

Board of Equalization  
Monday, December 7, 2020 6:15 PM  
Council Chambers  
1369 25 Avenue  
Columbus, NE 68601

1. **Statement of compliance with Open Meetings Act and roll call.**
2. **Meeting on proposed assessments for Street Improvement District No. 178 and Sewer Extension District No. 46.**

## **NOTICE**

### **NOTICE OF PROPOSED ASSESSMENTS IN STREET IMPROVEMENT DISTRICT NO. 178 AND SEWER EXTENSION DISTRICT NO. 46.**

You are hereby notified that the Mayor and Council of the City of Columbus, Nebraska, will meet as a Board of Equalization in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on December 7, 2020, between the hours of 6:15 p.m. and 6:45 p.m. for the purpose of considering, equalizing and levying the special assessments necessary to defray the costs of improvements included in Street Improvement District No. 178 and Sewer Extension District No. 46 of which are located in Columbus, Nebraska, or within two miles beyond the boundaries thereof, at which time all complaints and applications for relief with respect to said assessments shall be presented to said Board.

A schedule of the proposed apportionment of the benefits and assessments and maps of said districts have been prepared and filed in the office of the City Clerk, City Hall, 2424 14 Street, Columbus, Nebraska, and are available for public inspection during regular business hours.

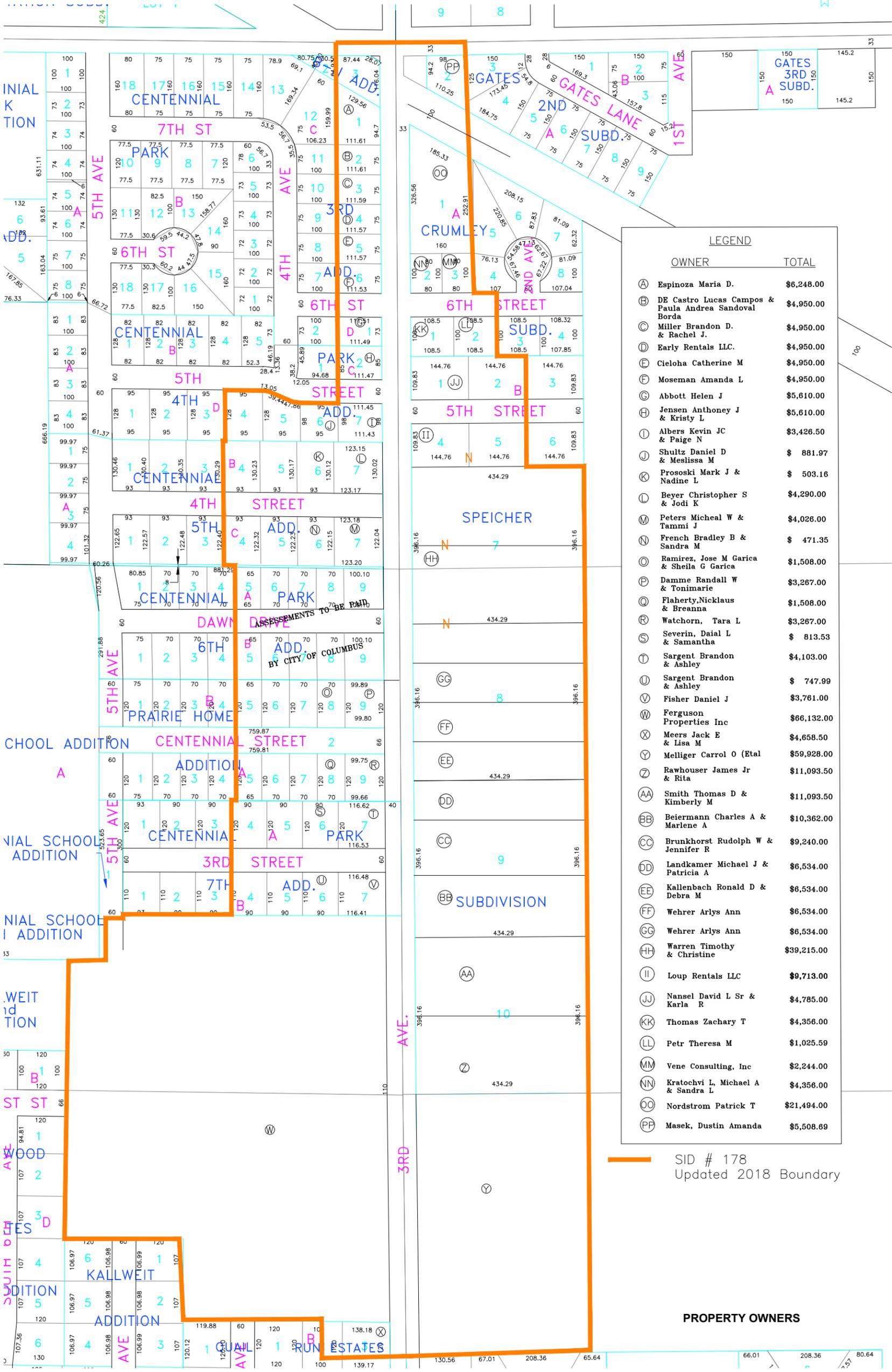
Dated this 5 day of November, 2020

CITY OF COLUMBUS  
By: Janelle Kline  
City Clerk

Publish: 11:05, 12, 19, 26:20 and 12:03:20  
Two Affidavits of Publication

The City of **Columbus**  
NEBRASKA

SID #178 ASSESSMENTS



LEGEND	
OWNER	TOTAL
(A) Espinoza Maria D.	\$6,248.00
(B) DE Castro Lucas Campos & Paula Andrea Sandoval Borda	\$4,950.00
