

Planning Commission  
Monday, February 13, 2023 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, 2500 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at [www.columbusne.us](http://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 December 12, 2022, meeting.**

PLANNING COMMISSION  
December 12, 2022

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on December 12, 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 November 30, 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 Mueller announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Bob Elsasser, Melissa Goc, Tom Lange, Josh Mueller, and Tom Pillen. Colleen Bray, Kim Hoefler, and Fernando Lopez, Jr. were absent and excused. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, and Assistant City Clerk Kelli Keyes.
- 2. Minutes of November 14, 2022, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Anderson. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Hoefler, and Lopez were absent.
- 3. Public hearing – Application of Mary Peterson for preliminary plat of Peterson Addition (25 Street east of E 14 Avenue).** John Zwingman, with Advanced Consulting Engineering Services, Inc., explained that the six lots would be rezoned for light industrial, consistent with the surrounding properties. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Goc. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Hoefler, and Lopez were absent. A recommendation was made with a motion by Anderson and a second by Lange to approve the preliminary plat of Peterson Addition as it is amenable with the adjacent land use and is in accordance with the Unified Land Development Ordinance. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Hoefler, and Lopez were absent.
- 4. Public hearing – Application of Shady Lake Development LLC for preliminary plat of Merlin's Addition (southeast corner of Highway 81 and 63 Avenue).** Jake Vasa, with SEH Inc., described the location of this lot and explained the plans for a retention pond. Kevin Gehring, 7020 Shady Lake Road, one of the owners, expressed support of the proposed addition. The public hearing closed with a motion by Anderson and a second by Elsasser. Anderson, Elsasser, Goc, Lange,

PLANNING COMMISSION

November 14, 2022

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Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Hoefler, and Lopez were absent. A recommendation was made with a motion by Elsasser and a second by Lange to approve the preliminary plat of Merlin’s Addition as it is amenable with the adjacent land use and is in accordance with the Unified Land Development Ordinance. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Hoefler, and Lopez were absent.

5. **Building report for November 2022.** Tara Vasicek explained that the report was higher than last year due to larger commercial projects.
6. **Adjournment:** The meeting adjourned at 7:07 p.m.

OFFICE OF THE CITY CLERK

: Kelli Keyes

**3. Public hearing - Application of Shady Lake Development LLC for final plat and development agreement of Merlin's Addition (southeast corner of Highway 81 and 63 Avenue).**

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

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, February 13, 2023, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of Merlin's Addition, a parcel of land located in the Northwest quarter of Section 14, Township 17 North, Range 1 West of the Sixth P.M., Platte County, Nebraska, being described as follows: beginning at the Southeast corner of the Northwest quarter of said Section 14; thence S89°50'23"W (assumed bearing) on the South line of said Northwest quarter, a distance of 2331.38 feet to the Southwest corner of a tract of land described in deed book 234, page 859; thence N00°54'24"W on the Westerly line of said tract, a distance of 666.51 feet; thence S89°53'49"W continuing on said Westerly line, a distance of 324.00 feet to the West line of said Northwest quarter; thence N00°55'02"W on said West line, a distance of 1603.06 feet to the Southerly right of way line of the Union Pacific Railroad; thence S50°46'11"E on said Southerly right of way line, a distance of 3474.24 feet to the East line of said Northwest quarter; thence S00°20'39"E on the East line of said Northwest quarter, a distance of 64.94 feet to the point of beginning, containing 66.21 acres, more or less (Southeast corner of Highway 81 and 63 Avenue) and at said time and place you may appear and be heard.

