

Community Development Agency following the 6 p.m. City Council Meeting
Tuesday, February 20, 2024 6:30 PM
Columbus Community Building/Community Room
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 City Hall, 2500 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at www.columbusne.us.

{{Name: Agenda Item Name}}

1. Statement of compliance with Open Meetings Act and roll call.

NEBRASKA OPEN MEETINGS ACT

84-1407. Act, how cited.

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

Source: Laws 2004, LB 821, § 34.

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.

Source: Laws 1975, LB 325, § 1; Laws 1996, LB 900, § 1071; Laws 2004, LB 821, § 35.

Annotations

- Nebraska's public meetings laws do not apply to school board deliberations pertaining solely to disputed adjudicative facts. *McQuinn v. Douglas Cty. Sch. Dist. No. 66*, 259 Neb. 720, 612 N.W.2d 198 (2000).
- The primary purpose of the public meetings law is to ensure that public policy is formulated at open meetings. *Marks v. Judicial Nominating Comm.*, 236 Neb. 429, 461 N.W.2d 551 (1990).
- The public meetings law is broadly interpreted and liberally construed to obtain the objective of openness in favor of the public, and provisions permitting closed sessions must be narrowly and strictly construed. *Grein v. Board of Education of Fremont*, 216 Neb. 158, 343 N.W.2d 718 (1984).
- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- A county board of equalization is a public body whose meetings shall be open to the public. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

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, (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, and (iii) the Judicial Resources Commission or subcommittees or subgroups of the commission;

(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.

Source: Laws 1975, LB 325, § 2; Laws 1983, LB 43, § 1; Laws 1989, LB 429, § 42; Laws 1989, LB 311, § 14; Laws 1992, LB 1019, § 124; Laws 1993, LB 635, § 1; Laws 1996, LB 1044, § 978; Laws 1997, LB 798, § 37; Laws 2004, LB 821, § 36; Laws 2007, LB296, § 810; Laws 2011, LB366, § 2; Laws 2021, LB83, § 11; Laws 2022, LB922, § 12.

Operative Date: July 21, 2022

Annotations

- A township is a political subdivision, and as such, a township board is subject to the provisions of the public meetings laws. *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- A county agricultural society is a public body to which the provisions of the Nebraska public meetings law are applicable. *Nixon v. Madison Co. Ag. Soc'y*, 217 Neb. 37, 348 N.W.2d 119 (1984).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of

having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943, and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).

- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- Although the Open Meetings Act does not define "subcommittee," a subcommittee is generally defined as a group within a committee to which the committee may refer business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- The Open Meetings Act does not require policymakers to remain ignorant of the issues they must decide until the moment the public is invited to comment on a proposed policy. By excluding nonquorum subgroups from the definition of a public body, the Legislature has balanced the public's need to be heard on matters of public policy with a practical accommodation for a public body's need for information to conduct business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- As an administrative agency of the county, a county board of equalization is a public body. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- The electors of a township at their annual meeting are a public body under the Open Meetings Act. *State ex rel. Newman v. Columbus Township Bd.*, 15 Neb. App. 656, 735 N.W.2d 399 (2007).
- The meeting at issue in this case was a "meeting" within the parameters of subsection (2) of this section because it involved the discussion of public business, the formation of tentative policy, or the taking of any action of the public power district. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).
- Informational sessions in which the governmental body hears reports are briefings. *Johnson v. Nebraska Environmental Control Council*, 2 Neb. App. 263, 509 N.W.2d 21 (1993).

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.

Source: Laws 1975, LB 325, § 3; Laws 1983, LB 43, § 2; Laws 1985, LB 117, § 1; Laws 1992, LB 1019, § 125; Laws 1994, LB 621, § 1; Laws 1996, LB 900, § 1072; Laws 2004, LB 821, § 37; Laws 2004, LB 1179, § 1; Laws 2006, LB 898, § 1; Laws 2011, LB390, § 29; Laws 2012, LB995, § 17.

Annotations

- There is no absolute discovery privilege for communications that occur during a closed session. *State ex rel. Upper Republican NRD v. District Judges*, 273 Neb. 148, 728 N.W.2d 275 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- The public interest mentioned in this section is that shared by citizens in general and by the community at large concerning pecuniary or legal rights and liabilities. *Grein v. Board of Education*, 216 Neb. 158, 343 N.W.2d 718 (1984).
- Hearing in closed executive session was contrary to this section since there was no showing of necessity or reason under subdivision (1)(a), (b), or (c), but did not result in reversal of board decision. *Simonds v. Board of Examiners*, 213 Neb. 259, 329 N.W.2d 92 (1983).
- Negotiations for the purchase of land need not be conducted at an open meeting but the deliberations of a city council as to whether an offer to purchase real estate

should be made should take place in an open meeting. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).

- Public meeting law was not violated where the Board of Regents of the University of Nebraska voted to hold a closed session to consider the university president's resignation, and also discussed the appointment of an interim president during such session. *Meyer v. Board of Regents*, 1 Neb. App. 893, 510 N.W.2d 450 (1993).

84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual conferencing authorized; requirements; 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 website.

(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 website; 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; and

(xiii) A natural resources district.

(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 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 subsection (5) of section 84-1413.

(8) In addition to any other statutory authorization for virtual conferencing, any public body not listed in subdivision (2)(a) of this section may hold a meeting by virtual conferencing if:

(a) The purpose of the virtual meeting is to discuss items that are scheduled to be discussed or acted upon at a subsequent non-virtual open meeting of the public body;

(b) No action is taken by the public body at the virtual meeting; and

(c) The public body complies with subdivisions (2)(b)(i) and (2)(b)(ii) of this section.

Source: Laws 1975, LB 325, § 4; Laws 1983, LB 43, § 3; Laws 1987, LB 663, § 25; Laws 1993, LB 635, § 2; Laws 1996, LB 469, § 6; Laws 1996, LB 1161, § 1; Laws 1999, LB 47, § 2; Laws 1999, LB 87, § 100; Laws 1999, LB 461, § 1; Laws 2000, LB 968, § 85; Laws 2004, LB 821, § 38; Laws 2004, LB 1179, § 2; Laws 2006, LB 898, § 2; Laws 2007, LB199, § 9; Laws 2009, LB361, § 2; Laws 2012, LB735, § 1; Laws 2013, LB510, § 1; Laws 2017, LB318, § 1; Laws 2019, LB212, § 5; Laws 2020, LB148, § 3; Laws 2021, LB83, § 12; Laws 2022, LB742, § 1; Laws 2022, LB908, § 1; Laws 2022, LB922, § 13.

Note: The Revisor of Statutes has pursuant to section 49-769 correlated LB742, section 1, with LB908, section 1, and LB922, section 13, to reflect all amendments.

Note: Changes made by LB742 and LB908 became effective July 21, 2022. Changes made by LB922 became operative July 21, 2022.

Cross References

- **Intergovernmental Risk Management Act**, see section 44-4301.
- **Interlocal Cooperation Act**, see section 13-801.
- **Joint Public Agency Act**, see section 13-2501.

- **Municipal Cooperative Financing Act**, see section 18-2401.

Annotations

- Under subsection (1) of this section, the Legislature has imposed only two conditions on the public body's notification method of a public meeting: (1) It must give reasonable advance publicized notice of the time and place of each meeting and (2) it must be recorded in the public body's minutes. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- An emergency is "(a)ny event or occasional combination of circumstances which calls for immediate action or remedy; pressing necessity; exigency; a sudden or unexpected happening; an unforeseen occurrence or condition." *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- An agenda which gives reasonable notice of the matters to be considered at a meeting of a city council complies with the requirements of this section. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- When notice is required, a notice of a special meeting of a city council posted in three public places at 10:00 p.m. on the day preceding the meeting is not reasonable advance publicized notice of a meeting as is required by this section. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- Teacher waived right to object to lack of public notice in board of education employment hearing by voluntary participation in the hearing without objection. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).
- A county board of commissioners and a county board of equalization are not required to give separate notices when the notice states only the time and place that the boards meet and directs a citizen to where the agendas for each board can be found. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- A county board of equalization is a public body which is required to give advanced publicized notice of its meetings. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Notice of recessed and reconvened meetings must be given in the same fashion as the original meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- True notice of a meeting is not given by burying such in the minutes of a prior board proceeding. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- An agenda notice which merely stated "work order reports" was an inadequate notice under this section because it did not give interested persons knowledge that plans for a 345 kv transmission line through the district was going to be discussed and voted upon at the meeting. Inadequate agenda notice under this section meant there was a substantial violation of the public meeting laws; however, later actions by the board of directors cured the defects in notice, and such actions were in substantial compliance with the statute. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

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 instate 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.

Source: Laws 1975, LB 325, § 5; Laws 1983, LB 43, § 4; Laws 1985, LB 117, § 2; Laws 1987, LB 324, § 5; Laws 1996, LB 900, § 1073; Laws 2001, LB 250, § 2; Laws 2004, LB 821, § 39; Laws 2006, LB 898, § 3; Laws 2008, LB962, § 1; Laws 2021, LB83, § 13.

Annotations

- To preserve an objection that a public body failed to make documents available at a public meeting as required by subsection (8) of this section, a person who attends a public meeting must not only object to the violation, but must make that objection to the public body or to a member of the public body. *Stoetzel & Sons v. City of Hastings*, 265 Neb. 637, 658 N.W.2d 636 (2003).

84-1413. Meetings; minutes; roll call vote; secret ballot; when; agenda and minutes; required on website; 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 or kept as an electronic record and shall be 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 or keeping the minutes is absent due to a serious illness or emergency.

(6) 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 website the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the website at least twenty-four hours before the meeting of the governing body. Minutes shall be placed on the website 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 website for at least six months.

Source: Laws 1975, LB 325, § 6; Laws 1978, LB 609, § 3; Laws 1979, LB 86, § 9; Laws 1987, LB 663, § 26; Laws 2005, LB 501, § 1; Laws 2009, LB361, § 3; Laws 2015, LB365, § 2; Laws 2016, LB876, § 1; Laws 2021, LB83, § 14; Laws 2022, LB742, § 2.

