

Board of Equalization  
Monday, April 18, 2022 5:30 PM  
Council Chambers  
1369 25 Avenue  
Columbus, NE 68601

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

# Open Meetings Act

## **Neb. Rev. Stat. § 84-1407. Act, how cited.**

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

## **Neb. Rev. Stat. § 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.

## **Neb. Rev. Stat. § 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; and

(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) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

## **Neb. Rev. Stat. § 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.

**Neb. Rev. Stat. § 84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual meetings 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) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority;

(xiii) A natural resources district; and

(xiv) The Judicial Resources Commission.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as

would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. 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, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. 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 virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, 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 virtual conferencing. 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 to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in  
Open Meetings Act

number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsections (5) and (6) of section 84-1413.

**Neb. Rev. Stat. § 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, a 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, including meetings held by virtual conferencing. 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 shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(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 virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

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

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

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

(8) Public bodies shall make available at the meeting or the in-state location for virtual conferencing as required by subdivision (6)(c) of this section, 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, either in paper or electronic form. 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.

**Neb. Rev. Stat. § 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.

(7) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public web site the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the web site at least twenty-four hours before the meeting of

the governing body. Minutes shall be placed on the web site at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public web site for at least six months.

**Neb. Rev. Stat. § 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.

**Neb. Rev. Stat. § 84-1415. Open Meetings Act; requirements; waiver; validity of action.**

No motion, resolution, rule, regulation, ordinance, or formal action made, adopted, passed, or taken at a meeting as defined in section 84-1409 of a public body as defined in such section shall be invalidated because such motion, resolution, rule, regulation, ordinance, or formal action was made, adopted, passed, or taken at a meeting or meetings on or after March 17, 2020, and on or before April 30, 2021, pursuant to a Governor's Executive Order which waived certain requirements of the Open Meetings Act.

2. **Proposed assessments in Street Improvement District Nos. 183, 186, and 187; Water Extension District Nos. 63 and 64; and Sewer Extension District Nos. 45 and 47.**



# City of Columbus Engineering Department

Phone: 402-562-4309 Fax: 402-562-4265  
[www.columbusne.us](http://www.columbusne.us)

March 7, 2022

RE: CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND ASSESSMENT SCHEDULE  
 FOR SID #183, WED #63, AND SED #45

### **SID #183 (48th Avenue 38<sup>th</sup> Street to Lost Creek Parkway)**

Construction Contract	\$ 1,681,448.50
Engineering – 8% (City Engineering Department)	\$ 134,515.88
Survey and Inspection	\$ 11,053.70
Legal – 2.5%	\$ 42,036.21
Interest – 4%	\$ 67,257.94
Publications	\$ 250.00
<b>TOTAL</b>	<b>\$ 1,936,562.23</b>
Assessable Costs to Property Owners	\$ 386,443.78
Ag Deferment	\$ 50,520.78
General Obligation Cost (FFPP)	\$ 1,550,118.45

### **SED #45 (48<sup>th</sup> Avenue from 42<sup>nd</sup> Street to Lost Creek Parkway)**

Construction Contract	\$ 379,015.75
Engineering (Actual Costs)	\$ 30,321.26
Legal – 2.5%	\$ 9,475.39
Interest 4%	\$ 15,160.63
Publications	\$ 250.00
<b>TOTAL</b>	<b>\$ 434,223.03</b>
Assessable Costs to Property Owners	\$ 349,550.00
Ag Deferment	\$ 108,679.56
General Obligation Cost	\$ 84,673.03





# City of Columbus Engineering Department

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

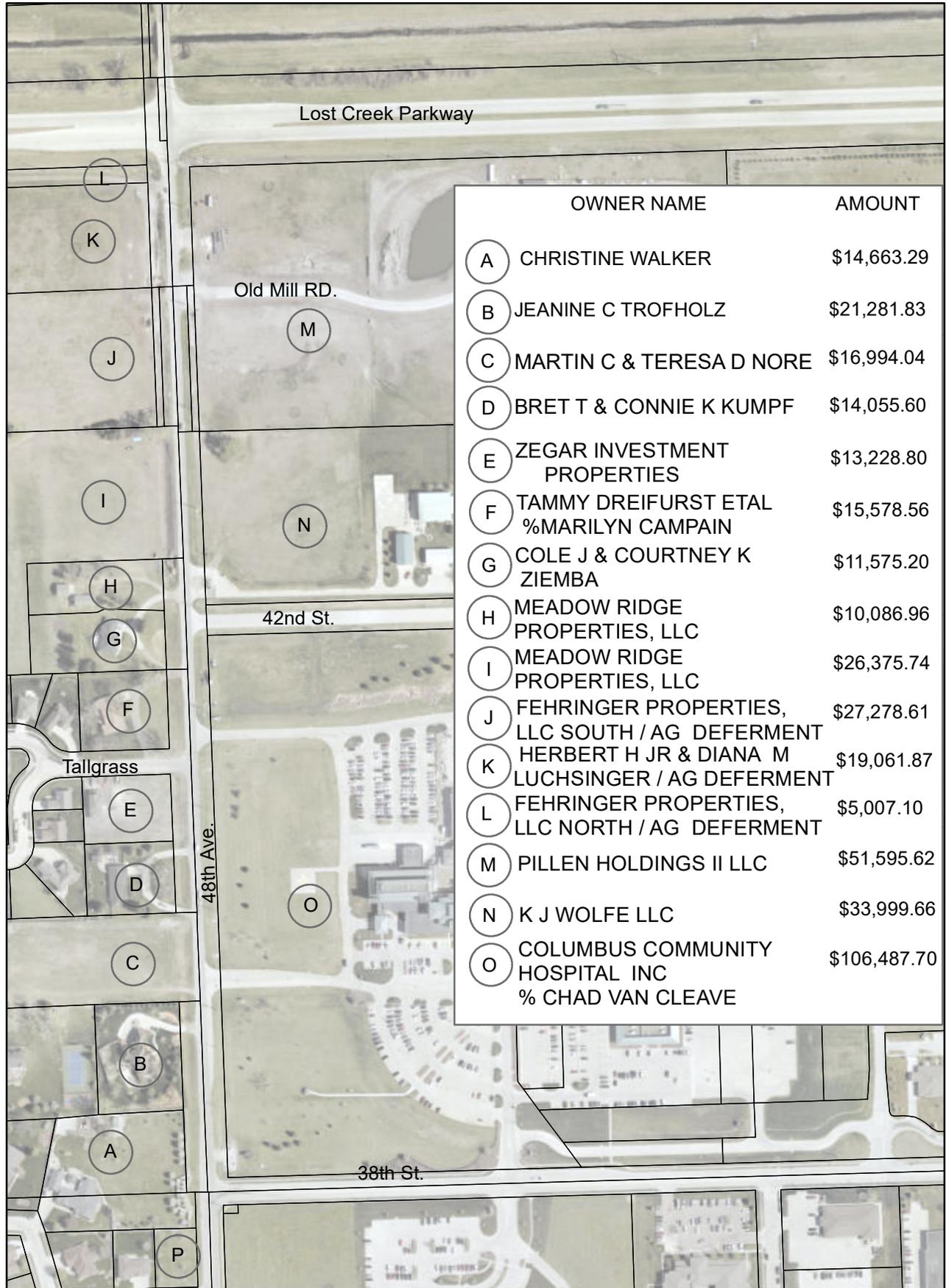
[www.columbusne.us](http://www.columbusne.us)

## **WED #63 (48<sup>th</sup> Avenue from 42<sup>nd</sup> Street to Lost Creek Parkway)**

Construction Contract	\$ 132,295.00
Engineering (Actual Cost of Consultant)	\$ 10,583.60
Legal – 2.5%	\$ 3,307.38
Interest 4%	\$ 5,291.80
Publications	\$ 250.00
TOTAL	\$ 151,727.78
Assessable Costs to Property Owners	\$ 88,825.09
Ag Deferment	\$ 24,368.26
General Obligation Cost	\$ 62,902.69

Xc: City Attorney  
City Finance Depart.

