



## "OPEN MEETINGS ACT"

City of Blair Regular Council Meeting  
City Council Chambers  
January 27, 2026 - 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 January 13, 2026 meeting.
  - 4.b. Clerk report of Mayoral Action of January 13, 2026 meeting.
  - 4.c. Claims as approved by the Finance Committee.
- 5.Mayor opens a public hearing to consider a Non-Conforming Use Limited Extension Application submitted by John R. Henton, 13092 U.S. Highway 30, to extend the use of his dirt, soil, sand, gravel, and rock borrow pits and processing sites on Lot 2, Henton Camping and Storage Subdivision, City of Blair, Washington County, Nebraska, until October 13, 2035 (13045 US Highway 30).
- 6.Mayor Rump opens a public hearing to consider a Conditional Use Permit Application submitted by Eight Point Properties, Drew Harsin, agent, 503 N. 23rd Street, Blair, NE for a contract construction office and services on Tax Lot 215 in Section 12, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (743 Washington Street) for 30 years.

7. Mayor Rump opens a public hearing to consider a Conditional Use Permit Application submitted by Rain or Shine Play Space, LLC, Cassandra Reisz, agent, 2232 Washington Street, Blair, Nebraska, for a recreational, family-play space in a separate wing of the Little Blossoms Childcare, on Lot 88, Deerfield Addition, an Addition to the City of Blair, Washington County, Nebraska, (1221 Deerfield Blvd) for 25 years.
8. Mayor Rump opens a public hearing to consider a Rezone application submitted by Easterseals Nebraska, Donald O. Heine, agent, 12565 W. Center Road, Omaha, Nebraska, for a PUD-1 (General PUD) District overlay located on Tax Lot 80, Transformation Hill Addition, an Addition to the City of Blair and Tax Lot 208 & Tax Lot 209 in Section 10, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska.
9. Consider Resolution 2026-7 approving Gateway to the West Days parade held from 11:00 a.m. to 1:00 p.m. on June 6, 2026 and request permission from the NDOT to close Highway 30 for this event.
10. Consider Resolution 2026-8 approving street closures for the carnival and use of Lincoln Street for a car show during Gateway to the West Days held from June 4 through June 7, 2026.
11. Presentation of current projects at the Blair Executive Airport.
12. Consider Resolution 2026-09 approving the purchase of a wide format printer from Access Systems for the Blair Public Library from donated funds.
13. Consider Resolution 2026-10 approving an on-call agreement with Olsson Associates for various engineering services related to the sanitary sewer and public works.
14. Consider Resolution 2026-11 approving Amendment Two with HDR for the Water Tower Project.
15. City Administrator Report.
16. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting  
January 13, 2026

The Mayor and City Council met in regular session in the City Council Chambers on January 13, 2026, at 7:00 PM. The following were present: Gary Banner, Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, and Frank Wolff. Absent: Kevin Willis, Also present were City Administrator Green, Deputy City Administrator Barrow, Deputy City Administrator Heaton, City Attorney Talbot, Non-Lawyer Assistant Ferrari, Library Director Lukert, HR Manager Guhl, and Chief Kinsey.

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

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

Agenda Item #4 – Consent approved the following: 4a) Approval of Minutes of December 9, 2025 meeting, 4b) Clerk report of Mayoral Action of December 9, 2025 meeting, 4c) City Department reports for December, 4d) Claims as recommended by the Finance Committee and 4e) Mayoral appointment of Heath Warrick to the Board of Appeals to fill unexpired term until December 31, 2029. Motion by James Letcher, 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: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5- Chief Kinsey stated he would be leading an awards recognition to the Blair Police Department, Washington County Sheriff's Department, and Blair Volunteer Fire Department for their response to the fire at La Quinta Apartments. Captain Lyon then read a recap of the events of November 27, 2025, where they made sure that all residents were out of the building safely. A short video from an officer's body camera was presented. After the video, recognition award was presented to the following: Washington County Sheriff's Deputy Reid Livermore, Deputy Justin Jorgensen, and Sgt. Colton Bebensee, along with Blair Police Officer Jacob Flynn, Officer Austin Peck and Sgt. Trevor Wittrock. Dave Aten, Blair Volunteer Fire Department, also commended the members of the Blair Volunteer Fire Department, Washington County Dispatchers and Blair's mutual aid partners.

Agenda Item #6 – Dave Aten, Blair Volunteer Fire Department presented the 2025 Annual Report. The department currently has 33 Active-Duty Volunteers that respond to emergencies, participate in training, and support daily operations. There are 9 Emergency Medical Technicians

(EMTs) with 6 EMT that can administer IV's, 1 Advanced EMT and 1 Registered Nurse. There are 16 Firefighters Lifetime Volunteers. These long-serving members continue to support the department through their experience, mentorship, and operational assistance. The department also has 8 Participants in the Cadet Program that serve as a key pathway for the next generation of responders which includes 3 Senior Cadets (active responders) and 5 Cadets (in training, non-responders). The department has the following apparatuses: 2 ALS-Capable Ambulances, 2 Brush Trucks, 2 Engines, 2 Tankers, 1 Aerial Ladder Truck, 1 Utility/Rescue Truck, 2 Fire Command Cars, 1 UTV and 1 Rescue Boat. The department is currently in the process of building a replacement for the ALS-capable ambulance, with a 2027 Road Rescue unit, which is projected to arrive in spring 2027. This ambulance will replace our current Road Rescue Ambulance 810. Also, in the process of building a 2027 Pierce Engine equipped with a 1,000-gallon water tank and a 2,000-gallon-per-minute pump to replace our city engine 830. New equipment includes the following: AccuVein Devices - enhancing IV access, Upgraded Zoll AED Monitors, PS Trax - Inventory Management, Fleet Maintenance, and Asset Management, Portable Suction Units, New Edraulic extrication tools, MSA Altair 4 Gas Monitors and Single Gas Monitors, New AEDs in fire apparatuses, and Hypersight Thermal Imaging Cameras. There was a total of 1,420 total calls for service in 2025, surpassing last year's high-water mark by 105 calls. These calls included 1,090 medical-related incidents and 330 fire-related incidents. The busiest day in BVFD history was on August 9th, 2025, with 33 calls for service. The call volume continues to increase: 2025 - 1,420 calls, 2024 - 1,315 calls, 2023 - 1,119 calls, 2022 - 1,142 calls, 2021 - 1,050 calls, and 2020 - 882 calls. In total, these incidents accounted for over 968 hours of on-scene response time alone. When paired with the countless hours spent training, maintaining equipment, conducting inspections, participating in community events, and completing administrative duties, it becomes clear just how busy our volunteers have been this year. Aten stated the department wanted to extend their sincere appreciation to Kennard Volunteer Fire & Rescue, Fort Calhoun Volunteer Fire & Rescue, Arlington Volunteer Fire & Rescue, and Herman Volunteer Fire & Rescue for their continued collaboration, professionalism, and teamwork. These departments—and others throughout the region—have stood beside them during the busiest and most challenging moments. They are also deeply grateful for our outstanding law enforcement partners, the Blair Police Department and the Washington County Sheriff's Department, whose cooperation and dedication play a vital role in ensuring effective, coordinated emergency responses throughout our community. He noted the Blair Volunteer Fire & Rescue Department remains steadfast in our commitment to improving services, engaging with our community, and supporting one another through the challenges and triumphs ahead. The Mayor and City Council thanked the department for their dedication to the community.

Agenda Item #7 – Police Chief Kinsey stated the candidates were not able to be present tonight. He thanked the Mayor, Council and Civil Service Commission for trusting the department to move forward with the lateral officer hiring process. The three candidates that will be joining the Blair police force are making lateral moves from other police departments or deciding to get back into law enforcement. The candidates are as follows: Christopher Desangles who is a patrol officer with the Omaha Police Department. Christopher Perkins, a sergeant with the Omaha Police Department and Randy Kruse who has been out of law enforcement for five years, but his certification is still active. All three individuals are qualified candidates to join the department and allow it to grow. This is vital for the public safety of the community. He also noted that in addition to these new officers, Paige Arent is back at the department after finishing the police academy in December. She is currently going through her required field training. It will likely be early spring

before all of these individuals pass all the required testing and/or training needed before they are on the street in a car by themselves. These new hires will bring the department to (20) sworn officers. The budget has funding for a total of (22) sworn officers but the department is in a temporary hiring pause because they do not have the resources to train everyone at once. The goal is to be fully staffed by October because he plans to be requesting additional personnel in the next fiscal year. Council member Highfill introduced Resolution No. 2026-01 approving the Mayoral appointments of Lateral Police Officers for the Blair Police Department. Motion by Kirk Highfill, second by James Letcher to adopt Resolution No. 2026-01 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #8 – Police Chief Kinsey presented Joshua Hatheway for his promotion from detective to the rank of sergeant. This gives the police force the four sergeants that are needed to be fully staffed at that level. Hatheway’s pinning was done by his wife.

Agenda Item #9 – City Administrator Green stated this is the last technical step transition for the police department to remove the detective position as a promotion position. Instead, a patrol officer will be given a special assignment for several years which will be assigned by the Chief. After the assignment ends, they will go back as a patrol officer in the field or another assignment within the department. An officer may require additional training before being assigned to this position. Civil service rules have been amended to make this change. It now needs approval from the Council to remove the detective job description and allow it to be an assignment. Council member Highfill introduced Resolution No. 2026-02 removing Detective Job Description from City Approved Positions. Motion by Kirk Highfill, second by Rick Paulsen to adopt Resolution No. 2026-2 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #10 – City Administrator Green stated the amendment to the agreement for the Friends of the Animal Shelter is for an increase in funds to \$101,760.00 which was approved through the budget. A quarterly payment has already been paid to shelter that began in October 2025. The city will catch them up and start the new payments within (60) days. The Judiciary Committee recommended approval. Council member Letcher introduced Resolution 2026-03 amending the agreement for animal sheltering services between the City of Blair and the Friends of the Jeanette Hunt Animal Shelter increasing the annual fee to \$101,760.00. Motion by James Letcher, second by Kirk Highfill to adopt Resolution No. 2026-03 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #11 – Deputy City Administrator Heaton of Public Works stated that one of the projects tied to the water system expansion is the improvements to the current Black Elk Pump Station in Black Elk Park. This building sits at the entrance to the park and keeps the west reservoir full. This project will install a third pump at the station, update the electrical components, and add a backup natural gas generator. These improvements, along with the Hwy 75 Pump Station and the eventual elevated tower project, will allow us to reroute the distribution/pressure zones in town

and better utilize the west reservoir. This action will approve the plans and specifications for the project and allow staff to solicit bids. Final approval will come to the council after bids are received. The Engineer's estimate is \$1,230,000. Staff are working to finalize SRF funding for this project that provides an interest rate of 1.25% for (30) years. Water and Sewer Committee recommended approval. Council member Paulsen introduced Resolution No. 2026-04 approving the plans and specifications for the Black Elk-Neihardt Park Pump Station Project, and authorizing staff to solicit bids. Motion by Rick Paulsen, second by James Letcher to adopt Resolution No. 2026-04 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #12 – Deputy City Administrator Heaton of Public Works and Josh Madsen, Wastewater Treatment Plant Supervisor stated plant was built in the 1970's and has maintained a staff of two employees. With the addition of another staff member at the Wastewater Treatment Plant, staff are proposing to create an Assistant Wastewater Supervisor position. This would help oversee the department in the absence of the Supervisor and take on some of the day-to-day leadership, allowing the supervisor to focus on developing and expanding the plant. This would also bring this department into the same structure as the other Public Works divisions. There is an internal candidate that would be promoted to this position. The salary range for this position would be \$36.89 per hour, or \$76,731 per year. Water and Sewer Committee recommended approval. Council member Letcher introduced Resolution No. 2026-05 approving a Wastewater Assistant Supervisor Position and Job Description. Motion by James Letcher, second by Rick Paulsen to adopt Resolution No. 2026-05 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #13 – Deputy City Administrator Heaton of Public Works stated staff have been working on ways to better align water rates with the city's financial demands. Historically, the city has worked with a rate consultant when it was required as part of a loan or every 5 - 7 years. Keeping rates as low as possible, while maintaining a high level of service in terms of operations, and meeting debt service requirements are the key components to the city's rates. The software package provided by Waterworth will allow staff to have real-time rate information and modeling at any time. Rather than waiting for a consultant to review rates, operational costs, and debt, the software can track all of these and provide results whenever we want them. This can be used to help make decisions on future projects, staffing, or purchases. By building our model with our current costs and rates, we can see the impact of a major project instantly and predict what our rates need to be for the coming years. This software will also allow us to customize our rates to put more emphasis on our industrial partners who are shouldering much of the debt for recent expansions. The cost of this software is \$43,000 for three years, including a discount for multiple years. Water and Sewer Committee recommended approval. Council member Paulsen introduced Resolution No. 2026-06 approving the purchase of Waterworth Software for Utility Rate Forecasting. Motion by Rick Paulsen, second by James Letcher to adopt Resolution No. 2026-06 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent,

Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #14 – City Administrator Green reported staff is working with a consultant out of Omaha on a new sound system for the Council Chambers, updated them on the progress being made on the new software package, noted that 67.4% of the city’s water customers have signed up for paperless and reminded them the \$5.00 charge for a paper bill will go out with the February water bills. He also updated them on the status of new positions with the city and introduced the new Deputy City Administrator of Operations David Scott and asked Scott to introduce himself to the Council.

Agenda Item #15 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 8:13 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Absent, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

*The following claims were approved for December 1-19, 2025:* Abe’s Trash, Svc, 530.00; ACCO, Inv, 3053.57; Air Products & Chemicals, Inv, 9769.10; American Public Works Assoc, Inv, 252.00; Amerisource Hr Consulting Grp, Pyrl, 2250.00; Assethr, Pyrl, 251452.21; Automatic Systems Co, Svc, 8447.97; Baird Holm Llp, Legal, 2808.00; Benchmark Government Solutions, Llc, Svc, 357.00; Black Hills Energy, Svc, 2136.43; Black Hills Energy, Svc, 496.00; Blair Marina, Svc, 5408.56; Bobcat Of Omaha, Eqt, 84444.00; Bomgaars Supply Inc, Sup, 2341.94; Bs&A Software Llc, Inv, 90.00; Cdw Government Inc, Inv, 1486.60; Cede & Co, Bonds, 1457878.75; Center Point Large Print, Inv, 1754.64; City Of Blair, Inv, 218.26; Cornerstone Staffing Inc, Inv, 2465.10; Country Inn & Suites By Radisson, Inv, 791.44; Datashield, Inv, 87.53; Demco Inc, Inv, 883.07; Eakes Office Plus, Inv, 139.68; Ebsco Subscription Service, Inv, 999.00; Eriksen Construction Co Inc, Svc, 5336.53; Fairfield By Marriott Fis Grand Island, Inv, 660.00; Fastenal Company, Inv, 26.17; Governmentaljobs.Com, Inc, Inv, 11633.40; Grainger, Sup, 1284.99; Great Plains Uniforms Llc, Inv, 555.43; Gunderson, Brett, Reimb, 353.93; Hawkins Inc, Svc, 11770.00; Hdr Engineering Inc, Svc, 13108.23; Heartland Natural Gas Llc, Svc, 3128.03; Henton Trenching Inc, Svc, 23975.20; Ingram Industries Inc, Inv, 1170.13; J.P. Cooke Co., Svc, 76.69; Jackson, Tracy L, Reimb, 353.90; Jensen Well Company Inc, Svc, 1139.19; Jeo Consulting Group Inc, Svc, 10229.50; John Crane Inc, Svc, 628.15; John Day Co, Inv, 2137.66; Ldi (Lang Dielsel Inc), Inv, 2183.29; League Of Ne Municipalities, Inv, 117.00; Lee Thalman, Inv, 250.00; Library Ideas, Inv, 292.80; Mc Wells Contracting Llc, Svc, 31732.02; Mid-America Arts Alliance, Svc, 900.00; Mississippi Lime Co Llc, Chem, 38800.71; Motorola, Svc, 16246.77; Nalco Company, Svc, 9018.92; Ndwee, Inv, 1265.00; Nebraska Bank, TIF, 25000.00; Nebraska Public Health, Inv, 1090.00; Ne-Ia Industrial Fasteners, Inv, 1529.53; Nsg Logistics Llc, Inv, 4426.13; Nwea, Dues, 235.00; Odeys Inc, Inv, 4749.55; Olsson Associates, Svc, 24491.75; Onsite Services Solutions Llc, Svc, 1330.00; Orville C& Mary Kay Eich, Svc, 23225.00; Point C, Flex, 1653.86; Pounds Printing Inc, Svc, 805.00; Principal Financial Group, Pen, 39596.05; Safety-Kleen Systems Inc, Inv, 200.28; Sams Club Mc/SynCb, Sup, 191.54; Sapp Bros Petroleum Inc, Gas, 924.77; Scholastic Book Fairs Inc, Inv, 475.35; Sensus Usa Inc, Mtrs, 4699.00; Sparq Data Solutions, Renew, 4250.00; Spartan Stores Llc, Sup, 22.76; Streakwave Wireless Inc, Svc, 193.34; Templar, Landon, Reimb, 153.00; The Guardian Life Ins Co, Bene, 6357.57; The Sign Depot, Svc, 335.34; Thermal Heating Air & Plumbing, Svc, 255.00; Thompson Solutions Group, Svc, 2344.25;

