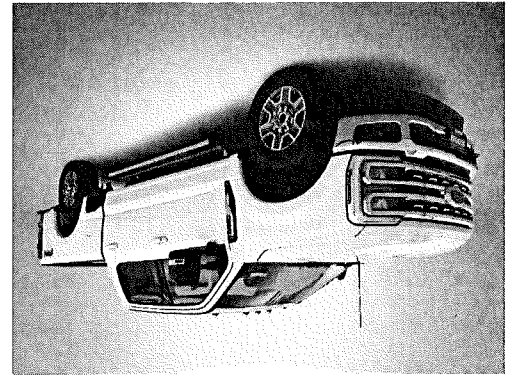
-\$4,473(https://www.woodhousefordblair.com/inventory/new-2025-ford-f-250sd-lariat-4wd-crew-cab-1ft8w2bn3sed98185/)

Woodhouse

\$70,825(https://www.woodhousefordblair.com/inventory/new-2025-ford-f-250sd-lariat-4wd-crew-cab-1ft8w2bn3sed98185/)

MSRP

NEW 2025 Ford F-250SD Lariat 4WD Crew Cab  
VIN: 1FT8W28N3SED981855T0CK: T251907



See our Pre-Owned Inventory Under \$20K today! (priced-under-20k/)

WOODHOUSE FORD OF BLAIR (HTTPS://WWW.WOODHOUSEFORDBLAIR.COM)

(https://www.woodhousefordblair.com)



(https://www.woodhousefordblair.com/inventory/new-2025-ford-f-250sd-lariat-4wd-crew-cab-1ft8w2bn3sed98185/printvdp)





Mark Hodson  
218 S 16th St  
Blair, NE 680082010  
C: (402) 533-3740  
H: (402) 426-4747  
W: (402) 426-4747  
mhodson@blairne.gov



**Stock # 6C4774**

2025 Chevrolet Silverado 2500HD, Body Type: Crew Cab Pickup  
Color: Summit White VIN:1GC4KLE75SF325388

<b>Cash</b>	
	<b>Balance Due</b>
<b>\$0</b>	<b>\$53,047</b>

MSRP/Retail	\$58,250.00
Discount	\$5,002.00
Selling Price	\$53,248.00
Trade Difference	\$53,248.00
Proc/Doc Fees	\$299.00
Subtotal (Selling Price + Addons)	\$53,547.00
Rebates	\$500.00
Total Balance Due	\$53,047.00

\_\_\_\_\_  
Customer Signature Date

\_\_\_\_\_  
Manager Signature Date

WITH APPROVED CREDIT

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 10/28/25  
Re: JEO Supplement #2

Attached is a supplementary agreement with JEO to allow for additional design work on the River Road Connector Trail. Staff have been working with JEO, NDOT, and UPRR on a design that will allow for a safe crossing on the spur line and the mainline along River Road. Working hand in hand with these organizations' staff is confident that we will have a workable design and can move forward soon on the trail project.

**Staff Recommendation:** Approval of the supplementary agreement with JEO in the amount of \$20,794.20

**Financial Impact:** \$20,794.20



Agreement No.	BK2349-002
Effective (NTP) Date	9/15/2025
Supplement Amount	\$4,958.36
Total Agreement Amount	CPFF \$20,794.20

**PROFESSIONAL SERVICES AGREEMENT  
SUPPLEMENT NO. 2**

CITY OF BLAIR  
JEO CONSULTING GROUP, INC.  
PROJECT NO. TAP-89(35)  
CONTROL NO. 22928  
RIVER ROAD CONNECTOR TRAIL  
PRELIMINARY ENGINEERING SERVICES

THIS SUPPLEMENTAL AGREEMENT is between the City of Blair ("LPA") and JEO Consulting Group, Inc. ("Consultant"), collectively referred to as the "Parties".

WHEREAS, Consultant and LPA entered into an agreement ("Original Agreement") executed by LPA on February 27, 2024, and Supplemental Agreement No. 2 executed by LPA on March 11, 2025, for Consultant to provide Preliminary Engineering services for LPA's project, and

WHEREAS, it is necessary that services as outlined in Exhibit "A" be added under this Supplemental Agreement, and

WHEREAS, it is necessary to increase Consultant's compensation by this Supplemental Agreement for the additional work necessary to complete the services under this Agreement, and

WHEREAS, LPA desires that this project be developed and constructed under the designation of Project No. TAP-89(35) and formally authorizes the signing of this Agreement, as evidenced by the Resolution of LPA dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, attached as Exhibit "C" and incorporated herein by this reference.

NOW THEREFORE, in consideration of these facts and mutual promises, the Parties agree as follows:

**SECTION 1. SCOPE OF SERVICES**

Consultant will perform the additional work as set out in Exhibit "A", Scope of Services, and Exhibit "B", Consultant's Fee Proposal, attached and incorporated herein by this reference.