# ASSESSMENT SID #183



	OWNER NAME	AMOUNT
(A)	CHRISTINE WALKER	\$14,663.29
(B)	JEANINE C TROFHOLZ	\$21,281.83
(C)	MARTIN C & TERESA D NORE	\$16,994.04
(D)	BRET T & CONNIE K KUMPF	\$14,055.60
(E)	ZEGAR INVESTMENT PROPERTIES	\$13,228.80
(F)	TAMMY DREIFURST ETAL %MARILYN CAMPAIN	\$15,578.56
(G)	COLE J & COURTNEY K ZIEMBA	\$11,575.20
(H)	MEADOW RIDGE PROPERTIES, LLC	\$10,086.96
(I)	MEADOW RIDGE PROPERTIES, LLC	\$26,375.74
(J)	FEHRINGER PROPERTIES, LLC SOUTH / AG DEFERMENT	\$27,278.61
(K)	HERBERT H JR & DIANA M LUCHSINGER / AG DEFERMENT	\$19,061.87
(L)	FEHRINGER PROPERTIES, LLC NORTH / AG DEFERMENT	\$5,007.10
(M)	PILLEN HOLDINGS II LLC	\$51,595.62
(N)	K J WOLFE LLC	\$33,999.66
(O)	COLUMBUS COMMUNITY HOSPITAL INC % CHAD VAN CLEAVE	\$106,487.70

STREET IMPROVEMENT DISTRICT NO. 183  
 48TH AVENUE FROM 38TH STREET TO LOST CREEK PARKWAY

COLUMBUS NEBRASKA  
ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>	
Construction Cost	\$ 1,681,448.50	Charge to Property Owners	\$ 386,443.78 (Ag Deferment - \$50,520.78)
Engineering and Observation	\$ 145,569.58	Charge to General Obligation	\$ 1,550,118.45
Interest, Legal, Publishing, & Miscellaneous	\$ 109,544.15		
<b>Total</b>	<b>\$ 1,936,562.23</b>	<b>Total</b>	<b>\$ 1,936,562.23</b>

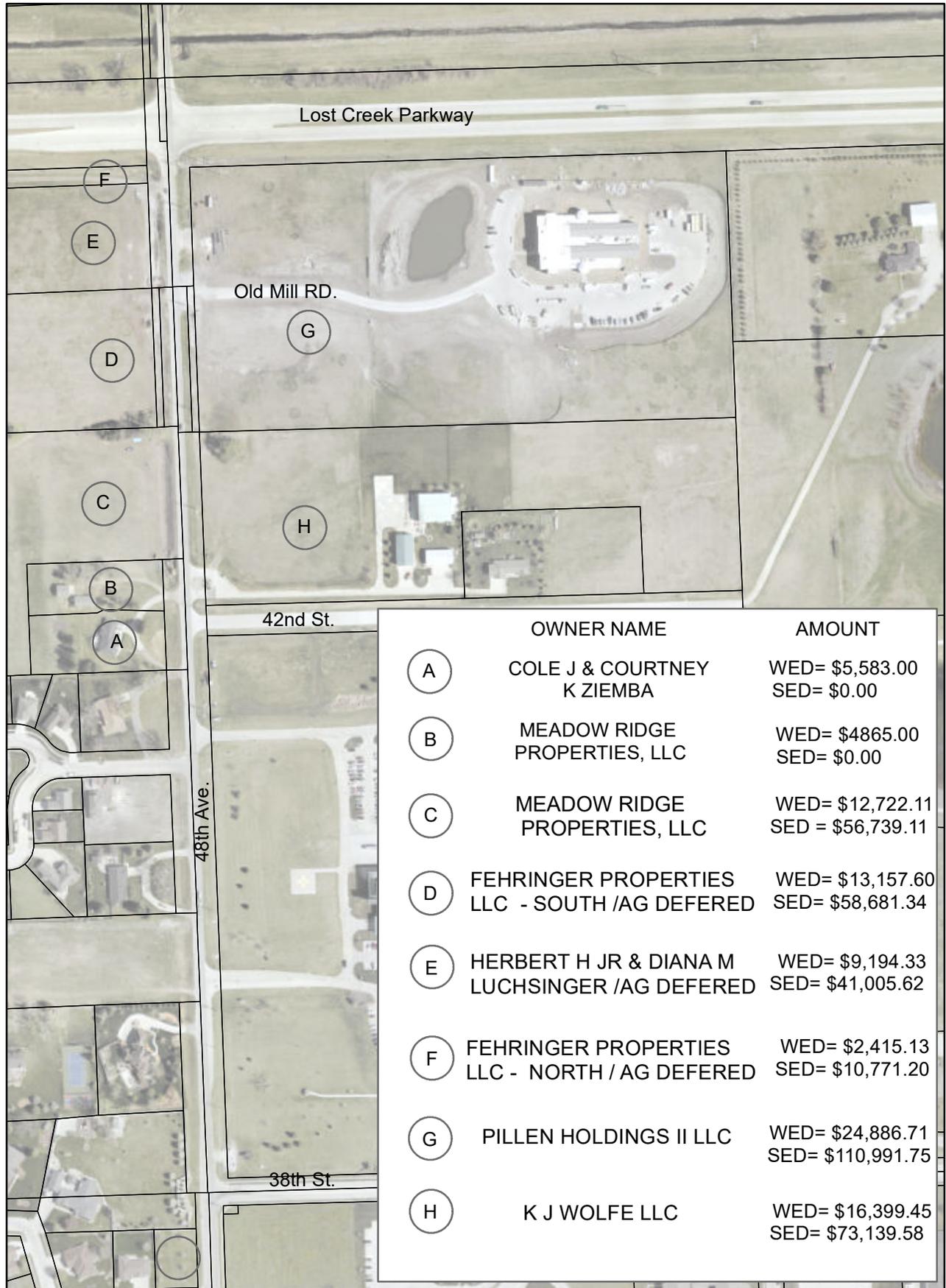
Total assessable front footage: 4823.97 feet  
 Basis of Assessment: (\$1,936,562.23 x .20 = \$387,312.44) / 4683.97 feet = \$82.68 / Rate per foot

