

Public Property, Safety, and Works Committee
Monday, September 9, 2019 4:00 PM
Council Chambers
1369 25 Avenue

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

- 1. Statement of compliance with Open Meetings Act and roll call.**
- 2. Request from Gehring Construction & Ready Mix Co., Inc. to create a Street Improvement District in the 23 Street and 48 Avenue area.**
- 3. Request from Granville Custom Homes, Inc. to vacate the 5-foot side yard utility easements on Lots 3,4, and 5, Block B, and Lots 4,5,6,7,8 and 9, Block D, all in Farm View Addition.**
- 4. Adjournment.**

The City of **Columbus**

MEMORANDUM

DATE: September 4, 2019
FROM: Richard J. Bogus, P.E., City Engineer
TO: Tara Vasicek, City Administrator
RE: Property Owner Request for SID – 23rd Street and 48th Avenue Area

RECOMMENDATION:

Proceed on a post-card survey for a potential Street Improvement District on 23rd Street/Shady Lake Road from west of 48th Avenue (near the RR tracks) to the west corporate limits and on 48th Avenue from north of 23rd Street to south of the Bradshaw Park entrance in accordance with the City's Assessment Policy.

DISCUSSION:

We have received a written request from a large abutting property owner to form a Street Improvement District (SID) on 23rd Street and 48th Avenue and the area. In accordance with the City's Assessment Policy, a non-binding post card survey would be sent to all properties being assessed. The SID is part of the 2019-2020 budget for City participation and use of the Federal Funds Purchase Program.

FISCAL IMPACT:

None

ALTERNATIVE:

None

SIGNATURE:

By: 

Approved By: 



**Gehring Construction & Ready
Mix Co., Inc.**

Mailing address: 5424 West Meadow Dr.
Columbus, NE. 68601
Toll Free 1-800-658-4056 Fax 402-564-4478
www.gehringconcrete.com

Columbus Plant: 4979 Howard Blvd, 402-564-2841
Humphrey Plant: 400-5th Ave, 402-923-1080



Date: September 3, 2019

To: Richard J. Bogus, P.E.
City of Columbus Engineer
2424-14th Street, PO Box 1677
Columbus, NE 68602-1677