Effective Date: July 21, 2022

Annotations

- If a person present at a meeting observes and fails to object to an alleged public meetings laws violation in the form of a failure to conduct rollcall votes before taking actions on questions or motions pending, that person waives his or her right to object at a later date. *Hauser v. Nebraska Police Stds. Adv. Council*, 264 Neb. 944, 653 N.W.2d 240 (2002).
- Subsection (2) of this section does not require the record to state that the vote was by roll call, but requires only that the record show if and how each member voted. Neither does the statute set a time limit for recording the results of a vote, after which no corrections of the record can be made. If no intervening rights of third persons have arisen, a board of county commissioners has power to correct the record of the proceedings had at a previous meeting so as to make them speak the truth, particularly where the correction supplies some omitted fact or action and is done not to contradict or change the original record but to have the record show that a certain action was taken or thing done, which the original record fails to show. *State ex rel. Schuler v. Dunbar*, 214 Neb. 85, 333 N.W.2d 652 (1983).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943,

and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).

- There is no requirement that a public body make a record of where notice was published or posted. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

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.

Source: Laws 1975, LB 325, § 9; Laws 1977, LB 39, § 318; Laws 1983, LB 43, § 5; Laws 1992, LB 1019, § 126; Laws 1994, LB 621, § 2; Laws 1996, LB 900, § 1074; Laws 2004, LB 821, § 40; Laws 2006, LB 898, § 4.

Annotations

- The Legislature has granted standing to a broad scope of its citizens for the very limited purpose of challenging meetings allegedly in violation of the Open Meetings Act, so that they may help police the public policy embodied by the act. *Schauer v. Grooms*, 280 Neb. 426, 786 N.W.2d 909 (2010).

- Any citizen of the state may commence an action to declare a public body's action void. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- The reading of ordinances constitutes a formal action under subsection (1) of this section. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- Under the Public Meetings Act, a county lacks capacity to maintain an action to declare its official conduct "void" for noncompliance with the act. *County of York v. Johnson*, 230 Neb. 403, 432 N.W.2d 215 (1988).
- When a petitioner under this section is successful in the district court, that court may allow attorney fees. *Tracy Corp. II v. Nebraska Pub. Serv. Comm.*, 218 Neb. 900, 360 N.W.2d 485 (1984).
- Informal discussions between the Tax Commissioner and the State Board of Equalization in which instructions were clarified, with such clarification leading to the amendment of hearing notices, did not constitute a public meeting subject to the provisions of this section. *Box Butte County v. State Board of Equalization and Assessment*, 206 Neb. 696, 295 N.W.2d 670 (1980).
- The right to collaterally attack an order made in contravention of the Public Meeting Act must occur within a period of one year as is specifically provided by this section. *Witt v. School District No. 70*, 202 Neb. 63, 273 N.W.2d 669 (1979).
- Statutory change, requiring "publicized notice" for board of education employment hearings, occurring between dates meeting scheduled and conducted, held not to void proceedings. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).
- Voiding an entire meeting is a proper remedy for violations of the Open Meetings Act. Once a meeting has been declared void pursuant to Nebraska's public meetings law, board members are prohibited from considering any information obtained at the illegal meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Actions by the board of directors were merely voidable under this section, and not void. Pursuant to subsection (3) of this section, the plaintiffs were awarded partial attorney fees because they were successful in having the court declare that the board of directors was in substantial violation of the statute, even though the plaintiffs did not get the relief requested of having the board's actions declared void. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

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Source: http://nebraskalegislature.gov/laws/display_html.php?begin_section=84-1407&end_section=84-1414

Date: July 2022

- 2. Application of Cherry Creek Plaza LLC for grant in the amount of \$15,000 for removal and replacement of approximately 500 sq. ft. of damaged EIFS (stucco) and repair existing EIFS at 118 23rd Street in conjunction with the 23rd Street Beautification project.**



The City of Columbus

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: February 13, 2024
TO: Tara Vasicek, City Administrator
FROM: Jean Van Iperen, Planning & Economic Development Coordinator 23rd St
RE: Neighborhood Beautification Program - Cherry Creek Plaza LLC

RECOMMENDATION:

Approval of the 23 St Neighborhood Beautification project for Cherry Creek Plaza, LLC for removal and replacing approximately 500 sf of damaged EIFS, patch/repair existing EIFS and paint all EIFS.

DISCUSSION:

With the approval of the Redevelopment Plan for the 23rd Street Corridor Redevelopment Area (23rd Street Corridor Area District TIF Project) in 2021, the Council approved a grant program for the purpose of encouraging and incentivizing the enhancement and beautification of the Redevelopment Area through the 23rd Street Corridor Grant Program. The objectives of the program are to assist in redevelopment in order to encourage employment and economic development of the City as well as for the redevelopment of the blighted and substandard Redevelopment Area. A portion of the ad valorem taxes were placed in a special fund and allocated towards redevelopment in conformance with the objectives of the program. Applications for the program are due between January 1 and January 31 of each year.

Cherry Creek Plaza, LLC has filed a grant application to demo and replace approximately 500 sq ft of damaged EIFS (stucco), patch and repair existing EIFS and paint all EIFS. This property is located in Area 6 blight and substandard area (a map showing the location of the building follows this memo). These activities are allowed under the plan. The grant dollars are reimbursed to the property owner only after the project is completed and the City has signed off on all building permits and the owner has submitted copies of the paid invoices. The project will need to be completed within 12 months of notice of award.

All work outlined in this application does meet the guidelines of the Redevelopment Plan for the 23rd Street Corridor Redevelopment Area.

FISCAL IMPACT:

Total cost of project \$61,290.00 paid by Cherry Creek Plaza, LLC with \$15,000.00 being reimbursed from grant funds once project is completed. This is the maximum amount allowed under the guidelines of the grant.

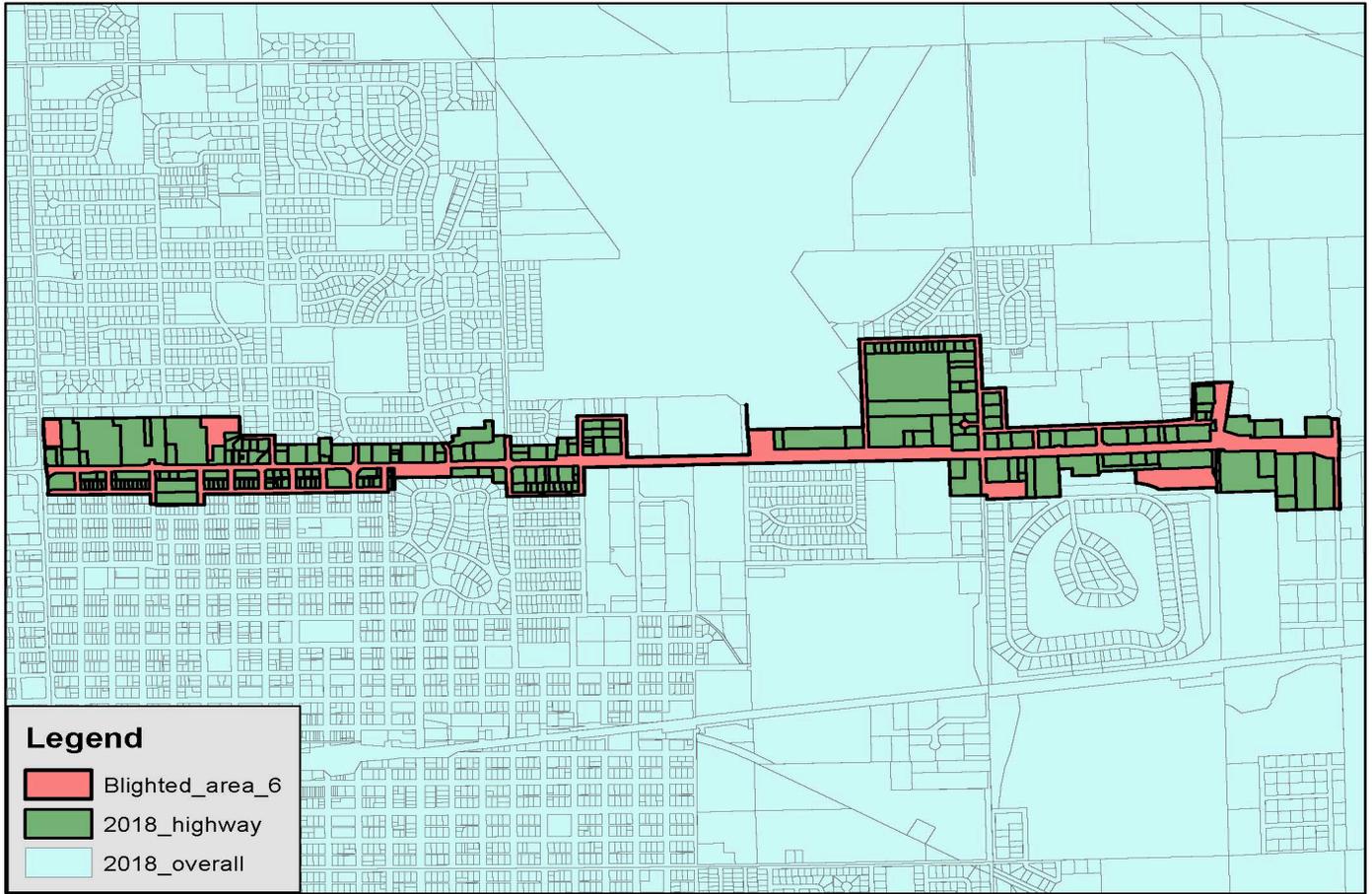
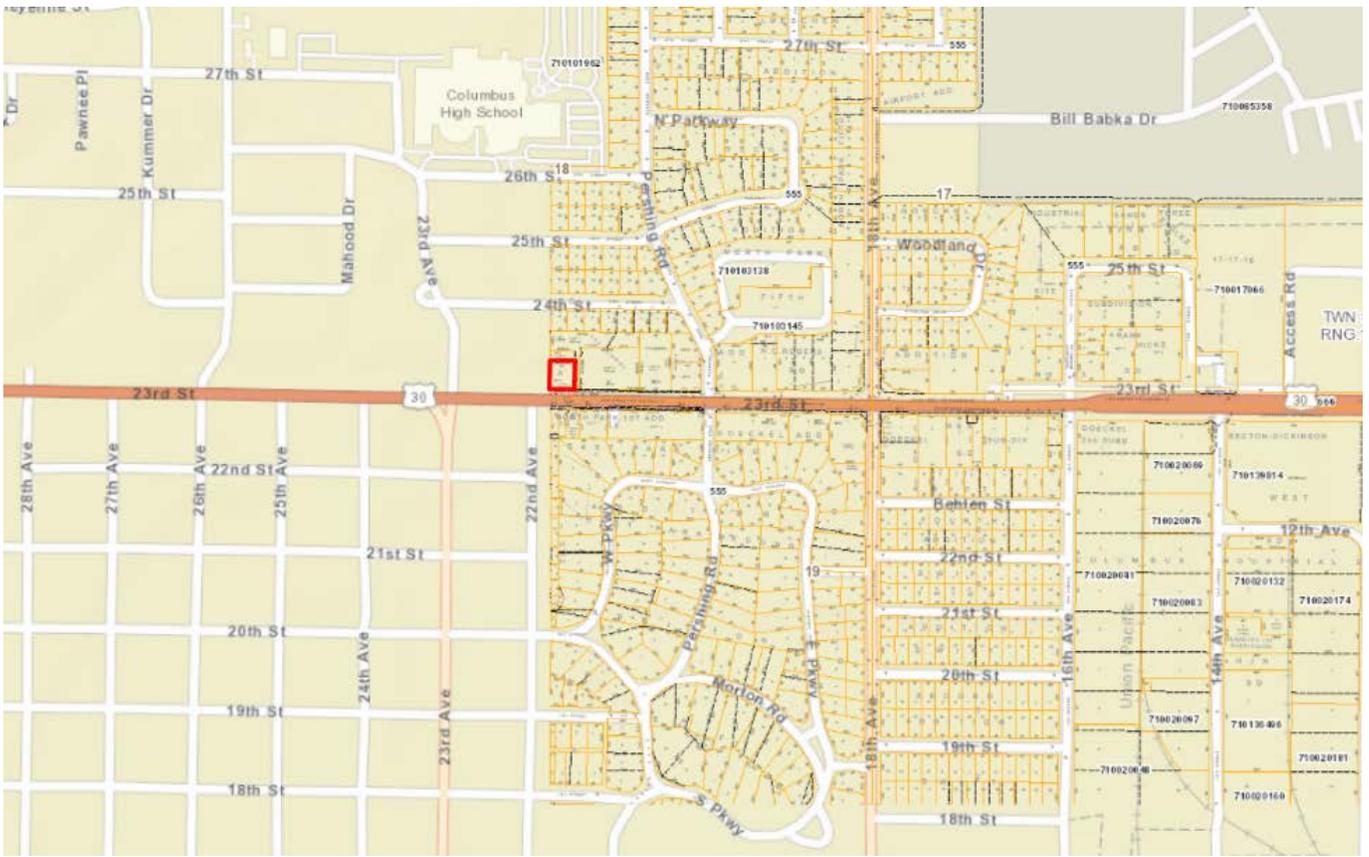
ALTERNATIVE: Do not approve.