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
710135873	LOT 1, BLK "A", CHRISTINE WALKER SUBDIVISION, AN ADMINISTRATIVE SUBDIVISION OF LOT 8, BLK "B", THE MEADOWS SECOND SUBDIVISION AND LOTS 1, 2, & 3, WALKER SUBDIVISION, A MINOR SUBDIVISION, ALL IN THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Christine E Walker	177.35	82.68	\$ 14,663.29
710136027	LOT 1, TROFHZOLZ SUBDIVISION, A MINOR SUBDIVISION OF THE S1/2 S1/2 SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	Jeanine C Trofholz	257.40	82.68	\$ 21,281.83
710127309	A TRACT OF LAND LOCATED IN THE S1/2 OF THE S1/2 OF THE SE1/4 OF SECTION 11, T17N, R1W OF THE 6TH P.M. IN PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 OF THE S1/2 OF THE SE1/4 AND ASSUMING THE EAST LINE OF THE SE1/4 TO HAVE A BEARING OF N 00°00'00" E; THENCE N 89°40'36" W ALONG THE NORTH LINE OF THE S1/2 OF THE S1/2 OF THE SE1/4, 613.11 FEET; THENCE S 00°25'43" W, 485.25 FEET, TO THE NORTHWEST CORNER OF THE MEADOWS SECOND SUBDIVISION; THENCE N 85°14'35" E ALONG THE NORTH LINE OF THE MEADOWS SECOND SUBDIVISION, 129.95 FEET; THENCE N 88°53'25" E, 136.43 FEET ALONG THE NORTH LINE THE MEADOWS SECOND SUBDIVISION; THENCE N 88°58'15" E, 99.63 FEET ALONG THE NORTH LINE OF THE MEADOWS SECOND SUBDIVISION; THENCE N 00°00'00" E, 261.03 FEET; THENCE N 90°00'00" E, 251.18 FEET, TO THE EAST LINE OF THE S1/2 OF THE S1/2 OF THE SE1/4; THENCE N 00°00'00" E ALONG THE EAST LINE OF THE S1/2 OF THE S1/2 OF THE SE1/4, 205.54 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.16 ACRES, MORE OR LESS, OF WHICH 0.23 ACRES IS OCCUPIED BY ROAD RIGHT-OF-WAY.	Martin C & Teresa D Nore	205.54	82.68	\$ 16,994.04

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
710130154	LOT 17, BLK B, TALLGRASS ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY NEBRASKA	Bret T & Connie K Kumpf	170.00	82.68	\$ 14,055.62
710130147	LOT 16, BLK B, TALLGRASS ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Zegar Investment Properties, LLC	160.00	82.68	\$ 13,228.80
710130000	LOT 1, BLK A, TALLGRASS ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Tammy Dreifurst ETAL %Marilyn Campain	188.42	82.68	\$ 15,578.56
710163782	LOT 2, BLK A, HARRY POTTER SUBDIVISION, A REPLAT OF LOT 1, REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, LOCATED IN A PORTION OF THE SE1/4 OF SECTION 11, TOWNSHIP 17,NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	Cole J & Courtney K Ziembra	140.00	82.68	\$ 11,575.20
710163775	LOT 1, BLK A, HARRY POTTER SUBDIVISION, A REPLAT OF LOT 1, REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, LOCATED IN A PORTION OF THE SE1/4 OF SECTION 11, TOWNSHIP 17, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	Meadow Ridge Properties, LLC	122.00	82.68	\$ 10,086.96
710022862	THE NORTH 10 ACRES OF THE SOUTH 55 ACRES OF THE E1/2 SE1/4, AND THE SOUTH 15 ACRES OF THE NW1/4 SE1/4, AND THE SOUTH 5 ACRES OF THE NE1/4 SE1/4, AND THE NORTH 5 ACRES OF THE N1/2 S1/2 SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA EXCEPT REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Meadow Ridge Properties, LLC	319.01	82.68	\$ 26,375.74
710163215	LOT 1, PILLEN ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Pillen Holdings II LLC	624.04	82.68	\$ 51,595.62
710129664	LOT 1, BLK A, WOLFE'S SUBDIVISION, A PART OF THE NW1/4 SW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	K J Wolfe LLC	411.22	82.68	\$ 33,999.66
710131358	LOT 1, BLK B, COLUMBUS COMMUNITY HOSPITAL 1ST SUBDIVISION OF LOT 1, BLK A, COLUMBUS COMMUNITY HOSPITAL ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, LOCATED IN THE SW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	Columbus Community Hospital	1287.95	82.68	\$ 106,487.70

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
<b>AG DEFERMENT</b>					
710022918	A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, T17N, R1W, OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA 30 RODS SOUTH OF THE NORTHEAST CORNER OF SAID SE1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 20 RODS, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SE1/4 TO THE WEST LINE THEREOF, THENCE NORTH ALONG SAID WEST LINE 20 RODS, THENCE EAST TO THE PLACE OF BEGINNING, AND CONTAINING 20 ACRES ACCORDING TO GOVERNMENT SURVEY	Fehringer Properties LLC - South	329.93	82.68	\$27,278.61 DEFERRED
710022904	THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA.	Herbert H Jr & Diana M Luchsinger	230.55	82.68	\$19,061.87 DEFERRED
710022925	A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF SAID SE1/4; THENCE S 00°28'34" E (ALL BEARINGS ARE REFERENCED FROM TRUE NORTH OBSERVED AT THE NORTHEAST CORNER, SECTION 36, TOWNSHIP 17, NORTH, RANGE 1 WEST), 213.16' ON THE EAST LINE OF SAID SE1/4; THENCE N 89°58'57" W, 50.00' TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE 48TH AVENUE AND THE CITY OF COLUMBUS' SOUTH HIGHWAY RIGHT-OF-WAY LINE THIS BEING THE POINT OF BEGINNING; THENCE N 89°58'57" W, 1995.81' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, THENCE N 89°58'29" W, 340.68' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE N 89°58'57" W, 258.31' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY TO THE WEST LINE OF SAID SE1/4; THENCE S 00°19'37" E, 290.41' ON THE WEST LINE OF SAID SE1/4; TO THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE SE1/4; THENCE N 89°48'47" E, 1322.74' ON THE SOUTH LINE OF THE NORTH 30 ACRES OF THE SE1/4 TO THE EAST LINE OF THE NW1/4 OF THE SE1/4; THENCE N 00°24'26" W, 230.55' ON THE EAST LINE OF SAID NW1/4 SE1/4 TO THE NORTHWEST CORNER OF THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 OF THE SE1/4; THENCE N 89°48'47" E, 1272.44' ON THE NORTH LINE OF SAID SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 SE1/4 TO THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE; THENCE N 00°28'34" W, 16.06' ON THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 10.29 ACRES MORE OR LESS.	Fehringer Properties LLC - North	60.56	82.68	\$4,180.30 DEFERRED