**SECTION 2. NOTICE TO PROCEED AND COMPLETION**

- 2.1 State, on behalf of LPA, issued Consultant a written Notice-to-Proceed on September 15, 2025. Any work or services performed by Consultant on the project prior to the date specified in the written Notice-to-Proceed is not eligible for reimbursement.
- 2.2 Consultant will complete all work stipulated in the Original Agreement, and this Supplemental Agreement by December 2, 2027.

**SECTION 3. FEES AND PAYMENTS**

Section 2 in Exhibit "C" of the Original Agreement is hereby amended in accordance with Exhibit "B" and as shown below.

Previous Amount*	This Supplement Amount	Amended Agreement Amount	
\$ 4,600.37	\$1,488.23	\$6,088.60	For actual direct labor costs
\$ 9,643.38	\$2,966.04	\$12,609.42	For indirect labor costs & direct expenses
\$ 1,592.09	\$504.09	\$2,096.18	For a fixed fee for profit
\$15,835.84	\$4,958.36	\$20,794.20	Total agreement amount

\*includes all prior supplements

**SECTION 4. CONFIDENTIAL INFORMATION**

Documents submitted to LPA, including invoices, supporting documentation, and other information are subject to disclosure by LPA under the Nebraska Public Records Act found at Neb.Rev.Stat. § 84-712 et.seq. Accordingly, Consultant shall redact or not submit to LPA information that is confidential, including, but not limited to, financial information such as social security numbers, tax ID numbers, or bank account numbers. Consultant understands that LPA does not have sufficient resources to review and redact confidential information submitted by Consultant. If such confidential information is submitted, Consultant shall have no right of action of any kind against LPA for the disclosure of such information.

**SECTION 5. CONSULTANT CERTIFICATION AND REAFFIRMATION**

The undersigned duly authorized representative of Consultant, by signing this Supplemental Agreement, hereby reaffirms, under penalty of law, the truth of the certifications set out in the Original Agreement and all Supplements thereto, including this Supplement. Further, Consultant has a duty to inform LPA of any material changes in the accuracy of all assertions set out in the Original Agreement and all Supplements thereto.

**SECTION 6. CERTIFICATION BY LPA**

By signing this Supplemental Agreement, I do hereby certify that, to the best of my knowledge, Consultant or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this agreement to:

- (a) employ or retain, or agree to employ or retain, any firm or person, or
- (b) pay or agree to pay to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind.

I acknowledge that this certification is to be furnished to the FHWA, upon their request, in connection with this agreement involving participation of Federal-Aid highway funds and is subject to applicable state and federal laws, both criminal and civil.

**SECTION 7. ENTIRE AGREEMENT**

The Original Agreement, any and all other previous supplements thereto, and this Supplemental Agreement, constitute the entire agreement ("The Agreement") between the Parties. The Agreement supersedes any and all other previous communications, representations, or other understandings, either oral or written; all terms and conditions of the Original Agreement and all previous supplements thereto, to the extent not superseded, remain in full force and effect, and are incorporated herein as if set forth in their entirety.

IN WITNESS WHEREOF, the Parties hereby execute this Supplemental Agreement pursuant to lawful authority as of the date signed by each party. Further, the Parties, by signing this Supplemental Agreement, attest and affirm the truth of each and every certification and representation set out herein.

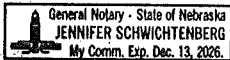
EXECUTED by the Consultant this 9<sup>th</sup> day of October, 2025.

JEO CONSULTING GROUP, INC.  
Jeffrey Hanson

[Signature]  
President

STATE OF NEBRASKA )  
                                  )ss  
SAUNDERS COUNTY )

SUBSCRIBED AND SWORN to before me this 9<sup>th</sup> day of October, 2025.



[Signature]  
Notary Public

EXECUTED by LPA this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLAIR  
Richard Hansen

\_\_\_\_\_  
Mayor

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Clerk

STATE OF NEBRASKA  
DEPARTMENT OF TRANSPORTATION  
Form of Agreement Approved for  
Federal Funding Eligibility:

\_\_\_\_\_

\_\_\_\_\_  
Date


## Consultant Work Order (Local Projects)

EXHIBIT "A"

