

City Council Regular Meeting
Monday, May 5, 2025 6:00 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.

1. STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT AND ROLL CALL

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.

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; applicability of section.

(1) Until January 1, 2025:

(a) Except as provided in subsection (10) of this section, 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 or the governing body of a rural or suburban fire protection district, 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, village, or district. 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.

(iv) In case of refusal, neglect, or inability of the newspaper to timely publish the notice, the public body shall (A) post such notice on its website, if available, and (B) post such notice in a conspicuous public place in such public body's jurisdiction. The public body shall keep a written record of such posting. The record of such posting shall be evidence that such posting was done as required and shall be sufficient to fulfill the requirement of publication.

(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) Beginning January 1, 2025:

(a) Except as provided in subsection (10) of this section, 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 (2)(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 committees, such notice shall be given by:

(A)(I) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the time and date of the meeting, (II) posting on such newspaper's website, if available, and (III) posting on a statewide website established and maintained as a repository for such notices by a majority of Nebraska newspapers. Such notice shall be placed in the newspaper and on the websites by the newspaper; or

(B)(I) Posting to the newspaper's website, if available, and (II) posting to a statewide website established and maintained as a repository for such notices by a majority of Nebraska newspapers if no edition of a newspaper of general circulation within the public body's jurisdiction is to be finalized for printing prior to the time and date of the meeting. Such notice shall be placed in the newspaper and on the websites by the newspaper.

(ii) In the case of the governing body of a city of the second class or village, any advisory committee of such governing body, or the governing body of a rural or suburban fire protection district, such notice shall be given by:

(A)(I) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the time and date of the meeting, (II) posting on such newspaper's website, if available, and (III) posting on a statewide website established and maintained as a repository for such notices by a majority of Nebraska newspapers. Such notice shall be placed in the newspaper and on the websites by the newspaper;

(B)(I) Posting to the newspaper's website, if available, and (II) posting on a statewide website established and maintained as a repository for such notices by a majority of Nebraska newspapers if no edition of a newspaper of general circulation within the public body's jurisdiction is to be finalized for printing prior to the time and date of the meeting. Such notice shall be placed in the newspaper and on the websites by the newspaper; or

(C) Posting written notice in three conspicuous public places in such city, village, or district. Such notice shall be posted by the public body in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (2)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(iv) In case of refusal, neglect, or inability of the newspaper to publish the notice, the public

body shall (A) post such notice on its website, if available, (B) submit a post on a statewide website established and maintained as a repository for such notices by a majority of Nebraska newspapers, and (C) post such notice in a conspicuous public place in such public body's jurisdiction. The public body shall keep a written record of such posting. The record of such posting shall be evidence that such posting was done as required and shall be sufficient to fulfill the requirement of publication.

(3)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (3)(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 subsections (1) and (2) 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, subsection (1) of section 70-1014, subsection (2) of section 70-1014.02, 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 (A) an organization created under the Interlocal Cooperation Act that sells electricity or natural gas, (B) an organization created under the Municipal Cooperative Financing Act, (C) a governing body of a risk management pool and any advisory committee of such governing body, or (D) any advisory committee of any state entity created in response to the Opioid Prevention and Treatment Act, such organization, governing body, or committee 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.

(4) 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.

(5) 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.

(6) 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 (5) 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.

(7) 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.

(8)(a) Notwithstanding subsections (3) and (6) 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 subsections (1) and (2) 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 (5) 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.

(9) In addition to any other statutory authorization for virtual conferencing, any public body not listed in subdivision (3)(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 (3)(b)(i) and (ii) of this section.

(10) This section does not apply to a meeting of the Nebraska Power Review Board or a public power district, a public power and irrigation district, an electric membership association, an electric cooperative company, a municipality having a generation and distribution system, or a registered group of municipalities if such meeting is subject to section 70-1034.

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; Laws 2024, LB287, § 74; Laws 2024, LB399, § 4; Laws 2024, LB1370, § 8.

Note: The Revisor of Statutes has pursuant to section 49-769 correlated LB287, section 74, with LB399, section 4, and LB1370, section 8, to reflect all amendments.

Note: Changes made by LB287 became operative April 17, 2024. Changes made by LB399 became effective July 19, 2024. Changes made by LB1370 became operative July 19, 2024.

Cross References

- **Emergency Management Act**, see section 81-829.36.
- **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.
- **Opioid Prevention and Treatment Act**, see section 71-2485.