Total Truck & Machine Llc, Svc, 8156.91; Transcend X, Llc, Inv, 300.00; Trekk Design Group, Svc, 5874.00; Univar Solutions Usa, Inv, 24596.95; Usabluebook, Inv, 206.21; Utilities Section, Inv, 75.00; Washington County Bank, Pymt, 93131.65; Washington County Chamber, Inv, 2700.00; Washington County Chamber, Inv, 200.00; Washington County Enterprise, Svc, 157.91; Waste Management Of Ne, Svc, 81.44; Woods & Aitken Llp, Svc, 902.95; Wp Llc, TIF, 148000.00. The following claims was approved for December 20-31, 2025: Abe's Trash Service, Inc, Svc, 3642.06; Access Technologies, Inc, Inv, 9258.95; Acco, Inv, 3676.70; Aflac, Inc, 1090.92; Air Products & Chemicals, Chem, 14952.61; Amazon Sales Inc, Inv, 5006.09; American Underground Supply, Svc, 6616.28; Automatic Systems Co, Svc, 4387.76; Benchmark Government Solutions, Llc, Inv, 468.70; Bieker, Kimberly, Svc, 360.00; Bi-State Motor Parts, Inv, 1164.05; Black Hills Energy, Svc, 496.00; Blair Ace Hardware, Inv, 912.56; Blue Cross & Blue Shield Of Ne, Ins, 107717.18; Bobcat Of Omaha, Inv, 1656.74; Bomgaars Supply Inc, Inv, 21.39; Bs&A Software Llc, Inv, 27645.00; Calvin Poulsen, Svc, 3055.00; Cargoraxx Llc, Inv, 4820.20; Carquest Auto Parts, Inv, 117.61; Cdw Government Inc, Inv, 2939.44; Central States Industrial Supply Inc, Inv, 1830.14; Chris Olson, Svc, 2100.00; Cintas Corporation, Svc, 3304.09; Core & Main Lp, Inv, 16503.25; Cornerstone Staffing Inc, Svc, 4128.30; Country Tire Inc, Svc, 1416.86; Cummins Inc, Svc, 2665.80; Dane Chapman, Ref, 600.00; Danko Emergency Equipment Co, Inv, 2753.96; Deborah Wood, Svc, 400.00; Dick's Electric Co, Svc, 14661.22; Doodad Inc, Inv, 735.00; Eakes Office Plus, Inv, 6380.08; Ed M Feld Eq Co., Inv, 1158.00; Ejs Supply, Inv, 3691.18; Electronic Contracting Co, Svc, 585.00; Ems Management & Consulting, Inv, 222.31; Eriksen Construction Co Inc, Svc, 591100.86; Ethan Roe, Reimb, 351.60; Fairway Oil Co, Inv, 238.50; Fastenal Company, Inv, 26.17; Fbi-Leeda, Fee, 795.00; First National Bank, Inv, 30.24; First National Bank, Inv, 756.56; First National Bank, Inv, 1022.79; First National Bank, Inv, 2798.38; First National Bank, Inv, 1687.81; First National Bank, Inv, 100.00; First National Bank, Inv, 1597.60; Fremont Electric Inc, Svc, 4527.53; Friends Of The Jeanette Hunt, Inv, 20440.00; Gis Workshop Llc, Inv, 1500.00; Grainger, Inv, 1737.68; Great Plains Communications, Svc, 3280.14; Great Plains Uniforms Llc, Inv, 71.91; Hach Co, Inv, 14115.09; Hdr Engineering Inc, Svc, 1616.12; Heartland Tires & Treads-Omaha, Inv, 4386.70; Henton Trenching Inc, Svc, 6360.04; Home Depot Credit Services, Inv, 532.86; Horizon Rehabilitation Centers, Inv, 740.00; Hsa Bank, Hsa, 85.00; Hsbc Business Solutions, Inv, 1153.40; Ingram Industries Inc, Inv, 868.75; J.P. Cooke Co., Inv, 171.15; Jackson Services, Svc, 714.80; James Nielsen DbA, Ref, 30.00; Jeff Beiermann, Reimb, 101.69; Jeo Consulting Group Inc, Svc, 3020.25; Jeredith Brands Llc, Inv, 3019.00; Kelly Ryan Equipment Co, Svc, 1753.07; Langer Electric Company Inc, Svc, 5550.00; Ldi (Lang Dielsel Inc), Inv, 72.19; League Association Of Risk, Ins, 1256.59; League Of Ne Municipalities, Dues, 100.00; Malloy Electric, Svc, 1047.57; Matheny Motor Truck Co, Svc, 6385.41; Matheson Tri-Gas Inc, Inv, 810.87; Matheson Tri-Gas Inc, Inv, 1120.90; Mes Service Company Lcc, Svc, 2870.18; Metropolitan Chief's Assoc, Dues, 85.00; Micromarketing Llc, Inv, 80.38; Midland Scientific Inc, Inv, 384.78; Midwest Laboratories Inc, Svc, 617.36; Midwest Maritime Services, Svc, 60070.00; Mississippi Lime Co Llc, Chem, 47300.97; Motorola, Inv, 41886.85; Nalco Company, Inv, 74527.96; National League Of Cities, Dues, 1353.00; National Safety Council, Dues, 549.00; Ndwee, Dues, 115.00; Nebraska Dept Of Agriculture, Fee, 1481.08; Nebraska Dept Of Revenue, Tax, 14468.82; Nebraska Law Enforcement, Inv, 400.00; Nebraska Rural Water Assoc, Inv, 445.00; Neelkanth Hospitality, Inv, 220.00; Ne-Ia Industrial Fasteners, Inv, 624.87; Ninjaone Llc, Inv, 300.00; Nsg Logistics Llc, Inv, 9923.27; Olsson Associates, Svc, 1302.00; One Call Concepts Inc, Svc, 101.20; One Source, Svc, 164.00; Onsite Services Solutions Llc, Svc, 8300.00; Oppd, Svc, 114615.22; O'reilly Automotive Stores Inc, Inv, 182.47; Pcan Attn:Chief Rick Hickstein, Inv, 200.00; Pioneer Cleaning Llc, Svc, 600.00; Pitney Bowes Global

Financial, Inv, 614.10; Point C, Flex, 75.00; Pounds Printing Inc, Svc, 238.00; Principal Financial Group, Pen, 23878.33; Project Advocates, Svc, 6580.00; Relx Inc, Inv, 310.00; Remarkable Oslo - Cc, Inv, 29.00; Robert Half, Inv, 1169.28; S & S Pumping Service Llc, Svc, 6690.00; S.E. Smith & Sons, Inv, 76.06; Sapp Bros Petroleum Inc, Inv, 2786.20; Spartan Stores Llc, Inv, 702.05; Stalp Gravel Inc, Inv, 3294.20; Sunset Law Enforcement, Svc, 3749.20; Talbot Law Office Pc Llo, Svc, 877.50; The Sign Depot, Svc, 369.23; Thermal Heating Air & Plumbing, Svc, 356.00; Thiele Geotech Inc, Svc, 1777.00; Titan Machinery, Inv, 201.46; Ty's Outdoor Power & Service, Svc, 5189.30; Us Postal Service Fort Calhoun, Inv, 2000.00; Verizon 883740345-00001, Inv, 751.48; Vessco Inc, Inv, 35262.43; Wakefield Towing And Recovery, Svc, 1950.00; Washington County Chamber, Inv, 40000.00; Washington County Enterprise, Inv, 1058.70; Washington County Register, Inv, 80.00; Waste Management Of Ne, Svc, 65.14; Western Oil Ii Llc, Inv, 4574.53; Winter Equipment Co Inc, Inv, 2298.00; Young & White Law Offices, Svc, 959.40; Zoll Medical Corp, Inv, 914.40.

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Melinda K. Rump, Mayor

ATTEST:

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Brenda Wheeler, City Clerk

Seal

**CLAIMS REPORT**  
**01/01/2026 - 01/27/2026**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
AARON BARROW		101.22	56722	01/27/26
ACCO		1,295.13	56723	01/27/26
AFLAC		1,741.96	56724	01/27/26
AIR PRODUCTS & CHEMICALS		9,797.35	56725	01/27/26
AMERISOURCE HR CONSULTING GRP		2,250.00	35(E)	01/09/26
AOI CORPORATION		7,283.95	56726	01/27/26
ASSETHR		340,372.29	EFT	01/08/26
ASSETHR		255,228.22	EFT	01/22/26
AUTOMATIC SYSTEMS CO		10,102.95	56727	01/27/26
BABKEL MECHANICAL		1,882.62	56728	01/27/26
BAIRD HOLM LLP		1,172.50	56729	01/27/26
BALES ADR SERVICES LLC		26,285.00	56730	01/27/26
BENCHMARK GOVERNMENT SOLUTIONS, LLC		315.25	56731	01/27/26
BK PAINTING INC		965.00	56732	01/27/26
BLACK HILLS ENERGY		181.60	37(E)	01/06/26
BLACK HILLS ENERGY		314.24	39(E)	01/06/26
BLACK HILLS ENERGY		401.34	40(E)	01/06/26
BLACK HILLS ENERGY		99.23	41(E)	01/06/26
BLACK HILLS ENERGY		839.71	42(E)	01/06/26
BLACK HILLS ENERGY		234.28	43(E)	01/06/26
BLACK HILLS ENERGY		234.99	44(E)	01/06/26
BLACK HILLS ENERGY		138.87	45(E)	01/06/26
BLACK HILLS ENERGY		1,493.70	46(E)	01/06/26
BLACK HILLS ENERGY		168.79	47(E)	01/06/26
BLACK HILLS ENERGY		119.39	38(E)	01/23/26
BLAIR COMMUNITY SCHOOLS		255.00	56733	01/27/26
BOBCAT OF OMAHA		8,831.00	56734	01/27/26
BOMGAARS SUPPLY INC		2,743.56	56735	01/27/26
BS&A SOFTWARE LLC		80,420.50	56737	01/27/26
CHARLES J HEATON		432.93	56738	01/27/26
CHRISTOPHER ERWIN MALLOY		699.00	56739	01/27/26
CITY OF BLAIR		23.52	48(E)	01/09/26
CITY OF BLAIR		138.24	49(E)	01/09/26
CITY OF BLAIR		57.34	50(E)	01/09/26
CITY OF BLAIR		11.76	51(E)	01/09/26
CITY OF BLAIR		9.80	52(E)	01/09/26
CITY OF BLAIR		32.78	53(E)	01/09/26
CITY OF BLAIR		13.72	54(E)	01/09/26
CITY OF BLAIR		21.56	55(E)	01/09/26
CITY OF BLAIR		237.60	56(E)	01/09/26
CITY OF BLAIR		3.92	57(E)	01/09/26
CITY OF BLAIR		32.78	58(E)	01/09/26
CITY OF BLAIR		32.78	59(E)	01/09/26

**CLAIMS REPORT**  
**01/01/2026 - 01/27/2026**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
CITY OF BLAIR		4.32	60(E)	01/09/26
CITY OF BLAIR		45.08	61(E)	01/09/26
CITY OF BLAIR		17.64	62(E)	01/09/26
CITY OF BLAIR		42.50	63(E)	01/09/26
CITY OF BLAIR		170.29	36(E)	01/13/26
CORNERSTONE STAFFING INC		2,633.40	56740	01/27/26
DANE CHAPMAN		4,780.85	56741	01/27/26
DATASHIELD		87.53	56742	01/27/26
DEPARTMENT OF UTILITIES		78,718.13	56743	01/27/26
DICK'S ELECTRIC CO		61,222.78	56744	01/27/26
DITCH WITCH UNDERCON		927.80	56745	01/27/26
FELSBURG HOLT & ULLEVIG		4,900.00	56746	01/27/26
GOVERNMENTALJOBS.COM, INC		5,845.25	56747	01/27/26
GRAINGER		909.61	56748	01/27/26
GREAT PLAINS COMMUNICATIONS		5,564.45	56749	01/27/26
GREAT PLAINS UNIFORMS LLC		1,669.38	56750	01/27/26
HACH CO		1,125.30	56751	01/27/26
HAWKINS INC		18,832.00	56752	01/27/26
HDR ENGINEERING INC		7,702.70	56753	01/27/26
HEARTLAND NATURAL GAS LLC		3,826.13	56754	01/27/26
HIGHWAY SIGNING INC		2,515.00	56755	01/27/26
HSA BANK		82.50	76(E)	01/27/26
INGRAM INDUSTRIES INC		1,011.48	56756	01/27/26
INTOXIMETERS		210.25	56757	01/27/26
JDHQ HOTELS LLC		695.80	56758	01/27/26
JEO CONSULTING GROUP INC		13,557.40	56759	01/27/26
KELLY RYAN EQUIPMENT CO		673.26	56760	01/27/26
LDI (LANG DIESEL INC)		714.90	56761	01/27/26
LEAGUE ASSOCIATION OF RISK		4,890.70	56762	01/27/26
LEAGUE OF NE MUNICIPALITIES		100.00	56763	01/27/26
LITTLE BLOSSOMS KIDS CLUB		110,000.00	56764	01/27/26
MARTIN MARIETIA MATERIALS		3,316.87	56765	01/27/26
MC WELLS CONTRACTING LLC		13,752.72	56766	01/27/26
MELLEN & ASSOCIATES INC		658.02	56767	01/27/26
MEMORIAL COMMUNITY HOSPITAL		75.00	56768	01/27/26
MENARDS		45.98	56769	01/27/26
MENARDS - FREMONT		274.91	56770	01/27/26
METONIC REAL ESTATE SOLUTIONS		100,023.69	56771	01/27/26
MID-STATES ORGANIZED CRIME INF		150.00	56772	01/27/26
MIOVISION TECHNOLOGIES US, LLC		20,389.00	56773	01/27/26
MISSISSIPPI LIME CO LLC		62,062.18	56774	01/27/26
MOTOROLA		4,949.64	56775	01/27/26
MUNI WORTH INNOVATIONS INC		43,200.00	56776	01/27/26