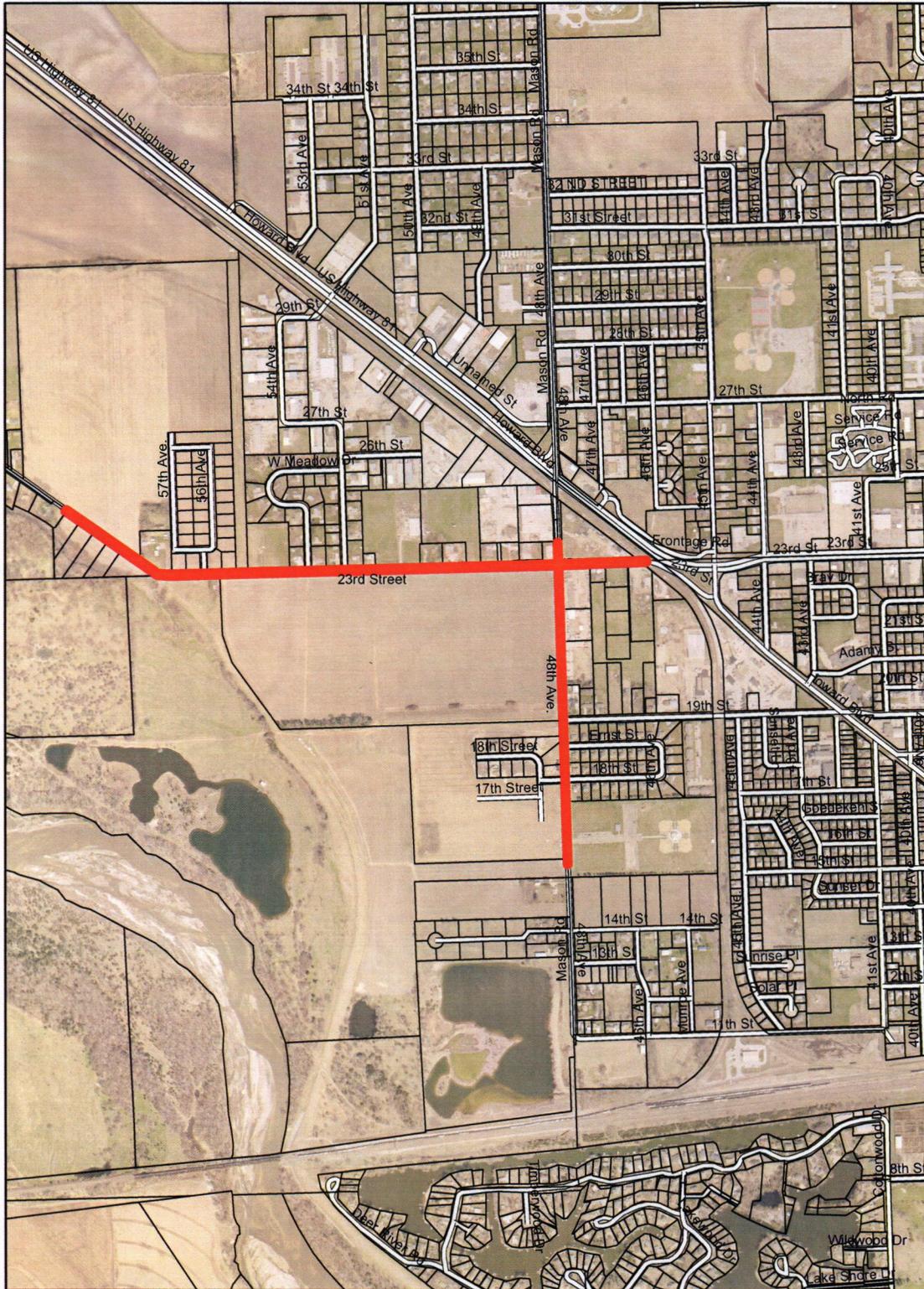
Subject: Creation of SID

As owners and/or developers of several parcels of property along 23rd Street from 48th Avenue to west of 54th Avenue, and on 48th Avenue from 23rd Street to 19th Street, we are requesting the City look into the creation of a Street Improvement District. The City may be able to go beyond the limits noted above. We have talked to some of the adjacent property owners in the area who have indicated they would be in favor of a Street Improvement District.

Thank you for your consideration.

Sincerely,
Merlin Gehring
President
Gehring Construction & Ready Mix Co., Inc.
5424 West Meadow Drive.
Columbus, NE 68601

CITY OF COLUMBUS PROPOSED SID



The City of **Columbus**

MEMORANDUM

DATE: September 5, 2019
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Farm View Addition Utility Easement Vacation Request

RECOMMENDATION:

I would recommend the approval of the utility easement vacation request of the 5-foot side-yard easements on Lots 3, 4, & 5, Block B and Lots 4, 5, 6, 7, 8 & 9, Block D all in Farm View Addition

DISCUSSION:

A petition was received from the developer/property requesting the above noted easement vacations. The request was made to allow the property owner to replat a portion of Farm View Addition which has been approved and is called Farm View Subdivision. A copy of this plat with the easement vacations shown is attached.

The applicant will be responsible for all publications expenses, preparing of the vacating ordinance, recording, and any other costs associated with the transaction.

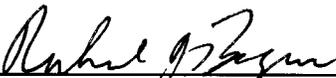
FISCAL IMPACT:

None

ALTERNATIVE:

Do not approve.