Signature:

By:

Approved by:





**Application for the City of Columbus
Area 6 Neighborhood Beautification Grant Program**

This Application is established pursuant to those certain Guidelines for the Area 6 Neighborhood Beautification Grant Program, adopted by the Community Development Agency of the City of Columbus, Nebraska (the "CDA"). Any capitalized terms that are not otherwise defined herein shall have the meanings set forth in the Guidelines. All parts of this Application must be completed prior to submission to the CDA. Incomplete Applications will not be considered by the CDA. The Owner should attach additional pages where requested and/or when necessary. The Owner or a designated representative must be present at the meeting of the CDA in which this Application is considered to answer questions related to the proposed Project. The CDA will provide prior notice of the date and time of such meeting.

Owner: CHERRY CREEK PLAZA, L.L.C. 402-910-6650

Project Site Address: 118 23rd STREET COLUMBUS, NE 68601

Project Description (please describe below and attach a visual representation of your Project): _____

DEMO AND REPAIR APPROXIMATELY 500 SF OF
DAMAGED EIFS (STUCCO), PATCH/REPAIR EXISTING EIFS,
PAINT ALL EIFS.

Total Estimated Cost of Project: \$ 61,290.00

Grant Amount Requested: \$ 15,000.00

Breakdown of Eligible Costs (Cost estimates must come from a professional third-party bid. If undertaking the work on their own, Owner must show that the cost sought to be reimbursed are in the same range as a bid from a third party):

Item: <u>EIFS REPAIR/REPAINT</u>	Cost: \$ <u>61,290.00</u>
Item: _____	Cost: \$ _____

Estimated Start and Completion Date: SUMMER-FALL 2024

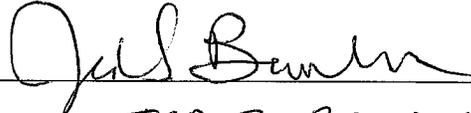
Attachments: You must attach the following items to this Application:

1. A site plan or visual representation of the Project.
2. All necessary building permits for the Project.
3. Proof of insurance for the Project Site.
4. Third party bid(s) for cost estimates.

I certify that the facts and estimates set forth in this Application are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

I understand that the CDA may request additional information it deems relevant and that submitting this Application does not guarantee receipt of a Grant. All Grants are conditional upon (1) approval by the CDA; (2) the execution of a Redevelopment Contract between Owner and the CDA; and (3) Owner's completion of the Project in conformance with the Redevelopment Contract.

I agree to maintain all Project related receipts, beginning at submission of this Application, until December 31, 2039, for audit purposes.

By: 
Print Name: TED S. BRUNKEN
Date: 1/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER UNICO GROUP INC 1128 LINCOLN MALL STE 200 LINCOLN NE 68508	CONTACT NAME: LYNN URIDIL PHONE (A/C, No, Ext): (888) 793-1481 FAX (A/C, No): (800) 974-0297 E-MAIL ADDRESS: SERVICECENTER@UNITEDFIREGROUP.COM PRODUCER CUSTOMER ID: 00017163
INSURED CHERRY CREEK PLAZA LLC 817 COMANCHE ST COLUMBUS NE 68601-0218	INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: United Fire & Casualty Comp 13021 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)		
118 23RD ST COLUMBUS, NE 68601-2780		

THIS IS TO CERTIFY THAT THE POLICES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	<input checked="" type="checkbox"/> PROPERTY CAUSES OF LOSS DEDUCTIBLES BASIC BUILDING 2,500 BROAD CONTENTS <input checked="" type="checkbox"/> SPECIAL EARTHQUAKE <input checked="" type="checkbox"/> WIND FLOOD	88304968	10/15/2023	10/15/2024	<input checked="" type="checkbox"/> BUILDING	\$ 1,635,400
					<input type="checkbox"/> PERSONAL PROPERTY	\$
					<input checked="" type="checkbox"/> BUSINESS INCOME	\$ ***
					<input checked="" type="checkbox"/> EXTRA EXPENSE	\$ ***
					<input checked="" type="checkbox"/> RENTAL VALUE	\$ ***
					<input type="checkbox"/> BLANKET BUILDING	\$
					<input type="checkbox"/> BLANKET PERS PROP	\$
					<input type="checkbox"/> BLANKET BLDG & PP	\$
					<input checked="" type="checkbox"/> ***	\$ ***
					<input type="checkbox"/>	\$
	INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY				\$
						\$
						\$
	CRIME TYPE OF POLICY					\$
						\$
						\$
A	<input checked="" type="checkbox"/> BOILER & MACHINERY/ <input checked="" type="checkbox"/> EQUIPMENT BREAKDOWN	88304968	10/15/2023	10/15/2024	<input checked="" type="checkbox"/> FOLLOWS	\$ FOLLOWS
					<input checked="" type="checkbox"/> PROPERTY	\$ PROPERTY
						\$

SPECIAL CONDITIONS/OTHER COVERAGES (Attach Acord 101, Additional Remarks Schedule, if more space is required)

Please see the Description of Special Conditions/Other Coverages on the ACORD 101 ADDITIONAL REMARKS SCHEDULE.

CERTIFICATE HOLDER CHERRY CREEK PLAZA LLC 817 COMANCHE ST COLUMBUS NE 68601-0218	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

ACORD®

ADDITIONAL REMARKS SCHEDULE

AGENCY UNICO GROUP INC		NAMED INSURED CHERRY CREEK PLAZA LLC	
POLICY NUMBER 0131 88304968		COLUMBUS NE 68601-0218	
CARRIER United Fire & Casualty Company	NAIC CODE 13021	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: ACORD 24 FORM TITLE: CERTIFICATE OF PROPERTY INSURANCE

	DEDUCTIBLE	LIMIT
Business Income, Extra Expense and Rental Value are on an actual loss sustained basis limited to 12 consecutive months		
Wind applies to:		
Building		
Business Income and Rental Value		
Extra Expense		
Sign		
The following coverages also apply at this location:		
Sign		
ELECTRONIC SIGN	1,000	35,000



Cherry Creek Plaza EIFS Repairs Inbox x

Mike Mueller <mueller2003@msn.com>
to me

The following is our proposal and bid for refurbishing the EIFS at the Cherry Creek Plaza we walked through last week. I would highly recommend be inspected/repared to fix the water issue. Also with option #2, after demo of the sagging soffits on the North side, there may be a need to replace sor price as the extent of the work can't be seen. If you have any questions or need anything else, please let me know. Thanks.

