

Planning Commission  
Monday, February 8, 2021 7:00 PM  
Council Chambers  
1369 25 Avenue  
Columbus, NE 68601

1. **Statement of Compliance with Open Meetings Act and roll call.**

# **OPEN MEETINGS ACT**

**NEBRASKA  
REVISED STATUTES  
84-1407 THROUGH 84-1414**



**EFFECTIVE  
NOVEMBER 14, 2020**



**This is a complimentary copy of the Open Meetings Act - Nebraska Revised Statutes 84-1407 through 84-1414. We hope you find it helpful when conducting your public meeting.**

**There were revisions made to the Open Meetings Act in the 2020 Nebraska State Legislature. The most recent version of the Open Meetings Act in this manual is in effect as of November 14, 2020.**

**This manual is provided to Nebraska municipalities by the League of Nebraska Municipalities (LONM) and the League Association of Risk Management (LARM).**



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**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;
- (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; or
- (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; METHOD; CONTENTS; WHEN AVAILABLE; RIGHT TO MODIFY; DUTIES CONCERNING NOTICE; VIDEOCONFERENCING OR TELEPHONE CONFERENCING AUTHORIZED; EMERGENCY MEETING WITHOUT NOTICE; APPEARANCE BEFORE PUBLIC BODY.**

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) 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 (i) twenty-four hours before the scheduled commencement of the meeting or (ii) 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 coun-

cil, 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 as provided in subsection (1) of this section;

(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 as provided in subsection (1) of this section 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 instate 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 instate 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 instate 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 – NOVEMBER 14, 2020**

**DISTRIBUTED BY THE  
LEAGUE OF NEBRASKA MUNICIPALITIES AND THE  
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2. **Minutes of January 11, 2021, meeting.**

## PLANNING COMMISSION

January 11, 2021

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on January 11, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

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. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the planning commission 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:** Chair Anderson announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Colleen Bray, Kim Hoefler, Chad Kucera, Josh Mueller, Brent Ogle, and Kristy Spawn. Member Bob Elsasser was absent and excused. Member Fernando Lopez, Jr. was absent. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Assistant City Clerk Robin Efta. Also present was Mayor James Bulkley.
2. **Minutes of December 14, 2020, meeting:** The minutes were approved as presented with a motion by Bray and a second by Ogle. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent.
3. **Public hearing - Amendment to Redevelopment Plan for the Armory Neighborhood Redevelopment Area (Ace Oversize Storage Redevelopment Project) located east of East 14 Avenue between East 23 Street and 25 Street:** Andrew Willis, attorney on behalf of the applicant, explained the portions of the redevelopment plan that were amended. No public testimony was heard. The public hearing closed with a motion by Kucera and a second by Ogle. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent. A recommendation was made to the mayor and council that the amendment to the Redevelopment Plan for the Armory Neighborhood Area 9 be approved based upon the foregoing and substantial evidence presented with a motion by Ogle and a second by Mueller. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent.
4. **Public hearing - Application of Highland Park Evangelical Church for final plat and development agreement of Highland Park Church 2nd Addition (4115 38 Street):** Robert Cruise, 3120 36 Street, noted that the final plat is consistent with the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Ogle and a second by Kucera. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent. A recommendation was made to the mayor and council to approve the final

plat and development agreement of Highland Park Church 2nd Addition with a motion by Kucera and a second by Ogle as it is consistent with the preliminary plat. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent.

- 4.A. **Public hearing - Determine whether the portions of Highland Park Church 2nd Addition not previously included within corporate city limits should be included within corporate city limits:** No public testimony was heard. The public hearing closed with a motion by Kucera and a second by Ogle. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent. A recommendation was made to the mayor and council to include within the corporate city limits the portions not previously included with a motion by Kucera and a second by Bray. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent.
5. **Public hearing - Application of Granville Custom Homes, Inc. for final plat and development agreement of New Frontier Subdivision (East 14 Avenue and Armory Drive):** David Gilmore, Gilmore & Associates, on behalf of the applicant, reported that there have been no changes from the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Ogle and a second by Kucera. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent. A recommendation was made to the mayor and council to approve the final plat and development agreement of New Frontier Subdivision with a motion by Ogle and a second by Mueller as it is consistent with the preliminary plat. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent.
6. **Building report for December 2020:** Curtis noted Kramer Educational Center started Phase 1 and the old tire warehouse at 1261 24 Avenue was issued a permit to remodel. The building report was approved as presented with a motion by Kucera and a second by Ogle. Anderson, Bray, Hoefler, Kucera, Mueller, Ogle, and Spawn voted "Aye" and none voted "Nay". Elsasser and Lopez were absent.
7. **Adjournment:** The meeting adjourned at 7:20 p.m.

OFFICE OF THE CITY CLERK  
: Robin Efta

- 3. Public hearing - Application of Ferguson Properties, Inc. for final plat and development agreement of Park Place 9th Addition (33 Street and 45 Avenue).**

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

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, February 8, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of Park Place 9th Addition, A tract of land located in the S 1/2, NW 1/4 of Section 13, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the southwest corner of the NW 1/4 of Section 13, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence N 00°03'40" W, on an assumed bearing on the west line of said NW 1/4, a distance of 580.41 feet; thence S 89°56'06" E, on the north line of Park Place 8th Addition, a distance of 843.64 feet, to the northeast corner of Lot 1, Block B, Park Place 8th Addition; thence S 00°02'53" E, on the east line of said Lot 1, Block B, Park Place 8th Addition, a distance of 3.92 feet, to the northwest corner of Lot 5, Block B, Park Place 7th Addition; thence S 89°55'14" E, on the north line of said Lot 5, a distance of 33.80 feet, to the point of beginning; thence N 00°02'27" E, a distance of 283.93 feet; thence S 89°56'04" E, a distance of 580.23 feet, to a point on the west line of Lot 2, Block A, Parkplace 2nd Addition; thence S 00°13'32" E, a distance of 178.97 feet, to the southwest corner of said Lot 2, Block A, Parkplace 2nd Addition; thence N 89°49'38" W, on the north right-of-way line of 33rd Street, a distance of 159.88 feet, to the west right-of-way line of 45th Avenue; thence S 00°09'03" E, on said west right-of-way line, a distance of 61.04 feet; thence S 00°02'38" W, continuing on said right-of-way line, a distance of 44.33 feet, to the northeast corner of Lot 1, Block B, Park Place 7th Addition; thence N 89°55'14" W, on the north line of Block A, Park Place 7th Addition, a distance of 421.39 feet, to the point of beginning, said tract of land containing 3.40 acres, more or less (33 Street and 45 Avenue) and at said time and place you may appear and be heard.

In addition, you are hereby notified that at the same time and place, the Planning Commission will hold a separate public hearing as to whether said Addition as above described should be included within the corporate limits of the City of Columbus and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

Dated this 28 day of January, 2021.

CITY OF COLUMBUS, NEBRASKA  
By: Janelle Kline  
City Clerk

Publish: 01:28:21  
Two Affidavits of Publication

The City of **Columbus**

**MEMORANDUM**

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**DATE:** February 3, 2021  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Park Place 9<sup>th</sup> Addition – Final Plat

**RECOMMENDATION:**

I recommend the approval of the final plat of Park Place 9<sup>th</sup> Addition. The plat is consistent with the master layout of the Park Place Addition area and the preliminary plat.

**DISCUSSION:**

The addition consists of 12 residential lots at and west of the intersection of 45<sup>th</sup> Avenue and 33<sup>rd</sup> Street. The addition is adjacent to the Corporate Limits and is scheduled to be voluntarily annexed. The Preliminary Plat was approved at the November 9, 2020, Planning Commission and the November 16, 2020, City Council meetings.

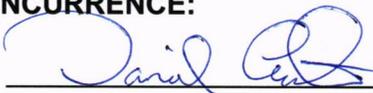
**FISCAL IMPACT:**

Maintenance costs on the street and utilities.

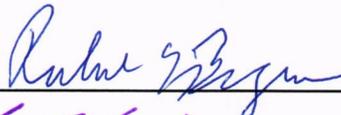
**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

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

**SIGNATURE:**

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

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

**MAJOR APPLICATION  
FOR SUBDIVISION OR ADDITION  
PRELIMINARY PLAT / FINAL  
(CIRCLE ONE)**

**FILED**

JAN 18 2021

**CITY CLERK  
COLUMBUS, NEBR.**

DATE: January 18, 2021

NAME OF SUBDIVISION: Park Place 9<sup>th</sup> Addition

NAME OF APPLICANT: Ferguson Properties, Inc.

ADDRESS OF APPLICANT: 3154 18<sup>th</sup> Avenue, Suite 9

PHONE NUMBER: 402-563-0199 APPLICANT E-MAIL: \_\_\_\_\_

NUMBER OF LOTS IN SUBDIVISION: 12

ADDRESS OF SUBDIVISION: 33<sup>rd</sup> Street and 45<sup>th</sup> Avenue

I hereby apply for a Major Subdivision / Addition and have paid with the preliminary application \$125.00 application fee, \$100.00 reviewing fee plus \$10.00 per lot review fee. I understand that a \$25.00 map update fee will be invoiced once approved.