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

CITY OF COLUMBUS, NEBRASKA  
Janelle Kline, City Clerk

Publish: 02:02:23  
Two Affidavits of Publication

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

DATE: 11/28/2022

NAME OF SUBDIVISION: MERLIN'S ADDITION

NAME OF PROPERTY OWNER: SHADY LAKE DEVELOPMENT LLC

**CONTACT INFORMATION:**

NAME OF REPRESENTATIVE OR PROPERTY OWNER: KEVIN GEHRING

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 5424 W MEADOW DR

PHONE NUMBER: 402.910.3701

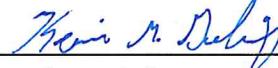
REPRESENTATIVE OR PROPERTY OWNER E-MAIL: KEVING@GEHRINGCONCRETE.COM

NUMBER OF LOTS IN SUBDIVISION: 1

ADDRESS OF SUBDIVISION: SOUTHEAST CORNER OF HIGHWAY 81 AND 63RD AVENUE

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

KEVIN GEHRING



Owner or Owner's Representative

CLARK GRANT

Attorney / Legal Counsel for Applicant

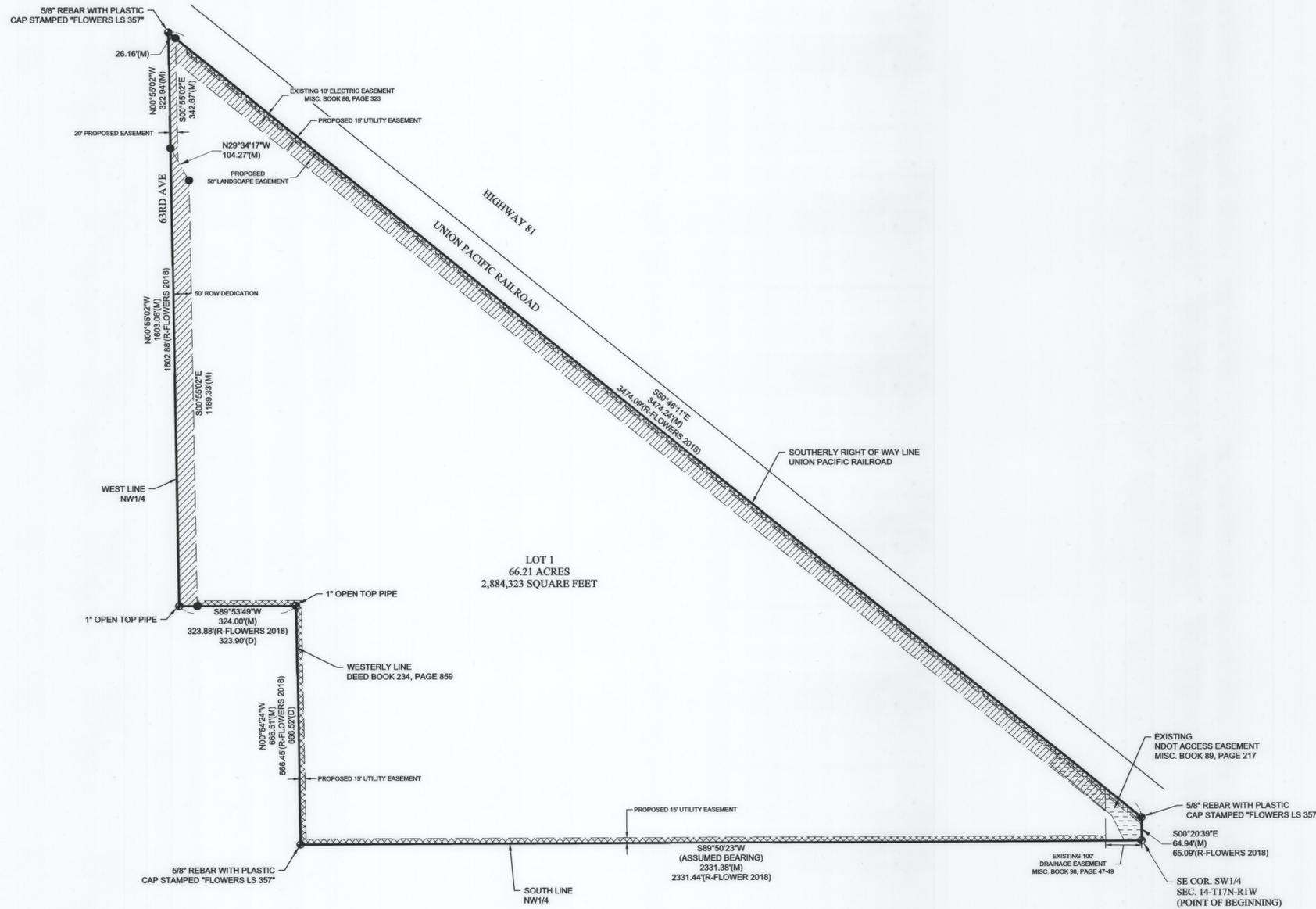
Development Agreement submitted on: \_\_\_\_\_

City Attorney

Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)

Gene G. Schumacher – [gschum@1492law.com](mailto:gschum@1492law.com)