Project No.: TAP-89(35)		Control No.: 22928	
Consultant: (Name and Representative) JEO Consulting Group Inc. / Jay Fallick		Agreement No.: BK2349	Work Order No.: 2
LPA: (Name and Representative) City of Blair / Phil Green		Constr. Change Order No.: (If applicable) N/A	
<p>All parties agree the following described work needs to be performed by the consultant as part of the referenced project. All parties concur and hereby give notice to proceed based on the following: justification to modify contract, scope of services, deliverables, schedule, and estimated total fee. All other terms of existing agreements between the parties are still in effect. It is understood by all parties that the work described herein will become part of a future supplement to the agreement indicated above.</p> <p>Justification to modify agreement: (Include scope of services, deliverables, and schedule) The proposed route for the trail extension requires at grade crossings of the Union Pacific Railroad, UPRR. This CWO provides for scope related to coordinating with the UPRR to determine the feasibility of an at grade trail crossing of the mainline and the spur rail lines. Refer to scope of services for additional information.</p>			
<b>Work Title</b>		<b>Summary of Fee</b>	
At Grade Railroad Crossing Feasibility		A. Total Direct Labor Cost	= 1,488.23
		B. Overhead (Factor * x A)	= 2,933.60
		C. A + B	= 4,421.83
		D. Profit/Fee (Factor ** x C)	= 504.09
*Overhead Factor:	197.12%	E. FCCM (Factor*** x A)	= 32.44
**Profit/Fee Factor:	11.40%	F. Direct Non-Labor Cost	= 0.00
***Facility Capital Cost of Money (FCCM):	2.18%	G. Subconsultant Services	= 0.00
Total Fee Notes:		TOTAL FEE: C + D + E + F + G = \$4,958.36	
		<input type="checkbox"/> ESTIMATED TOTAL FEE:	
		<input type="checkbox"/> FINAL TOTAL FEE:	

**Work Order Authorization – May be granted by email and attached to this document.**

**Consultant:**

Jay B. Fallick  9/12/2025  
Name Signature Date

**LPA: City of Blair**

CJ Heaton  9-12-25  
Name Signature Date

**LPS PC (for Preliminary Engineering) and State Rep. (for Construction Engineering):**

Name Signature Date

**LPS Unit Head Review (for PE Phase):**

Kar Sia  9/15/25  
Name Signature Date

**LPS Manager or Construction Engineer (Construction Phase):**

Name Signature Date

**FHWA: (FHWA Approval on Full Oversight Projects Only):**

Name Signature Date

Notice to Proceed will be granted by email by:  
LPS PC for Preliminary Engineering & CD PC for Construction Engineering.

FMIS Approval Date:

9/12/25

Notice to Proceed Date:

9/15/25

Distribution: Consultant, LPA – RC, State Rep., FHWA, LPS PC, NDOT Agreements Engineer, Highway Funds Manager, CD PC

Exhibit "A"  
Supplement Number 2  
Scope of Services  
Project Name: River Road Connector Trail, Blair  
Project No. TAP-89(35)  
CN: 22928  
At Grade Railroad Crossing Feasibility

**A. SCOPE OF SERVICES**

This supplement will provide professional services related the creation of concept exhibits which will be used to evaluate the feasibility of an at grade crossing of the mainline and spur lines owned by the Union Pacific Railroad, UPRR.

**B. PROJECT MANAGEMENT AND MEETINGS**

1. Project Management and Meetings. This task includes effort for additional project management activities associated with coordination with NDOT, City of Blair, and representatives of the UPRR. This task includes additional effort for two (2) virtual meetings and one (1) in-person meeting.

**C. CONCEPT PLAN DEVELOPMENT**

1. Concept Plan Development. This task includes effort to assemble base drawings, create concepts, and to generate concept exhibits.
  - a. Concept Refinement. The Consultant will have a block of 16 hours to refine concepts as directed by the City.
  - b. Concept Exhibits. The Consultant will create concept exhibits consisting of a cover sheet with location map, typical cross section, aerial plan sheet, and large scale plan sheet.
2. Deliverables.
  - a. PDF of the concept exhibits

**D. SCHEDULE**

9/15/2025	Notice to Proceed (NTP)
<u>3 weeks after NTP</u>	Completion of concept exhibits

**Staffing Plan (CPFF)**

**Supplement 2**

Project Name: River Road Connector Trail  
 Consultant: JEO Consulting Group, Inc.  
 Consultant PM: Jay Fallick, 402-392-9912, jfallick@jeo.com  
 LPA RC: Phil Green, 402-426-6693, pcgreen@blairnebraska.gov  
 NDOT PC: Karen Majerus, 402-479-3600, karen.majerus@nebraska.gov  
 Date: September 11, 2025

Project Number: TAP-89(35)  
 Control Number: 22928



#	Code	Classification	#	Code	Classification
1	PR	Principal	6	DES	Designer
2	PM	Project Manager	7	TECH	Technician
3	SENG	Sr. Engineer	8	ADM	Administrative
4	ENG	Engineer	9	UD1	User Defined 1
5	SDES	Sr. Designer	10	UD2	User Defined 2

Overhead Rate <sup>[1]</sup>	197.12%
Fee for Profit Rate <sup>[2]</sup>	11.40%
FCCM (if applicable)	2.18%

