

City Council Regular Meeting via conference call. Access meeting by using Conference Call No. 415-762-9988 with this Meeting ID No. 236-678-6847.

Monday, May 4, 2020 7:00 PM

Conference Call: 415-762-9988; Mtg. ID: 236-678-6847

PO Box 1677

Columbus, NE 68602

**Format of meeting by conference call is being conducted in order to comply with social distancing guidelines due to the COVID-19 outbreak and intended to follow the authorization of Executive Order No. 20-03 issued by Governor Ricketts on March 17, 2020.**

**1. STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT AND ROLL CALL**

**84-1407. Act, how cited.**

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

**84-1408. Declaration of intent; meetings open to public.**

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

**84-1409. Terms, defined.**

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions.

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

**84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.**

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;(c) Investigative proceedings regarding allegations of criminal misconduct; or

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting.

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster.

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

**84-1411. Meetings of public body; notice; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.**

(1) Each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes. Such notice shall be transmitted to all members of the public body and to the public. Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (a) twenty-four hours before the scheduled commencement of the meeting or (b) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2) A meeting of a state agency, state board, state commission, state council, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public

power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

- (a) Reasonable advance publicized notice is given;
- (b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;
- (c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;
- (d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and
- (e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or
- (ii) In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

- (a) The territory represented by the educational service unit, member educational service units, community college board of governors, public power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;
- (b) Reasonable advance publicized notice is given which identifies each telephone conference location at which there will be present: (i) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (ii) A nonvoting designee designated under subdivision (3)(f) of this section;
- (c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;
- (d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) An organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by means of electronic or telecommunication equipment. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

**84-1412. Meetings of public body; rights of public; public body; powers and duties.**

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body may require any member of the public desiring to address the body to identify himself or herself.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making a telephone conference call available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act;

(f) Reasonable arrangements are made to provide viewing at other in-state locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and

(g) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) The public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at the meeting.

(8) Public bodies shall make available at the meeting or the in-state location for a telephone conference call or videoconference, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

**84-1413. Meetings; minutes; roll call vote; secret ballot; when.**

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

**84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.**

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

**Effective Date – September 1, 2019**

**Distributed by the League of Nebraska Municipalities**



2. **PRAYER**

3. **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.**

A. Minutes of April 20, 2020, City Council meeting.

A regular meeting of the mayor and city council of the City of Columbus, Nebraska, was convened on April 20, 2020, at 7 p.m.

Format of this meeting was by teleconference in open and public session in order to comply with social distancing guidelines due to the COVID-19 outbreak and was intended to follow the authorization of Executive Order No. 20-03 issued by Governor Ricketts on March 17, 2020.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram, 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 acknowledgement 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 AND ROLL CALL:** Mayor Bulkley announced that a copy of the Open Meetings Act was attached to the agenda packet and was accessible on the city's website. Present were Mayor James Bulkley and Council Members Beth Augustine-Schulte, Charlie Bahr, Troy Hiemer, Rich Jablonski, Dennis Kresha, John Lohr, Prent Roth, and Ron Schilling. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, City Clerk Janelle Kline, City Engineer Rick Bogus, and Public Property Director Doug Moore.
2. **PRAYER:** Bahr led in prayer.
3. **CONSENT AGENDA:** Vasicek stated that the following items are considered routine by the city council and will be enacted by one motion. She pointed out that 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 Bahr and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".
  - 3.A. **Minutes of April 6, 2020, City Council meeting.**
  - 3.B. **Appointment of Troy Loeffelholz to Civil Service Commission for five-year term.**
  - 3.C. **Renewal of solid waste hauling licenses for the following: Ace Sanitation Service, Inc., Beemer Lumber, LLC dba Discount Dumpster, Callaway Rolloffs, LLC, S2 Roll-offs Refuse & Recycling, U & I Sanitation, LLC, and Waste Connections of Nebraska, Inc.**
  - 3.D. **Resolution No. R20-34 authorizing payment of various improvement**

- projects.** Resolution No. R20-34 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER, TO WIT: GEHRING CONSTRUCTION & READY MIX, INC. - CONCRETE PAVING IMPROVEMENTS \$173,157.30; OBRIST & CO., INC. - SED #45 & WED #63 (48 AVE. FROM 42 ST. TO LOST CREEK PARKWAY) \$58,389.20.
- 3.E. Resolution No. R20-35 approving application of DGMJ, LLC for agricultural deferment of special assessments relating to Sewer Extension District No. 45 and Water Extension District No. 63 (48 Avenue from 42 Street to Lost Creek Parkway) and Street Improvement District No. 183 (48 Avenue from 38 Street to Lost Creek Parkway).** Resolution No. R20-35 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE APPLICATION OF DGMJ, LLC AS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THE NORTH 10 ACRES OF THE SOUTH 55 ACRES OF THE E1/2SE1/4, AND THE SOUTH 15 ACRES OF THE NW1/4SE1/4, AND THE SOUTH 5 ACRES OF THE NE1/4SE1/4, AND THE NORTH 5 ACRES OF THE N1/2S1/2SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA EXCEPT REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, FOR AN AGRICULTURAL DEFERMENT OF SPECIAL ASSESSMENTS RELATING TO SEWER EXTENSION DISTRICT NO. 45 AND WATER EXTENSION DISTRICT NO. 63 (48 AVENUE FROM 42 STREET TO LOST CREEK PARKWAY) AND STREET IMPROVEMENT DISTRICT NO. 183 (48 AVENUE FROM 38 STREET TO LOST CREEK PARKWAY).
- 3.F. Finance Department reports.**
- 3.G. Payroll and bills on file.** CP=Capital Projects; E=Expenses; R=Refund; S=Service & Supplies; T=Training 05/01/20 Payroll \$622,857.35; 911 Custom 267.00 S; A to Z Messaging 105.00 S; Ace Hardware 854.48 S; Ace Sanitation 117.00 S; Advance Auto Parts 7,727.29 S; Ag Spray Equip 337.90 S; Jill Ainsworth 150.00 R; AlphaMedia 1,675.00 S; Amazon 2,079.76 S; Barbara Averett 24.75 R; Christy Avery 30.00 R; Beard-Warren 460.14 S; Behlen Towing 630.00 S; Black Hills Energy 5,640.83 S; Bound Tree Medical 1,640.26 S; Kari Brock 30.00 R; Becky Burbach 60.00 R; CEM Sales 1,597.10 S; Ctr for Municipal Solutions 300.00 S; Central Parts 76.98 S; Central Sand & Gravel 519.12 S; Col Chamber 1,440.00 S; CCH 1,523.41 S; Col Custom Embroidery 132.00 S; Col Family Resource Ctr 9,129.00 S; Col Motor 721.15 S; Col Tire

51.00 S; Continental Research 828.80 S; Core & Main 3,022.05 S; Cornhusker Power 891.48 S; Culligan 184.95 S; Elisha Davis 60.00 R; DPC Industries 1,247.25 S; D Dunbar 9,684.65 E,S; Eakes 450.70 S; Electrical Eng & Equip 14.45 S; Electronic Eng 497.21 S; Enterprise Electric 105.30 S; Envisionware 907.25 S; EZ Links Golf 175.00 S; FBG 5,167.36 S; Fedex 12.42 S; First National Bank 12,317.69 E; Foreman Lumber 66.00 S; Frontier 3,461.18 S; Gale 468.11 S; Galls 232.94 S; Gehring Const 173,196.40 CP,S; General Traffic Controls 373.00 S; Gerhold Concrete 51.62 S; Gilmore & Assoc 7,000.00 CP; Hadley-Braithwait 283.70 S; HDR 35,955.34 CP; Heartland Natural Gas 4,578.78 S; Tarryn Hickman 120.00 R; Hobby Lobby 301.87 S; Hotsy Equip 6,425.00 S; Mark Howerter MD 598.00 S; Hy-Vee 299.05 S; Ingram Library Services 230.00 S; Int'l Code Council 544.44 S; Jackson Services 1,631.97 S; R Janicek 338.58 E; JEO Consulting 931.25 S; Joy's Uniforms 40.00 S; Kelly Supply 287.65 S; Kiplinger Washington Editors 59.00 S; Katie Korth 30.00 R; Lakeview Small Engine 215.45 S; Landscapes Unlimited 10,411.76 CP; Language Line 171.82 S; Library Ideas 7,650.00 S; Library Journals 765.00 T; Lincoln Winwater Works 686.86 S; Lingo 51.64 S; Lake Stop 157.92 S; Loup Power 91,342.84 S; Macqueen Equip 140.21 S; Mail Prep 3,870.24 S; Mailbox 42.95 S; MD Solutions 615.75 S; Lindsay Meister 300.00 R; Menards 1,037.10 S; Mettler-Toledo 584.12 S; Mid-American Research 1,179.25 S; MW Alarm 1,458.33 S; MW Laboratories 2,000.50 S; MW Service 523.20 S; MW Turf 1,023.96 S; Mike's Towing 1,130.00 S; MSC Industrial 338.12 S; Shane Mueller 146.50 S; NE Notary Assoc 100.00 S; NE Sports 18.99 S; NE Supreme Court 104.70 S; Newman Signs 399.45 S; NENEDD 2,212.61 S; NE NE Solid Waste Coalition 67,337.92 S; NoSwett Fencing 1,142.15 S; Novicki Fire Prevention 52.00 S; Obrist & Co 58,389.20 CP; Occupational Health 1,122.00 S; OCLC 1,751.58 S; Officenet 898.54 S; Oliver Packaging 84.88 S; Olson's Pest Techn 202.00 S; One Call Concepts 240.98 S; One Source 715.50 S; O'Reilly 150.30 S; Overhead Door 444.33 S; Pace Analytical 650.00 S; Pet Care 114.05 S; Pete Lien 5,238.02 S; Pollard Water 165.00 S; N Porter 126.38 E; Powder Coating 250.00 S; Presto-X 176.00 S; Reardon 112.95 S; Recorded Books 161.82 S; Rembolt Ludtke 167.50 S; Aaron Rose 30.00 R; RVW 1,517.75 S; S & S Willers 61.01 S; Sapp Bros 376.69 S; Tara Schreiber 40.00 S; Security Equip 18,832.00 CP; ServiceMaster 991.63 S; Shayla Sharman 600.00 R; Sherwin-Williams 157.05 S; Shevlin Supply 77.00 S; Sigma-Aldrich 550.24 S; Mike Sinovic 21.99 R; Sipple Hansen Emerson Schumacher & Klutman 7,865.35 S; Sirius 11,542.28 CP; Southern Carlson 715.06 S; Stan Houston Equip 58.00 S; Stryker Sales 939.07 S; Sunset Law Enforcement 3,063.09 S; Super Saver 75.55 S; Sysco 7,539.99 S; Telecommunication Systems 1,554.00 S; Home Depot 52.08 S; Lifeguard Store 2,406.00 S; Time Warner 8.37 S; Tire Outlet 1,582.00 S; Tractor Supply 247.47 S; Truck Center 35.49 S; Turfwerks 1,710.90 S; Turtle Tracks 262.00 S; Twin Rivers Vet 225.00 S; Tworek Welding 95.00 S; Typhoon Wash 67.50 S; United Equity 21.86 R; UNL 28.00 S; UPS 140.00 S; USA Blue Book 696.60 S; USDA, APHIS 1,392.54 S; Utility Service 11,164.80 S; Verizon 594.24 S; Vessco 4,694.21 S; VVS Canteen 182.96 S; Waste Connections

225.06 S; Wemhoff Refrigeration 407.59 S; Wilson & Co 25,805.04 CP; Xavus Solutions 150.00 S; Zee Medical 39.35 S. TOTAL \$1,310,461.14.

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

5. **SPECIAL PRESENTATIONS:** None

6. **PUBLIC HEARINGS:**

6.A. **Public hearing - Application of City of Columbus dba Van Berg Golf Course for Retail Class "I" liquor license at 560 Van Berg Drive.** Thomas Freimuth, an attorney assisting a recently created non-profit golf association, spoke in favor of this liquor license application as the additional revenue would be beneficial to the city. He referred to the state fire marshal's requirements for improvements to the golf facility before the liquor license could be issued and said the golf league could donate the work needed to make the necessary improvements. Following discussion, concurrence of the council was to proceed with approval of the application in order to allow time to determine whether or not improvements to the facility was feasible. The public hearing closed and the application was approved with a motion by Schilling and a second by Jablonski. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

6.A.1. **Application of Van Berg Golf Course for Douglas Dunbar as manager in conjunction with liquor license.** The application was approved with a motion by Schilling and a second by Lohr. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

6.B. **Public hearing - Application of City of Columbus for final plat of Jackson Subdivision (10 Street and 30 Avenue).** (Planning Commission recommends approval.) No public testimony was heard. The public hearing closed with a motion by Bahr and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

6.B.1. **Resolution No. R20-36 approving final plat.** Resolution No. R20-36 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 OUTLOT 6 AND IN PART OF OUTLOT 5, ORIGINAL CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 6, ORIGINAL CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA AND ASSUMING THE EAST LINE OF SAID OUTLOT 6 TO HAVE A BEARING OF S 00°31'25" E; THENCE S 88°19'09" W AND ON THE SOUTH LINE SAID OUTLOT 6, 177.89 FEET; THENCE S 00°39'44" E, 145.84 FEET; THENCE N 88°16'36" E, 6.99 FEET; THENCE S 00°35'41" E, 99.26 FEET; THENCE S 88°48'51" W, 170.41 TO A POINT ON THE WEST LINE OF 30TH AVENUE; THENCE S 00°31'25" E AND ON SAID

WEST LINE 9.93 FEET TO THE NORTHEAST CORNER LOT 1 RICKLY'S SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; THENCE S 88°50'22" W, AND ON NORTH LINE SAID RICKLY'S SUBDIVISION, 150.64 FEET; THENCE S 88°59'04" W AND ON SAID NORTH LINE, 186.21 FEET; THENCE N 02°00'57" W, 252.94 FEET TO A POINT ON THE SOUTH LINE SAID OUTLOT 6; THENCE S 88°19'09" W AND ON SAID SOUTH LINE, 89.97 FEET; THENCE N 00°25'07" W, 242.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE 10TH STREET; THENCE S 86°17'03" E AND ON SAID SOUTH LINE, 327.80 FEET; THENCE S 68°54'21" E AND ON SAID SOUTH LINE, 114.07 FEET TO A POINT ON THE EAST LINE SAID OUTLOT 6; THENCE S 00°31'55" E AND ON SAID EAST LINE, 163.42 FEET TO THE POINT OF BEGINNING CONTAINING 3.13 ACRES MORE OR LESS, HEREINAFTER TO BE KNOWN AS JACKSON SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, AND APPROVING THE PLAT THEREOF was adopted with a motion by Bahr and a second by Augustine-Schulte. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

- 6.C. Public hearing - Application to Nebraska Department of Economic Development for Nebraska Affordable Housing Trust Funds for direct homebuyer assistance in the amount of \$500,000, with the City of Columbus providing \$50,000 in matching funds, for a total project cost of \$550,000.** No public testimony was heard. The public hearing closed with a motion by Jablonski and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".
- 6.C.1. Resolution No. R20-37 approving application.** Resolution No. R20-37 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING APPLICATION TO THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR NEBRASKA AFFORDABLE HOUSING TRUST FUNDS FOR DIRECT HOMEBUYER ASSISTANCE IN THE AMOUNT OF \$500,000, WITH THE CITY OF COLUMBUS PROVIDING \$50,000 IN MATCHING FUNDS, FOR A TOTAL PROJECT COST OF \$550,000, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; AND TO PROVIDE FOR THE MAYOR TO EXECUTE THE SAME was adopted with a motion by Bahr and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".
- 6.D. Public hearing - Consider amendment to Community Development Block Grant Economic Development Revolving Loan Fund Program and Housing Revolving Loan Fund Program.** No public testimony was heard. The public hearing closed with a motion by Schilling and a second by Roth. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth,

and Schilling voted "Aye" and none voted "Nay".

7. **PETITIONS AND COMMUNICATIONS:** None
8. **REPORTS OF CITY OFFICES:** Finance Department report included in Consent Agenda
- 8.A. **2019 Tax Increment Financing report.** Vasicek reported on the status of the Tax Increment Financing redevelopment projects.
9. **REPORTS OF COUNCIL COMMITTEES:** None
10. **REPORTS OF SPECIAL COMMITTEES:** None
11. **REPORTS ON LEGISLATION:** None
12. **NEW BUSINESS:**
- 12.A. **Application of Foreman Lumber for preliminary plat of Ekea Addition (41 Avenue and 11 Street).** (Planning Commission recommends approval.) The preliminary plat of Ekea Addition was approved with a motion by Roth and a second by Kresha. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".
- 12.B. **Comments from mayor and city council members.** Jablonski expressed his dissatisfaction with meetings held by teleconference. Bulkley commended the public on their efforts of maintaining social distancing during the COVID outbreak.
13. **RESOLUTIONS:**
- 13.A. **Resolution No. R20-38 approving agreement with The Clark Creative Group in an amount not to exceed \$30,800 for the Library Building Project Educational Marketing Campaign.** Vasicek explained the scope of services this agreement entails. Jablonski expressed opposition to calling this project the "Library Project" as he feels it is misleading and it was noted that an appropriate title will be established as the project evolves. Gary Williams, 2163 43 Avenue, expressed concerns with this project due to the potential closing of 25th Avenue. Resolution No. R20-38 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AN AGREEMENT WITH THE CLARK CREATIVE GROUP IN AN AMOUNT NOT TO EXCEED \$30,800 FOR THE LIBRARY BUILDING PROJECT EDUCATIONAL MARKETING CAMPAIGN, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; 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 Bahr and a second by Lohr. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted "Aye" and Jablonski voted "Nay".
14. **ORDINANCES ON FIRST READING:** None
  15. **ORDINANCES ON SECOND READING:** None
  16. **ORDINANCES ON THIRD READING:** None
  17. **CONSIDERATION OF PAYROLL AND BILLS ON FILE:** Payroll and all other bills included in Consent Agenda
  - 17.A. **ARL Credit Services.** ARL Credit Services - Service \$1,750.50. Jablonski requested to be excused from discussion on this agenda item because he is an owner of ARL Credit Services and therefore has a conflict of interest. Jablonski was allowed to abstain from voting on this agenda item and the rules requiring him to leave the Council Chambers during discussion and vote were suspended with a motion by Bahr and a second by Augustine-Schulte. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay". Jablonski abstained from voting. The bill from ARL Credit Services was approved with a motion by Bahr and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay". Jablonski abstained from voting.
  18. **UNFINISHED BUSINESS:** None
  19. **ADJOURNMENT:** The meeting adjourned at 7:49 p.m.

Presented and approved this 4 day of May, 2020.

---

MAYOR

ATTEST:

---

CITY CLERK

- B. Reappointment of Toby Goc, Thomas Loseke, Logan Bronson, Ed Wagner, and Bill Elton (as alternate) to Board of Adjustment for three-year terms.

The City of **Columbus**

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Administration Office (402) 562-4232

Fax (402) 563-1380

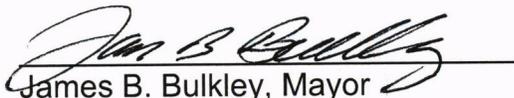
# MEMORANDUM

**DATE:** April 23, 2020  
**TO:** City Council Members  
**FROM:** James B. Bulkley, Mayor  
**SUBJECT:** Reappointments

With your permission, I wish to submit the following names to you for reappointment at the May 4, 2020, City Council meeting. Per Council Rules, the two-week waiting period is automatically waived for someone who is reappointed to the same or similar position.

**BOARD OF ADJUSTMENT: (Three Year Term)**

Toby Goc  
Bill Elton (as Alternate)  
Thomas Loseke  
Logan Bronson  
Ed Wagner

  
James B. Bulkley, Mayor

Committees&Boards/AppointReappoint/BdAdjustment

- C. Service agreement with Eaton Corporation in the amount of \$26,729.01 for uninterruptible power source at Joint Communications Center.



# The City of *Columbus*

**RESPONSIBLE • RESPONSIVE • REPUTABLE**  
Communications (402) 564-3201 Fax (402) 565-0660

**DATE:** April 16<sup>th</sup>, 2020  
**TO:** Mayor and City Council  
**FROM:** Rachel Pensick, Communications Director  
**RE:** Purchase of UPS Service Contract from Eaton

**RECOMMENDATION:**

It is recommended that the City Council approve the purchase of a service contract from Eaton for our current uninterruptible power source (UPS).

**DISCUSSION:**

The Columbus/Platte County Joint Communications Center (JCC) operates as the Public Safety Answering Point (PSAP) for all of Platte County, Nebraska. Due to the critical systems used in the PSAP, it is imperative that back-up power is immediately provided during a power failure; therefore, an Eaton UPS was purchased for the JCC during the Joint Communications project.

Performing factory-recommended preventive UPS maintenance is critical for optimal performance and continued reliability, minimizing the risks of downtime, and extending the life of the UPS. Furthermore, it is imperative that in the event there is a UPS failure, a technician be available twenty-four hours a day, seven days a week.

The current EATON UPS service contract is set to expire on July 20<sup>th</sup>, 2020.

**FISCAL IMPACT:**

The five-year service contract price will be \$26,729.01, which includes 24/7 response with parts and labor, once a year preventive maintenance, and sealed battery preventive maintenance.

**CONCURRENCE:**

The Joint Communications Committee reviewed and approved the purchase of the service contract.



**SIGNATURE:**

By: Rachel Pensick

Rachel Pensick – Communications Director

Approved: Heather Lindsley

Heather Lindsley – Finance Director

Approved: Tara Vasicek

Tara Vasicek – City Administrator

# City of Columbus Quote Sheet for Purchases

Department: Columbus/Platte County Joint Communications

Charge to Account Number: 220-220-54380 Maintenance Agreements

Department Head Approval: *R Pensick*

Finance Director Review: *Heather Lindsey*  
(For Purchases of \$5,000 to \$40,000)

City Administrator Approval: *Todd Thalken*  
(For Purchases of \$5,000 to \$40,000)

... Purchases between \$10,000 and \$40,000 need Council approval, also.

Date: 4/7/2020 Time: 3:52 PM

Vendor Name: Eaton UPS

Vendor Employee Name: Keith A. Bisson

Telephone: (319)573-8469

Quote For: Five year UPS service contract

Quote Includes:	Item Totals:
7x24 Service Coverage w/ Parts Labor	\$14,628.51
UPS Preventive Maintenance (5x per term)	\$7,600.50
Sealed Battery Preventive Maintenance (5x per term)	\$4,500.00
<b>Total:</b>	<b>\$26,729.01</b>

Quote Excludes:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Delivery Date: 7/26/2020 Shipped By: N/A

Shipped F.O.B. (Freight Paid): Yes  No

Tax Excluded

City Employee Obtained Quote: Todd Thalken/Rachel Pensick



**Eaton UPS Service Cart: 321167-1**  
**Cart Date: 03/12/2020**  
 (Effective until 04/26/2020)

**Keith A. Bisson, Direct Service Sales Specialist**  
**Eaton Corporation**  
**PO Box 307**  
**Palo, IA 52324**  
**(319) 573-8469**  
**Email: keithabisson@eaton.com**

**Prepared For:**

Todd Thalken  
 Columbus E911  
 1304 Bill Babka Drive  
 Columbus, NE 68601  
 (402) 562-9214  
 Email: todd.thalken@columbusne.us

We are pleased to provide the following services proposal for your power quality equipment. Please refer to the Scopes of Work (SOW) for descriptions of service coverage and exclusions. Eaton Corporation terms and conditions (Eaton Corp. Service Agreement T-0 attachment) govern this proposal, and any purchase order submitted to Eaton pursuant thereto. Additional or different terms proposed by Buyer, whether in its purchase order or otherwise, shall not be binding upon Eaton Corporation and are hereby rejected unless expressly agreed to in writing by Eaton Corporation. This quote includes multiple alternates for comparing various service solutions; please specify which alternate you are ordering.