# ASSESSMENT WED 63 & SED 45



	OWNER NAME	AMOUNT
(A)	COLE J & COURTNEY K ZIEMBA	WED= \$5,583.00 SED= \$0.00
(B)	MEADOW RIDGE PROPERTIES, LLC	WED= \$4865.00 SED= \$0.00
(C)	MEADOW RIDGE PROPERTIES, LLC	WED= \$12,722.11 SED = \$56,739.11
(D)	FEHRINGER PROPERTIES LLC - SOUTH /AG DEFERED	WED= \$13,157.60 SED= \$58,681.34
(E)	HERBERT H JR & DIANA M LUCHSINGER /AG DEFERED	WED= \$9,194.33 SED= \$41,005.62
(F)	FEHRINGER PROPERTIES LLC - NORTH / AG DEFERED	WED= \$2,415.13 SED= \$10,771.20
(G)	PILLEN HOLDINGS II LLC	WED= \$24,886.71 SED= \$110,991.75
(H)	K J WOLFE LLC	WED= \$16,399.45 SED= \$73,139.58

SEWER EXTENSION DISTRICT NO. 45  
48TH AVENUE FROM 42ND STREET TO LOST CREEK PARKWAY

COLUMBUS NEBRASKA  
ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>	
Construction Cost	\$	379,015.75	Charge to Property Owners
			\$ 349,550.00
			(Ag Deferment = \$108,679.56)
Engineering and Observation	\$	30,321.26	Charge to General Obligation
Interest, Legal, Publishing, & Miscellaneous	\$	<u>24,886.02</u>	
			\$ 84,673.03
Total	\$	<u>434,223.03</u>	Total
			<u>\$ 434,223.03</u>
Total assessable front footage:		1975.31 feet	
Basis of Assessment:		(434,223.03 - 82,894.65) / 1975.31 = \$177.87/foot	

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
710022862	THE NORTH 10 ACRES OF THE SOUTH 55 ACRES OF THE E1/2 SE1/4, AND THE SOUTH 15 ACRES OF THE NW1/4 SE1/4, AND THE SOUTH 5 ACRES OF THE NE1/4 SE1/4, AND THE NORTH 5 ACRES OF THE N1/2 S1/2 SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA EXCEPT REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Meadow Ridge Properties, LLC	319.01	177.86	\$ 56,739.11
710163215	LOT 1, PILLEN ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Pillen Holdings II LLC	624.04	177.86	\$ 110,991.75
710129664	LOT 1, BLK A, WOLFE'S SUBDIVISION, A PART OF THE NW1/4 SW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	K J Wolfe LLC	411.22	177.86	\$ 73,139.58
<u>AG DEFERMENT</u>					
710022918	A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, T17N, R1W, OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA 30 RODS SOUTH OF THE NORTHEAST CORNER OF SAID SE1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 20 RODS, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SE1/4 TO THE WEST LINE THEREOF, THENCE NORTH ALONG SAID WEST LINE 20 RODS, THENCE EAST TO THE PLACE OF BEGINNING, AND CONTAINING 20 ACRES ACCORDING TO GOVERNMENT SURVEY	Fehringer Properties LLC - South	329.93	177.86	\$58,681.34 DEFERRED
710022904	THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA.	Herbert H Jr & Diana M Luchsinger	230.55	177.86	\$41,005.62 DEFERRED

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
<u>AG DEFERMENT CONTINUED</u>					
710022925	A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF SAID SE1/4; THENCE S 00°28'34" E (ALL BEARINGS ARE REFERENCED FROM TRUE NORTH OBSERVED AT THE NORTHEAST CORNER, SECTION 36, TOWNSHIP 17, NORTH, RANGE 1 WEST), 213.16' ON THE EAST LINE OF SAID SE1/4; THENCE N 89°58'57" W, 50.00' TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE 48TH AVENUE AND THE CITY OF COLUMBUS' SOUTH HIGHWAY RIGHT-OF-WAY LINE THIS BEING THE POINT OF BEGINNING; THENCE N 89°58'57" W, 1995.81' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, THENCE N 89°58'29" W, 340.68' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE N 89°58'57" W, 258.31' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY TO THE WEST LINE OF SAID SE1/4; THENCE S 00°19'37" E, 290.41' ON THE WEST LINE OF SAID SE1/4; TO THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE SE1/4; THENCE N 89°48'47" E, 1322.74' ON THE SOUTH LINE OF THE NORTH 30 ACRES OF THE SE1/4 TO THE EAST LINE OF THE NW1/4 OF THE SE1/4; THENCE N 00°24'26" W, 230.55' ON THE EAST LINE OF SAID NW1/4 SE1/4 TO THE NORTHWEST CORNER OF THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE ne1/4 OF THE SE1/4; THENCE N 89°48'47" E, 1272.44' ON THE NORHT LINE OF SAID SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 SE1/4 TO THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE; THENCE N 00°28'34" W, 16.06' ON THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 10.29 ACRES MORE OR LESS.	Fehringer Properties LLC - North	60.56	177.86	\$8,992.60 DEFERRED

WATER EXTENSION DISTRICT NO. 63  
 48TH AVENUE FROM 42ND STREET TO LOST CREEK PARKWAY

COLUMBUS NEBRASKA  
ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>	
Construction Cost	\$ 132,295.00	Charge to Property Owners	\$ 88,825.09
			(Ag Deferment = \$24,368.26)
Engineering and Observation	\$ 10,583.60	Charge to General Obligation	\$ 62,902.69
Interest, Legal, Publishing, & Miscellaneous	\$ 8,849.18		
<b>Total</b>	<b>\$ 151,727.78</b>	<b>Total</b>	<b>\$ 151,727.78</b>
Total assessable front footage:	2237.31 feet		
Basis of Assessment:	(151,727.78 - 62,503.89) / 2237.31 = \$39.88/foot		

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
710163782	LOT 2, BLK A, HARRY POTTER SUBDIVISION, A REPLAT OF LOT 1, REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, LOCATED IN A PORTION OF THE SE1/4 OF SECTION 11, TOWNSHIP 17,NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	Cole J & Courtney K Ziemba	140.00	39.88	\$ 5,583.20
710163775	LOT 1, BLK A, HARRY POTTER SUBDIVISION, A REPLAT OF LOT 1, REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, LOCATED IN A PORTION OF THE SE1/4 OF SECTION 11, TOWNSHIP 17, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	Meadow Ridge Properties, LLC	122.00	39.88	\$ 4,865.36
710022862	THE NORTH 10 ACRES OF THE SOUTH 55 ACRES OF THE E1/2 SE1/4, AND THE SOUTH 15 ACRES OF THE NW1/4 SE1/4, AND THE SOUTH 5 ACRES OF THE NE1/4 SE1/4, AND THE NORTH 5 ACRES OF THE N1/2 S1/2 SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA EXCEPT REICHE ADDITION, A MINOR SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Meadow Ridge Properties, LLC	319.01	39.88	\$ 12,722.11
710163215	LOT 1, PILLEN ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Pillen Holdings II LLC	624.04	39.88	\$ 24,886.71
710129664	LOT 1, BLK A, WOLFE'S SUBDIVISION, A PART OF THE NW1/4 SW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA	K J Wolfe LLC	411.22	39.88	\$ 16,399.45