**FINAL PLAT**  
**MERLIN'S ADDITION**  
 TO THE CITY OF COLUMBUS LOCATED IN  
 THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE SIXTH P.M.  
 PLATTE COUNTY, NEBRASKA



**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE SIXTH P.M., PLATTE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE S89°50'23"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2331.38 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 234, PAGE 859; THENCE N00°54'24"W ON THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 666.51 FEET; THENCE S89°53'49"W CONTINUING ON SAID WESTERLY LINE, A DISTANCE OF 324.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE N00°55'02"W ON SAID WEST LINE, A DISTANCE OF 1603.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S50°46'11"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 3474.24 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S00°20'39"E ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 64.94 FEET TO THE POINT OF BEGINNING, CONTAINING 66.21 ACRES, MORE OR LESS.

**CITY COUNCIL APPROVAL:**

THE FORGOING PLAT APPROVED BY THE CITY OF COLUMBUS, NEBRASKA, BY RESOLUTION NO. \_\_\_\_\_  
 DULY PASSED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

**PLANNING COMMISSION:**

THIS PLAT OF MERLIN'S ADDITION TO THE CITY OF COLUMBUS, NEBRASKA  
 APPROVED BY THE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CHAIRMAN \_\_\_\_\_

**SCHOOL DISTRICT:**

THE ABOVE PLAT APPROVED BY SCHOOL DISTRICT NO. 001, PLATTE COUNTY, NEBRASKA  
 ATTEST:

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**SURVEYOR CERTIFICATE:**

I, JOSHUA D. BORCHERS, A REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED OR CAUSED TO BE SURVEYED, UNDER MY DIRECT SUPERVISION, MERLIN'S ADDITION, AND THAT THE ABOVE AND FOREGOING IS TRUE AND CORRECT SURVEY THEREOF AND THAT THE LOTS, STREETS AND EASEMENTS ARE WELL AND ACCURATELY STAKED OFF AND MARKED AND CORRECTLY DESIGNATED AND SHOWN ON THE ABOVE AND FOREGOING SURVEY.

*Joshua D. Borchers*  
 JOSHUA D. BORCHERS L.S. 766  
 DATE 2/10/2023



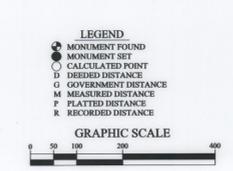
**CORNER TIES:**

SE CORNER NW1/4 SECTION 14-T17N-R1W  
 FOUND A 1" OPEN TOP PIPE, 0.5' DEEP.  
 NINE 5.25" TO A MAG NAIL AND WASHER FOUND IN THE EAST FACE OF A POWER POLE (1.5' ABOVE GROUND)  
 SW 1.38" TO A MAG NAIL AND WASHER FOUND IN THE EAST FACE OF A CORNER FENCE POST (1' ABOVE GROUND)  
 S 8.22" TO A NAIL "X" FOUND IN THE WEST FACE OF A BRACE POST (2' ABOVE GROUND)  
 W 7.08" TO A NAIL "X" FOUND IN THE SOUTH FACE OF A BRACE POST (0.5' ABOVE GROUND)  
 W 0.7" TO A RANGE OF FENCE SOUTH  
 S 1" TO A RANGE OF FENCE WEST

**OWNER:**  
 SHADY LAKE DEVELOPMENT, LLC  
 KEVIN GEHRING  
 KEVING@GEHRINGCONCRETE.COM  
 PHONE: 402.910.3701  
 5424 MEADOW LANE  
 COLUMBUS, NE 68601

**ENGINEER:**  
 JAKE VASA, PE  
 JVASA@SEHINC.COM  
 PHONE: 402.480.4096  
 SEH INC.  
 15750 DODGE RD. SUITE 304  
 OMAHA, NE 68118

**SURVEYOR:**  
 JOSHUA D. BORCHERS  
 JBORCHERS@JEO.COM  
 PHONE: 402-443-4661  
 JEO CONSULTING GROUP, INC.  
 1937 CHESTNUT ST.  
 WAHOO, NE 68066



PART OF THE NW1/4  
 SEC. 14-T17N-R1W OF THE SIXTH P.M.  
 PLATTE COUNTY, NEBRASKA

FINAL PLAT  
 MERLIN'S ADDITION

|                 |                  |
|-----------------|------------------|
| PROJECT NO.     | 211692           |
| DATE            | 2/10/2023        |
| DRAWN BY        | INI              |
| FILE NAME       | 211692 FINAL.dwg |
| FIELD BOOK      | COLUMBUS 11      |
| FIELD CREW      | DF               |
| SURVEY FILE NO. |                  |
| REVISIONS       |                  |

The City of **Columbus**

**MEMORANDUM**

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**DATE:** February 9, 2023  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Merlin's Addition - Final Plat

**RECOMMENDATION:**

I recommend the approval of the final plat of Merlin's Addition as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on December 12, 2022, and City Council on December 19, 2022.