**CLAIMS REPORT**  
**01/01/2026 - 01/27/2026**

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
NATIONAL SIGN COMPANY LLC		89.92	56777	01/27/26
NDWEE		80.00	56778	01/27/26
NEBRASKA DEPT OF REVENUE		18,287.31	68(E)	01/22/26
NEBRASKA PUBLIC HEALTH		120.00	56779	01/27/26
ODELL SERVICE & REPAIR		740.75	56780	01/27/26
OLSSON ASSOCIATES		28,156.50	56781	01/27/26
ONSITE SERVICES SOLUTIONS LLC		5,410.00	56782	01/27/26
POINT C		5,765.62	64(E)	01/09/26
POINT C		2,444.43	65(E)	01/16/26
POINT C		776.00	66(E)	01/20/26
POINT C		1,747.77	67(E)	01/23/26
POUNDS PRINTING INC		570.00	56783	01/27/26
PRINCIPAL FINANCIAL GROUP		16,728.96	70(E)	01/08/26
PRINCIPAL FINANCIAL GROUP		13,897.28	71(E)	01/08/26
PRINCIPAL FINANCIAL GROUP		12,493.74	72(E)	01/08/26
PRINCIPAL FINANCIAL GROUP		13,353.08	73(E)	01/22/26
PRINCIPAL FINANCIAL GROUP		13,524.79	74(E)	01/22/26
PRINCIPAL FINANCIAL GROUP		12,362.58	75(E)	01/22/26
S & S PUMPING SERVICE LLC		15,000.00	56784	01/27/26
SAMS CLUB MC/SYNCB		53.32	30(E)	01/05/26
SAPP BROS PETROLEUM INC		1,642.36	56785	01/27/26
SECURITY EQUIPMENT INC		4,872.12	56786	01/27/26
SHOTWELL GLASS		360.00	56787	01/27/26
STREAKWAVE WIRELESS INC		379.57	56788	01/27/26
STS TRUCK SERVICE		4,914.06	56789	01/27/26
SUPERIOR EXPOXY SUPPLY		1,948.85	56790	01/27/26
THE GUARDIAN LIFE INS CO		6,101.77	56791	01/27/26
THE SIGN DEPOT		462.28	56792	01/27/26
THERMAL HEATING AIR & PLUMBING		1,273.17	56793	01/27/26
THOMPSON SOLUTIONS GROUP		2,362.25	56794	01/27/26
TITAN MACHINERY		11,863.67	56795	01/27/26
TREKK DESIGN GROUP		17,797.50	56796	01/27/26
VESSCO INC		6,346.78	56797	01/27/26
WAKEFIELD TOWING AND RECOVERY		600.00	56798	01/27/26
WASHINGTON COUNTY ENTERPRISE		162.47	56799	01/27/26
WASHINGTON COUNTY TREASURER		473.84	56800	01/27/26
WOODHOUSE FORD INC		64,917.87	56801	01/27/26
WOODS & AITKEN LLP		3,058.95	56802	01/27/26
<b>Total Expenses</b>		<b>1,630,531.37</b>		

Filing Date 11/7/25

Receipt Number \_\_\_\_\_



**APPLICATION NONCONFORMING USES LIMITED EXTENSION**  
**(SECTION 1208)**

John Henton  
Property Owner

13092 US Hwy 30  
Address

402-304-0207  
Phone Number

Email: [REDACTED]

Present Zoning District: A/CH

Address & Legal Description: 13045 US Hwy 30 Blain NE  
BLT 10 27-18-11

Current Use: Dirt, soil, sand, gravel and rock borrow pits and processing sites.

Desired Non-Conformance Extension: Dirt, soil, sand and rock borrow pits and processing sites.

Length of Request: through 10/13/2035

Will Extension be connected to Utilities: N/A

Water \_\_\_\_\_

Sewer \_\_\_\_\_

Storm Drainage \_\_\_\_\_

[Signature]  
Signature of Owner(s)

11-7-25  
Date

**DO NOT WRITE BELOW THIS LINE**

**PLANNING COMMISSION RECOMMENDATION:**

Date Of Notice: \_\_\_\_\_

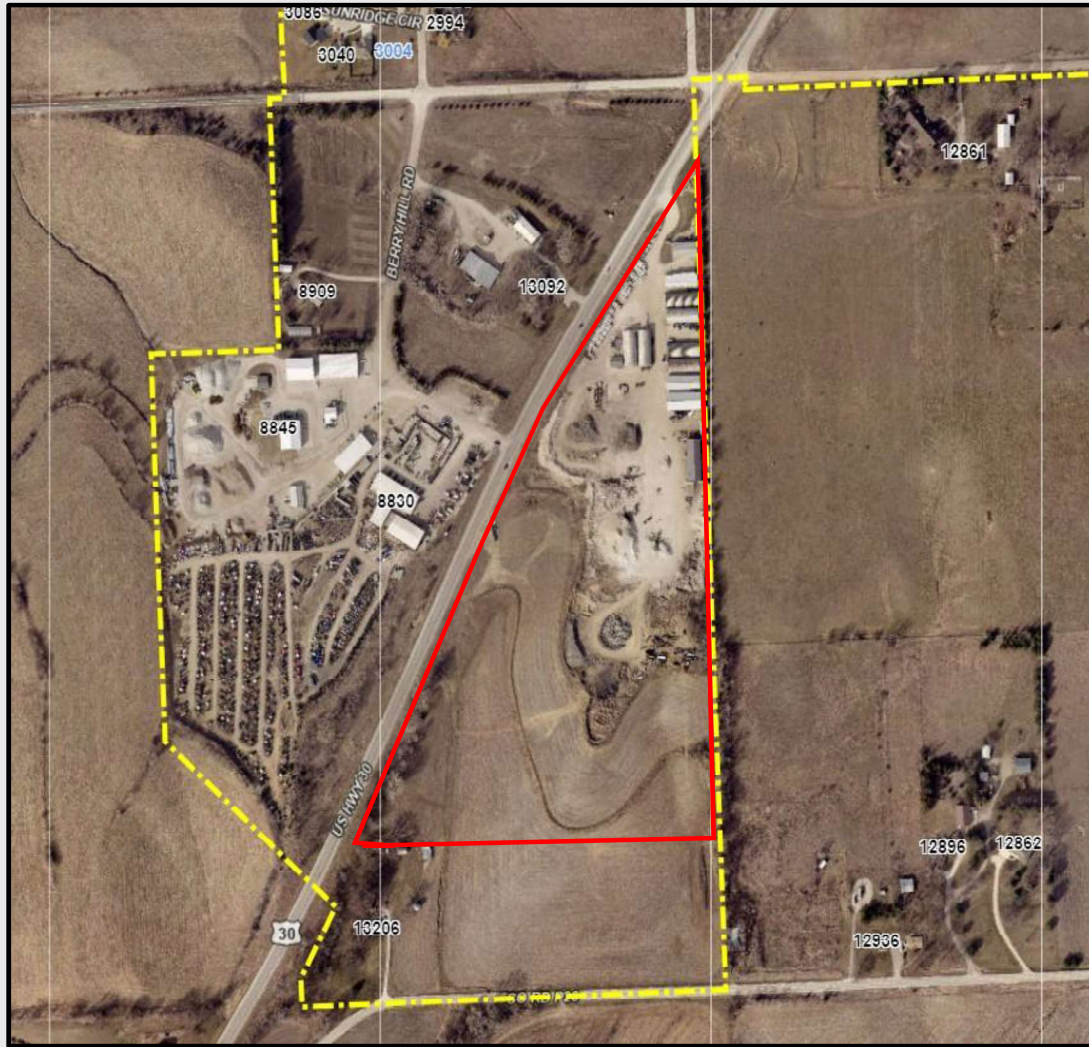
Date Of Public Hearing: \_\_\_\_\_

Vote: \_\_\_\_\_ To: \_\_\_\_\_ To: \_\_\_\_\_

**CITY COUNCIL ACTION:**

Date Of Public Hearing: \_\_\_\_\_

Vote: \_\_\_\_\_ To: \_\_\_\_\_ To: \_\_\_\_\_



Location along US Highway 30; The zoning is A/CH – Agricultural/Highway Commercial.

Dear Mr. Beirmann,

Please note a complaint against air quality against the Highway 30 Asphalt and Concrete crushing/processing operation for the date of October 30, 2025. On that date there was a prolonged period of the day in which I experienced very heavy diesel exhaust odor in my back yard (i.e., yard immediately adjacent to residence...) due to dense fog and heavy air/very low atmospheric pressure readings. This made it uncomfortable to be in my backyard. There was metallic noise pollution/heavy equipment operating most of that day at the CUP grounds. The air quality was worse towards that side of the property/not towards the direction of the gravel road or other directions.

According to [USEnvironment.gov](https://www.epa.gov/air-quality/low-atmospheric-pressure) website “low atmospheric pressure can cause an increased concentration of diesel exhaust pollutants in the air, as it can reduce the dispersion of these emissions. This can worsen the local air quality, increasing respiratory issues and other health problems”. The atmospheric pressure reading at 9:30 am that day at our home was 28.63, which is a very low reading.

Please note air quality complaint against the current CUP

Also, please let me know how many crushing days are logged so far for this year of 2025 of asphalt and concrete plus the specific dates involved while running processing equipment, so that I may compare it to my calendar observations.

Thank you, and have a good week and Thanksgiving!

Kristina Barta

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Wednesday, December 17, 2025 9:52  
**To:** Jeff Beiermann  
**Subject:** Re: CUP - follow up

Dear Jeff,

Thank you for your reply.

Again, Holiday time is a challenge to arrange those sorts of meetings as I and other neighbors have family, travel, work and Christmas plans to attend to. It is kind of John and the City to request a meeting. Following up on the info requested last month as to number of asphalt and concrete processing days (log of specific dates) for 2025, has that information been provided?

I know that you were not with the City administrative offices at the times of the original CUP meetings, but from what I recall was said during those meetings, part of the CUP approval was that they were to contact the City on processing days. As this was part of the original approval, there should have been a log of dates over the years at some point in time? This info should be readily available for 2025 and have been provided for back at the November request, as it's important that they should be staying under the limits of CUP days allowed to process on that site. For the consideration of everyone's time, I would like to compare this information to my and Patti Anne's calendar observations prior to any sort of meeting

Regards,

Kristina

On Dec 17, 2025, at 8:43 AM, Jeff Beiermann <jbeiermann@blairne.gov> wrote:

Good Morning Kristina

You will receive a mailed notice next week for the Jan. 6, 2026, Planning Commission meeting for the Non-Conforming Limited Extension.

The City Council meeting (the voting body) will be held Jan. 27<sup>th</sup>, 2026. All hearings will be at the Blair City Council chambers.

And, yes, the meeting request was from John Henton for him, you and the City to meet ahead of time to discuss the request. The City Hall is open only two days next week (Dec. 23 & 23). The following week I will only be in the office Dec. 31, 2025.

Regards,

*Jeff*

**Jeff Beiermann, MPA**  
**Community Development Director**  
**City of Blair**  
Phone: 402-426-6688  
<image001.png>  
[www.BlairNE.gov](http://www.BlairNE.gov)

<Mail Attachment.eml>

## Shelly Jones

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**From:** kristINA BARTA <kristina.barta@gmail.com>  
**Sent:** Tuesday, December 23, 2025 12:42 PM  
**To:** Jeff Beiermann  
**Subject:** Fwd: CUP letter received: Protest against Application

Good afternoon Jeff,  
Just making sure you received this Protest Against the CUP application that was email to your email this morning.

Begin forwarded message:

**From:** kristina barta <kristina.barta@gmail.com>  
**Subject:** CUP letter received: Protest against Application  
**Date:** December 23, 2025 at 9:19:59 AM CST  
**To:** Jeff Beiermann <jbeiermann@blairne.gov>

Good Morning Jeff,

I received a Notice of Public Hearing letter in the mail for a Non-Conforming Use Application submitted by Henton for Lot 2 of Henton Camping and Storage Subdivision. The letter states the site is across the road from 13092 Hwy 30... by this I would assume the application is for the address 13045 Hwy 30 Blair?

My Protest to this application is due to the fact that:

1. There is no site map provided for with this application letter. We cannot evaluate how Lot 2 is planned to be utilized for the next ten year period. City of Blair CUP Procedures Article 14 Section 1402 Application Requirements states that "The application shall be accompanied by drawings or a site plan and other such plans and data showing the dimensions, arrangements, description data, and other materials constituting a record essential to an understanding of the proposed use". There is no such data provided for with this application. This is an Industrial usage CUP request on Ag-Commercial Highway zoned ground. Such data is imperative to understanding the use of that property.
2. There are no details in the letter as to "what" is to be processed... ?concrete? asphalt? others materials?
3. There are no details as to number of days per year Industrial processing is to be done. The application is vague in nature suggesting a blanket ability to be able to have Industrial Use continually throughout a 10 year period, which is not in keeping with the original City of Blair CUP requirements.

Regards,

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Friday, December 26, 2025 16:18  
**To:** Jeff Beiermann  
**Subject:** CUP Protest Against Application

Good Afternoon Jeff,

According to City of Blair CUP Permit Procedure item 3 states as follows:

"3. A fee of \$330.00 (non-refundable) is required to process the application. **A site plan, drawn to scale, which shows the boundaries of the property involved in the request, and existing and/or proposed buildings, and other supportive documents or descriptive data helpful to better understand the request is required with the application.** If necessary, submit one map and/or drawing with the application (maximum size 11 x 17) to further support your request."

Additionally Section 1402 states as follows:

### SECTION 1402 **APPLICATION** REQUIREMENTS

A request for a conditional use permit may be initiated by a property owner or his attorney by filing an application with the City Administrator upon forms prescribed for the purpose. **The application SHALL be accompanied by drawings or a site plan and other such plans and data showing the dimensions, arrangements, description data, and other materials constituting a record ESSENTIAL to an understanding of the PROPOSED use** in relation to the provisions set forth herein. The applicant shall submit, and the application must be accompanied with a non-refundable application fee.

This property line has not been surveyed, there are no valid boundaries marked. There is no markings of proposed use/expansion of usage in Lot 2 of Henton Camping Subdivision. The site map is to be provided for by the CUP **applicant** with the application, **NOT** by the City of Blair on the Planning Commission meeting date.

I am protesting this application as the applicant has not provided a valid site map.

I am further protesting this application due to lack of a valid address. Henton Camping RV Park/ Storage units had an address of CO Rd P26 during 2025 City Meetings. The address of 13045 Hwy 30 is currently unavailable on both City of Blair and Washington County GIS websites. Until we have a clear valid address for lot 2 of the Subdivision, this needs to be tabled so that all concerned parties have clarity. There is no rush as the current CUP does not expire until 2028. This does not need to be done in a rushed manner at January 2026 City Public Meetings.

I am also protesting the application due to lack of clarity on what is being processed and stored on site. Asphalt is a petrochemical product. It is currently processed and stored on site. This needs to be clarified on the application, in addition to the concrete as there also is no mention of concrete in this application.

Regards,

Kristina

## Jeff Beiermann

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**From:** Pattianne Belitz <pattianneb@hotmail.com>  
**Sent:** Sunday, December 28, 2025 17:26  
**To:** Jeff Beiermann; Jeff Beiermann; Phil Green  
**Subject:** CUP Extension Henton Industrial Site

Dear Mr. Beiermann,

I have the following questions/concerns regarding the application for extension of the non-conforming use CUP at the neighboring property at 13092 US Highway 30.

The letter received on December 18, 2025 does not contain a legal description of the property or a map of the area. Previous letters have included materials to be processed onsite (ie. Concrete) and the number days of processing allowed, none of which are mentioned in the information regarding this application for extension of the CUP.

The letter mentions "lot 2 of Henton Camping and Storage Subdivision", which is at 13206 County Road P26, which is not mentioned in the notice of public hearing. Does this mean Henton is planning to use County Road P26 to begin entering and exiting the Henton Industrial site via the Camping and Storage Subdivision?

The original CUP for this property was obtained when the property was within the city two-mile jurisdiction. This property has had some property line changes, has now been rezoned, and annexed by the city. Rather than an extension of the existing CUP, should a new CUP application be legally required?

I am concerned for the safety of those who will be staying in the RV park. There will be spill over from the pits containing liquid during heavy rains, solid products are already running off the sides of the piles downhill towards the existing area that will eventually become campground. Also, it is my understanding there are no fences in the original plans around the proposed campground. Some campers will be camping with families and children. Children are drawn to hills to climb and water to play in. Is there a plan to prevent children from getting into the liquid pits, which are a potential drowning hazard, or climbing the piles of sand, gravel, or playing on the old construction equipment abandoned along the east tree line?

If you have any questions, please feel free to contact me, please feel free to contact me.

Thank you.

Pattianne Belitz

402-651-3348

pattianneb@hotmail.com

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Monday, December 29, 2025 9:26  
**To:** Jeff Beiermann  
**Subject:** CUP Complaints Re: Trash

Hello Jeff,

Please note Complaints against excessive amounts of Trash from CUP site getting into adjacent neighboring properties.