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Equivalent Front Footage</u>	<u>Rate</u>	<u>Total Assessment</u>
<u>AG DEFERMENT</u>					
710022918	A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, T17N, R1W, OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA 30 RODS SOUTH OF THE NORTHEAST CORNER OF SAID SE1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SE1/4 20 RODS, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SE1/4 TO THE WEST LINE THEREOF, THENCE NORTH ALONG SAID WEST LINE 20 RODS, THENCE EAST TO THE PLACE OF BEGINNING, AND CONTAINING 20 ACRES ACCORDING TO GOVERNMENT SURVEY	Fehringer Properties LLC - South	329.93	39.88	\$13,157.60 DEFERRED
710022904	THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA.	Herbert H Jr & Diana M Luchsinger	230.55	39.88	\$9,194.33 DEFERRED
710022925	A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF SAID SE1/4; THENCE S 00°28'34" E (ALL BEARINGS ARE REFERENCED FROM TRUE NORTH OBSERVED AT THE NORTHEAST CORNER, SECTION 36, TOWNSHIP 17, NORTH, RANGE 1 WEST), 213.16' ON THE EAST LINE OF SAID SE1/4; THENCE N 89°58'57" W, 50.00' TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE 48TH AVENUE AND THE CITY OF COLUMBUS' SOUTH HIGHWAY RIGHT-OF-WAY LINE THIS BEING THE POINT OF BEGINNING; THENCE N 89°58'57" W, 1995.81' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, THENCE N 89°58'29" W, 340.68' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE N 89°58'57" W, 258.31' ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY TO THE WEST LINE OF SAID SE1/4; THENCE S 00°19'37" E, 290.41' ON THE WEST LINE OF SAID SE1/4; TO THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE SE1/4; THENCE N 89°48'47" E, 1322.74' ON THE SOUTH LINE OF THE NORTH 30 ACRES OF THE SE1/4 TO THE EAST LINE OF THE NW1/4 OF THE SE1/4; THENCE N 00°24'26" W, 230.55' ON THE EAST LINE OF SAID NW1/4 SE1/4 TO THE NORTHWEST CORNER OF THE SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 OF THE SE1/4; THENCE N 89°48'47" E, 1272.44' ON THE NORTH LINE OF SAID SOUTH 7 ACRES OF THE NORTH 15 ACRES OF THE NE1/4 SE1/4 TO THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE; THENCE N 00°28'34" W, 16.06' ON THE WEST RIGHT-OF-WAY LINE OF SAID 48TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 10.29 ACRES MORE OR LESS.	Fehringer Properties LLC - North	60.56	39.88	\$2,016.33 DEFERRED



# City of Columbus Engineering Department

Phone: 402-562-4309 Fax: 402-562-4265  
[www.columbusne.us](http://www.columbusne.us)

March 7, 2022

RE: CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND ASSESSMENT SCHEDULE  
FOR SID #186

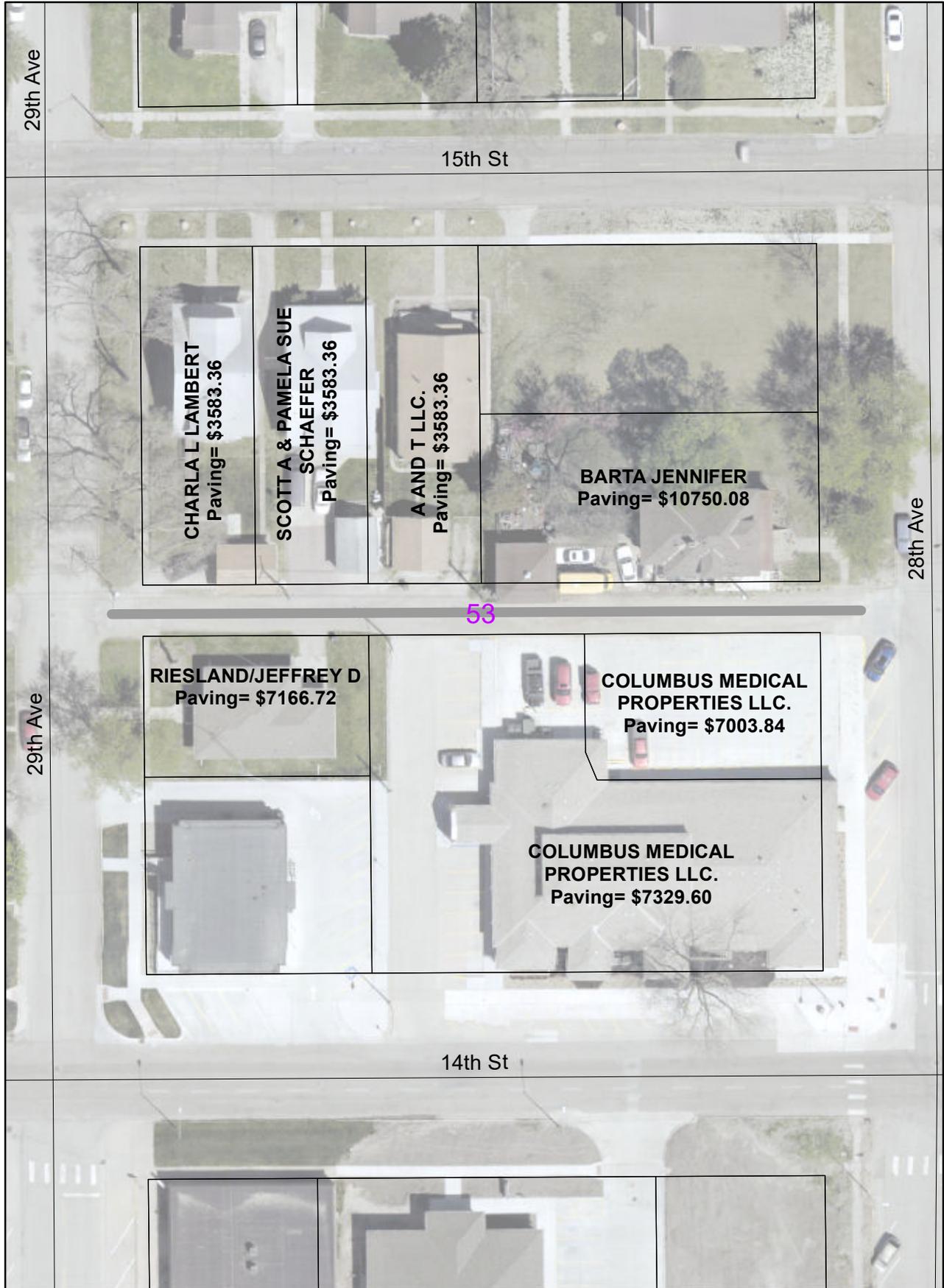
**SID #186 (Alley between 14<sup>th</sup> & 15<sup>th</sup> Streets and 28<sup>th</sup> & 29<sup>th</sup> Avenues)**

Construction Contract	\$ 59,727.00
Engineering – 8% (City Engineering Department)	\$ 4,778.16
Legal – 2.5%	\$ 1,493.17
Interest 4%	\$ 2,389.08
Printing and Publications	\$ 250.00
	<b>TOTAL \$ 68,637.41</b>
Assessable Costs to Property Owners	\$ 43,000.32
General Obligation Cost	\$ 25,637.09

Xc: City Attorney  
City Finance Depart.



