

PROCEEDINGS OF CITY COUNCIL  
April 20, 2026

A regular meeting of the mayor and council of the City of Columbus, Nebraska, was convened in open and public session on April 20, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on April 1, 2026, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor and city council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members, Charlie Bahr, Troy Hiemer, Rich Jablonski, Kat Lopez, AJ Palensky, and Prent Roth. Council Members Cynthia Alarcòn and Ron Schilling were absent and excused. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, Director of General Services Betsy Eckhardt, City Clerk Shuraya Choat, City Engineer Rick Bogus, Public Works Director Chuck Sliva, Police Chief Bret Strecker, Finance Director Chris Norquest, Library Director Jeri Kay Hopkins, Chief Building and Code Official Andy Woehrer, Planning and Economic Development Coordinator Jean Van Iperen, and Communications Manager Matt Lindberg.
2. **PRAYER:** Hiemer led in prayer.
3. **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE:** The National Anthem was played and the Pledge of Allegiance was recited.
4. **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. The items on the consent agenda were approved as presented with a motion by Hiemer and a second by Bahr. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.
  - 4.A. **Minutes of April 6, 2026, City Council meeting.**
  - 4.B. **Reappointment of Neil Carnes and Mark Bierman to the Board of Adjustment for three-year terms.**
  - 4.C. **Renewal of solid waste hauling licenses for Ace Sanitation Service, Inc., Beemer Lumber LLC dba Discount Dumpster, Hilltop Rolloff LLC dba Callaway Rolloff, S2 Roll-offs Refuse & Recycling, Smash the Trash Sanitation LLC, U & I Sanitation LLC, and Waste Connections of Nebraska, Inc., contingent on bond requirements being met.**