(C) Miller Brandon D. & Rachel J.	\$4,950.00
(D) Early Rentals LLC.	\$4,950.00
(E) Cieloha Catherine M	\$4,950.00
(F) Moseman Amanda L	\$4,950.00
(G) Abbott Helen J	\$5,610.00
(H) Jensen Anthony J & Kristy L	\$5,610.00
(I) Albers Kevin JC & Paige N	\$3,426.50
(J) Shultz Daniel D & Meslissa M	\$ 881.97
(K) Prososki Mark J & Nadine L	\$ 503.16
(L) Beyer Christopher S & Jodi K	\$4,290.00
(M) Peters Micheal W & Tammi J	\$4,026.00
(N) French Bradley B & Sandra M	\$ 471.35
(O) Ramirez, Jose M Garica & Sheila G Garica	\$1,508.00
(P) Damme Randall W & Tonimarie	\$3,267.00
(Q) Flaherty,Nicklaus & Breanna	\$1,508.00
(R) Watchorn, Tara L	\$3,267.00
(S) Severin, Daial L & Samantha	\$ 813.53
(T) Sargent Brandon & Ashley	\$4,103.00
(U) Sargent Brandon & Ashley	\$ 747.99
(V) Fisher Daniel J	\$3,761.00
(W) Ferguson Properties Inc	\$66,132.00
(X) Meers Jack E & Lisa M	\$4,658.50
(Y) Melliger Carrol O (Etal	\$59,928.00
(Z) Rawhouser James Jr & Rita	\$11,093.50
(AA) Smith Thomas D & Kimberly M	\$11,093.50
(BB) Beiermann Charles A & Marlene A	\$10,362.00
(CC) Brunkhorst Rudolph W & Jennifer R	\$9,240.00
(DD) Landkamer Michael J & Patricia A	\$6,534.00
(EE) Kallenbach Ronald D & Debra M	\$6,534.00
(FF) Wehrer Arlys Ann	\$6,534.00
(GG) Wehrer Arlys Ann	\$6,534.00
(HH) Warren Timothy & Christine	\$39,215.00
(II) Loup Rentals LLC	\$9,713.00
(JJ) Nansel David L Sr & Karla R	\$4,785.00
(KK) Thomas Zachary T	\$4,358.00
(LL) Petr Theresa M	\$1,025.59
(MM) Vene Consulting, Inc	\$2,244.00
(NN) Kratochvi L, Michael A & Sandra L	\$4,356.00
(OO) Nordstrom Patrick T	\$21,494.00
(PP) Masek, Dustin Amanda	\$5,508.69

SID # 178  
Updated 2018 Boundary

PROPERTY OWNERS

STREET IMPROVEMENT DISTRICT #178  
 3RD AVENUE FROM 8TH STREET TO SOUTH 3RD STREET  
 COLUMBUS, NEBRASKA  
Preliminary Assessment Schedule  
Cost Breakdown