Trash has been consistent and increasing over the years as they have expanded the physical footprint of their operations.

Trash of all sorts, but especially a variety of types of **plastics** (not just bags, but other types of hard and mis-formed plastics as well).

**Styrofoam** in a variety of sizes

**Packaging Peanuts**, particularly of the “gray” variety.

**Foam...** packaging foam, plus some other type of foam I do not know name of.

Lesser amounts of cardboard, papers, or miscellaneous types of trash.

This necessitates hours of work on my part picking up trash from my top pasture ground as these items contain toxic/indigestible components that can be physically harmful to the Livestock which graze on our property.

The trash products are in a variety of sizes, easily blown around and trampled upon/ broken into smaller pieces which become increasingly difficult to pick up/find.

The location they have chosen for this CUP is a high elevation for the county, trash is easily blown over the “wall” they have constructed.

Trash is **only** found on the top ground pasture, east of their “Wall” area and blown from that direction across that part of the top ground.

I do NOT have to pick up trash in my pasture from Hwy 133, nor 30, nor CORd 26. Any vehicular trash tends to go to the ditch, there’s not much of it, and it can be easily taken care of with a litter walk twice per year.

Their variety of trash is potentially harmful to the digestive tract and general health of Ruminant Animals which graze on adjacent properties. It also creates an unnecessary amount of extra work for adjacent landowners, which should not be required to perform in response to an Industrial Non-Conforming Operation.

Regards,

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Tuesday, December 30, 2025 8:59  
**To:** Jeff Beiermann  
**Subject:** Additional to Protest to CUP Application Re: Site Map

Good Morning to Jeff Beiermann and Phil Green,

An addition to the previously submitted protest to the Henton CUP Application. I would like to note that a proper Site Map of the area should be submitted by the Applicant that would include all details of the Henton Subdivision for which the CUP is requesting industrial use of Lot 2. By that I mean that a detailed Site Map would include the locations of RV pad sites and Storage Units structures and private road access to these areas on lots 1 & 3. The future proposed staging areas for processing sites and piles of Lot 2 request (for 2025-2035 10 year requested time frame), and storage areas of Industrial equipment and machinery should be included in the Site Map. This gives City Council a better idea of proximity of human RV Park residents and users of Storage units to proposed Industrial processing and Heavy equipment usage and storage.

The site Map should include details of Public Safety Fencing around any existing or future Detention Ponds/Stormwater Basins, and the Industrial site in general, so as to keep Storage Unit patrons and RV Park residents out of the Industrial Park area of Lot 2. Fencing around industrial water runoff is imperative to safety of RV Park residents, in addition to neighboring residents children and pets. Otherwise a potential for Children, dogs, cats, wild animals, loose Horses and curious people can access the industrial water features and site (an unnecessary hazard).

The Applicant is required to provide a proper Site Map with the application, and until such details are submitted, the Public Hearing of the current inadequate application should be tabled.

I hope you both had an enjoyable Christmas surrounded by love of family and friends,

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Tuesday, December 30, 2025 9:26  
**To:** Jeff Beiermann  
**Subject:** Additional Complaint/Violation of current Henton CUP Re: Days of Processing

Jeff, Please note a Complaint against current Henton Processing CUP:

The Henton CUP granted in 2018 for processing of Concrete is violating the existing/original stipulations made on it by City Council in 2018.

The CUP was granted stipulating 30 total days processing per year. At some point in time (at least over last 4 years), the CUP operator decided that gave them license to process according to “hours of processing per year” rather than CUP allocated **DAYS**. This act means that processing is done in whatever combination of days they choose, even though that exceeds the 30 day per year limit. This decision was made without Notification, without Public Hearing, and without a vote by the City council at a public meeting.

The operators are not allowed to **independently** change the CUP stipulations set forth on them by Council at the time CUP was granted.

Furthermore, the number of processing days for calendar year 2025 was requested on November 18, 2025 and then again on December 17. As of today, no data has been provided by the CUP operator. If they are logging their days of processing per year (as required by the current CUP), this information should be readily available and easily given to City on request. If they cannot provide this info they are not in compliance with the existing CUP. The original CUP meetings stated they would notify the City on the days they intended to Process.

Kindly note complaint against current CUP.

Kristina

## Jeff Beiermann

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**From:** kristina barta <kristina.barta@gmail.com>  
**Sent:** Friday, January 2, 2026 10:05  
**To:** Jeff Beiermann; Phil Green  
**Subject:** Planning Commission Agenda January 6, 2026 Re: Concerns

To :

Jeff Beiermann (Assistant Zoning Administrator),  
Phil Green (City Administrator),  
Darrel Boesiger (Chairman Planning Commission)

Hello All,

Please update the Public View of the City of Blair Sparq Meetings Agenda for Planning Commission Meeting January 6, 2026 to reflect all Letters of Protest against agenda item 6— Application for Non-Conforming Use Extension of Henton CUP.

Also please update the public view to reflect all complaints against current CUP.

The Sparq webpage was marked as last being updated on 12/30/2025 at 11:08 am, however multiple Letters of Protest to this application and multiple Complaints against the CUP were submitted by multiple individuals prior to that date and time.

The Public View does not provide all relevant information regarding CUP Application/Protests/Complaints/Use or a Proper Legal Description of the Address/Tax Lot of Lot 2 of Henton Camping and Storage Subdivision.

Please forward this email to Planning Commission Chairman Darrel Boesiger, as the current updated City of Blair Webpage does not provide email links or phone numbers/contact info for the City of Blair Planning Commission Members.

Also, please send me contact info for the **current** City of Blair Planning Commission members, as the current City webpage does not reflect the current members who will be voting on January 6, 2026 Agenda items.

Regards,

Kristina Barta

**Shelly Jones**

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**From:** Kaleb Metzger <kaleb.metzger@coatings2coverings.com>  
**Sent:** Monday, January 5, 2026 2:42 PM  
**To:** Jeff Beiermann  
**Subject:** Henton opposition

Hello Jeff,

William Metzger of 12896 county rd P26 in Blair.

I am writing as I see that the request for the extension that was denied this last fall is back up for vote again.

6. Chairman opens a public hearing to consider a Non-Conforming Use Limited Extension Application submitted by John R. Henton, 13092 U.S. Highway 30, to extend the use of his dirt, soil, sand, gravel, and rock borrow pits and processing sites on Lot 2, Henton Camping and Storage Subdivision, City of Blair, Washington County, Nebraska, until October 13, 2035 (13045 US Highway 30).

As I stated in the previous meeting I am opposed to this extension of the CUP as the piles of debris that are made are not controlled. Thus I fear for my family having to breathe in such particles. We don't have very many calm day and consistently the piles of debris are flying in the wind. I also request that the facility be moved to a correct location to handle the needs of this commercial facility.

Please have my opposition present at the meeting on Jan 6th, 2026.

Thank you,



Filing Date \_\_\_\_\_

Receipt Number \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT**

1. Drew Harsin 503 N. 23rd Street [Redacted]  
Applicant's Name Mailing Address Telephone

Email [Redacted]

2. Drew Harsin (see above) [Redacted]  
Agent's Name Mailing Address Telephone

3. Eight Point Properties, LLC (see above)  
Owner's Name Mailing Address Telephone

4. 743 Washington St: TL 215 in Sec. 12, Township 18 North, Range 11 East of the 6th PM,  
Address and Legal Description of Location - Subject Property  
Washington County, Nebraska: Current Zoning: A/CH  
Current Zoning

5. Construction Office and Services  
Describe the requested Conditional Use Contract construction office

6. Length of request: 99 Year (30 years staff)  
(All permits approved are for one (1) year unless otherwise noted)

[Signature] 12-14-25  
Signature of Owner(s) Date

Signature of Owner(s) Date

**DO NOT WRITE BELOW THIS LINE**

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

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

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

**CITY COUNCIL ACTION:**

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

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

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



**A/CH Zoning – Agricultural/Highway Commercial**



**743 Washington Street**

Construction office and services, with all materials stored within the walls of the building.



743 Washington Street

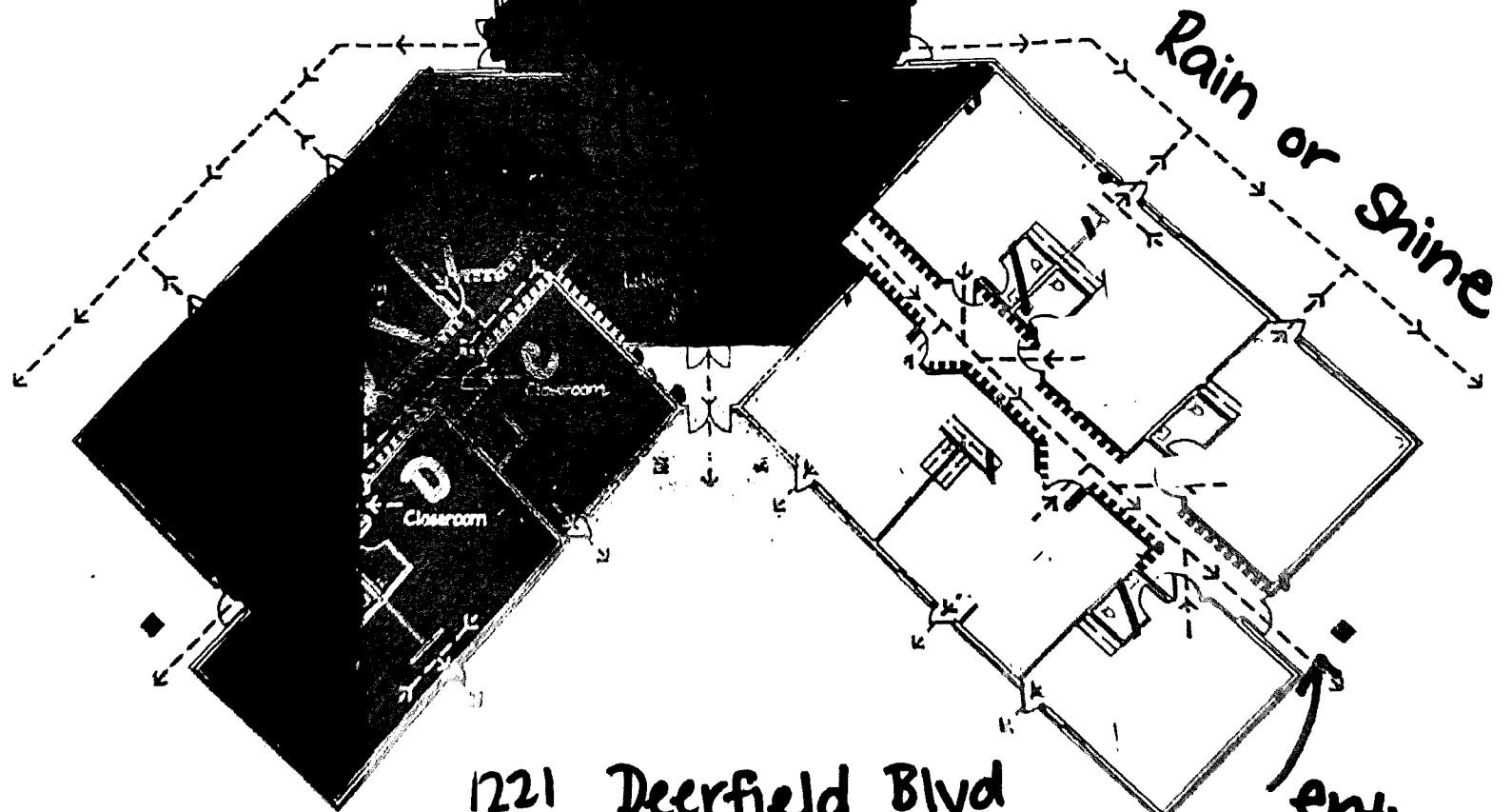


Locator Map



Fire Route  
←-----←-----←-----

Tornado Route  
.....



1221 Deerfield Blvd

entrance

## **EASTERSEALS CAMP PUD**

### **Introduction:**

Easterseals Nebraska, is a 501.c.3 charitable organization and is an Affiliate of the national Easterseals network. Founded in 1919, Easterseals has a stated mission “*to create solutions that change the lives of children and adults with disabilities or other special needs, and their families*”.

In the 1938 Easterseals began operating camps for people with disabilities. Since then, “Camp” has become a signature service component of the organization nationwide. Easterseals Nebraska (hereinafter “Easterseals”), acquired a portion of the former Dana College from Angels Share in 2022 with intent to develop a “Camp”. There is currently no such camp in Nebraska.

The development Master Plan attached as Exhibit A shows the extent of the 64 acre site, the general size and arrangement of the buildings, site access and circulation, and on-site parking layout.

### **Operational Overview**

#### **Primary Use:**

The primary and fundamental purpose of the development is to provide a traditional camp experience for people with disabilities. As such, it will look and feel much like other camps but will have significant physical differences in order to accommodate its campers. Sleeping quarters, dining halls, recreation facilities, restrooms, pathways, AND all areas accessible to camp participants (hereinafter “campers”), will be designed and built to accommodate people in wheelchairs. The camp will operate with a counselor to camper ratio of one to one, plus administrative and support staff.

Camp typically operates as a five-day, four-night camp. Check-in and check-out can be complicated and is therefore staggered over several hours to allow each camper adequate time. All campers are dropped off and picked up so there is no camper parking needed for the duration of the camp.

In addition to, or in conjunction with Easterseals, there are many organizations with similar missions who will utilize this camp under a partnership or rental relationship. These other organizations may use the entire camp or a portion of the camp in cooperation with Easterseals.

### **Secondary Use:**

For the long term financial sustainability of the camp, particularly during non-camp seasons, the camp, or a portion of the camp, may be rented for corporate or social purposes. These rentals would not coincide with a “camp” operation and would be managed by Easterseals. Rentals will be confined to entities and individuals with a business, philanthropic or mission-based relationship with Easterseals, not the at-large, general public.

### **Proposed Land Uses**

The entire property is within the Blair City Limits. The north portion is currently zoned RM – Residential Medium Density District and the south portion is currently zoned RL – Residential Low Density District.

A PUD Overlay District is intended to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed. A PUD District also requires approved land uses or activities to be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

In addition to the Permitted Principal Uses already allowed in the base (parent) zoning districts, the following compatible uses shall be permitted as uses by right:

- (1) Public and private charitable institutions.
- (2) Overnight accommodation for people enrolled in camps and/or people attending on-site events, conferences or training courses, not to exceed two hundred (200) beds. This is not to be used as permanent housing.
- (3) Permanent on-site housing for camp operations personnel only, in single family or multi-family configurations, not to exceed twenty (20) living units.
- (4) Dormitory-type housing for camp counselors in single bed, or multiple bed, room arrangements, without cooking facilities, for up to one hundred (100) camp counselors.
- (5) Dining Halls, with cooking facilities, not open to the public.
- (6) Administrative offices, with associated support areas to manage the overall camp operations, not for lease.
- (7) Health and wellness facilities to service and support camp patrons, not open to the public.
- (8) Retail spaces for the sale of products to camp patrons, not open to the public.

(9) Recreation facilities supporting camp activities including but not limited to: gymnasiums; performing stages; arts and craft rooms; indoor and outdoor swimming pools, splash pads, lazy rivers and similar; boat houses; other similar and supporting recreational activities; not open to the public.

(10) Horse stables, including indoor and outdoor riding arenas for therapeutic recreational use by youth and adults with disabilities as part of the camp experience, to be located not less than three hundred feet (300) from any residential structure on adjacent property at the time a building permit is requested, and shall not be open to the public. The number animal units, riding trail routes, riding trail erosion prevention measures, and any restriction on operating times shall be agreed between applicant and City.

(11) Demonstration and training facilities for people with disabilities including the display, housing and operation of large agricultural equipment, not open to the public.

(12) Equipment storage and maintenance facilities for site operations' equipment, not for lease.