PROCEEDINGS OF CITY COUNCIL

April 20, 2026

Page 2

**4.D. Finance department report.**

**4.E. Payroll and bills on file.** B=Bnd Pymnts; CP=Capt'l Proj; E=Expns; G=Grnts; I=Insrnc; L=Lic; M=Mbrshp; P=Pymt; R=Rfnd; RT=Rent; S=Srvc & Supp; T=Trng; 4/24/26 payroll 915,407.51; 5 Star Pmpng 300.00 S; 911 Custom 137.00 S; A to Z Msgng 148.50 S; Ace Hdwr 427.78 S; Advnc Auto 162.00 S; All Star Auto 285.00 S; All Star Pro Golf 967.76; Amrcn Red Crss 144.00 T; Aqua-Chem 7,715.40 S; Aqua-Pure 9,043.33 S; Arnold Mtr Sup 1,182.38 S; AT&T 2,072.70 S; Auxiant 136,933.29 I; Baird Holm 216.00 S; Behlen Twng 1,050.00 S; Benchmark Gvrnmt 499.05 S; A Benesch 11,372.50 CP; Best Books 1,157.71 S; BGNE 20.30 S; Bierman Cntrctng 2,217.50 S; Black Hills 5,098.44 S; B McDonald Grg Door 2,895.32 S; Bound Tree Med 205.98 S; A Brauner 85.00 S; Carolina Sftwr 600.00 S; Casey's Mail Serv 6,273.26 S; CDW Gvrnmt 20,977.37 S; CCC Ag Club 2,069.35 S; CVA 231.25 S; Clay Hills Ag 487.50 S; CNC Rpr 4,645.87 S; CCH 1,189.37 S; Col Crdt Ser 556.62 S; Col Fam Rsrc Ctr 11,491.30 RT; Connoisseur Media 600.00 S; Core & Main 15,953.16 S; CPPD 505.31 S; Culligan 339.00 S; D & K Prod 7,183.75 S; D Johnson Trckng 4,869.07 S; Dnls Prod 809.44 S; Datavant 20.00 S; Dell Mrktng 2,240.06 S; D Dunbar 32,769.66 P; Eakes 1,303.01 S; FBI-LEEDA 2,385.00 T; FNBO 24,661.03 S; Frontier 2,442.03 S; Frontline Cnslng 1,350.00 S; Gehring Const 259.12 S; G Steffy Ford 1,766.06 S; Grainger 1,131.36 S; Granville Cstm Hms 24.30 R; Grt Plns Bldg Sup 19.54 S; Grt Plns Comm 1,509.47 S; H2 Equip 2,424.76 S; Havana Stone 245.00 S; Hawkins 11,620.03 S; HDR 85,067.80 CP; Hrtlnd Ntrl Gas 5,967.29 S; J Hopkins 705.45 E; M Howerter MD 1,303.75 S; Hutcheson Eng 3,695.78 S; Hy-Vee 248.83 S; Imagetrend 8,323.74 S; Indstrl Systems 10.68 S; Jackson Serv 2,349.96 S; Jaster Lndscpng 3,880.00 S; JEO 31,909.00 CP; Kelly Sup 143.79 S; Koch Excvtng 1,815.45 CP; A Laborde 1,700.00 S; Lakeview Small Eng 2,910.55 S; Language Ln Serv 390.70 S; Lncln Jrnl Str 326.56 S; Lncln Whwtr Wrks 9,556.86 S; Loup 104,160.63 S; Macqueen Equip 1,311.33 S; Mailbox 139.53 S; Matteo Sand 1,038.25 S; McMaster-Carr 428.25 S; Menards 1,265.52 S; Mettler-Toledo 1,265.03 S; MARC 149.00 S; Mdwst Alarm 1,230.96 S; Mdwst Lab 865.42 S; Mdwst Tape 547.94 S; Mdwst Turf 9,523.41 S; Mike's Auto 22,495.00 CP; Mike's Twng 600.00 S; Motion Pctr Lcnsng 410.66 S; Napa Auto 487.26 S; NE Law Enf 542.00 S; NE Rural Wtr Ass 1,335.00 T; NE State Fire Mrshl 144.00 S; NE UC Fnd 4,473.00 S; Newman Sgns 1,306.41 NE NE Clrks Assoc 20.00 M; NE NE Econ Dev Dstrct 28,016.37 M; NE NE Sld Wste 66,752.23 S; NoSwett 500.00 S; Occ Health 873.00 S; One Call Cncpt 346.06 S; One Source 38.00 S; O'Reilly 137.48 S; Pacific Wndw 140.00 S; Paper Tiger 38.00 S; Perception Sfty 2,926.00 S; Pete Lien 7,500.98 S; Petty Cash 166.36 S; Platte Cnty 4,267.54 S; Platte Cnty Reg of Dds 134.00 S; Platte Villy Comm 791.25 S; Port-A-Johns 450.00 S; Power Tech 2,349.00 S; Prestox 152.32 S; Quadiant 1,000.00 S; R & R Prod 585.05 S; K Reid 1,980.00 S; Rensenhouse 22.27 S; Rvrsd Prtbls 110.00 S; R Geilenkirchen 10,262.00 G; Rutt's 683.50 S; RVW 567.00 CP; Sapp Bros 49,492.19 S; Schieffer Sgns 48.00 S; Scrty Equip 680.00 S; Shvln Sup 1,170.33 S; Shirts R Us 112.00 S; State Dept of Rev 66,595.07 P; Super Svr 127.71 S; Sysco 9,771.88 S; Target Sol 10,120.98 S;

The Glf Shp 3,543.33 S; The Sprnklr Co 9,313.28 S; Tire Outlet 1,355.00 S; TK Elevator 272.17 S; Trittech Sftwr 496.41 S; Truck Cntr 455.26 S; Turfwerks 528.95 S; Twin Rvrs Vet 361.33 S; Two Lane Tctcs 90.00 S; USA Blue Bk 169.35 S; Utility Serv 23,497.38 S; Van Diest 225.41 S; C Van Dyke 175.00 S; Vandenberg Elec 890.00 S; C Wagner 32.00 S; Wanco 4,839.70 S; Waste Conn 691.53 S; Wemhoff Ref 4,669.15 S; White Cap 287.82 S; Wilson & Co 3,694.14 CP; Zimco 3,043.85. Total \$1,906,278.92.

5. **APPROVAL OF MINUTES:** Included in Consent Agenda

6. **SPECIAL PRESENTATIONS:**

6.A. **Proclamation declaring the week of April 26, 2026, as National Apprenticeship Week.** Bulkley read the proclamation.

6.B. **Proclamation declaring April 28, 2026, as Kind Columbus Day.** Bulkley read the proclamation.