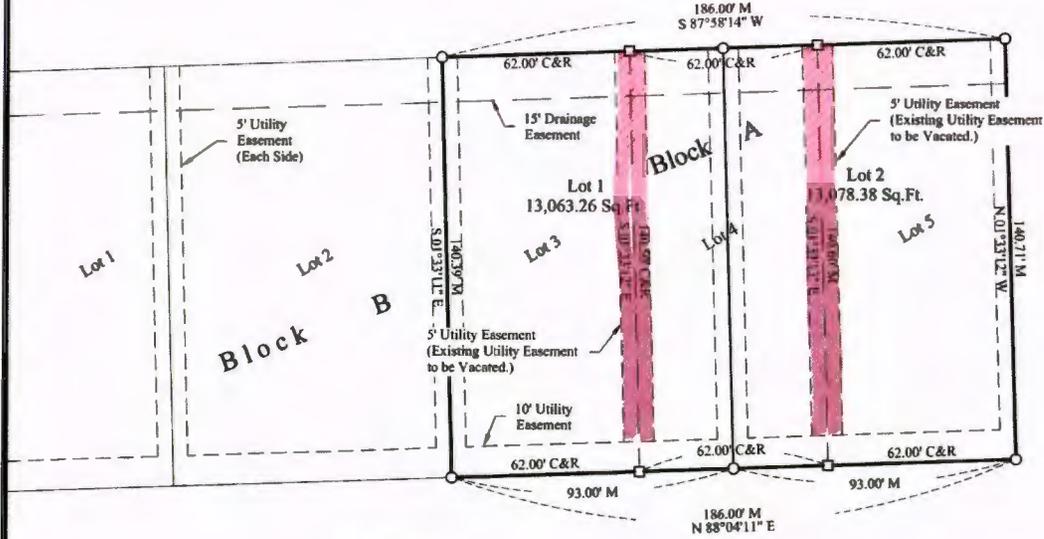
SIGNATURE:

By: 

Approved By: 

FARM VIEW SUBDIVISION

A Minor Subdivision of Lots 3, 4 and 5, Block B and Lots 4, 5, 6, 7, 8 and 9, Block D of Farm View Addition to the City of Columbus, Platte County, Nebraska



LEGEND

- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Point
- M Measured Distance
- R Recorded Distance Terry L. Schulz, LS#550 Dated August 15, 2018.
- C Calculated Distance

Situation Sketch

Platte County, Nebraska

OWNER/DEVELOPER:
Granville Custom Homes, Inc.
2654 33rd Avenue
Columbus, NE 68601

ENGINEER:
John A. Zwingman
Advanced Consulting
Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

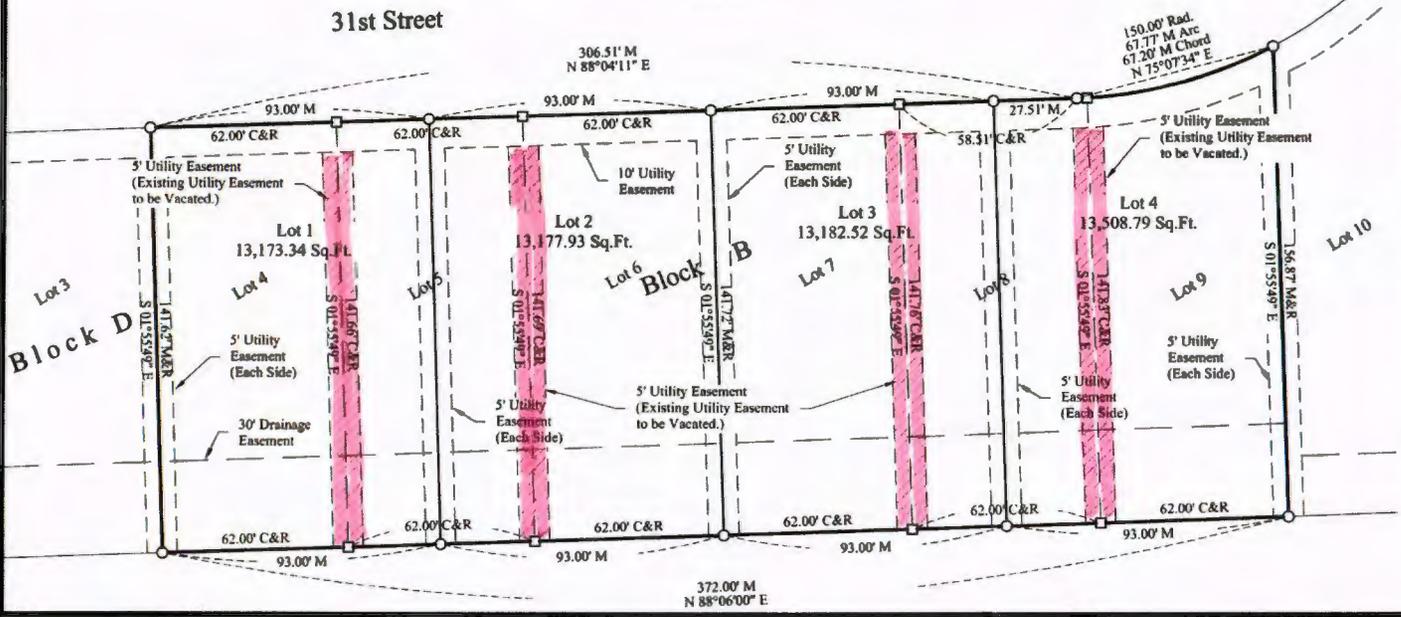
SURVEYOR:
Terry L. Schulz
Advanced Consulting
Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923