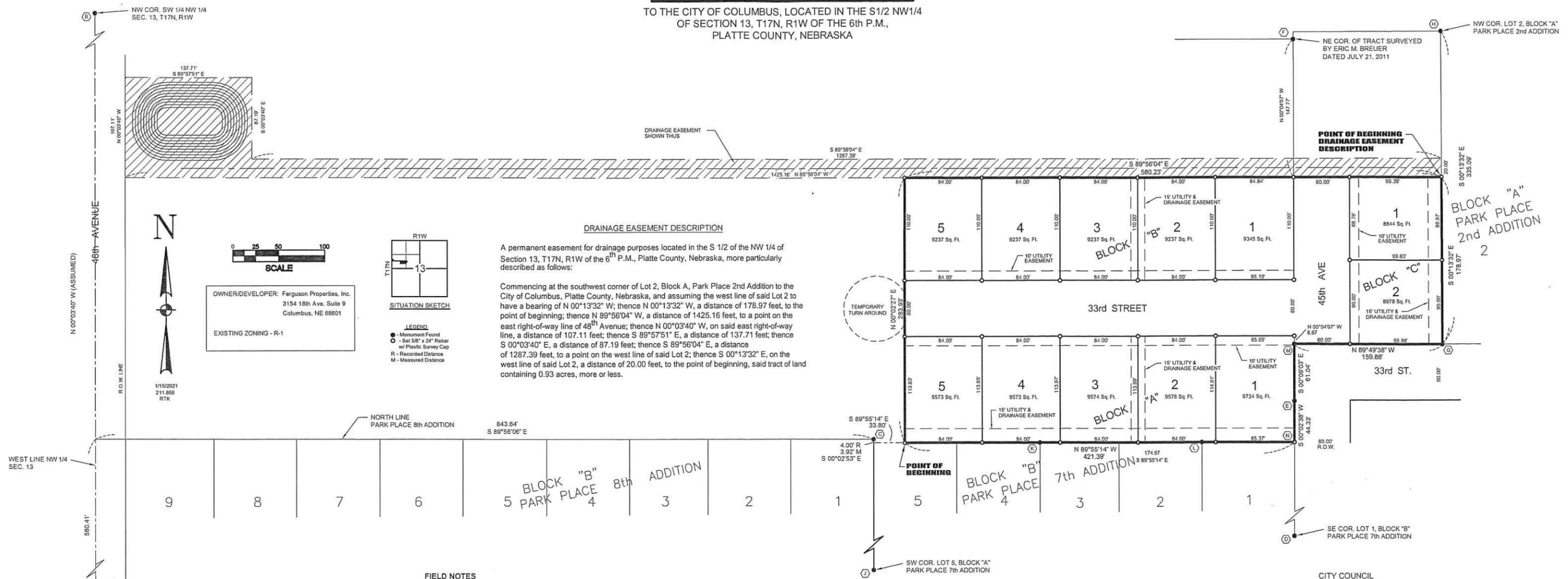
  
\_\_\_\_\_  
Owner or Owner's Representative

Clark Grant  
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: \_\_\_\_\_

City Attorney  
Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)  
Gene G. Schumacher – [gschum@1492law.com](mailto:gschum@1492law.com)

**FINAL PLAT**  
**PARK PLACE 9th ADDITION**  
 TO THE CITY OF COLUMBUS, LOCATED IN THE S1/2 NW1/4  
 OF SECTION 13, T17N, R1W OF THE 6th P.M.,  
 PLATTE COUNTY, NEBRASKA



**DRAINAGE EASEMENT DESCRIPTION**

A permanent easement for drainage purposes located in the S 1/2 of the NW 1/4 of Section 13, T17N, R1W of the 6<sup>th</sup> P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of Lot 2, Block A, Park Place 2nd Addition to the City of Columbus, Platte County, Nebraska, and assuming the west line of said Lot 2 to have a bearing of N 00°13'32" W; thence N 00°13'32" W, a distance of 178.97 feet, to the point of beginning; thence N 89°56'04" W, a distance of 1425.16 feet, to a point on the east right-of-way line of 48<sup>th</sup> Avenue; thence N 00°03'40" W, on said east right-of-way line, a distance of 107.11 feet; thence S 89°57'51" E, a distance of 137.71 feet; thence S 00°03'40" E, a distance of 87.19 feet; thence S 89°56'04" E, a distance of 1287.39 feet, to a point on the west line of said Lot 2; thence S 00°13'32" E, on the west line of said Lot 2, a distance of 20.00 feet, to the point of beginning, said tract of land containing 0.93 acres, more or less.

OWNER/DEVELOPER: Ferguson Properties, Inc.  
 3154 18th Ave, Suite 9  
 Columbus, NE 68801

EXISTING ZONING - R-1

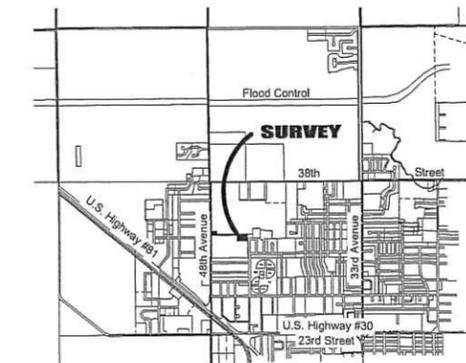


- FIELD NOTES**
- "A" - Southwest Corner, NW 1/4, Section 13, T17N, R1W - Found aluminum cap in monument well as recorded by Eric M. Breuer, L.S. #586, on a survey dated July 21, 2011.  
 33.96' E to "X" nails in power pole  
 40.30' W to mag nail in south side of fence post  
 60.30' SW to "X" nails in power pole
  - "B" - Northwest Corner, SW 1/4, NW 1/4, Section 13, T17N, R1W - Found aluminum cap in monument well as recorded by Eric M. Breuer, L.S. #586, on a survey dated July 21, 2011.  
 33.45' W to red head in power pole  
 32.48' E to nail in washer in power pole  
 35.50' ESE to nail in washer in fence post
  - "C" - Found 5/8" rebar with cap as recorded on Park Place 8<sup>th</sup> Addition, surveyed by Brian D. Benck, L.S. #536, dated January 20, 2016.
  - "E" - Found 1" iron pipe with cap inscribed "L.S. 165", corner is shown as found on Park Place 2<sup>nd</sup> Addition, surveyed by Bruce L. Gilmore, L.S. #96, dated October 3, 1983.
  - "F" - Found 1" iron pipe as recorded on a survey by Eric M. Breuer, L.S. #586, dated July 21, 2011.
  - "G" - Found plastic cap in 1" iron pipe inscribed "LS 455".
  - "H" - Found 5/8" rebar as recorded on Park Place 2<sup>nd</sup> Addition, surveyed by Bruce L. Gilmore, L.S. #96, dated October 3, 1983.
  - "J", "K", "L", and "D" - Found 5/8" rebar with cap as recorded on Park Place 7<sup>th</sup> Addition, surveyed by Brian D. Benck, L.S. #536, dated February 20, 2013.
  - "M" - Found 5/8" rebar as recorded on Park Place 2<sup>nd</sup> Addition, surveyed by Bruce L. Gilmore, L.S. #96, dated October 3, 1983.
  - "N" - Set corner on intersection of lines "K-L" and "D-E".

**LEGAL DESCRIPTION**

A tract of land located in the S 1/2, NW 1/4 of Section 13, T17N, R1W of the 6<sup>th</sup> P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of the NW 1/4 of Section 13, T17N, R1W of the 6<sup>th</sup> P.M., Platte County, Nebraska; thence N 00°03'40" W, on an assumed bearing on the west line of said NW 1/4, a distance of 580.41 feet; thence S 89°56'06" E, on the north line of Park Place 8<sup>th</sup> Addition, a distance of 843.64 feet, to the northeast corner of Lot 1, Block B, Park Place 8<sup>th</sup> Addition; thence S 00°02'53" E, on the east line of said Lot 1, Block B, Park Place 8<sup>th</sup> Addition, a distance of 3.92 feet, to the northwest corner of Lot 5, Block B, Park Place 7<sup>th</sup> Addition; thence S 89°55'14" E, on the north line of said Lot 5, a distance of 33.80 feet, to the point of beginning; thence N 00°02'27" E, a distance of 283.93 feet; thence S 89°56'04" E, a distance of 580.23 feet, to a point on the west line of Lot 2, Block A, Park Place 2<sup>nd</sup> Addition; thence S 00°13'32" E, a distance of 178.97 feet, to the southwest corner of said Lot 2, Block A, Park Place 2<sup>nd</sup> Addition; thence N 89°49'38" W, on the north right-of-way line of 33<sup>rd</sup> Street, a distance of 159.88 feet, to the west right-of-way line of 45<sup>th</sup> Avenue; thence S 00°09'03" E, on said west right-of-way line, a distance of 61.04 feet; thence S 00°02'38" W, continuing on said right-of-way line, a distance of 44.33 feet, to the northeast corner of Lot 1, Block B, Park Place 7<sup>th</sup> Addition; thence N 89°55'14" W, on the north line of Block A, Park Place 7<sup>th</sup> Addition, a distance of 421.39 feet, to the point of beginning, said tract of land containing 3.40 acres, more or less.



**SURVEYOR'S CERTIFICATE**

I, Lynn D. Birkel, a Registered Land Surveyor of Nebraska, hereby certify that I have accurately surveyed or caused to be surveyed, under my direct supervision, PARK PLACE 9TH ADDITION, and that the above and foregoing is a true and correct survey thereof and that the lots, blocks, streets, avenues, easements, alleys, and commons and other grounds are well and accurately staked off and marked and correctly designated and shown on the above and foregoing survey. Dated this 15<sup>th</sup> day of January, 2021.

Lynn D. Birkel, Nebraska L.S. #497  
 GILMORE & ASSOCIATES, INC.



