

Planning Commission
Monday, July 11, 2022 7:00 PM
Council Chambers
2500 14 Street
Columbus, NE 68601

The Mayor and City Council reserve the right to go into closed session as per Section 84-1410 of the Nebraska Revised Statutes. A current agenda is on file at the office of the city clerk at City Hall, 2424 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at www.columbusne.us.

- 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. **Minutes of June 13, 2022, meeting.**

PLANNING COMMISSION
June 13, 2022

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on June 13, 2022, 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 on June 1, 2022, 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 Lopez announced that a copy of the Open Meetings Act is available at this meeting. Present were Members Steve Anderson, Kim Hoefer, Tom Lange, Fernando Lopez, Jr., Josh Mueller, and Tom Pillen. Members Colleen Bray and Melissa Goc were absent and excused. Member Bob Elsasser was absent. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, and Assistant City Clerk Robin Efta. Also present was Mayor James Bulkley.
2. **Minutes of May 9, 2022, meeting:** The minutes were approved as presented with a motion by Mueller and a second by Lange. Anderson, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.
3. **Public hearing - Application of Ferguson Properties, Inc. and Brian T. Insuiger for special use permit to allow building coverage to be increased from 40 percent to 50 percent in an "R-2" (Two-Family Residential District) zone in vicinity of 25 Avenue and 38 Street:** Clark Grant, attorney on behalf of the applicant, explained that this request is for the first two lots on the west end of the property. He noted that it was recently discovered that one townhome that has already been constructed may exceed 40 percent coverage. Sue Scott, neighbor to the backside of the development, expressed concerns with drainage if the building size is increased and Bogus explained that a ten percent increase in coverage will not affect the original drainage calculation. The public hearing closed with a motion by Mueller and a second by Anderson. Anderson, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent. A recommendation was made with a motion by Anderson and a second by Mueller to approve the special use permit of Ferguson Properties, Inc. and Brian T. Insuiger to allow 50 percent building coverage for construction of townhomes. Anderson, Hoefer, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.
4. **Public hearing - Application of Columbus Community Hospital, Inc. to rezone**

property located at 3912 38 Street from "UC" (Urban Commercial District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan. (A request was received to continue this public hearing to July 11, 2022.): The public hearing was continued to 7 p.m. on July 11, 2022, with a motion by Anderson and a second by Pillen. Anderson, Hoefler, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.

5. **Public hearing - Application of Hornbacher House Moving, Inc., on behalf of Nick Larson, to move house from 3920 20 Street to 2416 5 Street:** Nick Larson, 81 Cottonwood Drive, explained that contractors will be hired to raise communication lines along the route. The public hearing closed with a motion by Anderson and a second by Mueller. Anderson, Hoefler, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent. A recommendation was made with a motion by Mueller and a second by Pillen to approve the application of Hornbacher House Moving, Inc. to move a house from 3920 20 Street to 2416 5 Street as the house has been inspected and is suitable for moving. Anderson, Hoefler, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.
6. **Building report for May 2022:** Bogus noted that residential construction has slowed down due to cost of building supplies and increasing interest rates. The building report was approved as presented with a motion by Anderson and a second by Mueller. Anderson, Hoefler, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.
7. **Report of Nominating Committee:** Hoefler presented the report of the nominating committee recommending Josh Mueller as Chair and Tom Pillen as Vice Chair of the Planning Commission. Josh Mueller was elected as Chair and Tom Pillen was elected as Vice Chair of the Planning Commission with a motion by Hoefler and a second by Mueller. Anderson, Hoefler, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Elsasser, and Goc were absent.
8. **Adjournment:** The meeting adjourned at 7:16 p.m.

OFFICE OF THE CITY CLERK
: Robin Efta

3. **Public hearing - Consider text amendment to Unified Land Development Ordinance for the City of Columbus, Zoning Chapter, to allow Gaming Facilities and Commercial Recreation in Rural Residential zone ("RR") with a Special Use Permit and to amend Table 4-2 of Chapter 1, Article 4, to provide for designation of a Special Use Permit in an "RR" zone for Gaming Facilities and Commercial Recreation.**

**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, July 11, 2022, at 7:00 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, to consider the following Text Amendment to the Unified Land Development Ordinance for the City of Columbus, Zoning Chapter, adopted January 18, 2021, to-wit: to allow "Gaming Facilities" and "Commercial Recreation" in a Rural Residential Zone ("RR") by way of a Special Use Permit and to amend Table 4-2 of Chapter 1, Article 4 of the Unified Land Development Ordinance to provide for the designation of a Special Use Permit in a Rural Residential Zone ("RR") for "Gaming Facilities" and "Commercial Recreation". At said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 06:30:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: July 7, 2022
FROM: Building and Engineering Departments
TO: City Administrator Tara Vasicek
RE: Text Amendment to Unified Land Development Ordinance

RECOMMENDATION:

I recommend amending Table 4-2 of Chapter 1, Article 4, to provide for designation of a Special Use Permit in an "RR" zone for Gaming Facilities and Commercial Recreation.

DISCUSSION:

We have had requests for gaming facilities and commercial recreation in an RR zone. If approved this amendment will allow the above only with a Special Use Permit.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the amendment proposal

SIGNATURE:

By: Andy Wockner

By: Richard J Bogus

Approved By: Tara Vasicek

ORDINANCE NO. 22-____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO REVISE AND AMEND THE UNIFIED LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, UNDER ORDINANCE 20-32, AS AMENDED, DATED JANUARY 18, 2021, AS FOLLOWS: REVISING AND AMENDING CHAPTER 1, ARTICLE 4, ZONING DISTRICT REGULATIONS, TABLE 4-2: PERMITTED USES BY ZONING DISTRICT, BY AMENDING SAID TABLE 4-2 UNDER COMMERCIAL USES TO ALLOW BY SPECIAL USE PERMIT "GAMING FACILITIES" AND "COMMERCIAL RECREATION" UNDER USE TYPE RURAL RESIDENTIAL ("RR") AND TO PROVIDE THAT SAID TABLE 4-2 REFLECT AN "S" UNDER THE CATEGORY "RR" FOR BOTH "GAMING FACILITIES" AND "COMMERCIAL RECREATION"; REPEALING ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM AS AUTHORIZED BY '16-405 OF NEBRASKA REVISED STATUTES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA:

Section 1. That the City of Columbus, Nebraska under Ordinance 20-32 adopted the Unified Land Development Ordinance for the City of Columbus, Zoning Chapter, the same having been approved on January 18, 2021.