**DISCUSSION:**

The addition consists of a large light industrial lot with a landscaping/screening buffer and stormwater treatment. A 50-foot wide landscape easement consisting of a 4-foot high earthen berm with trees planted on top was agreed upon with the developer. Future improvements include paving and utility improvements of 63<sup>rd</sup> Avenue and sewer utility along the north property line.

The property will be voluntary annexed as part of the major platting process.

**FISCAL IMPACT:**

Minor costs for street and utility maintenance.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

3.A. Public hearing - Determine whether Merlin's Addition should be included within the corporate city limits.

**4. Public hearing - Application of Mary Peterson for final plat and development agreement of Peterson Addition (25 Street east of E 14 Avenue).**

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

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, February 13, 2023, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the final plat and development agreement of Peterson Addition, a tract of land located in the Southwest 1/4 of the Southwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: beginning at the Northeast corner of Lot 5, Block A, Lambert Industrial Addition to the City of Columbus, Platte County, Nebraska; thence N 88°05'58" E, 581.26 feet to a point on the East line of the Southwest 1/4 of said Southwest 1/4; thence S 01°50'40" E on said East line, 499.09 feet; thence S 88°03'34" W on the North line of said Lambert Industrial Addition, 543.86 feet to the Southeast corner of Lot 4, Block B of said Lambert Industrial Addition; thence N 01°54'46" W on the East line of said Lot 4, 290.08 feet to the Northeast corner of said Lot 4; thence N 03°47'52" W on the East line of said Lambert Industrial Addition, 60.09 feet to a point on the North Right-of-Way line of 25th Street; thence S 88°05'39" W on said North Right-of-Way line, 34.98 feet to the Southeast corner of Lot 5, Block A of said Lambert Industrial Addition; thence N 01°51'16" W on the East line of said Lot 5, 149.33 feet to the Point of Beginning, containing 6.37 acre more or less (25 Street east of E 14 Avenue) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA  
Janelle Kline, City Clerk

Publish: 02:02:23  
Two Affidavits of Publication

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

DATE: October 10, 2022

NAME OF SUBDIVISION: PETERSON SUBDIVISION

NAME OF PROPERTY OWNER: MARY PETERSON

**CONTACT INFORMATION:**

NAME OF REPRESENTATIVE OR PROPERTY OWNER: MITCHELL PETERSON

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 3264 E. 15TH AVENUE

PHONE NUMBER: 402-910-5856

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: mitchellpeterson2012@gmail.com

NUMBER OF LOTS IN SUBDIVISION: 6

ADDRESS OF SUBDIVISION: parcel #710016800, east & adjacent to Lambert Industrial Addition

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Mary Peterson  
Owner or Owner's Representative

None  
Attorney / Legal Counsel for Applicant

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

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

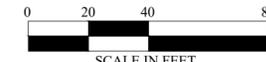
FINAL PLAT

### PETERSON SUBDIVISION

A Subdivision of Part of the Southwest 1/4 of the Southwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska.



Drawn By: LRR  
Date: February 18, 2022  
Scale: 1"=40'  
Project Number: S-071-141



SCALE IN FEET

- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Point
- M Measured Distance
- R Recorded Distance (TAT) Thomas A. Tremel, LS#455, dated June 16, 2021, September 16, 2021, October 26, 2021.
- C Calculated Distance

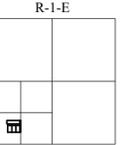
DEVELOPER:  
Mitchell Peterson  
Phone: 402-910-5856

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

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

Zoning  
Existing Zone: RR - Rural Residential  
Proposed Zone: B2 - General Commercial