STATE OF NEBRASKA )  
 COUNTY OF PLATTE ) ss  
 CITY OF COLUMBUS )

The foregoing plat approved by the City Council of Columbus, Nebraska, by Resolution No. \_\_\_\_\_ duly passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Attest:

\_\_\_\_\_  
 City Clerk

\_\_\_\_\_  
 Mayor, City of Columbus

**PLANNING COMMISSION**

STATE OF NEBRASKA )  
 COUNTY OF PLATTE ) ss  
 CITY OF COLUMBUS )

This plat of PARK PLACE 9th ADDITION to the City of Columbus, Nebraska, approved by the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Chairman

**SCHOOL DISTRICT**

STATE OF NEBRASKA )  
 COUNTY OF PLATTE ) ss  
 CITY OF COLUMBUS )

The above plat approved by School District No. 001, Platte County, Nebraska

Attest:

\_\_\_\_\_  
 Secretary

\_\_\_\_\_  
 President



Please return to:  
Clark J. Grant, PO Box 455, Columbus, NE 68602  
402-564-3274  
[clark@grantattorney.com](mailto:clark@grantattorney.com)

**PARK PLACE 9<sup>TH</sup> ADDITION  
DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between FERGUSON PROPERTIES, INC, a Nebraska corporation, (hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

**WITNESSETH**

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as PARK PLACE 9<sup>TH</sup> ADDITION, to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within the Area to be Developed, to the sanitary sewer, water, and storm sewer systems of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs; financing costs and miscellaneous costs.

“Property benefited” shall mean property within the Area to be Developed (Exhibit “A”), which will comprise 3.40 acres of property.

“Street intersections” shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

## SECTION I

Subdivider and City covenant that the following public improvements shall be installed and provided by Subdivider as set forth herein, at Subdivider’s expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider will install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with city standards. The Subdivider will be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal streets, dedicated per plat (Exhibit “A”), all of said paving to be thirty three (33) feet in width and six (6) inches thick, and shall be constructed according to city standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of thirty-three (33) feet in width and six (6) inches in thickness. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to city standards within dedicated right-of-way and easements, per plat (Exhibit “A”), same to be located on sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than eight (8) inches. In such case, the cost over 8-inches shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to city standards within dedicated right-of-way and easements, per plat (Exhibit “A”) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider will be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer improvements shall be paid by the Subdivider, with exception of storm sewer mains located in a dedicated right-of-way or easement area that are greater than 12-inches. In such case, the cost over 12-inches shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to city standards within dedicated right-of-way and easements per plat (Exhibit “A”) on water plan prepared by a Nebraska Licensed Civil Engineer.

The Subdivider will be responsible for the design, financing and construction of said water distribution improvements. The entire cost of the water distribution improvements shall be paid by the Subdivider, with exception of water mains located in a dedicated right-of-way or easement area that are greater than six (6) inches. In such case, the cost over 6-inches shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way dedicated per plat (Exhibit "A"), which Subdivider will arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider will arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required the costs shall be borne by the Subdivider.

H. Subdivider will arrange for street lighting for public streets dedicated per plat (Exhibit "A") to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider will install the concrete sidewalk four feet wide and four inches thick in accordance with the American's with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Subdivider at the Subdivider's expense pursuant to the drainage plan elevations to be provided by Gilmore & Associates and submitted with the Final Plat. Post construction storm water management systems shall be installed and maintained and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Subdivider's expense. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Subdivider shall provide a copy of the NOI and SWPPP to the City as part of the City's Municipal Storm Sewer Separation System requirements.

K. Subdivider agrees to pay all costs necessary to extend sanitary sewer system, water system, paving and storm sewer on 33<sup>rd</sup> Street, and agree to share costs of 45<sup>th</sup> Avenue.

L. Subdivider agrees to not object to the creation of a paving district to widen 45<sup>th</sup> Avenue.

M. Subdivider agrees to complete and submit to the City a Floodplain Development Permit prior to any disturbance or work within the FEMA designated floodplain.

## SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

## SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

## SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, in the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Subdivider's expense, within 30 days of final plat approval.

SECTION VI

The Subdivider shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses (if residential) or businesses (if commercial) shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. An extension of this time period may be requested by the Subdivider and if said request receives a favorable recommendation of Planning Commission and approval by the City Council the deadline will be extended pursuant to the new deadline set by the City Council.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

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

\_\_\_\_\_  
MAYOR Date

APPROVED AS TO FORM

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

SUBDIVIDER

FERGUSON PROPERTIES, INC

By \_\_\_\_\_  
James P. Ferguson

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

STATE OF NEBRASKA    )  
  ) ss:  
COUNTY OF PLATTE    )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public, duly commissioned and qualified in and for said County, appeared James P. Ferguson, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public

(My commission expires: \_\_\_\_\_)

3.A. Public hearing - Determine whether Park Place 9th Addition should be included within corporate city limits.

4. **Public hearing - Receive public comment on a blight and substandard study for an area of the city referred to in the study as "Redevelopment Area 10" (an area west of the city limits with boundaries of Highway 81 and Lost Creek Parkway).**

NOTICE OF HEARING  
CITY OF COLUMBUS, NEBRASKA

NOTICE IS HEREBY GIVEN that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, February 8, 2021, at 7 P.M. in the City Council Chambers, 1369 25 Avenue, Columbus, Nebraska, 68601, to receive public comment on a blight and substandard study for an area of the city referred to in the study as "Redevelopment Area 10," and to consider a recommendation to the city council whether to designate such area as blighted, substandard and in need of redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq.

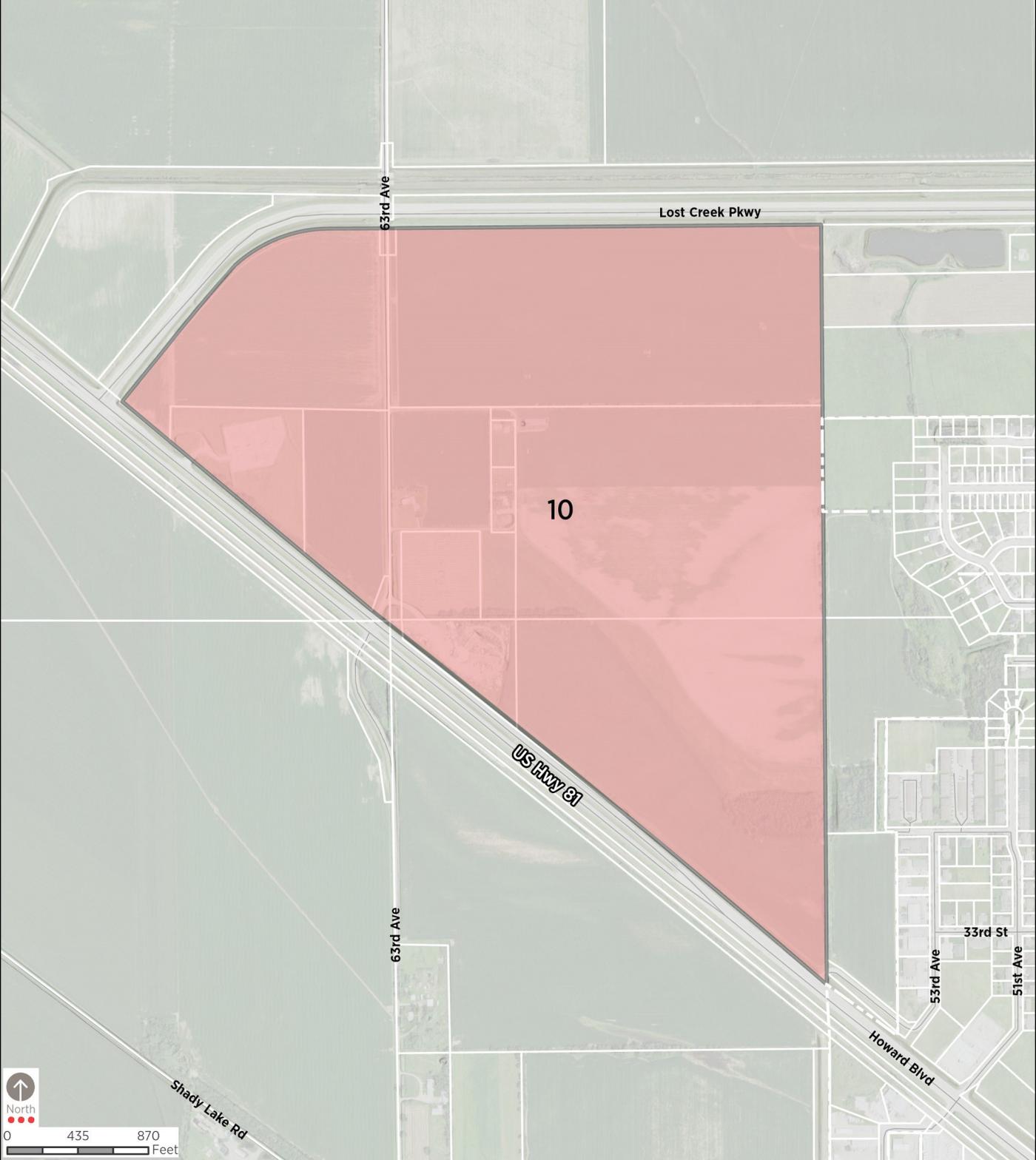
A map of the proposed blighted and substandard area and the blight and substandard study for the area can be viewed at the office of the City Clerk at 2424 14 Street, Columbus, Nebraska 68601, telephone number 402-562-4224.

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

Dated this 22 day of January, 2021.