Labor, materials, and equipment to:

EIFS – OPTION 1

- DRYVIT PRODUCTS
 - PATCH / REPAIR EXISTING EIFS
 - PAINT ALL EXISTING EIFS WITH DRYVIT DEMANDIT PAINT
 - FINE FINISH – STANDARD COLORS
- TOTAL \$57,090.00

EIFS – OPTION 2

- DRYVIT PRODUCTS
 - DEMO AND REPLACE APPROXIMATELY 500 SF OF DAMAGED EIFS
 - PATCH / REPAIR EXISTING EIFS
 - PAINT ALL EXISTING EIFS WITH DRYVIT DEMANDIT PAINT
 - FINE FINISH – STANDARD COLORS
- TOTAL \$61,290.00

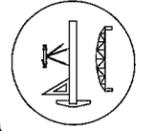
EXCLUSIONS- SEALANTS, COLD WEATHER PROVISION

Lastly, we have been thinking about doing some painting on the exterior of our building. Who does a person need to contact regarding a grant for this

Jed Brunken

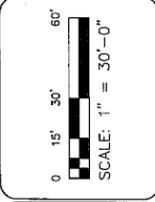
Thanks Mike! I will get this turned in with the grant application due tomorrow. As far as I know, this project is only for 23rd Street projects, but contact the

Mueller &
Schoepf



SITE PLAN

COLUMBUS, NEBRASKA

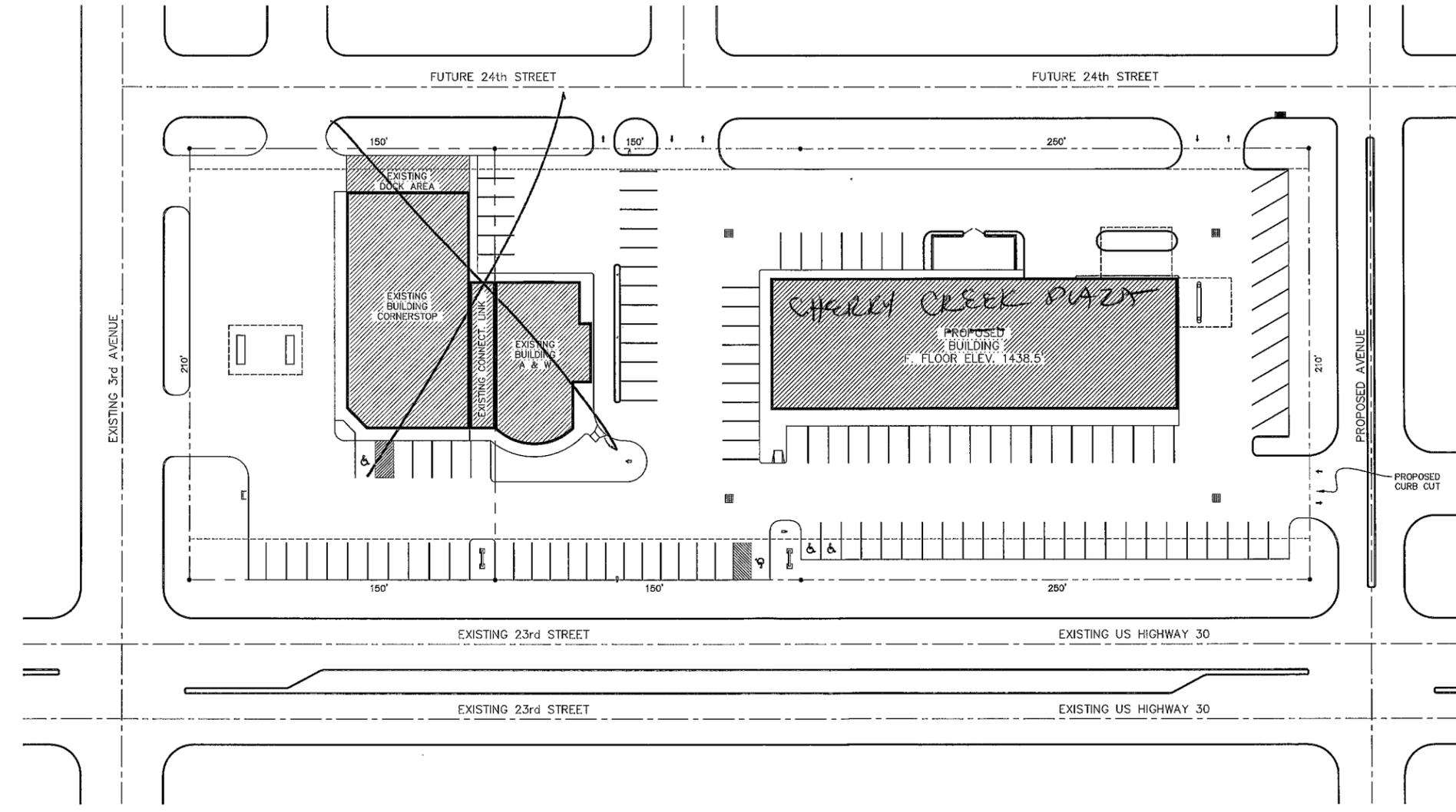


DATE:	8/01/02
DESIGN BY:	BRAD GRAHAM
CHECKED BY:	
APPROVED BY:	
ARCHITECTURAL:	
STRUCTURAL ENGINEER:	
MECHANICAL ENGINEER:	
ELECTRICAL ENGINEER:	

REVISIONS	BY	DATE

JOB NUMBER:
1

SHEET NUMBER:
C-1

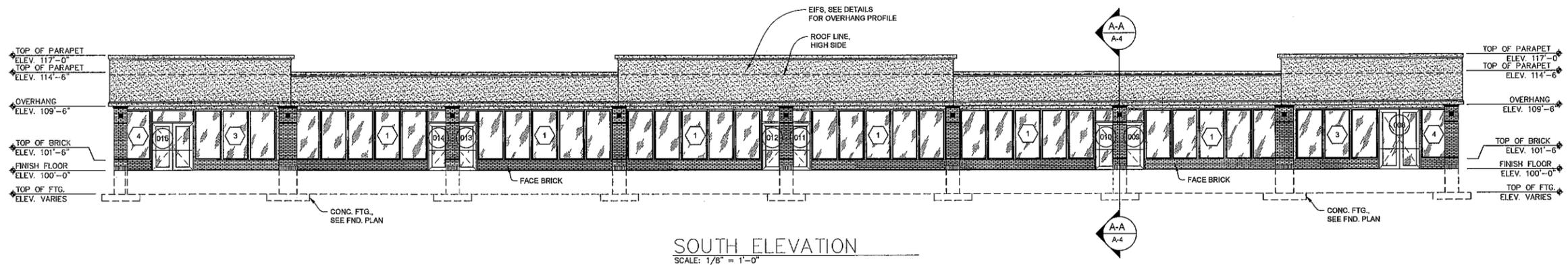


SITE PLAN
SCALE: 1" = 30'-0"

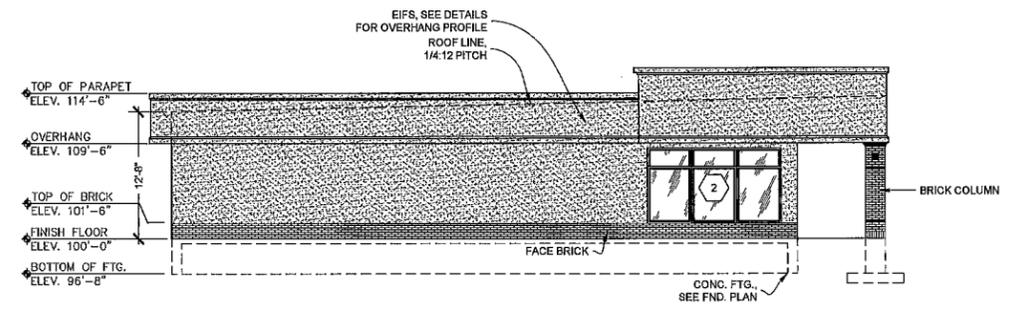
LEGAL DESCRIPTION:
A PARCEL OF LAND BEGINNING AT THE SW CORNER OF SECTION 16, T 17N, R 1E OF THE 6th P.M., PLATTE COUNTY, NEBRASKA; THENCE NORTH, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 270.00 FEET; THENCE EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SECTION 16, FOR A DISTANCE OF 183.00 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE WEST LINE OF SECTION 16, A DISTANCE OF 270.00 FEET; TO A POINT ON THE SOUTH LINE OF SECTION 16, FOR A DISTANCE OF 183.00 FEET, TO THE POINT OF BEGINNING, EXCEPT THE EXISTING STREETS AND HIGHWAYS.

CORNERSTOP	A & W	STRIP MALL	STREET
SEE LEGAL DESCRIPTION	LOT 6, BLOCK F THE VILLAGE FIRST SUB-DIVISION, COLUMBUS, NE	LOT 1, BLOCK A THE VILLAGE SECOND SUB-DIVISION, COLUMBUS, NE	LOT 2, BLOCK A THE VILLAGE SECOND SUB-DIVISION, COLUMBUS, NE

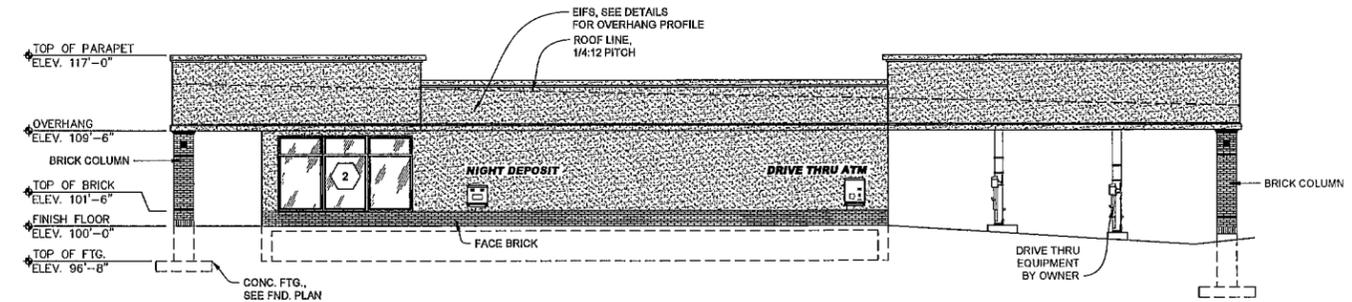
CORNERSTOP = 17 PARKING SPACES
A & W = 41 PARKING SPACES
STRIP MALL = 74 PARKING SPACES



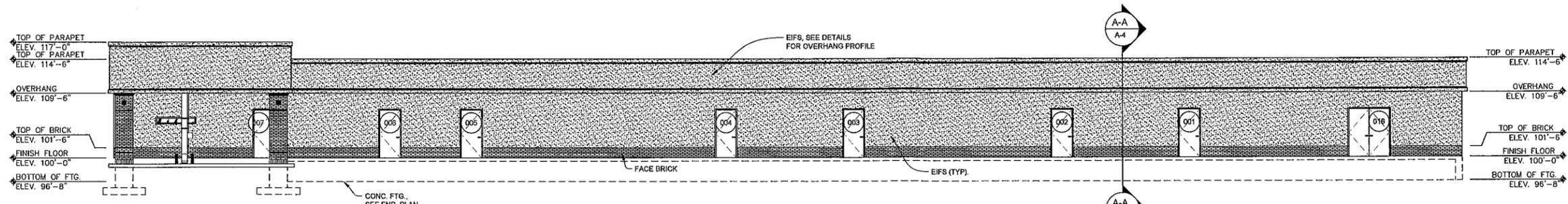
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

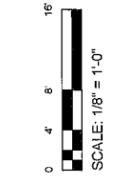


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION PLAN

COLUMBUS, NEBRASKA

JED BRUNKEN STRIP MALL 2003



DATE:	8/5/03
DATE:	

BY	DATE

JOB NUMBER:
02-029

SHEET NUMBER:
A-2

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED IN FULL OR IN PART OR REUSED FOR ANY OTHER REASON OR PROJECT WITHOUT WRITTEN APPROVAL OF BD CONSTRUCTION, INC. 2154 E. 32ND AVENUE, COLUMBUS, NE 68601.

