



## “OPEN MEETINGS ACT”

Blair City Council  
City Council Chambers, 218 S. 16<sup>th</sup> Street,  
September 14, 2010 - 7:00 P.M.

*A Copy of the “Open Meetings Act” Has Been Posted at Both Exits.*

### **TENTATIVE AGENDA**

**Agenda is subject to change until Thursday, September 9,  
2010 by 12:00 noon**

### **AGENDA**

**NOTE: A current copy of the agenda can be obtained at the City Clerk’s Office at 218 S. 16<sup>th</sup> Street, Blair, Nebraska or viewed on the City Cable Channel 99 or 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.
2. Pledge of Allegiance.

#### **RECOMMENDED ACTIONS:**

3. Approval of Consent Agenda.

NOTE: All items noted with an asterisk are automatically approved when the Consent Agenda is approved unless removed.

- Minutes of the August 24, 2010 meeting.
- Clerk report of Mayoral Action of August 24, 2010 meeting.  
Resolution No. 2010-32 calling the City’s Water System Revenue Bond Anticipation Notes, Series 2007A for redemption was signed and adopted.  
Resolution No. 2010-33 setting the date for the Board of Equalization to levy special assessments in Sidewalk Improvement District 2009-1 was signed and adopted.  
Ordinance No. 2191 authorizing issuance of Water System Revenue Bonds Series 2010B and Series 2010C was signed and published.
- City Department reports for August.

Treasurer’s Report	Keno
Library	Sales Tax
Subdivision Assessments	Occupation Tax
Monthly Billing Comparison	
Building Permit Activity/Lots Sold	
- August claims as recommended by Finance Committee.

Motion and second to approve the Consent Agenda/Tabulation of Vote.

#### **PUBLIC HEARINGS:**

4. Mayor opens Public Hearing for FY 2010-2011 Budget.
  - a. Report by City Administrator Storm.
  - b. Comments from the floor or in writing.
  - c. Mayor closes the Public Hearing.
5. Mayor opens Public Hearing to set FY 2010-2011 levy different than FY 2009-2010 levy.
  - a. Report by City Administrator Storm.



## “OPEN MEETINGS ACT”

Blair City Council  
City Council Chambers, 218 S. 16<sup>th</sup> Street,  
September 14, 2010 - 7:00 P.M.

- b. Comments from the floor or in writing.
  - c. Mayor closes the Public Hearing.
6. Consider an Ordinance to adopt Budget Statement for FY 2010-2011 and to be termed the “Annual Appropriation Bill” appropriating such sums of money necessary to defray all necessary expenses and liabilities of the City of Blair, Nebraska for FY 2010-2011.
  - a. Review by City Administrator Storm.
  - b. Use Ordinance Form.
7. Consider Resolution setting levy for the City of Blair and Blair Airport Authority.
  - a. Review by City Administrator Storm.
  - b. Council member \_\_\_\_\_ introduces Resolution No. 2010-\_\_.
  - c. Clerk reads the Resolution.
  - d. Motion and second by Council members to adopt/not adopt Resolution No. 2010-\_\_ as read by the Clerk.
  - e. Tabulation of vote.
8. Mayor requests a motion to recess as a Council and meet as a Board of Equalization.
  - a. Motion and second by Council members to recess as a Council and meet as a Board of Equalization.
  - b. Tabulation of vote.
  - c. Mayor opens Public Hearing for the purpose of hearing public comments on the levying of Special Assessments against the person owning, occupying or interested in parcels of land described as Sidewalk Improvement District 2009-1.
  - d. Review by City Administrator Storm.
  - e. Comments from the floor or in writing.
  - f. Mayor closes the Public Hearing.
  - g. Council member \_\_\_\_\_ introduces Resolution No. 2010-\_\_
  - h. Clerk reads the Resolution.
  - i. Motion and second by Council members to adopt/not adopt Resolution No. 2010-\_\_ as read by the Clerk.
  - j. Tabulation of vote.
  - k. Motion and second by Council members to adjourn as a Board of Equalization and reconvene as a Council to proceed with the meeting.
  - l. Tabulation of vote.
9. Mayor opens a Public Hearing to consider a conditional use permit for Duane Moffatt, 4701 Country Lane, Blair, NE 68008 to operate office space and upholstery shop on Lots 21-23, Block 17, Blair City, Washington County, Nebraska (1440 State Street) for ten (10) years.
  - a. Review by Assistant City Administrator Green/Duane Moffatt.
  - b. Comments from the floor or in writing.
  - c. Mayor closes the public hearing.
  - d. Motion and second by Council members to approve/not approve the conditional use permit for Duane Moffatt for \_\_\_\_\_ year(s).
  - e. Tabulation of vote.