Section 2. That Chapter 1, Article 4 of said Zoning Chapter of the Unified Land Development Ordinance is hereby amended and revised as follows: by amending Table 4-2 under "Commercial Uses" to allow by Special Use Permit "Gaming Facilities" and "Commercial Recreation" under use type Rural Residential ("RR") and to provide that said Table reflect an "S" under the category "RR" Rural Residential.

Section 3. This ordinance shall repeal all ordinances or portions thereof in conflict herewith.

Section 4. This ordinance shall become effective upon its passage, approval, and publication as provided by law. Publication shall be in pamphlet form as authorized by '16-405 of the Nebraska Revised Statutes with distribution to be made by making copies available to any interested parties at the office of the city clerk.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS _____ DAY OF _____, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

4. **Public hearing - Application of Columbus Community Hospital, Inc. to rezone property located at 3912 38 Street from "UC" (Urban Commercial District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan. (Continued from June 13, 2022, meeting.)**

**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, June 13, 2022, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone Lot 1, Discoverer Third Subdivision, to the City of Columbus, Platte County, Nebraska (3912 38 Street) from "UC" (Urban Commercial District) to "B-2" (General Commercial District) and at said hearing, the Planning Commission will consider amending the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate and at said time and place you may appear and be heard.

City of Columbus, Nebraska
Janelle Kline, City Clerk

Publish: 06:02:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 06/07/2022

FROM: Building and Engineering Departments

TO: City Administrator Tara Vasicek

RE: Columbus Community Hospital rezoning from UC to B-2 to allow for proposed building height.

RECOMMENDATION:

Recommend approval of the rezoning from "UC" (Urban Commercial District) to "B-2" (General Commercial District) and amend the Future Land Use Map, as it is amenable with the Unified Land Development Ordinance and compatible with adjacent zoning to the west.

DISCUSSION:

An application was received to rezone from UC to B-2. The purpose of the rezoning is to allow for proposed building height on the proposed expansion of the existing YMCA wellness center including an indoor soccer field and athletic training facility. B-2 zoning allows the height needed for the Fieldhouse.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

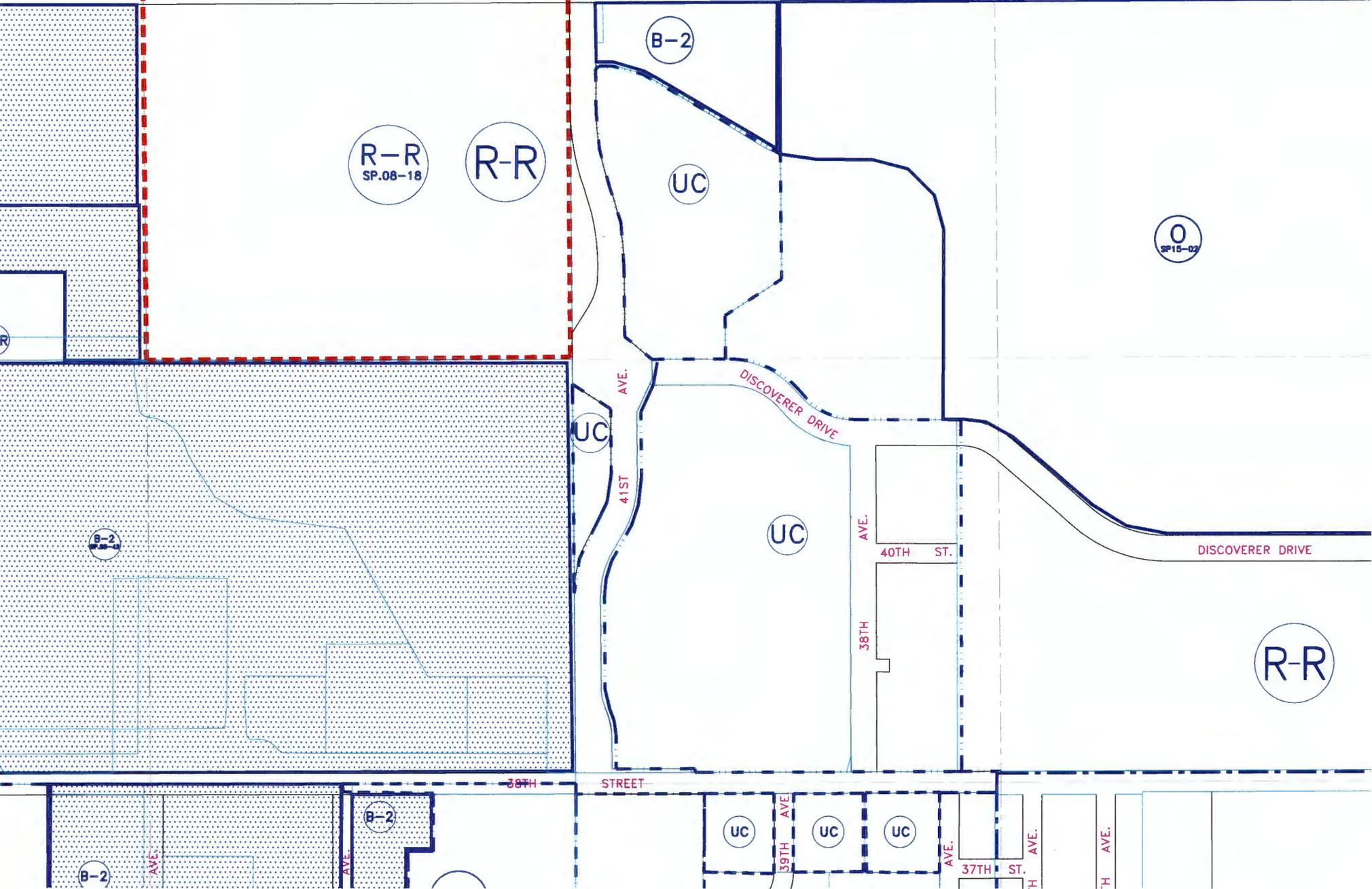
SIGNATURE:

By: Andrew J. Woehrer

By: Richard J. Bogus

Approved By: 

LOST CREEK PARKWAY



R-R
SP.08-18

R-R

B-2

UC

O
SP18-02

B-2

UC

UC

R-R

B-2

UC

UC

UC

B-2

AVE.