7. **PUBLIC HEARINGS:**

7.A. **Public hearing - Application from Williams Midwest Housemovers, on behalf of Jim Connot, for a permit to move a house from 1808 E 23rd Street, Columbus, NE to land outside of city jurisdiction. (Planning Commission recommends approval.)** No public testimony was heard. The public hearing closed with a motion by Bahr and second by Lopez. The application from Williams Midwest Housemovers, on behalf of Jim Connot, for a permit to move a house from 1808 E 23rd Street, Columbus, NE, to land outside of city jurisdiction was approved with a motion by Palensky and a second by Bahr. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

7.B. **Public hearing - Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for final plat and development agreement of Dubas Addition (extensions and connections of Isaiah Drive and 44th Avenue). (Planning Commission recommends approval.)** No public testimony was heard. The public hearing closed with a motion by Hiemer and second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

7.B.1. **Resolution No. R26-54 approving final plat and development agreement.** Resolution No. R26-54 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS: A TRACT OF LAND LOCATED LOT 1, BLOCK A AND LOT 1, BLOCK B IN NEW HOPE 2ND SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA AND IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, T17N, R1W OF THE 6TH P.M., CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE

SOUTHWEST CORNER OF NEW HOPE 2ND SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; THENCE N 88°11'12" E ON THE SOUTH LINE OF LOT 1, BLOCK B, NEW HOPE 2ND SUBDIVISION, 88.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B; THENCE N 01°44'04" W ON THE EAST LINE OF SAID LOT 1, BLOCK B, 135.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B; THENCE S 88°17'25" W ON THE NORTH LINE OF SAID LOT 1, BLOCK B, 88.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK B; THENCE N 01°44'07" W ON THE WEST LINE OF SAID NEW HOPE 2ND SUBDIVISION, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID NEW HOPE 2ND SUBDIVISION; THENCE N 88°15'42" E ON THE SOUTH LINE OF SAID LOT 1, BLOCK A, 88.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A; THENCE N 01°34'59" W ON THE EAST LINE OF SAID LOT 1, BLOCK A, 134.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A; THENCE S 88°15'00" W ON THE NORTH LINE OF SAID LOT 1, BLOCK A, 88.47 FEET; THENCE N 01°49'31" W ON THE WEST LINE OF SUNSET 2ND ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, 197.46 FEET TO THE SOUTHEAST CORNER OF SUNSET 4TH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; THENCE S 88°10'27" W, ON THE SOUTH LINE OF SAID SUNSET 4TH ADDITION, 350.81 FEET TO THE NORTHEAST CORNER OF NEW HOPE ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; THENCE S 01°52'53" E ON THE EAST LINE OF SAID NEW HOPE ADDITION, 527.20 FEET TO THE NORTH LINE OF SOLAR GATE SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; THENCE N 88°14'18" E ON THE NORTH LINE OF SAID SOLAR GATE SUBDIVISION, 349.96 FEET TO THE POINT OF BEGINNING, CONTAINING 4.79 ACRES, MORE OR LESS; HEREINAFTER TO BE KNOWN AS DUBAS ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; APPROVING THE PLAT THEREOF; APPROVING INCLUSION OF SAID PLAT INTO THE CITY CORPORATE LIMITS; AND APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND KEYES DEVELOPMENT, LLC, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID ADDITION; AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS ADDITION was adopted with a motion by Hiemer and a second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

- 7.C. Public hearing - Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall for final plat and development agreement of J.C. and T.L. Gotschall 2nd Subdivision (west side of 26th Avenue and 33rd Street). (Planning Commission recommends approval.) No public**

testimony was heard. The public hearing closed with a motion by Bahr and second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