<u>Total Costs</u>		<u>Total Costs</u>	
Construction Cost	\$ 2,095,973.71	Charge to Property Owners	\$366,133.28
Engineering and Observation	\$ 546,180.58	Charge to General Obligation	\$1,016,877.29
Interest, Legal, Publishing, &	<u>\$ 136,488.28</u>	Surface Transportation Program (STP)	<u>\$1,395,632.00</u>
<b>Total</b>	<b><u>\$ 2,778,642.57</u></b>	<b>Total</b>	<b><u>\$2,778,642.57</u></b>

Total assessable front footage - 5765.14 feet  
 Basis of Assessment:  $\$2,778,642.57 \times 0.2 = \$555,728.51$  (Maximum)  
 $\$555,728.51 / 5765.14 = \$96.39/\text{foot}$   
 Subject to lump sum capped assessment

PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment	Capped Total Assessment
710082929	Lot 1 Blk C Centennial Park 3rd	Maria D Espinoza	94.70	96.39	9,128.13	\$ 6,248.00
710082936	Lot 2 Blk C Centennial Park 3rd	Lucas Campos De Castro & Paula Andrea Sandoval Borda	75.00	96.39	\$ 7,229.25	\$ 4,950.00
710082943	Lot 3 Blk C Centennial Park 3rd	Brandon D Miller & Rachel J Bohrer	75.00	96.39	\$ 7,229.25	\$ 4,950.00
710082950	Lot 4 Blk C Centennial Park 3rd	Earley Rentals LLC	75.00	96.39	\$ 7,229.25	\$ 4,950.00
710082957	Lot 5 Blk C Centennial Park 3rd	Catherine M Cieloha	75.00	96.39	\$ 7,229.25	\$ 4,950.00
710082964	Lot 6 Blk C Centennial Park 3rd	Amanda L Moseman	75.00	96.39	\$ 7,229.25	\$ 4,950.00
710083055	Lot 1 Blk D Centennial Park 3rd	Helen J Abbott	73.00	96.39	\$ 7,036.47	\$ 5,610.00
710083139	Lot 2 Blk C Centennial Park 4th	Anthony J & Kristy L Jensen	85.00	96.39	\$ 8,193.15	\$ 5,610.00
710083188	Lot 7 Blk D Centennial Park 4th	Kevin JC & Paige N Albers	88.85	96.39	\$ 8,564.25	\$ 3,426.50
710083181	Lot 6 Blk D Centennial Park 4th	Daniel D & Lelissa M Schultz	9.15	96.39	\$ 881.97	----
710131638	Lot 6 Blk B Centennial Park 5th	Mark J & Nadine L Proski	5.22	96.39	\$ 503.16	----
710131645	Lot 7 Blk B Centennial Park 5th	Christopher S & Jodi K Beyer	124.80	96.39	\$ 12,029.47	\$ 4,290.00