- 3. Application of Terry Norris, Mountain Plains Financial, for grant in the amount of \$15,000 for window replacement, signage upgrades, and landscaping improvements at 2360 Pershing Road in conjunction with the 23rd Street Beautification project.**



The City of Columbus

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: February 13, 2024
TO: Tara Vasicek, City Administrator
FROM: Jean Van Iperen, Planning & Economic Development Coordinator 23rd St Neighborhood
RE: Beautification Program - Terry Norris - Mountain Plains Financial

RECOMMENDATION:

Approval of the 23 St Neighborhood Beautification project for Terry Norris of Mountain Plains Financial for replacement of windows, upgrading signage in front lawn and landscaping improvements to front of building located at 2360 Pershing Road with the suggested adjustment to grant amount.

DISCUSSION:

With the approval of the Redevelopment Plan for the 23rd Street Corridor Redevelopment Area (23rd Street Corridor Area District TIF Project) in 2021, the Council approved a grant program for the purpose of encouraging and incentivizing the enhancement and beautification of the Redevelopment Area through the 23rd Street Corridor Grant Program. The objectives of the program are to assist in redevelopment in order to encourage employment and economic development of the City as well as for the redevelopment of the blighted and substandard Redevelopment Area. A portion of the ad valorem taxes were placed in a special fund and allocated towards redevelopment in conformance with the objectives of the program. Applications for the program are due between January 1 and January 31 of each year.

Terry Norris of Mountain Plains Financial submitted an application by the deadline date asking for a grant of \$15,000 to assist with the replacement and upgrade of front windows, electrical work and repairs to lit signage in the front lawn and new landscaping around the front of the building and signage area. This property is located in Area 6 blight and substandard area on Pershing Road (a map showing the location of the building follows this memo). These activities are allowed under the plan. The grant dollars are reimbursed to the property owner only after the project is completed and the City has signed off on all building permits and the owner has submitted copies of the paid invoices. The project will need to be completed within 12 months of notice of award.

All work outlined in this application does meet the guidelines of the Redevelopment Plan for the 23rd Street Corridor Redevelopment Area. However, the Grant amount requested does exceeds the 50% of the TIF eligible costs of the project. The guidelines for the grant states "The CDA will consider funding a Project via a Grant in a total amount up to 50% of the TIF eligible costs of the Project, or up to \$15,000 per Project, whichever is less." If the Board follows these guidelines the ask for this grant should be \$9,452.86 versus \$15,000.

FISCAL IMPACT:

Total cost of project \$18,905.72 paid by Terry Norris - Mountain Plains Financial with \$9,452.86 being reimbursed from grant funds once project is completed.

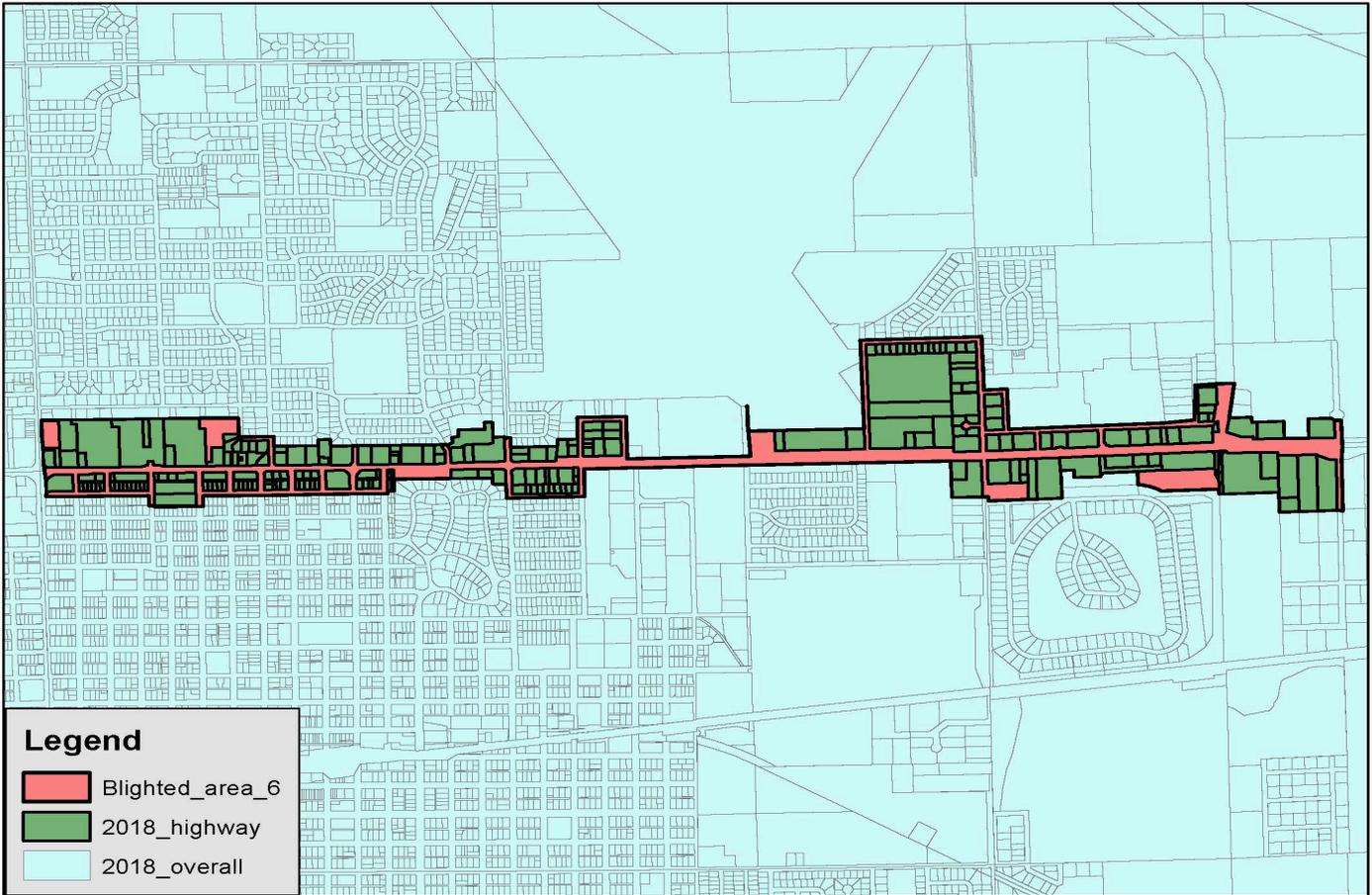
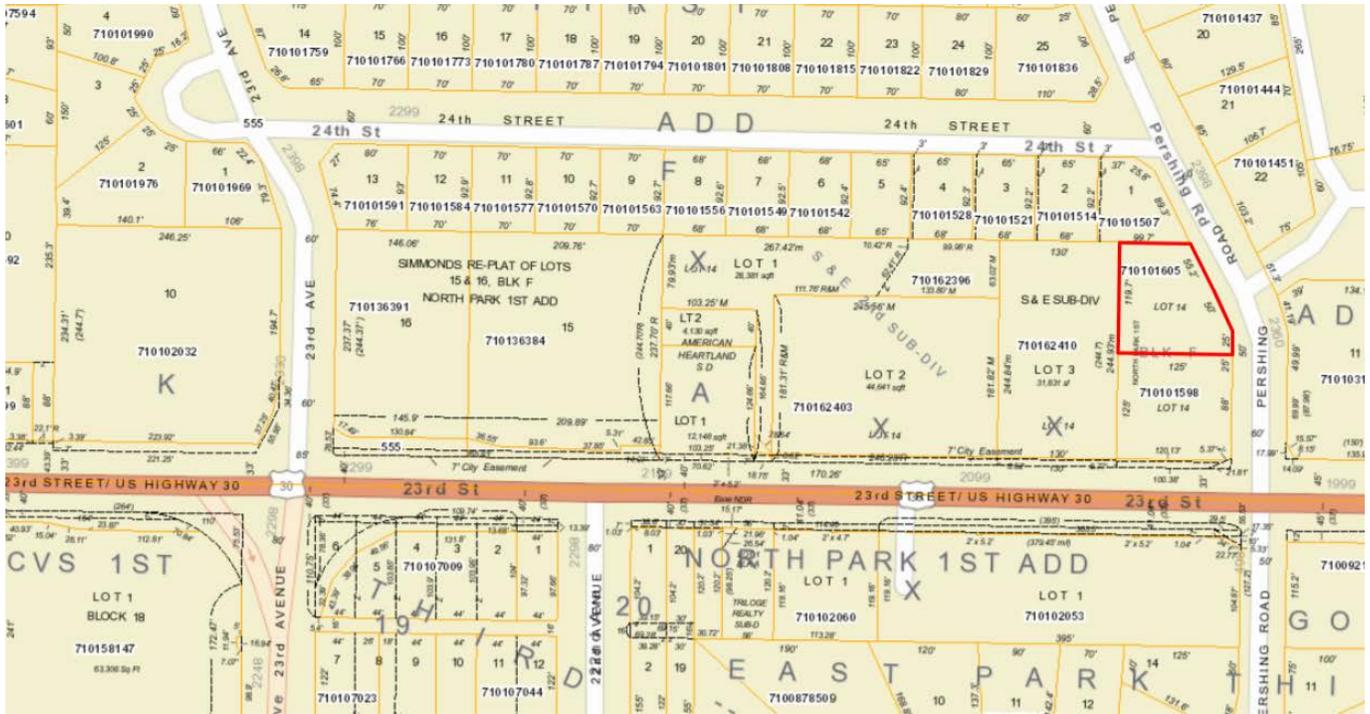


ALTERNATIVE: Do not approve.