**Quantity 1, Eaton 93PM 208V-20-60, VRLA Sealed, 40**

**Coverage Start Date:** 7/26/2020    **Coverage End Date:** 7/25/2021    **Term:** 1 Year

	Unit List Price	Extended Net Price
<b>Flex: 8 Hr Rsp, 7x24 Cvg Only (FL87NXXX-0080)</b>	<b>\$3,249.00</b>	<b>\$2,924.10</b>
• After Hours (7x24) w/ Parts&Labor		
• 8 HR Response Time		
• 1x per term: UPS Preventive Maintenance, Business Hours (5x8) (0006NXXX-0080)	\$1,689.00	\$1,520.10
• 1x per term: Sealed Battery Preventive Maintenance, Any Time (0005NSXX040)	\$1,000.00	\$900.00
• EOSL Status Active		
<b>Supporting Documents: T-0, X-1, R-2, R-5, R-30, R-10</b>		

Site Location	Model	Serial Number	Quantity	
Columbus E911	93PM 208V-20-60	EN127UJJ06	1	<b>\$5,344.20</b>

	List Price	Net Price
<b>Grand Total Price:</b>	<b>\$5,938.00</b>	<b>\$5,344.20</b>

**Did you know?** Eaton has PredictPulse remote monitoring and a suite of professional assessment and testing services (Load Bank, IR Scan, PQ Meter) that take traditional preventive maintenance to the next level by proactively identifying issues for greater peace of mind. Learn more at [Eaton.com/UPSservices](http://Eaton.com/UPSservices)



Powering Business Worldwide

### Quantity 1, Eaton 93PM 208V-20-60, VRLA Sealed, 40

Coverage Start Date: 7/26/2020 Coverage End Date: 7/25/2023 Term: 3 Years

	Unit List Price	Extended Net Price
<b>Flex: 8 Hr Rsp, 7x24 Cvg Only (FL87NXXX-0080)</b>	<b>\$9,747.00</b>	<b>\$8,772.30</b>
• After Hours (7x24) w/ Parts&Labor		
• 8 HR Response Time		
• 3x per term: UPS Preventive Maintenance, Business Hours (5x8) (0006NXXX-0080)	\$5,067.00	\$4,560.30
• 3x per term: Sealed Battery Preventive Maintenance, Any Time (0005NSXX040)	\$3,000.00	\$2,700.00
• EOSL Status Active		

Supporting Documents: T-0, X-1, R-2, R-5, R-30, R-10

Site Location	Model	Serial Number	Quantity	
Columbus E911	93PM 208V-20-60	EN127UJJ06	1	\$16,032.60

	List Price	Net Price
<b>Grand Total Price:</b>	<b>\$17,814.00</b>	<b>\$16,032.60</b>

### Quantity 1, Eaton 93PM 208V-20-60, VRLA Sealed, 40

Coverage Start Date: 7/26/2020 Coverage End Date: 7/25/2025 Term: 5 Years

	Unit List Price	Extended Net Price
<b>Flex: 8 Hr Rsp, 7x24 Cvg Only (FL87NXXX-0080)</b>	<b>\$16,253.90</b>	<b>\$14,628.51</b>
• After Hours (7x24) w/ Parts&Labor		
• 8 HR Response Time		
• 5x per term: UPS Preventive Maintenance, Business Hours (5x8) (0006NXXX-0080)	\$8,445.00	\$7,600.50
• 5x per term: Sealed Battery Preventive Maintenance, Any Time (0005NSXX040)	\$5,000.00	\$4,500.00
• EOSL Status Active		

Supporting Documents: T-0, X-1, R-2, R-5, R-30, R-10

Site Location	Model	Serial Number	Quantity	
Columbus E911	93PM 208V-20-60	EN127UJJ06	1	\$26,729.01

	List Price	Net Price
<b>Grand Total Price:</b>	<b>\$29,698.90</b>	<b>\$26,729.01</b>

**Did you know?** Eaton has PredictPulse remote monitoring and a suite of professional assessment and testing services (Load Bank, IR Scan, PQ Meter) that take traditional preventive maintenance to the next level by proactively identifying issues for greater peace of mind. Learn more at [Eaton.com/UPSservices](http://Eaton.com/UPSservices)



Powering Business Worldwide

- Contract Payment Terms: Net 30 days, Billing Cycle: Payment Upfront
- Please specify which alternate you are ordering on your purchase order or mark and attach this quote.
- Important Tax Notice: Tax is not included in the above purchase price. All orders will be subject to all applicable sales tax unless a current tax exemption certificate is on file covering the state shown in the ship-to address or service equipment location.
- To purchase (renew) your service contract, please sign and date below. Return all attachments with purchase order to: Eaton Corporation, 8609 Six Forks Road, Raleigh, NC 27615, Tel 800/843-9433, Fax 800/228-1899.
- Make Payments to: Eaton Corporation, 29085 Network Place, Chicago, IL 60673-1290

Please check which of the following options you would like:

Option 1: One year (\$5,344.20)

Option 2: Three Year (\$16,032.60)

Option 3: Five Year (\$26,729.01)

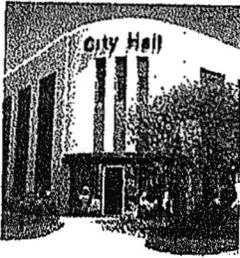
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Accepted By:	Name	Title	Date	Purchase Order Number
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Print Name:

**Did you know?** Eaton has PredictPulse remote monitoring and a suite of professional assessment and testing services (Load Bank, IR Scan, PQ Meter) that take traditional preventive maintenance to the next level by proactively identifying issues for greater peace of mind. Learn more at [Eaton.com/UPSservices](http://Eaton.com/UPSservices)

D. Renewal of maintenance agreement with Geo-Comm, Inc. in the amount of \$48,368 for GIS services for Joint Communications Center.



The City of **Columbus**

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Communications (402) 564-3201

Fax (402) 565-0660

**DATE:** April 17<sup>th</sup>, 2020  
**TO:** Mayor and City Council  
**FROM:** Rachel Pensick, Communications Director  
**RE:** Purchase of GIS Maintenance Services from Geo-Comm, Inc.

**RECOMMENDATION:**

It is recommended that the City Council approve the purchase of a three-year GIS Maintenance service contract from Geo-Comm, Inc.

**DISCUSSION:**

The Columbus/Platte County Joint Communications Center (JCC) operates as the Public Safety Answering Point (PSAP) for all of Platte County, Nebraska. Consistent and accurate GIS is the foundation of the 9-1-1 call routing process. The JCC currently has a GIS Maintenance service contract with Geo-Comm set to expire on June 30<sup>th</sup>, 2020. Geo-Comm has proposed a three-year GIS Maintenance service contract to begin on July 1, 2020, and expire on June 30, 2023.

There are many things in this contract that require technicians to support the process. Included in that list are:

- Maintaining of the MSAG (Master Street Address Guide)
- Assigning New Addresses to Rural Locations
- Completion of Routing Sheets
- Consolidation of East Central 911 Regional Data

**FISCAL IMPACT:**

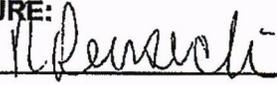
The three-year contract will be invoiced yearly. The first year contract cost will be \$15,859.00. The second year contract cost will be \$15,859.00. The third year contract cost will be \$16,650.00.

**CONCURRENCE:**

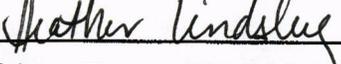
The Joint Communications Committee reviewed and approved the purchase of the service contract.



**SIGNATURE:**

By: 

Rachel Pensick – Communications Director

Approved: 

Heather Lindsley – Finance Director

Approved: 

Tara Vasicek – City Administrator

# City of Columbus Quote Sheet for Purchases

Department: Columbus/Platte County Joint Communications Center

Charge to Account Number: 221-221-54380

Department Head Approval: *[Signature]*

Finance Director Review: *[Signature]*  
(For Purchases of \$5,000 to \$40,000)

City Administrator Approval: \_\_\_\_\_  
(For Purchases of \$5,000 to \$40,000)

... Purchases between \$10,000 and \$40,000 need Council approval, also.

Date: 4/17/2020 Time: 11:00 AM

Vendor Name: Geo-Comm, Inc

Vendor Employee Name: Stacy Gross

Telephone: 320-281-2186

Quote For: GIS Maintenance Services

Quote Includes:	Item Totals:
GIS Maintenance July 1, 2020-June 3, 2021	\$15,859.00
GIS Maintenance July 1, 2021-June 3, 2022	\$15,859.00
GIS Maintenance July 1, 2022-June 3, 2023	\$16,650.00
Total:	\$48,368.00

Quote Excludes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Delivery Date: 7/1/2020 Shipped By: N/A

Shipped F.O.B. (Freight Paid): Yes \_\_\_\_\_ No \_\_\_\_\_

Tax Excluded

City Employee Obtained Quote: Rachel Pensick



**GIS Maintenance Services – Three Years**

**Contract # 04.20 CCJCC-NE**

April 13, 2020

**Geo-Comm, Inc.**  
EIN # 41-1811590  
601 West St. Germain  
St. Cloud, MN 56301  
Phone: (320) 240-0040  
[www.geo-comm.com](http://www.geo-comm.com)

**Columbus/Platte County Joint  
Communications Center**  
Rachel Pensick, Director  
2424 14<sup>th</sup> Street  
Columbus, NE 68601  
Phone (402) 564-3201  
E-mail [rachel.pensick@columbusne.us](mailto:rachel.pensick@columbusne.us)

Description	Year One	Year Two	Year Three
GIS Map Data Maintenance	\$9,922	\$9,922	\$10,418
GIS MSAG Maintenance and ALI Data Support	\$2,206	\$2,206	\$2,316
GIS Addressing Services	\$975	\$975	\$1,023
GIS Phase I Wireless Maintenance	\$2,756	\$2,756	\$2,893
<b>Annual Total:</b>	<b>\$15,859</b>	<b>\$15,859</b>	<b>\$16,650</b>

GIS maintenance services provided for three years from July 1, 2020 through June 30, 2023.

A description of the services covered under this contract is attached and made a part of this agreement as Exhibit A.

Customer agrees to pay GeoComm:

- \$15,859.00 invoiced net 45 days July 1, 2020
- \$15,859.00 invoiced net 45 days July 1, 2021
- \$16,650.00 invoiced net 45 days July 1, 2022

**Customer Authorization**

<b>Signature</b>	
<b>Print Name</b>	
<b>Purchase Order # (if required)</b>	
<b>Date</b>	

## **Exhibit A – Scope of Work**

### **GIS Map Data Maintenance**

GeoComm will use hard copy, digital resources, MSAG, and ALI databases provided by Customer to update the map data layers used for public safety purposes. As needed, GeoComm will:

- Update the road centerline(s) layer with additions, deletions, and corrections
- Update the site/structure address point layer with any additions, deletions, and/or corrections (excludes address assignment)
- Update the Emergency Service Zones (ESZ) layer, as well as associated fire, law, and medical emergency service boundary layers when updates are requested
- Update the incorporated municipality boundary layer when there are annexations
- If available, replace existing additional layer(s) with customer provided data (e.g. railways, water features, hazardous sites, etc.)

### **Quarterly Deliverables**

- GeoComm will provide quality and synchronization results of the comparisons between ALI database, MSAG, and GIS data upon receipt of customer data. Estimated time of delivery is within two weeks of receiving customer data.
- Upon request, GeoComm will provide map data layers to Customer for review
- Provision data up to GeoComm Software after quality control has been completed

**Notes:** If requested, GeoComm can provide Customer with up to two hardcopy maps, no larger than 36" x 36", per year. Additional charges may apply if custom labelling, annotation layer development, map insets, or representation layer development is required. Maintenance doesn't include the development of layers that do not currently exist; however, GeoComm can provide a quote for additional development if needed.

### **GIS Addressing**

GeoComm will update the address point layer based on resources provided by the customer within three (3) business days. Customer shall provide one or more of the following:

- Coordinates - Latitude and Longitude
- Specific Directions - example: .25 mile W of Hwy 1 at the 1st Ave intersection on N Side of Road
- Screenshot of location with address clearly marked and surrounding roads indicated

### **Deliverables**

- Update the address point layer with any additions, deletions, and/or corrections
- Update address points with attribute information
- Address added points and provide the new address within three (3) business days
- Respond to questions regarding unique addressing situations or discrepancies, as needed

**Note:** It is the responsibility of the customer to provide address notification to resident/business.

### **GIS MSAG Maintenance and ALI Database Support**

GeoComm will update and manage the customer's MSAG based on Customer provided resources to ensure ongoing synchronization with the county's GIS map data and ALI database. As needed, GeoComm will:

- Submit MSAG updates to the customer's database provider when new roads are added, roads are changed, roads are deleted, ESZs are changed
- Assist in the resolution of MSAG discrepancies (i.e. overlaps or gaps) as provided by the database provider
- Assist in the resolution of inconsistencies between the MSAG and map data
- Assist in the resolution of ALI database records that do not match the MSAG
- Request new Emergency Service Numbers (ESNs) from the database provider when new ESZs are created and make map and MSAG updates

### **Quarterly Deliverables**

- Submit MSAG updates to Customer's database provider as changes occur
- Provide a summary of synchronization results between the ALI database, MSAG, and map data
- Make recommendations on ALI updates to Customer's database provider as changes occur
- Make GIS map data updates based on MSAG or ALI changes

### **Phase I wireless layers maintenance**

GeoComm will update the wireless sector/omni coverage and tower layers based on hard copy or digital resources provided by Customer for plotting wireless 9-1-1 calls. As needed, GeoComm will:

- Add new sector or omni coverages
- Attribute new sector or omni coverages with unique ID, sector ID, sector number, wireless company name, and radius
- Update sector or omni coverage attributes with current wireless information
- Change omni coverages to sectors
- Change sector orientation of cellular coverages
- Change sector or omni coverage radius
- Add new tower locations
- Complete regular and proactive quality control on all map layers used for wireless Phase I 9-1-1 call plotting
- Provision the updated layers if applicable

The following essential resources must be provided when updates to the wireless sector/omni coverage layer are requested to ensure complete and accurate updates.

- Coverage maps from each wireless provider
- Call logs from the GeoLynx dispatch mapping software
- Wireless routing sheets from each wireless provider which include:
  - Latitude/Longitude coordinates of the tower
  - Coverage Type: Omni or Sectorized. If the tower is sectorized provide azimuth/orientation and sector bandwidth
  - Unique ID
  - Sector ID
  - Sector Number
  - Wireless Company Name
  - Radius

### **Deliverables**

- Updated wireless sector/omni coverage and tower layers provided as frequently as monthly for use in the customer's public safety software mapping systems.
- If GeoComm software is in place, as frequently as monthly, GeoComm will compare call log information to the existing layers and subsequently update the data as needed.

## State Specific Requirements

GeoComm will work with each Customer to ensure map data meets or exceeds industry standards issued by the National Emergency Number Association (NENA) and State issued standards for Next Generation 9-1-1 (NG9-1-1). Additional charges may apply if new data layers need to be built due to State requirements.

## GIS Maintenance Bureau Contact Information

**Email:** [gis@geo-comm.com](mailto:gis@geo-comm.com)      **Phone:** 1.844.282.4507

**Upload Data:** <http://www.geo-comm.com/industries/gis/data-submission/>

**Uploading Data Notes:** Adobe Flash must be installed to upload files. All files must be compressed into a single (.zip) format. The zip file must be under 2GB. A confirmation e-mail will be sent once the file is received.

**Additional terms and conditions around cancellations can be found at:** <https://www.geo-comm.com/terms/>

E. Resolution No. R20-39 authorizing payment of various improvement projects.

**RESOLUTION NO. R20-39**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER, TO WIT:

B-D Construction, Inc.	Police Station	\$ 2,000.00
Gehring Construction & Ready Mix, Inc.	Concrete Paving Improvements	\$302,219.68

WHEREAS, the Mayor and Council of the City of Columbus, Nebraska, hereby find and determine that pursuant to contract, labor, equipment, and materials have been furnished for improvements in the following designated districts and projects within said City, to wit:

B-D Construction, Inc.	Police Station	\$ 2,000.00
Gehring Construction & Ready Mix, Inc.	Concrete Paving Improvements	\$302,219.68

that the respective Special Engineer has prepared and filed with the City Clerk a certificate of progress respecting said improvements, copies of which are attached and are hereby incorporated herein by reference and made a part hereof as if fully set forth herein; and that pursuant to said contract, the plans, specifications, and said certificate of progress, there is due the respective contractor on account the amount as set forth in the attached

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the said improvements in the aforesaid districts and projects and the respective certificate of progress be and are hereby accepted and adopted; that a check be issued and made payable to the respective contractor in the amount and in the manner as set forth in the respective certificate of progress; that each check shall be drawn on the appropriate and respective fund; that each check shall be redeemed and paid upon collection of special assessments and sale of various purpose bonds at the completion of each of said districts and projects.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

# COPY

## Contractor's Application for Payment No. 23

Application Period: 1-01-20-thru 3-31-20		Application Date: 4/27/2020
To (General): City of Columbus	From (Contractor): B-D Construction, Inc.	Page 1 of 4
Project:	Contract: New Columbus Police Station	
Project Number:	Contractor's Project No.: 18-014	Subcontract Number

### Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE..... \$ 7,782,583.00
2. Net change by Change Orders..... \$ \_\_\_\_\_
3. Current Contract Price (Line 1 ± 2)..... \$ 7,782,583.00
4. TOTAL COMPLETED AND STORED TO DATE  
(Column G Total on Continuation Sheet)..... \$ 7,555,906.00
5. RETAINAGE:
  - a. X \_\_\_\_\_ Work Completed..... \$ \_\_\_\_\_
  - b. X \_\_\_\_\_ Stored Material..... \$ \_\_\_\_\_
  - c. Total Retainage (Line 5.a + Line 5.b)..... \$ \_\_\_\_\_
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 7,555,906.00
7. LESS PREVIOUS BILLINGS (Line 6 from prior Application)..... \$ 7,553,906.00
8. AMOUNT DUE THIS APPLICATION..... \$ 2,000.00
9. BALANCE TO FINISH, PLUS RETAINAGE  
(Column H Total on Continuation Sheet + Line 5.c above)..... \$ 226,677.00

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

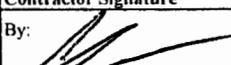
(1) All previous progress payments received from City of Columbus on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

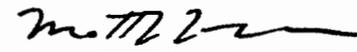
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

---

**Contractor Signature**

By:  Chris Langan, Vice President Date: 4/27/2020

Payment of: \$ 2,000.00  
(Line 8 or other - attach explanation of the other amount)

is recommended by:  04/28/2020

 (Date) 4/29/20

B-D Construction, Inc.  
2154 East 32nd Avenue; Columbus, NE 68601

Phone: 402-564-1225 / Fax: 402-564-9999  
Fed ID No.: 47-0530649

CIP 20-87  
211-211-57550-20087

**Contractor's Application and Certificate of Payment**

**COPY**



Contractor's Application for Payment No: 3		
Application Period: 4/7/20 to 4/21/20		
To (Owner): City of Columbus	From (Contractor): Gehring Construction & Ready Mix Co., Inc.	Via (Engineer): Rick Bogus
Project Name: Concrete Paving Improvements 2020		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: CIP 20-71

**Application For Payment**

**Change Order Summary**

Change Orders Approved by Owner:		
Number	Additions	Deductions
<b>TOTALS</b>	\$ -	\$ -
<b>NET CHANGE</b>		

1. ORIGINAL CONTRACT PRICE.....	\$ 1,306,533.20
2. Net change by Change Orders.....	
3. Current Contract Price (Line 1 ± 2).....	\$ 1,306,533.20
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ 673,018.40
5. RETAINAGE: (Capped at 10% of 50% of Contract)	\$ 65,326.66
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 607,691.74
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 305,472.06
8. AMOUNT DUE THIS APPLICATION.....	\$ 302,219.68
9. BALANCE TO FINISH, PLUS RETAINAGE (Column I on Progress Estimate + Line 5 above).....	\$ 698,841.46

**Contractor's Certification**

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Gehring Construction & Ready Mix Co., Inc.

By: Stephen Anderson Date: 4-21-20

Printed/Typed Name: Stephen Anderson

Payment of: \$ 302,219.68  
(Line 8 or other - attach explanation of the other amount)

is recommended by: \_\_\_\_\_ (Engineer) \_\_\_\_\_ (Date)

Payment of: \$ 302,219.68  
(Line 8 or other - attach explanation of the other amount)

is approved by: Richard [Signature] 4/22/20  
(Owner) (Date)

Approved by: \_\_\_\_\_ (Date)

Funding Agency (if applicable) \_\_\_\_\_ (Date)

- F. Resolution No. R20-40 approving application of Fehringer Properties, LLC - North for agricultural deferment of special assessments relating to Sewer Extension District No. 45 and Water Extension District No. 63 (48 Avenue from 42 Street to Lost Creek Parkway), and Street Improvement District No. 183 (48 Avenue from 38 Street to Lost Creek Parkway).

**RESOLUTION NO. R20- 40**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE APPLICATION OF FEHRINGER PROPERTIES, LLC AS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF SAID SE1/4; THENCE S 00°28'34" E (ALL BEARINGS ARE REFERENCED FROM TRUE NORTH OBSERVED AT THE NORTHEAST CORNER, SECTION 36, TOWNSHIP 17 NORTH, RANGE 1 WEST), 213.16' ON THE EAST LINE OF SAID SE1/4; THENCE N 89°58'57" W, 50.00' TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 48TH AVENUE AND THE CITY OF COLUMBUS' SOUTH HIGHWAY RIGHT-OF-WAY LINE THIS BEING THE POINT OF BEGINNING; THENCE N 89°58'57" W, 1995.81' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE N 89°58'29" W, 340.68' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE N 89°58'57" W, 258.31' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY TO THE WEST LINE OF SAID SE1/4; THENCE S 00°19'37" E, 290.41 ON THE WEST LINE OF SAID SE1/4 TO THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE SE1/4; THENCE N 89°48'47" E, 1322.74' ON THE SOUTH LINE OF THE NORTH 30 ACRES OF THE SE1/4 TO THE EAST LINE OF THE NW1/4 OF THE SE1/4; THENCE N 00°24'06" W, 230.55' ON THE EAST LINE OF SAID NW1/4 SE1/4 TO THE NORTHWEST CORNER OF THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 OF THE SE1/4; THENCE N 89°48'47" E, 1272.44 ON THE NORTH LINE OF SAID SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 SE1/4 TO THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE; THENCE N 00°28'34" W, 16.06' ON THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 10.29 ACRES MORE OR LESS, FOR AN AGRICULTURAL DEFERMENT OF SPECIAL ASSESSMENTS RELATING TO SEWER EXTENSION DISTRICT NO. 45 AND WATER EXTENSION DISTRICT NO. 63 (48 AVENUE FROM 42 STREET TO LOST CREEK PARKWAY) AND STREET IMPROVEMENT DISTRICT NO. 183 (48 AVENUE FROM 38 STREET TO LOST CREEK PARKWAY).

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the application for an Agricultural Deferment of Fehringer Properties, LLC as the owner of the following described property, to-wit: A tract of land located in the SE1/4 of Section 11, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Northeast corner of said SE1/4; thence S 00°28'34" E (all bearings are referenced from True North observed at the Northeast Corner, Section 36, Township 17 North, Range 1

West), 213.16' on the east line of said SE1/4; thence N 89°58'57" W, 50.00' to the intersection of the West right-of-way line of 48<sup>th</sup> Avenue and the City of Columbus' south highway right-of-way line this being the point of beginning; thence N 89°58'57" W, 1995.81' on the south right-of-way line of said highway; thence N 89°58'29" W, 340.68' on the South right-of-way line of said highway; thence N 89°58'57" W, 258.31' on the south right-of-way line of said highway to the west line of said SE1/4; thence S 00°19'37" E, 290.41 on the west line of said SE1/4 to the southwest corner of the north 30 acres of the SE1/4; thence N 89°48'47" E, 1322.74' on the south line of the north 30 acres of the SE1/4 to the east line of the NW1/4 of the SE1/4; thence N 00°24'06" W, 230.55' on the east line of said NW1/4 SE1/4 to the northwest corner of the south 7 acres of the north 15 acres of the NE1/4 of the SE1/4; thence N 89°48'47" E, 1272.44 on the North line of said south 7 acres of the north 15 acres of the NE1/4 SE1/4 to the west right-of-way line of said 48th Avenue; thence N 00°28'34" W, 16.06' on the west right-of-way line of said 48th Avenue to the point of beginning, containing 10.29 acres more or less, relating to the special assessments for Sewer Extension District No. 45 and Water Extension District No. 63 (48 Avenue from 42 Street to Lost Creek Parkway) and Street Improvement District No. 183 (48 Avenue from 38 Street to Lost Creek Parkway) should be and hereby is approved; the City Council having determined that said property is within an agricultural use zone and is used exclusively for agricultural use and that the owners of said property have notified the Platte County Register of Deeds of such application in writing prior to the approval being granted herein.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

The City of **Columbus**

**MEMORANDUM**

**DATE:** April 30, 2020  
**FROM:** Richard J. Bogus, P.E., City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** SED #45, WED#63, and SID#183 (48<sup>th</sup> Avenue)  
Application for Deferral of Assessment – Fehringer Properties LLC -  
North and South Properties

**RECOMMENDATION:**

I recommend approval of the Resolution for an agricultural deferral of assessment to Ferguson Properties LLC, both north and south properties, on Sewer Extension District (SED) #45, Water Extension District (WED) #63, and Street Improvement District (SID) #183.

**DISCUSSION:**

The property is zoned Agricultural (AG) and used for agriculture as defined in State Statute 19-2429.

The agricultural deferrals were forwarded by the owner to the Platte County Register of Deeds.

The agricultural deferments would be terminated upon sale or transfer to a new owner who does not make a new application within 60 days of the sale or transfer in accordance with State Statute 19-2430. It would also be terminated if the agricultural zoning and land use is revised.

**FISCAL IMPACT:**

The deferred preliminary assessment amounts:

SED#45 = South: \$30,261.18 and North \$5,554.56  
WED#63 = South: \$14,183.69 and North \$2,603.47  
SID#183 = South: \$26,767.22 and North \$4,913.23

**ALTERNATIVE:**

None. Approval required by State Statute.

**SIGNATURE:**

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

Approved By: \_\_\_\_\_ Tara Vasicek



FEHRINGER & MIELAK, LLP  
ATTORNEYS & COUNSELORS AT LAW  
3919 25<sup>TH</sup> STREET  
P. O. BOX 400  
COLUMBUS, NE 68602-0400

James A. Fehringer  
Jason D. Mielak  
Thomas M. Fehringer

Telephone (402) 563-9617  
Fax (402) 563-9618

March 9, 2020

Rick Bogus, City Engineer  
Columbus City office  
P. O. Box 1677  
Columbus, NE 68602

Diane Kapels  
Register of Deeds  
2610 14<sup>th</sup> Street  
Columbus, NE 68601

RE: Parcel 710022918 and Parcel 710022925  
Part of the N $\frac{1}{2}$ SE $\frac{1}{4}$  11-17-1W  
Street Improvement #183

To: Columbus City Council and Platte County Register of Deeds

Fehringer Properties, LLC is eligible for an agricultural deferment in accordance with Nebraska Revised Statutes §19-2427 to §19-2431 concerning the agricultural farmland described in the attached letters from the City of Columbus.

The purpose of this application is to request a deferral from the special assessments because the farmland is within the agricultural use zone and is farmed exclusively for agricultural use.

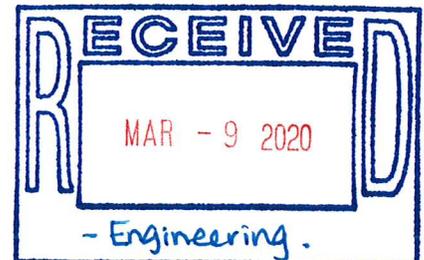
Fehringer Properties, LLC requests the City Council of the City of Columbus to approve this application.

I remain available to discuss or communicate with you if you have any questions or comments.