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PID	Description	Property Owner	Equivalent Front Footage	Rate	PAGE 2	
					Total Assessment	Capped Total Assessment
710131694	Lot 7 Blk C Centennial Park 5th	Michael W & Tammi J Peters	117.15	96.39	\$ 11,292.09	\$ 4,026.00
710131687	Lot 6 Blk C Centennial Park 5th	Bradley B & Sandra M French	4.89	96.39	\$ 471.35	----
710145722	Lot 8 Blk B Prairie Home Add	Jose M Garcia & Sheila G Garcia Ramirez	17.56	96.39	\$ 1,692.61	\$ 1,508.00
710145729	Lot 9 Blk B Prairie Home Add	Randall W & Tonimarie Damme	102.44	96.39	\$ 9,874.19	\$ 3,267.00
710145666	Lot 9 Blk A Prairie Home Add	Tara L Watchorn	102.41	96.39	\$ 9,871.30	\$ 3,267.00
710145659	Lot 8 Blk A Prairie Home Add	Nicklaus & Breanna Flaherty	17.59	96.39	\$ 1,695.50	\$ 1,508.00
710160086	Lot 6 Blk A Centennial Park 7th Addition	Daniel L & Samantha Severin	8.44	96.39	\$ 813.53	----
710160093	Lot 6 Blk B Centennial Park 7th Addition	Brandon & Ashley Sargent	7.76	96.39	\$ 747.99	----
710160142	Lot 7 Blk B Centennial Park 7th Addition	Daniel J Fischer	102.24	96.39	\$ 9,854.91	\$ 3,761.00
710160093	Lot 7 Blk A Centennial Park 7th Addition	Brandon & Ashley Sargent	111.56	96.39	\$ 10,753.27	\$ 4,103.00
710018158	29-17-1 E TR SE1/4 NE1/4 & NE1/4 SE1/4	Ferguson Properties, Inc.	1013.89	96.39	\$ 97,728.86	\$ 66,132.00
710143496	Lot 3 Blk B Quail Run Estates 3rd Add	Jack E & Lisa M Meers	120.00	96.39	\$ 11,566.80	\$ 4,658.50
710095837	A TR IN NW SW CONT 6.919 AC 28-17-1E Land in City Limits	Doris J Melliger ETA % Gregg Melliger	795.48	96.39	\$ 76,676.32	\$ 59,928.00
710018095	28-17-1 E TR IN NW SW	James Jr. & Rita Rawhouser	198.08	96.39	\$ 19,092.93	\$ 11,093.50
710111629	N1/2 Lot 10 Speicher	Thomas D & Kimberly M Smith	198.08	96.39	\$ 19,092.93	\$ 11,093.50
710111615	S157' Lot 9 Speicher	Charles A & Marlene A Beiermann	157.00	96.39	\$ 15,133.23	\$ 10,362.00
710111608	PT Lot 9 Speicher	Rudolph W & Jennifer R Brunkhorst	140.12	96.39	\$ 13,506.17	\$ 9,240.00
710111622	N1/4 Lot 9 Speicher	Michael J & Patricia A Landkammer	99.04	96.39	\$ 9,546.47	\$ 6,534.00
710111601	S1/4 Lot 8 Speicher	Ronald D & Debra M Kallenbach	99.04	96.39	\$ 9,546.47	\$ 6,534.00
710111594	N1/2 S1/2 Lot 8 Speicher .99 AC	Arlys Ann Wehrer	99.04	96.39	\$ 9,546.47	\$ 6,534.00
710111587	S1/2 N1/2 Lot 8 Speicher	Arlys Ann Wehrer ETAL	99.04	96.39	\$ 9,546.47	\$ 6,534.00

SEWER EXTENSION DISTRICT #46  
LOST CREEK PARKWAY FROM 38TH ST TO WEST OF 10TH AVE  
COLUMBUS, NEBRASKA  
Preliminary Assessment Schedule  
Cost Breakdown

<u>Total Costs</u>		<u>Total Costs</u>	
Construction Cost	\$ 767,375.75	Charge to Property Owners	\$261,549.44
Engineering and Observation	\$ 109,446.75	Charge to General Obligation	\$126,930.16
Interest, Legal, Publishing, &	<u>\$ 50,129.42</u>	Ag Deferments	<u>\$538,472.32</u>
<b>Total</b>	<b><u>\$ 926,951.92</u></b>	<b>Total</b>	<b><u>\$926,951.92</u></b>

Total assessable front footage - 8,102 feet

Project multiplier =  $(\$109,446.75 + \$50,129.42) / \$767,375.75 = 0.2080$

General Obligation: Cost of oversize main and intersection costs = \$13.93/foot

Basis of Assessment:  $(\$767,375.75 / 8,102 \text{ foot} \times 1.2080 = \$114.41/\text{foot} - \$13.93/\text{foot}) = \$100.48/\text{foot}$

PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment
	Energy Triangle 2nd Addition Lots 1 - 6	Loup River Public Power District c/o Neal Suess	2603.00	100.48	261,549.44

Lot Breakdown by area:

710164272	Energy Triangle 2nd Addition 0-0-0 Lot 1	Loup River Public Power District c/o Neal Suess	\$ 49,855.47
710164279	Energy Triangle 2nd Addition 0-0-0 Lot 2	Loup River Public Power District c/o Neal Suess	\$ 7,516.67
710164286	Energy Triangle 2nd Addition 0-0-0 Lot 3	Loup River Public Power District c/o Neal Suess	\$ 9,817.69
710164293	Energy Triangle 2nd Addition 0-0-0 Lot 4	Loup River Public Power District c/o Neal Suess	\$ 5,087.81
710164300	Energy Triangle 2nd Addition 0-0-0 Lot 5	Loup River Public Power District c/o Neal Suess	\$ 6,136.06
710164307	Energy Triangle 2nd Addition 0-0-0 Lot 6	Loup River Public Power District c/o Johannes Farms Inc.	\$ 183,135.74