## “OPEN MEETINGS ACT”

Blair City Council  
City Council Chambers, 218 S. 16<sup>th</sup> Street,  
September 14, 2010 - 7:00 P.M.

10. Mayor opens a Public Hearing to Consider a conditional use permit for First Lutheran Church, 2146 Wright Street, Blair, NE 68008 to construct a free standing masonry wall and columbarium on Lots 3 & 4, Block 1, Hospital Park Addition, Blair City, Washington County, Nebraska (2146 Wright Street) for (30) years.
  - a. Review by Assistant City Administrator Green/Milt Heinrich.
  - b. Comments from the floor or in writing.
  - c. Mayor closes the public hearing.
  - d. Motion and second by Council members to approve/not approve the conditional use permit for First Lutheran Church for \_\_\_\_\_ year(s).
  - e. Tabulation of vote.
  
11. Mayor opens a Public Hearing to consider a Non-conforming use limited extension application submitted by Blair Telephone Company, 1638 Lincoln Street, Blair, Nebraska to continue operation of their existing communications tower on Tax Lot 21 in Section 35, Township 18 North, Range 11 East of the 6<sup>th</sup> P.M., Blair, Washington County, Nebraska for (20) years. (*Postponed from August 10, 2010 meeting*)
  - a. Review by Assistant City Administrator Green/Tom Van Slyke.
  - b. Comments from the floor or in writing.
  - c. Mayor closes the public hearing.
  - d. Motion and second by Council members to approve/not approve the Non-conforming uses limited extension application for \_\_\_\_\_ year(s).
  - e. Tabulation of vote.
  
12. Mayor opens a Public Hearing to consider an Ordinance amending Section 303.01 DEFINITIONS, (152) STRUCTURES of the City of Blair Zoning Regulations adding retaining walls to the list of items permanently attached to the ground that are not considered structures; adding (125.5) RETAINING WALL definition; and amending Section 1102 FENCES, WALLS AND HEDGES of the City of Blair Zoning Regulations by adding RETAINING WALLS to the section title and specifying requirements for retaining walls with a height greater than four (4) feet.
  - a. Review by Assistant City Administrator Green.
  - b. Comments from the floor or in writing.
  - c. Mayor closes the public hearing.
  - d. Use Ordinance Form.
  
13. Mayor opens a Public Hearing to consider an Ordinance amending Section 801.02 PERMITTED PRINCIPAL USES AND STRUCTURES of the City of Blair Zoning Regulations for A/CH – Agricultural/Highway Commercial District by adding Medical, Dental or Health Clinic to the list of permitted uses within A/CH districts and amending Section 801.14 SCREENING REQUIREMENTS of the City of Blair Zoning Regulations for A/CH – Agricultural/Highway Commercial District clarifying that screening requirements between A/CH districts and any residential district shall not be required where 1) the wall of any building is located a



## “OPEN MEETINGS ACT”

Blair City Council  
City Council Chambers, 218 S. 16<sup>th</sup> Street,  
September 14, 2010 - 7:00 P.M.

minimum of five (5) feet from the set back requirement line within the A/CH district, and 2) there are no windows or other openings except for doors for emergency purposes only.