AVE.

39TH AVE.

AVE.

37TH ST.

H AVE.

H AVE.

38TH STREET

38TH AVE.

40TH ST.

41ST AVE.

DISCOVERER DRIVE

DISCOVERER DRIVE

REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Director's Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Director's Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

APPLICANT/PROPERTY OWNER NAME: _____

APPLICANT MAILING ADDRESS: _____

APPLICANT PHONE NUMBER: _____

APPLICANT EMAIL ADDRESS: _____

ATTORNEY/FIRM: _____

ATTORNEY PHONE NUMBER: _____

ATTORNEY E-MAIL ADDRESS: _____

ADDRESS OF PROPERTY TO BE REZONED: _____

LEGAL DESCRIPTION OF PROPERTY:

PRESENT ZONING CLASSIFICATION: _____

REQUESTED ZONING CLASSIFICATION: _____

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

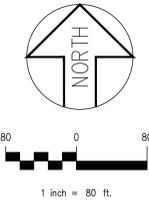
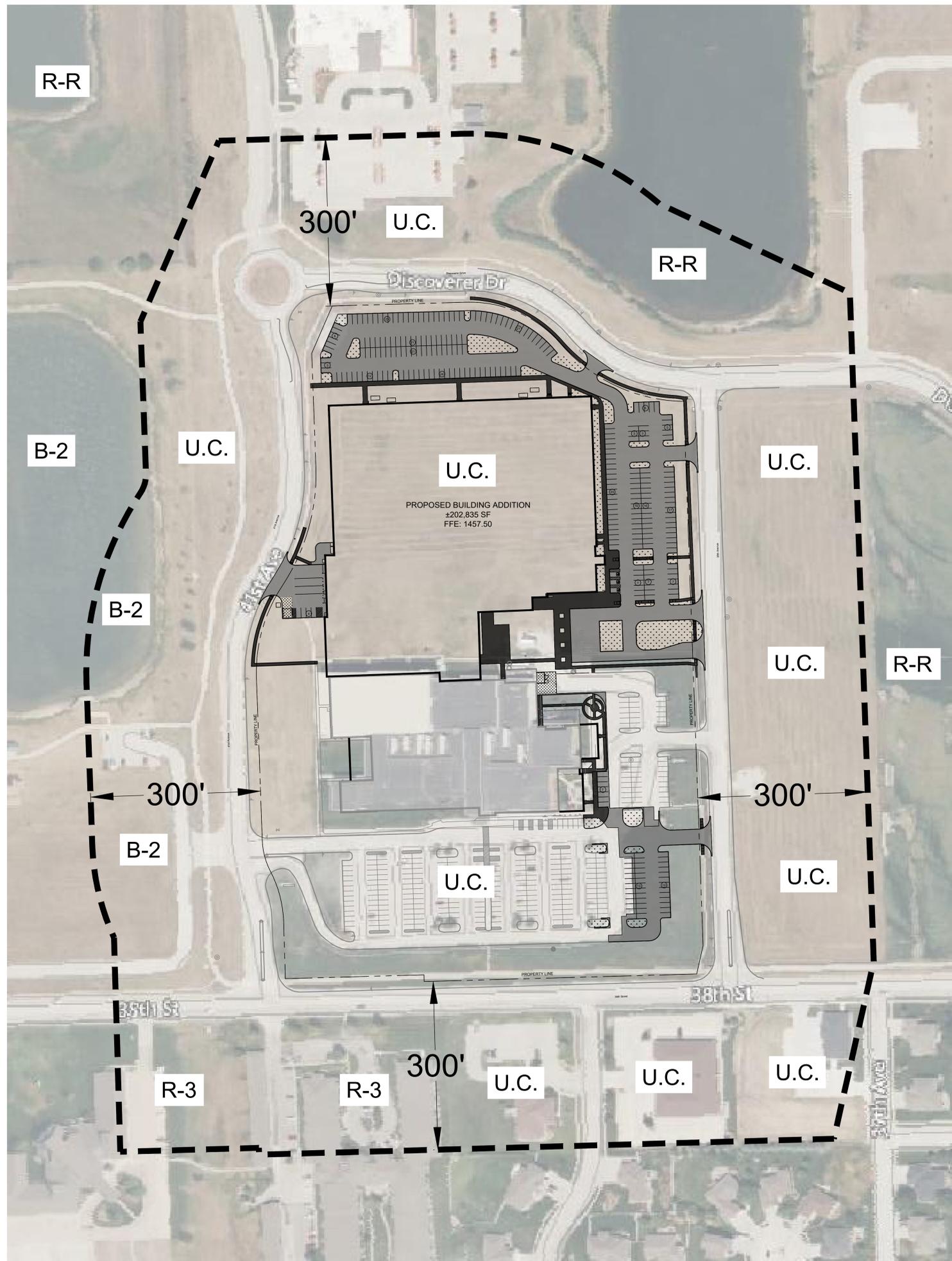
I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS _____ DAY OF _____, _____.



Owner or Owner's Representative

LISTED DRAWING SCALE(S) UNLESS INDICATED OTHERWISE FROM ORIGINAL 30" x 42" FORMAT
8/20/2021 9:35:33 AM

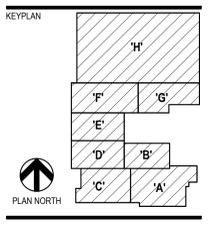


ZONING NOTES
ZONED: UC (URBAN COMMERCIAL)
PROPOSED USE: COMMERCIAL RECREATIONAL (PERMITTED)
PROPOSED RE-ZONE TO: B-2
SURROUNDING ZONES CALLED OUT ON PLAN VIEW.