(13) Site improvements including: paved and unpaved vehicular drives; paved and unpaved vehicular parking areas; paved and unpaved pedestrian and bicycle paths; outdoor shelters; outdoor gathering spaces with seating and other improvements; fishing docks; archery ranges; ropes courses, zip-lines; basketball courts, tennis and pickleball courts; other similar and supporting recreational activities; not open to the public.

(14) Other reasonably similar uses not specifically named shall be agreed to between applicant and City.

### **Site and Development Requirements**

See **Site Summary Table** on PUD Site Plan

### **Design**

The guiding principle of our site design is to embrace the topography to the maximum extent possible given the mobility restrictions of our campers. Additionally, we intend to protect and maintain as many of the existing trees as we possibly can, enhanced by a plan to plant many more. The objective is to create an environment that looks and feels like the midwestern image of a traditional camp.

The buildings will utilize modern, sustainable materials and meet or exceed current energy codes. The design philosophy is to create friendly, inviting and approachable buildings, entirely accessible, yet putting people at ease and supporting the camp experience.

Conceptual imagery of the camp buildings is attached as Exhibit B

## **Proposed Utilities / Infrastructure**

Water mains, gas, electric, communication, sanitary sewer mains with sufficient capacity to serve the planned development are available adjacent to or near the property in various locations. Final tap locations and routing shall be agreed to between applicant and City, and other service providers.

Applicant agrees to cooperate with City to extend water and sewer mains to the southwestern-most corner of the property to facilitate future development to the west and south.

Applicant, in close cooperation and coordination with the City and Papio Missouri NRD, intends to construct a small (2 acres) lake on the property to serve as settling basin for sediments and pollutants flowing from the property as well as from Black Elk Park. This will control and reduce water flows into Cauble Creek, reduce creek bank sloughing, prevent expansion of the downstream flood plain and provide boating, swimming and fishing opportunities for campers.

## **Site Access**

Access to the north portion of the site shall be from the N 30<sup>th</sup> Street and Angels Share Drive intersection. Access to the south portion of the site shall be from State Highway 91 as approved by the Nebraska Department of Transportation. There shall be no public access drives required on or through the site.

A public pedestrian/bicycle trail easement shall be granted along the entire south property adjacent to the UPRR and State Hwy 91. Final easement width and alignment shall be agreed to between applicant and City.

## **Parking**

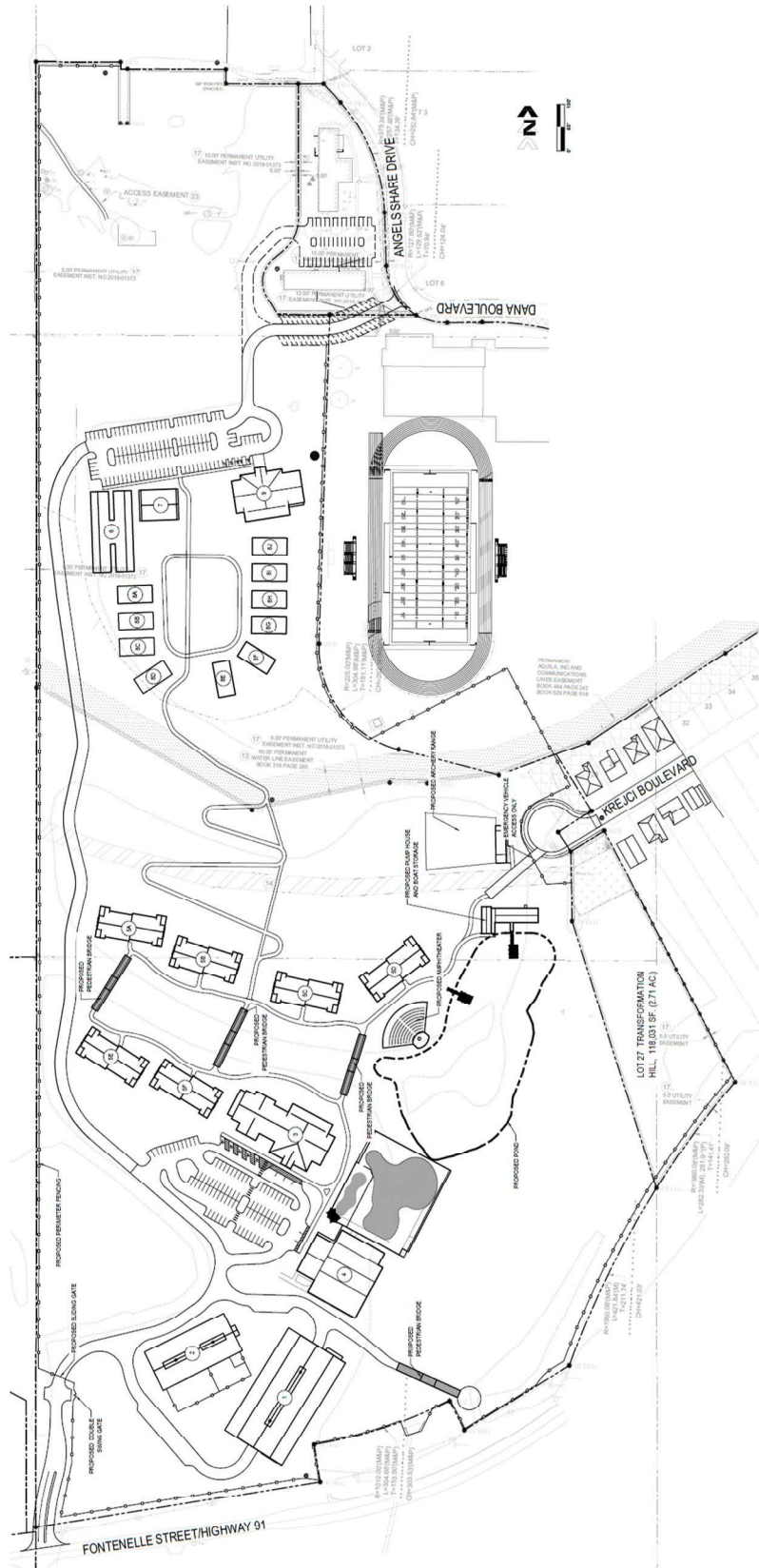
Due to the physical needs of many persons with disabilities, all buildings, pathways, recreational and gathering facilities will be designed and built to, or beyond, the standards of the Americans with Disabilities Act (ADA). This means all buildings occupied by campers will be significantly larger than would be needed for non-disabled occupants. However, life safety codes do not recognize this difference, and the camp buildings will generate very high code occupant loads, far beyond the functional occupancy the camp will support. City Ordinance ties parking requirements to building occupant loads, also generating a very high, and unnecessary, number of required parking stalls.

As described in the Functional Overview above, parking requirements are tied to the number of campers and staff on site and the functional operation of the camp. The Table

attached as Exhibit C calculates the maximum parking needed at approximately 220 stalls. The Master Plan shows approximately 220 stalls arranged on site, which are proximate to the functional needs.

With all building permit applications, Applicant shall update and amend the Table based upon the final size and functional occupancy of the buildings and shall be required to provide parking per the amended Table.

# Exhibit A – Development Master Plan

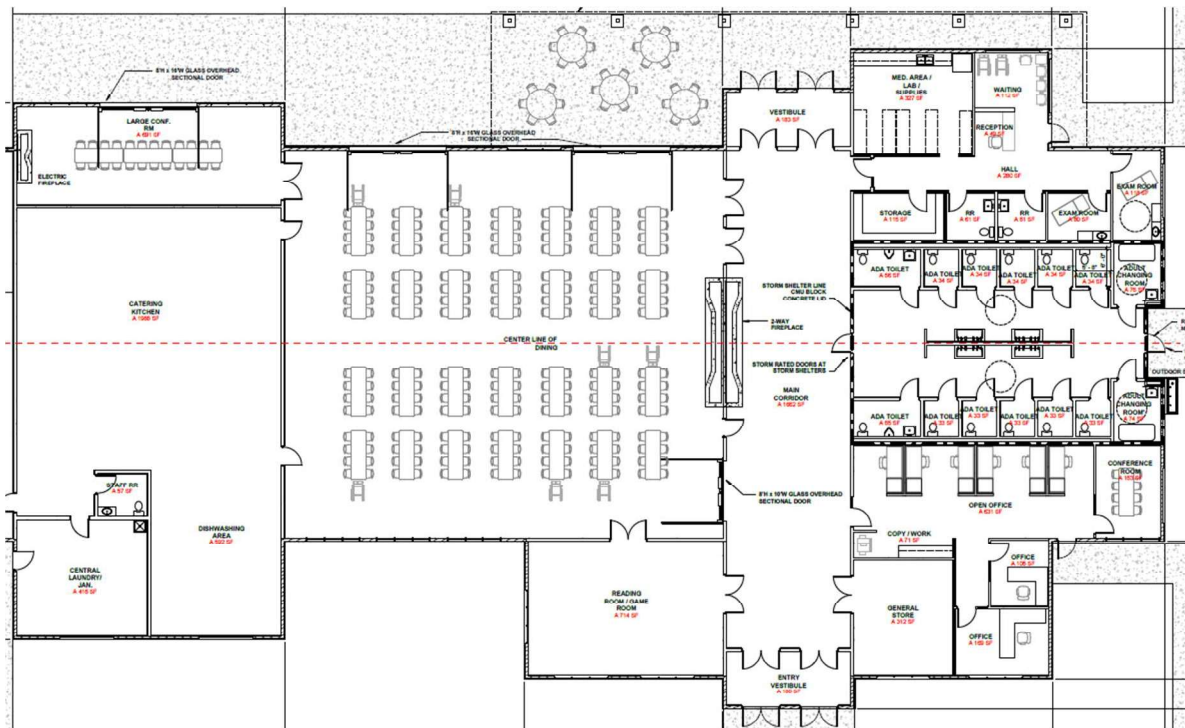


BUILDING SUMMARY		
BUILDING NUMBER IDENTIFICATION	BUILDING TYPE	NUMBER OF BUILDINGS
1	AGRABILITY BARN	1
2	HORSE BARN/ARENA	1
3	GRAND HALL	1
4	REC CENTER	1
5	SOUTH CAMPER CABINS	6
6	COUNSELOR QUARTERS	1
7	SENIOR STAFF QUARTERS	1
8	NORTH CABINS	10
9	NORTH MULTI-PURPOSE	1

# Exhibit B – Building Imagery

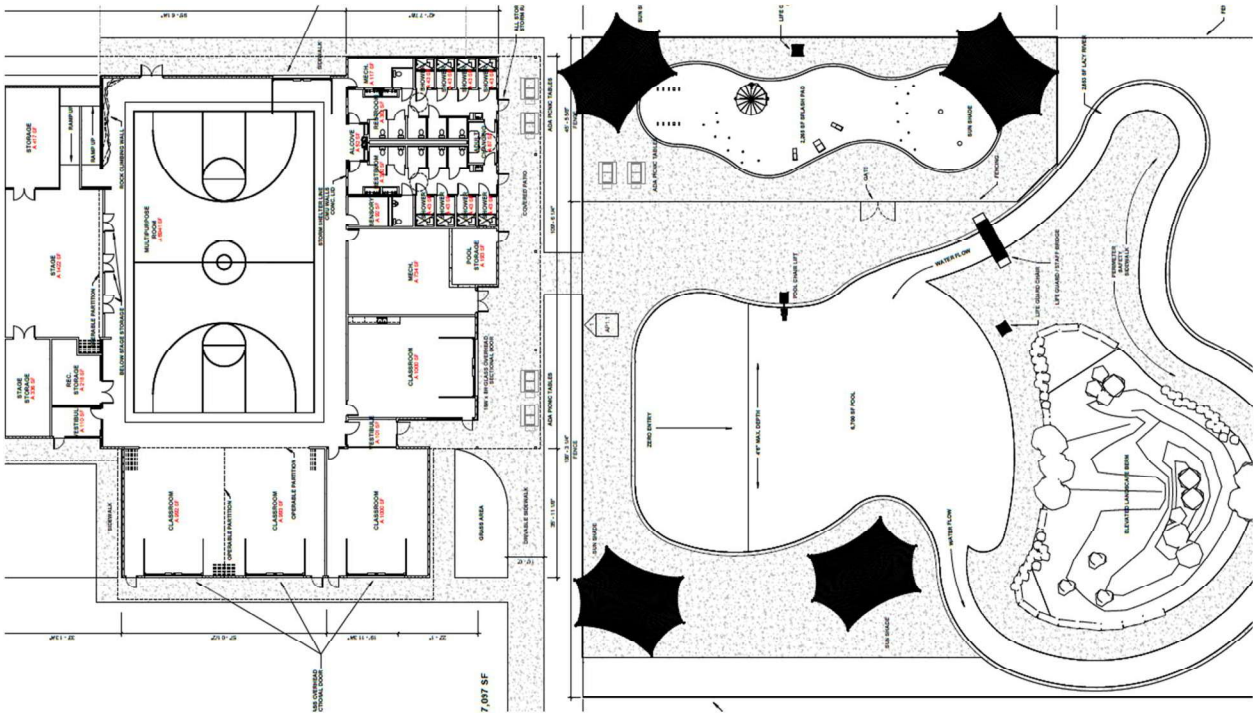
## Grand Hall

17,600 SF



# Recreation Center

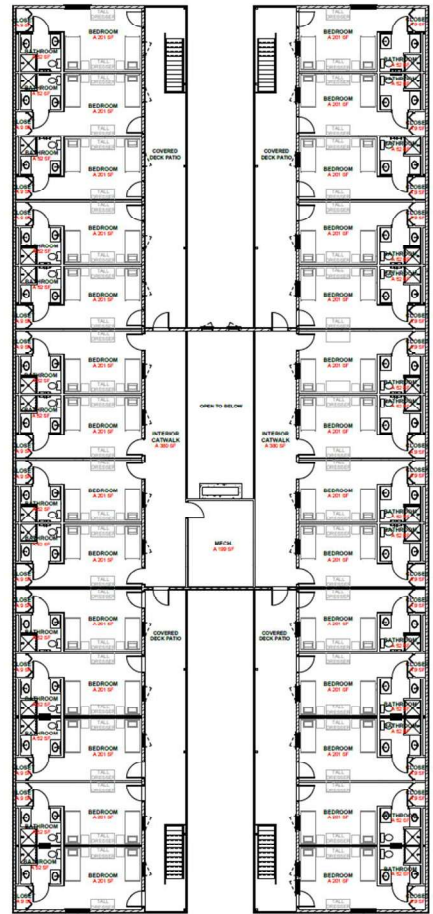
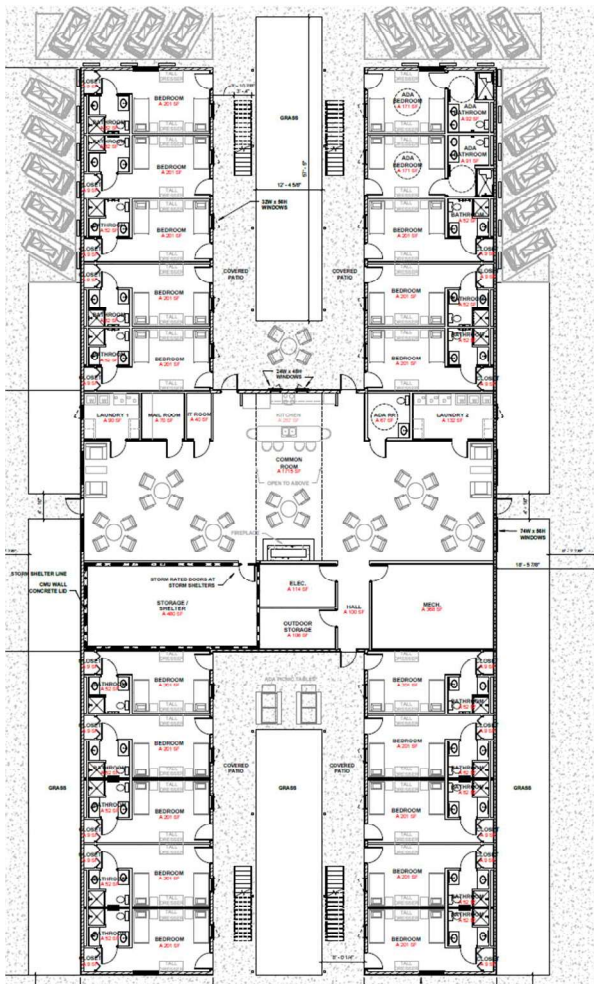
17,100 SF