Drawn By: LRR
Date: April 30, 2019
Project Number: S-071-093
Scale: 1" = 40'

SCALE IN FEET

NOTE: Due to construction, property corners from Farm View Addition had not been set at the time of this survey; therefore, the calculated corners on this plat will not be set as referenced on the Final Plat of Farm View Addition.



This survey was prepared at the request of Granville Custom Homes, Inc., Columbus, Nebraska.

LEGAL DESCRIPTION
Lots 3, 4, and 5, Block B and Lots 4, 5, 6, 7, 8, and 9, Block D of Farm View Addition to the City of Columbus, Platte County, Nebraska.

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 1, 2019; also that all dimensions are in feet and are correct to the best of my knowledge and belief.



Terry L. Schulz
Terry L. Schulz,
State of Nebraska, R.L.S. #550
Date: 5-8-2019

CITY OF COLUMBUS APPROVAL
This plat of FARM VIEW REPLAT, a Minor Subdivision of Lots 3, 4, and 5, Block B and Lots 4, 5, 6, 7, 8, and 9, Block D of Farm View Addition to the City of Columbus, Platte County, Nebraska, approved by the City of Columbus

this _____ day of _____, 2019.

City Administrator

City Clerk

ADVANCED CONSULTING ENGINEERING SERVICES
133 W. Washington St. • P.O. Box 288
West Point, NE 68788
Phone: (402) 372-1923

FILED

AUG 16 2019

CITY CLERK
COLUMBUS, NEBR.

CITY OF COLUMBUS

VACATION OF EASEMENT REQUEST FORM

1. List the people principally interested in the vacation. Be sure to include:
 - a. Majority abutting land owner or a representative for the group; and
 - b. The person requesting the vacation, if not the same as the owner (i.e., renter or prospective buyer).

Steven Ramaekers, President

Name (a)

Name (b)

Granville Custom Homes, Inc.

Business (if applicable)

Business (if applicable)

2654 33rd Ave, Columbus, NE 68601

Mailing Address

Mailing Address

402-276-3476

Daytime Phone Number

Daytime Phone Number

steven@granville-homes.com

Email Address

Email Address

2. Legal address and physical property address of vacation of easement request

Lots 3,4,5 in Block B and 4,5,6,7, 8 & 9 in Block D all in Farm View Addition, Columbus, Platte County, NE

1532 31st st, 1526 31st st, 1518 31st st; 1541 31st st; 1535 31st st; 1538 31st st; 1523 31st st; 1517 31 st; 1511 31st st

3. Brief explanation of why this vacation is being requested. A separate sheet may be attached if necessary.

Sidyard easements to be vacated because lots are being replatted. There are no utilities in the easements. New easements will be established on the sidyards of the new lots when platted. See attached plat to see the lots involved and the easements to be vacated.

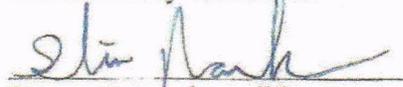
(Vacation of Easement Request Form Continued)

4. Attach written correspondence on company/department letterhead from all public (City water, sewer, and street departments) and private utility companies regardless of whether said utilities have structures in the requested easement to be vacated or narrowed. Loup Public Power
City of Columbus (Sewer & Water)
Black Hills Corp
5. Complete required forms: Charter Communications
Frontier Communications
 - a. Vacation of Easement Petition
 - ~~b. Vacation of Easement Individual with Notary~~
 - c. Vacation of Easement Corporation with Notary
6. **Submit all completed forms to City Clerk** for inclusion in Public Property, Safety, and Works Committee agenda. The Public Property, Safety, and Works Committee will act on the Easement Request and make a recommendation to the City Council.
7. Procure an Attorney to obtain an Ordinance. **Submit Draft Ordinance** to City Clerk for review by City Attorney.
8. Ordinance placed on City Council agenda for consideration.
9. Upon City Council approval, Owner to file with Platte County Register of Deeds.