- a. Review by Assistant City Administrator Green.
- b. Comments from the floor or in writing.
- c. Mayor closes the public hearing.
- d. Use Ordinance Form.

### CONSIDERATION AND ACTION:

14. Consider a Special Designated Liquor License for Corner Retreat Inc., 1600 State Street, for a Ducks Unlimited banquet and auction on Tuesday, October 5, 2010 between 4:00 p.m. and 1:00 a.m. at Central Court, 407 S. 16<sup>th</sup> Street, Blair, Nebraska.
  - a. Request by Jeff Christiansen.
  - b. Motion and second by Council members to approve/not approve the Special Designated Liquor License for the Corner Retreat and authorize City Clerk to notify the Nebraska Liquor Control Commission.
  - c. Tabulation of vote.
15. Consider a Special Designated Liquor License for the Rotary Club of Blair, 229 S. 17<sup>th</sup> Street, Blair, Nebraska for annual fund raiser on Saturday, September 25, 2010 from 6:30 p.m. to 11:30 p.m. at Central Court, 407 S. 16<sup>th</sup> Street, Blair, Nebraska.
  - a. Request by Denise Dein, Blair Rotary
  - b. Motion and second by Council members to approve/not approve the Special Designated Liquor License for the Blair Rotary Club and authorize City Clerk to notify the Nebraska Liquor Control Commission.
  - c. Tabulation of vote.
16. Consider leasing space on city towers. *(Postponed from August 24, 2010 meeting)*
  - a. Review by City Administrator Storm.
  - b. Motion and second by Council members to approve/not approve lease agreement for space on city towers.
  - c. Tabulation of vote.
17. Consider bids received for construction of Bar Screen Enclosure at the Wastewater Treatment Plant.
  - a. Motion and second by Council members to receive and place on file the bids received for construction of Bar Screen Enclosure at the Wastewater Treatment Plant.
  - b. Tabulation of vote.
  - c. Review by Director of Public Works.
  - d. Recommendation from the Water and Sewer Committee.
  - e. Motion and second by Council members to award the bid for construction of Bar Screen Enclosure at the Wastewater Treatment Plant to \_\_\_\_\_ in the amount of \$\_\_\_\_\_.
  - f. Tabulation of vote.



**“OPEN MEETINGS ACT”**

**Blair City Council  
City Council Chambers, 218 S. 16<sup>th</sup> Street,  
September 14, 2010 - 7:00 P.M.**

18. Consider plans and specifications for first phase of water main projects and authorize the City Clerk to advertise for bids.
  - a. Review by Director of Public Works Schoemaker.
  - b. Recommendation from the Water and Sewer Committee.
  - c. Motion and second by Council members to approve/not approve the plans and specifications for first phase of water main projects and authorize the City Clerk to advertise for bids.
  - d. Tabulation of vote.
  
19. Consider proposals received for the Water Plant Feasibility Study.
  - a. Review by Director of Public Works Schoemaker.
  - b. Recommendation from the Water and Sewer Committee.
  - c. Motion and second by Council members to accept/not accept the proposal from \_\_\_\_\_ in the amount of \$ \_\_\_\_\_.
  - d. Tabulation of vote.
  
20. Consider a Resolution setting the date for a Board of Equalization to levy special assessments against 1955 Washington Street for mowing.
  - a. Review by City Administrator Storm.
  - b. Council member \_\_\_\_\_ introduces Resolution No. 2010-\_\_.
  - c. Clerk reads the Resolution.
  - d. Motion and second by Council members to adopt/not adopt Resolution No. 2010-\_\_ as read by the Clerk.
  - e. Tabulation of vote.
  
21. City Administrator Report.
  
22. Motion and second by Council members to adjourn the meeting.
  - a. Tabulation of vote.

***A Copy of the “Open Meetings Act” Has Been Posted at Both Exits.***