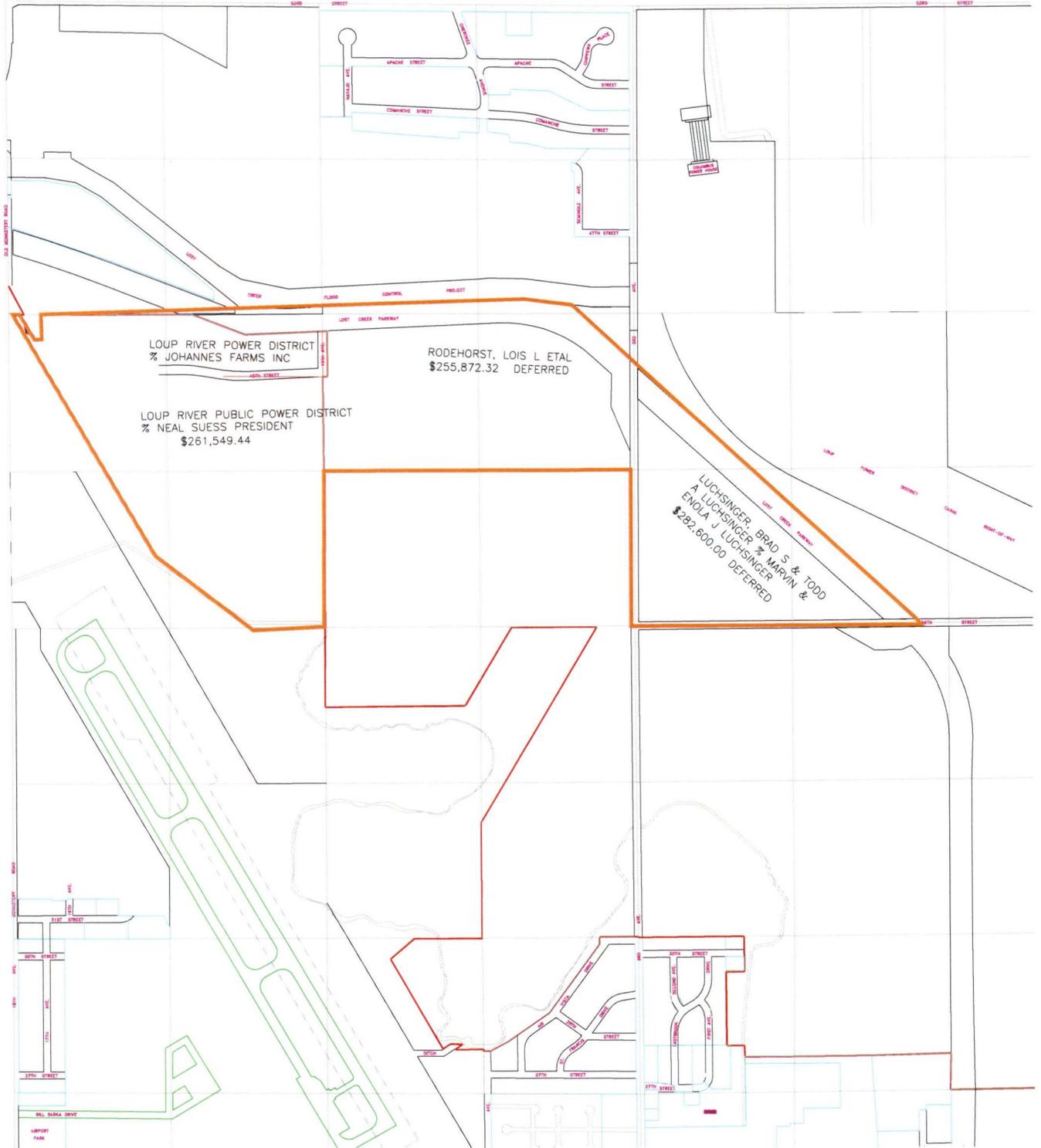
AG DEFERMENT PROPERTIES

710016009	Part SW 1/4 Sec 9, T17N, R1E	Brad S & Todd A Luchsinger c/o Marvin & Enola Luchsinger	2812.50	\$100.48	\$ 282,600.00 DEFERRED
710015848	Part N 1/2, SE 1/4, Sec 8, T17N, R1E	Lois L Rodehorst, ETAL	2546.50	100.48	\$ 255,872.32 DEFERRED