ARCHITECT OF RECORD:
TSP Architecture
Engineering
Planning
TSP, Inc.
3906 Farnam Street
Omaha, NE 68131
(402) 493-8997
www.teamtsp.com

DESIGN ARCHITECT:
Kahler Slater

CONSULTANTS



PROJECT TITLE
COLUMBUS
COMMUNITY HOSPITAL
COLUMBUS
COMMUNITY HOSPITAL
FIELDHOUSE &
WELLNESS CENTER
ADDITION
3912 38th Street,
COLUMBUS, NEBRASKA 68601

ISSUES
**IN PROGRESS
NOT FOR
CONSTRUCTION**

ISSUE DATE	DATE	DESCRIPTION
5/19/2022		DRAWN BY CWS
21-2020		CHECKED BY SMB

SHEET TITLE
**SITE
LAYOUT -
RE-ZONING
EXHIBIT**

SHEET NUMBER
C1.0



BID PACKAGE 2



June 13, 2022

RE: Rezoning of Lot 1, Discoverer Third Subdivision

Dear Planning Commission Members and City Council Members:

We were scheduled to attend hearings with the PC and CC on June 13th and June 20th, respectively, regarding the Hospital's request to rezone the Wellness Center/Fieldhouse lot. However, we did not meet the requirement to notify owners within 300 feet of our property of this occurrence within the 10-day notice period. Therefore, at this time we are asking for a continuation of both meetings to July.

If possible and granted, we will satisfy the rezoning requirements in the next few weeks and would be available for the PC and CC meetings on July 11th and July 18th, respectively.

We appreciate your consideration of this request and look forward to visiting with you in July.

Should you have any questions please do not hesitate to call. I can be reached at (402) 562-3353.

Sincerely,

Scott E. Messersmith
VP of Operations

P. O. B o x 1 8 0 0 □ C o l u m b u s , N e b
r a s k a 6 8 6 0 2 - 1 8 0 0 □ P h : 4 0 2 -
5 6 4 - 7 1 1 8

5. **Public hearing - Application of Hornbacher House Moving, Inc., on behalf of Nick Larson, to move house from 2055 40 Avenue to location outside city limits.**

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, July 11, 2022, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application for a permit to move a house from 2055 40 Avenue to a location outside of the city limits on August 1, 2022, at 9 a.m. and at said time and place you may appear and be heard. Moving route is south on 40 Avenue to 19 Street, west to Howard Boulevard, northwest to 45 Avenue and Highway 81, west on Highway 81 to outside of city limits.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 06:30:22
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: 07/06/2022
FROM: Building and Engineering Departments
TO: City Administrator Tara Vasicek
RE: Hornbacher House Moving to move house from 2055 40 Avenue to Silver Creek for Nick Larson/St. Isidore Church.

RECOMMENDATION:

Recommend approval of the permit to move a house from 2055 40 Avenue to Silver Creek. The house has been inspected and is suitable for moving.

DISCUSSION:

An application has been received from Hornbacher House Moving to move a house from 2055 40 Avenue to Silver Creek.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request

SIGNATURE:

By: Andrew J. Woehrer

By: Richard J. Bogus

Approved By: 

CITY OF COLUMBUS
APPLICATION FOR BUILDING MOVING

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF, WITHIN OR THROUGH THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE XI, CHAPTER 114 OF THE COLUMBUS CITY CODE, ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

BUILDING MOVER AND EQUIPMENT

NAME Hornbacher House Moving
ADDRESS 1212 Rd 15
CITY York STATE NE ZIP 68467
TELEPHONE 402-362-6262
LICENSED YES NO INSURED: YES NO
(Per Section 114.05 of Columbus City Code)

TYPE OF EQUIPMENT TO BE USED IN MOVING: Dolly's

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid. Check if attached.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: Wood Frame Ranch style Home
CURRENT ADDRESS OF BUILDING: 2055 40th Ave
CURRENT LEGAL DESCRIPTION: LOT NO. _____ BLOCK NO. _____
ADDITION/SUBDIVISION _____
FLOOR AREA (Sq. Feet) _____

A photograph of the building is required. Check if attached.

LOCATION TO BE MOVED TO

ADDRESS: Silver Creek NE
LEGAL DESCRIPTION; LOT NO. _____ BLOCK NO. _____ ADDITION/SUBDIVISION _____
LOT SIZE: _____ X _____ = _____ SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: _____
PROPOSED USE OF THE BUILDING AT THE NEW SITE: _____

BUILDING OWNER

NAME Nick Larson
ADDRESS 81 Cottonwood Dr
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-304-2245

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 114.12 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 114.12 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE:	<u>Don Turner</u>	<u>6/20/22</u>
ELECTRICAL:	<u>Sale Casper</u>	<u>6-20-22</u>
CABLE TV:	<u>David Schlegel</u>	<u>6-27-22</u>
NATURAL GAS:	<u>Dan Ladd</u>	<u>6-16-22</u>
POLICE DEPARTMENT:	<u>Mark Mann</u>	<u>6-17-22</u>
STREET DEPARTMENT:	<u>Chris Behm</u>	<u>6-17-22</u>
FIRE DEPARTMENT:	<u>Tom</u>	<u>6/17/22</u>
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE:		

RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:

Allo: Chris Goff

COUNTY SHERIFF DEPARTMENT St. Kevin Schuller PCSO 6/20/22

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. Posted Notice: Notice shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period of time and in the event any sign is removed, the applicant to make sure the signs remain posted for the ten day period of time and In the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

3. Notice of Publication: At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route. Notice by Personal Service or Mail: The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the request for moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. Affidavit of Compliance: The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office,

MOVING DATE

DATE: 8-1-22 TIME WHICH THE BUILDING WILL BE MOVED: 9 AM

LENGTH OF TIME REQUIRED FOR MOVING: 2 hours

ROUTE (Attach map):

See Map

HEIGHT & WIDTH

HEIGHT (When Loaded): 17 FEET 6 INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building, The notices required under Section 114.12 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and the City Council shall take such action as set forth in Section 114.08. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 114.14 and 114.15 of the City Code.