**7.C.1. Resolution No. R26-55 approving final plat and development agreement.**

Resolution No. R26-55 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS: A TRACT OF LAND LOCATED IN PART OF LOT 1 AND ALL OF LOT 2, J.A. FEHRINGER 2ND SUBDIVISION TO THE CITY OF COLUMBUS AND IN THE N1/2 OF THE SE1/4 OF THE NW1/4 AND THE N1/2 OF THE N1/2 OF THE S1/2 OF THE SE1/4 OF THE NW1/4 ALL IN SECTION 18, T17N, R1E OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID N1/2 N1/2 S1/2 SE1/4 NW1/4; THENCE N 88°58'55" W, 30.01 FT. ON THE SOUTH LINE OF SAID N1/2 N1/2 S1/2 SE1/4 NW1/4 TO THE POINT OF BEGINNING; THENCE N 88°58'55" W, 473.23 FT. ON THE SOUTH LINE OF SAID N1/2 N1/2 S1/2 SE1/4 NW1/4 TO THE SOUTHEAST CORNER OF LOT 1 OF ASSISTED LIVING ESTATES; THENCE N 00°01'41" W, 436.03 FT. ON THE EAST LINE OF SAID LOT 1 AND OTHER SURVEYED SUBDIVISIONS TO THE SOUTHWEST CORNER OF J.C. AND T.L. GOTSCHALL SUBDIVISION; THENCE S 89°00'50" E, 473.61 FT. ON THE SOUTH LINE OF SAID J.C. AND T.L. GOTSCHALL SUBDIVISION TO THE WEST RIGHT-OF-WAY LINE OF 26TH AVENUE; THENCE S 00°01'21" W, 436.29 FT. ON THE WEST RIGHT-OF-WAY LINE OF SAID 26TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 4.74 ACRES MORE OR LESS, HEREINAFTER TO BE KNOWN AS J.C. AND T.L. GOTSCHALL 2<sup>ND</sup> SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; APPROVING THE PLAT THEREOF; AND APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND DR. JEFFREY C. GOTSCHALL AND TAMMI L. GOTSCHALL, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID SUBDIVISION AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS SUBDIVISION was adopted with a motion by Roth and a second by Hiemer. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

**7.D. Public hearing - Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall to rezone property located in Lots 1, 2, 3, and 4, Block B, and lots 1, 2, 3, 4, 5, 6, and 7, Block C J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska from "R-1" (Single-Family Residential) to "R-2" (Two-Family Residential) and to amend the Future Land Use Map of the Comprehensive Plan (west side of 26th Avenue and 33rd Street). (Planning Commission recommends approval.) No public testimony was**

heard. The public hearing closed with a motion by Hiemer and second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

- 7.D.1. Ordinance No. 26-06 approving rezoning.** The rules were suspended and Ordinance No. 26-06 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE COLUMBUS LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, PASSED AND ADOPTED NOVEMBER 18, 2024, AS THE ZONING CODE FOR THE CITY OF COLUMBUS, NEBRASKA, BY ORDINANCE NO. 24-32, AND AS AMENDED THEREAFTER, TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: LOTS 1, 2, 3 AND 4, BLOCK B AND LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK C, J.C. AND T.L. GOTSCHALL 2ND SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA., FROM THE PRESENT ZONING CLASSIFICATION OF "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT); TO AMEND THE ZONING MAP AND THE FUTURE LAND USE MAP WHICH HAVE BEEN ADOPTED AND MADE A PART OF SAID CITY OF COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE was read by number only with a motion by Jablonski and a second by Hiemer. Bahr, Hiemer, Jablonski, Lopez Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent. Ordinance No. 26-06 was adopted with a motion by Jablonski and a second by Hiemer. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.
- 7.E. Public hearing - Application from Dale and Patricia Labenz to rezone property located in Lots 1, 2, 3, and 4 Lying South of the Union Pacific Right-of-Way and all of Lots 5, 6, 7, and 8, Block 73 and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska from "R-3" (Multiple-Family Residential) to "ML/C-1" (Light Industrial District) and to amend the Future Land Use Map of the Comprehensive Plan (northwest corner of 12th Street and 14th Avenue). (Planning Commission recommends approval.)** No public testimony was heard. The public hearing closed with a motion by Lopez and second by Palensky. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.
- 7.E.1. Ordinance No. 26-07 approving rezoning.** The rules were suspended and Ordinance No. 26-07 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE COLUMBUS LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, PASSED AND ADOPTED NOVEMBER 18,

2024, AS THE ZONING CODE FOR THE CITY OF COLUMBUS, NEBRASKA, BY ORDINANCE NO. 24-32, AND AS AMENDED THEREAFTER, TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: LOTS 1, 2, 3, AND 4 LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND ALL OF LOTS 5, 6, 7 AND 8, BLOCK 73, ORIGINAL CITY OF COLUMBUS, PLATTE COUNTY NEBRASKA AND THE VACATED ALLEY ADJACENT THERETO AND THE E 1/2 OF VACATED 15TH AVENUE FROM THE NORTHERN BOUNDARY OF 12TH STREET TO THE SOUTHERN BOUNDARY OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND FROM THE SOUTHERN BOUNDARY OF THE BURLINGTON NORTHERN RIGHT-OF-WAY TO THE SOUTHERN BOUNDARY OF THE UNION PACIFIC RIGHT-OF-WAY, AND LOT 1, BLOCK 74, ORIGINAL CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA LYING SOUTH OF UNION PACIFIC RAILROAD RIGHT-OF-WAY AND ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOT 1, AND ALL OF THAT PORTION OF THE W 1/2 OF VACATED 15TH AVENUE LYING EAST OF AND ADJOINING SAID LOT 1 AND NORTH OF THE SOUTH LINE OF ALLEY TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY., FROM THE PRESENT ZONING CLASSIFICATION OF "R-3" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO "ML/C-1" (LIGHT INDUSTRIAL DISTRICT); TO AMEND THE ZONING MAP AND THE FUTURE LAND USE MAP WHICH HAVE BEEN ADOPTED AND MADE A PART OF SAID CITY OF COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE was read by number only with a motion by Palensky and a second by Bahr. Bahr, Hiemer, Jablonski, Lopez Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent. Ordinance No. 26-07 was adopted with a motion by Palensky and a second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