Sincerely,



James A. Fehringer  
Sole Member/Fehringer Properties, LLC



FEHRINGER & MIELAK, LLP  
ATTORNEYS & COUNSELORS AT LAW  
3919 25<sup>TH</sup> STREET  
P. O. BOX 400  
COLUMBUS, NE 68602-0400

James A. Fehringer  
Jason D. Mielak  
Thomas M. Fehringer

Telephone (402) 563-9617  
Fax (402) 563-9618

April 21, 2020

Rick Bogus, City Engineer  
Columbus City Office  
P. O. Box 1677  
Columbus, NE 68602

Diane Kapels  
Register of Deeds  
2610 14<sup>th</sup> Street  
Columbus, NE 68601

RE: Parcel 710022918 and Parcel 710022925  
Ordinance 19-11 Creation of Water Extension District No. 63 and  
Ordinance 19-12 Creation of Sewer Extension District No. 45

Fehringer Properties, LLC is eligible for an agricultural deferment in accordance with Nebraska Revised Statutes §19-2427 to §19-2431 concerning the agricultural farmland described in the attached letter from the City of Columbus.

The purpose of this application is to request a deferral from the special assessments because the farmland is within the agricultural use zone and is farmed exclusively for agricultural use.

Fehringer Properties, LLC requests the City Council of the City of Columbus to approve this application.

I remain available to discuss or communicate with you if you have any questions or comments.

Sincerely,



James A. Fehringer  
Sole Member/Fehringer Properties, LLC

- G. Resolution No. R20-41 approving application of Fehringer Properties, LLC - South for agricultural deferment of special assessments relating to Sewer Extension District No. 45 and Water Extension District No. 63 (48 Avenue from 42 Street to Lost Creek Parkway), and Street Improvement District No. 183 (48 Avenue from 38 Street to Lost Creek Parkway).

**RESOLUTION NO. R20- 41**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE APPLICATION OF FEHRINGER PROPERTIES, LLC AS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: COMMENCING AT A POINT ON THE EAST LINE OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, 30 RODS SOUTH OF THE NORTHEAST CORNER OF SAID SE1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 20 RODS, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SE1/4 TO THE WEST LINE THEREOF, THENCE NORTH ALONG SAID WEST LINE 20 RODS, THENCE EAST TO THE PLACE OF BEGINNING, AND CONTAINING 20 ACRES ACCORDING TO GOVERNMENT SURVEY FOR AN AGRICULTURAL DEFERMENT OF SPECIAL ASSESSMENTS RELATING TO SEWER EXTENSION DISTRICT NO. 45 AND WATER EXTENSION DISTRICT NO. 63 (48 AVENUE FROM 42 STREET TO LOST CREEK PARKWAY) AND STREET IMPROVEMENT DISTRICT NO. 183 (48 AVENUE FROM 38 STREET TO LOST CREEK PARKWAY).

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the application for an Agricultural Deferment of Fehringer Properties, LLC as the owner of the following described property, to-wit: Commencing at a point on the East line of the SE1/4 of Section 11, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, 30 rods South of the Northeast Corner of said SE1/4; thence South along the East line of said SE1/4 20 rods, thence West parallel with the North line of said SE1/4 to the West line thereof, thence North along said West line 20 rods, thence East to the place of beginning, and containing 20 acres according to Government Survey, relating to the special assessments for Sewer Extension District No. 45 and Water Extension District No. 63 (48 Avenue from 42 Street to Lost Creek Parkway) and Street Improvement District No. 183 (48 Avenue from 38 Street to Lost Creek Parkway) should be and hereby is approved; the City Council having determined that said property is within an agricultural use zone and is used exclusively for agricultural use and that the owners of said property have notified the Platte County Register of Deeds of such application in writing prior to the approval being granted herein.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

---

CITY CLERK

APPROVED AS TO FORM:

---

CITY ATTORNEY

The City of **Columbus**

**MEMORANDUM**

**DATE:** April 30, 2020  
**FROM:** Richard J. Bogus, P.E., City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** SED #45, WED#63, and SID#183 (48<sup>th</sup> Avenue)  
Application for Deferral of Assessment – Fehringer Properties LLC -  
North and South Properties

**RECOMMENDATION:**

I recommend approval of the Resolution for an agricultural deferral of assessment to Ferguson Properties LLC, both north and south properties, on Sewer Extension District (SED) #45, Water Extension District (WED) #63, and Street Improvement District (SID) #183.

**DISCUSSION:**

The property is zoned Agricultural (AG) and used for agriculture as defined in State Statute 19-2429.

The agricultural deferrals were forwarded by the owner to the Platte County Register of Deeds.

The agricultural deferments would be terminated upon sale or transfer to a new owner who does not make a new application within 60 days of the sale or transfer in accordance with State Statute 19-2430. It would also be terminated if the agricultural zoning and land use is revised.

**FISCAL IMPACT:**

The deferred preliminary assessment amounts:

SED#45 = South: \$30,261.18 and North \$5,554.56  
WED#63 = South: \$14,183.69 and North \$2,603.47  
SID#183 = South: \$26,767.22 and North \$4,913.23

**ALTERNATIVE:**

None. Approval required by State Statute.

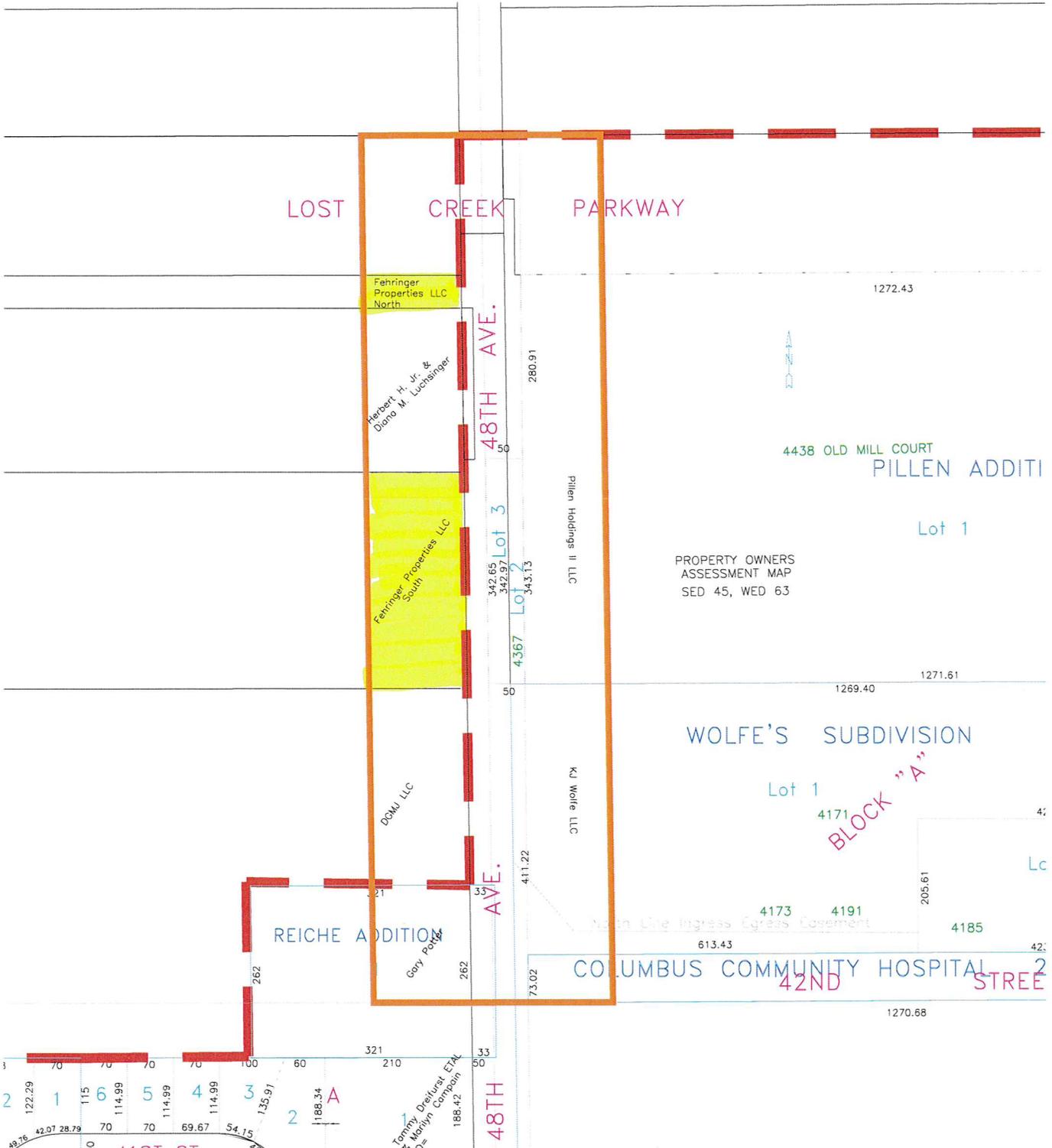
**SIGNATURE:**

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


Approved By: \_\_\_\_\_ Tara Vasicek

The City of **Columbus**  
NEBRASKA

SED #45 & WED #63



PROPERTY OWNERS

FEHRINGER & MIELAK, LLP  
ATTORNEYS & COUNSELORS AT LAW  
3919 25<sup>TH</sup> STREET  
P. O. BOX 400  
COLUMBUS, NE 68602-0400

James A. Fehringer  
Jason D. Mielak  
Thomas M. Fehringer

Telephone (402) 563-9617  
Fax (402) 563-9618

March 9, 2020

Rick Bogus, City Engineer  
Columbus City office  
P. O. Box 1677  
Columbus, NE 68602

Diane Kapels  
Register of Deeds  
2610 14<sup>th</sup> Street  
Columbus, NE 68601

RE: Parcel 710022918 and Parcel 710022925  
Part of the N $\frac{1}{2}$ SE $\frac{1}{4}$  11-17-1W  
Street Improvement #183

To: Columbus City Council and Platte County Register of Deeds

Fehringer Properties, LLC is eligible for an agricultural deferment in accordance with Nebraska Revised Statutes §19-2427 to §19-2431 concerning the agricultural farmland described in the attached letters from the City of Columbus.

The purpose of this application is to request a deferral from the special assessments because the farmland is within the agricultural use zone and is farmed exclusively for agricultural use.

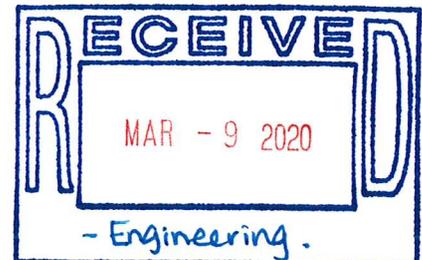
Fehringer Properties, LLC requests the City Council of the City of Columbus to approve this application.

I remain available to discuss or communicate with you if you have any questions or comments.

Sincerely,



James A. Fehringer  
Sole Member/Fehringer Properties, LLC



FEHRINGER & MIELAK, LLP  
ATTORNEYS & COUNSELORS AT LAW  
3919 25<sup>TH</sup> STREET  
P. O. BOX 400  
COLUMBUS, NE 68602-0400

James A. Fehringer  
Jason D. Mielak  
Thomas M. Fehringer

Telephone (402) 563-9617  
Fax (402) 563-9618

April 21, 2020

Rick Bogus, City Engineer  
Columbus City Office  
P. O. Box 1677  
Columbus, NE 68602

Diane Kapels  
Register of Deeds  
2610 14<sup>th</sup> Street  
Columbus, NE 68601

RE: Parcel 710022918 and Parcel 710022925  
Ordinance 19-11 Creation of Water Extension District No. 63 and  
Ordinance 19-12 Creation of Sewer Extension District No. 45

Fehringer Properties, LLC is eligible for an agricultural deferment in accordance with Nebraska Revised Statutes §19-2427 to §19-2431 concerning the agricultural farmland described in the attached letter from the City of Columbus.

The purpose of this application is to request a deferral from the special assessments because the farmland is within the agricultural use zone and is farmed exclusively for agricultural use.

Fehringer Properties, LLC requests the City Council of the City of Columbus to approve this application.

I remain available to discuss or communicate with you if you have any questions or comments.

Sincerely,



James A. Fehringer  
Sole Member/Fehringer Properties, LLC

H. Resolution No. R20-42 approving Agency Agreement with Nebraska Department of Transportation, Aeronautics Division, for CARES Act Funded Grant.

**RESOLUTION NO. R20-42**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AGENCY AGREEMENT WITH THE NEBRASKA DEPARTMENT OF AERONAUTICS FOR GRANT NO. 3-31-0019-014-2020 TO BE SUBMITTED BY THE DEPARTMENT TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL NON-DEVELOPMENT ECONOMIC ASSISTANCE FOR THE COLUMBUS MUNICIPAL AIRPORT UNDER THE PROVISIONS OF THE FEDERAL CARES ACT, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF COLUMBUS, NEBRASKA.

BE IT RESOLVED by the Mayor and Council of the City of Columbus, Nebraska, that:

1. The City of Columbus shall enter into an Agency Agreement with the Department of Transportation, Aeronautics Division for Grant No. 3-31-0019-014-2020 for the purpose of obtaining Federal non-development economic assistance for the Columbus Municipal Airport and that such agreement shall be set forth herein below.
2. The Mayor of the City of Columbus is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Columbus, and the City Clerk is hereby authorized to attest said execution.
3. The said agreement, referred to hereinabove, is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**AGENCY AGREEMENT**  
**CARES Act-Only Funded Non-Development Grant**

**Grant No. 3-31-0019-014-2020**

This is an agreement between the City of Columbus, of Columbus, Nebraska, hereinafter referred to as the "Airport Sponsor" and the Nebraska Department of Transportation, Aeronautics Division, hereinafter referred to as the "Department," made and entered into in accordance with, and for the purpose of, complying with the laws of the State of Nebraska.

**WHEREAS**, the Coronavirus Disease 2019 (COVID-19), has resulted in significant damage to the economy of the United States. In response, the US Congress has passed an economic rescue package called The Coronavirus Aid, Relief, and Economic Security Act; known as the CARES Act; and

**WHEREAS**, the Federal Aviation Administration (FAA) has received funding from the United States general fund, pursuant to the CARES Act, to assist airports in defraying a portion of that economic damage in the form of 100% grants to be used for any lawful purpose for which airports are currently able to use their funds; and

**WHEREAS**, the Airport Sponsor desires to utilize CARES Act funding for lawful purposes other than airport planning, development, construction, or maintenance.

**THEREFORE**, the Airport Sponsor hereby designates the Department as its agent in accordance with §3-124 and §3-239, Neb. Rev. Stat. (Reissue 2012, Cumulative Supp. 2018, and Supp. 2019), and the Department hereby accepts such designation and agrees to act as the agent of the Airport Sponsor.

The Airport Sponsor hereby warrants, undertakes and agrees that if the Federal Aviation Administration makes a grant offer, and the Airport Sponsor executes a Grant Agreement, it will manage said airport in the manner set forth in the Grant Agreement and abide by the conditions, rules and regulations of the Federal Aviation Administration.

The terms and conditions of this Agency Agreement and the respective duties, undertakings and agreements of the parties with respect to this Agency Agreement, and with respect to the CARES Act grant, are as follows:

- A. The Department shall accept, receive, receipt for, and disburse all funds granted by the United States for airport aid in accordance with federal laws, rules and regulations and in accordance with §3-101 to §3-154 and §3-239, Neb. Rev. Stat. (Reissue 2012, Cumulative Supp. 2018, and Supp. 2019), as the agent of the Airport Sponsor.
- B. Upon receipt of such federal funds, the Department shall deposit them in the State Treasury, according to law, and shall cause disbursement to be made therefrom as follows:

**FIRST:** If the Department advances funds to the Airport Sponsor as the equivalent of the United States' share of allowable grant costs, the Department shall reimburse itself for any such advancement out of

such federal funds thereafter received.

SECOND: The Department shall cause the balance of such federal funds due the Airport Sponsor to be paid promptly to the Airport Sponsor.

- C. The Department shall maintain accurate records of all the funds received and expended by it in connection with the grant. These records shall be open to inspection by the Airport Sponsor, the Federal Aviation Administration and their authorized representatives in the offices of the Department at all reasonable times.
- D. The Airport Sponsor reserves the right, power and authority to execute the Application for Federal Assistance, the federal Grant Agreement, all contracts and agreements arising from the Airport Sponsor's use of CARES Act funds, and all amendments to these items. Aside from the matters so reserved, the Department shall, as agent for the Airport Sponsor, process, execute and submit to the Federal Aviation Administration all papers, forms and documents required by that agency for the approval, carrying out and completion of the grant.
- E. The Department agrees to furnish all services performed by it as agent of the Airport Sponsor, including, but not limited to, the services set forth in the attached Exhibit A, "Administrative Services", free of charge.

As used herein, the following words, terms and phrases shall have the meanings herein given:

"Application for Federal Assistance" means the document prepared as the formal application submitted to the Federal Aviation Administration for a grant of federal funds.

"Develop" means to plan, construct or improve the airport as defined in the Application for Federal Assistance.

"Grant Agreement" means the contract between the United States of America and the Airport Sponsor in which the Federal Aviation Administration, on behalf of the United States, agrees to pay a portion of the allowable costs of the grant.

Executed by the Nebraska Department of Transportation, Aeronautics Division this 29th day of April, 2020.

(SEAL)

  
 \_\_\_\_\_  
 Director

Executed by the Airport Sponsor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

**EXHIBIT A**  
**AGENCY AGREEMENT**  
**ADMINISTRATIVE SERVICES**

1. Prepare and secure execution of Applications for Federal Assistance and associated documents.
2. Prepare and process program changes.
3. Process Grant Agreements and amendments.
4. Review periodic pay estimates and forward federal funds to the Airport Sponsor.
5. Prepare applications, requests, transfers or letters of credit for Grant Agreement payments.
6. Prepare and/or process other federal documents not otherwise specifically covered above.

I. Payroll and bills on file.

INVOICE REGISTER REPORT FOR CITY OF COLUMBUS, NE  
 EXP CHECK RUN DATES 05/05/2020 - 05/05/2020  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
48248	CORE & MAIN LP	04/16/2020	05/05/2020	9,018.00	9,018.00	Open	N
48485	DELL MARKETING LP	04/16/2020	05/05/2020	6,590.75	6,590.75	Open	N
48252	IMAGETREND INC	04/15/2020	05/05/2020	6,971.00	6,971.00	Open	N
48270	LOGAN CONTRACTORS SUPPLY INC	04/15/2020	05/05/2020	5,125.00	5,125.00	Open	N
48307	OFFICENET	04/14/2020	05/05/2020	5,314.92	5,314.92	Open	N
48518	OFFICENET	04/27/2020	05/05/2020	5,658.91	5,658.91	Open	N
# of Invoices:	6	# Due:	6	Totals:	38,678.58	38,678.58	
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00	
Net of Invoices and Credit Memos:					38,678.58	38,678.58	

--- TOTALS BY FUND ---

100 - GENERAL FUND	6,971.00	6,971.00
200 - STREETS/ENGINEERING	5,125.00	5,125.00
211 - 1/2 CENT SALES TAX	11,905.67	11,905.67
500 - UTILITY SERVICE	2,829.46	2,829.46
520 - WATER	11,847.45	11,847.45

--- TOTALS BY DEPT/ACTIVITY ---

121 - RESCUE	6,971.00	6,971.00
200 - STREETS	5,125.00	5,125.00
211 - 1/2 CENT SALES TAX	11,905.67	11,905.67
500 - WASTEWATER COLLECTION	2,829.46	2,829.46
520 - WATER	11,847.45	11,847.45