**BLENDED RATES TABLE**

*Template: T-WB-Genero Fee Proposal (rev 07-22-2024) CPFF*

Employee Name	Job Title & Certifications <sup>[3]</sup>	Current Actual Salary Rate/Hr <sup>[4]</sup>	% Assigned
<b>Principal</b>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Blended Rate:</b>		_____	_____
<b>Project Manager</b>			
Jay Fallick	Senior Project Manager, PE	\$87.63	100%
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Blended Rate:</b>		<b>\$87.63</b>	_____
<b>Sr. Engineer</b>			
Jay Fallick	Senior Project Manager, PE	\$87.63	15%
Jordan Vietz	Project Engineer, PE	\$50.55	85%
_____	_____	_____	_____
_____	_____	_____	_____
<b>Blended Rate:</b>		<b>\$56.11</b>	_____
<b>Engineer</b>			
Ryan Weyers	Engineer Intern, EI	\$36.29	100%
_____	_____	_____	_____
_____	_____	_____	_____
<b>Blended Rate:</b>		<b>\$36.29</b>	_____

**Estimate of Hours**

**Supplement 2**

Project Name: River Road Connector Trall Project Number: TAP-89(35)  
 Consultant: JEO Consulting Group, Inc. Control Number: 22928  
 Consultant PM: Jay Fallick, 402-392-9912, jfallick@jeo.com  
 NDOT PC: Karen Majerus, 402-479-3600, karen.majerus@nebraska.gov  
 Date: September 11, 2025

TASKS	PERSONNEL CLASSIFICATIONS										
	PR	PM	SENG	ENG	SDES	DES	TECH	ADM	UD1	UD2	Total
<b>B. Project Management and Meetings</b>		9									9
1. Project Management and Meetings		9									9
<b>C. Concept Plan Development</b>			6	10							16
1. Concept Plan Development			6	10							16
<b>Total Days</b>		1.13	0.75	1.25							3
<b>Total Hours</b>		9	6	10							25.0





**Project Cost & Breakdown**

**Supplement 2**

Project Name: River Road Connector Trail      Project Number: TAP-89(35)  
 Consultant: JEO Consulting Group, Inc.      Control Number: 22928  
 Consultant PM: Jay Fallick, 402-392-9912, jfallick@jeo.com  
 NDOT PC: Karen Majerus, 402-479-3600, karen.majerus@nebraska.gov  
 Date: September 11, 2025

DIRECT LABOR COSTS			
Classification	Hours	Rate	Amount
Principal			
Project Manager	9	\$87.63	\$788.67
Sr. Engineer	6	\$56.11	\$336.66
Engineer	10	\$36.29	\$362.90
Sr. Designer			
Designer			
Technician			
Administrative			
User Defined 1			
User Defined 2			
Ave. Salary Rate/Hour = \$59.53 ; Incl. OH+P = \$198.33			
	25		<b>Subtotal</b>
			<b>\$1,488.23</b>

DIRECT EXPENSES	Amount
Subconsultants:	
Printing And Reproduction:	
Mileage/Travel:	
Lodging/Meals:	
Other Miscellaneous Costs:	
	<b>Subtotal</b>

TOTAL PROJECT COSTS	Amount
Direct Labor Costs	\$1,488.23
Labor Cost Escalation Factor for Multi-year Projects (if allowed): N	
Overhead @ 197.12%	\$2,933.60
Facility Capital Cost of Money (FCCM) @ 2.180% (labor costs x FCCM%)	\$32.44
Direct Expenses	
Fee for Profit Rate @ 11.40%	\$504.09
<b>TOTAL COST</b>	<b>\$4,958.36</b>

RESOLUTION

SIGNING OF PRELIMINARY ENGINEERING SUPPLEMENTAL AGREEMENT

BK2349-002

City of Blair

Resolution No. \_\_\_\_\_

**Whereas:** City of Blair is developing a transportation project for which it intends to obtain Federal funds; and

**Whereas:** City of Blair as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of the Federal-aid project; and

**Whereas:** City of Blair and JEO Consulting Group, Inc. wish to enter into a Professional Services Agreement to provide Preliminary Engineering Services for the Federal-aid project.

**Be It Resolved:** by the City Council of Blair that:

Mindy Rump, Mayor of Blair, is hereby authorized to sign the attached Preliminary Engineering Services Supplemental Agreement No. 2 between City of Blair, Nebraska and JEO Consulting Group, Inc.

NDOT Project Number: TAP-89(35)

NDOT Control Number: 22928

NDOT Project Description: River Road Connector Trail

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ Nebraska.  
(Month)

The City Council of Blair, Nebraska

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board/Council Member \_\_\_\_\_  
Moved the adoption of said resolution  
Member \_\_\_\_\_ Seconded the Motion  
Roll Call: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstained \_\_\_\_\_ Absent  
Resolution adopted, signed and billed as adopted

Attest:

\_\_\_\_\_  
Signature City Clerk

Exhibit "C"

RESOLUTION NO. 2025

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair has been presented with a quote for PowerTime from NEOGOV for the purchase and use of PowerTime; and

WHEREAS, the bid attached as Exhibit "A" includes professional setup and a year long subscription in the amount of Five Thousand Eight Hundred Forty-Five Dollars and Twenty-Five Cents (\$5,845.25); and

WHEREAS, City Staff have reviewed the quote and recommend approval of the quote in the amount of Five Thousand Eight Hundred Forty-Five Dollars and Twenty-Five Cents (\$5,845.25).