Resolution of the Board of Directors of Granville Homes, Inc.

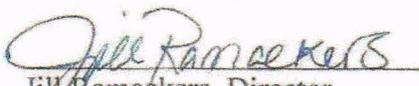
The following resolution is adopted by the Board of Directors:

Resolved: To petition the City of Columbus to abandon 5' sideyard easements on Lots 3,4,5 in Block B and 4,5,6,7,8 & 9 in Block D all in Farm View Addition, Columbus, Platte County Nebraska.



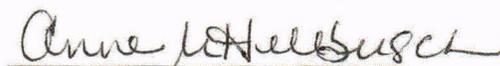
Steven Ramaekers, Director

Dated this 11 day of June, 2019.



Jill Ramaekers, Director

Dated this 11 day of June, 2019.



Anne Hellbusch, Director

Dated this 11 day of June, 2019.



Blake Hellbusch, Director

Dated this 11 day of June, 2019.

PETITION

Honorable Mayor and Members of the City Council
City of Columbus

We, the undersigned, owners of property representing more than 75 percent of the easement property, hereby ask and petition that the necessary action be taken to vacate the following easement:

5' sideyard easements on Lots 3,4,5 in Block B and 4,5,6,7, 8 & 9 in Block D all in Farm View Addition, Columbus, Platte County, NE

and we hereby respectively waive any and all damages or claims for damages by reason of said vacating.

Property Owner(s)	Date	Mailing Address	Abutting No. of Feet
Print: Steven Ramaekers, President Granville Custom Homes, Inc. Sign: <i>Steven Ramaekers</i>	June 11, 2019	2654 33rd Ave, Columbus, NE 68601	Granville owns all abutting property
Print: Sign:			

CORPORATION

The acknowledgement of the signature of a corporation must have attached a copy of the By-Law or Resolution, duly certified by corporation officers, under and by virtue of which such signature was affixed to said petition.

Acknowledgement of signature to petition for vacating and narrowing of the following easement – to wit: _____

vacation of 5' sideyard easements on Lots 3,4,5 in Block B and 4,5,6,7, 8 & 9 in Block D
all in Farm View Addition, Columbus, Platte County, NE

within Columbus, Nebraska.

Corporation: Granville Custom Homes, Inc.
A Nebraska Corporation

x _____ September 16, 2019
Signature/Title Steven Ramaekers, President Date

Signature/Title Date

State of Nebraska

Platte County

On this _____ day of _____, 2019, before me, a Notary Public in and for said County, personally appeared Steven Ramaekers

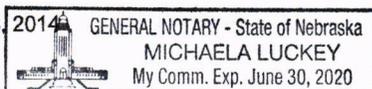
who is/are personally known to me to be the identical person(s) whose name(s) is/are affixed to the annexed petition of owners of lots and lands abutting upon said part of easement in the city of Columbus, Nebraska, for vacation or narrowing of said part of said easement and who is/are personally known to me to be the president of said Corporation and has/have acknowledged the signing of said petition to be a voluntary act and deed, and the voluntary act and deed of said Corporation.

Witness my hand and notarial seal on the day and date above written.

(SEAL)

Steven Ramaekers
Notary Public

My Notarial Commission expires the 16th day of August, 2019.





LOUP POWER DISTRICT

"SERVING YOU ELECTRICALLY"

GENERAL OFFICE

2404 15th Street
P.O. Box 988
Columbus, NE 68602-0988

Phone:
402/564-3171
Fax:
402/564-0970

June 12, 2019

Steven Ramaekers
Granville Custom Homes Inc.
2654 33rd Ave.
Columbus, NE 68601-2314



Re: Farm View Addition Vacated Easements

Dear Steven:

The Loup Power District has no objection to your request to the City of Columbus to vacate the five-foot easements as shown and recorded on lots 3, 4, 5, Block B, and lots 4, 5, 6, 7, 8, 9, Block D, Farm View Addition Final Plat.

This action will not affect any other easements of record.

Please call if you have any questions.