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
02359 05/05/2020	911 CUSTOM LLC INVOICE	40400	BALLISTIC VESTS-PETERS, SEALOCK, ALDRICH	2,233.00	
			Total:	2,233.00	
			Net of 1 Invoices / 0 Checks	2,233.00	
00116 05/05/2020	ACE HARDWARE & GARDEN CNT INVOICE	168177/5	SPREADER, WEED & FEED	315.95	
05/05/2020	INVOICE	168172/5	PROPANE	118.50	
05/05/2020	INVOICE	168193/5	DROPCLOTHS	18.36	
05/05/2020	INVOICE	168156/5	PAINTBRUSHES	5.10	
05/05/2020	INVOICE	168159/5	DISH SOAP, HOOKS	27.53	
05/05/2020	INVOICE	168141/5	HAMMER DRILL BIT	12.99	
05/05/2020	INVOICE	168135/5	GRAFFITI REMOVER, SUPPLIES	139.04	
05/05/2020	INVOICE	168170/5	STAPLES	8.26	
05/05/2020	INVOICE	168213/5	SUPPLIES	14.36	
05/05/2020	INVOICE	168205/5	TARP, BUNGEEES	25.95	
05/05/2020	INVOICE	168251/5	DROPCLOTH	18.36	
05/05/2020	INVOICE	168257/5	NUTS, BOLTS, SCREWS	11.34	
05/05/2020	INVOICE	168278/5	HEADLIGHT	24.99	
05/05/2020	INVOICE	168277/5	THROUGH THE ROOF	15.98	
05/05/2020	INVOICE	168288/5	CLAMP HOSE	31.08	
05/05/2020	INVOICE	168294/5	SUPPLIES	22.96	
05/05/2020	INVOICE	168305/5	NUTS, BOLTS, SCREWS	9.95	
05/05/2020	INVOICE	168340/5	TORCH TRIGGER ACE	19.99	
05/05/2020	INVOICE	168342/5	SUPPLIES	13.05	
05/05/2020	INVOICE	168360/5	SPRAY PAINT, AIR COUPLER/PLUG KIT	17.09	
05/05/2020	INVOICE	168362/5	SUPPLIES	12.34	
05/05/2020	INVOICE	168383/5	JIG SAW 4.5 AMPS/BLADE SET	39.58	
05/05/2020	INVOICE	168400/5	SUPPLIES	3.50	
05/05/2020	INVOICE	168493/5	PAINTBRUSH, PVC CEMENT	13.38	
05/05/2020	INVOICE	168492/5	SPRINKLERS	39.54	
05/05/2020	INVOICE	168476/5	DRILL BIT, SUPPLIES	64.15	
05/05/2020	INVOICE	168503/5	SUPPLIES	2.18	
			Total:	1,045.50	
			Net of 27 Invoices / 0 Checks	1,045.50	
00180 05/05/2020	ADVANCE AUTO PARTS INVOICE	5606011261903	OIL FILTER	5.38	
05/05/2020	INVOICE	5606011285297	BRAKE PAD PLAT CERAMIC	31.84	
05/05/2020	INVOICE	5606011148431	FILTERS	12.58	
05/05/2020	INVOICE	5606011432336	HARD SHELL PASTE, OIL FILTERS	25.44	
05/05/2020	INVOICE	5606011552041	15W40 OIL	(47.82)	
05/05/2020	INVOICE	5606011413871	ROT T515W40	47.82	
05/05/2020	INVOICE	5606011552042	ROT T5 15W40	35.98	
05/05/2020	INVOICE	5606010561781	DERMA-PRO NITRILE GLOVES	13.19	
			Total:	124.41	
			Net of 8 Invoices / 0 Checks	124.41	
00102 05/05/2020	AG SPRAY EQUIPMENT INVOICE	230214	CHECK VALVE, SHUTOFF VALVE W/ SWIVEL	29.12	
			Total:	29.12	
			Net of 1 Invoices / 0 Checks	29.12	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
02313 05/05/2020	ALLEY POYNER INVOICE	MACCHIETTO 18138-11	COLUMBUS LIBRARY STUDY	1,475.00	
			Total:	1,475.00	
			Net of 1 Invoices / 0 Checks	1,475.00	
00418 05/05/2020	AQUA-CHEM INC INVOICE	00193144	CHEMICALS	806.59	
			Total:	806.59	
			Net of 1 Invoices / 0 Checks	806.59	
02324 05/05/2020	ASPHALT & CONCRETE MATERIALS CO. INVOICE	00046502	COLD MIX	2,329.50	
			Total:	2,329.50	
			Net of 1 Invoices / 0 Checks	2,329.50	
02933 05/05/2020	AUDIO VIDEO SPECIALIST INVOICE	369	2 OPTOMA EH512 PROJECTORS	3,199.98	
			Total:	3,199.98	
			Net of 1 Invoices / 0 Checks	3,199.98	
03119 05/05/2020	B-D CONSTRUCTION INC INVOICE	23	NEW POLICE STATION	2,000.00	
			Total:	2,000.00	
			Net of 1 Invoices / 0 Checks	2,000.00	
03124 05/05/2020	BEARD-WARREN HEATING & INVOICE	070356	AUDITORIUM A/C MAINTENANCE	110.56	
			Total:	110.56	
			Net of 1 Invoices / 0 Checks	110.56	
02421 05/05/2020	BIBLIOTHECA LLC INVOICE	INV-US21410	CLOUD LIBRARY-AUDIO AND EBOOK LICENSES	23.54	
05/05/2020	INVOICE	INV-US30989	CLOUD LIBRARY EBOOK LICENSES	53.11	
05/05/2020	INVOICE	INV-US30988	CLOUD LIBRARY EAUDIOBOOK LICENSES	79.08	
05/05/2020	INVOICE	INV-US26279	CLOUD LIBRARY-AUDIO AND EBOOK LICENSES	69.13	
			Total:	224.86	
			Net of 4 Invoices / 0 Checks	224.86	
03126 05/05/2020	BIG RED PRINTING INVOICE	20277	BUSINESS CARDS-PENSICK	62.45	
			Total:	62.45	
			Net of 1 Invoices / 0 Checks	62.45	
03256 05/05/2020	BLACK HILLS ENERGY INVOICE	7226 0844 98 MAY	NATURAL GAS - FINAL FOR SEASON	31.48	
05/05/2020	INVOICE	1164 9983 32 MAY	NATURAL GAS - FINAL FOR SEASON	18.65	
05/05/2020	INVOICE	4086 6115 74 MAY	NATURAL GAS - FINAL FOR SEASON	14.15	
05/05/2020	INVOICE	5389 9420 88 MAY	NATURAL GAS - FINAL FOR SEASON	13.59	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	2278 6168 20 MAY	NATURAL GAS - FINAL FOR SEASON	12.46	
05/05/2020	INVOICE	9767 8260 47 MAY	NATURAL GAS - FINAL FOR SEASON	11.89	
05/05/2020	INVOICE	3343 6679 78 MAY	NATURAL GAS - FINAL FOR SEASON	12.46	
05/05/2020	INVOICE	4665 9615 35 MAY	NATURAL GAS - FINAL FOR SEASON	11.89	
Total:				126.57	
Net of 8 Invoices / 0 Checks				126.57	
MISC	BLASER SHANE				
05/05/2020	INVOICE	04/20/2020	UB refund for account: 400-64160-01	273.07	
Total:				273.07	
Net of 1 Invoices / 0 Checks				273.07	
00316	BOB'S U-SAVE PHARMACY				
05/05/2020	INVOICE	110234231	SUPPLIES	120.00	
05/05/2020	INVOICE	410262150	INHALER SPACERS	45.00	
Total:				165.00	
Net of 2 Invoices / 0 Checks				165.00	
02127	BOKF NA				
05/05/2020	INVOICE	82-9483-02-3	BOND TRUST FEE/CITY OF COL COP 2014 LEASE RI	750.00	
Total:				750.00	
Net of 1 Invoices / 0 Checks				750.00	
00337	BOMGAARS				
05/05/2020	INVOICE	35612001	GREASE	35.80	
05/05/2020	INVOICE	35611798	FENCE FORK CLIPS	7.99	
05/05/2020	INVOICE	35606771	BULK BOLTS	2.72	
05/05/2020	INVOICE	35611810	BULK BOLTS	1.18	
05/05/2020	INVOICE	35602047	WOOD POSTS	43.98	
05/05/2020	INVOICE	35609070	PRESSURE GAUGES	1.00	
05/05/2020	INVOICE	35609056	PRESSURE GAUGE	5.99	
05/05/2020	INVOICE	35601173	SUPPLIES	41.22	
05/05/2020	INVOICE	35602346	ADAPTERS, COUPLING, PLUG	17.85	
05/05/2020	INVOICE	35604305	HI-VIS JACKET	59.99	
05/05/2020	INVOICE	35604750	HITCH PIN	23.99	
05/05/2020	INVOICE	35605063	TARP AND TARP STRAPS	47.51	
05/05/2020	INVOICE	35606684	BULK BOLTS	30.68	
05/05/2020	INVOICE	35607326	GLOVES, NOZZLES	179.94	
05/05/2020	INVOICE	35611288	GLOVES	175.84	
05/05/2020	INVOICE	35611761	ANGLE PLUG	17.99	
05/05/2020	INVOICE	35606243	FASTENERS	1.58	
05/05/2020	INVOICE	35609512	BALL MOUNT, HITCH PIN/CLIP	57.98	
Total:				753.23	
Net of 18 Invoices / 0 Checks				753.23	
00240	BOUND TREE MEDICAL LLC				
05/05/2020	INVOICE	83593215	MEDICAL SUPPLIES	410.34	
05/05/2020	INVOICE	83606669	KING LTS-D SUPRAGLOTTIC - AIRWAY KIT SIZE :	201.45	
Total:				611.79	
Net of 2 Invoices / 0 Checks				611.79	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
10399	BUTLER HUMAN SERVICES FURNITURE				
05/05/2020	INVOICE	000146212	BEDS FOR NEW FIRE STATION	11,378.48	
			Total:	11,378.48	
			Net of 1 Invoices / 0 Checks	11,378.48	
03137	CENTRAL PARTS & MACHINE				
05/05/2020	INVOICE	2875 001-401444	BELT	5.88	
05/05/2020	INVOICE	2875 001-400837	COUPLING, HOSE	44.50	
05/05/2020	INVOICE	2875 001-401332	GREASE TUBES	63.19	
05/05/2020	INVOICE	2875 001-401782	COUPLING, HYDRAULIC HOSES	86.73	
05/05/2020	INVOICE	2827 001-401870	BATTERY	101.27	
05/05/2020	INVOICE	2827 001-401882	PARTS	29.76	
05/05/2020	INVOICE	2827 001-401868	CARB KIT, HOSE, ALL SEASON A/F	54.37	
05/05/2020	INVOICE	2827 001-401946	PARTS	71.01	
05/05/2020	INVOICE	2827 001-402093	POWER STEERING FLUID, OIL FILTER	29.27	
05/05/2020	INVOICE	2875 001-402111	HOSES, COUPLING	71.11	
			Total:	557.09	
			Net of 10 Invoices / 0 Checks	557.09	
00567	CITY OF COLUMBUS				
05/05/2020	INVOICE	100-13650-01 MAY	WATER AND SEWER	152.82	
05/05/2020	INVOICE	200-21850-00 MAY	WATER AND SEWER	118.07	
05/05/2020	INVOICE	200-21960-05 MAY	WATER AND SEWER	105.59	
05/05/2020	INVOICE	200-21980-02	WATER AND SEWER	114.89	
05/05/2020	INVOICE	200-21981-00 MAY	WATER AND SEWER	85.59	
05/05/2020	INVOICE	200-37998-00 MAY	WATER AND SEWER	206.62	
05/05/2020	INVOICE	200-39560-01 MAY	WATER AND SEWER	26.65	
05/05/2020	INVOICE	200-39615-01 MAY	WATER AND SEWER	100.96	
05/05/2020	INVOICE	200-41055-00	WATER AND SEWER	25.48	
05/05/2020	INVOICE	300-44985-02 MAY	WATER AND SEWER	24.31	
05/05/2020	INVOICE	300-44995-00 MAY	WATER AND SEWER	90.87	
05/05/2020	INVOICE	300-44988-00 MAY	WATER AND SEWER	91.45	
05/05/2020	INVOICE	300-45761-00 MAY	WATER AND SEWER	25.75	
05/05/2020	INVOICE	300-45762-00 MAY	WATER AND SEWER	31.01	
05/05/2020	INVOICE	300-47518-00 MAY	WATER AND SEWER	293.87	
05/05/2020	INVOICE	300-54059-00 MAY	WATER AND SEWER	85.59	
05/05/2020	INVOICE	300-57933-00 MAY	WATER AND SEWER	54.95	
05/05/2020	INVOICE	300-57934-00 MAY	WATER AND SEWER	242.31	
05/05/2020	INVOICE	300-57935-00 MAY	WATER AND SEWER	4,223.59	
05/05/2020	INVOICE	300-57936-00 MAY	WATER AND SEWER	97.31	
05/05/2020	INVOICE	300-57937-00 MAY	WATER AND SEWER	210.25	
05/05/2020	INVOICE	300-57938-00 MAY	WATER AND SEWER	85.59	
05/05/2020	INVOICE	300-62105-00 MAY	WATER AND SEWER	36.03	
05/05/2020	INVOICE	300-62155-00 MAY	WATER AND SEWER	463.81	
			Total:	6,993.36	
			Net of 24 Invoices / 0 Checks	6,993.36	
10398	CLAY HILLS AG				
05/05/2020	INVOICE	2472	4-D LV6, BUCCANEER 5, PRAMITOL 25E	1,781.80	
			Total:	1,781.80	
			Net of 1 Invoices / 0 Checks	1,781.80	
02542	CNC REPAIR LLC				

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	3332	UNIT 193 VIN 6648 - OIL CHANGE, DIAGNOSTIC :	95.20	
05/05/2020	INVOICE	3342	UNIT 105 VIN 0767 - BATTERY REMOVAL AND INS'	156.45	
05/05/2020	INVOICE	3345	UNIT 173 VIN 4359 - THERMOSTAT, DIAGNOSTIC :	188.73	
05/05/2020	INVOICE	3361	UNIT 168 VIN 3372 - OIL CHANGE, REPL CONTRO:	545.38	
05/05/2020	INVOICE	3368	UNIT 178 VIN1809 - OIL CHANGE & FILTERS	49.49	
05/05/2020	INVOICE	3369	UNIT 182 VIN 4677 - OIL CHANGE	39.00	
05/05/2020	INVOICE	3370	UNIT 188 VIN 6545 - OIL CHANGE	39.00	
05/05/2020	INVOICE	3371	UNIT 189 VIN 4006 - OIL CHANGE, TIRE REPAIR	64.49	
05/05/2020	INVOICE	3379	'15 FORD EDGE VIN 2775 - CONTROL ARM, NEW T	1,199.24	
05/05/2020	INVOICE	3398	UNIT 173 VIN 4359 - BLOWER MOTOR RESISTOR	189.00	
05/05/2020	INVOICE	3403	UNIT 169 VIN 4326 - OIL CHANGE	49.06	
05/05/2020	INVOICE	3404	UNIT 193 VIN 6648 - OIL CHANGE	50.14	
05/05/2020	INVOICE	3405	UNIT 194 VIN 6647 - OIL CHANGE	60.63	
05/05/2020	INVOICE	3415	2013 CHRYSLER VIN 9974 - BRAKES AND ROTORS	464.43	
Total:				3,190.24	
Net of 14 Invoices / 0 Checks				3,190.24	
03141	COLUMBUS COMMUNITY HOSPITAL				
05/05/2020	INVOICE	WOERTH	MEDICAL SERVICES/7/10/19 AND 10/30/19-WOERTH	3,936.64	
Total:				3,936.64	
Net of 1 Invoices / 0 Checks				3,936.64	
03139	COLUMBUS PLUMBING COMPANY				
05/05/2020	INVOICE	0005898	1-1/2" CLOSET SPUDS	31.90	
Total:				31.90	
Net of 1 Invoices / 0 Checks				31.90	
00127	COLUMBUS SCREEN PRINTING				
05/05/2020	INVOICE	032750	EMPLOYEE SRP T-SHIRTS	63.00	
05/05/2020	INVOICE	032751	EMPLOYEE SRP T-SHIRTS	180.50	
Total:				243.50	
Net of 2 Invoices / 0 Checks				243.50	
03144	COLUMBUS TELEGRAM				
05/05/2020	INVOICE	13973202	SEARCH BOOST - JANUARY	39.00	
05/05/2020	INVOICE	14100540	SEARCH BOOST - MARCH	39.00	
05/05/2020	INVOICE	908737	COMMUNITY CHAMPION - HRUSKA	161.00	
05/05/2020	INVOICE	907104	SITE PROMOTION	995.50	
05/05/2020	INVOICE	900032	POWER AND PROGRESS	585.00	
Total:				1,819.50	
Net of 5 Invoices / 0 Checks				1,819.50	
10400	COLUMBUS URGENT CARE LLC				
05/05/2020	INVOICE	508682783SYSLO	DAVID F SYSLO - EXAM/K-9 INCIDENT	280.00	
Total:				280.00	
Net of 1 Invoices / 0 Checks				280.00	
03145	COMMUNITY INTERNET SYSTEMS INC.				
05/05/2020	INVOICE	COLU1	INTERNET SERVICE	15.00	
05/05/2020	INVOICE	SSFIRE	INTERNET SERVICE	15.00	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	COLU2	INTERNET SERVICE	15.00	
			Total:	45.00	
			Net of 3 Invoices / 0 Checks	45.00	
02718	CORE & MAIN LP				
05/05/2020	INVOICE	M237635	KG WELL 11 SUPPLIES	1,511.56	
05/05/2020	INVOICE	M239406	METER 2020 PROJECT SUPPLIES	1,065.64	
05/05/2020	INVOICE	M208845	54 - 510M S/POINT M2 WIRED SP HR & LD	9,018.00	
05/05/2020	INVOICE	M18830	3 CI FLG KIT/OMNI 3 T2 1000G 17LL 6WHL	1,369.06	
			Total:	12,964.26	
			Net of 4 Invoices / 0 Checks	12,964.26	
00270	DANKO EMERGENCY EQUIPMENT				
05/05/2020	INVOICE	109733	SENSOR REPAIR	466.71	
05/05/2020	INVOICE	109732	SERVICE LABOR TO REPLACE CIRCUIT BOARD	656.25	
			Total:	1,122.96	
			Net of 2 Invoices / 0 Checks	1,122.96	
10276	DELL MARKETING LP				
05/05/2020	INVOICE	10388758323	POWER EDGE R540 SERVER	6,590.75	
			Total:	6,590.75	
			Net of 1 Invoices / 0 Checks	6,590.75	
03158	EAKES OFFICE SOLUTIONS				
05/05/2020	INVOICE	8002186-0	GENERAL FUND CHECKS	389.64	
05/05/2020	INVOICE	CB003659-0	CREDIT FOR GLOVES	(14.32)	
			Total:	375.32	
			Net of 2 Invoices / 0 Checks	375.32	
01597	ELECTRONIC ENGINEERING				
05/05/2020	INVOICE	855000851	RADIO REPAIR	354.95	
05/05/2020	INVOICE	853002515-1	PARTS AND LABOR FOR PA RADIO-NEW BLDG	266.58	
			Total:	621.53	
			Net of 2 Invoices / 0 Checks	621.53	
03164	ERNST AUTO CENTER				
05/05/2020	INVOICE	6085532/1	OIL CHANGE-SUBURBAN	69.95	
			Total:	69.95	
			Net of 1 Invoices / 0 Checks	69.95	
03165	FASTENAL COMPANY				
05/05/2020	INVOICE	NECOL222828	SUPPLIES	33.90	
			Total:	33.90	
			Net of 1 Invoices / 0 Checks	33.90	
03168	FIRST NATIONAL BANK				
05/05/2020	INVOICE	20200331-F612	ACH/POSITIVE PAY FEES	344.00	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	344.00	
			Net of 1 Invoices / 0 Checks	344.00	
00169	FRONTIER				
05/05/2020	INVOICE	402-564-0717-09061	APRIL PHONE CHARGE- ELEVATOR	54.14	
			Total:	54.14	
			Net of 1 Invoices / 0 Checks	54.14	
03174	GEHRING CONSTRUCTION &				
05/05/2020	INVOICE	3	CONCRETE PAVING INMPROVEMENTS 2020	302,219.68	
05/05/2020	INVOICE	10962	REPOUR CONCRETE-14ST/23AVE INTERSECTION	1,742.50	
05/05/2020	INVOICE	46168	BAG MIX, FIBER EXPANSION/3AV & LOVERS LN	1,668.15	
			Total:	305,630.33	
			Net of 3 Invoices / 0 Checks	305,630.33	
00303	GENE STEFFY FORD				
05/05/2020	INVOICE	167545	OIL CHANGE - 2018 FORD F150 VIN 0298	55.36	
			Total:	55.36	
			Net of 1 Invoices / 0 Checks	55.36	
03178	GERHOLD CONCRETE COMPANY				
05/05/2020	INVOICE	136810	AGP STRUCTURAL BOND GREY 50#	25.73	
			Total:	25.73	
			Net of 1 Invoices / 0 Checks	25.73	
10397	GREAT PLAINS MANAGEMENT CO., LLC				
05/05/2020	INVOICE	041320ADMIN	MANAGEMENT FEE FOR CITY WELL FIELD	2,068.05	
			Total:	2,068.05	
			Net of 1 Invoices / 0 Checks	2,068.05	
03183	HADLEY-BRAITHWAIT COMPANY				
05/05/2020	INVOICE	217105	QR RESTROOM SUPPLIES	49.95	
05/05/2020	INVOICE	217232	PAPER TOWELS	42.75	
05/05/2020	INVOICE	217106	VB - PAPER TOWELS	49.95	
			Total:	142.65	
			Net of 3 Invoices / 0 Checks	142.65	
02395	HELLBUSCH , BEN				
05/05/2020	INVOICE	43480	EAST SHELTER RESERVATION CANCELLATION-COVID	60.00	
			Total:	60.00	
			Net of 1 Invoices / 0 Checks	60.00	
00150	HOMETOWN LEASING				
05/05/2020	INVOICE	043020FIRE	COPIER LEASE	177.97	
			Total:	177.97	
			Net of 1 Invoices / 0 Checks	177.97	
00480	IMAGETREND INC				