Signature:

By: 

Approved by:  _____



**Application for the City of Columbus
Area 6 Neighborhood Beautification Grant Program**

This Application is established pursuant to those certain Guidelines for the Area 6 Neighborhood Beautification Grant Program, adopted by the Community Development Agency of the City of Columbus, Nebraska (the "CDA"). Any capitalized terms that are not otherwise defined herein shall have the meanings set forth in the Guidelines. All parts of this Application must be completed prior to submission to the CDA. Incomplete Applications will not be considered by the CDA. The Owner should attach additional pages where requested and/or when necessary. The Owner or a designated representative must be present at the meeting of the CDA in which this Application is considered to answer questions related to the proposed Project. The CDA will provide prior notice of the date and time of such meeting.

Owner: Terry Norris - Mountain Plains Financial

Project Site Address: 2360 Pershing Rd., Columbus, NE 68601

Project Description (please describe below and attach a visual representation of your Project): _____

Front windows (East side) replace/upgrade, electric work for light for signage in berm in front lawn.

Landscaping around front of building (East side). Small concrete slab to replace landscape in front berm.

Berm signage will be reinforced with new materials as current wood is rotting.

Removal of all waste materials.

Total Estimated Cost of Project: \$ 18,905.72

Grant Amount Requested: \$ 15,000 9,452.86

Breakdown of Eligible Costs (Cost estimates must come from a professional third-party bid. If undertaking the work on their own, Owner must show that the cost sought to be reimbursed are in the same range as a bid from a third party):

Item: <u>Windows, Electrical, Concrete, Signage, & waste removal</u>	Cost: \$ <u>15,185.00</u>
Item: <u>Landscape under building signage</u>	Cost: \$ <u>468.63</u>
Item: <u>Landscaping in front of building, plants, removal</u>	Cost: \$ <u>2,005.39</u>
Item: <u>Landscape Edging and Sod Removal</u>	Cost: \$ <u>476.70</u>
Item: <u>Landscape Rock and installation</u>	Cost: \$ <u>770.00</u>

Estimated Start and Completion Date: Spring 2024-Fall/Early Winter 2024

Attachments: You must attach the following items to this Application:

1. A site plan or visual representation of the Project.
2. All necessary building permits for the Project.
3. Proof of insurance for the Project Site.
4. Third party bid(s) for cost estimates.

I certify that the facts and estimates set forth in this Application are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

I understand that the CDA may request additional information it deems relevant and that submitting this Application does not guarantee receipt of a Grant. All Grants are conditional upon (1) approval by the CDA; (2) the execution of a Redevelopment Contract between Owner and the CDA; and (3) Owner's completion of the Project in conformance with the Redevelopment Contract.

I agree to maintain all Project related receipts, beginning at submission of this Application, until December 31, 2039, for audit purposes.

By: Terry Norris
Print Name: Terry Norris
Date: 01/30/2024



Attn: Anthony Owens
Address: 2360 Pershing Road
Job: Windows and Exterior improvements
Date: 1-29-2024

Materials and Labor included in the following:

Windows

- Replacement of the southeast office and upper front windows
- Gerkin Rhino Aluminum series windows to match the dark bronze anodize as the store front
- Foam insulate the interior of the windows
- Installation of the new jamb extensions and casing on the interior
- Wrap and seal the exterior of the windows
- Drywall patch in the southeast office includes painting

Electrical

- Fish new wire through conduit and install new exterior light for signage

Concrete

- Pour concrete around the sign in a rectangular shape
- Remove old landscaping

Signage

- Install new cedar structure for the exterior signage

Disposal of all waste materials

The total price of the windows and exterior improvements is \$15,185.00.

Thank you,

Benjamin A. Foreman

W: 402-564-2775

F: 402-564-2776

C: 402-910-1538

E: ben@foremanlumber.com

D & B Yard Services
 3850 Suncrest Ave
 Shelby, NE 68662
 (402) 276-4098



Estimate

ADDRESS

Dwain Owens
 27641 Woodside Drive
 Columbus
 NE
 68601

ESTIMATE # 1199

DATE 01/25/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Plant	Fine Line Buckthorn	1	40.00	40.00
	Landscape Plants	Boxwood	3	65.00	195.00
	Landscape Plants	Veronica	2	25.00	50.00
	Landscape Plant Installation	Shrubs	4X	30.00	99.00T 120.00
	Landscape Plant Installation	Perennials	2	17.50	35.00T
	Landscape Boulders	Price per pound plus tax	200	0.27	54.00
	Landscape Boulder Installation			50.00	50.00T

Design for north side with Boxwoods & Veronica

SUBTOTAL
 TAX
 TOTAL

\$ 459 474.00
 9.63
~~\$483.63~~

~~459 / 115.00~~

Accepted By

Accepted Date

6468.63
 Correct

Thank you for the opportunity to work for you!

D & B Yard Services
 3850 Suncrest Ave
 Shelby, NE 68662
 (402) 276-4098



Estimate

ADDRESS

Dwain Owens
 27641 Woodside Drive
 Columbus
 NE
 68601

ESTIMATE # 1195

DATE 01/22/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Plant/Bush Removal		10	35.00	350.00T
	Removal of Old Mulch	Price per cu yard	2	50.00	100.00T
	Landscape Bed Preparation			100.00	100.00T
	Landscape Plants	Totem Blue Spruce	1	235.00	235.00
	Landscape Plants	Allium Millenium	2	20.00	40.00
	Landscape Plants	BoBo Hydrangea	3	65.00	195.00
	Landscape Plants	Dianthus	5	20.00	100.00
	Landscape Plants	Fine Line Buckhorn	2	80.00	160.00
	Landscape Plant Installation	Trees	1	75.00	75.00T
	Landscape Plant Installation	Shrubs	5	30.00	150.00T
	Landscape Plant Installation	Perennials	7	17.50	122.50T
	Landscape Boulders	Price per pound plus tax	200	0.27	54.00
	Landscape Boulder Installation			50.00	50.00T
	Landscape Design Fee			150.00	150.00T
	Disposal Fee	Old Shrubs, mulch, dirt		50.00	50.00T
	Equipment Fee			75.00	75.00T
	Delivery Fee			30.00	30.00T

Design for south side of office with Totem Blue Spruce & BoBo Hydrangeas

SUBTOTAL
 TAX
 TOTAL

1,936.50
~~2,086.50~~
 68.89

~~\$2,105.39~~

Correct
 \$2005.39

Thank you for the opportunity to work for you!

D & B Yard Services
 3850 Suncrest Ave
 Shelby, NE 68662
 (402) 276-4098



Estimate

ADDRESS

Dwain Owens
 27641 Woodside Drive
 Columbus
 NE
 68601

ESTIMATE # 1192

DATE 01/18/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Removal of sod	price per square feet	125	2.00	250.00
	Black Landscape Edging	Price per linear foot	42	1.35	56.70
	Black Landscape Edging Installation	Price per linear foot	42	2.50	105.00
	Dirt	Price per bag. Backfill dirt.	10	3.50	35.00
	Disposal Fee			30.00	30.00

Edging around poles on south side of property and front NE office	SUBTOTAL	476.70
	TAX	0.00
	TOTAL	\$476.70

Accepted By

Accepted Date

Thank you for the opportunity to work for you!

D & B Yard Services
 3850 Suncrest Ave
 Shelby, NE 68662
 (402) 276-4098



Estimate

ADDRESS

Dwain Owens
 27641 Woodside Drive
 Columbus
 NE
 68601

ESTIMATE # 1191

DATE 01/18/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Rock	Price per ton plus tax. Dakota 2-4"	3	86.67	260.01
	Landscape Rock Installation	Rate is per hour and is figured as 2 hours/ton	6	50.00	300.00
	Black Landscape Fabric	Price per roll (3 ft x 50 ft) Professional grade	3	26.74	80.22
	Staples for Fabric	Price per box	3	5.34	16.02
	Black Landscape Fabric Installation	Price per sq ft	255	0.25	63.75
	Delivery Fee			50.00	50.00

Rock for both north and south sides in front of office and along south side of property around poles

SUBTOTAL	770.00
TAX	0.00
TOTAL	\$770.00

Accepted By

Accepted Date

Thank you for the opportunity to work for you!

BLASER SIDING

3421 15 Street
COLUMBUS, NE 68601
402-563-1574

**PROPOSAL AND
ACCEPTANCE**

PROPOSAL SUBMITTED TO <i>Anthony Owens</i>		PHONE	DATE
STREET <i>2300 Pershing Rd.</i>		JOB NAME <i>Windows & Exterior</i>	
CITY, STATE AND ZIP CODE <i>Columbus, NE 68601</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:
Materials & Labor for:

Windows: Window replacement in southeast office

- Window replacement of upper front windows
- Gerkin Rhino Aluminium Series to match
- Interior of windows to be insulated (Foam)
- Installation of new jamb & casing for interior
- Wrap & seal for exterior
- Drywall patch (includes painting)

Electrical: Installation of new exterior signage light (includes fishing wire through
conduit)

Concrete: Pour rectangle concrete slab around sign & Remove
old landscaping

Signage: Installation of exterior signage structure (cedar)

Landscaping: Removal of old landscaping

- New landscaping (plants, shrubs, (2) trees)
- New edging & mulch

**Disposal of all waste*

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (*\$19,886.00*).

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control, Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Mek Blue*
Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____



**MOUNTAIN
PLAINS** Financial, Inc.
"A Risk Management Company"

WEA



Protected by
AUDIO
VIDEO
Security
481-564-7714



2360
~~2343~~ Pershing Rd

Windows to be replaced

wider

Concrete slab

Rocks Added to replace dead grass



ogle



OWENS
WEALTH ADVISORS



4. Application of Renshouse Industrial Solutions for grant in the amount of \$4,396.71 for removal and replacement of signage at 1600 23rd Street in conjunction with the 23rd Street Beautification project.



The City of Columbus

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: February 13, 2024
TO: Tara Vasicek, City Administrator
FROM: Jean Van Iperen, Planning & Economic Development Coordinator 23rd St
RE: Neighborhood Beautification Program - Rensenhouse Industrial Solutions

RECOMMENDATION:

Approval of the 23 St Neighborhood Beautification project for Rensenhouse Industrial Solutions for removal and replacing of outdated signage on the front of building located at 1600 23rd St. with the suggested changes to meet the Redevelopment Plan Guidelines.