Sincerely,

Wayne Morris
Engineering Technician

WM:mz

C: R. Ziola
D. Hellbusch
N. Suess
Rick Bogus, City Engineer
Dennis Clapper, Frontier Communications
David Mason, Spectrum
Black Hills Energy

Frontier Communications
Dennis Clapper
2302 1st Avenue
Kearney, NE 68847
308-236-6458
Dennis.Clapper@ftr.com

August 13, 2019

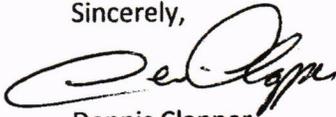
City of Columbus, NE
Engineering Department
2424 14th Street
P.O. Box 1677
Columbus, NE 68602-1677

Re: Easement Vacation at Farm View Addition, Columbus, NE

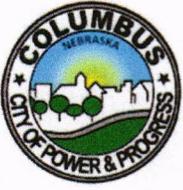
To Whom it May Concern:

Frontier Communications has no objection to the request to vacate the 5' side-yard easements as shown and recorded on lots 3, 4, 5 in Block B, and lots 4,5,6,7,8,9 in Block D, all in Farm View Addition, Columbus, Platte County, NE.

Sincerely,



Dennis Clapper
Senior OSP Network Engineer



The City of
Columbus, Nebraska

PUBLIC WORKS DEPARTMENT
Utility Billing • Water Production • Water/Sewer Utility • Wastewater •
Streets • MSW Transfer Station
Phone: 402-562-4260
Fax: 402-562-4265
www.columbusne.us

July 3, 2019

City of Columbus
2424 14 Street
P.O. Box 1677
Columbus, NE 68602-1677

RE: Farm View Addition

I have reviewed the Farm View Easement Vacate Map and your request. The City sees no conflicts; therefore, there is no reason for objection to vacate the previously platted existing and approve the proposed easements within Farm View Addition.

[City of Columbus has no objection to vacate the five feet side-yard easements as shown and recorded on Lots 3, 4, 5, Block B, and Lots 4, 5, 6, 7, 8, 9, Block D, Farm View Addition.]

If you have any questions, please call me at 402-562-4286.

Sincerely,

Chuck Sliva
Public Works Director
City of Columbus, NE



Charter Communications
Todd Strain
5400 S 16th St
Lincoln, NE 68512
402-479-6749
todd.strain1@charter.com

August 14, 2019

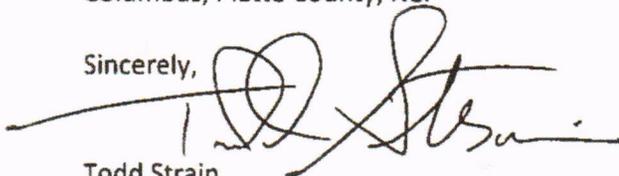
City of Columbus, NE
Engineering Department
2424 14th Street
P.O. Box 1677
Columbus, NE 68602-1677

Re: Easement Vacation at Farm View Addition, Columbus, NE

To Whom it May Concern:

Charter Communications has no objection to the request to vacate the 5' side-yard easements as shown and recorded on lots 3, 4, 5 in Block B, and lots 4,5,6,7,8,9 in Block D, all in Farm View Addition, Columbus, Platte County, NE.

Sincerely,



Todd Strain
Sr. Construction Tech

402-421-0316



929 E 23rd Street • Po Box 1356
Columbus, NE 68602-1356

Black Hills Corporation
Dan Willets
3132 E 18th Street
Columbus, NE 68601
402-563-3100 ex 202
Danny.willets@blackhillscorp.com

August 13, 2019

City of Columbus, NE
Engineering Department
2424 14th Street
P.O. Box 1677
Columbus, NE 68602-1677

Re: Easement Vacation at Farm View Addition, Columbus, NE

To Whom it May Concern:

Black Hills Corporation has no objection to the request to vacate the 5' side-yard easements as shown and recorded on lots 3, 4, 5 in Block B, and lots 4,5,6,7,8,9 in Block D, all in Farm View Addition, Columbus, Platte County, NE.

Sincerely,

A handwritten signature in blue ink that reads "Danny Willets".

Danny Willets
Supervisor, Natural Gas Ops, Columbus, Nebraska