NOW, THEREFORE, BE IT RESOLVED that the Police Chief and City Clerk of the City of Blair are hereby authorized and directed to execute a contract between the City of Blair and NEOGOV for PowerTime 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". COUNCIL MEMBERS - VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF OCTOBER 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 28<sup>TH</sup> day of October 2025.

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

## INVOICE

### Vendor Information / Contact:

2120 Park Pl, Suite 100  
 El Segundo, CA 90245  
 Email: [billing@neogov.net](mailto:billing@neogov.net)  
 Phone: (310) 426-6304  
 EIN: 33-0888748

**Need a W-9?** Click here: [W-9 PDF](#)

### Invoice Summary:

**Invoice No.:** INV-146659  
**Invoice Date:** 10-15-2025  
**Due Date:** 11-14-2025  
**Payment Terms:** Net 30  
**Purchase Order No.:**  
**Customer No.:** A-36240

Customer Billing Information
Jeremy Kinsey Blair Police Department (NE)
1730 Lincoln St Blair, NE 68008 United States

Customer Shipping Information
Blair Police Department (NE)
1730 Lincoln St Blair, NE 68008 United States

### Invoice Details:

Product	Start Date	End Date	Quantity	Total Price (\$USD)
PowerTime Setup			30	\$2,343.25
PowerTime Subscription	10-14-2025	10-13-2026	30	\$3,502.00

SUBTOTAL (\$USD)	\$5,845.25
Sales Tax	\$0.00
<b>TOTAL</b>	<b>\$5,845.25</b>
Payments	\$0.00
Credits	\$0.00
<b>Balance Due (\$USD)</b>	<b>\$5,845.25</b>

### Payment Instructions:

<b>Remit checks to:</b> Governmentjobs.com, Inc. DEPT LA 25067 Pasadena, CA 91185-5067	<b>Remit electronic payments to:</b> Silicon Valley Bank Name: Governmentjobs.com, Inc. Account #: 3302022848 Routing #: 121140399 Swift Code: SVBUS6SIBO	<b>Credit card payments:</b> <a href="#">Credit Card Payment Portal Link</a>
---	--	---

By making the payment specified in this invoice, customer agrees that the terms and conditions of the agreement previously executed by the parties shall apply to this purchase, or if there is no prior agreement, the terms and conditions of the NEOGOV Services Agreement set forth in the quote previously provided to Customer shall apply. Any other terms and conditions provided by customer to NEOGOV in a purchase order or otherwise shall be deemed void.

RESOLUTION NO. 2025

COUNCIL MEMBER- INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair is a municipal corporation duly organized under the laws of Nebraska;

WHEREAS, the City of Blair Police Department is in need of a police cruiser for the use of the City of Blair Police Department;

WHEREAS, the Chief of Police received state bids for the purchase of two new police cruisers from Anderson Ford of Lincoln, Nebraska, each costing Forty-Six Thousand One Hundred Forty-Seven Dollars (\$46,147.00) for a total cost of Ninety-Two Thousand Four Hundred Forty-Four Dollars (\$92,444.00); and

WHEREAS, the City of Blair hereby finds the state bids from Anderson Ford Lincoln, Nebraska is acceptable to the City of Blair;

WHEREAS, the Mayor and City Council have been presented with this Resolution which would authorize the City of Blair Police Department to purchase the police cruiser as outlined.

NOW, THEREFORE, BE IT FURTHER RESOLVED that said Resolution is hereby adopted and approved by the municipality, and the Chief of Police and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS - VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF OCTOBER 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 28<sup>th</sup> day of October 2025.

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

Date: 10/29/2025

CUST# 1536888

VEHICLE BUYER'S ORDER

Buyer Name and Address	Co-Buyer Name and Address	Seller/Dealer Name and Address
CITY OF BLAIR POLICE DEPARTMENT 1730 LINCOLN ST BLAIR, NE 68008 County: WASHINGTON Email: KMCMANIGAL@BLAIRNE.GOV Phone: N/A Cell: (402) 660-2187	N/A County: N/A Email: N/A Phone: N/A Cell: N/A	ANDERSON FORD OF LINCOLN 2500 WILDCAT DR LINCOLN, NE 68521 Salesperson: BOBBY COLCLASURE Deal Number: 209928

Agreement to Purchase. Buyer and Co-Buyer agree to buy the vehicle described below ("Vehicle") from Seller/Dealer. By signing this Buyer's Order ("Agreement"), you choose to buy the Vehicle for the amount and on the terms on all pages of this Agreement. "Buyer", "your" and "you" refer to the above Buyer and Co-Buyer, separately and together. "Seller/Dealer," "we," "us," and "our" refer to the above Seller/Dealer. In this Agreement, (e) means an estimate.