DISCUSSION:

With the approval of the Redevelopment Plan for the 23rd Street Corridor Redevelopment Area (23rd Street Corridor Area District TIF Project) in 2021, the Council approved a grant program for the purpose of encouraging and incentivizing the enhancement and beautification of the Redevelopment Area through the 23rd Street Corridor Grant Program. The objectives of the program are to assist in redevelopment in order to encourage employment and economic development of the City as well as for the redevelopment of the blighted and substandard Redevelopment Area. A portion of the ad valorem taxes were placed in a special fund and allocated towards redevelopment in conformance with the objectives of the program. Applications for the program are due between January 1 and January 31 of each year.

Rensenhouse Industrial Solutions who leases the building at 1600 23rd St from Zack Arellano, property manager has submitted an application for a grant. Since Rensenhouse Industrial Solutions does not own the building, permission for the improvements was requested and the property manager has signed off on the project. The grant application is for the removal of the old outdated signage from the front of the building and replacing it with one single street facing sign. Rensenhouse Industrial Solutions' application also would like new window stickers applied to the front door as well as decals on a box truck. This property is located in Area 6 blight and substandard area at 1600 23rd St. (a map showing the location of the building follows this memo). The replacing of the sign on the front of the building is an acceptable project under the guidelines of the grant program. However the vinyl lettering on the front door and the decals on the box truck are not acceptable projects.

With that being said the original project cost is \$8,793.41, but once the unacceptable projects are subtracted out the grant request should be reduced to \$3,672.00. The grant dollars are reimbursed to the property owner only after the project is completed and the City has signed off on all building permits and the owner has submitted copies of the paid invoices. The project will need to be completed within 12 months of notice of award.

FISCAL IMPACT:

Total cost of project \$8,793.41 paid by Rensenhouse Industrial Solutions with \$3,672.00 being reimbursed from grant funds once project is completed.

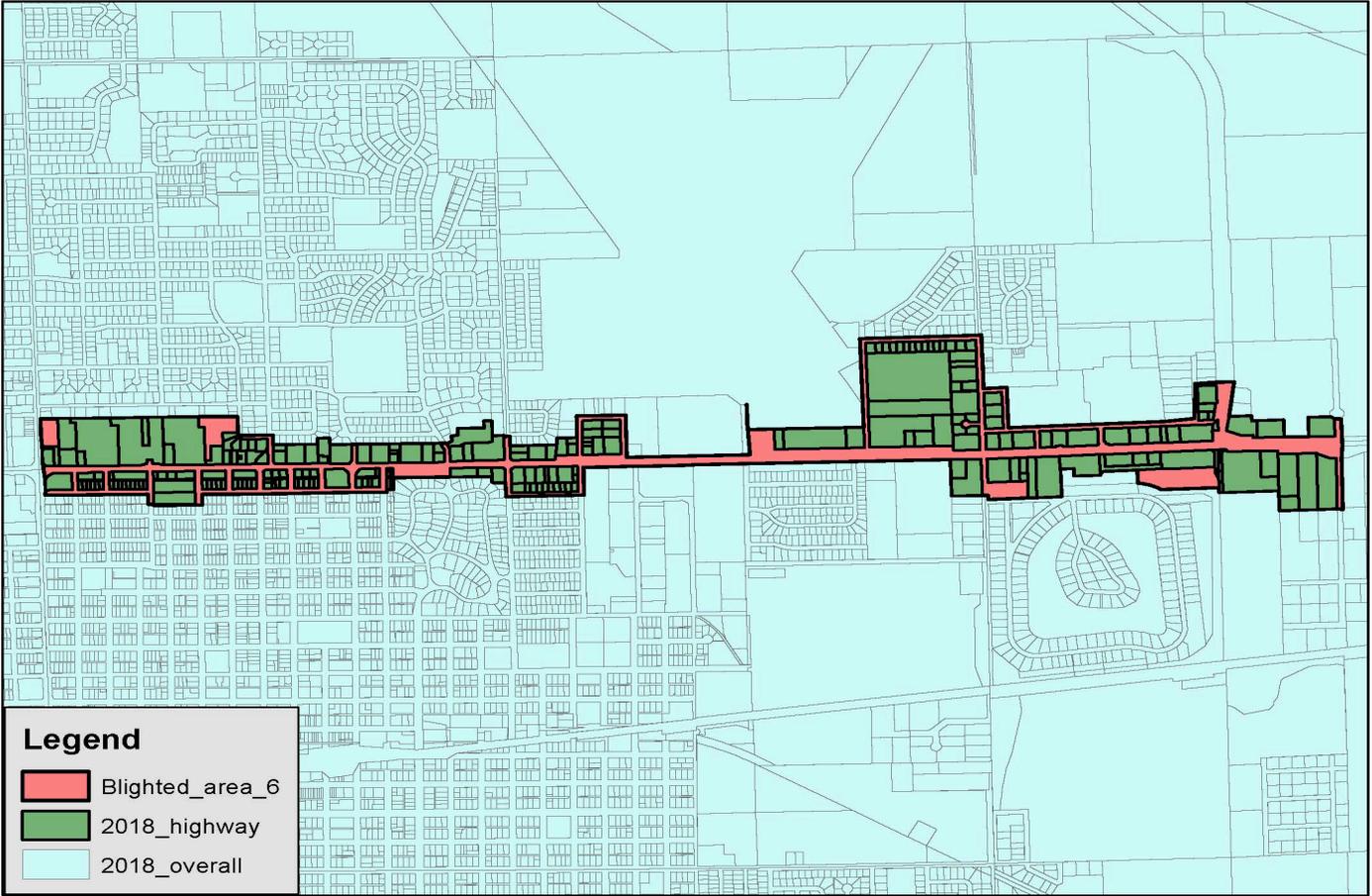


ALTERNATIVE: Do not approve.

Signature:

By: 

Approved by:  _____



**Application for the City of Columbus
Area 6 Neighborhood Beautification Grant Program**

This Application is established pursuant to those certain Guidelines for the Area 6 Neighborhood Beautification Grant Program, adopted by the Community Development Agency of the City of Columbus, Nebraska (the "CDA"). Any capitalized terms that are not otherwise defined herein shall have the meanings set forth in the Guidelines. All parts of this Application must be completed prior to submission to the CDA. Incomplete Applications will not be considered by the CDA. The Owner should attach additional pages where requested and/or when necessary. The Owner or a designated representative must be present at the meeting of the CDA in which this Application is considered to answer questions related to the proposed Project. The CDA will provide prior notice of the date and time of such meeting.

Owner: Rensenhouse Industrial Solutions

Project Site Address: 1600 23rd St. Columbus, NE 68601

Project Description (please describe below and attach a visual representation of your Project): _____

Removal of old outdated signage that is flickering and replace with one
single street facing sign with new window stickers as well.

Total Estimated Cost of Project: \$ 8793.41

Grant Amount Requested: \$ 4396.71

Breakdown of Eligible Costs (Cost estimates must come from a professional third-party bid. If undertaking the work on their own, Owner must show that the cost sought to be reimbursed are in the same range as a bid from a third party):

Item: <u>Remove all exterior signage</u>	Cost: \$ <u>1480</u>
Item: <u>1 new channel letter sign</u>	Cost: \$ <u>5864</u>
Item: <u>Installation</u>	Cost: \$ <u>1270</u>
Item: <u>Vinyl lettering on glass</u>	Cost: \$ <u>154.79</u>
Item: _____	Cost: \$ _____

Estimated Start and Completion Date: 2/2/2024 - 2/6/2024

Attachments: You must attach the following items to this Application:

1. A site plan or visual representation of the Project.
2. All necessary building permits for the Project.
3. Proof of insurance for the Project Site.
4. Third party bid(s) for cost estimates.

I certify that the facts and estimates set forth in this Application are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

I understand that the CDA may request additional information it deems relevant and that submitting this Application does not guarantee receipt of a Grant. All Grants are conditional upon (1) approval by the CDA; (2) the execution of a Redevelopment Contract between Owner and the CDA; and (3) Owner's completion of the Project in conformance with the Redevelopment Contract.

I agree to maintain all Project related receipts, beginning at submission of this Application, until December 31, 2039, for audit purposes.

By: Camden Van Brocklin
Print Name: Camden Van Brocklin
Date: 1/29/2024

Zack Arellano

Property Manager
02/02/2024

Attachments: You must attach the following items to this Application:

1. A site plan or visual representation of the Project.
2. All necessary building permits for the Project.
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I certify that the facts and estimates set forth in this Application are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

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I agree to maintain all Project related receipts, beginning at submission of this Application, until December 31, 2039, for audit purposes.

By: Camden Van Brocklin
Print Name: Camden Van Brocklin
Date: 1/29/2024



Invoice

Date	Invoice #
12/05/2023	232216-1

Bill To
Rensenhouse 1600 23rd Street Columbus, NE 68601

Job site
Rensenhouse / Columbus NE / NEW Exterior Signage for ReBranding 1600 23rd Street Columbus, NE 68601

P.O. Number	Rep	Ordered By
	Tony Maxey	Camden Van Brocklin

**** Advance Deposit Billing ****

Item	Amount
Manufacture and install the following: (Company "ReBrand" from currently "CED")	\$1,480.00
A.) <u>Remove ALL exterior signage from building and dispose of items listed below</u> <u>Westside:</u> (1) 4ft x 4ft bldg cabinet + (1) 4ft x 6ft bldg cabinet <u>Southside:</u> (2) 4ft x 6ft bldg cabinet stacked on each other + (1) 3ft x 16.5ft long CED main sign (Light "bar" or fixture above this sign STAYS on bldg per customer.) <u>Eastside:</u> (1) 2ft x 12ft bldg cabinet Reads "Enterprise Electric Company"	
B.) One (1) new set of LED illuminated Channel Letters. Mounted on raceway painted white to match existing building. Installed on SOUTH exterior wall.	\$5,864.00
C.) Install one (2) 54in tall x 114.5in long digitally printed decals on customer's newer box truck BOX SIDE/s inside customer's heated building.	\$1,270.00
<u>Note:</u> No removal included of existing vehicle lettering per customer. They will remove themselves.	
D.) Remove existing door vinyl. Install one (1) set of window vinyl lettering on left glass of front door. * Logo / Office Hours / Office Phone Number	\$154.79

***** 2% pre-paid discount of \$175.38 applies if pre-payment in full is submitted to Love Signs upon receipt of this invoice.**

***** Pre-payment in full amount would be: \$8,593.41**

Item	Price
Sales Price	\$8,768.79
Subtotal	\$8,768.79
Deposit Due	\$4,384.40
Total	\$4,384.40
Advance Deposit Required	\$4,384.40

Terms:

Advance Deposit Terms: Due Upon Receipt.