WIDTH (including any overhang or extension): 28 FEET 9 INCHES

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface. The width includes the eaves or any other extension of the building.

In addition, the following documents must accompany this application:

1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with Chapter 14 of the City Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction alterations are in accordance with the Zoning Regulations of the City.
5. Verification that a building permit has been applied for and approved for the relocated building.
6. A signed statement from a tree service insured and registered with the City of Columbus as provided for in Section 96-11 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

NOTICE OF MOVING ROUTE

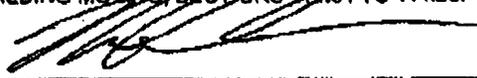
- (A) Prior to the actual move of a building, the applicant for such moving permit shall provide Notice of the Move by publication in a daily newspaper having a general circulation in the City in a form as provided for in the Permit Application. The Notice shall be published at least seven (7) days before the scheduled move and shall contain the designated moving route and include notification that electrical power to the businesses or residences along the moving route may be affected by the move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the utility companies. The notice shall also set forth the date of the move, an alternate date for such move, and a time frame within which the move is to take place.
- (B) The applicant shall be responsible for filing an Affidavit of Publication provided by the Columbus Telegram with the City Clerk. The affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with.

INDEMNIFICATION AND HOLD HARMLESS

By signing and submitting this application, as the building mover I understand and agree that should my permit/license be granted: I shall fully protect the City for damages sustained to persons or property, resulting from the moving of any building or parts thereof within the City and shall indemnify and keep the City harmless from any and all suits, costs, judgments, exactions, executions and liabilities as to personal injuries or property damage in connection with, or related to, either directly or indirectly, any building move or the issuance of such permit/license.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED. THE UNDERSIGNED AGREES TO READ AND ABIDE BY ALL PROVISIONS OF THE CITY COAD REGULATING BUILDING MOVING, SECTIONS 114.01 TO 114.25.

DATE 6-20-22


 OWNER OF BUILDING (Signature Required)

FEES _____

Del Hornbacher
 BUILDING MOVER (Signature Required)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Ken Steing

CONDITION SATISFACTORY FOR MOVING: YES NO _____

 BUILDING INSPECTOR

PLANNING COMMISSION APPROVED _____ DENIED _____ DATE _____

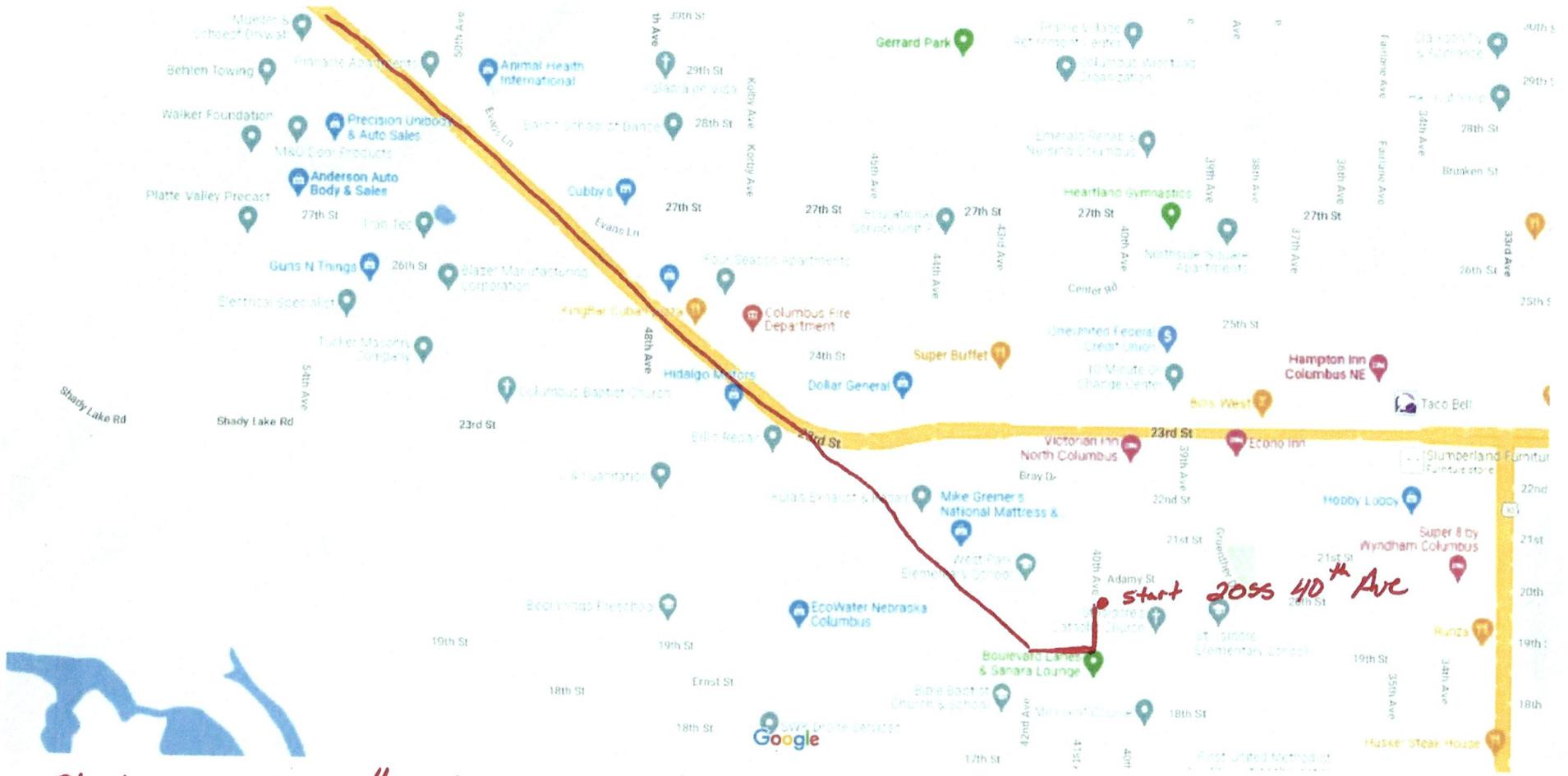
CITY COUNCIL APPROVED _____ DENIED _____ DATE _____