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. Except for closed sessions called pursuant to section 84-1410, a public body shall allow members of the public an opportunity to speak at each meeting.

(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.

(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.

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; Laws 2024, LB43, § 21.

Operative Date: July 19, 2024

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.

Annotations

- Under prior law, 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).

2. PRAYER

3. NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA - The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

4.A. Minutes of April 21, 2025, City Council meeting.

PROCEEDINGS OF CITY COUNCIL
April 21, 2025

A regular meeting of the mayor and council of the City of Columbus, Nebraska, was convened in open and public session on April 21, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 26, 2025, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice 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 and city council 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:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Cynthia Alarcón, Charlie Bahr, Troy Hiemer, Rich Jablonski, AJ Palensky, Prent Roth, and Ron Schilling. Council Member Kat Lopez was absent and excused. City staff members included City Administrator Tara Vasicek, City Attorney Neal Valorz, City Clerk Shuraya Choat, City Engineer Rick Bogus, Police Captain Doug Molczyk, Public Works Director Chuck Sliva, Finance Director Heather Lindsley, Planning and Economic Development Coordinator Jean Van Iperen, Project Manager Braden Labenz, Communications Manager Matt Lindberg, and Dispatchers Laura Bonilla, Lynn Svoboda, Raquel Vazquez, and Cindy Wiese.
2. **PRAYER:** Jablonski led in prayer.
3. **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE:** The National Anthem was played and the Pledge of Allegiance was recited.
4. **CONSENT AGENDA:** The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda. The items on the consent agenda were approved with a motion by Jablonski and a second by Bahr. Alarcón, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.
 - 4.A. **Minutes of April 7, 2025, Board of Equalization meeting.**
 - 4.B. **Minutes of April 7, 2025, City Council meeting.**
 - 4.C. **Minutes of April 7, 2025, Community Development Agency meeting.**
 - 4.D. **Renewal of solid waste hauling licenses for the following: Ace Sanitation Service, Inc., Beemer Lumber LLC dba Discount Dumpster, Hilltop Rolloff LLC dba Callaway Rolloff, S2 Roll-offs Refuse & Recycling, U & I Sanitation LLC, and Waste Connections of Nebraska, Inc., contingent on bond requirements being met.**

- 4.E. Resolution No. R25-61 authorizing the mayor as the chief elected official to sign the Nebraska Emergency Management Agency, Recovery Section Authorized Representative Designation, of the Hazardous Mitigation Program grant application for the Loup River Regional Flood Evaluation.** Resolution No. R25-61 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AUTHORIZING THE MAYOR TO SIGN THE NEBRASKA EMERGENCY MANAGEMENT AGENCY, RECOVERY SECTION AUTHORIZED REPRESENTATIVE DESIGNATION FORM FOR HAZARDOUS MITIGATION GRANT PROGRAM FOR THE LOUP RIVER REGIONAL FLOOD MITIGATION ASSESSMENT, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH.
- 4.F. Resolution No. R25-62 authorizing payment of various improvement projects.** Resolution No. R25-62 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER TO WIT: GEHRING CONSTRUCTION & READY MIX CO., INC., CONCRETE PAVING IMPROVEMENTS 2025, \$197,393.40; BIERMAN CONTRACTING, INC., CENTENNIAL PARK RESTROOM AND CONCESSION, \$94,455.90.
- 4.G. Finance department report.**
- 4.H. Payroll and bills on file.** B=Bnd Pymnts; CP=Capt'l Proj; E=Expns; G=Grnts; I=Insrnc; L=Lic; M=Mbrshp; P=Pynt; R=Rfnd; RT=Rent; S=Srv & Supp; T=Trng; 4/25/25 payroll 877,476.73; 911 Cstm 347.00 S; A to Z Msgng 135.00 S; Ace Hdwr 802.17 S; Amazon 1,839.41 S; Aqua-Pure 7,585.46 S; Arnold Mtr Sup 1,537.51 S; Auxiant 136,996.69 I; AVI 10,035.83 CP; Awards & Eng 14.00 S; Baird Holm 726.00 S; Behlen Twng 1,855.00 S; BergankDV 48,700.00 S; Bierman Cntrctng 94,455.90 CP; Black Hills 3,942.48 S; Bnd Tree Med 4,735.72 S; Carolina Sftwr 1,426.94 S; Casey's Mail Serv 5,898.00 S; Chrome N Steel 1,677.66 S; CNC Rpr 2,107.20 S; Col Chamber 1,980.00 P; CCH 534.32 S; Col Crdt Serv 110.67 S; Col Fam Rsrc Ctr 11,265.98 RT; Col Motor Co 585.30 S; Col Plmbng 210.50 S; Consltd Wtr Sol 17,850.00 S; Core & Main 14,154.40 S; CPPD 488.49 S; Culligan 349.15 S; D Johnson Trckng 2,494.15 S; Daniels Prod 243.68 S; Demco 166.48 S; Detectachem 792.19 S; Drain Surg 150.00 S; D Dunbar 27,733.13 P; Eakes 1,023.71 S; Elect Pump 2,381.06 S; Elctrnc Eng 285.00 CP; Emrgncy Serv Mktng 660.00 S; First Natl Bnk of Omaha 20,964.10 S; Frontier 1,954.63 S; G.I. Trlr 471.66 S; Galls 310.99 S; Gehring Const 199,127.63 CP; G Steffy Ford 563.38 S; Geocomm 3,328.00 S; Godfathers 87.21 S; Golfnow 196.96 S; Grt Plns Bldg Sup 608.16 S; Grt Plns Comm 1,562.66 S; Hach 685.67 S; Hawkins 7,490.37 S; HDR 77,247.19 CP; Hrtlnd Ntrl Gas 7,272.34 S; Hobby Lobby 53.51 S; Hotsy Equip 354.49 S; M Howerter MD