CITY OF COLUMBUS, NEBRASKA  
Janelle Kline, City Clerk

Publish: 1:22:21; 29:21  
Two Affidavits of Publication



63rd Ave

Lost Creek Pkwy

10

US HWY 81

63rd Ave

33rd St

53rd Ave

51st Ave

Howard Blvd

Shady Lake Rd



0 435 870 Feet



The City of **Columbus**

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

## memorandum

**DATE:** February 2, 2021  
**TO:** Planning Commission  
**FROM:** Tara Vasicek, City Administrator   
**RE:** Blight and Substandard Designation

### RECOMMENDATION:

Based on the attached blight and substandard area designation study prepared by RDG Planning and Design, I recommend area 10 be declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law.

### DISCUSSION:

There is significant development potential for this area which is immediately adjacent to the city limits. A purchase agreement has been entered into for a portion of area 10. A contingency of that purchase is the availability of Tax Increment Financing for the intended project.

As stated in the study a number of factors negatively impact the ability of this land to be developed including: the average age, deteriorating condition, unsanitary and unsafe condition of structures in the area. The area qualifies to be designated blight and substandard according to the Nebraska Community Development Law because there is a presence of two objective criteria and four subjective criteria.

In order for any project to utilize Tax Increment Financing in this area, the parcel would have to be voluntarily annexed into the City limits.

**Blight and Substandard Area Designation  
Update**

Columbus, Nebraska

**Prepared by  
RDG Planning & Design  
Omaha, Nebraska**

**February 2021**

## **Purpose of Study**

Purpose of this study is to determine whether the designated area within the City of Columbus, Nebraska meet the criteria outlined in Section 18-2103 of the Nebraska Revised Statutes as blighted and substandard.

## **Designation of Blight and Substandard**

To qualify as a blighted area in accordance with the requirements of §18-2103, a parcel or district must comply with certain objective and subjective evaluative criteria, set forth by state statute.

### ***Objective Criteria***

1. **Population.** The qualifying criterion is that the area has had either a stable or decreasing population based on the last two decennial censuses. Census block group level data from 2000 and 2010 were examined to determine the presence of this condition.
2. **Per capita income.** The qualifying criterion is an average per capita income for the area that is lower than the average per capita income of the municipality in which the area is located. Block group data from the 2015-19 American Community Survey were utilized to assess the presence of this condition.
3. **Unemployment.** The qualifying criterion is an unemployment rate in the designated area that is at least 120% of the state or national average. 2019 American Community Survey census block group data are utilized to determine the site's performance with respect to this criterion.
4. **Average age of residential and commercial units in the area.** The qualifying criterion is that structures in the proposed blighted area have an average age of at least 40 years.
5. **Unimproved land.** This criterion applies to blight designation of predominately vacant areas. Such an area qualifies as "blighted" if more than half of the plotted and subdivided property in the area has been within the city for 40 years and has remained unimproved during that time.

### ***Subjective Criteria***

In addition to meeting at least one of the objective requirements described above, a potentially blighted area must exhibit the presence of at least one of several subjective criteria. These subjective evaluative criteria include:

1. Presence of a substantial number of deteriorated or deteriorating structures.
2. The existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
4. Unsanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of ownership.
7. Tax or special delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title.
9. Improper subdivision or obsolete platting.
10. The existence of conditions which endanger life or property by fire and other causes.
11. Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.

### ***Documentation of Qualifying Conditions: Objective Criteria***

The data used to evaluate the objective criteria is primarily derived from the U.S. Census Bureau. To expedite the Census data collection process and provide more fine-grained information, the Census Bureau divides counties and places into several enumeration levels. These include tracts, which are subdivided into block groups and finally into individual blocks. The study area is within one block group, so data was examined mainly from that block group level to provide the most accurate evaluation. However, in order to preserve the privacy of individuals, the Census Bureau does not report all types of data at the block or block group levels. When Block group information is not available, tract data is used.

Additionally, some data from the 2010 Census, such as “per-capita income”, is now collected in the American Community Survey which collects random samples each year to develop a five-year estimate. Therefore, the population evaluation utilizes 2000 and 2010 Census data by Block Group, while the other objective criteria are evaluated using the most recent American Community Survey data. Data from the Platte County Assessor is used as the primary source to examine the amount of undeveloped land.

*Documentation of Qualifying Conditions: Subjective Criteria*

The method used to document the subjective criteria is a wind-shield survey conducted by qualified professionals. The survey documents the subject area to evaluate whether or not the area fulfills the subjective criteria as required by statute. In addition to first-hand observation, data from the Platte County Assessor is used to evaluate the diversity of ownership and other conditions.

**Substandard Definition**

To be designated as substandard an area must exhibit characteristics similar to the objective and subjective criteria for blight designation. Substandard means an area exhibits:

- Dilapidation,
- Deterioration,
- Age or obsolescence,
- Inadequate provisions for ventilation, light, air, sanitation, or open space,
- High density of population and overcrowding, or
- The existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare

**Organization of the Report**

The blight study and determination evaluate on the additional subject area. This is evaluated individually and is distinct from any other study areas.

- Geography of the Area
- Objective Criteria Analysis
- Subjective Criteria Analysis
- Conclusion: Blight / Substandard Declaration

**For the purposes of this study the following Census Tract and Block Group were analyzed:**

- *Census Tract 9653, Block Group 2*

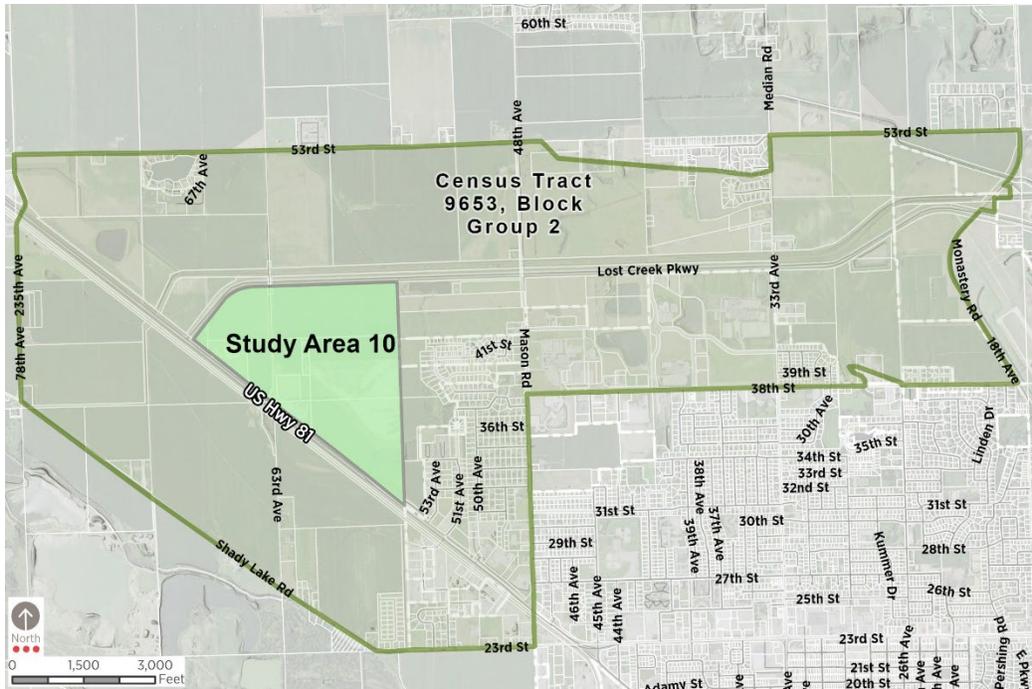


Figure 1: Map of blight study area 10 and census tract 9653, block group 2.

### Legal Description

A tract of land located in Part of the SE1/4 Section 10 and Part of the SW1/4 Section 11 and Part of the NW1/4 Section 14 all of which are in Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska more particularly described as follows:

Commencing at the southeast corner of the NW1/4 Section 14, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska and assuming the east line of the SE1/4 NW1/4 of said Section 14 to have a bearing of N 01°56'47" W; thence N 01°56'47" W and on said east line, 453.10 feet to the Point of Beginning, said point also being on the Northeasterly Right of Way line U.S. Highway 81; thence N 50° 57'00" W and on said northeasterly right of way line, 1410.35 feet; thence N 53°24'58" W and on said right of way line, 1076.72 feet; thence N 53°33'06" W and on said right of way line, 894.42 feet; thence N 02°37'02" W and on said right of way line, 57.22 feet, said point also being on the north line of the NW1/4 said Section 14; thence S 88°21'18" W and on said right of way line, 78.00 feet to the northwest corner said Section 14; thence N 02°13'51" W and on said right of way line, 276.74 feet to a point on the east line of the SE1/4 SE1/4 Section 10, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska; thence S 87°46'09" W and on said right of way line, 33.00 feet; thence S 15°50'23" W and on said right of way line, 189.33 feet; thence N 52°28'26" W and on said right of way line, 1995.74 feet to the intersection of said right of way line and the south right of way line of Lost Creek Parkway; thence N 37°23'17" E and on said south line 952.90 feet; thence northeasterly on a 900.31 foot radius curve concave southeasterly, 799.46 feet; thence N 88°15'54" E and on said south line, 267.38 feet; thence S 02°12'47" E and on said south line, 166.06 feet; thence N 88°15'56" E and on said south line, 50.00 feet to a point on the east line of the NE1/4 SE1/4 said Section 10; thence N 88°15'56" E and on said south line 50.00 feet; thence N 02°12'47" W and on said south line, 166.06 feet; thence N 88°15'57" E and on said south line, 2636.48 feet to a point on the east line of the N1/2 SW1/4 Section 11, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska; thence S 02°03'01" E and on said east line, 1114.92 feet to the southeast corner of the N1/2 SW1/4 said Section 11; thence S 02°05'37" E and on the east line of the S1/2 SW1/4 said Section 11, 1319.74 feet to the northeast corner of the NW1/4 Section 14, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska; thence S 02°13'04" E and on the east line of the N1/2 NW1/4 said Section 14, 1324.52 feet to the southeast corner of the N1/2 NW1/4 said section 14; thence S 01°56'47" E and on the east line of the SE1/4 NW1/4 said Section 14, 870.45 feet to the Point of Beginning, containing 268.58 Acres more or less.

