



**"OPEN MEETINGS ACT"**

**City of Blair Regular Council Meeting  
City Council Chambers  
December 9, 2025 - 7:00 PM**

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

**AGENDA**

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

1. Meeting called to order and introductions at 7:00 p.m. by Mayor Rump.
2. Roll Call.
3. Pledge of Allegiance.
4. Approval of Consent Agenda.
  - 4.a. Approval of Minutes of November 25, 2025, meeting.
  - 4.b. Clerk report of Mayoral Action of November 25, 2025, meeting.
  - 4.c. City Department reports for November 2025.
  - 4.d. Claims as recommended by Finance Committee.
  - 4.e. Consider Resolution 2025-138 designating the Washington County Enterprise as the official newspaper for the City of Blair.
  - 4.f. Consider Resolution 2025-139 approving the Nebraska Department of Transportation annual agreement for Highway Maintenance for 2026.
  - 4.g. Consider motion to cancel the regular City Council meeting on December 23, 2025.
  - 4.h. Consider Resolution No. 2025-140 authorizing City Staff to prepare claims, issue warrants and pay expenditures between December 9, 2025, and January 13, 2026, previously approved through the budget or authorized by the City Council and report any expenditures at the January 13, 2026, meeting.

5. Consider Resolution No. 2025-141 approving the Mayoral appointment of Joshua Hatheway as Sergeant for the Blair Police Department.

**Review By:** Police Chief Kinsey

6. Consider approval of the Administrative Officers to the Blair Volunteer Fire Department for a one (1) year term as follows: President—Amie Clausen, Vice President—Ernie Brenneis, Secretary—Brenda Jenny, Treasurer—Steve Howard and Sergeant of Arms—Kent Nicholson.

**Review By:** Fire Chief Leonard

7. Consider Resolution 2025-142 approving Mayoral appointments to the following City Committees and Boards: Planning Commission – 3 year term Park, Recreation and Cemetery Board - 3 year term Board of Adjustment - 3 year term, Housing Authority - 5 year term, Board of Appeals - 5 year term, License Board - 1 year term and LB840 Review Committee - 3 year term.

**Review By:** Mayor Rump

8. Mayor Rump opens a public hearing to consider a Rezone application submitted by Brad Andersen and Jane Jawarski-Andersen, 947 Skyline Drive, Blair, Nebraska, to rezone Tax Lot 142 in Section 14, Township 18 North, Range 11 East of the 6th P.M., City of Blair, Washington County, Nebraska, from RL - Residential Low-Density District to TA - Transitional Agricultural District, to "match neighboring zoning and enable outbuilding expansion" (947 Skyline Drive).

**Review By:** Staff

9. Mayor Rump opens a public hearing to consider a Replat Application submitted by Ken Funk, 2212 Fieldcrest Drive, Blair, Nebraska and Lucas Jones, 2276 Fieldcrest Drive, Blair, Nebraska, for Lots 91, 92, and 93, Deerfield Replat 3, a replat of Lots 18, 87, 88, and 89, Deerfield Replat 2, a platted subdivision in the City of Blair, Washington County, Nebraska (2230 Fieldcrest Drive).

**Review By:** Staff

10. Mayor Rump opens a public hearing to consider a Conditional Use Permit Renewal Application submitted by M.I.I. Blair, LLC, Geoff McGregor, agent, 11750 Stonegate Circle, Omaha, Nebraska, for "Storage, Indoor and Outdoor," to an existing CUP for "Storage. Mini" on Tax Lot 257 in Section 7, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska, for the life of the improvements (240 E. Highway 30).

**Review By:** Staff

11. Mayor Rump opens a public hearing to consider a Rezone Application by the City of Blair to rezone Tax Lot A, created by an Administrative Lot-Line Adjustment of Tax Lots 264 & 265, in Section 7, Township 18 North, Range 12 East of the 6th P.M.,

Washington County, Nebraska, from A/MH – Agricultural/Heavy Industrial and Manufacturing District to A/CH – Agricultural Highway Commercial District.

**Review By:** Staff

12. Mayor Rump opens a public hearing to consider a Conditional Use Permit Renewal Application submitted by M.I.I. Blair, LLC, Geoff McGregor, agent, 11750 Stonegate Circle, Omaha, Nebraska, for “Storage Units, Mini” and “Storage, Indoor and Outdoor” on Tax Lot A in Section 7, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska, for the life of the improvements (413 N. Industrial Road).

**Review By:** Staff

13. Mayor Rump opens a public hearing to consider the "Workforce Housing Tax Increment Financing Incentive Plan."

**Review By:** City Administrator Green

14. Consider Resolution 2025-144 approving the use of Workforce Housing Tax Increment Financing Incentive Plan.

**Review By:** City Administrator Green

15. Mayor Rump opens a public hearing for the purpose of Acquisition of Private Property by Good Faith Negotiations or Eminent Domain for Public Purposes Associated with the City of Blair Water Tower Construction Project Involving a Portion of Parcel #890088714 Located at 9345 County Road P33, Washington County, NE.

**Review By:** Non-Lawyer Assistant Ferrari/Chris Koenig

16. Consider Resolution 2025-145 for acquisition of property by negotiation or eminent domain.

**Review By:** Non-Lawyer Assistant Ferrari/Chris Koenig

17. Consider Resolution 2025-146 approving a contract for services with Washington County Chamber.

**Review By:** City Administrator Green/Gateway Executive Director Rooks

18. Consider Resolution 2025-147 approving budget authorized police vehicle: one (1) 2026 Ford SUV unmarked administrative vehicle, purchasing through the State Bid from Anderson Ford (Lincoln).

**Review By:** Police Chief Kinsey

19. Consider Ordinance 2601 authorizing the issuance of Water System Revenue Bond, Series 2026A for the City of Blair not to exceed \$26,000,000.

**Review By:** City Administrator Green

20. Consider Ordinance 2602 authorizing the issuance of Water System Revenue Bond, Series 2026B for the City of Blair not to exceed \$5,000,000.

**Review By:** City Administrator Green

21. Consider Resolution 2025-148 approving the purchase of two traffic camera systems.

**Review By:** Operations Superintendent Hodson

22. Consider Resolution 2025-149 approving the purchase of a new utility truck for the Utility Department.

**Review By:** Operations Superintendent Hodson

23. Consider Resolution 2025-150 approving City Administration to enter into a fee agreement with Adams and Sullivan for the purposes of continuing ongoing litigation.

**Review By:** Non-Lawyer Assistant Ferrari

24. City Administrator Report.

25. Executive Session for the protection of the public interest to receive legal advice regarding negotiations to protect attorney client privilege.

26. Motion and second by Council members to adjourn the meeting.

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