Situation Sketch



Section 15  
Platte County, Nebraska

#### LEGAL DESCRIPTION

A tract of land located in the Southwest 1/4 of the Southwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block A, Lambert Industrial Addition to the City of Columbus, Platte County, Nebraska; thence N 88°05'58" E, 581.26 feet to a point on the East line of the Southwest 1/4 of said Southwest 1/4; thence S 01°50'40" E on said East line, 499.09 feet; thence S 88°03'34" W on the North line of said Lambert Industrial Addition, 543.86 feet to the Southeast corner of Lot 4, Block B of said Lambert Industrial Addition; thence N 01°54'46" W on the East line of said Lot 4, 290.08 feet to the Northeast corner of said Lot 4; thence N 03°47'52" W on the East line of said Lambert Industrial Addition, 60.09 feet to a point on the North Right-of-Way line of 25th Street; thence S 88°05'39" W on said North Right-of-Way line, 34.98 feet to the Southeast corner of Lot 5, Block A of said Lambert Industrial Addition; thence N 01°51'16" W on the East line of said Lot 5, 149.33 feet to the Point of Beginning, containing 6.37 acre more or less.

#### SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on June 1, 2022; also that all dimensions are in feet and are correct to the best of my knowledge and belief.



Terry L. Schulz, State of Nebraska, LS #550      Date \_\_\_\_\_

#### DEDICATION

I, Mary Peterson, owner of the described property, PETERSON SUBDIVISION, hereby dedicate the streets, avenues, roads, and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. I hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as PETERSON SUBDIVISION of part of the Southwest 1/4 of the Southwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska.

Mary Peterson

STATE OF NEBRASKA) ss  
COUNTY OF PLATTE)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared \_\_\_\_\_, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: \_\_\_\_\_

Notary Public

#### COLUMBUS, NEBRASKA, SCHOOL BOARD

This Final Plat of PETERSON SUBDIVISION to the City of Columbus, Nebraska, is approved by the Columbus

Public Schools on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

School Superintendent

#### COLUMBUS, NEBRASKA, PLANNING COMMISSION

This Final Plat of PETERSON SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning

Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman

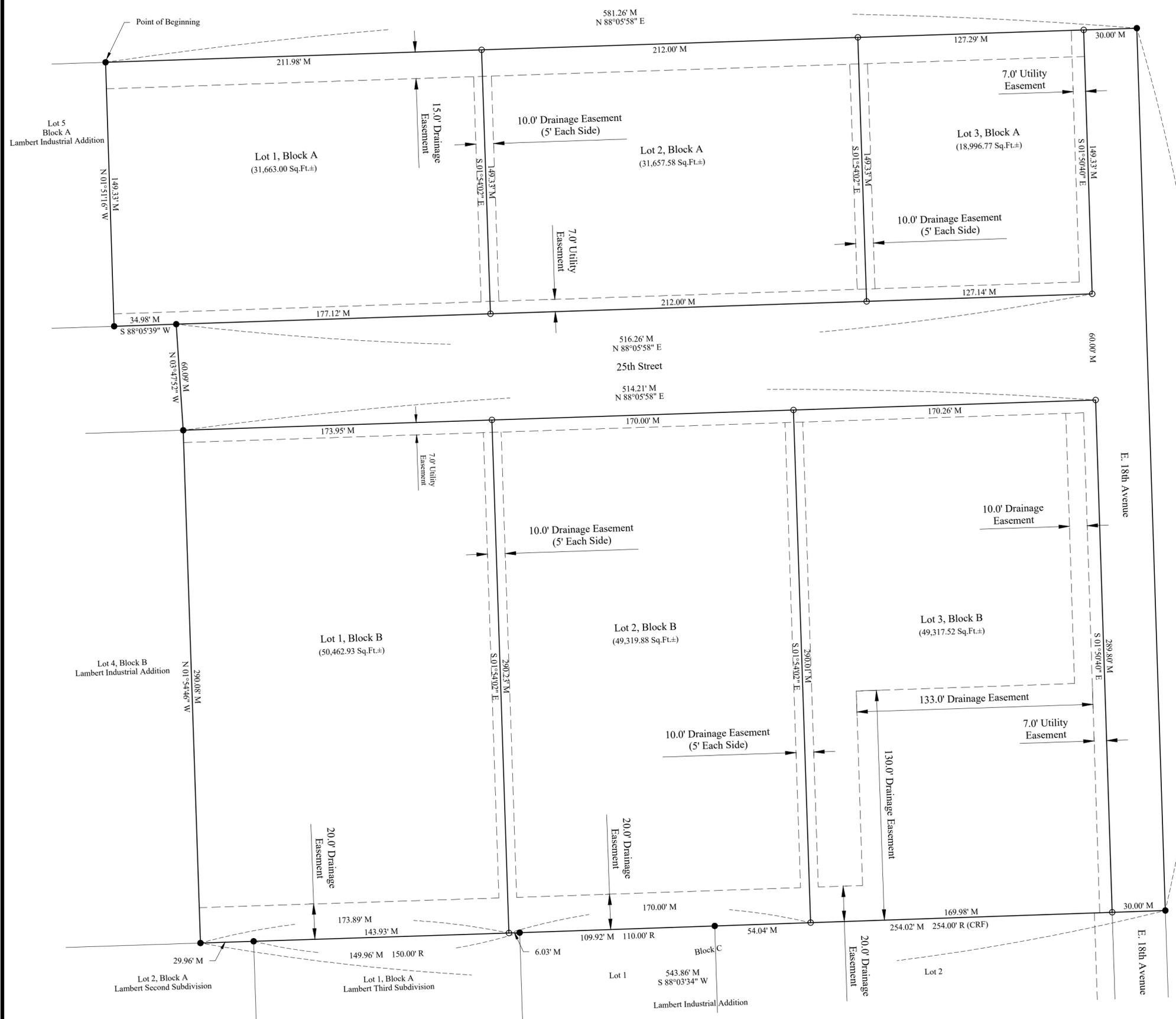
#### COLUMBUS, NEBRASKA, CITY COUNCIL

This Final Plat of PETERSON SUBDIVISION to the City of Columbus, Nebraska, approved by

Resolution \_\_\_\_\_ by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor

City Clerk



The City of **Columbus**

**MEMORANDUM**

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**DATE:** February 9, 2023  
**FROM :** Richard J. Bogus, City Engineer  
**TO:** Tara Vasicek, City Administrator  
**RE:** Peterson Addition - Final Plat

**RECOMMENDATION:**

I recommend the approval of the final plat of Peterson Addition as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on December 12, 2022, and City Council on December 19, 2022.

**DISCUSSION:**

The addition consists of 6 light industrial lots, paving and utility extensions, and stormwater treatment. Future improvements include East 18<sup>th</sup> Avenue along the east property line.

The property is currently in the corporate limits.

**FISCAL IMPACT:**

Minor costs for street and utility maintenance.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

**5. Building report for December 2022 and January 2023.**

**City of Columbus**  
**Building Department Monthly Report (Previous Year Version)**

01/04/2023

DECEMBER      2022      2021

|                          | DECEMBER 2022 |                  |                     | DECEMBER 2021 |                   |                      |
|--------------------------|---------------|------------------|---------------------|---------------|-------------------|----------------------|
|                          | Count         | Permit Fees      | Value               | Count         | Permit Fees       | Value                |
| <b>Accessory Structu</b> | 3             | \$583.46         | \$98000.00          | 0             | \$0.00            | \$0.00               |
| <b>Com Addition</b>      | 0             | \$0.00           | \$0.00              | 1             | \$17139.38        | \$8000000.00         |
| <b>Com Alteration</b>    | 2             | \$5939.71        | \$2489863.00        | 3             | \$763.88          | \$117000.00          |
| <b>Com New Constr</b>    | 0             | \$0.00           | \$0.00              | 2             | \$2557.51         | \$715000.00          |
| <b>Com Plumbing</b>      | 1             | \$193.00         | \$100000.00         | 4             | \$260.00          | \$282500.00          |
| <b>Com Pool</b>          | 0             | \$0.00           | \$0.00              | 0             | \$0.00            | \$0.00               |
| <b>Deck</b>              | 3             | \$87.25          | \$5120.00           | 5             | \$315.96          | \$37226.00           |
| <b>Demolition</b>        | 0             | \$0.00           | \$0.00              | 1             | \$27.50           | \$20000.00           |
| <b>Fence</b>             | 4             | \$118.00         | \$11700.00          | 6             | \$169.00          | \$20553.00           |
| <b>Gas line</b>          | 2             | \$60.00          | \$2200.00           | 0             | \$0.00            | \$0.00               |
| <b>Gas Piping</b>        | 0             | \$0.00           | \$0.00              | 0             | \$0.00            | \$0.00               |
| <b>Res Addition</b>      | 0             | \$0.00           | \$0.00              | 1             | \$163.35          | \$24000.00           |
| <b>Res Alteration</b>    | 3             | \$424.29         | \$61000.00          | 6             | \$650.93          | \$89590.00           |
| <b>Res New Construc</b>  | 0             | \$0.00           | \$0.00              | 6             | \$5481.30         | \$1620000.00         |
| <b>Res Plumbing</b>      | 6             | \$253.00         | \$44500.00          | 33            | \$948.50          | \$189500.00          |
| <b>Res Pool</b>          | 0             | \$0.00           | \$0.00              | 0             | \$0.00            | \$0.00               |
| <b>Signs</b>             | 2             | \$74.00          | \$13558.00          | 0             | \$0.00            | \$0.00               |
| <b>Sprinklers</b>        | 5             | \$105.00         | \$30000.00          | 0             | \$0.00            | \$0.00               |
| <b>Water Softner/RC</b>  | 0             | \$0.00           | \$0.00              | 15            | \$256.00          | \$0.00               |
| <b>Wireless Tower</b>    | 1             | \$154.00         | \$25000.00          | 0             | \$0.00            | \$0.00               |
| <b>YEAR TOTAL</b>        | <b>32</b>     | <b>\$7991.71</b> | <b>\$2880941.00</b> | <b>83</b>     | <b>\$28733.31</b> | <b>\$11115369.00</b> |