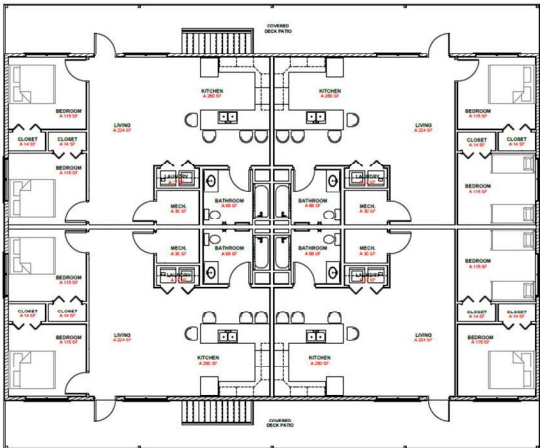
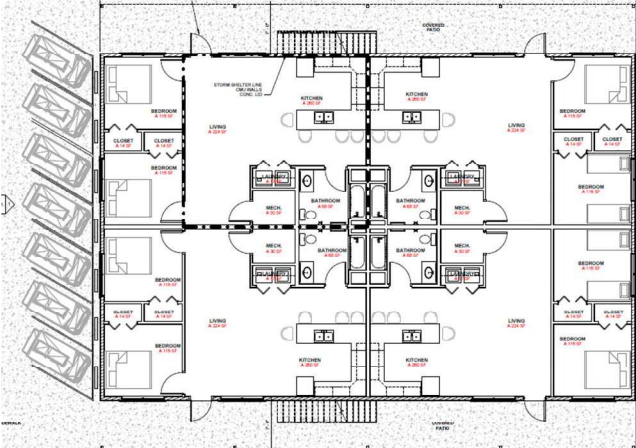
# Counselor Dormitory

48 Twin-Bed Units, 96 Counselors



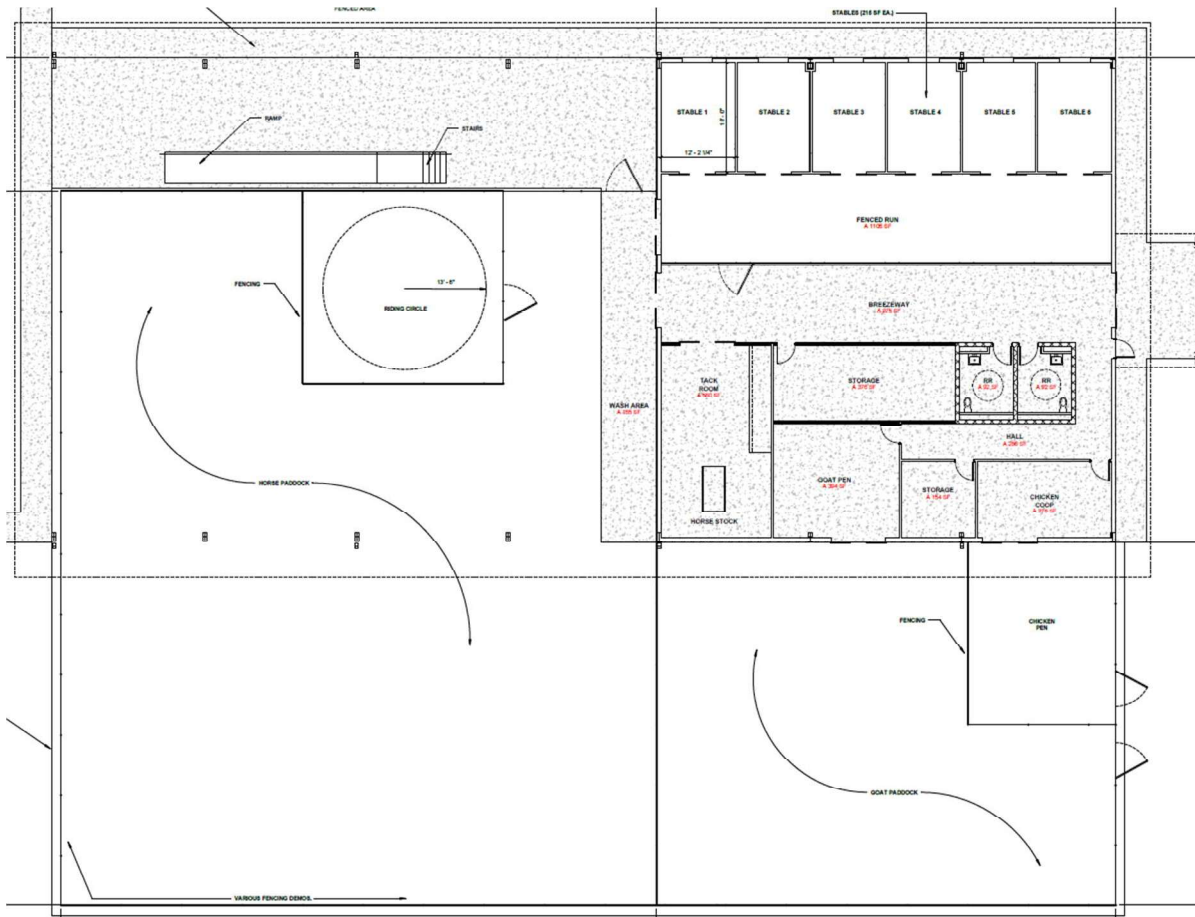
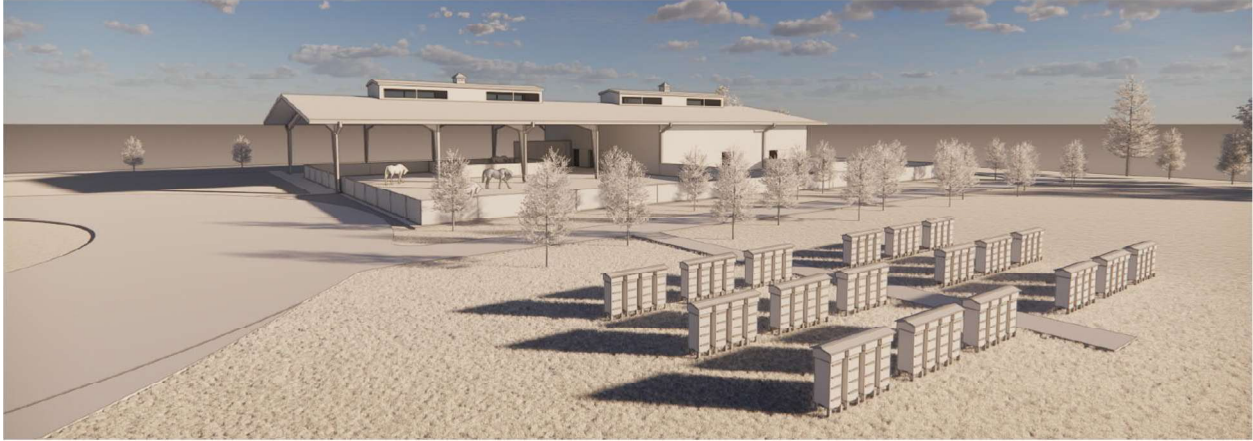
# Permanent Staff Housing

8 Units



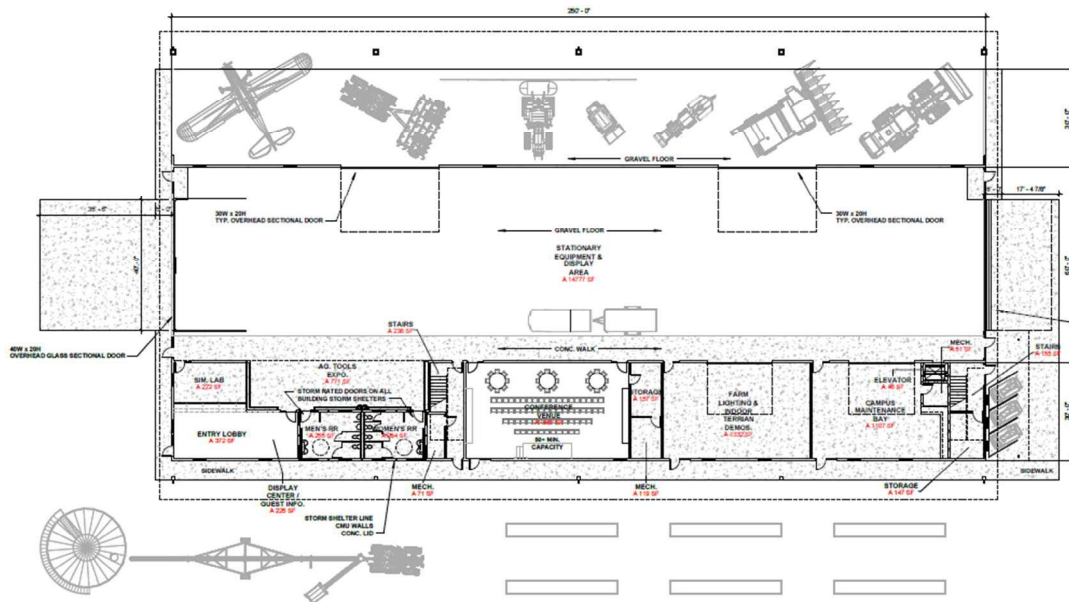
# Horse Barn

6,000 SF



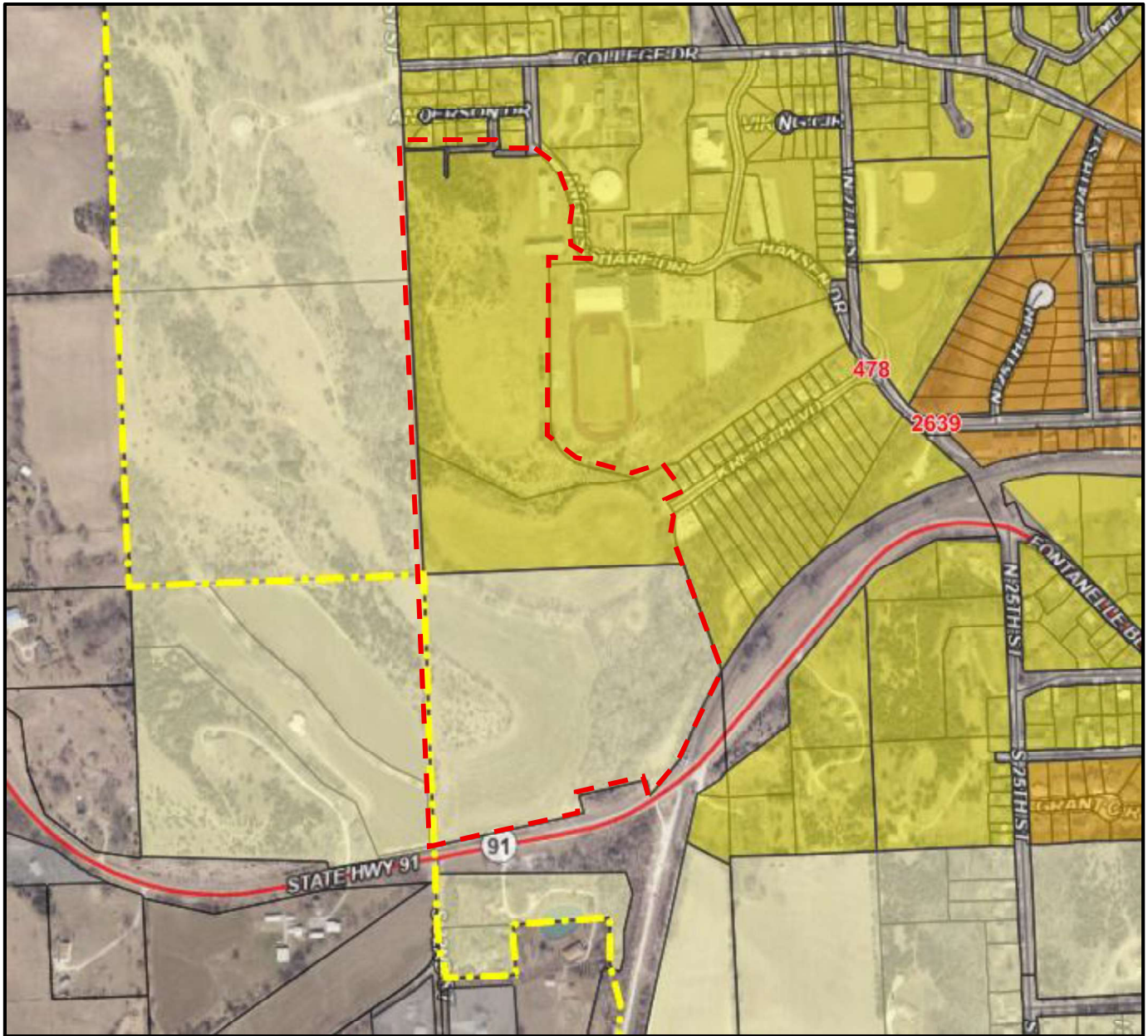
# AgrAbility Barn

22,500 SF



## Exhibit C – Parking Table

Building Number	Building Name	Mixed Occupancy	Building Area	Code Occupancy	Functional Occupancy	Code Parking Ratio	Code Parking Required	Functional Parking Required as "Camp"	Parking Required as "Rental"	Parking Required as "Rental"
									Grand Hall Option	Rec Center Option
1	AgrAbility Barn	Equipment Display	15,000	50	5	1 per 500 sf	30	5	Not for Rent	Not for Rent
		Demo, Maintenance	2,400	8	5	1 per 300 sf	8	5		
		Conference	1,500	100	50	1 per 5 occ	20	25		
		Support Areas	3,600	0	0	1 per 5 occ	0	0		
		<b>Building Total</b>	<b>22,500</b>	<b>158</b>	<b>60</b>			<b>58</b>		
2	Horse Barn / Arena	Stables	2,400	10	10	1 per 5 occ	2	Campers Only	Renters Only	Renters Only
		Support Areas	3,600	14	0	1 per 5 occ	3			
		<b>Enclosed Area Total</b>	<b>6,000</b>	<b>24</b>	<b>10</b>		<b>5</b>			
3	Grand Hall	Medical Center	1,299	22	8	1 per 300 sf	4	Campers Only	0	Not for Rent w/ Recreation Center
		Admin Offices	1,389	25	25	1 per 300 sf	5			
		Classroom	714	14	14	# = 40% occ	6			
		Conference Room	691	44	20	1 per 5 occ	9			
		Dining Hall	4,560	551	350	1 per 5 occ	110			
		Support Areas	8,947	18	10	1 per 5 occ	4			
<b>Building Total</b>	<b>17,600</b>	<b>674</b>	<b>427</b>		<b>137</b>	<b>82</b>				
4	Recreation Center	Auditorium & Stage	8,363	778	200	1 per 5 occ	156	Campers Only	Not for Rent W/ Grand Hall	32 or 40 (1)
		Classrooms	3,924	191	80	# = 40% occ	76			
		Support Areas	4,813	0	0	0	0			
		<b>Building Total</b>	<b>17,100</b>	<b>969</b>	<b>280</b>		<b>232</b>			
5	South Cabins	16 campers, 4 counselors	6,400	20	16	0	0	Campers Dropped Off	Cabin Users Drive	Cabin Users Drive
		<b>Total 6 Cabins</b>	<b>38,400</b>	<b>120</b>	<b>96</b>		<b>0</b>			
6	Counselor Quarters	<b>48 Units</b>	<b>19,000</b>	<b>48</b>	<b>96</b>	1 1/2 / unit	72	<b>96</b>	Not for Rent	Not For Rent
7	Sr Staff Quarters	<b>8 Units</b>	<b>9,200</b>	<b>16</b>	<b>16</b>	1 1/2 / unit	24	<b>24</b>	Not for Rent	Not For Rent
8	North Cabins	8 campers	1,600	8	8	4 / cabin	4	Cabin Users Drive	Cabin Users Drive	Cabin Users Drive
		<b>Total 10 Cabins</b>	<b>16,000</b>	<b>80</b>	<b>80</b>		<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>
9	North Multi-Purpose	Dining Hall	3,000	375	200	1 per 5 occ	75	Campers Only	Renters Only	40
		Breakout Rooms	1,500	100	30	1 per 5 occ	20			
		Support Areas	1,500	10	0	1 per 5 occ	2			
		<b>Building Total</b>	<b>6,000</b>	<b>485</b>	<b>230</b>		<b>97</b>			
<b>TOTAL</b>			<b>151,800</b>				<b>665</b>	<b>195</b>	<b>218</b>	<b>222</b>
	Lot Coverage of Buildings	6%			Parking Provided				220	



Easterseals Nebraska Location – Zoning: RL – Residential Low-Density & RM – Residential Medium Density

ORDINANCE NO.