# PROPERTY ASSESSMENT SID #186



STREET IMPROVEMENT DISTRICT NO. 186  
ALLEY BETWEEN 14TH STREET AND 15TH STREET AND 28TH AVENUE AND 29TH AVENUE

COLUMBUS NEBRASKA  
ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>			
Construction Cost	\$	59,727.00	Charge to Property Owners	\$	43,000.32
Engineering and Observation	\$	4,778.16	Charge to General Obligation	\$	25,637.09
Interest, Legal, Publishing, & Miscellaneous	\$	<u>4,132.25</u>			
Total	\$	<u><u>68,637.41</u></u>	Total	\$	<u><u>68,637.41</u></u>

Total assessable front footage: 528 feet  
 Project multiplier =  $(\$4,778.16 + \$4,132.25) / \$59,727.00 = 1.1491$   
 General Obligation (Construction) \$22,305.00  
 Basis of Assessment:  $(\$59,727.00 - 22,305.00) / 528 \text{ feet} \times 1.1491 = \$81.44/\text{foot}$

PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment
710000882	W 44' LOT 4, BLOCK 53, ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY NEBRASKA	Charla L Lambert	44.00	81.44	\$ 3,583.36
710000875	W 22' LOT 3 & E 22' LOT 4, BLK 53 ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Scott A and Pamela Sue Schaeffer	44.00	81.44	\$ 3,583.36
710000868	E 44' LOT 3, BLK 53 ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	A and T LLC	44.00	81.44	\$ 3,583.36
710000861	S1/2 LOTS 1-2, BLK 53, ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Jennifer Barta	132.00	81.44	\$ 10,750.08
710000889	N55' LOT 5 & N55' W22' LOT 6, BLK 53, ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Jeffrey D Riesland	88.00	81.44	\$ 7,166.72
710000924	E44' LOT 6 & PART LOTS 7-8, BLK 53, ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Columbus Medical Properties, LLC	90.00	81.44	\$ 7,329.60
710000917	PART LOTS 7-8, BLK 53, ORIGINAL CITY, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Columbus Medical Properties, LLC	86.00	81.44	\$ 7,003.84



# City of Columbus Engineering Department

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

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

March 7, 2022

RE: CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND ASSESSMENT SCHEDULE  
FOR SID #187

**SID #187 (25<sup>th</sup> Street from 33<sup>rd</sup> Avenue West 140 Feet)**

Construction Contract	\$ 70,952.50
Engineering – 8% (City Engineering Department)	\$ 5,676.20
Legal – 2.5%	\$ 1,773.81
Interest 4%	\$ 2,838.10
Printing and Publications	\$ 250.00
	<b>TOTAL \$ 81,490.61</b>
Assessable Costs to Property Owners	\$ 57,642.69
General Obligation Cost	\$ 23,847.92

Xc: City Attorney  
City Finance Depart.



PROPERTY ASSESSEMENT SID #187



STREET IMPROVEMENT DISTRICT NO. 187  
25TH STREET FROM 33RD AVENUE WEST 140 FEET

COLUMBUS NEBRASKA  
ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>			
Construction Cost	\$	70,952.50	Charge to Property Owners	\$	57,642.64
Engineering and Observation	\$	5,676.20	Charge to General Obligation	\$	23,847.97
Interest, Legal, Publishing, & Miscellaneous	\$	<u>4,861.91</u>			
Total	\$	<u>81,490.61</u>	Total	\$	<u>81,490.61</u>

Total assessable front footage: 248 feet  
 Project multiplier =  $(\$5,676.20 + \$4,861.91) / \$70,952.50 = 1.1485$   
 General Obligation: (Construction) 20,762.50  
 Basis of Assessment:  $(\$70,952.50 - 20,762.50 / 248 \text{ feet} \times 1.1485) = \$232.43/\text{foot}$

PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment
710115934	LOTS 1-2 & PART LOT 3 & VACATED ALLEY, BLK A TIFFANY'S, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Todd A Paczosa	124.00	232.43	\$ 28,821.32
710115969	LOT 5 & 20' X 184.82" PRIVATE DRIVEWAY ABUTTING SAID LOT BLK B, TIFFANY'S, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Columbus Realty Holdings LLC Attn: Jane Reybould	26.00	232.43	\$ 6,043.18
710115920	LOT 1, BLK B, TIFFANY'S, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Thomas L Bertsch Etal %Thomas L & Lois A Bertsch Trustees	98.00	232.43	\$ 22,778.14
710115927	S 21.4' LOT 1, BLK B, TIFFANY'S, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Lonnie L Zelda	0.00	232.43	\$ -
710115934	n 30', LOT 2, TIFFANY'S, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA	Maria D & Raymundo Davila	0.00	232.43	\$ -



# City of Columbus Engineering Department

Phone: 402-562-4309 Fax: 402-562-4265  
[www.columbusne.us](http://www.columbusne.us)

April 14, 2022

RE: **REVISED** CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND ASSESSMENT SCHEDULE  
 FOR WED #64, AND SED #47

**SED #47 (23<sup>rd</sup> Street / Shady Lake Road from 54<sup>th</sup> Avenue west to Lift Station Service Area)**

Construction Contract	\$ 390,454.98
Construction General Obligation	\$ 11,543.00
Construction Assessable Total	\$ 378,911.98
Engineering (Actual Cost of Consultant)	\$ 43,503.17
Legal – 2.5%	\$ 9,761.37
Interest 4%	\$ 15,618.19
Publications	\$ 500.00
<b>TOTAL</b>	<b>\$ 459,837.71</b>
Assessable Costs to Property Owners	\$ 417,636.97
Lift Station Deferred	\$ 185,742.48
General Obligation Cost	\$ 42,200.74

**WED #64 (23<sup>rd</sup> Street / Shady Lake Road from 54<sup>th</sup> Avenue west to City Limits)**

Construction Contract	\$ 75,459.00
Construction General Obligation	\$ 14,739.00
Construction Assessable Total	\$ 60,720.00
Engineering (Actual Costs)	\$ 8,459.34
Legal – 2.5%	\$ 1,886.47
Interest 4%	\$ 3,018.36
Publications	\$ 250.00
<b>TOTAL</b>	<b>\$ 89,073.17</b>
Assessable Costs to Property Owners	\$ 65,950.67
General Obligation Cost	\$ 23,122.50

Xc: City Attorney  
 City Finance Depart.