Final Invoice Terms: Due Upon Receipt. Interest of 1.5% per month will be charged on all accounts not paid in full within 30 days of Invoice date.

Please remit payments to:

Love Signs, Inc.

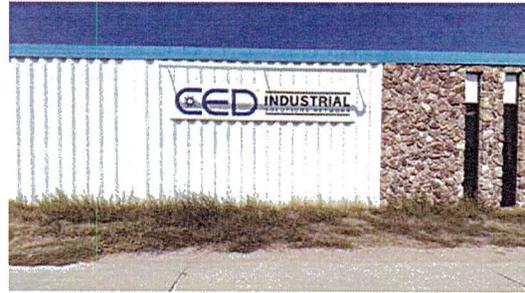
P.O. Box 807

Norfolk, NE 68702

**** Please reference invoice # on check ****

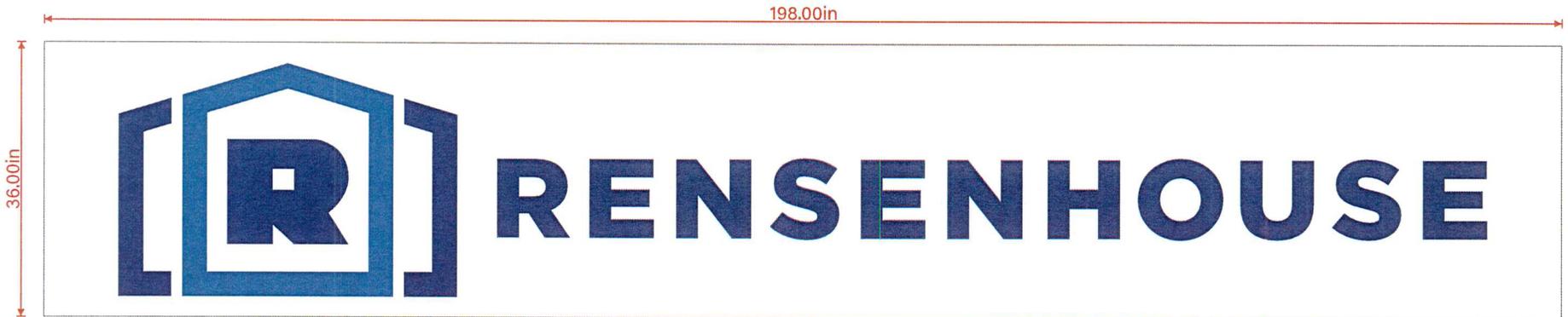
B1 #232216-03

One (1) alumalite panel with digital print.
Installed on south side of building



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NOTICE:

BEFORE APPROVING THIS ARTWORK PLEASE CHECK ALL NAMES AND WORDS FOR PROPER SPELLING, AS WELL AS ALL COLORS AND SIGNAGE PLACEMENT IF NECESSARY. QUESTIONS AND OR CHANGES NEED TO BE ADDRESSED BEFORE FINAL APPROVAL. ONCE THE SIGNAGE IS PRODUCED AFTER APPROVAL, ANY AND ALL MISSPELLINGS OR COLOR ISSUES ARE THE RESPONSIBILITY OF THE CLIENT AND WILL BE CORRECTED AT THE EXPENSE OF THE PURCHASER.

CLIENT: Rensenhous
LOCATION: Columbus, NE
SALES: Tony Maxey

DESIGN: Megan Falter

ALL RIGHTS RESERVED, NO PART OF THIS DRAWING
MAY BE REPRODUCED IN ANY FORM WITHOUT
WRITTEN PERMISSION FROM LOVE SIGN COMPANY.



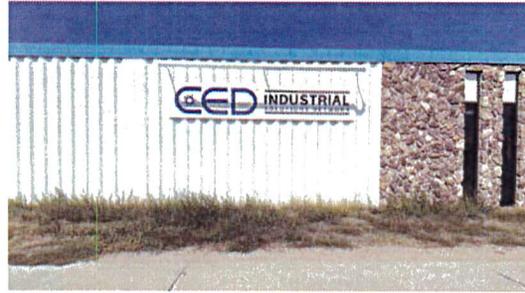
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RENSENHOUSE

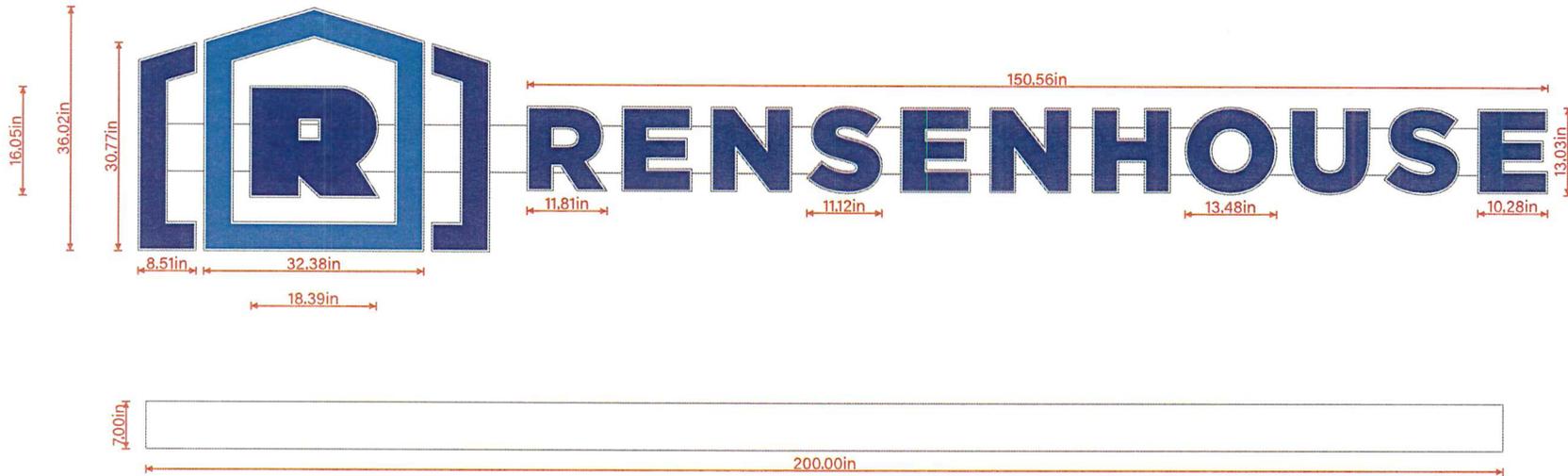
B2 #232216-03

One (1) set of channel letters on raceway.
White returns and trim cap.
Raceway to match building.



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CLIENT: Rensenhous
LOCATION: Columbus, NE
SALES: Tony Maxey

DESIGN: Megan Falter

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WRITTEN PERMISSION FROM LOVE SIGN COMPANY.



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The image shows the exterior of a building with a dark blue metal roof. The main wall is made of white corrugated metal, and a section on the right is finished with a stone veneer. The Rensenhouse logo, a blue square with a white 'R' inside a house-shaped outline, is mounted on the corrugated metal. To its right, the name 'RENSENHOUSE' is displayed in large, blue, three-dimensional block letters.

RENSENHOUSE



C #232216-03

Two (2) sets of door decals.
Customer to remove existing vinyl



NOTICE:

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CLIENT: Rensenhous
LOCATION: Columbus, NE
SALES: Tony Maxey
DESIGN: Megan Falter

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RENSENHOUSE
COLUMBUS, NE | 402-564-9494

MORGAN

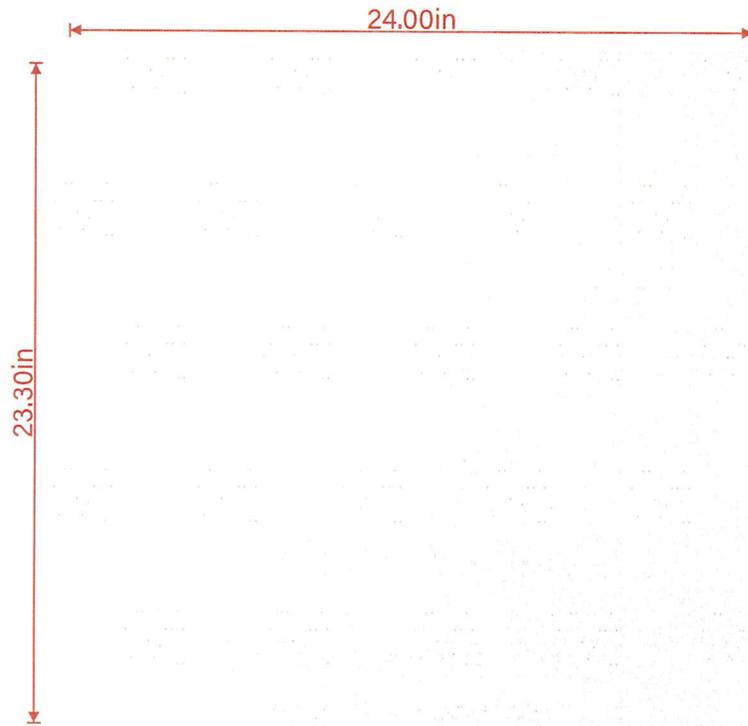
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D #232216-03

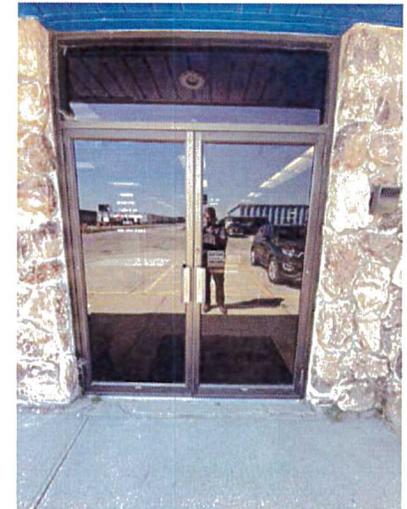


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One (1) set of window vinyl lettering to replace existing on left door



NOTICE:

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CLIENT: Rensenhouse
LOCATION: Columbus, NE
SALES: Tony Maxey

DESIGN: Megan Falter

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WRITTEN PERMISSION FROM LOVE SIGN COMPANY.



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RENSENHOUSE

HOURS
MONDAY - FRIDAY
7:00am - 4:30pm

AFTER HOURS CALL
402-564-9494

INDUSTRIAL

5. Adjournment.