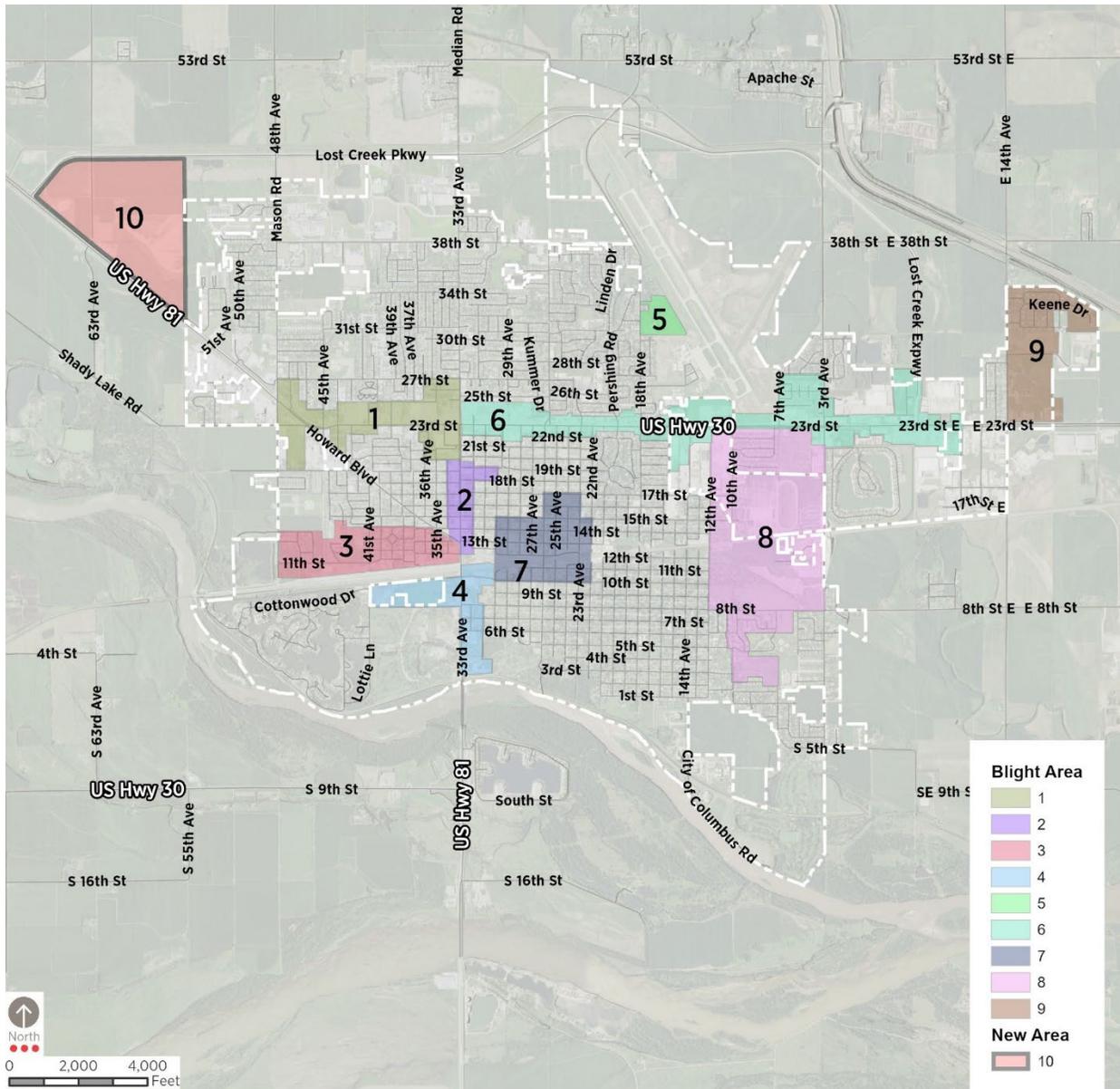


Figure 2: Map of blight study areas for Columbus.

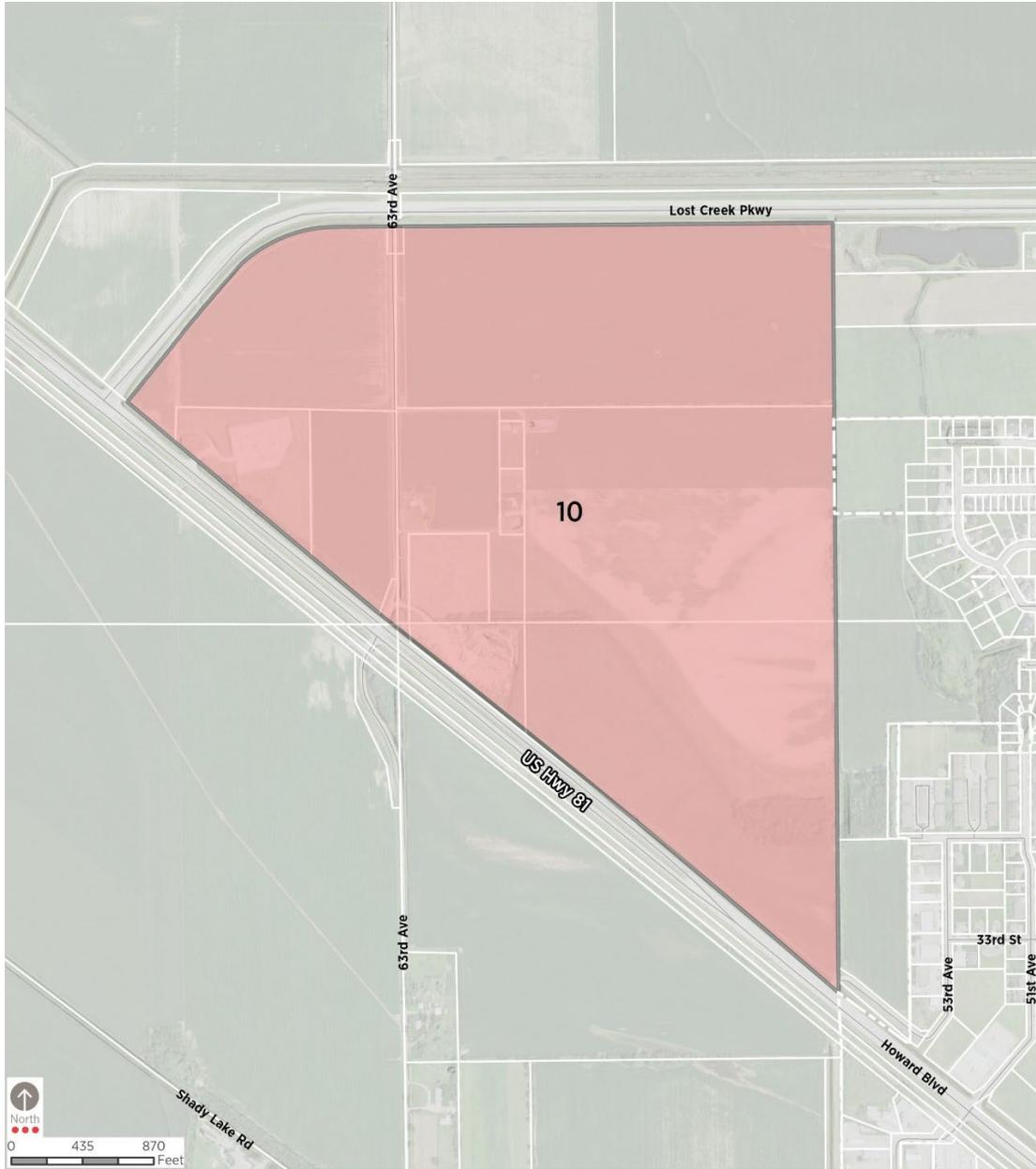


Figure 3: Map of blight study area 10.

**Objective Criteria: To qualify as “blighted,” a site must meet at least one of five objective, or numerical, criteria.**

1. Population. The qualifying criterion is that the area has had either a stable or decreasing population based on the last two decennial censuses.
  - **No.** The population for the study area’s census block group increased based on the last two decennial censuses. The total population increased by 253 persons. Therefore, the subject area does not meet the objective criteria for stable or decreasing population.

Study Area	2000	2010	Total Change	Meet Criteria
Block Group 2, Census Tract 9653	1,131	1,384	+253	No

2. Per capita income. The qualifying criterion is an average per capita income for the area that is lower than the average per capita income of the municipality in which the area is located.
  - **Yes.** The per capita income for the subject area is \$26,276 compared to \$29,134 for the City of Columbus per the 2015-19 American Community Survey. Therefore, the subject area does meet the objective criteria for lower per capita income than the municipality.
3. Unemployment. The qualifying criterion is an unemployment rate in the designated area that is at least 120% of the state or national average.
  - **No.** The unemployment rate for the subject area is 0.0% compared to 3.3% for the State of Nebraska per the 2015-19 American Community Survey. Therefore, the subject area does meet the objective criteria.