8. **PETITIONS AND COMMUNICATIONS:** None
9. **REPORTS OF CITY OFFICES:** Finance department report included in Consent Agenda
- 9.A. **2025 tax increment financing report.** Norquest noted there are twenty-eight redevelopment projects utilizing \$63.5 million in tax increment financing with four new projects added this past year.
- 9.B. **Update on Nebraska Department of Transportation Loup River South Bridges project.** Bogus reported the project remains on schedule with crews finishing up work on the south three piers. He noted that the traffic bump on the north side of the east bridge is being monitored.

**9.C. Columbus in Focus - General Services.** Lindberg presented on behalf of the General Services team, which included Eckhardt, Van Iperen, Lindberg, Mroczek, and Hopkins. The team highlighted individual department accomplishments from the past 60 days as well as group projects, including Kind Columbus Day which is set for Tuesday, April 28, 2026.

**10. REPORTS OF COUNCIL COMMITTEES:**

**10.A. Public Property, Safety, and Works Committee - April 20, 2026.**

**10.A.1. Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska (Howard Blvd and Evans Lane).** The committee recommended approval. The report was adopted with a motion by Lopez and a second by Bahr. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

**10.A.2. Minutes of January 21, 2026, Americans with Disabilities Compliance Committee meeting.** The committee recommended approval. The report was adopted with a motion by Lopez and a second by Palensky. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

**10.A.3. Traffic Control Device Committee report for 1st Quarter 2026.** The committee recommended approval. The report was adopted with a motion by Bahr and a second by Roth. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

**11. REPORTS OF SPECIAL COMMITTEES:** None

**12. REPORTS ON LEGISLATION:** None

**13. NEW BUSINESS:**

**13.A. Appointment of Greg Sealock to the Civil Service Commission for five-year term.** The mayor's appointment of Greg Sealock to the Civil Service Commission was ratified with a motion by Jablonski and a second by Palensky. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

**13.B. Appointment of Bret Kumpf to the Board of Adjustment for three-year term.** The mayor's appointment of Bret Kumpf to the Board of Adjustment was ratified with a motion by Roth and a second by Jablonski. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

**13.C. Appointment of Russ Strehle to the Board of Adjustment for three-year term.** The mayor's appointment of Russ Strehle to the Board of Adjustment was ratified with a motion by Bahr and a second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

- 13.D. Appointment of Michael Duesman as an alternate to the Board of Adjustment for three-year term.** The mayor's appointment of Michael Duesman as an alternate to the Board of Adjustment was ratified with a motion by Bahr and a second by Jablonski. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

Vasicek clarified that the Board of Adjustment is an independent body of construction professionals who review applications and determine if a variance or waiver may be granted.

- 13.E. Plans, specifications, estimate of cost in the amount of \$204,590, and authorization to advertise for bids for Columbus Loup River Bridge Mitigation 2026 (plans and specifications on file in the engineering department) CIP# 25-25** Bogus explained that because the Loup River southbound truss bridge is a historic bridge, the federal government requires that it be mitigated. He noted that the mitigation project will be 100% reimbursed through the Nebraska Department of Transportation and the display structure will be located in Pawnee Park over the existing trail. The plans, specifications, estimate of cost, and authorization to advertise for bids for Columbus Loup River Bridge Mitigation 2026 was approved with a motion by Palensky and a second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.
- 13.F. Comments from mayor and city council members.** Bulkley reminded the public that he will be at the Columbus Public Library on Saturday, April 25, 2026, from 9 a.m. to 10 a.m., as part of "Open House with the Mayor" which is held on the last Saturday of each month.