PERMIT NO. _____ ISSUED _____

WORK COMPLETED DATE: _____

Dans Tree Service will trim all trees
needed along the moving route on the back
side of this form

Dans
6/29/22



Start @ 2055 40th Ave - Travel South on 40th Ave to 19th St.
Turn West on 19th St to Howard Blvd. - Travel NW on
Howard Blvd Continuing to 45th Ave. - At Intersection of 45th Ave
and Hwy 81, turn West onto Hwy 81. Continue on Hwy 81
until City Limits

6. **Public hearing - Application of Columbus In Action, Inc. for special use permit to allow commercial recreation in an "RR" (Rural Residential District) zone southeast of 33 Avenue and Pawnee Park Drive.**

**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, July 11, 2022, at 7 p.m. on the application for a Special Use Permit to allow commercial recreation on the following described real estate in an "RR" (Rural Residential District) zone: A tract of land located in the NW1/4 Section 30, T17N, R1E of the 6th P.M, Platte County, Nebraska described as follows: Beginning at the intersection of the East Right of Way line Hwy #81 and the existing north bank of the Loup River, said point being 2199.83 feet south of and 115.00 feet east of the NW Corner NW1/4, Section 30, T17N, R1E of the 6th P.M., Platte County, Nebraska, and assuming the West line of said Section 30 to have a bearing of S 1°39'42" E; thence N 74°11'40" E and on the North Bank of the Loup River, 57.22 feet; thence S 0°25'51" W, 83.85 feet; thence S 17°54'19" E, 32.43 feet; thence 51°57'15" E, 31.54 feet; thence 71°29'54" E, 55.76 feet; thence S 0°14'33" W, 39.59 feet; thence S 76°21'01" W, 96.13 feet; thence S 80°37'39" W, 43.13 feet to a point on the East Right of Way Line Hwy #81; thence N 1°39'42" W and on said east line, 205.63 feet to the Point of Beginning containing 16,896 square feet more or less, (southeast of 33 Avenue and Pawnee Park Drive) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA

Janelle Kline, City Clerk

Publish: 06:30:22

Two Affidavits of Publication

7. **Request of Habitat for Humanity to rename Habitat Drive to Isaiah Drive (west of 41 Avenue to west end of New Hope 2nd Subdivision).**

The City of **Columbus**

MEMORANDUM

DATE: July 7, 2022
FROM: Richard J. Bogus, P.E.
TO: Tara Vasicek, City Administrator
RE: Request for Roadway Name Change in New Hope 2nd Subdivision

RECOMMENDATION:

I recommend changing the roadway name from Habitat Drive to Isaiah Drive in New Hope 2nd Subdivision.

DISCUSSION:

Request from the developer, Habitat for Humanity of Columbus, NE, Inc., to revise the name of Habitat Drive to Isaiah Drive. The roadway is located west of 41st Avenue to the west end of New Hope 2nd Subdivision. No houses are addressed in the subdivision, thus the name change does not affect any housing property owner.

The name change was used to raise funds for the development and the name is to honor a grandchild of the winning bidder.

E911/Joint Communications has been notified of the requested change.

FISCAL IMPACT:

None

ALTERNATIVE:

Do not approve

SIGNATURE:

By: Richard J. Bogus

Approved By: Tara Vasicek

8. 2022-2023 Capital Improvement Plan.

**2023 Capital Improvement Plan
Capital Property**

new

Notes	Dept. Requested 2023 Budget	2023 Budget Funding Source						2023 Budget	2024 Budget	2025 Budget	2026 Budget
		1% Sales Tax	1/2% Sales Tax	ARPA FUNDS	HWY & FFPP	OTHER	Total				
100-100-57200-20003	FEMA Hazard Mitigation BRIC Grant	250,000					187,500	250,000			
100-100-57510-19009	WiFi in Public Spaces (Frankfort, Pawnee Park	200,000	62,500					200,000			
100-100-57510-20005	Misc IT Expenses	70,000	70,000					70,000	70,000	70,000	70,000
100-100-57510-20006	Eagle View/Pictometry Upgrade	18,200	18,200					18,200	18,200	18,200	18,200
100-100-57200-21092	City Hall Relocation	4,300,000					4,300,000	4,300,000			
	Downtown Improvements	130,000	130,000					130,000			
100-100-49100-21089	FEMA Buyout Program	165,000					165,000	165,000			
	GPS Base Station on Comm. Building	40,000	40,000					40,000			
	Total General Administration	5,173,200	520,700	-	-	-	4,465,000	5,173,200	88,200	88,200	88,200
	Total Columbus Area Transit	-	-	-	-	-	-	-	-	-	-
100-103-57200-22004	Entryway Renovation	100,000	100,000				35,000	135,000			
	Total Community Center	100,000	100,000	-	-	-	-	135,000	-	-	-
100-110-57510-21001	Radio Improvements	250,000	250,000					250,000			
100-110-57520-21005	Police Fleet Vehicle	72,000	72,000					72,000			
100-110-57520-21006	Police Fleet Vehicle	72,000	72,000					72,000			
100-110-57520-21007	Police Fleet Vehicle	72,000	72,000					72,000	76,320	80,899	90,898
100-110-57520-21008	Police Admin Vehicle	20,000	20,000					20,000	21,200	22,472	25,250
100-110-57510-22007	Body Worn, In Car Cameras @ Server	43,000	43,000					43,000			
100-110-57510	Total Station	54,000	54,000					54,000			
100-110-57510	Crime Scene & Evidence Barcoding Tools	15,000	15,000					15,000			
100-110-57510	Pepper Ball Munitions	6,500	6,500					6,500			
100-110-57510-21002	Phone/Computer Forensic Software	30,000	30,000					30,000			
	Total for Police Department	634,500	634,500	-	-	-	-	559,000	97,520	103,371	109,573
100-120-57200-20021	Charlie Louis Addition/Repair	1,500,000		1,500,000				1,500,000			
100-120-57510-22008	Radio Communications 1/3 of cost. Spread ovt	250,000	250,000					250,000			
100-120-57510	2 Purpose Built Command Vehicles	200,000	200,000					200,000			
100-120-57200	Burn Room Repairs	100,000						-			
100-120-57200	Charlie Louis Bay Floor Renovation	25,000	25,000					25,000			
100-120-57510	4 Thermal Imaging Cameras for new Apparatu:	22,650	22,650					22,650			
100-120-57510	Rescue 42 Lift & Stabilization Struts for New R	7,950	7,950					7,950			
100-120-57510	Rescue Equipment Lifting Airbags	46,580	46,580					46,580			
100-120-57510	Equipment to Outfit two new engines	160,000	160,000					160,000			
	Total for Fire Department	2,312,180	712,180	1,500,000	-	-	-	2,212,180	-	-	-
	Total for Rescue	-	-	-	-	-	-	-	-	-	-
100-130-57200-20030	New Library Building	10,200,000					10,200,000	10,200,000	2,000,000		
	Total for Library	10,200,000	-	-	-	-	-	10,200,000	2,000,000	-	-
100-140-57200-20038	Addition to Current Maintenance Shop	400,000	400,000					400,000			
	Total for Cemetery	400,000	400,000	-	-	-	-	400,000	-	-	-
	Total for Community Development	-	-	-	-	-	-	-	-	-	-
100-150-57200-21062	Pawnee Park Baseball Field Lights	60,000	60,000					60,000			
100-150-57200-21062	Gerrard Concrete Repairs around Concessions	100,000	100,000					100,000			
100-150-57200-21067	Splash Pad-Centennial Park	350,000	70,000				280,000	350,000			
100-150-57200-21068	Armor Coat Gerrard, Centennial & Wildemess	80,000	80,000					80,000			
100-150-57300-20049	Bleacher Shade Covers @ Centennial	75,000	75,000					75,000			
100-150-57510-21098	Sports Director Software	15,000	15,000					15,000			
100-150-57510-22018	Sunset Park Exercise Equipment	150,000						-	150,000		
	Sunset Park Restroom	400,000						-	400,000		
	Sunset Park Trail Lighting	375,000						-		375,000	