Study Area	Civilian Labor Force	Unemployed	% Unemployed	Meet Criteria
State of Nebraska	1,491,786	34,535	3.3%	
Block Group 2, Census Tract 9653	1,125	0	0.0%	No

4. Average age of residential or commercial units in the area. The qualifying criterion is that structures in the proposed blighted area have an average age of at least 40 years.
  - **Yes.** Per the Platte County Assessor, the average age of structures in the area is 53 years old. Therefore, the subject area meets the objective criteria.
5. Unimproved land. This criterion applies to blight designation of predominately vacant areas. Such an area qualifies as “blighted” if more than half of the plotted and subdivided property in the area has been within the city for 40 years and has remained unimproved during that time.
  - **No.** The redevelopment site does not meet the unimproved land criterion; most is improved, not owned by the city or used for agriculture.

**Subjective Criteria: A blighted area must exhibit the presence of at least one of several subjective criteria**

1. Presence of a substantial number of deteriorated or deteriorating structures.
  - **Yes.** Deteriorated structures exist in the study area. Included are photographs from within the subject area.



Figure 4: Evidence of deteriorated or deteriorating structures



Figure 5: Evidence of deteriorated or deteriorating structures



Figure 6: Building with half metal sides.

2. The existence of defective or inadequate street layout.
  - **No.** The existing street layout is not inherently faulty.

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
  - **No.** The lot layout is not inherently faulty.
4. Unsanitary or unsafe conditions.
  - **Yes.** Parts of the study area and properties exhibit evidence of insanitary or unsafe conditions including but not limited to poor surfaces for pedestrians, overgrown vegetation, and unsecured storage.



Figure 7: Evidence of unsecured storage, overgrown vegetation and poor surfaces for pedestrians.



Figure 8: Further evidence of unsanitary and unsafe conditions.

5. Deterioration of site or other improvements.
  - **Yes.** There are signs of deterioration within the study area including but not limited to a lack of sidewalks and unimproved on-site parking



Figure 9: Evidence of defective parking lots.



Figure 10: Further evidence of defective parking lots.

6. Diversity of ownership.
  - **Yes.** Per Platte County Assessor Data, the subject area contains property owned by 8 unique landowners. Therefore, the diversity of ownership presents a barrier to improving the subject area.
7. Tax or special delinquency exceeding the fair value of the land.
  - **Unknown.** Evaluation of this criterion was not necessary to meet the subjective criteria requirement.
8. Defective or unusual conditions of title.
  - **Unknown.** Evaluation of this criterion was not necessary to meet the subjective criteria requirement.
9. Improper subdivision or obsolete platting.
  - **No.** The study area is appropriately platted.

10. The existence of conditions which endanger life or property by fire and other causes.
- **No.** There are no conditions that seem likely to endanger life or property by fire or other causes.

**Conclusion:**

To qualify as “blighted,” a site must meet at least one of five objectives, or numerical, criteria. The site is an area that qualifies as blighted due to its lower per capita income, structures that average over 40 years old, as well as the presence of deteriorated or deteriorating structures, deteriorating site and other improvements, unsanitary/unsafe conditions and a diversity of ownership.

Based on the evaluation of done to establish both objective and subjective criteria for blight declaration the area meets the following substandard definitions:

- Dilapidation of buildings
- Deterioration of site improvements and buildings
- The age of structures

**Blight / Substandard Declaration:**

The objective and subjective criteria demonstrate the existence of conditions as required by statute; thereby, it can be designated blighted and substandard.

5. **Request of City of Columbus for annexation of property in part of the NE1/4 and SE1/4, Section 20, T17N, R1E and in part of the SW1/4, Section 21, T17N, R1E of the 6th P.M., Platte County, Nebraska (south of the intersection of 3 Avenue and 19 Street and east of the intersection of 3 Avenue and 13 Street).**

The City of **Columbus**

**MEMORANDUM**

**DATE:** February 4, 2021  
**FROM:** Richard J. Bogus, P.E., City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Annexation of City Owned Right-of-Way on 3<sup>rd</sup> Avenue

**RECOMMENDATION:**

I recommend approval of the annexation of property acquired as part of the 3<sup>rd</sup> Avenue Viaduct project as public right-of-way, is owned by the City, and not within the corporate limits.

**DISCUSSION:**

The following properties, and associated exhibits, were purchased by the City as public right-of-way for the need and purposes of constructing the 3<sup>rd</sup> Avenue Viaduct project. The annexation will bring the following three tracts/properties into the corporate limits for purposes of law enforcement, City and State mapping, and allocation programs.

A tract of land located in the SW1/4 Section 21, T17N, R1E of the 6th P.M., Platte County, Nebraska more particularly described as follows:

Commencing at the Southwest corner SW1/4 Section 21, T17N, R1E, of the 6th P.M., Platte County, Nebraska and assuming the west line of said SW1/4 to have a bearing of N 0°10'03" E; thence N 0°10'03" E and on said west line, 690.02 feet to the Point of Beginning; thence N 0°10'03" E and on said west line, 629.78 feet to the southwest corner NW1/4 SW1/4 said Section 21; thence N 0°10'19" E and on the west line of the NW1/4 SW1/4 said Section 2, 821.39 feet to a point on the existing Southerly right-of-way line of the Union Pacific Railroad; thence N 84°10'42" E and on said southerly right-of-way line, 329.71 feet; thence S 5°49'09" E, 202.12 feet; thence S 13°50'26" W, 566.24 feet; thence S 21°01'08" W, 203.28 feet; thence S 12°35'11" W, 252.69 feet; thence S 7°55'38" W, 299.99 feet to a point on the north right of way line 10th Street; thence S 89°42'35" W and on said north line 48.00 feet to the point of beginning, containing 6.90 acres more or less.

And.....

A tract of land located in part of the NE1/4 and SE1/4 Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska more particularly described as follows:

Commencing at the NE corner of the SE1/4 of Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska and assuming the east line of the NE1/4 SE1/4 said section 20 to have a bearing of S 0°10'19" W; thence S 0°10'19" W and on said east line, 348.07 feet to a point on the north right-of-way line Union Pacific Railroad; thence S 84°10'42" W and on said north right-of-way line 33.18 feet to the Point of Beginning, said point being the intersection of the north right-of-way line Union Pacific Railroad and the west line of 3rd Avenue; thence S 84°10'42" W and on said north line 50.05 feet; thence N 15°15'40" W, 264.36 feet; thence N 0°00'15" E, 774.06 feet; thence N 48°09'09" E, 92.30 feet; thence N 0°10'02" E, 127.43 feet; thence S 89°51'39" E, 54.05 feet to a point on the west line 3rd Avenue; thence S

0°11'15" W and on said west line, 861.37 feet; thence S 0°10'19" W and on said west line, 351.53 feet to the Point of Beginning, containing 2.94 acres more or less.

And.....

A tract of land located in part of the NE1/4 Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska more particularly described as follows:

Commencing at the NE corner of the SE1/4 of Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska and assuming the east line of said NE1/4 to have a bearing of N 0°11'15" E; thence N 0°11'15" E and on said east line, 861.39 feet; thence N 89°51'39" W, 33.00 feet to the Point of Beginning, said point being on the west line of 3rd Avenue; thence N 89°51'39" W, 17.00 feet; thence N 0°11'15" E, 414.00 feet; thence S 89°51'39" E, 17.00 feet; thence S 0°11'15" W, 414.00 feet to the Point of Beginning, containing .16 acres more or less.

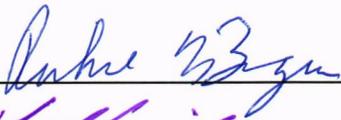
**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