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	121846	ELITE RESCUE - SAAS/CAD DISTRIBUTION ANNUAL	6,971.00	
			Total:	6,971.00	
			Net of 1 Invoices / 0 Checks	6,971.00	
03194	INGRAM LIBRARY SERVICES, INC				
05/05/2020	INVOICE	44560706	MATERIALS	72.57	
05/05/2020	INVOICE	44650635	MATERIALS	56.76	
05/05/2020	INVOICE	44650636	MATERIALS	76.75	
05/05/2020	INVOICE	44760049	MATERIALS	29.47	
05/05/2020	INVOICE	44806080	MATERIALS	50.92	
05/05/2020	INVOICE	44901077	MATERIALS	21.64	
			Total:	308.11	
			Net of 6 Invoices / 0 Checks	308.11	
03196	INTERNATL INSTITUTE OF				
05/05/2020	INVOICE	ID 27924	JANELLE KLINE ANNUAL DUES	210.00	
05/05/2020	INVOICE	ID 27925	MICHAELA LUCKEY ANNUAL DUES	110.00	
			Total:	320.00	
			Net of 2 Invoices / 0 Checks	320.00	
02609	ISLAND SUPPLY WELDING CO.				
05/05/2020	INVOICE	218855	PARTS	312.34	
			Total:	312.34	
			Net of 1 Invoices / 0 Checks	312.34	
03199	JACKSON SERVICES INC				
05/05/2020	INVOICE	4291246	UNIFORMS	290.01	
05/05/2020	INVOICE	4291257	SUPPLIES/UNIFORMS	130.78	
05/05/2020	INVOICE	4291186	RAGS	267.30	
05/05/2020	INVOICE	4291248	UNIFORMS	129.72	
05/05/2020	INVOICE	4291247	MATS	25.65	
05/05/2020	INVOICE	4291249	MAT	3.80	
05/05/2020	INVOICE	4287355	UNIFORMS	290.01	
05/05/2020	INVOICE	4289692	UNIFORMS	16.24	
05/05/2020	INVOICE	4293444	MATS/UNIFORMS	98.54	
05/05/2020	INVOICE	4293443	UNIFORMS	16.24	
05/05/2020	INVOICE	4293465	SUPPLIES	58.59	
05/05/2020	INVOICE	4291260	SUPPLIES	71.30	
05/05/2020	INVOICE	4294994	UNIFORMS	88.40	
05/05/2020	INVOICE	4294995	MAT	2.70	
05/05/2020	INVOICE	4291259	SUPPLIES	25.83	
05/05/2020	INVOICE	4291258	UNIFORMS	88.40	
05/05/2020	INVOICE	4294982	UNIFORMS	290.01	
05/05/2020	INVOICE	4294985	MATS	12.02	
05/05/2020	INVOICE	4294984	UNIFORMS	129.72	
05/05/2020	INVOICE	4294983	SUPPLIES	34.05	
05/05/2020	INVOICE	4293453	MAT	20.25	
05/05/2020	INVOICE	4297137	MATS	55.85	
05/05/2020	INVOICE	4297123	SUPPLIES/UNIFORMS	58.63	
05/05/2020	INVOICE	4297122	UNIFORMS	16.24	
05/05/2020	INVOICE	4297139	SUPPLIES	77.69	
05/05/2020	INVOICE	4294993	UNIFORMS	101.37	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	2,399.34	
			Net of 26 Invoices / 0 Checks	2,399.34	
00532 05/05/2020	JEO CONSULTING GROUP INC INVOICE	116441	COLUMBUS LOUP RIVER EPP REVISIONS	4,816.25	
			Total:	4,816.25	
			Net of 1 Invoices / 0 Checks	4,816.25	
MISC 05/05/2020	JOHNSON RON & SHARON INVOICE	04/24/2020	UB refund for account: 200-35881-01	21.60	
			Total:	21.60	
			Net of 1 Invoices / 0 Checks	21.60	
02595 05/05/2020	K & S TOOL SERVICE INVOICE	101373	35PC MASTER EXTRACTOR SET	420.99	
			Total:	420.99	
			Net of 1 Invoices / 0 Checks	420.99	
03202 05/05/2020	KELLY SUPPLY COMPANY INVOICE	S12250120-0	PARTS FOR JETTER	63.43	
05/05/2020	INVOICE	S12249879-0	PVC SUPPLIES	448.23	
05/05/2020	INVOICE	S12249887-0	PIPE SUPPLIES	19.97	
05/05/2020	INVOICE	S12247010-0	SUPPLIES	103.89	
05/05/2020	INVOICE	S12249598-0	SUPPLIES	13.26	
			Total:	648.78	
			Net of 5 Invoices / 0 Checks	648.78	
03206 05/05/2020	KOCH EXCAVATING CO INC INVOICE	23359	CRUSHED CONCRETE	134.28	
			Total:	134.28	
			Net of 1 Invoices / 0 Checks	134.28	
MISC 05/05/2020	KONECKY BRIAN INVOICE	04/24/2020	UB refund for account: 200-30400-00	35.10	
			Total:	35.10	
			Net of 1 Invoices / 0 Checks	35.10	
00012 05/05/2020	LAKEVIEW SMALL ENGINE INC INVOICE	042817	CUP SCALP, ANTI NO STICK	185.94	
05/05/2020	INVOICE	042802	AIR FILTERS	38.88	
			Total:	224.82	
			Net of 2 Invoices / 0 Checks	224.82	
00822 05/05/2020	LINCOLN WINWATER WORKS INVOICE	068853 01	TRACER WIRE PARTS	570.30	
			Total:	570.30	
			Net of 1 Invoices / 0 Checks	570.30	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
00013 05/05/2020	LOGAN CONTRACTORS SUPPLY INC INVOICE	P18027	4 PALLETS LOT #W23862	5,125.00	
			Total:	5,125.00	
			Net of 1 Invoices / 0 Checks	5,125.00	
00332 05/05/2020	LOHR JOHN F INVOICE	041620ADMIN	LEAGUE CONFERENCE EXPENSES	156.54	
			Total:	156.54	
			Net of 1 Invoices / 0 Checks	156.54	
MISC 05/05/2020	LOSEKE CONSTRUCTION INVOICE	04/21/2020	UB refund for account: 400-65120-05	47.89	
			Total:	47.89	
			Net of 1 Invoices / 0 Checks	47.89	
03214 05/05/2020	LOUP POWER DISTRICT INVOICE	400067 123051	REPAIR ST LIGHT POLE DOWNED BY WIND 3/5/20	1,157.31	
05/05/2020	INVOICE	400088 MAY	ELECTRICITY-FRONTIER PARK	57.53	
			Total:	1,214.84	
			Net of 2 Invoices / 0 Checks	1,214.84	
02806 05/05/2020	MACQUEEN EQUIPMENT INVOICE	P05789	D-STRIP FOR BROOM	533.18	
05/05/2020	INVOICE	P05788	21 WPH SEGMENT	679.00	
05/05/2020	INVOICE	P05790	SINGLE WRAP MAIN	654.73	
			Total:	1,866.91	
			Net of 3 Invoices / 0 Checks	1,866.91	
03220 05/05/2020	MENARDS INVOICE	15140	THLD LOW ADJUST 36" SLV, DOOR JAM KIT	34.97	
05/05/2020	INVOICE	15079	SUPPLIES	74.55	
05/05/2020	INVOICE	15042	TROWELS, 4.75 GAL PRO FIBERED	56.97	
05/05/2020	INVOICE	14278	PARTS/SUPPLIES COVID-19	21.87	
05/05/2020	INVOICE	14474	SUPPLIES	98.23	
05/05/2020	INVOICE	14372	PARTS	53.36	
05/05/2020	INVOICE	14356	MEGA NOODLES, PIPE	8.77	
05/05/2020	INVOICE	14084	SUPPLIES	8.81	
05/05/2020	INVOICE	14073	SUPPLIES	60.13	
05/05/2020	INVOICE	13894	15A OUTLET/DUPLEX END	7.68	
05/05/2020	INVOICE	13836	SUPPLIES - COVID-19	241.90	
05/05/2020	INVOICE	14263	SUPPLIES	10.95	
05/05/2020	INVOICE	14221	2 -3/8"X8' TERM POST	17.99	
05/05/2020	INVOICE	14125	SUPPLIES, T-POST	112.04	
05/05/2020	INVOICE	14776	CONCRETE MIX/ REBAR	17.92	
05/05/2020	INVOICE	14841	SUPPLIES	137.23	
05/05/2020	INVOICE	14744	2X4 AND 4X4'S	18.75	
05/05/2020	INVOICE	13843	HOLE SAW W/ARBOR	(1.00)	
05/05/2020	INVOICE	13868	RETURE ANGLE GRINDER	(11.99)	
05/05/2020	INVOICE	13897	CREDIT RETURNS	(1.70)	
05/05/2020	INVOICE	14838	LAWN & LEAF BAGS	4.76	
05/05/2020	INVOICE	14831	CONCRETE BLOCK	14.28	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	986.47	
			Net of 22 Invoices / 0 Checks	986.47	
03222	MID-AMERICAN RESEARCH				
05/05/2020	INVOICE	0694794-IN	ORANGE CRUSH CLEANER	209.00	
05/05/2020	INVOICE	069442-IN	URNIAL MATS	232.00	
			Total:	441.00	
			Net of 2 Invoices / 0 Checks	441.00	
03225	MIDWEST GLASS SERVICE INC				
05/05/2020	INVOICE	59023	BACK DOOR AT CITY HALL	1,025.00	
			Total:	1,025.00	
			Net of 1 Invoices / 0 Checks	1,025.00	
03226	MIDWEST SERVICE & SALES CO				
05/05/2020	INVOICE	0028377	SIGN SUPPLIES	751.90	
			Total:	751.90	
			Net of 1 Invoices / 0 Checks	751.90	
00153	MUELLER SPRINKLERS				
05/05/2020	INVOICE	9707	HUNTER PGJ-04 ADJ	475.00	
			Total:	475.00	
			Net of 1 Invoices / 0 Checks	475.00	
00210	MUNICIPAL PIPE TOOL CO LLC				
05/05/2020	INVOICE	31506	FREIGHT FOR CAMERA ASSEMBLY	174.10	
			Total:	174.10	
			Net of 1 Invoices / 0 Checks	174.10	
00021	NEBRASKA EMERGENCY SERVICE				
05/05/2020	INVOICE	031620JCC	ANNUAL DUES - RACHEL PENSICK	15.00	
			Total:	15.00	
			Net of 1 Invoices / 0 Checks	15.00	
00444	NEBRASKA PUBLIC HEALTH				
05/05/2020	INVOICE	524558	BLOOD ALCOHOL TESTING	210.00	
05/05/2020	INVOICE	524897	ROUTINE TESTING	322.00	
			Total:	532.00	
			Net of 2 Invoices / 0 Checks	532.00	
00029	NEBRASKA STATE FIRE MARSHAL				
05/05/2020	INVOICE	116804	BOILER INSPECTIONS-NEW FIRE STATION	105.00	
			Total:	105.00	
			Net of 1 Invoices / 0 Checks	105.00	
03241	NEWMAN SIGNS INC.				
05/05/2020	INVOICE	TRFINV020779	PEDESTRIAN SIGNS	314.01	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	TRFINV020780	MISC SIGNS	561.46	
05/05/2020	INVOICE	TRFINV020479	SIGN LETTERS	485.27	
05/05/2020	INVOICE	TRFINV020662	SIGNS AND SUPPLIES	407.14	
Total:				1,767.88	
Net of 4 Invoices / 0 Checks				1,767.88	
03246	NORTHEAST NEBRASKA ECONOMIC				
05/05/2020	INVOICE	21088	MARCH 2020 ADMIN SERVICES	45.00	
05/05/2020	INVOICE	21086	MARCH ADMIN SERVICES	974.05	
05/05/2020	INVOICE	21083	MARCH ADMIN SERVICES	148.75	
05/05/2020	INVOICE	21080	MARCH ADMIN SERVICES	45.00	
05/05/2020	INVOICE	12-TFHP-5051 DD 18	12-TFHP-5051 DRAWDOWN #18	570.00	
05/05/2020	INVOICE	19-DTR-101 DD 3	19-DTR-101 DRAWDOWN #3	840.00	
Total:				2,622.80	
Net of 6 Invoices / 0 Checks				2,622.80	
00350	NOSWETT FENCING INC				
05/05/2020	INVOICE	11242	GATE OPERATOR REPAIR	114.00	
Total:				114.00	
Net of 1 Invoices / 0 Checks				114.00	
03249	OCCUPATIONAL HEALTH SERV				
05/05/2020	INVOICE	66748	POST ACCIDENT TESTING-ALEXANDER	174.00	
05/05/2020	INVOICE	66696	PRE-EMPLOYMENT, POST ACCIDENT TESTING	347.00	
Total:				521.00	
Net of 2 Invoices / 0 Checks				521.00	
03171	OFFICENET				
05/05/2020	INVOICE	939090-0	COVID-19 SAFETY SUPPLIES	43.27	
05/05/2020	INVOICE	IN61578	COPIER CONTRACT	55.17	
05/05/2020	INVOICE	939350-0	TRASH BAGS	21.00	
05/05/2020	INVOICE	939399-0	TONER CARTRIDGE, MARKER	176.07	
05/05/2020	INVOICE	939384-0	ENVELOPED, PERFORATED PAPER	5,658.91	
05/05/2020	INVOICE	938906-0	ADDING MACHINE ROLLS	17.26	
05/05/2020	INVOICE	936447-0	OFFICE FURNITURE	5,314.92	
05/05/2020	INVOICE	938584-1	DISINFESTANT WIPES	18.00	
05/05/2020	INVOICE	937279-2	DISINFECTING WIPES	32.97	
05/05/2020	INVOICE	938786-0	DRY ERASE MARKERS	6.14	
05/05/2020	INVOICE	938982-0	PAPER TOWELS	40.29	
05/05/2020	INVOICE	938597-0	PAPER TOWELS	118.92	
05/05/2020	INVOICE	939258-1	INKJET CARTRIDGE	80.71	
Total:				11,583.63	
Net of 13 Invoices / 0 Checks				11,583.63	
00176	O'REILLY AUTOMOTIVE INC				
05/05/2020	INVOICE	0681-44280	WIPER BLADES FOR UNIT #170	24.48	
05/05/2020	INVOICE	0681-444653	PULLER	89.99	
05/05/2020	INVOICE	0681-445409	ABSORBENT	20.00	
05/05/2020	INVOICE	0681-445692	FUSE HOLDER, SWITCH	12.48	
05/05/2020	INVOICE	0681-445480	FILTER AND OIL	58.19	
05/05/2020	INVOICE	0681-445319	FILTER AND OIL	15.02	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	0681-445322	TOGGLE SWITCH	4.99	
05/05/2020	INVOICE	0681-446706	BED LINER	142.97	
05/05/2020	INVOICE	0681-445832	WHEEL WASH	15.98	
05/05/2020	INVOICE	0681-445838	CLEANER	16.99	
05/05/2020	INVOICE	0681-446599	SUPPLIES	109.28	
Total:				510.37	
Net of 11 Invoices / 0 Checks				510.37	
03258	PETTY CASH				
05/05/2020	INVOICE	040120CLERK	DISINFECTANT WIPES	5.76	
Total:				5.76	
Net of 1 Invoices / 0 Checks				5.76	
02526	PK SAFETY SUPPLY				
05/05/2020	INVOICE	407361	BW CLIP 2YR SINGLE GAS DETECTOR CO	196.00	
Total:				196.00	
Net of 1 Invoices / 0 Checks				196.00	
01077	PLATTE VALLEY COMMUNICATIONS				
05/05/2020	INVOICE	042020000	LABOR	21.75	
Total:				21.75	
Net of 1 Invoices / 0 Checks				21.75	
03261	PRESTOX				
05/05/2020	INVOICE	6340741	PEST CONTROL	55.00	
05/05/2020	INVOICE	6528257	PEST CONTROL	62.00	
Total:				117.00	
Net of 2 Invoices / 0 Checks				117.00	
10361	QUADIENT FINANCE USA, INC.				
05/05/2020	INVOICE	PPLN02	POSTAGE ADDED	1,000.00	
Total:				1,000.00	
Net of 1 Invoices / 0 Checks				1,000.00	
03264	REARDON LAWN & GARDEN INC				
05/05/2020	INVOICE	3143	STHIL PARTS	99.98	
05/05/2020	INVOICE	508352-7879	2-BAG SOFT TOP SYTEM FOR FERRIS MOWER	2,000.00	
05/05/2020	INVOICE	508352-78580	BLOWER SYSTEM FOR FERRIS MOWER	850.00	
05/05/2020	INVOICE	062523	FS131R WEEDEATER	419.99	
05/05/2020	INVOICE	062524	WEEDEATER STRING	25.98	
Total:				3,395.95	
Net of 5 Invoices / 0 Checks				3,395.95	
02976	REPCO MARKETING CO				
05/05/2020	INVOICE	12104	SIMULATOR SOLUTIONS	40.80	
Total:				40.80	
Net of 1 Invoices / 0 Checks				40.80	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
10404 05/05/2020	REZAC, SHARLENE INVOICE	32707	EAST SHELTER RESERVATION CANCELLATION-COVID	120.00	
			Total:	120.00	
			Net of 1 Invoices / 0 Checks	120.00	
02704 05/05/2020	SANDRY FIRE SUPPLY LLC INVOICE	INV-010269	MSA FRONT STYLE 29 AND HOLDERS	309.65	
			Total:	309.65	
			Net of 1 Invoices / 0 Checks	309.65	
03271 05/05/2020	SCHIEFFER SIGNS INC INVOICE	40052	ASSORTED SIGNS	2,905.20	
			Total:	2,905.20	
			Net of 1 Invoices / 0 Checks	2,905.20	
00093 05/05/2020	SCHUYLER SUN INVOICE	113-00011553	ONE YR SUBSCRIPTION	54.00	
			Total:	54.00	
			Net of 1 Invoices / 0 Checks	54.00	
00387 05/05/2020	SCHWING BIOSET INVOICE	61424054	ADAPTER-FLEX CONNECTOR	919.49	
05/05/2020	INVOICE	61424012	RAM - FLANGE STYLE, DN 150 NBR 6" KSP	835.82	
			Total:	1,755.31	
			Net of 2 Invoices / 0 Checks	1,755.31	
03274 05/05/2020	SEARS COMMERCIAL ONE INVOICE	T222132	450PC MTS SET/14PC SCREWDRIVER SET	209.68	
			Total:	209.68	
			Net of 1 Invoices / 0 Checks	209.68	
03275 05/05/2020	SECURITY EQUIPMENT INC INVOICE	557227	SOFTWARE SUPPORT/MONITORING/MAINTENANCE	1,764.00	
05/05/2020	INVOICE	561267	SERVICE LABOR-NEW PD	169.00	
			Total:	1,933.00	
			Net of 2 Invoices / 0 Checks	1,933.00	
03276 05/05/2020	SHERWIN-WILLIAMS CO INVOICE	4770-6	PAINT	59.30	
05/05/2020	INVOICE	5669-4	PAINT	157.05	
05/05/2020	INVOICE	5621-5	PAINT	157.05	
			Total:	373.40	
			Net of 3 Invoices / 0 Checks	373.40	
01090 05/05/2020	SHEVLIN SUPPLY INVOICE	4470	SUPPLIES	486.68	
05/05/2020	INVOICE	4480	TRASH CAN LINERS	49.10	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	535.78	
			Net of 2 Invoices / 0 Checks	535.78	
00244	STERICYCLE INC				
05/05/2020	INVOICE	4009299730	MONTHLY MEDICAL WASTE SERVICES	918.16	
			Total:	918.16	
			Net of 1 Invoices / 0 Checks	918.16	
02761	SUPER BRIGHT LEDS, INC.				
05/05/2020	INVOICE	1587569111-39706	LOW PROFILE GRILLE AND SURFACE MOUNT LED LI	1,640.32	
			Total:	1,640.32	
			Net of 1 Invoices / 0 Checks	1,640.32	
10326	THE LIFEGUARD STORE				
05/05/2020	INVOICE	11005	(4) CLICKER, ACTIVATOR FOR MANIKIN	83.00	
			Total:	83.00	
			Net of 1 Invoices / 0 Checks	83.00	
MISC	TIME WARNER CABLE				
05/05/2020	INVOICE	04/20/2020	UB refund for account: 100-17590-00	312.04	
			Total:	312.04	
			Net of 1 Invoices / 0 Checks	312.04	
03128	TIRE OUTLET INC				
05/05/2020	INVOICE	164879	TIRE REPAIR #28	25.00	
05/05/2020	INVOICE	165003	TIRE REPAIR	10.00	
05/05/2020	INVOICE	173594	2 USED TIRES FOR SPARES	120.00	
05/05/2020	INVOICE	163996	5 TIRE REPAIRS	150.00	
05/05/2020	INVOICE	163997	2 USED TRUCK TIRES FOR SPARES	130.00	
05/05/2020	INVOICE	173270	1 TRACTOR TIRE REPAIR	40.00	
05/05/2020	INVOICE	173339	LOADER TIRE REPAIR	50.00	
05/05/2020	INVOICE	173376	3 REPAIRS	90.00	
05/05/2020	INVOICE	173429	TIRE REPAIR	10.00	
05/05/2020	INVOICE	164819	TIRE REPAIR AND STEM	30.00	
05/05/2020	INVOICE	164837	TIRE REPAIR #28	15.00	
05/05/2020	INVOICE	164946	TIRE REPAIR #7 LRO	30.00	
05/05/2020	INVOICE	165341	CARLISLE TUBE	26.00	
05/05/2020	INVOICE	165186	LUGNUTS, TIRE REPAIR, USED TIRE #6	280.00	
05/05/2020	INVOICE	165201	TIRE REPAIR	10.00	
			Total:	1,016.00	
			Net of 15 Invoices / 0 Checks	1,016.00	
00550	TRUCK CENTER COMPANIES				
05/05/2020	INVOICE	215272J	U-JOINT KIT	72.12	
05/05/2020	INVOICE	215240J	PARTS - TRUCK 65	11.20	
05/05/2020	INVOICE	215006J	REAR WINDOW REPAIR	32.68	
05/05/2020	INVOICE	214508J	TURN SIGNAL	246.40	
05/05/2020	INVOICE	214653J	ELBOW	21.04	
05/05/2020	INVOICE	214192J	AIR PRMYRS	18.62	
05/05/2020	INVOICE	215428J	VALVE	42.40	
05/05/2020	INVOICE	215426J	TANK-SURGE	342.50	
05/05/2020	INVOICE	215486J	40W 35LB	284.25	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	1,071.21	
			Net of 9 Invoices / 0 Checks	1,071.21	
00357	TURFWERKS				
05/05/2020	INVOICE	J148377	AIR CLEANER	191.13	
05/05/2020	INVOICE	0149550	FILTER	92.69	
			Total:	283.82	
			Net of 2 Invoices / 0 Checks	283.82	
00100	U & I SANITATION				
05/05/2020	INVOICE	8634-254	GARBAGE SERVICE	49.50	
05/05/2020	INVOICE	8634-349	GARBAGE SERVICE	85.00	
			Total:	134.50	
			Net of 2 Invoices / 0 Checks	134.50	
MISC	VELDKAMP DAVID				
05/05/2020	INVOICE	04/20/2020	UB refund for account: 300-52630-06	22.90	
			Total:	22.90	
			Net of 1 Invoices / 0 Checks	22.90	
01181	VERIZON WIRELESS				
05/05/2020	INVOICE	9851916199	POLICE JETPACKS	480.24	
			Total:	480.24	
			Net of 1 Invoices / 0 Checks	480.24	
03298	VOLUNTEER FIRE DEPARTMENT				
05/05/2020	INVOICE	031620VFD	MAXIMUS-HOOKS/BISSEL MARCH PRACTICE - MEAL	243.80	
05/05/2020	INVOICE	031220VFD	SUPER SAVER - POP FOR FIRE STATION	87.80	
			Total:	331.60	
			Net of 2 Invoices / 0 Checks	331.60	
03299	WALMART COMMUNITY/GEGRB				
05/05/2020	INVOICE	P927300FE014YW580	SUPPLIES	77.39	
05/05/2020	INVOICE	P927300F00120P4G3	CLEANING SUPPLIES	32.48	
05/05/2020	INVOICE	P927300F2012KPY49	SANITIZING SUPPLIES	22.53	
05/05/2020	INVOICE	P927300FG015D01K8	SUPPLIES	9.76	
05/05/2020	INVOICE	P927300F40131PHPK	SUPPLIES	52.23	
05/05/2020	INVOICE	P927300FP016JD193	SUPPLIES	42.91	
05/05/2020	INVOICE	P927300F2012AE1E8	TV'S AND RELATED SUPPLIES	824.07	
			Total:	1,061.37	
			Net of 7 Invoices / 0 Checks	1,061.37	
02225	WATERPARK SPECIALTIES INC				
05/05/2020	INVOICE	276	REFURBISH SLIDES AT PAWNEE PLUNGE-FINAL PAYI	14,875.00	
			Total:	14,875.00	
			Net of 1 Invoices / 0 Checks	14,875.00	
10403	WELLCARE HEALTH PLANS				

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/05/2020	INVOICE	1065598577	JAMES P LEBURG/INCIDENT #20-6278 1/27/20	197.00	
			Total:	197.00	
			Net of 1 Invoices / 0 Checks	197.00	
00147 05/05/2020	WELLNESS COUNCIL OF AMERICA INVOICE	00013135	APRIL NEWSLETTERS	20.95	
			Total:	20.95	
			Net of 1 Invoices / 0 Checks	20.95	
03303 05/05/2020	WILKE LANDSCAPE CENTER INVOICE	70504	FLOWERS	25.55	
			Total:	25.55	
			Net of 1 Invoices / 0 Checks	25.55	
03305 05/05/2020	ZEE MEDICAL SERVICE INVOICE	125-017080	MEDICAL SUPPLIES	63.45	
05/05/2020	INVOICE	125-017083	FIRST AID SUPPLIES	11.60	
05/05/2020	INVOICE	125-017082	FIRST AID SUPPLIES	38.25	
			Total:	113.30	
			Net of 3 Invoices / 0 Checks	113.30	
10402 05/05/2020	ZOOBEAN INC. INVOICE	16338	BEANSTACK SUBSCRIPTION	1,370.00	
			Total:	1,370.00	
			Net of 1 Invoices / 0 Checks	1,370.00	
			invoices and 0 checks for 107 vendors:	461,064.52	

4. **APPROVAL OF MINUTES - Included in Consent Agenda**

5. **SPECIAL PRESENTATIONS - None**

6. **PUBLIC HEARINGS**

A. Public hearing - Redevelopment Plan for the West Railroad Neighborhood  
Redevelopment Area (EKEA, LLC Redevelopment Project - Area 3). (Planning  
Commission recommends approval.)

**NOTICE OF HEARING  
TO ALL PARTIES IN INTEREST AND CITIZENS OF  
COLUMBUS, NEBRASKA**

NOTICE IS HEREBY GIVEN that a public hearing before the City Council of the City of Columbus, Nebraska, will be held on Monday, May 4, 2020, at 7 P.M., to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (the EKEA, LLC, Redevelopment Project)," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within the blighted and substandard West Railroad Neighborhood Area (a/k/a Redevelopment Area 3), located between 14th Street to the north, 33rd Avenue to the east, the Union Pacific Railroad right-of-way to the south and 48th Avenue to the west, in Columbus, Nebraska. The project set forth in the redevelopment plan is located to the northwest of the intersection of 11th Street and 41st Avenue.

**Pursuant to the Governor's Executive Order 20-03 and in consideration of the public health and safety, said meeting will not occur in-person and will occur telephonically. All members of the public may attend the meeting and be heard telephonically by dialing 415-762-9988, and entering the access code 236-678-6847 when prompted.**

A map of the redevelopment area, a map of the project site, and the cost-benefit analysis for the redevelopment project set forth in the redevelopment plan is available for review at the office of the City Clerk at 2424 14th Street, Columbus, Nebraska 68602, telephone number 402-562-4224.

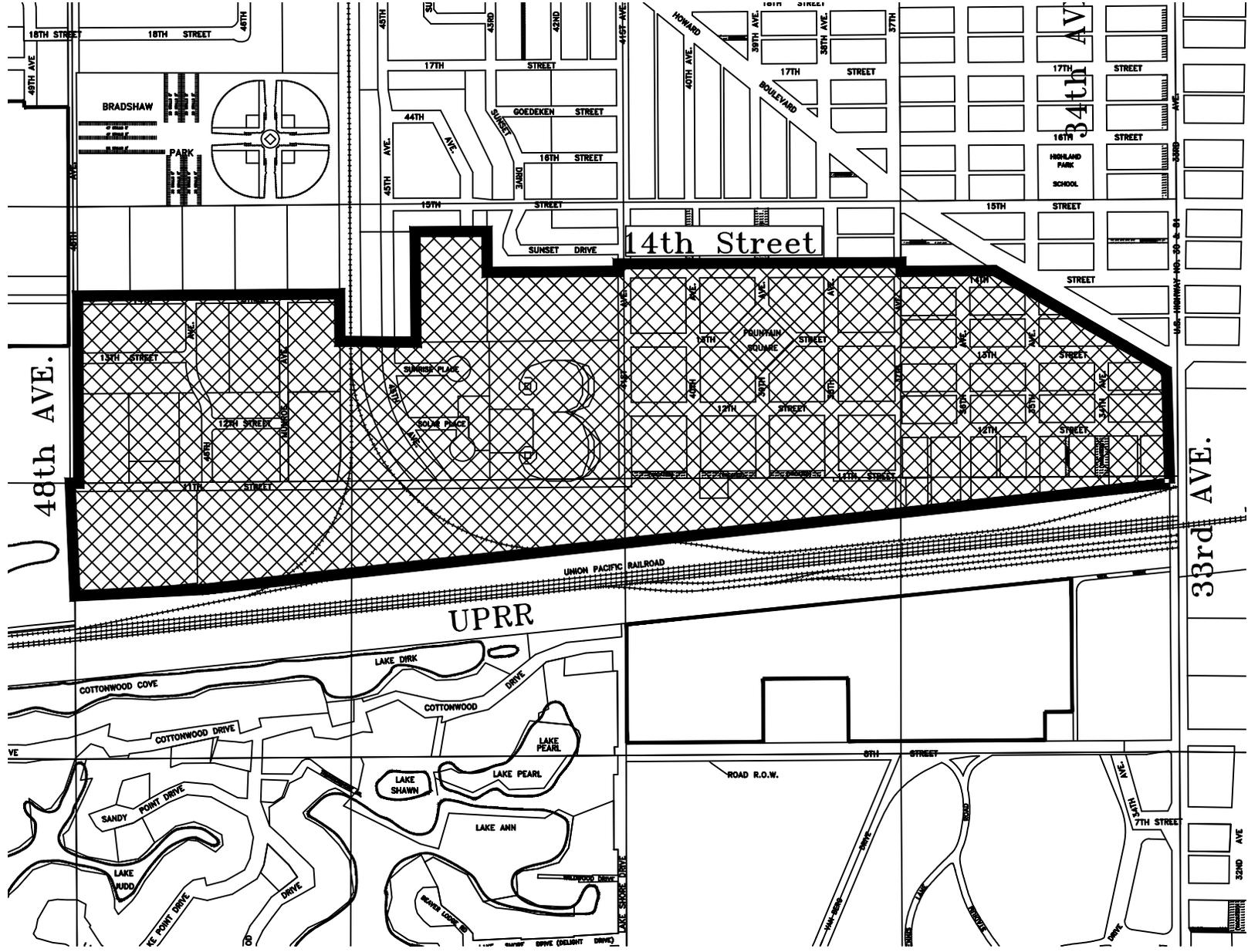
At said time and place, all interested parties may be heard.

Dated this 26 day of March 2020.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 04:16, 23:20  
Two Affidavits of Publication

# COLUMBUS NE AREA #3





The City of **Columbus**

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

## memorandum

DATE: April 9, 2020  
TO: Planning Commission  
FROM: Tara Vasicek, City Administrator   
RE: Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area, a portion of the Redevelopment Area 3. EKEA, LLC Redevelopment Project for Housing.

### RECOMMENDATION:

Approval of the redevelopment plan for the West Railroad Redevelopment Area.

### DISCUSSION:

The developer, City staff and legal counsel have ensured that the plan meets the proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development. Under the Plan adequate provision is made for traffic, vehicular parking, and the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations. The provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

The Plan contains a statement of the proposed method and cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Plan; that there are no estimated proceeds or revenue expected to be obtained by the City from disposal of property to Redeveloper; that the Plan sets forth the proposed method of financing for the proposed redevelopment consisting of direct payment for public improvements or grant assistance to the Redeveloper for the redevelopment area, as designated in the Plan which method of financing is the issuance by the City of its tax increment revenue bonds to provide funds to pay for the costs of certain public improvements directly or of public or private improvements by grant assistance and that there are no families currently living within the redevelopment area, as set forth in the Plan, which are currently expected to be displaced from such area.

It has also been determined that the cost-benefit analysis prepared in conjunction with the Plan and attached thereto sets forth the factors required under section 18-2113 of the Nebraska Revised Statutes and supports the City's adoption and approval of the Plan.

**REDEVELOPMENT PLAN FOR  
THE WEST RAILROAD NEIGHBORHOOD  
REDEVELOPMENT AREA**

**(THE EKEA, LLC, REDEVELOPMENT PROJECT)**

**PREPARED MARCH, 2020**

**BY THE COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF COLUMBUS, NEBRASKA**

**A. Introduction**

This Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (this “Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Columbus, Nebraska (“City”). The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act"), including the community redevelopment area referred to as the West Railroad Neighborhood Area, a/k/a “Area 3” (referred to herein as the “Redevelopment Area”).

This Redevelopment Plan submits the phased implementation of a redevelopment project in the Redevelopment Area to optimize the tax increment financing ("TIF") resources available for site acquisition, construction of eligible public improvements, and to remove existing and avoid future blighted and substandard conditions. This Redevelopment Plan contemplates the phased construction of approximately 20 single-family homes within the Redevelopment Area (such public and private improvements required therefrom are collectively referred to herein as the "Redevelopment Project").

The Redevelopment Project is located within a small portion of the Redevelopment Area. Accordingly, the City anticipates that it will amend this Redevelopment Plan to set forth additional redevelopment projects in the future.

**B. Redevelopment Area; Project Site; Existing Conditions**

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries of the Redevelopment Area. The Redevelopment Area is identical to "Redevelopment Area 3," which the Council previously declared blighted and substandard and in need of redevelopment. The Redevelopment Area is located between 14th Street to the north, 33rd Avenue to the east, the Union Pacific Railroad right-of-way to the south and 48th Avenue to the west, in the City. Exhibit "A-1", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located to the northwest of the intersection of 11th Street and 41st Avenue. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

**C. Conformance with the Comprehensive Plan**

It is essential to the City’s comprehensive plan for development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. The Comprehensive Plan recommends “contiguous growth of residential land use” throughout the neighborhood encompassing the Redevelopment Area.

Additionally, the "Envision Columbus 2040" comprehensive plan states that the City's "inadequate housing supply remains one of the City’s greatest challenges.” The "2017 City of Columbus Housing Study" noted the need for additional housing. The study included the following conclusions, among many other findings:

- The City must produce additional housing options across all price-points to enable movement in the market.
- Respondents indicated their strong desire for a variety of smaller housing options including small and mid-size single-family homes, townhomes, duplexes, apartments, and independent senior living opportunities.
- Many respondents expressed the desire for more quality housing units and for better property maintenance overall.

Redeveloper intends to develop the Project Site for the purpose of constructing single-family residences within the “missing middle” price range (anticipated to be \$240,000). The City's comprehensive plan and other plans for development and expansion of the City contemplate the need for housing. This Redevelopment Plan and the Redevelopment Project described herein further those goals and comply with the City's Comprehensive Plan for land use and development.

Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Redevelopment Area and surrounding areas) included within the City's comprehensive plan. The map sets forth an R-1 (Single-Family Residential) designation for future use of the Project Site. Accordingly, the Redevelopment Project conforms to the future use set forth in Comprehensive Plan.

**D. Redevelopment Project Overview**

Redeveloper intends to acquire the Project Site from the current owner (an affiliate of Redeveloper) upon the approval of TIF. The Project Site is located to the northwest of the intersection of 11th Street and 41st Avenue on a vacant parcel of land. The Redevelopment Project will consist of constructing approximately 20 single-family homes over the course of

multiple phases/years, as shown on the site plan attached hereto as Exhibit "C" and incorporated herein, and as described in further detail below. Notwithstanding the foregoing, given the evolving and uncertain nature of the housing market, redeveloper may adjust the site plan and type of housing for the Redevelopment Project so long as the following is met: (1) the use is residential; (2) the use is a permitted use under an R-1 or R-2 zoning designation (and Redeveloper effectuates any zoning changes related thereto); (3) the change does not result in a decrease of the estimated post-construction assessed valuation of the Project Site below \$4,800,000 (for all phases); and (4) the change does not require an increase in the TIF Indebtedness (defined below). Any change to the site plan and use of the Project Site that conforms to the foregoing is specifically contemplated and permitted under this Redevelopment Plan. No public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

The Redevelopment Project will require infrastructure improvements and other public and private improvements which are not financially feasible to undertake at one time. Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available for public improvements, which will be necessary for the Redevelopment Project to succeed. Further, implementation of the Redevelopment Project in multiple phases will allow Redeveloper to construct the private improvements at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. The Community Development Agency for the City (the "Agency") and Redeveloper anticipate that Redeveloper will construct the Redevelopment Project in three phases consisting of the following private improvements:

**"Phase One"**: Construction of approximately 4 single-family homes.

**"Phase Two"**: Construction of approximately 10 single-family homes.

**"Phase Three"**: Construction of approximately 6 single-family homes.

Each phase may be further divided into sub-phases based upon the rate of construction, such that the "effective date" (as provided under section 18-2147 of the Act) for purposes of TIF will be determined on a lot by lot basis in order to maximize the TIF proceeds available to help finance the public improvements. While the market will determine the actual completion schedule for each phase, Redeveloper anticipates that buildout of Phase One will take approximately seven (7) months, and each subsequent phase will take approximately twelve (12) months. The Redevelopment Project requires flexibility and may have more or less sub-phases over the course of additional years; provided that, notwithstanding anything to the contrary in this Redevelopment Plan, construction of the Redevelopment Project shall occur over no more than five (5) consecutive years.

Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plot the Project Site in the manner shown on the site plan.

**E. Existing Conditions**

**1. Existing Land Use**

The Project Site consists of vacant, undeveloped land.

**2. Existing Zoning**

The Project Site is currently zoned as R-1 (Single-Family Residential).

**3. Existing Public Improvements**

Public access to the Project Site is currently non-existent. The Project Site is without paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure.

**F. Proposed Redevelopment**

**1. Public Improvements**

The Redevelopment Project will require significant infrastructure improvements and other public improvements. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

The Project Site will require additional public roadways, as there is currently not access to serve portions of the Project Site. As shown on the Exhibit "C" site plan, the Redevelopment Project will include an extension of 12th Street providing access to the lots on the northern boundary of the Project Site. Redeveloper will also construct sidewalks per the City's requirements. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area, including construction of a detention pond. The Project Site requires filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect housing units. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. The anticipated public improvements (and costs related to the public improvements) for each of the three phases are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than the construction or extension of the utilities and infrastructure detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Project Site currently sits undeveloped and vacant. The Redevelopment Project will increase population density in the area. However, the City desires an increase in population density in the area to provide additional housing in the City. Redeveloper will properly plat the Project Site to accommodate the increase in population density and construct adequate public infrastructure improvements to accommodate any increase in population density anticipated as part of the Redevelopment Project.

g. Land Coverage

Land coverage for the Project Site includes approximately 4.05 acres of undeveloped land. The Redevelopment Project will consist of the construction of approximately 20 single-

family homes, with the footprint shown on the site plan set forth in Exhibit "C". The Redevelopment Project will comply with all applicable land coverage ratios required by the City.

h. Parking

Each dwelling unit will include an attached garage.

g. Zoning, Building Code and Ordinance

The Project Site is currently zoned as R-1 (Single-Family Residential). R-1 zoning allow for single-family residences. Accordingly, a zoning change is not required. Notwithstanding, Redeveloper will be responsible for all zoning, building code, or ordinance changes that may be necessary for the Redevelopment Project.

**3. Private Improvements**

Private improvements for the Redevelopment Project Area consist of the construction of approximately 20 single-family homes over the course of three phases (and sub-phases thereof). Redeveloper or other builders taking reconveyance from Redeveloper will construct the private improvements. Paragraph D of this Redevelopment Plan details the anticipated phasing of the private improvements.

**G. Project Costs**

The total estimated costs of the Redevelopment Project are \$4,800,000 (for all three phases). The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2020 pricing, and are subject to reasonable and documented adjustments without further amendment of this Redevelopment Plan.

**H. Implementation**

Redeveloper is unable to undertake the construction in Phase One of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. According to Redeveloper, it could not complete the initial public improvements for Phase One but-for the approval of the entire Redevelopment Project and, likewise, the subsequent phases of the Redevelopment Project would not occur but-for these initial public improvements. Accordingly, this Redevelopment Plan contemplates that the costs and expenses of all the public improvements for the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, Redeveloper may apply the TIF Indebtedness (defined below) generated from each phase of the Redevelopment Project toward the payment of

the eligible expenses of the entire Redevelopment Project, if necessary, provided there is no duplication of expenses.

The Redevelopment Project's construction schedule will depend on the rate that the residential dwelling units are sold, but based upon the current housing market and the need for housing in the City, Redeveloper anticipates that buildout of Phase One will take approximately seven (7) months, and each subsequent phase will take approximately twelve (12) months; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over a number of additional years. Redeveloper intends to commence the subsequent phase of the Redevelopment Project as soon as the then-current phase is completed. Redeveloper anticipates the following construction schedule:

Phase One:

Construction start date: Upon TIF approval

Construction completion date: December 31, 2020

Phase Two:

Construction start date: January 1, 2021

Construction completion date: December 31, 2021

Phase Three:

Construction start date: January 1, 2022

Construction completion date: December 31, 2022

The anticipated start dates and completion dates for the three phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. Additional sub-phases spanning a number of years beyond the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors. Further, based upon the specific circumstances surrounding the Covid-19 pandemic ongoing at the time of this Redevelopment Plan, and the uncertainty stemming therefrom related to future market conditions and Redeveloper's ability to conduct normal day-to-day business, Phase One may be delayed until such pandemic subsides and the market demand for such housing returns to a sustainable level. Such delay would cause a commensurate delay in the subsequent phases, and such occurrence is specifically acknowledged and permitted in this Redevelopment Plan.

Upon the completion of each phase or sub-phase thereof, Redeveloper will submit to the Agency an amendment to the "redevelopment contract" (as defined in the Act) on a form prescribed by the Agency. Each amendment to the redevelopment contract shall set forth the "effective date" (as defined in the Act) for the pertinent phase or sub-phase and must be

submitted to the Agency on or before June 30 of the year in which taxes are to be divided for such phase or sub-phase.

## **I. Financing**

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for each phase or subphase thereof will be determined in the manner that will be set forth in the redevelopment contract, or amendment thereof, and/or the resolution(s) authorizing the TIF Indebtedness. The Agency and Redeveloper anticipate that the effective dates will be different for each of the phases and/or sub-phases thereof; and therefore the increment period for each phase and sub-phase thereof will be different. The Agency and Redeveloper anticipate the issuance of one TIF bond or note for all three phases of the Redevelopment Project (i.e., one bond or note, total); provided that the Agency, in its discretion, may issue more TIF bonds or notes based upon the rate of construction.

Notwithstanding any provision herein to the contrary, all tax revenues resulting from improvements constructed/installed after the commencement of the first portion of each phase or sub-phase thereof shall only be divided and allocated over the applicable 15-year increment

period (per phase or sub-phase thereof) or payment of the TIF Indebtedness, whichever occurs first.

## **1. Necessity of TIF**

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF, and Redeveloper would not complete the Redevelopment Project without TIF. In support thereof, Redeveloper represented and warranted as follows in its application to the City for TIF:

Redeveloper desires to keep the homes affordable, but the cost of developing the ground into buildable lots makes this cost-prohibitive without the use of TIF. Additionally, the location near the railroad property requires a lower price for homes, even though construction costs are the same. TIF will reduce the development cost by \$40,125 per lot. Without TIF to reduce the initial infrastructure costs, the homes would be too expensive for the market and the Redeveloper could not develop the property into marketable homes.

In support thereof, the current owner purchased the site in 2014 for \$91,500, but because of the high costs of developing the property, has been unable to make use of the property to date.

In accordance with the above representations of Redeveloper, the Redevelopment Project is not economically viable without the assistance of TIF and Redeveloper would not construct the Redevelopment Project without TIF.

## **2. Sources and Uses of Financing**

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one TIF bond or note (the "TIF Indebtedness") in the principal amount not to exceed \$800,000. It is anticipated that the TIF Indebtedness will carry an interest rate not to exceed 5.5%. Notwithstanding the foregoing, the final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract, or the amendments thereof, or bond resolution(s).

The total estimated cost of the Redevelopment Project is \$4,800,000 (for all three phases). Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity (approximately \$500,000) and traditional bank financing (approximately \$3,500,000). The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

**J. Cost-Benefit Analysis**

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

Exhibits:

- Exhibit A: Redevelopment Area
- Exhibit A-1: Project Site and Existing Land Use
- Exhibit B: Future Land Use Map
- Exhibit C: Site Plan and Future Land Use
- Exhibit D: Estimated Construction Cost of the Redevelopment Project
- Exhibit E: Sources and Uses of TIF
- Exhibit F: Cost-Benefit Analysis

**EXHIBIT "A"**

**Project Site and Existing Land Use**

Depiction of Redevelopment Area:

**COLUMBUS NE  
AREA #3**

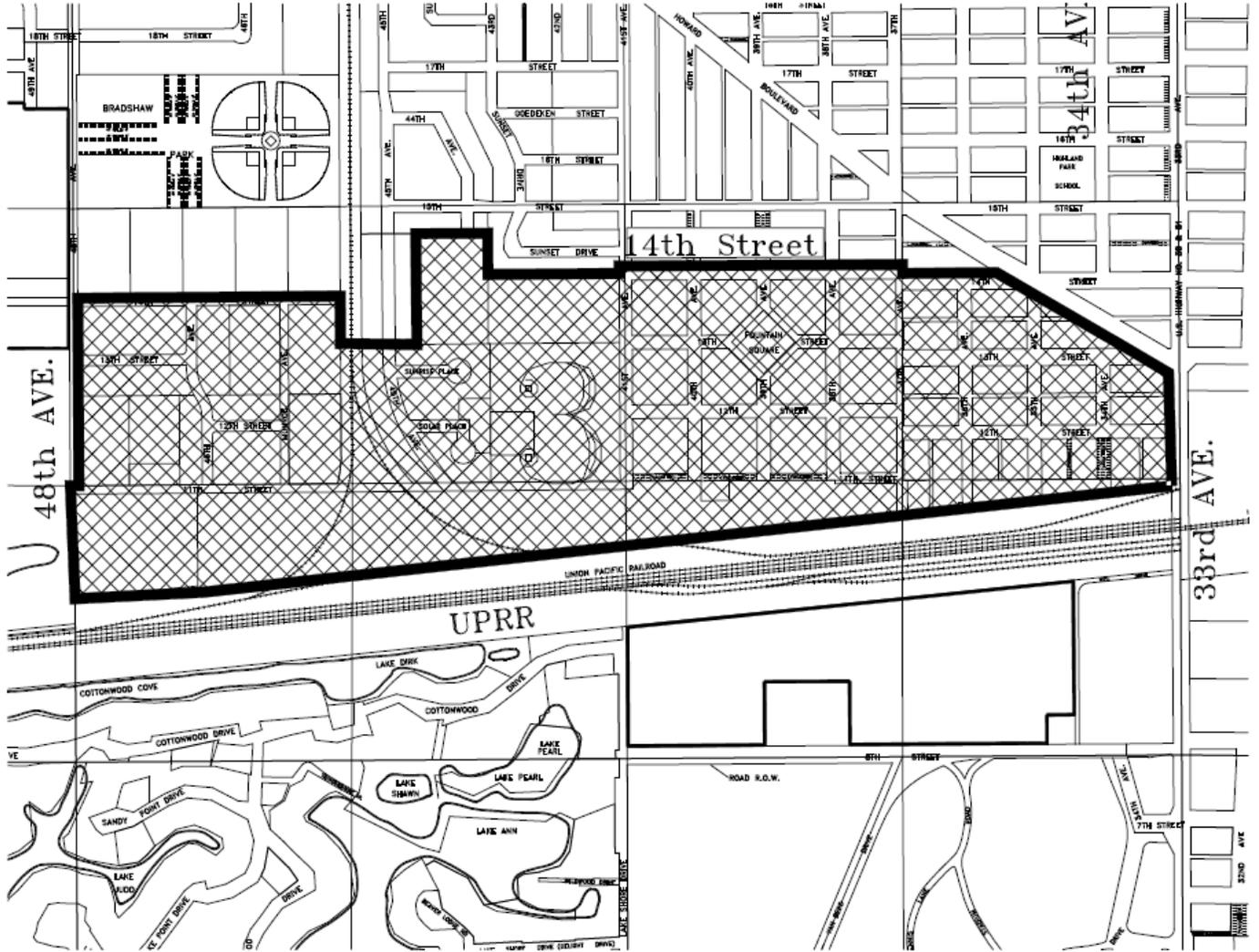


Exhibit "A"

Existing Conditions of Redevelopment Area and Surrounding Area:

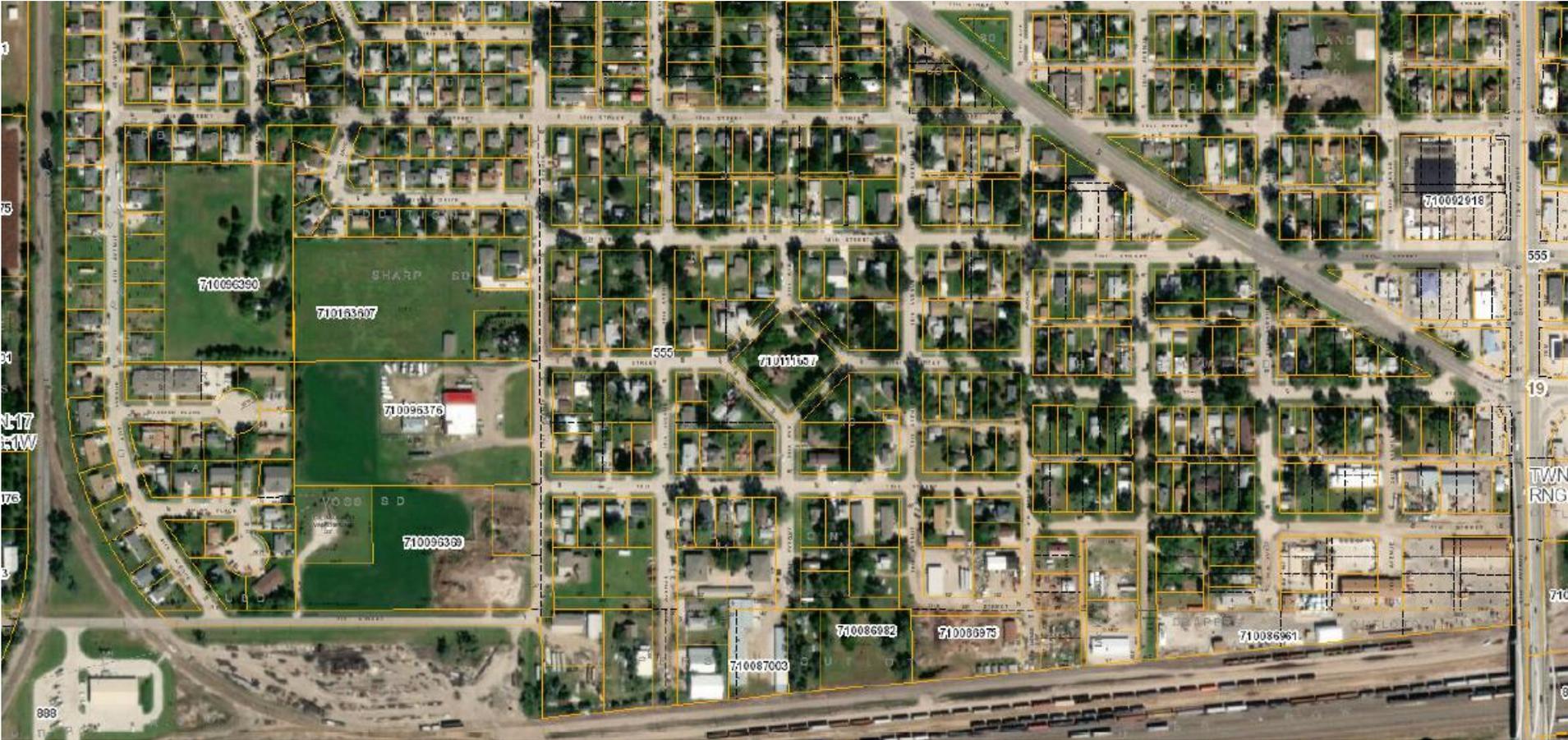


Exhibit "A"

**EXHIBIT "A-1"**

**Project Site and Existing Land Use**

**Legal Description:**

Legal description for Parcel ID No. 710096369:

PT OF S1/2 SE NE SW EXC N186' OF E130' 24-17-1W 3.45 AC & EXC 1 AC LAND IN CITY LIMITS COLUMBUS

Legal description for Parcel ID No. 10096362:

N186' OF E130' S1/2 SE NE SW 24-17-1W .555 AC LAND IN CITY LIMITS COLUMBUS

\* Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plat the Project Site as shown on Exhibit "C". Subsequent to said re-plat, the above legal description shall be replaced with the legal description provided in the re-plat of the Project Site approved by the City.

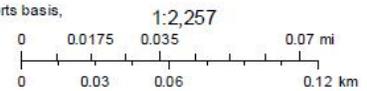
Depiction and Current Condition (parcels 710096369 and 710096362):



March 23, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Lot Lines
- Townships
- Columbus City Limits
- Sections
- Parcels

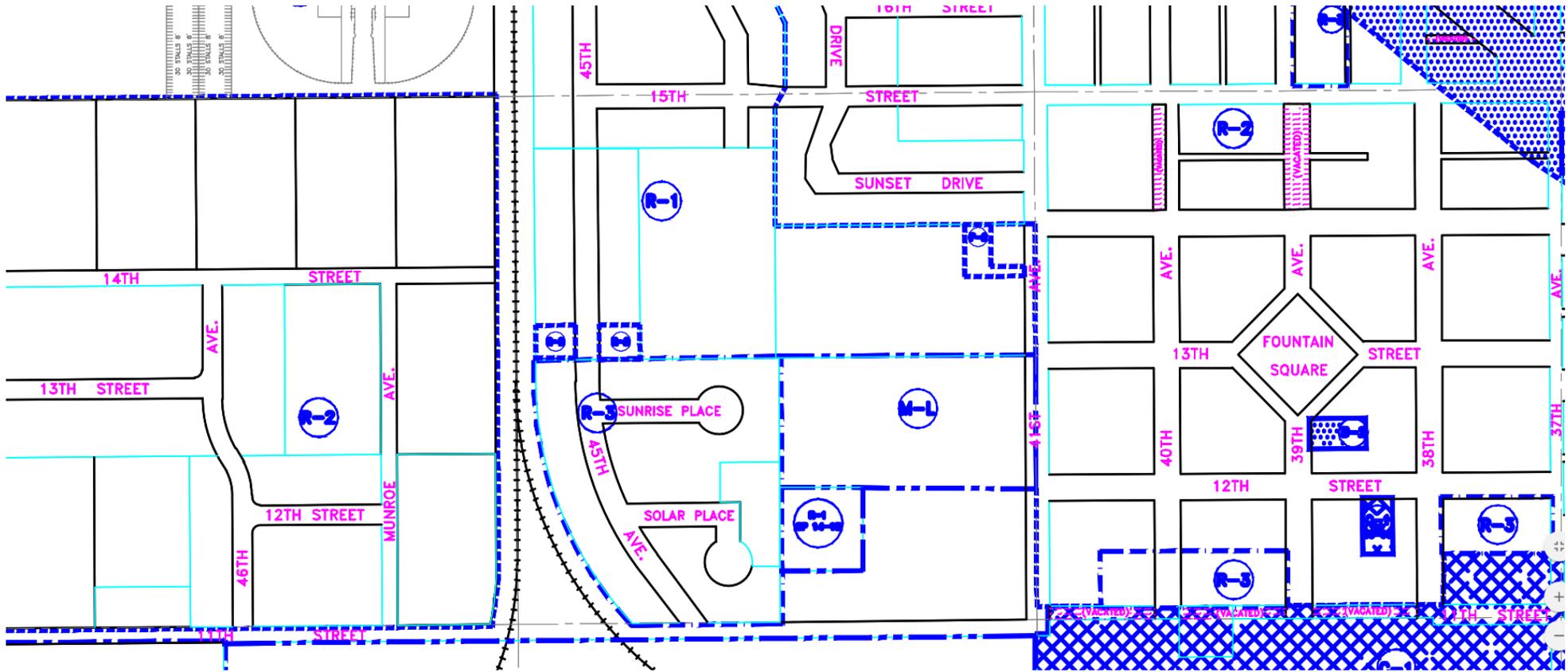


Platte County  
gWorks.

Exhibit "A-1"

# EXHIBIT "B"

## Future Land Use Map



\* Project Site designated as R-1 (Single-Family Residential).

**EXHIBIT "C"**

**Site Plan and Future Land Use**

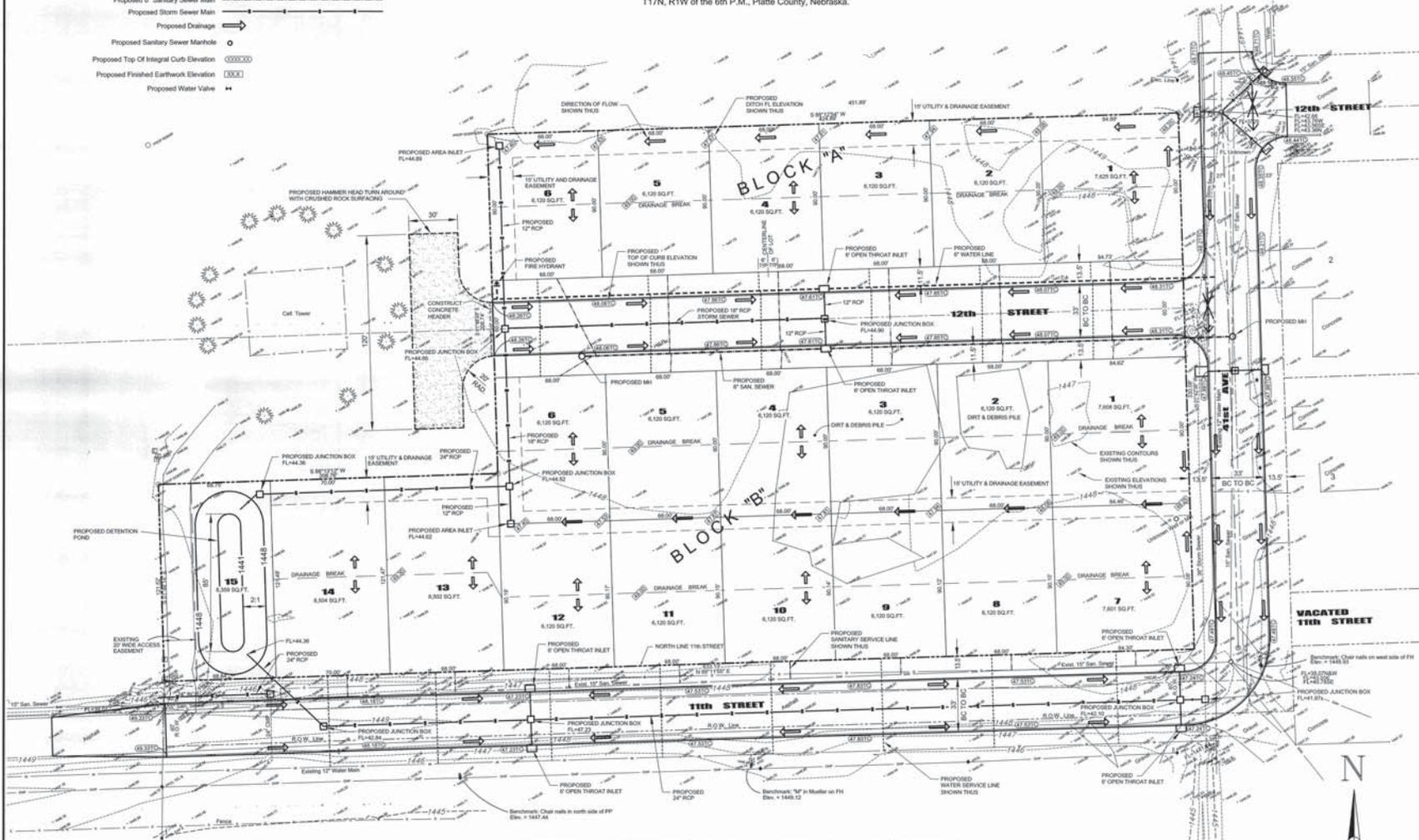
(See attached)

\* The attached is a preliminary site plan and is subject to change.

PRELIMINARY PLAT  
**EKEA ADDITION**

to the City of Columbus, located in a portion of the SW 1/4, Section 24,  
 T17N, R1W of the 6th P.M., Platte County, Nebraska.