# ASSESSMENTS

## SED #64 & WED #47 & Lift Station



OWNERS	AMOUNTS	OWNERS	AMOUNTS
A SANDO LLC % SANDRA K WRIGHT	WED= \$11,392.30 SED= \$34,875.76	R ROBERT W & VIOLET R THEILEN	WED= \$0.00 SED= \$716.40
B PVP PROPERTIES LLC	WED= \$26,794.80 SED= \$140,799.08	S DOC-SAL FARMS LLC %RAMBOUR REALTY	WED= \$0.00 SED= \$3,549.75
C MEADOW RIDGE PROPERTIES LLC	WED= \$4,086.30 SED= \$12,247.71	T TIMOTHY F & LISA M WILKE	WED= \$0.00 SED= 20,330.41
D MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$8,921.41	U SOPHIE GERHOLD RESIDUARY TRUST % RAMBOUR REALTY	WED= 0.00 SED= 79,256.34
E MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$8,992.41	V SHADY LAKE DEVELOPMENT LLC	WED= 0.00 SED= 60,668.54
F MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$9,063.40	W SHADY LAKE DEVELOPMENT LLC	WED= 0.00 SED= 3,201.23
G MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$9,127.94	X CRAIG A & MARY CLARE STEPHAN	WED= 0.00 SED= 2,872.07
H MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$9,198.94	Y CRAIG A & MARY CLARE STEPHAN	WED= 0.00 SED= 3,227.05
I MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$9,179.58	Z AARON & KAREN TUCKER	WED= 0.00 SED= 8,409.69
J MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$9,050.50	AA AARON & KAREN TUCKER	WED= 0.00 SED= 677.68
K MEADOW RIDGE PROPERTIES LLC	WED= \$2,955.20 SED= \$8,934.32	BB STEPHAN J & JAMI L DOHMEN	WED= 0.00 SED= 232.34
L CITY OF COLUMBUS	WED= \$5,725.70 SED= \$103.26	CC ALAN M & VIONA L BIRKEL	WED= 0.00 SED= 393.70
P GARY C & KAYE A MICEK	WED= \$0.00 SED= \$787.40	DD ALAN M & VIONA L BIRKEL	WED= 0.00 SED= 361.42
Q NATHAN J & ABIGAIL Y JACKSON	WED= \$0.00 SED= \$438.87	EE ALAN M & VIONA L BIRKEL	WED= 0.00 SED= 619.59

SEWER EXTENSION DISTRICT NO. 47 & LIFT STATION  
23RD STREET / SHADY LAKE ROAD FROM 54TH AVENUE WEST TO LIFT STATION AREA

COLUMBUS NEBRASKA  
REVISED ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>	
Construction Cost	\$ 390,454.98	Charge to Property Owners	\$ 417,636.97
Engineering and Observation	\$ 43,503.17	Charge to General Obligation	\$ 42,200.74
Interest, Legal, Publishing, & Miscellaneous	\$ 25,879.56		
Total	\$ 459,837.71	Total	\$ 459,837.71

Total assessable front footage Gravity Sewer: 1939.38  
Basis of Assessment: (206,685.97 - 27,797.55 / 1939.38 = 92.24/foot

Total assessable front acreage Lift Station: 392.23  
Basis of Assessment: (253,151.74 - 2.70) / 392.23 = 645.41/acre

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Front Footage / Acres</u>	<u>Rate</u>	<u>Total Assessment</u>
710154584	Lot 4, Hirschthal Subdivision	Sando LLC % Sandra K Wright	308.4 ft.	92.24 ft.	\$ 28,446.81
			2.33 ac.	645.41 ac.	\$ 1,503.80
					Total \$ 29,950.61
710154563	Lot 1, Hirschthal Subdivision	PVP Properties LLC	725.36 ft.	92.24 ft.	\$ 66,907.20
			96.54 ac.	645.41 ac.	\$ 62,307.88
					Total \$ 129,215.08
710164209	Lot 1, Deer Run Estates Second	Meadow Ridge Properties LLC	110.62 ft.	92.24 ft.	\$ 10,203.58
			0.43 ac.	645.41 ac.	\$ 277.52
					Total \$ 10,481.10
710164216	Lot 2, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.41 ac.	645.41 ac.	\$ 264.61
					Total \$ 7,643.81
710164223	Lot 3, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.52 ac.	645.41 ac.	\$ 335.61
					Total \$ 7,714.81
710164230	Lot 4, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.63 ac.	645.41 ac.	\$ 406.60
					Total \$ 7,785.80
710164237	Lot 5, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.73 ac.	645.41 ac.	\$ 471.14
					Total \$ 7,850.34
710164244	Lot 6, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.84 ac.	645.41 ac.	\$ 542.14
					Total \$ 7,921.34
710164251	Lot 7, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.81 ac.	645.41 ac.	\$ 522.78
					Total \$ 7,901.98
710164258	Lot 8, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.61 ac.	645.41 ac.	\$ 393.70
					Total \$ 7,772.90
710164265	Lot 9, Deer Run Estates Second	Meadow Ridge Properties LLC	80.00 ft.	92.24 ft.	\$ 7,379.20
			0.43 ac.	645.41 ac.	\$ 277.52
					Total \$ 7,656.72

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Front Footage / Acres</u>	<u>Rate</u>	<u>Total Assessment</u>
710154570	Lot 2, Hirschthal Subdivision	Gary C & Kaye A Micek	1.22 ac.	645.41 ac.	\$ 787.40
710023282	Part of W1/2 SW1/4 Section 14, T17N, R1W, Lying South of the road (6039 Shady Lake Rd)	Nathan J & Abigail Y Jackson	0.68 ac.	645.41 ac.	\$ 438.87
710023373	Part of SW1/4 Section 14, T17N, R1W (6073 Shady Lake Rd)	Robert W & Violet R Theilen	1.11 ac.	645.41 ac.	\$ 716.40
710023240	Part of SW1/4 Section 14, T17N, R1W, Lying South of the County Road (6039 Shady Lake Rd)	DOC-SAL Farms LLC %Rambour Realty	5.50 ac.	645.41 ac.	\$ 3,549.75
710023408	Part of E1/2 Section 15, T17N, R1W	Timothy F & Lisa M Wilke	31.50 ac.	645.41 ac.	\$ 20,330.41
710023394	Part of E1/2 Section 15, T17N, R1W	Sophie Gerhold Residuary Trust %Rambour Realty	122.80 ac.	645.41 ac.	\$ 79,256.34
710023366	Part of NW1/4 Section 14, T17N, R1W, lying South of the UPRR Railroad	Shady Lake Development LLC	94.00 ac.	645.41 ac.	\$ 60,668.54
710023359	Part SW1/4 NW1/4 Section 14, T17N, R1W (3135 63 Ave)	Jerome H & Nancy J Gabel	4.96 ac.	645.41 ac.	\$ 3,201.23
710023345	Part W1/2 SW1/4 Section 14, T17N, R1W (2965 63 Ave)	Craig A & Mary Clare Stephan	4.45 ac.	645.41 ac.	\$ 2,872.07
710023352	Part W1/2 SW1/4 Section 14, T17N, R1W (2965 63 Ave)	Craig A & Mary Clare Stephan	5.00 ac.	645.41 ac.	\$ 3,227.05
710142922	Lot 2, Shady Lake Subdivision	Aaron & Karen Tucker	14.08 ac.	645.41 ac.	\$ 9,087.37
710023387	Part of W1/2 SW1/4 Section 14, T17N, R1W (6198 Shady Lake Rd)	Stephan J & Jami L Dohmen	0.36 ac.	645.41 ac.	\$ 232.34
710142929	Lot 3, Shady Lake Subdivision	Alan M & Viona L Birkel	0.61 ac.	645.41 ac.	\$ 393.70
710023268	Part of SW1/4 Section 14, T17N, R1W (6092 Shady Lake Rd)	Alan M & Viona L Birkel	0.56 ac.	645.41 ac.	\$ 361.42
710142915	Part Lot 1, Shady Lake Subdivision	Allan W & Vickey L Bryant	0.96 ac.	645.41 ac.	\$ 619.59