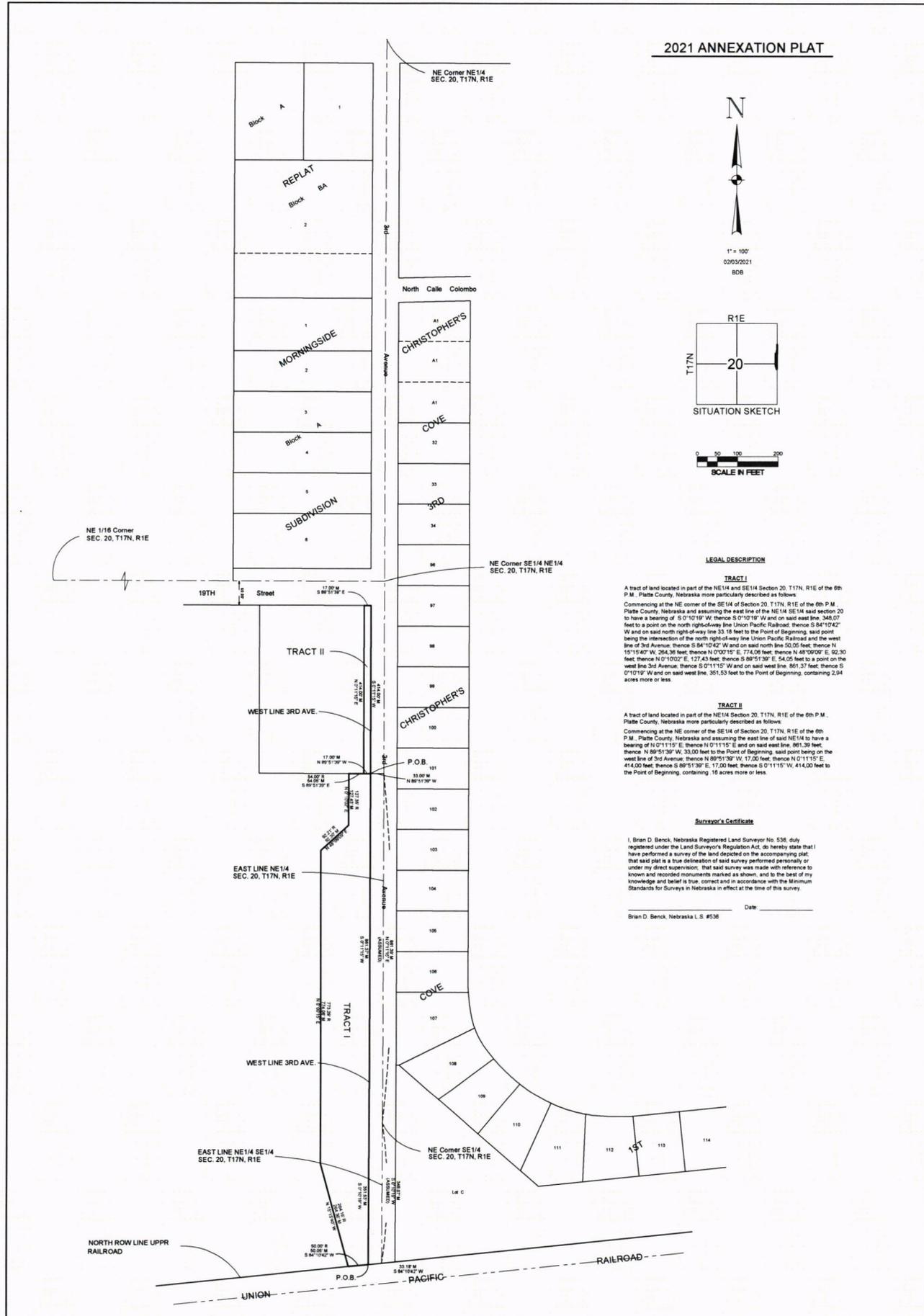
None

**SIGNATURE:**

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

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

2021 ANNEXATION PLAT



1" = 100'  
02/03/2021  
BOB



SITUATION SKETCH



SCALE IN FEET

LEGAL DESCRIPTION

TRACT I

A tract of land located in part of the NE1/4 and SE1/4 Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska more particularly described as follows:  
Commencing at the NE corner of the SE1/4 of Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska and assuming the east line of the NE1/4 SE1/4 said section 20 to have a bearing of S 0°10'19" W and on said east line 348.07 feet to a point on the north right-of-way line Union Pacific Railroad, thence S 64°10'42" W and on said north right-of-way line 33.18 feet to the Point of Beginning, said point being the intersection of the north right-of-way line Union Pacific Railroad and the west line of 3rd Avenue, thence S 64°10'42" W and on said north line 50.55 feet; thence N 15°15'42" W, 264.36 feet; thence N 0°00'15" E, 774.06 feet; thence N 48°09'02" E, 92.30 feet; thence N 0°10'02" E, 127.43 feet; thence S 89°51'39" E, 54.05 feet to a point on the west line 3rd Avenue, thence S 0°11'15" W and on said west line 851.37 feet; thence S 0°10'19" W and on said west line 351.53 feet to the Point of Beginning, containing 2.94 acres more or less.

TRACT II

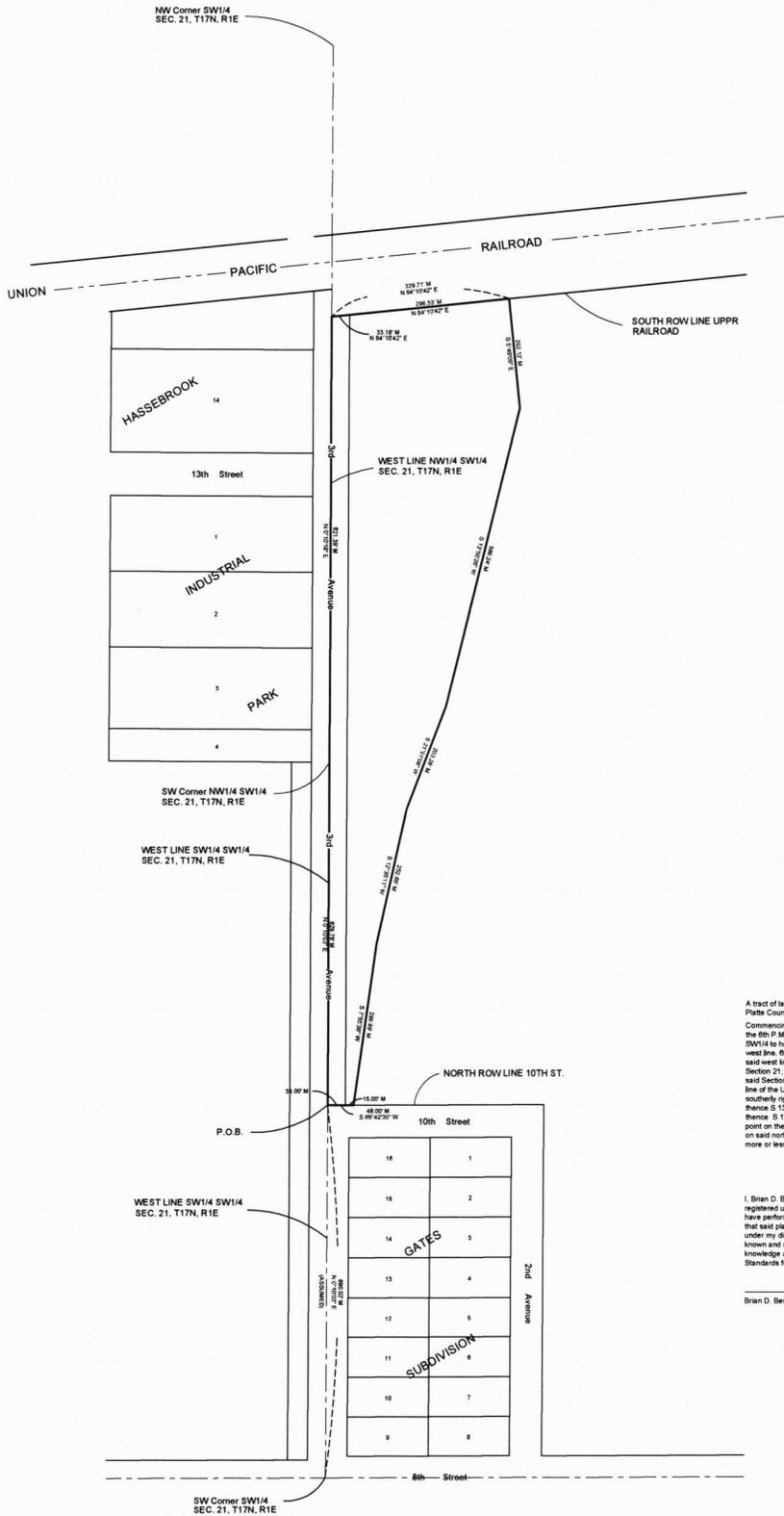
A tract of land located in part of the NE1/4 Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska more particularly described as follows:  
Commencing at the NE corner of the SE1/4 of Section 20, T17N, R1E of the 6th P.M., Platte County, Nebraska and assuming the east line of said NE1/4 to have a bearing of N 0°11'15" E, thence N 0°11'15" E and on said east line 851.39 feet; thence N 89°51'39" W, 33.00 feet to the Point of Beginning, said point being on the west line of 3rd Avenue, thence N 89°51'39" W, 17.00 feet; thence N 0°11'15" E, 414.00 feet; thence S 89°51'39" E, 17.00 feet; thence S 0°11'15" W, 414.00 feet to the Point of Beginning, containing 1.6 acres more or less.

Surveyor's Certificate

I, Brian D. Benck, Nebraska Registered Land Surveyor No. 536, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true depiction of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

Brian D. Benck, Nebraska L.S. #536  
Date: \_\_\_\_\_

2021 ANNEXATION PLAT



1" = 100'  
11/05/2016  
BOB



**Legal Description**  
A tract of land located in the SW1/4 Section 21, T17N, R1E of the 6th P.M., Platte County, Nebraska more particularly described as follows:  
Commencing at the Southwest corner SW1/4 Section 21, T17N, R1E, of the 6th P.M., Platte County, Nebraska and assuming the west line of said SW1/4 to have a bearing of N 0°10'03" E; thence N 0°10'03" E and on said west line, 690.02 feet to the Point of Beginning; thence N 0°10'03" E and on said west line, 525.78 feet to the southwest corner NW1/4 SW1/4 said Section 21; thence N 0°10'19" E and on the west line of the NW1/4 SW1/4 said Section 21, 821.59 feet to a point on the existing Southern right-of-way line of the Union Pacific Railroad; thence N 84°10'42" E and on said southerly right-of-way line, 320.71 feet; thence S 5°49'00" E, 202.12 feet; thence S 13°52'20" W, 566.24 feet; thence S 21°10'08" W, 203.28 feet; thence S 12°35'11" W, 252.89 feet; thence S 7°55'38" W, 200.99 feet to a point on the north right of way line 10th Street; thence S 80°42'25" W and on said north line 48.00 feet to the point of beginning, containing 6.90 acres more or less.