The City of **Columbus**  
NEBRASKA



SED #46 ASSESSMENTS



PROPERTY OWNERS

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PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment	Capped Total Assessment
710111580	N1/4 Lot of 8 & S1/2 Lot 7 Speicher and N1/2 Lot	Timothy A & Christine J Warren	495.20	96.39	\$ 47,732.33	\$ 39,215.00
710111552	Lots 4-5 & 6 Speicher and E14' of Lot 1 & Lot 2	Loup Rentals LLC	110.45	96.39	\$ 10,646.28	\$ 9,713.00
710111531	Lot 1 EXC E14' Speicher	David L Sr & Karla R Nansel	109.21	96.39	\$ 10,526.75	\$ 4,785.00
710086863	Lot 1 Blk B Crumley	Zachary Thomas	89.36	96.39	\$ 8,613.41	\$ 4,356.00
710086870	Lot 2 Blk B Crumley	Theresa M Petr	10.64	96.39	\$ 1,025.59	----
710086821	Lot 3 Blk A Crumley	Vene Consulting, Inc.	25.45	96.39	\$ 2,453.13	\$ 2,244.00
710086814	Lot 2 Blk A Crumley	Michael A & Sandra L Kratochvil	75.54	96.39	\$ 7,281.30	\$ 4,356.00
710086807	Lot 1 Blk A Crumley	Patrick T Nordstrom	326.56	96.39	\$ 31,477.12	\$ 21,494.00
710095802	N OF CL ABAND RR ROW 28-17-1E 6.6 AC & LOT 2 BLK A GATES 2ND	Dustin & Amanda Masek	57.15	96.39	\$ 5,508.69	----



# City of Columbus Engineering Department

Phone: 402-562-4309 Fax: 402-562-4265

[www.columbusne.us](http://www.columbusne.us)

October 28, 2020

RE: CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND PRELIMINARY ASSESSMENT SCHEDULE  
FOR SID #178, AND SED #46

### **SID #178 (3<sup>rd</sup> Avenue from 8<sup>th</sup> Street to South 3<sup>rd</sup> Street)**

Construction Contract	\$2,095,973.71
Engineering (Actual Cost of Consultant)	\$ 546,180.58
Legal – 2.5%	\$ 52,399.34
Printing and Publications	\$ 250.00
Interest 4%	\$ 83,838.94
TOTAL	\$2,778,642.57
Assessable Costs to Property Owners (Capped)	\$ 366,133.28
Surface Transportation Program (STP) (Capped)	\$1,395,632.00
General Obligation Cost	\$1,016,877.29

### **SED #46 (Lost Creek Parkway from 38<sup>th</sup> Street to West of 10<sup>th</sup> Avenue)**

Construction Contract	\$ 767,375.75
Engineering (Actual Cost of Consultant)	\$ 109,446.75
Legal – 2.5%	\$ 19,184.39
Printing and Publications	\$ 250.00
Interest 4%	\$ 30,695.03
TOTAL	\$ 926,951.92
Assessable Costs to Property Owners	\$ 261,549.44
Ag Deferments	\$ 538,472.32
General Obligation Cost	\$ 126,930.16

Xc: City Attorney  
City Finance Depart.



3. **Resolution No. R20-139 to equalize and levy special assessments for improvements in Street Improvement District No. 178 and Sewer Extension District No. 46.**

**RESOLUTION NO. R20-139**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, SITTING AS A BOARD OF EQUALIZATION, TO EQUALIZE AND LEVY SPECIAL ASSESSMENTS FOR IMPROVEMENTS IN STREET IMPROVEMENT DISTRICT NO. 178, AND SEWER EXTENSION DISTRICT NO. 46.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, SITTING AS A BOARD OF EQUALIZATION, AS FOLLOWS:

SECTION 1. That the Mayor and Council hereby find and determine that the cost of the improvements in the following Street Improvement Districts, Water Extension District and Sewer Extension District in said City, exclusive of intersections and areas formed by the crossing of streets, avenues and alleys and one-half of the streets and avenues adjacent to real estate owned by the United States, be charged to the property owners as follows:

Street Improvement District No. 178	\$366,133.28
Sewer Extension District No. 46	\$261,549.44