- LEGEND**
- Proposed 8" PVC DR18 Water Main
  - Proposed 8" Sanitary Sewer Main
  - Proposed Storm Sewer Main
  - Proposed Drainage
  - Proposed Sanitary Sewer Manhole
  - Proposed Top of Integral Curb Elevation
  - Proposed Finished Earthwork Elevation
  - Proposed Water Valve



STF Identification Number (Assigned By City)	STF Type	STF Location (Lat./Long.)	Drainage Area (Acres)	Design WOCV (cf)	WOCV (cf) Provided
	Detention Pond	41°25'45.7" N 97°22'48.2" W	3.8	5,725	6,122 Below To Outlet Flowline Elevation



Deposits Notice of Nebraska 1-800-331-5665

**GILMORE & ASSOCIATES, INC.**  
 Engineers-Surveyors

**EKEA ADDITION**  
**COLUMBUS, NEBRASKA**  
**PRELIMINARY PLAT**

DRAWN BY: RTK  
 DATE: 1/15/2020  
 SCALE: AS SHOWN  
 PROJ.: 211.850  
 F.S.:  
 SHEET: 1 of 2

**EXHIBIT "D"**

**Estimate of Construction Costs (All Phases)**

Land Acquisition:	\$241,500
Sanitary Sewer:	\$38,850
Water:	\$49,875
Storm Sewer:	\$179,460
Paving:	\$267,454
Architect/Engineer:	\$40,000
City's Legal Fees:	\$15,000
Permits and Fees:	\$5,000
Contingencies (related to TIF-eligible costs):	\$35,000
<u>Private Improvements:</u>	<u>\$3,927,861</u>
<b>TOTAL:</b>	<b>\$4,800,000</b>

\* The above estimates are preliminary estimates and subject to change.

\*\* For the project costs that will not be incurred immediately but will occur during subsequent phases, the numbers set forth above are estimated values based on 2020 pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of the work on later phases.

**EXHIBIT "E"**

**Sources and Uses of TIF (All Phases)**

Land Acquisition:	\$241,500
Sanitary Sewer:	\$38,850
Water:	\$49,875
Storm Sewer:	\$179,460
Paving:	\$267,454
Architect/Engineer:	\$40,000
City's Legal Fees:	\$15,000
Permits and Fees:	\$5,000
<u>Contingencies (related to TIF-eligible costs):</u>	<u>\$35,000</u>
<b>TOTAL:</b>	<b>\$872,139</b>

\* The above "Sources" are preliminary estimates based on 2020 pricing and are subject to change.

**SOURCES:**

**Assumptions:**

Base Value: \$9,700 for Phase One; \$20,000 per lot for subsequent phases  
Number of units: 20  
Final Value: \$240,000 (per unit)  
Total Final Value: \$4,800,000  
Tax Levy (2018): 1.893994  
TIF Indebtedness: NTE \$800,000  
Interest Rate: NTE 5.5%

**Amortization:**

Phase	1	2	3
Effective Date	2021	2022	2023
# of Units	4	10	6
TIF Period	15	15	15
Base Value	\$9,700	\$200,000	\$120,000
Base Taxes	\$184	\$3,788	\$2,273
Completed Value	\$960,000	\$2,400,000	\$1,440,000
Total Taxes	\$18,182	\$45,456	\$27,274
Tax Increment	\$17,999	\$41,668	\$25,001
less 1% fee	\$17,819	\$41,251	\$24,750
Phase Years	1 to 15	2 to 16	3 to 17

Year	Phase 1	Phase 2	Phase 3	Aggregate
1	\$17,819	\$0	\$0	\$17,819
2	\$17,819	\$41,251	\$0	\$59,070
3	\$17,819	\$41,251	\$24,750	\$83,820
4	\$17,819	\$41,251	\$24,750	\$83,820
5	\$17,819	\$41,251	\$24,750	\$83,820
6	\$17,819	\$41,251	\$24,750	\$83,820
7	\$17,819	\$41,251	\$24,750	\$83,820
8	\$17,819	\$41,251	\$24,750	\$83,820
9	\$17,819	\$41,251	\$24,750	\$83,820
10	\$17,819	\$41,251	\$24,750	\$83,820
11	\$17,819	\$41,251	\$24,750	\$83,820
12	\$17,819	\$41,251	\$24,750	\$83,820
13	\$17,819	\$41,251	\$24,750	\$83,820
14	\$17,819	\$41,251	\$24,750	\$83,820
15	\$17,819	\$41,251	\$24,750	\$83,820
16	\$0	\$41,251	\$24,750	\$66,001
17	\$0	\$0	\$24,750	\$24,750
TOTAL				\$1,257,008

Projected Debt Service:

Applicant: EKEA, LLC

PRO FORMA

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 5.50%
								Principal	Interest at 5.50%	Total			
0											\$800,000		
0.5	\$ 950,300	0	\$ 950,300	1.893994	\$ 8,999	\$ 90	\$ 8,909	\$ 0	\$ 8,909	\$ 8,909	\$813,091	13091	22000
1	\$ 950,300	0	\$ 950,300	1.893994	\$ 8,999	\$ 90	\$ 8,909	\$ 0	\$ 8,909	\$ 8,909	\$826,542	13451	22360
1.5	\$ 3,150,300	0	\$ 3,150,300	1.893994	\$ 29,833	\$ 298	\$ 29,535	\$ 6,805	\$ 22,730	\$ 29,535	\$819,737	0	22730
2	\$ 3,150,300	0	\$ 3,150,300	1.893994	\$ 29,833	\$ 298	\$ 29,535	\$ 6,992	\$ 22,543	\$ 29,535	\$812,745	0	22543
2.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 19,561	\$ 22,350	\$ 41,911	\$793,184	0	22350
3	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 20,098	\$ 21,813	\$ 41,911	\$773,086	0	21813
3.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 20,651	\$ 21,260	\$ 41,911	\$752,435	0	21260
4	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 21,219	\$ 20,692	\$ 41,911	\$731,216	0	20692
4.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 21,803	\$ 20,108	\$ 41,911	\$709,413	0	20108
5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 22,402	\$ 19,509	\$ 41,911	\$687,011	0	19509
5.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 23,018	\$ 18,893	\$ 41,911	\$663,993	0	18893
6	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 23,651	\$ 18,260	\$ 41,911	\$640,342	0	18260
6.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 24,302	\$ 17,609	\$ 41,911	\$616,040	0	17609
7	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 24,970	\$ 16,941	\$ 41,911	\$591,070	0	16941
7.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 25,657	\$ 16,254	\$ 41,911	\$565,413	0	16254
8	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 26,362	\$ 15,549	\$ 41,911	\$539,051	0	15549
8.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 27,087	\$ 14,824	\$ 41,911	\$511,964	0	14824
9	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 27,832	\$ 14,079	\$ 41,911	\$484,132	0	14079
9.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 28,597	\$ 13,314	\$ 41,911	\$455,535	0	13314
10	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 29,384	\$ 12,527	\$ 41,911	\$426,151	0	12527
10.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 30,192	\$ 11,719	\$ 41,911	\$395,959	0	11719
11	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 31,022	\$ 10,889	\$ 41,911	\$364,937	0	10889
11.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 31,875	\$ 10,036	\$ 41,911	\$333,062	0	10036
12	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 32,752	\$ 9,159	\$ 41,911	\$300,310	0	9159
12.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 33,652	\$ 8,259	\$ 41,911	\$266,658	0	8259
13	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 34,578	\$ 7,333	\$ 41,911	\$232,080	0	7333
13.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 35,529	\$ 6,382	\$ 41,911	\$196,551	0	6382
14	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 36,506	\$ 5,405	\$ 41,911	\$160,045	0	5405
14.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 37,510	\$ 4,401	\$ 41,911	\$122,535	0	4401
15	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$ 38,541	\$ 3,370	\$ 41,911	\$83,994	0	3370
15.5	\$ 3,520,000	0	\$ 3,520,000	1.893994	\$ 33,334	\$ 333	\$ 33,001	\$ 30,691	\$ 2,310	\$ 33,001	\$53,303	0	2310
16	\$ 3,520,000	0	\$ 3,520,000	1.893994	\$ 33,334	\$ 333	\$ 33,001	\$ 31,535	\$ 1,466	\$ 33,001	\$21,768	0	1466
16.5	\$ 1,320,000	0	\$ 1,320,000	1.893994	\$ 12,500	\$ 125	\$ 12,375	\$ 11,776	\$ 599	\$ 12,375	\$ 9,992	0	599
17	\$ 1,320,000	0	\$ 1,320,000	1.893994	\$ 12,500	\$ 125	\$ 12,375	\$ 12,100	\$ 275	\$ 12,375	\$ 0	0	275
								\$1,270,016	\$12,690	\$1,257,326		\$26,542	

( F9 = calculate )

Original Loan Amount	\$800,000	
Capitalized Interest	\$26,542	
Loan Balance Remaining	\$ 0	
<b>ASSUMPTIONS:</b>		
1. Loan Amount:	\$800,000	
2. Interest Rate:	5.50%	
3. Est. Final Value:	\$4,800,000 *	

\* The above figures are estimates based upon the above assumptions and notes in Exhibit "F", and are subject to change.

## **EXHIBIT "F"**

### **Cost-Benefit Analysis (Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

#### **1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15 year tax shift for each phase of the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan.

#### *Notes:*

- 1. The assessed value of the Project Site January 1, 2019, was \$48,500.*
- 2. The Project Site will be re-platted into 20 lots. It is anticipated that the approximate base value for each lot prior to re-platting will be \$2,425, and the approximate base value for each lot subsequent to re-platting will be \$20,000. Accordingly, the base value for each lot during Phase One is anticipated to be \$2,425, and \$20,000 per lot for subsequent phases.*
- 3. The projected TIF Revenues are based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2019 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires extensive public infrastructure installation. The Project Site will require additional public roadways, as there is currently not access to serve the Project Site. The Redevelopment Project will include an extension of 12th Street providing access to the lots on the northern boundary of the Project Site. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff, including construction of a detention pond. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. It is the intent of this Redevelopment Plan that such infrastructure and site preparation be paid for by the Redeveloper with such cost to be reimbursed by TIF. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Redevelopment Project should create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment Project should generate immediate tax growth for the City. The Redevelopment Project and new residences therein will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that any employers will be located within the Project Site. However, the Redevelopment Project is anticipated to provide needed additional housing for employees of businesses in the area. The construction of approximately 20 additional housing units should generate a new pool of employees for employers of such businesses. TIF will allow these houses to be priced within the “missing middle” housing price range. Accordingly, the Redevelopment Project is not anticipated to have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Redevelopment Project.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Redevelopment Project should have a material positive impact on private sector businesses and citizens outside the boundaries of the Project Site. The Redevelopment Project will involve installation of public utilities, and the use of TIF should defray the costs of these and other public improvements that would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Redevelopment Project will provide much needed housing in the community, which will benefit employers, employees, and the City in general. Further, the housing units constructed as part of the project should increase the need for services and products from existing businesses, such as household products and general consumer services. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

**5. Impacts on student populations of school districts within the City:**

The increase of population density within the Project Site will naturally result in an increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF indebtedness. The school district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the school district. The valuation that generates the TIF payments is not included in the formula and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to the school district. As such, Redeveloper and the Agency do not anticipate a negative impact on school districts located within the boundaries of the area of the Redevelopment Project.

**6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the

consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

1. Resolution No. R20-43 approving Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area.

**RESOLUTION NO. R20-43**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE WEST RAILROAD NEIGHBORHOOD REDEVELOPMENT AREA (THE EKEA, LLC, REDEVELOPMENT PROJECT)".

WHEREAS, the City Council of the City of Columbus, Nebraska (the "Council"), acts as the governing body of, and exercises all functions of, the Community Development Agency of the City of Columbus, Nebraska (the "Agency"); and

WHEREAS, the Mayor and Council approved Resolution No. R18-10 on February 5, 2018; and

WHEREAS, Section 10 of Resolution No. R18-10 declared the areas legally described in that Resolution which it referred to as "Redevelopment Areas" to be blighted and substandard and in need of redevelopment under the terms of Nebraska Revised Statutes sections 18-2103(10) and (11) and section 18-2109; and

WHEREAS, one of the areas declared blighted and substandard and in need of redevelopment via Resolution No. R18-10 is Redevelopment Area 3 (the "West Railroad Neighborhood Redevelopment Area"); and

WHEREAS, it is contemplated that redevelopment of the West Railroad Neighborhood Redevelopment Area may occur in phases and will occur pursuant to one or more redevelopment plans and/or projects; and

WHEREAS, the Mayor and Council finds based on substantial evidence in the record of this proceeding that redevelopment of the West Railroad Neighborhood Redevelopment Area will result in the elimination and prevention of blight and aligns with the purposes of the Community Redevelopment Law and the Comprehensive Plan of the City; and

WHEREAS, attached hereto as Exhibit "A" is a redevelopment plan for redevelopment within the West Railroad Neighborhood Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan sets forth a redevelopment project within the West Railroad Neighborhood Redevelopment Area; and

WHEREAS, the Planning Commission of the City of Columbus, Nebraska, provided written findings on and recommended the Council's adoption and approval of the Redevelopment Plan on April 13, 2020; and

WHEREAS, the Redevelopment Plan complies with the Comprehensive Plan of the City, and will result in the elimination and prevention of blight; and

WHEREAS, the redevelopment set forth in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA:

Section 1. The Redevelopment Plan attached as Exhibit "A" complies with the Comprehensive Plan of the City.

Section 2. Based on the substantial evidence in the record of this proceeding, the Council finds as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the Redevelopment Plan are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Redevelopment Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Redevelopment Plan contains a satisfactory statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Redevelopment Plan with respect to the redevelopment project set forth therein; that there are no estimated proceeds or revenue expected to be obtained by the City from disposal of property to the redeveloper; that the Redevelopment Plan sets forth a satisfactory method of financing for the proposed redevelopment

consisting of direct payment for public improvements or grant assistance to the redeveloper for the redevelopment area, as designated in the Redevelopment Plan which method of financing is the issuance by the City of its tax increment revenue bond to provide funds to pay for the costs of certain public improvements directly or of public or private improvements by grant assistance and that there are no families currently living within the redevelopment area, as set forth in the Redevelopment Plan, which are currently expected to be displaced from such area.

(c) The cost-benefit analysis prepared in conjunction with the Redevelopment Plan and attached thereto sets forth the factors required under section 18-2113 of the Nebraska Revised Statutes and supports the Council's adoption and approval of the Redevelopment Plan.

Section 4. The redevelopment set forth in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing; would not occur in the redevelopment area described in the Redevelopment Plan without the use of tax-increment financing; and the costs and benefits of the Redevelopment Plan, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of all those impacted by the Redevelopment Plan.

Section 5. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and Council hereby approves and adopts the Redevelopment Plan.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

*Michael Saville*

---

SPECIAL CITY ATTORNEY

**EXHIBIT "A"**  
**Redevelopment Plan**

(See attached)

**REDEVELOPMENT PLAN FOR  
THE WEST RAILROAD NEIGHBORHOOD  
REDEVELOPMENT AREA**

**(THE EKEA, LLC, REDEVELOPMENT PROJECT)**

**PREPARED MARCH, 2020**

**BY THE COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF COLUMBUS, NEBRASKA**

## **A. Introduction**

This Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (this “Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Columbus, Nebraska (“City”). The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act"), including the community redevelopment area referred to as the West Railroad Neighborhood Area, a/k/a “Area 3” (referred to herein as the “Redevelopment Area”).

This Redevelopment Plan submits the phased implementation of a redevelopment project in the Redevelopment Area to optimize the tax increment financing ("TIF") resources available for site acquisition, construction of eligible public improvements, and to remove existing and avoid future blighted and substandard conditions. This Redevelopment Plan contemplates the phased construction of approximately 20 single-family homes within the Redevelopment Area (such public and private improvements required therefrom are collectively referred to herein as the "Redevelopment Project").

The Redevelopment Project is located within a small portion of the Redevelopment Area. Accordingly, the City anticipates that it will amend this Redevelopment Plan to set forth additional redevelopment projects in the future.

## **B. Redevelopment Area; Project Site; Existing Conditions**

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries of the Redevelopment Area. The Redevelopment Area is identical to "Redevelopment Area 3," which the Council previously declared blighted and substandard and in need of redevelopment. The Redevelopment Area is located between 14th Street to the north, 33rd Avenue to the east, the Union Pacific Railroad right-of-way to the south and 48th Avenue to the west, in the City. Exhibit "A-1", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located to the northwest of the intersection of 11th Street and 41st Avenue. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

**C. Conformance with the Comprehensive Plan**

It is essential to the City’s comprehensive plan for development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. The Comprehensive Plan recommends “contiguous growth of residential land use” throughout the neighborhood encompassing the Redevelopment Area.

Additionally, the "Envision Columbus 2040" comprehensive plan states that the City's "inadequate housing supply remains one of the City’s greatest challenges.” The "2017 City of Columbus Housing Study" noted the need for additional housing. The study included the following conclusions, among many other findings:

- The City must produce additional housing options across all price-points to enable movement in the market.
- Respondents indicated their strong desire for a variety of smaller housing options including small and mid-size single-family homes, townhomes, duplexes, apartments, and independent senior living opportunities.
- Many respondents expressed the desire for more quality housing units and for better property maintenance overall.

Redeveloper intends to develop the Project Site for the purpose of constructing single-family residences within the “missing middle” price range (anticipated to be \$240,000). The City's comprehensive plan and other plans for development and expansion of the City contemplate the need for housing. This Redevelopment Plan and the Redevelopment Project described herein further those goals and comply with the City's Comprehensive Plan for land use and development.

Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Redevelopment Area and surrounding areas) included within the City's comprehensive plan. The map sets forth an R-1 (Single-Family Residential) designation for future use of the Project Site. Accordingly, the Redevelopment Project conforms to the future use set forth in Comprehensive Plan.

**D. Redevelopment Project Overview**

Redeveloper intends to acquire the Project Site from the current owner (an affiliate of Redeveloper) upon the approval of TIF. The Project Site is located to the northwest of the intersection of 11th Street and 41st Avenue on a vacant parcel of land. The Redevelopment Project will consist of constructing approximately 20 single-family homes over the course of

multiple phases/years, as shown on the site plan attached hereto as Exhibit "C" and incorporated herein, and as described in further detail below. Notwithstanding the foregoing, given the evolving and uncertain nature of the housing market, redeveloper may adjust the site plan and type of housing for the Redevelopment Project so long as the following is met: (1) the use is residential; (2) the use is a permitted use under an R-1 or R-2 zoning designation (and Redeveloper effectuates any zoning changes related thereto); (3) the change does not result in a decrease of the estimated post-construction assessed valuation of the Project Site below \$4,800,000 (for all phases); and (4) the change does not require an increase in the TIF Indebtedness (defined below). Any change to the site plan and use of the Project Site that conforms to the foregoing is specifically contemplated and permitted under this Redevelopment Plan. No public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

The Redevelopment Project will require infrastructure improvements and other public and private improvements which are not financially feasible to undertake at one time. Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available for public improvements, which will be necessary for the Redevelopment Project to succeed. Further, implementation of the Redevelopment Project in multiple phases will allow Redeveloper to construct the private improvements at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. The Community Development Agency for the City (the "Agency") and Redeveloper anticipate that Redeveloper will construct the Redevelopment Project in three phases consisting of the following private improvements:

**"Phase One"**: Construction of approximately 4 single-family homes.

**"Phase Two"**: Construction of approximately 10 single-family homes.

**"Phase Three"**: Construction of approximately 6 single-family homes.

Each phase may be further divided into sub-phases based upon the rate of construction, such that the "effective date" (as provided under section 18-2147 of the Act) for purposes of TIF will be determined on a lot by lot basis in order to maximize the TIF proceeds available to help finance the public improvements. While the market will determine the actual completion schedule for each phase, Redeveloper anticipates that buildout of Phase One will take approximately seven (7) months, and each subsequent phase will take approximately twelve (12) months. The Redevelopment Project requires flexibility and may have more or less sub-phases over the course of additional years; provided that, notwithstanding anything to the contrary in this Redevelopment Plan, construction of the Redevelopment Project shall occur over no more than five (5) consecutive years.

Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plot the Project Site in the manner shown on the site plan.

**E. Existing Conditions**

**1. Existing Land Use**

The Project Site consists of vacant, undeveloped land.

**2. Existing Zoning**

The Project Site is currently zoned as R-1 (Single-Family Residential).

**3. Existing Public Improvements**

Public access to the Project Site is currently non-existent. The Project Site is without paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure.

**F. Proposed Redevelopment**

**1. Public Improvements**

The Redevelopment Project will require significant infrastructure improvements and other public improvements. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

The Project Site will require additional public roadways, as there is currently not access to serve portions of the Project Site. As shown on the Exhibit "C" site plan, the Redevelopment Project will include an extension of 12th Street providing access to the lots on the northern boundary of the Project Site. Redeveloper will also construct sidewalks per the City's requirements. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area, including construction of a detention pond. The Project Site requires filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect housing units. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. The anticipated public improvements (and costs related to the public improvements) for each of the three phases are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than the construction or extension of the utilities and infrastructure detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Project Site currently sits undeveloped and vacant. The Redevelopment Project will increase population density in the area. However, the City desires an increase in population density in the area to provide additional housing in the City. Redeveloper will properly plat the Project Site to accommodate the increase in population density and construct adequate public infrastructure improvements to accommodate any increase in population density anticipated as part of the Redevelopment Project.

g. Land Coverage

Land coverage for the Project Site includes approximately 4.05 acres of undeveloped land. The Redevelopment Project will consist of the construction of approximately 20 single-

family homes, with the footprint shown on the site plan set forth in Exhibit "C". The Redevelopment Project will comply with all applicable land coverage ratios required by the City.

h. Parking

Each dwelling unit will include an attached garage.

g. Zoning, Building Code and Ordinance

The Project Site is currently zoned as R-1 (Single-Family Residential). R-1 zoning allow for single-family residences. Accordingly, a zoning change is not required. Notwithstanding, Redeveloper will be responsible for all zoning, building code, or ordinance changes that may be necessary for the Redevelopment Project.

**3. Private Improvements**

Private improvements for the Redevelopment Project Area consist of the construction of approximately 20 single-family homes over the course of three phases (and sub-phases thereof). Redeveloper or other builders taking reconveyance from Redeveloper will construct the private improvements. Paragraph D of this Redevelopment Plan details the anticipated phasing of the private improvements.

**G. Project Costs**

The total estimated costs of the Redevelopment Project are \$4,800,000 (for all three phases). The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2020 pricing, and are subject to reasonable and documented adjustments without further amendment of this Redevelopment Plan.

**H. Implementation**

Redeveloper is unable to undertake the construction in Phase One of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. According to Redeveloper, it could not complete the initial public improvements for Phase One but-for the approval of the entire Redevelopment Project and, likewise, the subsequent phases of the Redevelopment Project would not occur but-for these initial public improvements. Accordingly, this Redevelopment Plan contemplates that the costs and expenses of all the public improvements for the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, Redeveloper may apply the TIF Indebtedness (defined below) generated from each phase of the Redevelopment Project toward the payment of

the eligible expenses of the entire Redevelopment Project, if necessary, provided there is no duplication of expenses.

The Redevelopment Project's construction schedule will depend on the rate that the residential dwelling units are sold, but based upon the current housing market and the need for housing in the City, Redeveloper anticipates that buildout of Phase One will take approximately seven (7) months, and each subsequent phase will take approximately twelve (12) months; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over a number of additional years. Redeveloper intends to commence the subsequent phase of the Redevelopment Project as soon as the then-current phase is completed. Redeveloper anticipates the following construction schedule:

Phase One:

Construction start date: Upon TIF approval

Construction completion date: December 31, 2020

Phase Two:

Construction start date: January 1, 2021

Construction completion date: December 31, 2021

Phase Three:

Construction start date: January 1, 2022

Construction completion date: December 31, 2022

The anticipated start dates and completion dates for the three phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. Additional sub-phases spanning a number of years beyond the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors. Further, based upon the specific circumstances surrounding the Covid-19 pandemic ongoing at the time of this Redevelopment Plan, and the uncertainty stemming therefrom related to future market conditions and Redeveloper's ability to conduct normal day-to-day business, Phase One may be delayed until such pandemic subsides and the market demand for such housing returns to a sustainable level. Such delay would cause a commensurate delay in the subsequent phases, and such occurrence is specifically acknowledged and permitted in this Redevelopment Plan.

Upon the completion of each phase or sub-phase thereof, Redeveloper will submit to the Agency an amendment to the "redevelopment contract" (as defined in the Act) on a form prescribed by the Agency. Each amendment to the redevelopment contract shall set forth the "effective date" (as defined in the Act) for the pertinent phase or sub-phase and must be

submitted to the Agency on or before June 30 of the year in which taxes are to be divided for such phase or sub-phase.

## **I. Financing**

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for each phase or subphase thereof will be determined in the manner that will be set forth in the redevelopment contract, or amendment thereof, and/or the resolution(s) authorizing the TIF Indebtedness. The Agency and Redeveloper anticipate that the effective dates will be different for each of the phases and/or sub-phases thereof; and therefore the increment period for each phase and sub-phase thereof will be different. The Agency and Redeveloper anticipate the issuance of one TIF bond or note for all three phases of the Redevelopment Project (i.e., one bond or note, total); provided that the Agency, in its discretion, may issue more TIF bonds or notes based upon the rate of construction.

Notwithstanding any provision herein to the contrary, all tax revenues resulting from improvements constructed/installed after the commencement of the first portion of each phase or sub-phase thereof shall only be divided and allocated over the applicable 15-year increment

period (per phase or sub-phase thereof) or payment of the TIF Indebtedness, whichever occurs first.

## **1. Necessity of TIF**

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF, and Redeveloper would not complete the Redevelopment Project without TIF. In support thereof, Redeveloper represented and warranted as follows in its application to the City for TIF:

Redeveloper desires to keep the homes affordable, but the cost of developing the ground into buildable lots makes this cost-prohibitive without the use of TIF. Additionally, the location near the railroad property requires a lower price for homes, even though construction costs are the same. TIF will reduce the development cost by \$40,125 per lot. Without TIF to reduce the initial infrastructure costs, the homes would be too expensive for the market and the Redeveloper could not develop the property into marketable homes.