**Surveyor's Certificate**  
I, Brian D. Benck, Nebraska Registered Land Surveyor No. 536, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

Brian D. Benck, Nebraska L.S. #536  
Date \_\_\_\_\_

DATE BY: BOB  
DATE: 2020/21  
SCALE: AS SHOWN  
PLAT: AS SHOWN  
SHEET: 1 OF 2

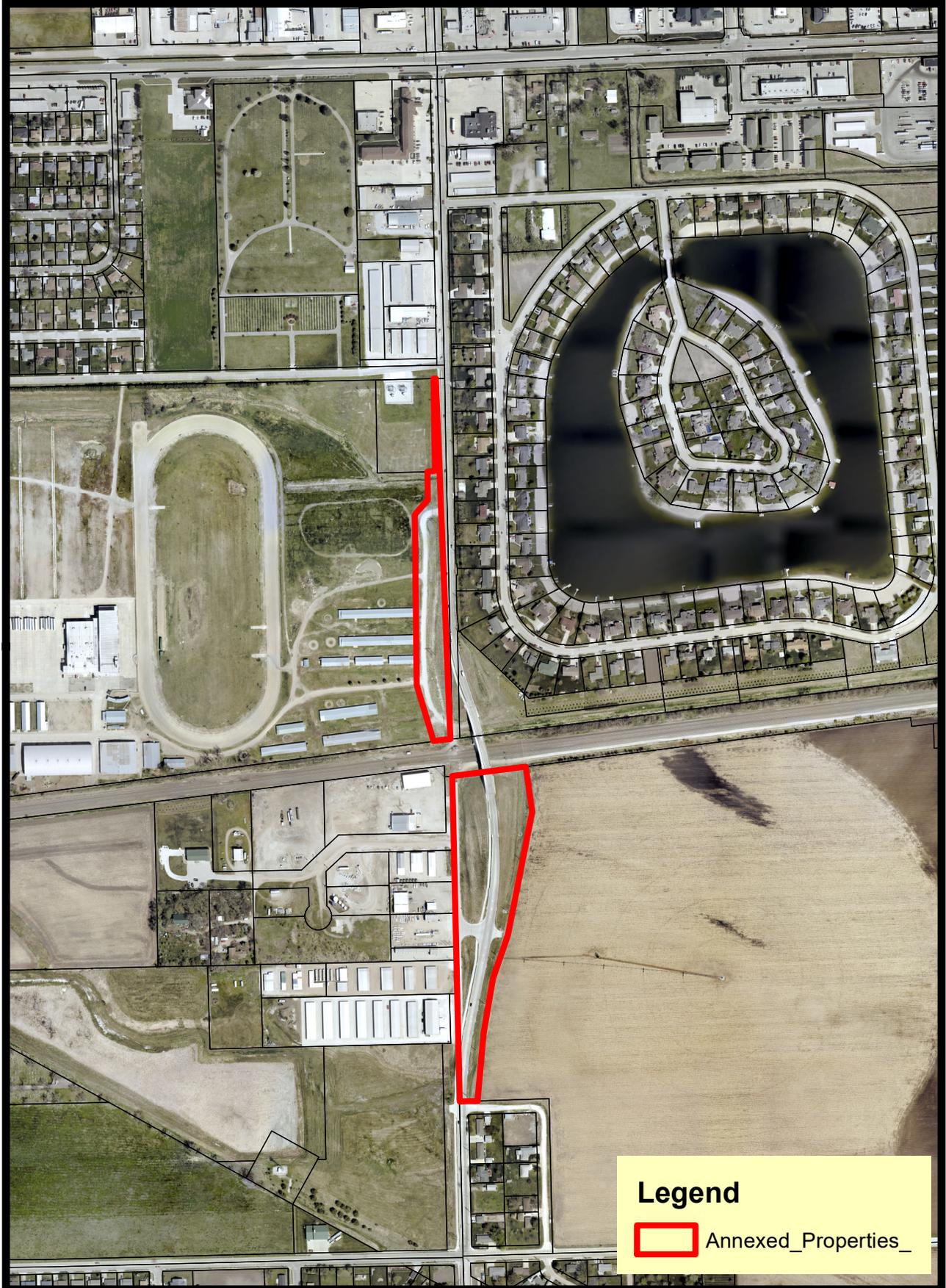
CITY OF COLUMBUS, NEBRASKA  
PART OF SW1/4 SECTION 21, T17N, R1E  
OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA  
ANNEXATION PLAT



CITY of COLUMBUS  
2424 14th Street  
P.O. Box 1677  
Columbus, NE 68602

REVISIONS

# ANNEXATION PROPERTY FOR 3RD AVENUE VIADUCT



## Legend

 Annexed\_Properties\_

**6. Building report for January 2021.**

**CITY OF COLUMBUS**  
**BUILDING DEPARTMENT REPORT**  
**January 2021**

	Current Month 2021			Current Month 2020		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
<b>BUILDING PERMITS</b>						
<b>Business/Industry</b>						
Addition	0	0.00	0.00	1	48,000.00	290.00
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	0	0.00	0.00
Miscellaneous (Other)	0	0.00	0.00	1	25,000.00	175.00
<b>New</b>	<b>2</b>	<b>762,700.00</b>	<b>2,444.25</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	3	1,882,100.00	4,615.17	4	227,500.00	1,165.87
<b>Residence</b>						
Addition	0	0.00	0.00	1	15,000.00	99.00
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	2	24,000.00	156.00	0	0.00	0.00
Fence	4	4,362.00	100.00	3	13,911.00	75.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
<b>* New Residence</b>	<b>6</b>	<b>1,892,137.00</b>	<b>5,490.22</b>	<b>2</b>	<b>698,912.00</b>	<b>2,010.61</b>
<b>* New HUD Residence</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	2	10,800.00	92.40	2	18,840.00	129.20
<b>Duplex/Townhouse (New)</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
<b>Multiple Family (New)</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
<b>Garage/Utility</b>						
Addition	1	21,000.00	132.00	0	0.00	0.00
New	2	59,680.00	321.79	0	0.00	0.00
<b>Public Owned</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	1	5,000.00	25.00	1	2,000.00	25.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	0	0.00	0.00	0	0.00	0.00
Move Building	0	0.00	0.00	2	8,000.00	56.00
Plumbing	17	61,350.00	631.00	11	79,900.00	496.00
Signs	4	44,100.00	120.00	1	5,000.00	30.00
<b>MONTH TOTAL</b>	<b>44</b>	<b>4,767,229.00</b>	<b>14,127.83</b>	<b>29</b>	<b>1,142,063.00</b>	<b>4,551.68</b>

	Year to Date 2021			Year to Date 2020		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
<b>BUILDING PERMITS</b>						
<b>Business/Industry</b>						
Addition	0	0.00	0.00	1	48,000.00	290.00
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	0	0.00	0.00
Miscellaneous (Other)	0	0.00	0.00	1	25,000.00	175.00
<b>New</b>	<b>2</b>	<b>762,700.00</b>	<b>2,444.25</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	3	1,882,100.00	4,615.17	4	227,500.00	1165.87
<b>Residence (*See "New" Residences Below)</b>						
Addition	0	0.00	0.00	1	15,000.00	99.00
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	2	24,000.00	156.00	0	0.00	0.00
Fence	4	4,362.00	100.00	3	13,911.00	75.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
<b>* New Residence</b>	<b>6</b>	<b>1,892,137.00</b>	<b>5,490.22</b>	<b>2</b>	<b>698,912.00</b>	<b>2010.61</b>
<b>* New HUD Residence</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	2	10,800.00	92.40	2	18,840.00	129.20
<b>Duplex/Townhouse (New)</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
<b>Multiple Family (New)</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
<b>Garage/Utility</b>						
Addition	1	21,000.00	132.00	0	0.00	0.00
New	2	59,680.00	321.79	0	0.00	0.00
<b>Public Owned</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>SPECIAL PERMITS</b>						
Demolition	1	5,000.00	25.00	1	2,000.00	25.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	0	0.00	0.00	0	0.00	0.00
Move Building	0	0.00	0.00	2	8,000.00	56.00
Plumbing	17	61,350.00	631.00	11	79,900.00	496.00
Signs	4	44,100.00	120.00	1	5,000.00	30.00
<b>YEAR TOTAL</b>	<b>44</b>	<b>4,767,229.00</b>	<b>14,127.83</b>	<b>29</b>	<b>1,142,063.00</b>	<b>4,551.68</b>

**CITY OF COLUMBUS  
BUILDING DEPARTMENT REPORT  
JANUARY 2021**

**CURRENT MONTH 2021**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>26</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	10
FOUNDATION	5
FRAMING	41
MISCELLANEOUS	31
FINAL	23

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>17</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	8
MISCELLANEOUS	24
ROUGH IN	32
FINAL	21

**CURRENT MONTH 2020**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>14</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	7
FOUNDATION	4
FRAMING	37
MISCELLANEOUS	22
FINAL	23

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>8</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	10
MISCELLANEOUS	16
ROUGH IN	29
FINAL	17

**YEAR TO DATE**

**BUILDING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>26</b>
<b>INSPECTIONS PERFORMED:</b>	
FOOTINGS	10
FOUNDATION	5
FRAMING	41
MISCELLANEOUS	31
FINAL	23

**PLUMBING ACTIVITY:**

<b>NEW PERMITS ISSUED</b>	<b>17</b>
<b>INSPECTIONS PERFORMED:</b>	
WATER AND SEWER	8
MISCELLANEOUS	24
ROUGH IN	32
FINAL	21

Respectfully Submitted,

Daniel Curtis  
Community Development Director

## 7. Adjournment