WATER EXTENSION DISTRICT NO. 64  
23RD STREET / SHADY LAKE ROAD FROM 54TH AVENUE WEST TO CITY LIMITS

COLUMBUS NEBRASKA  
ASSESSMENT SCHEDULE  
COST BREAKDOWN

<u>TOTAL COSTS</u>		<u>TOTAL COSTS</u>	
Construction Cost	\$ 75,459.00	Charge to Property Owners	\$ 65,950.67
Engineering and Observation	\$ 8,459.34	Charge to General Obligation	\$ 23,122.50
Interest, Legal, Publishing, & Miscellaneous	\$ 5,154.83		
Total	<u>\$ 89,073.17</u>	Total	<u>\$ 89,073.17</u>

Total assessable front footage Gravity Sewer: 1939.38  
Basis of Assessment: (89,073.17 - 17,392.02) / 1939.38 = 36.96/foot

<u>PID</u>	<u>Description</u>	<u>Property Owner</u>	<u>Front Footage / Acres</u>	<u>Rate</u>	<u>Total Assessment</u>
710154584	Lot 4, Hirschthal Subdivision	Sando LLC % Sandra K Wright	308.40	36.96	\$ 11,397.46
710154563	Lot 1, Hirschthal Subdivision	PVP Properties LLC	725.36	36.96	\$ 26,809.30
710164209	Lot 1, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	110.62	36.96	\$ 4,088.51
710164216	Lot 2, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164223	Lot 3, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164230	Lot 4, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164237	Lot 5, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164244	Lot 6, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164251	Lot 7, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164258	Lot 8, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80
710164265	Lot 9, Deer Run Estates Second Subdivision	Meadow Ridge Properties LLC	80.00	36.96	\$ 2,956.80

3. **Resolution No. R22-41 equalizing and levying special assessments for improvements in Street Improvement District Nos. 183, 186, and 187; Water Extension District Nos. 63 and 64; and Sewer Extension District Nos. 45 and 47.**

**RESOLUTION NO. R22-41**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, SITTING AS A BOARD OF EQUALIZATION, TO EQUALIZE AND LEVY SPECIAL ASSESSMENTS FOR IMPROVEMENTS IN STREET IMPROVEMENT DISTRICT NOS. 183, 186, AND 187; WATER EXTENSION DISTRICT NOS. 63 AND 64; AND SEWER EXTENSION DISTRICT NO. 45 AND 47.

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

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

Street Improvement District No. 183	\$386,443.78
Street Improvement District No. 186	\$ 43,000.32
Street Improvement District No. 187	\$ 57,642.69
Water Extension District No. 63	\$ 88,825.09
Water Extension District No. 64	\$ 65,950.67
Sewer Extension District No. 45	\$349,550.00
Sewer Extension District No. 47	\$442,507.43

SECTION 2. That the mayor and council further find and determine that they have heretofore designated April 18, 2022, between the hours of 5:30 p.m. and 6:45 p.m., at the council chambers located at 1369 25 Avenue, Columbus, Nebraska, as the time and place for sitting as a Board of Equalization for the purpose of considering and levying special assessments upon the property specially benefited by said improvements to pay the cost of constructing the same; that notice of the time and place of said meeting and sitting as a Board of Equalization for such purposes has been given as provided by law by publication in the Columbus Telegram, a legal newspaper published in and having a general circulation in the City of Columbus, at least ten (10) days prior thereto, said notice having been published in the issues of said newspaper dated March 11, 2022, March 18, 2022, March 25, 2022, April 1, 2022, and April 8, 2022, that copies of such notice have been mailed with postage prepaid to each of the property owners as shown on the current tax rolls, and the mayor and members of the council, constituting said board, have each personally inspected said improvements and real estate abutting on and adjacent thereto; and that said board did at said session hear all persons who desired to be heard in reference to the equalization and levying of special assessments in said districts for the purpose of paying the cost of constructing the improvements in said districts, and with reference thereto has considered the advice of the engineer in charge of the construction of said improvements, said improvements having been constructed and completed according to the plans and specifications and

contracts let therefore and having been accepted and approved by the mayor and council.

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

SECTION 4. That the work done and improvements constructed in said districts be and hereby are approved and accepted by the mayor and council; and that there is hereby levied and assessed upon the several lots and parcels of real estate in said Street Improvement District Nos. 183, 186, and 187, Water Extension District Nos. 63 and 64, and Sewer Extension District Nos. 45 and 47, special assessments to pay the cost of said improvements in said districts in the amount in dollars and cents to be more specifically set out levying such special assessments, to be introduced by the mayor and council on May 2, 2022.

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

SECTION 6. That said special assessments in Street Improvement District Nos. 183, 186, and 187 shall be a lien on the lots and parcels of real estate upon which levied from the date of levy thereof, and shall be due and payable to the city treasurer as provided by law, and shall become delinquent as follows: one-fifteenth in fifty days; one-fifteenth in one year; one-fifteenth in two years; one-fifteenth in three years; one-fifteenth in four years; one-fifteenth in five years; one-fifteenth in six years; one-fifteenth in seven years; one-fifteenth in eight years; one-fifteenth in nine years; one-fifteenth in ten years; one-fifteenth in eleven years; one-fifteenth in twelve years; one-fifteenth in thirteen years; one-fifteenth in fourteen years; respectively, after the date of the levy thereof; and that each of said installments, except the first, shall draw interest at the rate of four percent (4.00%) per annum from the date of levy thereof until the same shall become delinquent, and after the same becomes delinquent shall draw interest at the rate of fourteen percent (14%) per annum until paid; that any installment not paid on or before the date it shall become delinquent shall be certified to the County Treasurer of Platte County, Nebraska, at the time of the next certification for general revenue purposes, and by such officer placed upon the tax list and collected as other real estate taxes are collected or may be collected as otherwise permitted by law.

SECTION 7. That said special assessments in Water Extension District Nos. 63 and 64 shall be a lien on the lots and parcels of real estate upon which levied from the date of levy thereof, and shall be due and payable to the city treasurer as provided by law, and shall become delinquent as follows: one-tenth in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth

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

SECTION 8. That said special assessments in Sewer Extension District Nos. 45 and 47 shall be a lien on the lots and parcels of real estate upon which levied from the date of levy thereof, and shall be due and payable to the city treasurer as provided by law, and shall become delinquent as follows: one-tenth in fifty days; one-tenth in one year; one-tenth in two years; one-tenth in three years; one-tenth in four years; one-tenth in five years; one-tenth in six years; one-tenth in seven years; one-tenth in eight years; one-tenth in nine years; respectively, after the date of the levy thereof; and that each of said installments, except the first, shall draw interest at the rate of four percent (4.00%) per annum from the date of levy thereof until the same shall become delinquent, and after the same becomes delinquent shall draw interest at the rate of fourteen percent (14%) per annum until paid; that any installment not paid on or before the date it shall become delinquent shall be certified to the County Treasurer of Platte County, Nebraska, at the time of the next certification for general revenue purposes, and by such officer placed upon the tax list and collected as other real estate taxes are collected or may be collected as otherwise permitted by law.

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

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