**14. RESOLUTIONS:**

- 14.A. Resolution No. R26-56 approving and accepting permanent utility easement with JLO Properties, LLC located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska (Howard Boulevard and Evans Lake).** Resolution No. R26-56 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AND ACCEPTING THE PERMANENT UTILITY EASEMENT AGREEMENT WITH JLO PROPERTIES, LLC, LOCATED IN LOT 1, JLO SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 1, JLO SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY NEBRASKA, SAID POINT BEING 76.01 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF ORIGINALLY PLATTED, LOT 1, BLOCK C, EVANS-PLUGGE SUBDIVISION, AND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 81, AND ASSUMING THE SOUTHEASTERLY LINE OF SAID LOT 1 TO HAVE A BEARING OF N 40°15'21"E; THENCE N 50°46'20"W AND ON SAID NORTHEASTERLY RIGHT OF WAY LINE, 116.71 FEET; THENCE N 39°13'40"E, 10.00 FEET;

THENCE S 50°46'20"E AND PARALLEL TO SAID RIGHT OF WAY LINE, 116.89 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE S 40°15'21" W AND ON SAID SOUTHEASTERLY LINE, 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 1168.0 SQUARE FEET MORE OR LESS. A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Lopez and a second by Roth. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

**14.B. Resolution R26-57 awarding contract to Midlands Contracting dba Johnson Service Co. in the amount of \$133,409.75 for Sanitary Sewer Rehabilitation 2026. CIP #20-94** Resolution No. R26-57 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AWARDING A CONTRACT TO MIDLANDS CONTRACTING, INC. DBA JOHNSON SERVICE CO. IN THE AMOUNT OF \$133,409.75 FOR SANITARY SEWER REHABILITATION 2026 was adopted with a motion by Bahr and a second by Hiemer. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

**14.C. Resolution R26-58 approving professional engineering services agreement with Kirkham Michael & Associates, Inc. in the amount of \$125,384.19 for Airport Runway and Taxiway Lighting Improvements. Reallocated CIP #26-15** Resolution No. R26-58 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH KIRKHAM MICHAEL & ASSOCIATES, INC. IN THE AMOUNT OF \$125,384.19 FOR AIRPORT RUNWAY AND TAXIWAY LIGHTING IMPROVEMENTS PROJECT; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF COLUMBUS; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Hiemer and a second by Bahr. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcón and Schilling were absent.

**14.D. Resolution R26-59 approving professional engineering services agreement with Kirkham Michael & Associates, Inc. in the amount of \$20,000 to provide geographical information system and AutoCAD files for runway approach zones for Columbus Municipal Airport. Reallocated CIP #26-15** Resolution No. R26-59 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH KIRKHAM MICHAEL & ASSOCIATES, INC. IN THE AMOUNT OF \$20,000 TO PROVIDE GEOGRAPHICAL INFORMATION SYSTEM AND AUTOCAD FILES FOR RUNWAYS 14/32 AND 02/20 APPROACH ZONES FOR COLUMBUS MUNICIPAL AIRPORT; A COPY OF SAID AGREEMENT IS ATTACHED

PROCEEDINGS OF CITY COUNCIL

April 20, 2026

Page 11

HERETO; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Palensky and a second by Lopez. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.

- 14.E. Resolution No. R26-60 amending award of Community Development Block Grant funds to the amount of \$19,126.70 to Melissa Spearman for downtown revitalization.** Resolution No. R26-60 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AWARD OF PROCEEDS IN THE AMENDED AMOUNT OF \$19,126.70 FROM COMMUNITY DEVELOPMENT BLOCK GRANT NO. 23-DTR-003 TO MELISSA SPEARMAN AS RECOMMENDED BY THE BUSINESS IMPROVEMENT BOARD, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY was adopted with a motion by Lopez and a second by Bahr. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.
- 15. ORDINANCES ON FIRST READING:** None
- 16. ORDINANCES ON SECOND READING:** None
- 17. ORDINANCES ON THIRD READING:** None
- 18. CONSIDERATION OF PAYROLL AND BILLS ON FILE:** Included in Consent Agenda.
- 19. UNFINISHED BUSINESS:** None
- 20. ADJOURNMENT:** The meeting adjourned at 6:51 p.m.

Presented and approved this 4th day of May 2026.

OFFICE OF THE CITY CLERK

: Shuraya Choat