COUNCIL MEMBER - INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF BLAIR BY ESTABLISHING AN OVERLAY DISTRICT UNDER SECTION 1003 PUD (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE CITY OF BLAIR ZONING REGULATIONS TO ESTABLISH THE LAND USE STANDARDS THAT WILL BE PERMITTED ON TAX LOT 80 TRANSFORMATION HILL ADDITION, AN ADDITION TO THE CITY OF BLAIR AND TAX LOT 208 & TAX LOT 209 IN SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> PM, ALL IN WASHINGTON COUNTY, NEBRASKA; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

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

SECTION 1. A PUD application submitted by Easterseals to create a PUD intended to establish the land use standards that will be Tax Lot 80 Transformation Hill Addition and Tax lot 208 and Tax Lot 209 in Section 10, Township 18 North, Range 11 East of the 6<sup>th</sup> PM, Washington County, Nebraska. This PUD district, used in combination with the base zoning district, is intended to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed. A PUD district also requires approved land uses or activities be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

SECTION 2. That Exhibit "A" PUD documents attached hereto and duly included herein by reference adopts the PUD, establishing an overlay district on Tax Lot 80 Transformation Hill Addition and Tax lot 208 and Tax Lot 209 in Section 10, Township 18 North, Range 11 East of the 6<sup>th</sup> PM, Washington County, Nebraska.

SECTION 3. Be it further ordained by the Mayor and City Council of the City of Blair that the official zoning map of the City of Blair should be changed to reflect the PUD overlay district.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 27<sup>th</sup> day of JANUARY 2026.

CITY OF BLAIR, NEBRASKA

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

ATTEST:

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

(SEAL)

STATE OF NEBRASKA    )  
                                  ):ss:  
WASHINGTON COUNTY )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and forgoing Ordinance was passed and approved at a regular meeting of the Mayor and City Council of said City held on the 27<sup>th</sup> day of January 2026.

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



January 13, 2026

To: Blair City Council  
218 S 16<sup>th</sup> Street  
Blair, NE 68008

Washington County Chamber of Commerce  
1646 Washington Street  
Blair, NE 68008

Subject: 2026 Gateway to the West Street Closings

The dates for this year's Gateway to the West are June 4-7, 2026. Merriam's Carnival will be in town from Wednesday, 6/3 (set up) through late Sunday Evening, 6/7 (take down). We would like to continue to have the carnival located in the expanded area that we have used in the last several years.

We would like to keep the car show in the same location as last year based on feedback from the organizers, participants and community members that attended. This would involve closing Lincoln Street between 17<sup>th</sup> and 18<sup>th</sup> and 17<sup>th</sup> Street from Washington to Colfax (was previously Grant St.) from 6:00 AM. - 12:00 PM. on Saturday, June 6<sup>th</sup>. We (the Chamber and the Midwest Early Corvette Club). The Craft show may be in the same location as previous years, which was on the grass in the lot behind First United Methodist Church, however we are considering the possibility of holding the craft show in Art Alley for this year.

Also, in conjunction with Gateway to the West on Saturday, June 6<sup>th</sup>, the Washington County Chamber of Commerce is requesting that the streets along the suggested parade route be closed for an 11:00 AM parade start time. The parade route will remain the same as in 2025. This route starts at South School (16<sup>th</sup> and Butler) and goes up 16<sup>th</sup> Street to South, over to 15<sup>th</sup>, then to Washington Street, over to 18<sup>th</sup> Street, down to South Street, over to 17<sup>th</sup>, then ending at 17<sup>th</sup> and Butler Street. For the safety of volunteers and parade participants, we would like to request the roads closest to parade starting point (16<sup>th</sup> & Butler) start closing at 11:00 AM, Washington Street could remain open until 10:45 AM.

Thank you for your consideration of these requests, we appreciate your partnership!

Sincerely,

A handwritten signature in blue ink, appearing to read "Niki Ferguson", is written over a light blue circular stamp.

Niki Ferguson  
Director  
Washington County Chamber of Commerce

## RESOLUTION NO. 2026

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair intends to create a parade route for the annual Gateway to the West Day Parade on June 6, 2026 from 11:00 AM to 1:00 PM, starting at South School (16<sup>th</sup> and Butler) north on 16<sup>th</sup> Street to South Street, east on South Street to 15<sup>th</sup> Street, north on 15<sup>th</sup> Street to Washington Street, west on Washington Street to 18<sup>th</sup> Street, 18<sup>th</sup> Street south to South Street, east on South Street to 17<sup>th</sup> Street, 17<sup>th</sup> Street to Butler, ending at 17<sup>th</sup> and Butler, and;

WHEREAS, closure of roadways along the parade route is necessary to relieve the through traffic from the area in the City of Blair, Nebraska on or near the parade route, and provide a safe event for participants and spectators, and;

WHEREAS, the US-30 roadway from 10<sup>th</sup> Street to 18<sup>th</sup> Street are part of the state highway system and are located within the official corporate limits or zoning jurisdiction of the City of Blair, and;

WHEREAS, the City of Blair, while making use of the state highway system for a special event, shall have the legal duty to protect the highway property from any damage that may occur arising out of the special event and the state shall not have any such duty during the time the City of Blair is in control of the property as specified in the notice provided pursuant to LB 589/N.R.S §39-1359, and;

WHEREAS, any existing statutory or common law duty of the state to protect the public from damage, injury, or death shall become the duty of the City of Blair while making use of the state highway system for a special event and the state shall not have any such statutory or common law duty during the time the City of Blair is in control of the property as specified in the notice provided pursuant to LB 589/N.R.S §39-1359, and;

WHEREAS, pursuant to LB 589/N.R.S §39-1359, thirty (30) days advance written notice of the special event must be provided which specifies the date and time City of Blair will assume control of the identified state highway property, as well as the date and time the City of Blair will relinquish control of such state highway property to the State of Nebraska. In addition, the City of Blair shall provide beginning and ending locations for the highway closure including sufficient area for the placement of advance warning and/or detour signing, and include sufficient time for the City of Blair to prepare and later clean the property prior to returning possession back to the State of Nebraska, and;

WHEREAS, LB 589/N.R.S §39-1359 dictates that if a special event includes any portion of the State of Nebraska Highway System, the City of Blair shall, if a claim is made against the State of Nebraska, indemnify, defend, and hold harmless the State of Nebraska from all claims, demands, actions, damages, and liability, including reasonable attorney's fees, that may arise as a result of the special event; and





January 13, 2026

To: Blair City Council  
218 S 16<sup>th</sup> Street  
Blair, NE 68008

Washington County Chamber of Commerce  
1646 Washington Street  
Blair, NE 68008

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We would like to keep the car show in the same location as last year based on feedback from the organizers, participants and community members that attended. This would involve closing Lincoln Street between 17<sup>th</sup> and 18<sup>th</sup> and 17<sup>th</sup> Street from Washington to Colfax (was previously Grant St.) from 6:00 AM. - 12:00 PM. on Saturday, June 6<sup>th</sup>. We (the Chamber and the Midwest Early Corvette Club). The Craft show may be in the same location as previous years, which was on the grass in the lot behind First United Methodist Church, however we are considering the possibility of holding the craft show in Art Alley for this year.

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Sincerely,

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Niki Ferguson  
Director  
Washington County Chamber of Commerce

RESOLUTION NO. 2026

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the Washington County Chamber of Commerce organizes and hosts a car show in celebration of Gateway to the West which car show is scheduled for June 6, 2026 and Carnival scheduled for June 4, 2026 to June 7, 2026, and:

WHEREAS, the Car Show and carnival attracts participants and community members to the Car Show and Carnival and all activities are open to the public, and;

WHEREAS, the Washington County Chamber of Commerce is requesting to close Lincoln Street between 17<sup>th</sup> and 18<sup>th</sup> Streets and 17<sup>th</sup> Street between Washington and Colfax Streets for the purposes of ensuring the safety of the participants and spectators from June 3 through June 7, 2026, and;

WHEREAS, closure of roadways for the car show is necessary to relieve the through traffic from the area in the City of Blair, Nebraska on or near the Car Show, and provide a safe event for participants and spectators, and;

WHEREAS, the Washington County Chamber of Commerce is also requesting the use of the parking lot of the Blair Police Department, and;

NOW, THEREFORE, BE IT RESOLVED that said road closures for the Car Show with the use of the City of Blair Police Department Parking Lot on June 6, 2025 and Carnival from June 3 through June 7, 2026, with street closure of Lincoln Street between 17<sup>th</sup> and 18<sup>th</sup> Street and 17<sup>th</sup> Street between Washington and Colfax Street, referred to hereinabove are hereby adopted, and such road closures and the use of the City of Blair Police Department Parking Lot is 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 27TH DAY OF JANUARY 2026.

CITY OF BLAIR, NEBRASKA

---

MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA                    )  
  ) ss  
COUNTY OF WASHINGTON            )

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 at a regular meeting of the Mayor and City Council of said City held on the 27th day of January 2026.

BRENDA WHEELER, CITY CLERK



# CITY OF BLAIR

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January 22, 2026

Subject: Wide Format Printer Selection – Blair Public Library

While Access Systems was not the lowest bidder, the Ricoh IM CW2200 was selected based on overall value rather than price alone. The City of Blair has an established relationship with Access Systems and Ricoh, with a proven track record of reliable equipment, responsive local service, and strong communication. Existing staff are already familiar with Ricoh devices, reducing training time and support risk. The quality of the printer, existing use familiarity, and availability of local service support were key factors in the selection.

Tom White  
IT Director  
City of Blair



RESOLUTION NO. 2026

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the City of Blair Public Library is in need of a wide format printer for the public library;

WHEREAS, the City of Blair Public Library has received a proposal for a wide format printer;

WHEREAS, the bids are attached hereto as Exhibit "A";

WHEREAS, City Staff has reviewed the proposal and recommends purchasing the printer from Access Systems, in the amount of Ten Thousand Eight Hundred Forty-Five Dollars (\$10,845.00);

WHEREAS, the Mayor and City Council have been presented with this Resolution which would authorize City Staff to secure the printer in the amount of Ten Thousand Eight Hundred Forty-Five Dollars (\$10,845.00).

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

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE" AND COUNCIL MEMBERS NONE VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 27TH DAY OF JANUARY 2026.

CITY OF BLAIR, NEBRASKA

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

ATTEST:



## Brenda Wheeler

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**From:** Tom White  
**Sent:** Thursday, January 22, 2026 1:26 PM  
**To:** Brenda Wheeler

VENDOR	MODEL	PRICE	SERVICE
JQ Office	Epson T5170M	\$7,680.00	\$166.00
ACP	Canon imagePROGRAF TM-355 MFP Z36	\$8,055.99	
Visual Edge	HP DesignJetT2600dr	\$9,283.00	\$50.00
Access Systems	Ricoh IM CW2200	\$10,845.00	\$60.78



*Keeping Offices Connected™*

# Proposed Solution for



CITY OF BLAIR

## **Denton Christine**

Copier Sales - Account Executive

(402) 979-7450

[dchristine@accesssystems.com](mailto:dchristine@accesssystems.com)

**AccessSystems.com**

Iowa | Illinois | Kansas | Minnesota | Nebraska | South Dakota | Wisconsin

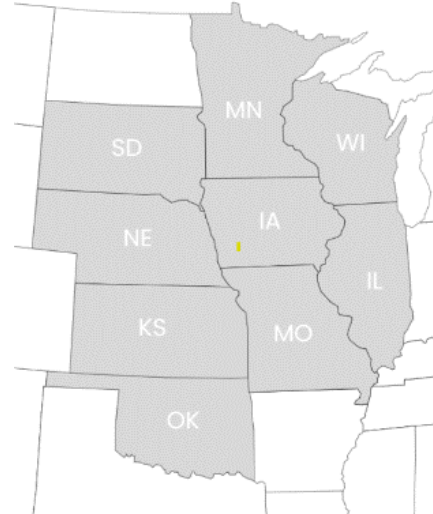
# Company Profile

Access Systems is a privately held technology company serving businesses across the Midwest. Our commitment to innovation, exceptional service, and unmatched expertise has positioned us as a leader in delivering cutting-edge solutions to meet evolving business needs.

Access Systems proudly serves businesses across Iowa, Minnesota, Nebraska, South Dakota, Wisconsin, Illinois, Missouri, Kansas, and Oklahoma. With a wide geographical reach, we are well-positioned to meet the diverse needs of our clients.

Since all of Access's key leaders are native Midwesterners, we understand your business and market.

At Access Systems, our mission is simple yet ambitious: to empower businesses with the technology they need to succeed in an ever-changing world. We are committed to delivering innovative solutions, integrity, and excellence with a customer-centric focus.



We are consistently recognized for our exceptional services, products, and culture, both within our industry and beyond. These accolades underscore our dedication to innovation, quality, and customer satisfaction. We have been recognized by many organizations such as Top Workplaces, CRN, Better Business Bureau, Microsoft, ENX, AICPA, and many more.



As a privately held company with a remarkable growth trajectory, Access Systems is dedicated to driving innovation, delivering top-tier technology solutions, and surpassing customer expectations. We provide many of the industry's best software with a proven track record of success and a commitment to excellence. With in-house certified experts, integration has never been simpler. Access Systems is ready to partner with you to reimagine your technology landscape and provide true technology integration long into the future.

# Why Access Systems?

From receiving awards on a national level to achieving some of the most sought-after credentials in the industry, Access Systems sets itself apart from the competition. In the world of ever-changing technology, organizations want to work with a company that has high-quality solutions and a reputation to back it up. This mindset of excellence has led to a 97% customer retention rating and some of the most tenured talent in the industry.

Our Managed Print Program benefits include:



Remote Support



Award Winning Products



Automated Toner & Meter Reads



Customer Portal



Customized Invoicing



Ultimate Guarantee



Platinum Level Service



Factory-Certified Technicians



Device Hardening



Over \$5M in Inventory

At Access Systems we don't believe in just-in-time inventory. We over-stock supplies and parts to ensure our clients have the timeliest service when they need it. We also provide a 96% Uptime Guarantee.

We have partnered with the top manufacturers to bring our clients the best products.

# Proposed Solution

## Equipment:

QTY	Make	Model	Description
1	Ricoh	Ricoh IM CW2200	Ricoh IM CW2200
			File Format Converter Type M23
			Roll Holder Unit Type M23 - required when adding 2nd roll
			IM CW2200 B unit
			Roll Unit RU6570 - requires roll holder unit (404834)
			Print Cartridge Cyan MP CW2200 / 2 - 100ml. Cartridge
			Print Cartridge Yellow MP CW2200 / 2 - 100ml. Cartridge
			Print Cartridge Black MP CW2200 / 2 - 200ml. Cartridge
			Print Cartridge Magenta MP CW2200 / 2 - 100ml. Cartridge

Please see attached brochure or specification sheet for more details.

	Payment	Service
Lease (60-month term)	\$255.18	\$60.78
Purchase	\$10,845.00	\$60.78

### Included with Service Program:

All parts, labor, training, and service calls.