100-150-57300-20049	Bleacher Shade Covers @ Gerrard	85,000	85,000			85,000							
100-150-57300	Memorial Stadium Study	125,000	125,000			125,000							
100-150-57300	Tennis Court Renovation	1,500,000	1,500,000			1,500,000							
	Frankfort Square Sound System	10,000	10,000			10,000							
	Frankfort Square Picnic Tables	30,000	30,000			30,000							
	Wilderness Playground	50,000				-			50,000				
	Total for Parks	3,245,000	1,990,000	-	-	-	2,270,000		600,000	375,000	-	-	-
100-151-57510-21049	Family Slide	50,000	50,000			50,000							
	Total for Pawnee Plunge	50,000	50,000	-	-	-	50,000		-	-	-	-	-
100-152-57200-21041	LED Lighting (Pool Deck)	25,000				-			25,000				
	Total for Aquatic Center	25,000	-			-			25,000	-	-	-	-
100-155-57510-21054	Fertilizer spreader-Pull Behind Tractor	10,000	10,000			10,000							
	Pro Shop Renovation	15,000	15,000			15,000							
	Golf Carts	60,000	60,000			60,000							
	Total for Van Berg	85,000	85,000			85,000			-	-	-	-	-
100-156-57200-20111	Flood Damage Repair	130,000				130,000	130,000						
	Cart Path at Pro Shop	12,000	12,000			12,000	12,000						
	Well Repair	80,000	80,000			80,000	80,000						
	Total for Quail Run	222,000	92,000	-	-	-	130,000	222,000	-	-	-	-	-
200-200-57200-21077	School/PED Crossing	150,000	150,000			150,000	150,000		150,000	150,000			
200-200-57300-20070	Subdivision or Misc Improvements	275,000	275,000			275,000	275,000		275,000	275,000			
200-200-57300-20071	City Wide Pavement Rehabilitation	2,000,000	1,189,282		810,718	2,000,000	2,000,000		2,000,000	2,250,000	2,500,000	2,750,000	
200-200-57300-20075	ADA Improvements & Services	55,000	55,000			55,000	55,000		55,000	60,000	65,000	70,000	
200-200-57300-20076	23rd Street & 48th to 54th Ave SID	2,000,000	2,000,000			2,000,000	2,000,000						
200-200-57300-20077	US HWY 30/23rd Street Reconstruction	2,396,868				2,396,868	2,396,868		3,000,000				
200-200-57200-22022	Downtown UPRR Grade Sep Study	300,000	300,000			300,000	300,000			3,000,000			
200-200-57200-22023	Levee Piping 5 Year Inspection	30,000	30,000			30,000	30,000						
200-200-57200	East Park/17th St 16-18 Aves Paving	225,000	225,000			225,000	225,000						
200-200-57200	Change to Traffic Control, Downtown study, St	300,000	300,000			300,000	300,000		300,000	300,000	300,000	300,000	
200-200-57200	South Thoroughfare Study 8th St IMPS	200,000	200,000			200,000	200,000		1,600,000				
200-200-57200	SID #188 Shady Lake Road 54th to West Limit	3,000,000				-	-		3,000,000				
200-200-57200	SID #189 48th Ave 23rd St to Bradshaw	2,300,000			2,300,000	2,300,000	2,300,000						
200-200-57200	SID #190 42nd St Roundabout West & Trail to	170,000	170,000			170,000	170,000						
200-200-57510-21019	2 Way Snow Plow for 5 Yd Dump Truck	15,000	15,000			15,000	15,000						
200-200-57520-21011	3/4 Ton Pickup w/Plow	52,000	52,000			52,000	52,000						
200-200-57510	Street Sweeper	345,000	345,000			345,000	345,000						
200-200-57510	6' HD Loader Forks	9,000	9,000			9,000	9,000						
	Total for Street	13,822,868	5,315,282	-	-	3,110,718	2,396,868	10,822,868	10,380,000	6,035,000	2,865,000	3,120,000	
205-205-57520	3/4 Ton pickup with blade to replace 1997 dum	35,000	35,000			35,000	35,000						
	8 Place T-Hangers	90,000	9,000			81,000	90,000						
205-205-57200-22024	Major ALP Update	300,000	30,000			270,000	300,000						
205-205-57200-22025	Hangar 1406 Repair	60,000	60,000			60,000	60,000						
	Total for Airport	485,000	134,000	-	-	-	351,000	485,000	50,000	1,500,000	1,720,000		-
	GF Total:	10,033,662	1,500,000	-	-	3,110,718	17,542,868	32,614,248					
	Target:	10,000,000				3,110,718							
220-220-57510-21084	Tower/Radio Equipment Contingency	75,000				75,000	75,000						
	EMD Software	55,000				55,000	55,000						
	Mobile Radio Consoles	225,000				225,000	225,000						
	Radio Updates (HB 2 Repeater, CFD Repeater)	300,000				300,000	300,000						
	Total for Joint Communications Center	655,000	655,000			655,000	655,000		-	-	-	-	-
	ENTERPRISE FUNDS												
500-500-57510-21097	23rd Street Reconstruction	256,994				256,994	256,994						
500-500-57300-20091	North Sanitary Sewer Collection System Impr.	3,400,000		3,400,000			3,400,000						
500-500-57300-20093	Lift Station Renovation LS #15 Westbrook	600,000				600,000	600,000						
500-500-57300-20094	System CIP Lining	150,000				150,000	150,000		150,000	150,000	150,000	150,000	
500-500-57300-21081	Design 25th St & 35th Ave Lift Station repairs	750,000				75,000	75,000						
	Replace mini excavator	12,500				12,500	12,500						
	Tilt bed trailer	20,000				20,000	20,000						
	Upgrade liftstation scada system	75,000				75,000	75,000						
	Sewer Rate Study	50,000				50,000	50,000						
	Sewer Main Sunset Park	100,000				-	-						
	Total for Wastewater Collection	5,414,494	-	-	3,400,000	-	1,239,494	4,564,494	150,000	150,000	150,000	150,000	