SECTION 2. That the Mayor and Council further find and determine that they have heretofore designated December 7, 2020 between the hours of 6:15 p.m. and 6:45 p.m., at the Council Chambers located at 1369 25 Avenue, Columbus, Nebraska, as the time and place for sitting as a Board of Equalization for the purpose of considering and levying special assessments upon the property specially benefited by said improvements to pay the cost of constructing the same; that notice of the time and place of said meeting and sitting as a Board of Equalization for such purposes has been given as provided by law by publication in the Columbus Telegram, a legal newspaper published in and having a general circulation in the City of Columbus, at least ten (10) days prior thereto, said notice having been published in the issues of said newspaper dated November 5, 2020, November 12, 2020, November 19, 2020, November 26, 2020, and December 3, 2020, that copies of such notice have been mailed with postage prepaid to each of the property owners as shown on the current tax rolls, and the Mayor and members of the Council, constituting said Board, have each personally inspected said improvements and real estate abutting on and adjacent thereto; and that said Board did at said session hear all persons who desired to be heard in reference to the equalization and levying of special assessments in said Districts for the purpose of paying the cost of constructing the improvements in said Districts, and with reference thereto has considered the advice of the Engineer in charge of the construction of said improvements, said improvements having been constructed and completed according to the plans and specifications and contracts let therefore and having been accepted and approved by the Mayor and Council.

SECTION 3. That the Mayor and Council further find and determine that the special benefits, according to the several lots and parcels of real estate in said Districts, are equal and uniform and in proportion to the front footage of each of said lots and parcels of real estate abutting on and adjacent to said improvements, and that the assessments levied herein should be and are according to such front footage.

SECTION 4. That the work done and improvements constructed in said Districts be and hereby are approved and accepted by the Mayor and Council; and that there is hereby levied and assessed upon the several lots and parcels of real estate in said Street Improvement District No. 178, and Sewer Extension District No. 46, special assessments to pay the cost of said improvements in said Districts in the amount in dollars and cents to be more specifically set out levying such special assessments, to be introduced for passage by the Mayor and Council on December 21, 2020.

SECTION 5. That the assessment or assessments upon each lot and parcel of real estate in said Districts is or are not in excess of the benefits thereto occurring from the construction of said improvements and the special assessments have been apportioned among the several lots and parcels of real estate subject to assessment in proportion to the special benefits accruing to said lots and parcels of real estate respectively from such improvements.

SECTION 6. That said special assessments in Street Improvement District No. 178 shall be a lien on the lots and parcels of real estate upon which levied from the date of levy thereof, and shall be due and payable to the City Treasurer as provided by law, and shall become delinquent as follows: one-fifteenth in fifty days; one-fifteenth in one year; one-fifteenth in two years; one-fifteenth in three years; one-fifteenth in four years; one-fifteenth in five years; one-fifteenth in six years; one-fifteenth in seven years; one-fifteenth in eight years; one-fifteenth in nine years; one-fifteenth in ten years; one-fifteenth in eleven years; one-fifteenth in twelve years; one-fifteenth in thirteen years; one-fifteenth in fourteen years; respectively, after the date of the levy thereof; and that each of said installments, except the first, shall draw interest at the rate of four percent (4.00%) per annum from the date of levy thereof until the same shall become delinquent, and after the same becomes delinquent shall draw interest at the rate of fourteen percent (14%) per annum until paid; that any installment not paid on or before the date it shall become delinquent shall be certified to the County Treasurer of Platte County, Nebraska, at the time of the next certification for general revenue purposes, and by such officer placed upon the tax list and collected as other real estate taxes are collected or may be collected as otherwise permitted by law.

SECTION 7. That said special assessments in Sewer Extension District No. 46 shall be a lien on the lots and parcels of real estate upon which levied from the date of levy thereof, and shall be due and payable to the City Treasurer as provided by law, and shall become delinquent as follows: one-tenth in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years; respectively, after the date of the levy thereof; and that each of said

installments, except the first, shall draw interest at the rate of four percent (4.00%) per annum from the date of levy thereof until the same shall become delinquent, and after the same becomes delinquent shall draw interest at the rate of fourteen percent (14%) per annum until paid; that any installment not paid on or before the date it shall become delinquent shall be certified to the County Treasurer of Platte County, Nebraska, at the time of the next certification for general revenue purposes, and by such officer placed upon the tax list and collected as other real estate taxes are collected or may be collected as otherwise permitted by law.

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

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

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

#### 4. **Adjournment.**