Population: All Records  
 Permit.DateIssued Between 12/1/2021 12:00:00 AM  
 AND 12/31/2022 11:59:59 PM

# City of Columbus Building Department Monthly Report

02/01/2023

January                      2023                      2022

|                           | January 2023 |                  |                     | January 2022 |                   |                      |
|---------------------------|--------------|------------------|---------------------|--------------|-------------------|----------------------|
|                           | Count        | Permit Fees      | Value               | Count        | Permit Fees       | Value                |
| <b>Accessory Structu</b>  | 0            | \$0.00           | \$0.00              | 3            | \$138.13          | \$13000.00           |
| <b>Com Addition</b>       | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Com Alteration</b>     | 3            | \$1562.38        | \$333364.00         | 5            | \$26082.39        | \$11722665.00        |
| <b>Com New Constr</b>     | 1            | \$0.00           | \$150000.00         | 0            | \$0.00            | \$0.00               |
| <b>Com Plumbing</b>       | 3            | \$97.00          | \$44500.00          | 1            | \$36.00           | \$2500.00            |
| <b>Com Pool</b>           | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Commercial Cons</b>    | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Deck</b>               | 1            | \$51.43          | \$5500.00           | 0            | \$0.00            | \$0.00               |
| <b>Demolition</b>         | 1            | \$27.50          | \$10000.00          | 1            | \$27.50           | \$30000.00           |
| <b>Electrical</b>         | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Fence</b>              | 3            | \$88.50          | \$23900.00          | 3            | \$86.50           | \$7546.00            |
| <b>Gas line</b>           | 1            | \$30.00          | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Gas Piping</b>         | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Plumbing</b>           | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Res Addition</b>       | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Res Alteration</b>     | 3            | \$487.43         | \$75237.00          | 2            | \$252.91          | \$37878.00           |
| <b>Res New Construc</b>   | 2            | \$1585.75        | \$439440.00         | 1            | \$812.23          | \$228133.00          |
| <b>Res Plumbing</b>       | 8            | \$797.00         | \$74133.00          | 8            | \$181.00          | \$35100.00           |
| <b>Res Pool</b>           | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Residential Consti</b> | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Sewer / Water</b>      | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Signs</b>              | 1            | \$37.00          | \$10300.00          | 3            | \$107.00          | \$14751.00           |
| <b>Small Wireless RC</b>  | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Sprinklers</b>         | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>Water Softner/RC</b>   | 1            | \$22.00          | \$0.00              | 5            | \$94.00           | \$9000.00            |
| <b>Wireless Tower</b>     | 0            | \$0.00           | \$0.00              | 0            | \$0.00            | \$0.00               |
| <b>YEAR TOTAL</b>         | <b>28</b>    | <b>\$4785.99</b> | <b>\$1166374.00</b> | <b>32</b>    | <b>\$27817.66</b> | <b>\$12100573.00</b> |

Population: All Records

## **6. Adjournment.**