VEHICLE DESCRIPTION

Year	Make	Model	Mileage	Vehicle Identification Number
2025	FORD	POLICE INTERCEPTOR UTILITY	12	1FM5K8AC2SGC60543
New/Used/Demo/Other	Color	Body	Stock Number	
NEW	AGATE BLACK FLEET	SPORT UTILITY	1007399	

TRAILER DESCRIPTION

Year	Model	Serial Number
N/A	N/A	N/A

Insurance Information. You have arranged the following insurance on the Vehicle:

Insurance Company N/A Policy Number N/A

TRADE-IN VEHICLE 1

ITEMIZATION OF SALE

YR. N/A	MAKE N/A	MODEL N/A	BODY STYLE N/A	Price of Vehicle (including Freight, Handling & Delivery)	\$ 46,147.00
COLOR N/A	TRIM N/A	MILEAGE N/A	TRADE-IN ALLOWANCE \$ N/A	ADDITIONAL ITEMS	
VIN N/A	TITLE NO. N/A	PLATE NO. N/A	EXP. DATE N/A		N/A
OWNER N/A	ACCT. NO. N/A	LIENHOLDER N/A	PHONE N/A		N/A
ADDRESS N/A	SPOKE WITH N/A	PAYOFF AMOUNT \$ N/A	GOOD THROUGH (e) N/A	VERIFIED BY N/A	N/A

TRADE-IN VEHICLE 2

YR. N/A	MAKE N/A	MODEL N/A	BODY STYLE N/A	TAXES	
COLOR N/A	TRIM N/A	MILEAGE N/A	TRADE-IN ALLOWANCE \$ N/A	Sales Tax	N/A
VIN N/A	TITLE NO. N/A	PLATE NO. N/A	EXP. DATE N/A	Other Tax (Describe)	N/A
OWNER N/A	ACCT. NO. N/A	LIENHOLDER N/A	PHONE N/A		N/A
ADDRESS N/A	SPOKE WITH N/A	PAYOFF AMOUNT \$ N/A	GOOD THROUGH (e) N/A	VERIFIED BY N/A	N/A

By initialing below, you represent that you have thoroughly inspected the Vehicle and approve and accept it. You had an opportunity to have the Vehicle inspected by a third party of your choice and at your expense. You are purchasing the Vehicle based on your inspection. You are not relying on any opinion, statement, or promise of the Seller/Dealer or its employees that is not contained in the written agreements you are signing today.

*Documentary Fee	N/A
ADMINISTRATIVE_FEE	75.00
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
SUBTOTAL	\$ 46,222.00

Buyer's Initials \_\_\_\_\_ Co-Buyer's Initials N/A

**Warranty Information**

**Vehicle Manufacturer Warranty.** The Vehicle is subject to an express warranty made by the Manufacturer. It is a standard written manufacturer's warranty and made by the Manufacturer and not by the Seller/Dealer. By signing this Agreement, each Buyer acknowledges receiving a copy of it.

**Seller/Dealer Warranty.** The Vehicle is subject to an express written warranty made by the Seller/Dealer. By signing this Agreement, each Buyer acknowledges receiving a copy of it. The Seller/Dealer is responsible to fulfill any separate written warranty made by Seller/Dealer on its own behalf. If the Manufacturer or another supplier provides a warranty, they are responsible for satisfying its terms, NOT the Seller/Dealer.

If this box is checked, the Seller/Dealer is not enfranchised by the manufacturer of the Vehicle for service under factory warranty provisions. Any repairs or inspections arising from this Agreement cannot be provided by the Seller/Dealer. Such repairs and inspections can be completed at the following location: N/A

**Unless Seller/Dealer makes a written warranty noted in this Agreement or enters into a service contract within 90 days from the date of this Agreement, the Vehicle is sold "AS IS". An "AS-IS" sale means the Vehicle is sold - WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED AND BUYER IS SOLELY RESPONSIBLE FOR COST OF ANY REPAIRS TO THE VEHICLE.** In addition, Seller/Dealer expressly disclaims any implied warranties of merchantability and fitness for a particular purpose. Any liability of the Seller/Dealer with respect to defects or malfunctions of this Vehicle including, without limitation, those which pertain to performance or safety, whether by way of "strict liability," based upon the Seller/Dealer's negligence, or otherwise, is expressly excluded and Buyer assumes any risks. This provision does not affect any warranties covering the Vehicle that the Vehicle manufacturer may provide above.

**Used Car Buyers Guide.** The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.

**Spanish Translation: Guía para compradores de vehículos usados.** La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

**HOW THIS AGREEMENT CAN BE CHANGED.** This Agreement contains all the terms and conditions between you and us relating to this Agreement. Any change to this Agreement must be in writing and we must sign it. No oral changes are binding.