In support thereof, the current owner purchased the site in 2014 for \$91,500, but because of the high costs of developing the property, has been unable to make use of the property to date.

In accordance with the above representations of Redeveloper, the Redevelopment Project is not economically viable without the assistance of TIF and Redeveloper would not construct the Redevelopment Project without TIF.

## **2. Sources and Uses of Financing**

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one TIF bond or note (the "TIF Indebtedness") in the principal amount not to exceed \$800,000. It is anticipated that the TIF Indebtedness will carry an interest rate not to exceed 5.5%. Notwithstanding the foregoing, the final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract, or the amendments thereof, or bond resolution(s).

The total estimated cost of the Redevelopment Project is \$4,800,000 (for all three phases). Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity (approximately \$500,000) and traditional bank financing (approximately \$3,500,000). The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

**J. Cost-Benefit Analysis**

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

Exhibits:

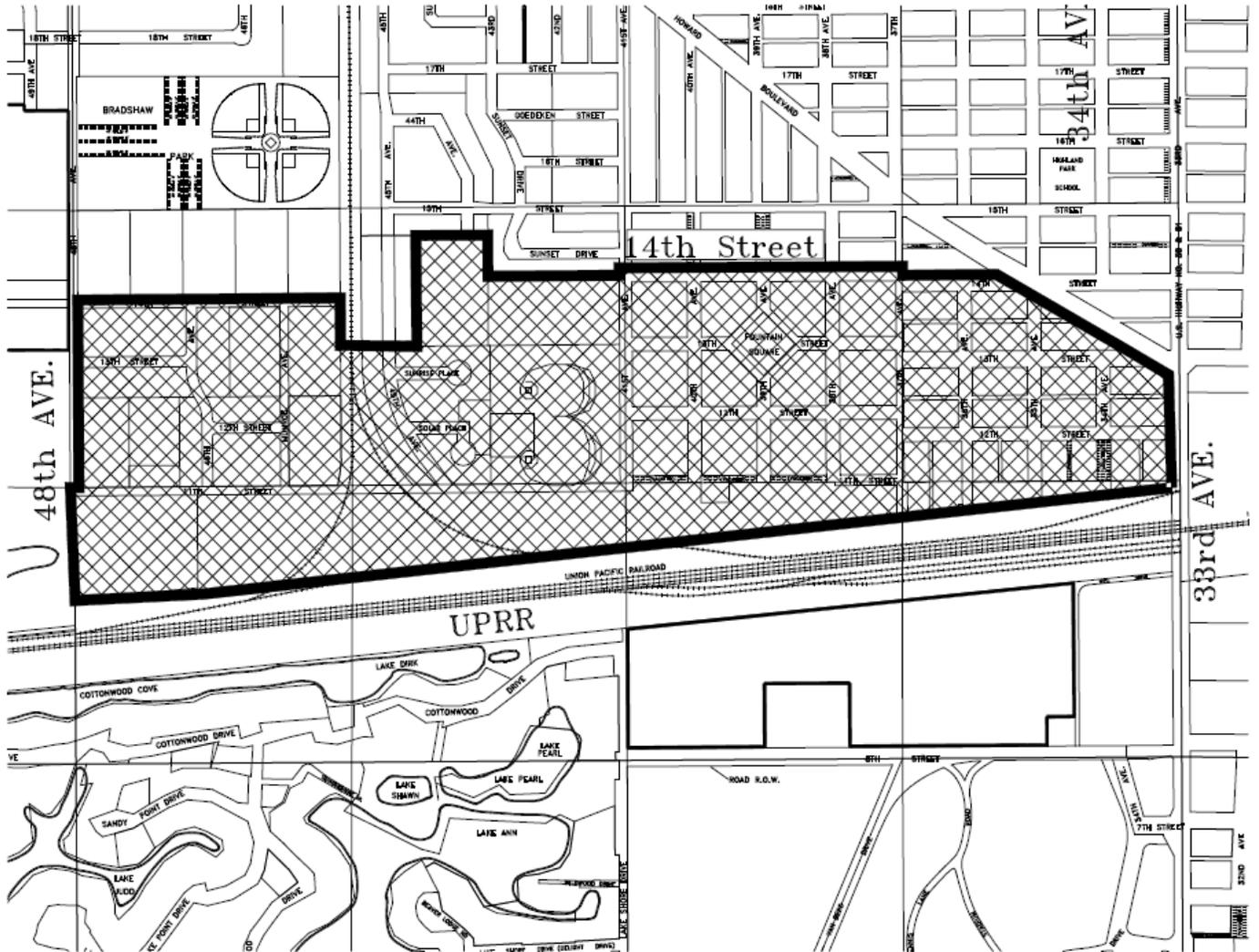
- Exhibit A: Redevelopment Area
- Exhibit A-1: Project Site and Existing Land Use
- Exhibit B: Future Land Use Map
- Exhibit C: Site Plan and Future Land Use
- Exhibit D: Estimated Construction Cost of the Redevelopment Project
- Exhibit E: Sources and Uses of TIF
- Exhibit F: Cost-Benefit Analysis

# EXHIBIT "A"

## Project Site and Existing Land Use

Depiction of Redevelopment Area:

### COLUMBUS NE AREA #3



Existing Conditions of Redevelopment Area and Surrounding Area:

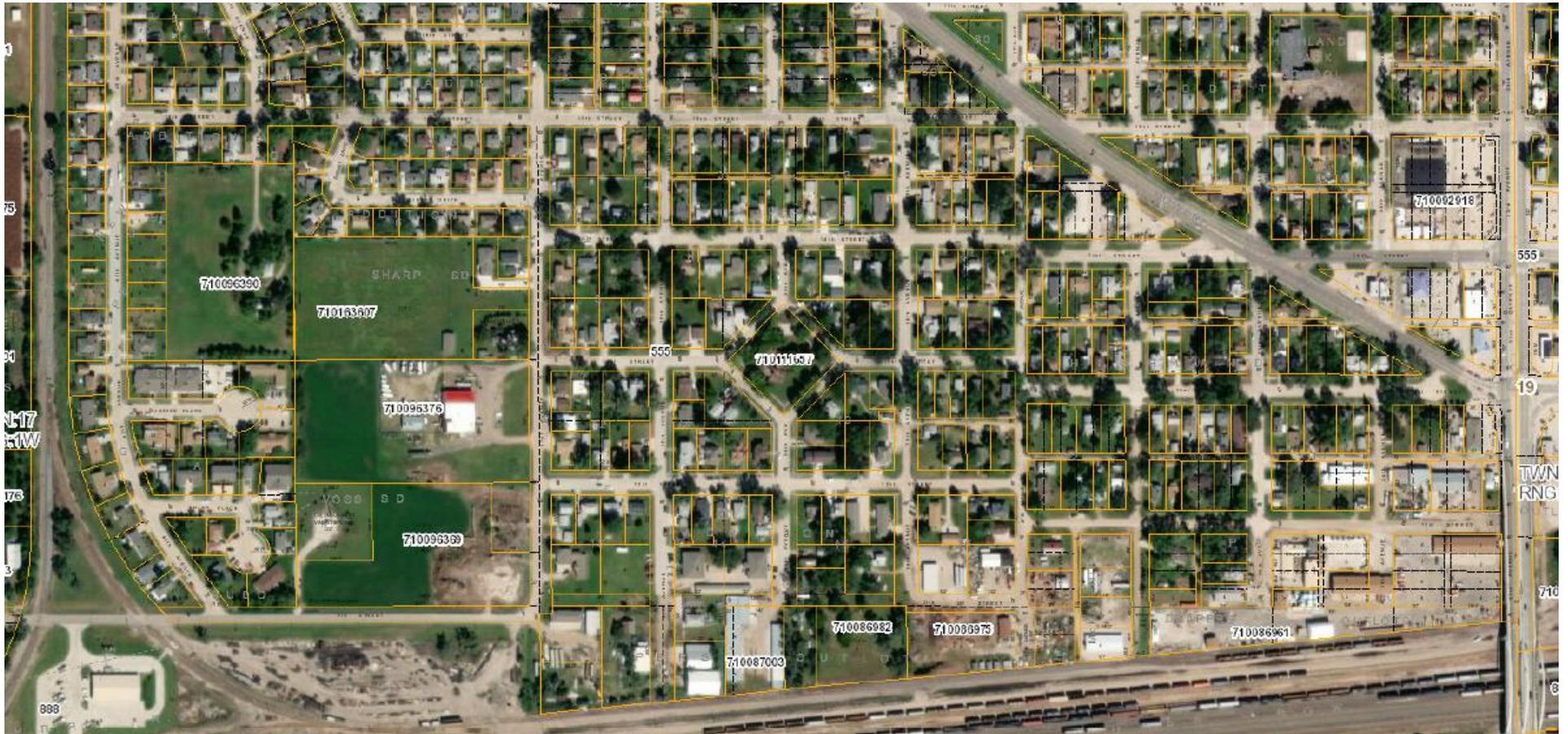


Exhibit "A"

**EXHIBIT "A-1"**

**Project Site and Existing Land Use**

**Legal Description:**

Legal description for Parcel ID No. 710096369:

PT OF S1/2 SE NE SW EXC N186' OF E130' 24-17-1W 3.45 AC & EXC 1 AC LAND IN CITY LIMITS COLUMBUS

Legal description for Parcel ID No. 10096362:

N186' OF E130' S1/2 SE NE SW 24-17-1W .555 AC LAND IN CITY LIMITS COLUMBUS

\* Subsequent to the approval of this Redevelopment Plan, Redeveloper intends to re-plat the Project Site as shown on Exhibit "C". Subsequent to said re-plat, the above legal description shall be replaced with the legal description provided in the re-plat of the Project Site approved by the City.

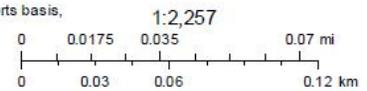
Depiction and Current Condition (parcels 710096369 and 710096362):



March 23, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Lot Lines
- Townships
- Columbus City Limits
- Sections
- Parcels



Platte County  
gWorks.

Exhibit "A-1"



**EXHIBIT "C"**

**Site Plan and Future Land Use**

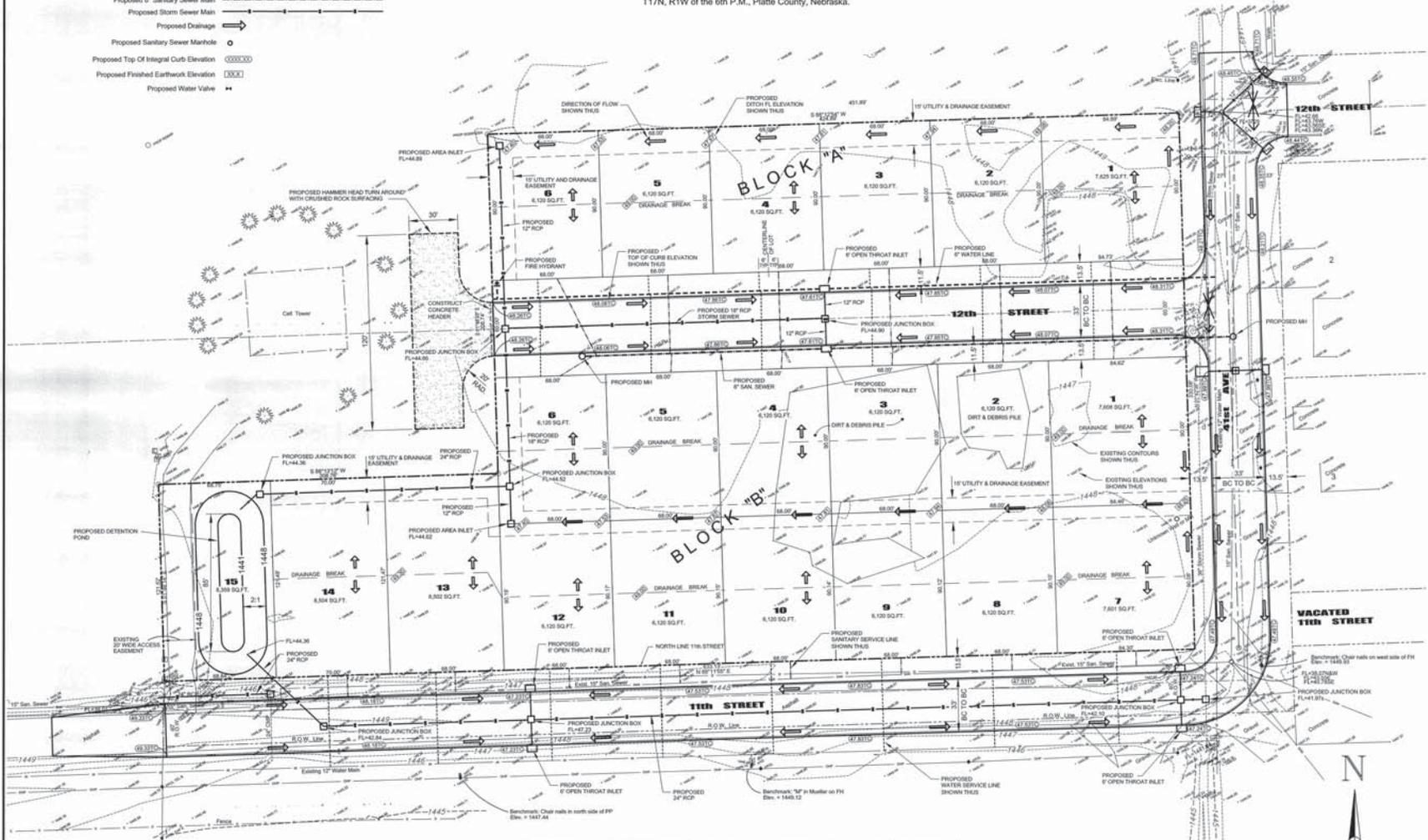
(See attached)

\* The attached is a preliminary site plan and is subject to change.

PRELIMINARY PLAT  
**EKEA ADDITION**

to the City of Columbus, located in a portion of the SW 1/4, Section 24,  
 T17N, R1W of the 6th P.M., Platte County, Nebraska.

- LEGEND**
- Proposed 6" PVC DR18 Water Main
  - Proposed 8" Sanitary Sewer Main
  - Proposed Storm Sewer Main
  - Proposed Drainage
  - Proposed Sanitary Sewer Manhole
  - Proposed Top of Integral Curb Elevation
  - Proposed Finished Earthwork Elevation
  - Proposed Water Valve



STF Identification Number (Assigned By City)	STF Type	STF Location (Lat./Long.)	Drainage Area (Acres)	Design WOCV (cf)	WOCV (cf) Provided
	Detention Pond	41°25'45.7" N 97°22'48.2" W	3.8	5,725	6,122 Below To Outlet Flowline Elevation



Deposits Notice of Nebraska 1-800-331-5665

**GILMORE & ASSOCIATES, INC.**  
 Engineers-Surveyors

**EKEA ADDITION  
 COLUMBUS, NEBRASKA  
 PRELIMINARY PLAT**

DRAWN BY: RTK  
 DATE: 1/15/2020  
 SCALE: AS SHOWN  
 PROJ.: 211.850  
 F.S.:  
 SHEET: 1 of 2

**EXHIBIT "D"**

**Estimate of Construction Costs (All Phases)**

Land Acquisition:	\$241,500
Sanitary Sewer:	\$38,850
Water:	\$49,875
Storm Sewer:	\$179,460
Paving:	\$267,454
Architect/Engineer:	\$40,000
City's Legal Fees:	\$15,000
Permits and Fees:	\$5,000
Contingencies (related to TIF-eligible costs):	\$35,000
<u>Private Improvements:</u>	<u>\$3,927,861</u>
<b>TOTAL:</b>	<b>\$4,800,000</b>

\* The above estimates are preliminary estimates and subject to change.

\*\* For the project costs that will not be incurred immediately but will occur during subsequent phases, the numbers set forth above are estimated values based on 2020 pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of the work on later phases.

**EXHIBIT "E"**

**Sources and Uses of TIF (All Phases)**

Land Acquisition:	\$241,500
Sanitary Sewer:	\$38,850
Water:	\$49,875
Storm Sewer:	\$179,460
Paving:	\$267,454
Architect/Engineer:	\$40,000
City's Legal Fees:	\$15,000
Permits and Fees:	\$5,000
<u>Contingencies (related to TIF-eligible costs):</u>	<u>\$35,000</u>
<b>TOTAL:</b>	<b>\$872,139</b>

\* The above "Sources" are preliminary estimates based on 2020 pricing and are subject to change.

**SOURCES:**

**Assumptions:**

Base Value: \$9,700 for Phase One; \$20,000 per lot for subsequent phases  
Number of units: 20  
Final Value: \$240,000 (per unit)  
Total Final Value: \$4,800,000  
Tax Levy (2018): 1.893994  
TIF Indebtedness: NTE \$800,000  
Interest Rate: NTE 5.5%

**Amortization:**

Phase	1	2	3
Effective Date	2021	2022	2023
# of Units	4	10	6
TIF Period	15	15	15
Base Value	\$9,700	\$200,000	\$120,000
Base Taxes	\$184	\$3,788	\$2,273
Completed Value	\$960,000	\$2,400,000	\$1,440,000
Total Taxes	\$18,182	\$45,456	\$27,274
Tax Increment	\$17,999	\$41,668	\$25,001
less 1% fee	\$17,819	\$41,251	\$24,750
Phase Years	1 to 15	2 to 16	3 to 17

Year	Phase 1	Phase 2	Phase 3	Aggregate
1	\$17,819	\$0	\$0	\$17,819
2	\$17,819	\$41,251	\$0	\$59,070
3	\$17,819	\$41,251	\$24,750	\$83,820
4	\$17,819	\$41,251	\$24,750	\$83,820
5	\$17,819	\$41,251	\$24,750	\$83,820
6	\$17,819	\$41,251	\$24,750	\$83,820
7	\$17,819	\$41,251	\$24,750	\$83,820
8	\$17,819	\$41,251	\$24,750	\$83,820
9	\$17,819	\$41,251	\$24,750	\$83,820
10	\$17,819	\$41,251	\$24,750	\$83,820
11	\$17,819	\$41,251	\$24,750	\$83,820
12	\$17,819	\$41,251	\$24,750	\$83,820
13	\$17,819	\$41,251	\$24,750	\$83,820
14	\$17,819	\$41,251	\$24,750	\$83,820
15	\$17,819	\$41,251	\$24,750	\$83,820
16	\$0	\$41,251	\$24,750	\$66,001
17	\$0	\$0	\$24,750	\$24,750
TOTAL				\$1,257,008

Projected Debt Service:

Applicant: EKEA, LLC

PRO FORMA

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 5.50%
								Principal	Interest at 5.50%	Total			
0											\$800,000		
0.5	\$ 950,300	0	\$ 950,300	1.893994	\$ 8,999	\$ 90	\$ 8,909	\$0	\$8,909	\$8,909	\$813,091	13091	22000
1	\$ 950,300	0	\$ 950,300	1.893994	\$ 8,999	\$ 90	\$ 8,909	\$0	\$8,909	\$8,909	\$826,542	13451	22360
1.5	\$ 3,150,300	0	\$ 3,150,300	1.893994	\$ 29,833	\$ 298	\$ 29,535	\$6,805	\$22,730	\$29,535	\$819,737	0	22730
2	\$ 3,150,300	0	\$ 3,150,300	1.893994	\$ 29,833	\$ 298	\$ 29,535	\$6,992	\$22,543	\$29,535	\$812,745	0	22543
2.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$19,561	\$22,350	\$41,911	\$793,184	0	22350
3	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$20,098	\$21,813	\$41,911	\$773,086	0	21813
3.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$20,651	\$21,260	\$41,911	\$752,435	0	21260
4	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$21,219	\$20,692	\$41,911	\$731,216	0	20692
4.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$21,803	\$20,108	\$41,911	\$709,413	0	20108
5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$22,402	\$19,509	\$41,911	\$687,011	0	19509
5.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$23,018	\$18,893	\$41,911	\$663,993	0	18893
6	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$23,651	\$18,260	\$41,911	\$640,342	0	18260
6.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$24,302	\$17,609	\$41,911	\$616,040	0	17609
7	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$24,970	\$16,941	\$41,911	\$591,070	0	16941
7.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$25,657	\$16,254	\$41,911	\$565,413	0	16254
8	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$26,362	\$15,549	\$41,911	\$539,051	0	15549
8.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$27,087	\$14,824	\$41,911	\$511,964	0	14824
9	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$27,832	\$14,079	\$41,911	\$484,132	0	14079
9.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$28,597	\$13,314	\$41,911	\$455,535	0	13314
10	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$29,384	\$12,527	\$41,911	\$426,151	0	12527
10.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$30,192	\$11,719	\$41,911	\$395,959	0	11719
11	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$31,022	\$10,889	\$41,911	\$364,937	0	10889
11.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$31,875	\$10,036	\$41,911	\$333,062	0	10036
12	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$32,752	\$9,159	\$41,911	\$300,310	0	9159
12.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$33,652	\$8,259	\$41,911	\$266,658	0	8259
13	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$34,578	\$7,333	\$41,911	\$232,080	0	7333
13.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$35,529	\$6,382	\$41,911	\$196,551	0	6382
14	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$36,506	\$5,405	\$41,911	\$160,045	0	5405
14.5	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$37,510	\$4,401	\$41,911	\$122,535	0	4401
15	\$ 4,470,300	0	\$ 4,470,300	1.893994	\$ 42,334	\$ 423	\$ 41,911	\$38,541	\$3,370	\$41,911	\$83,994	0	3370
15.5	\$ 3,520,000	0	\$ 3,520,000	1.893994	\$ 33,334	\$ 333	\$ 33,001	\$30,691	\$2,310	\$33,001	\$53,303	0	2310
16	\$ 3,520,000	0	\$ 3,520,000	1.893994	\$ 33,334	\$ 333	\$ 33,001	\$31,535	\$1,466	\$33,001	\$21,768	0	1466
16.5	\$ 1,320,000	0	\$ 1,320,000	1.893994	\$ 12,500	\$ 125	\$ 12,375	\$11,776	\$599	\$12,375	\$9,992	0	599
17	\$ 1,320,000	0	\$ 1,320,000	1.893994	\$ 12,500	\$ 125	\$ 12,375	\$12,100	\$275	\$12,375	\$0	0	275
					\$1,270,016	\$12,690	\$1,257,326	\$828,650	\$428,676	\$1,257,326		\$26,542	

( F9 = calculate )

Original Loan Amount  
Capitalized Interest  
Loan Balance Remaining

\$800,000  
\$26,542  
\$0

ASSUMPTIONS:

- 1. Loan Amount: \$800,000
- 2. Interest Rate: 5.50%
- 3. Est. Final Value: \$4,800,000 \*

\* The above figures are estimates based upon the above assumptions and notes in Exhibit "F", and are subject to change.

## **EXHIBIT "F"**

### **Cost-Benefit Analysis (Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

#### **1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15 year tax shift for each phase of the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan.

#### *Notes:*

- 1. The assessed value of the Project Site January 1, 2019, was \$48,500.*
- 2. The Project Site will be re-platted into 20 lots. It is anticipated that the approximate base value for each lot prior to re-platting will be \$2,425, and the approximate base value for each lot subsequent to re-platting will be \$20,000. Accordingly, the base value for each lot during Phase One is anticipated to be \$2,425, and \$20,000 per lot for subsequent phases.*
- 3. The projected TIF Revenues are based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2019 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires extensive public infrastructure installation. The Project Site will require additional public roadways, as there is currently not access to serve the Project Site. The Redevelopment Project will include an extension of 12th Street providing access to the lots on the northern boundary of the Project Site. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff, including construction of a detention pond. Redeveloper also anticipates the construction of electric utilities extending to the residences within the Project Site. It is the intent of this Redevelopment Plan that such infrastructure and site preparation be paid for by the Redeveloper with such cost to be reimbursed by TIF. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Redevelopment Project should create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment Project should generate immediate tax growth for the City. The Redevelopment Project and new residences therein will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that any employers will be located within the Project Site. However, the Redevelopment Project is anticipated to provide needed additional housing for employees of businesses in the area. The construction of approximately 20 additional housing units should generate a new pool of employees for employers of such businesses. TIF will allow these houses to be priced within the “missing middle” housing price range. Accordingly, the Redevelopment Project is not anticipated to have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Redevelopment Project.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Redevelopment Project should have a material positive impact on private sector businesses and citizens outside the boundaries of the Project Site. The Redevelopment Project will involve installation of public utilities, and the use of TIF should defray the costs of these and other public improvements that would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Redevelopment Project will provide much needed housing in the community, which will benefit employers, employees, and the City in general. Further, the housing units constructed as part of the project should increase the need for services and products from existing businesses, such as household products and general consumer services. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

**5. Impacts on student populations of school districts within the City:**

The increase of population density within the Project Site will naturally result in an increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF indebtedness. The school district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the school district. The valuation that generates the TIF payments is not included in the formula and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to the school district. As such, Redeveloper and the Agency do not anticipate a negative impact on school districts located within the boundaries of the area of the Redevelopment Project.

**6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the

consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

7. **PETITIONS AND COMMUNICATIONS - None**
8. **REPORTS OF CITY OFFICES - None**
9. **REPORTS OF COUNCIL COMMITTEES - None**
10. **REPORTS OF SPECIAL COMMITTEES - None**
11. **REPORTS ON LEGISLATION - None**
12. **NEW BUSINESS**
  - A. Comments from mayor and city council members.
13. **RESOLUTIONS - None**
14. **ORDINANCES ON FIRST READING - None**
15. **ORDINANCES ON SECOND READING - None**
16. **ORDINANCES ON THIRD READING - None**
17. **CONSIDERATION OF PAYROLL AND BILLS ON FILE - Included in Consent Agenda**
18. **UNFINISHED BUSINESS - None**
19. **ADJOURNMENT**