PROCEEDINGS OF CITY COUNCIL

April 21, 2025

Page 3

1,294.00 S; Image Tech 182.65 S; Ingram Lbry 1,966.49 S; Inland Trck 1,179.20 S; Inveris Trng 9,670.00 CP; Jackson Serv 2,232.09 S; John Deere Fin 783.44 S; Kelly Sup 1,007.74 S; Koch Excvtnng 683.76 S; B Labenz 176.94 E; Language Ln Serv 227.85 S; LARM 535.34 S; Lawson Prod 147.16 S; LCL Trck Equip 334.91 S; Lncln Jrnl Star 226.72 S; Loup 97,776.20 S; Macqueen Equip 8,140.53 S; Mailbox 69.76 S; Matheson-Linweld 108.42 S; Medline 335.76 S; Menards 2,212.91 S; Mdwst Alarm Serv 1,192.32 S; Mdwst Lab 883.92 S; Mdwst Serv & Sales 1,543.94 S; Mdwst Tape 773.17 S; Mike's Twng 2,450.00 S; Moms & Mops 450.00 S; Motion Ind 1,165.01 S; Motion Pict Lic 352.50 S; Motoplex 59.99 S; Motorola 38,114.10 CP; Mueller Sprnklr 1,249.96 S; Mncpl Pipe 2,615.25 S; Napa Auto 373.72 S; Nape 90.00 M; NE Law Enf 250.00 T; NE State Fire Mrshl 244.00 S; Newman Sgns 1,122.74 S; NE NE Econ Dev 45.00 G; NE NE Sld Wste 61,706.66 S; NW Elctrc 2,320.48 S; Olson Pest 503.00 S; Omaha Wrld Hrlld 695.50 S; One Call 363.98 S; One Src 1,135.25 S; O'Reilly 105.73 S; Paper Tiger 35.00 S; Penworthy Co 1,985.94 S; Pet Care Spec 571.77 S; Pete Lien 6,654.24 S; Petty Cash 1.75 S; Platte Cnty 4,183.86 S; Platte Vllly Comm 1,312.15 S; Playaway Prod 1,413.74 S; Pwr Tech 702.00 S; Psychological Res 150.00 S; QMC 6,331.39 S; Reardon 584.20 S; Rensenhouse 479.90 S; Rstrnt Sup 3,395.10 S; Riverside Port 110.00 S; Sapp Bros 29,283.74 S; Schieffer Sgns 8.00 S; C Seedschlag 36,487.20 CP; Seiler Instrmnt 2,400.00 S; Settje Plmbng 659.85 S; Shvln Sup 564.23 S; Shirst R Us 30.00 S; Sipple Hansen 3,901.65 S; Sirius 22,426.94 CP; Solid Wst Assoc 459.00 S; Stryker SlS 922.50 S; Spr Svr 50.73 S; Swank Motion Pict 1,480.00 S; Target Sol 9,837.36 M; T-Bone 75.88 S; Teleflex 1,650.00 S; The Bpad Grp 650.00 S; The Glf Shp 2,535.54 S; Tire Outlet 1,512.02 S; TK Elevator 256.76 S; Tooley Drg 280.76 S; Truck Ctr 3,453.06 S; Utility Serv Co 22,978.03 S; Van Diest 15,773.00 CP; C Van Dyke 175.00 S; Verizon 61.83 S; Verizon Wrsls 880.22 S; Wst Conn 635.54 S; White Cap 379.98 S; Zimco 9,848.90 S; B Zywiec 707.00 S. Total \$2,055,405.71.