- **1,200 B&W Copier** pages included. Overages billed at **\$0.0257 per page.**
- **800 Color Copier** pages included. Overages billed at **\$0.0375 per page.**





# Thank You

It has been a privilege to work with you. We hope you choose to continue to build a strong partnership with Access Systems through our dedicated service and exceptional products.

Check us out on:



*Keeping Offices Connected*

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 1/27/26  
Re: Master Service Agreement with Olsson Associates – On-call Agreement

As was done last year, staff have worked with Olsson Associates to draft a Master Service Agreement, primarily for assistance with Sanitary Sewer engineering work. This agreement will allow for up to \$100,000 worth of work on various projects and creating work orders per project rather than a new contract each time. As with the previous agreement, any one work order over \$10,000 would come back to the council for approval. These funds are budgeted in the Wastewater fund.

**Recommendation:** Approval of the Master Service Agreement, with a requirement to consult the Mayor and Council before approval of any work order over \$10,000.00

**Fiscal Impact:** Up to \$100,000.00

RESOLUTION NO. 2026

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, Olsson, Inc. of Lincoln, Nebraska, hereafter referred to as “Olsson”, has provided the City of Blair with a Master Agreement for Professional Services, marked as Exhibit “A”, which provides an operating agreement covering on-going services;

WHEREAS, the City of Blair would like to execute said Master Agreement and two Work Orders and has capped the overall budget for all work orders associated with said Master Agreement not to exceed one hundred thousand dollars (\$100,000).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR and City Council of the City of Blair, Nebraska:

1. That the Master Agreement (Exhibit “A”) is hereby approved.
2. That the total amount of all work orders associated with said Master Agreement shall not exceed one hundred thousand dollars (\$100,000).
3. That all future work orders with a time-and-expense estimate of \$10,000 or more shall be presented to the City Council for approval.
4. That the Mayor and City Clerk are authorized to execute the Master Agreement and all work orders associated with said Master Agreement on behalf of the City of Blair.

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 27TH DAY OF JANUARY 2026.

CITY OF BLAIR, NEBRASKA

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

ATTEST:

\_\_\_\_\_

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )  
  ) ss:  
WASHINGTON COUNTY    )

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 27th day of January 2026.

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



# **MASTER AGREEMENT FOR PROFESSIONAL SERVICES WORK ORDER #1 AMENDMENT #2**

Date: December 15, 2025

This AMENDMENT (“Amendment”) hereby amends Work Order #1 which was executed February 11, 2025, in conjunction with the Master Agreement for Professional Services dated January 1, 2025 between City of Blair, Nebraska (“Client”) and Olsson, Inc. (“Olsson”) providing for professional services for the following Project (the “Agreement”):

## **PROJECT DESCRIPTION AND LOCATION**

Project is located at: Blair, Nebraska

Project Description: 2026 On-Call Services

Work Order # 1 is amended as follows:

## **SCOPE OF SERVICES**

Client and Olsson hereby agree that Olsson’s Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

Olsson shall provide the following services (Scope of Services) to Client for the Project:

### **Phase 100 - Project Management, Administration, and Meetings**

Olsson shall perform the following tasks upon request:

- **Project Management:** Coordinate and oversee engineering projects, refine scope, manage risks, ensure compliance with codes, and conduct quality control reviews.
- **Project Administration:** Develop budgets, monitor expenditures, and provide regular budget update. Prepare monthly invoicing with estimated percentage of work complete by contract task and prepare monthly progress report. Maintain communication with City.
- **Meeting Attendance:** Attend meetings and provide project updates as requested.

## Phase 200 — Engineering Advisory Services

Olsson shall perform the following tasks upon request:

- General Consultation: Provide expert advice on engineering solutions and potential project feasibility, assist with consultations to understand engineering needs and challenges, utility operations, and agency permits.
- Site Visits: Conduct site visits with City staff to aid in identification of extend of damage and/or to develop recommendations for emergency sewer repairs.
- Planning:
  - Prepare deliverables as requested including exhibits, reports, technical memorandums if needed to evaluate and document the proposed sewer repair method(s).
  - Assist City staff to support capital improvement project identification, prioritization, and alignment with City goals.
  - Consult with developers and/or engineers on development projects and provide reviews and guidance on plat submittals, project plans, and proposals by other parties for compliance with City codes/regulations and other applicable requirements.
  - Assist the City Staff to assess the current state of infrastructure and identify the needs. This includes projecting future growth, considering environmental factors, planning for sustainable development, and finding areas for improvement.
- Zoning/Easements: Assist the City in routine inquiries involving utility and other easements, legal descriptions, property corners, surveys, plats, maps, and other real property concerns.
  - Assist with review of zoning and building permit questions as requested.
  - Advise on existing zoning regulations and provide recommendations for amendments.
  - Advise on the intent of the current comprehensive development plan to determine if proposed development meets the intent of the plan.
  - Review and evaluate building site plans for correctness of engineering methods, accuracy of calculations, and conformance with established engineering regulations and procedures.
  - Respond to plan check comments for building permits, planning entitlements, grading permits, and encroachment permits.
  - Provide evaluations and recommendations with respect to engineering matters involved in subdivisions, platting, site development plans, and other land use and zoning actions.
  - Review grading permits and post construction storm water management plan designs and computations to ensure compliance with current

- applicable storm water pollution prevention plan and storm water treatment regulations.
  - Prepare and maintain the zoning maps, plats, and other land use records.
- Emergency Response: Support engineering and construction requirements during emergency operations and respond to unexpected issues, as needed. Respond quickly to natural disasters, accidents, or other emergencies that can damage or disrupt critical infrastructure that may include disaster recovery planning and coordinating rapid response teams.

### **Phase 300 — Engineering Design and Construction Services**

The Consultant will perform the following tasks upon requests:

- Conceptual Design Efforts
  - Develop conceptual designs for engineering projects based on client requirements. Prepare engineering feasibility reports and opinion of probable costs (OPCs) to present design options with associated benefits and drawbacks and make recommendations to the City.
  - Discuss with manufacturers and contractors relating to material availability, estimated costs, anticipated delivery times and schedules, and constructability issues.
  - Conduct and/or review SSES data including CCTV, third-party pipeline inspections, above-surface manhole inspections, and similar data.
  - Evaluate project alignments, identify risks, and establish project design parameters, assumptions, deliverables, etc.
    - It is assumed that once specific sub-projects are identified that Work Order amendments will be developed to further refine scope of services and assign task managers based on multidisciplinary services to enhance responsiveness from project team resources. See Phase 300 Task b.
- Preliminary Project Design Services
  - Perform routine engineering design, environmental impact assessments, and mapping services for overall City needs.
  - Provide civil design for repair and replacement of City infrastructure. Select materials, equipment, and construction methods for City-led projects.
  - Provide evaluations and recommendations with respect to right-of-way matters (acquisition, dedication, construction within, management, etc.)
  - Review and develop standard plans and specifications.

- Produce detailed engineering drawings, specifications, and project plans, as necessary.
- Permitting and Regulatory Compliance
  - Identify, prepare the necessary applications, and obtain the necessary permits required by public and private entities ensuring compliance with local, state, and federal regulations including, but not limited to, the City, United States of Army Corps of Engineers, EPA (Permit to Install, SWPPP, NOI, etc.), NDOT, and railroads. Where necessary and with the approval of the City, contact the appropriate regulatory agency to seek clarification on the applicability of permit requirements.
- Easement Coordination
  - If elements of work require temporary or permanent easements, identify, and coordinate these easements. Prepare legal descriptions, sketches, calculations, and plates for permanent and temporary easements, which may be needed during construction.
    - If surveying or preparation of these easement documents shall be required, additional Work Order amendments will be developed to further refine scope of services and assign task managers based on multi-disciplinary services to enhance responsiveness from project team resources.
- Construction Oversight
  - Conduct construction site inspections to ensure compliance with design specification.
  - Address and resolve any issues that may arise during construction.
  - Monitor project progress and provide regular updates to the city.
  - Perform construction administrative services including communication with the Contractor and Client personnel, site visits to verify construction activities, attendance at one meeting, review of the Contractor's invoices, and submittal review.
  - During construction, make on-site visits; review material submittals, shop drawings and test results; respond to requests for information (RFIs); draft change orders, and review pay estimates.
- Documentation and Reporting
  - Prepare and/or manage as-built records related to water mains, sanitary sewers, storm sewers, storm water detention, streets, sidewalks, and traffic control.

- Maintain comprehensive project documentation, including meeting minutes, design changes, and approvals.
- Provide regular progress reports to keep stakeholders informed. Monitor project progress against established timelines.
- Provide print copies as requested.

Once specific sub-projects are identified, it is anticipated that additional amendments will be developed to further refine scope of services and assign task managers based on multidisciplinary services to enhance responsiveness from project team resources and provide a variety of engineering services including preliminary studies, public outreach, drawings, specifications, estimates and other professional services either through in-house personnel or sub-consultants.

Typical projects may include but are not limited to:

- Survey Services — legal and topographic
- Materials Testing
- Due Diligence and Environmental Site Assessments
- Condition Assessments
- Geotechnical Investigation Services
- Project Final Design (i.e., civil, structural, electrical, mechanical, landscape architecture, etc.) Services such as:
  - Street resurfacing and reconstruction, including pavement design and roundabout design.
  - PCC driveways, sidewalk, curb, gutter, and ADA ramps.
  - Bike lanes, crosswalks, and other traffic striping.
  - Sanitary sewer in-ground and above-ground pump stations.
  - Sanitary sewer and storm drain infrastructure rehabilitation, and replacement.
  - Site grading, retaining walls and utility replacement.
  - Traffic signal modifications including video detection, equipment replacement, pole and cabinet foundations, conduits, conductors, and pull boxes.
    - Street and pedestrian lighting modifications including equipment replacement, pole and cabinet foundations, conduits, and conductors, and pull boxes.
    - Project Bidding Services
    - Project Construction Phase Services
    - Routine Bridge/Culvert Inspections

## **Phase 400 — Supplemental Services**

Any services requested by the City that is not included in one of the tasks specifically listed in Phases 100, 200, and 300 will be classified as supplemental services and will require separate authorization.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

## **SCHEDULE FOR OLSSON'S SERVICES**

Unless otherwise agreed, Olsson expects to perform its services covered by this Amendment as follows:

Anticipated Start Date:            January 2026  
Anticipated Completion Date:    December 2026

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

## **COMPENSATION**

For the additional Scope of Services specifically set forth in this Amendment, Client shall pay Olsson the following fee in addition to the fee(s) set forth in the Agreement:

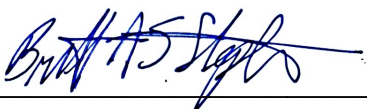
Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed \$100,000.00 (One Hundred Thousand Dollars).

**TERMS AND CONDITIONS OF SERVICE**

All provisions of the original Agreement not specifically amended herein shall remain unchanged.

If this Contract Amendment satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson, via email: bstephens@olsson.com. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

**OLSSON, INC.**

By   
Brittni Stephens, PE, PMP

By   
Justin Stark, PE

By signing below, you acknowledge that you have full authority to bind Client to the terms of this Amendment. If you accept this Amendment, please sign:

**CITY OF BLAIR, NEBRASKA**

By \_\_\_\_\_  
Signature

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Dated: \_\_\_\_\_

Attachments

Standard Labor Billing Rate Schedule

## Olsson 2026 NE WWW Rate Schedule

<u>Description</u>	<u>Rate</u>
Student Intern	\$ 75.00
Assistant Surveyor	\$ 83.00
Assistant Technician	\$ 85.00
Administrative Coordinator	\$ 90.00
Associate Technician I	\$ 92.00
Assistant Scientist	\$ 105.00
Associate Technician II	\$ 111.00
Associate Surveyor II	\$ 116.00
Public Engagement Assistant	\$ 116.00
Project Coordinator	\$ 120.00
Associate Scientist	\$ 125.00
Senior Technician	\$ 127.00
Senior Project Coordinator	\$ 130.00
Assistant Engineer	\$ 132.00
Administrative Manager	\$ 135.00
Associate Construction Manager	\$ 137.00
Public Engagement Lead	\$ 139.00
Design Associate	\$ 148.00
Associate Engineer	\$ 149.00
Project Scientist	\$ 153.00
Engineer	\$ 160.00
Senior Surveyor	\$ 167.00
Survey Technical Manager	\$ 179.00
Design Manager	\$ 188.00
Design Technical Manager	\$ 188.00
Associate Project Manager	\$ 196.00
Project Engineer	\$ 201.00
Senior Scientist I	\$ 210.00
Senior Engineer I	\$ 236.00
Group Leader	\$ 242.00
Senior Engineer II	\$ 254.00
Senior Scientist II	\$ 259.00
Lead Engineer	\$ 276.00
Senior Engineer III	\$ 287.00
Project Manager	\$ 291.00
Senior Team Leader	\$ 301.00
Senior Project Manager	\$ 331.00
Technical Expert	\$ 331.00
Principal	\$ 357.00

Note: Rates may be updated by amendment each calendar year.

# MEMORANDUM

TO: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 1/27/26  
Re: HDR Amendment 2 – Water Tower Locations

Staff have been working with HDR to help explore other options for a new water tower location. Attached is an amendment to the contract with HDR for additional appraisal and survey costs.

**Recommendation:** Approval of the amendment with HDR

**Fiscal Impact:** \$5,550 for this amendment, the new total for this phase of the project is \$160,650.

RESOLUTION NO. 2026

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS the City of Blair operates the Blair Water Treatment Plant in Blair, Nebraska;

WHEREAS HDR Engineering, Inc. is a Domestic Corporation duly registered with the State of Nebraska;

WHEREAS the City of Blair previously approved an agreement with HDR for engineering services for a new water tower dated November 14, 2024;

WHEREAS the City of Blair previously approved Amendment 1 with HDR engineering on October 14, 2025;

WHEREAS, the City of Blair has been presented with Amendment 2 to the Agreement for Engineering Services for the Blair Water Tower Design, attached as Exhibit "A" in the amount of Five Thousand Five Hundred Fifty Dollars (\$5,550.00) for the purpose of assisting the City with selecting the best location of the future water tower and additional engineering services.

NOW, THEREFORE, BE IT RESOLVED that the Amended Agreement No. 2 between HDR and the City of Blair, is hereby adopted and approved by the municipality and the Mayor and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBERS - VOTING "AYE". COUNCIL MEMBERS NONE VOTING "NAY", THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND ADOPTED THIS 27TH DAY OF JANUARY 2026.

CITY OF BLAIR, NEBRASKA

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

ATTEST:

---

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA    )  
  ) ss:  
WASHINGTON COUNTY    )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 27th day of January 2026.

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BRENDA WHEELER, CITY CLERK



**EXHIBIT A  
BLAIR WATER TOWER DESIGN – AMENDMENT NO. TWO**

**SCOPE OF SERVICES**

**PART 1.0 PROJECT DESCRIPTION:**

HDR Engineering Inc. (ENGINEER) has contracted for the final design, permitting, and bid phase services for the City of Blair (OWNER) water tower. The Project includes the design of a new water tower, water main, and associated site improvements located on the southeast corner of the City.

OWNER requested ENGINEER to provide additional design services to assist with the selection of the water tower site.

**Items of Work**

1. Evaluate two potential water tower sites.
2. Meet with the property owner to discuss the proposed tower.
3. Complete the appraisal for one of the selected sites.

**Additional Key Understandings:**

1. The title research and appraisals will be for one additional site. Title research and appraisals will be performed by HDR’s subconsultant.
2. Eminent domain services are not included in the scope of work.

**PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER**

**TASK SERIES 400 – ADDITIONAL APPRAISALS**

**Objective:** Evaluate potential water tower sites and complete the title research and appraisals for one site.

**HDR Activities** **430 – Additional Appraisals**

- Evaluate two additional potential water tower sites, considering constructability, elevation, access site preparation, development potential, and additional piping.
- Update the memorandum that summarizes the findings.
- Complete the title research for one site.
- Complete the appraisals for one site.
- Provide the completed appraisal along with a summary.

**PART 5.0 PERIODS OF SERVICE:**

Appraisal Notice to Proceed  
Completed Appraisals

January 7, 2026  
February 18, 2026