Buyer Signs X \_\_\_\_\_ Co-Buyer Signs X N/A

**This Agreement is not effective until it is signed by both you and us.** Until it becomes effective, the terms of this Agreement are not binding and you may cancel it and get back any deposit.

**By signing below, you represent that: (1) you are at least 18 years old, (2) you read all pages of this Agreement, (3) the Agreement is completely filled in and you agree to all of its terms, and (4) you received a completed copy of this Agreement.**

BUYER SIGNS X \_\_\_\_\_ DATE 10/29/2025

CO-BUYER SIGNS X N/A DATE N/A

**SELLER/DEALER**  
(Must be signed by an authorized representative of the Seller/Dealer)

X By: [Signature] Title: F&I MANAGER DATE 10/29/2025  
Print Name: \_\_\_\_\_

Trade-in Vehicle 1 Allowance	N/A
Trade-in Vehicle 2 Allowance	N/A
Trade-in Vehicles 1 and 2 Payoff Balance (e)	N/A
<b>NET TRADE-IN</b> (If negative, enter \$0 here and enter amount on Trade-in Balance Owing line.)	N/A
Cash Deposit	N/A
Additional Cash Down Payment on Delivery	N/A
Manufacturer's Rebate	N/A
Deferred Down Payment	N/A
	N/A
	N/A
Other Credit (Describe)	N/A
Other Credit (Describe)	N/A
Other Credit (Describe)	N/A
Other Credit (Describe)	N/A
<b>TOTAL CREDITS</b>	<b>\$ 0.00</b>
Trade-in Balance Owing	N/A
<b>TOTAL BALANCE DUE</b>	<b>\$ 46,222.00</b>

We may retain or receive a portion of any amounts paid to others.  
\*This fee is not a government fee.

**HOW THE BALANCE DUE WILL BE PAID:**  
 RETAIL INSTALLMENT SALES CONTRACT  
 OTHER N/A

Date: 10/29/2025

CUST# 1536888

VEHICLE BUYER'S ORDER

Buyer Name and Address	Co-Buyer Name and Address	Seller/Dealer Name and Address
CITY OF BLAIR POLICE DEPARTMENT 1730 LINCOLN ST BLAIR, NE 68008  County: WASHINGTON Email: KMCMANIGAL@BLAIRNE.GOV Phone: N/A Cell: (402) 660-2187	N/A  County: N/A Email: N/A Phone: N/A Cell: N/A	ANDERSON FORD OF LINCOLN 2500 WILDCAT DR LINCOLN, NE 68521  Salesperson: BOBBY COLCLASURE  Deal Number: 209929

**Agreement to Purchase.** Buyer and Co-Buyer agree to buy the vehicle described below ("Vehicle") from Seller/Dealer. By signing this Buyer's Order ("Agreement"), you choose to buy the Vehicle for the amount and on the terms on all pages of this Agreement. "Buyer", "your" and "you" refer to the above Buyer and Co-Buyer, separately and together. "Seller/Dealer," "we," "us," and "our" refer to the above Seller/Dealer. In this Agreement, (e) means an estimate.

VEHICLE DESCRIPTION

Year	Make	Model	Mileage	Vehicle Identification Number
2025	FORD	POLICE INTERCEPTOR UTILITY	11	1FM5K8ACXSGC55039
New/Used/Demo/Other	Color	Body	Stock Number	
NEW	AGATE BLACK FLEET	SPORT UTILITY	1007364	

TRAILER DESCRIPTION

Year	Model	Serial Number
N/A	N/A	N/A

**Insurance Information.** You have arranged the following insurance on the Vehicle:  
Insurance Company N/A Policy Number N/A

TRADE-IN VEHICLE 1

ITEMIZATION OF SALE

YR. N/A	MAKE N/A	MODEL N/A	BODY STYLE N/A	Price of Vehicle (including Freight, Handling & Delivery)	\$ 46,147.00
COLOR N/A	TRIM N/A	MILEAGE N/A	TRADE-IN ALLOWANCE \$ N/A	ADDITIONAL ITEMS	N/A
VIN N/A	TITLE NO. N/A	PLATE NO. N/A	EXP. DATE N/A		N/A
OWNER N/A	ACCT. NO. N/A	PHONE N/A			N/A
LIENHOLDER N/A	ADDRESS N/A	SPOKE WITH N/A			N/A
PAYOFF AMOUNT \$ N/A	GOOD THROUGH (e) N/A	VERIFIED BY N/A			N/A
YR. N/A	MAKE N/A	MODEL N/A	BODY STYLE N/A	TAXES	N/A
COLOR N/A	TRIM N/A	MILEAGE N/A	TRADE-IN ALLOWANCE \$ N/A	Sales Tax	N/A
VIN N/A	TITLE NO. N/A	PLATE NO. N/A	EXP. DATE N/A	Other Tax (Describe)	N/A
OWNER N/A	ACCT. NO. N/A	PHONE N/A			N/A
LIENHOLDER N/A	ADDRESS N/A	SPOKE WITH N/A		TITLE, LICENSE & OTHER FEES	
PAYOFF AMOUNT \$ N/A	GOOD THROUGH (e) N/A	VERIFIED BY N/A		Title Fee	N/A
<p>By initialing below, you represent that you have thoroughly inspected the Vehicle and approve and accept it. You had an opportunity to have the Vehicle inspected by a third party of your choice and at your expense. You are purchasing the Vehicle based on your inspection. You are not relying on any opinion, statement, or promise of the Seller/Dealer or its employees that is not contained in the written agreements you are signing today.</p>				Registration Fee	N/A
				*Electronic Lien and Title Fee	N/A
				*Documentary Fee	N/A
				ADMINISTRATIVE_FEE	75.00
					N/A
Buyer's Initials _____	Co-Buyer's Initials N/A			SUBTOTAL	\$ 46,222.00