500-501-57510	Spectrophotometer in Lab	15,000				15,000	15,000								
500-501-57510	Final Effluent Sampler	12,000				12,000	12,000								
500-501-57510	Trailer Mount 10" By-Pass Pump Build	15,000				15,000	15,000								
500-501-57510-22029	UV Bulbs & Sleeves	25,000				25,000	25,000			25,000					
	Total for Wastewater Treatment	25,000				67,000	67,000			25,000					
520-520-57200-22031	Water Extention Design & Construction - 18th	3,300,000		625,000		2,675,000	3,300,000								
520-520-57300-21095	23rd Street Water Main Reconstruction	371,229				371,229	371,229								
520-520-57510-20103	Repaint Fire Hydrants	36,000				36,000	36,000			36,000	36,000	36,000	36,000		
520-520-57510-21027	3 Million Gallon Storage Tank Rehab	150,000				150,000	150,000								
	Water Sys Hydraulic & Rate Study	150,000				150,000	150,000								
	Water Main Sunset Park Loop	250,000				-	-			250,000					
	Water WWTF, Quail Run & Res Dev. Loop	700,000				-	-			700,000					
	Total for Water	4,957,229			625,000	3,382,229	4,007,229			986,000	36,000	36,000	36,000		
560-560-57300-20107	Storm Water & Flood Evaluation and Improven	150,000				58,000	58,000								
560-560-57510-21096	East Park / 17th St Storm Sewer	125,000				125,000	125,000								
	Trunk Line Storm Sewer Cleaning	50,000				50,000	50,000								
	Total for Stormwater Utility	325,000				233,000	233,000								
	Total Real Property for Transfer Station	-				-	-			-	-	-	-		
	GRAND TOTAL	48,131,471				10,033,662	1,500,000	4,025,000	3,110,718	12,919,591	31,940,971	14,376,720	8,312,571	4,968,773	3,510,348
						Total	10,000,000	4,025,000	3,110,718						

9. **Building report for June 2022.**

City of Columbus
Building Department Monthly Report

07/07/2022

	JUNE 2022			JUNE 2021		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structure	11	\$2444.97	\$409100.00	2	\$240.94	\$39360.00
Com Addition	1	\$0.00	\$1802494.00	2	\$1324.24	\$314694.00
Com Alteration	0	\$0.00	\$0.00	1	\$698.75	\$172000.00
Com New Const	2	\$4088.50	\$1432300.00	0	\$0.00	\$0.00
Com Plumbing	1	\$19.00	\$2500.00	1	\$134.00	\$30000.00
Deck	11	\$878.39	\$117140.00	9	\$500.72	\$73040.00
Demolition	6	\$165.00	\$13000.00	2	\$50.00	\$8000.00
Fence	49	\$1403.50	\$272104.25	23	\$575.00	\$68067.00
Gas Piping	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Addition	1	\$610.17	\$144638.00	3	\$498.85	\$97200.00
Res Alteration	7	\$1114.76	\$189564.56	6	\$516.02	\$82695.00
Res New Const	3	\$2957.40	\$899568.00	2	\$1637.53	\$529334.00
Res Plumbing	59	\$2100.00	\$287620.71	39	\$2837.00	\$518700.00
Res Pool	1	\$126.98	\$25000.00	0	\$0.00	\$0.00
Residential Const	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Signs	13	\$453.00	\$119990.00	6	\$570.00	\$39800.00
Sprinklers	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Water Softner/RO	0	\$0.00	\$0.00	0	\$0.00	\$0.00
YEAR TOTAL	165	\$16,361.67	\$5,715,019.52	96	\$9,583.05	\$1,972,890.00

Population: All Records
Permit.DateIssued Between 6/1/2021 12:00:00 AM
AND 6/30/2022 12:00:00 AM

10. Adjournment.