**Warranty Information**

**Vehicle Manufacturer Warranty.** The Vehicle is subject to an express warranty made by the Manufacturer. It is a standard written manufacturer's warranty and made by the Manufacturer and not by the Seller/Dealer. By signing this Agreement, each Buyer acknowledges receiving a copy of it.

**Seller/Dealer Warranty.** The Vehicle is subject to an express written warranty made by the Seller/Dealer. By signing this Agreement, each Buyer acknowledges receiving a copy of it. The Seller/Dealer is responsible to fulfill any separate written warranty made by Seller/Dealer on its own behalf. If the Manufacturer or another supplier provides a warranty, they are responsible for satisfying its terms, NOT the Seller/Dealer.

If this box is checked, the Seller/Dealer is not enfranchised by the manufacturer of the Vehicle for service under factory warranty provisions. Any repairs or inspections arising from this Agreement cannot be provided by the Seller/Dealer. Such repairs and inspections can be completed at the following location: N/A

**Unless Seller/Dealer makes a written warranty noted in this Agreement or enters into a service contract within 90 days from the date of this Agreement, the Vehicle is sold "AS IS". An "AS-IS" sale means the Vehicle is sold - WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED AND BUYER IS SOLELY RESPONSIBLE FOR COST OF ANY REPAIRS TO THE VEHICLE.** In addition, Seller/Dealer expressly disclaims any implied warranties of merchantability and fitness for a particular purpose. Any liability of the Seller/Dealer with respect to defects or malfunctions of this Vehicle including, without limitation, those which pertain to performance or safety, whether by way of "strict liability," based upon the Seller/Dealer's negligence, or otherwise, is expressly excluded and Buyer assumes any risks. This provision does not affect any warranties covering the Vehicle that the Vehicle manufacturer may provide above.

**Used Car Buyers Guide.** The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.

**Spanish Translation: Guía para compradores de vehículos usados.** La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

**HOW THIS AGREEMENT CAN BE CHANGED.** This Agreement contains all the terms and conditions between you and us relating to this Agreement. Any change to this Agreement must be in writing and we must sign it. No oral changes are binding.

Buyer Signs X \_\_\_\_\_ Co-Buyer Signs X N/A

**This Agreement is not effective until it is signed by both you and us.** Until it becomes effective, the terms of this Agreement are not binding and you may cancel it and get back any deposit.

**By signing below, you represent that: (1) you are at least 18 years old, (2) you read all pages of this Agreement, (3) the Agreement is completely filled in and you agree to all of its terms, and (4) you received a completed copy of this Agreement.**

**BUYER SIGNS X** \_\_\_\_\_ DATE 10/29/2025

**CO-BUYER SIGNS X** N/A DATE N/A

**SELLER/DEALER**  
(Must be signed by an authorized representative of the Seller/Dealer)

X By: [Signature] Title: F&I MANAGER DATE 10/29/2025  
Print Name: \_\_\_\_\_

Trade-in Vehicle 1 Allowance	N/A
Trade-in Vehicle 2 Allowance	N/A
Trade-in Vehicles 1 and 2 Payoff Balance (e)	N/A
<b>NET TRADE-IN</b> (If negative, enter \$0 here and enter amount on Trade-in Balance Owing line.)	N/A
Cash Deposit	N/A
Additional Cash Down Payment on Delivery	N/A
Manufacturer's Rebate	N/A
Deferred Down Payment	N/A
	N/A
	N/A
Other Credit (Describe)	N/A
Other Credit (Describe)	N/A
Other Credit (Describe)	N/A
Other Credit (Describe)	N/A
<b>TOTAL CREDITS</b>	\$ 0.00
Trade-in Balance Owing	N/A
<b>TOTAL BALANCE DUE</b>	\$ 46,222.00

We may retain or receive a portion of any amounts paid to others.  
\*This fee is not a government fee.

**HOW THE BALANCE DUE WILL BE PAID:**  
 RETAIL INSTALLMENT SALES CONTRACT  
 OTHER N/A