5. **APPROVAL OF MINUTES:** Included in Consent Agenda

6. **SPECIAL PRESENTATIONS:**

6.A. **Proclamation declaring April 13 through April 19, 2025, as National Public Safety Telecommunicators Week.** Bulkley read the proclamation, presented it to Columbus & Platte County Joint E911 Communications Center dispatchers Raquel Vazquez, Laura Bonilla, Lynn Svoboda, and Cindy Wiese, and thanked them for their service.

7. **PUBLIC HEARINGS:**

7.A. **Public hearing - Application from Fehringer & Mielak, LLP to rezone property located north of E 19th Street between E 11th Ave and E 12th Ave from "B-2" (General Commercial District) to "ML/C-1" (Light Industrial District) and to amend the Future Land Use Map of the Comprehensive Plan. (Planning Commission recommends approval.)** Jason Mielak, explained the rezoning will allow for a convenience storage facility. No public testimony was heard. The public hearing closed with a motion by Roth and a

second by Schilling. Alarcón, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

7.A.1. Ordinance No. 25-04 approving rezoning. The rules were suspended and Ordinance No. 25-04 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE COLUMBUS LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, PASSED AND ADOPTED NOVEMBER 18, 2024, AS THE ZONING CODE FOR THE CITY OF COLUMBUS, NEBRASKA, BY ORDINANCE NO. 24-32, AND AS AMENDED THEREAFTER, TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: THE SOUTH 591.30 FEET OF LOTS 1 AND 3, BLOCK B, EXCEPT THE NORTH 167.50 FEET THEREOF; ALL IN SAND SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, AND FURTHER EXCEPTING: LOT 1, SAND SUBSTATION SUBDIVISION OF PART OF LOT 3, BLOCK B, SAND SUBDIVISION, IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, FROM THE PRESENT ZONING CLASSIFICATION OF “B-2” (GENERAL COMMERCIAL DISTRICT) TO “ML/C-1” (LIGHT INDUSTRIAL DISTRICT); TO AMEND THE ZONING MAP AND THE FUTURE LAND USE MAP WHICH HAVE BEEN ADOPTED AND MADE A PART OF SAID CITY OF COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE was read by number only with a motion by Bahr and a second by Hiemer. Alarcón, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent. Ordinance No. 25-04 was adopted with a motion by Bahr and a second by Schilling. Alarcón, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

8. PETITIONS AND COMMUNICATIONS: None

9. REPORTS OF CITY OFFICES: Finance department report included in Consent Agenda

9.A. Update on Nebraska Department of Transportation 23rd Street Reconstruction project. Bogus explained that the project is on schedule with water mains and storm sewer installations underway. The 23rd Avenue crossing is now open with temporary paving; however, it will close again later to complete final paving. Looking ahead, Bogus noted that the eastbound lanes are expected to be fully open by the end of August or early September, with the NDOT completing final project work by November 2025.

9.B. Update on Loup River South Bridges project. Bogus explained that crossover lanes on the northbound bridge are being prepared while the southbound bridge

is scheduled to be closed the week of May 5th, remaining closed until its expected completion in April 2027. The NDOT will then begin preparations for demolition of the southbound bridge during which time the Pawnee Park trail and vehicle traffic under the bridge will be closed. Bogus clarified that river traffic will remain open during demolition and construction; however, access will be limited during certain phases of the project. He added that once the southbound bridge is complete the northbound bridge will close for repairs.

9.C. 2024 tax increment financing report. Lindsley noted there are twenty-six redevelopment projects utilizing \$48.8 million in tax increment financing with two new projects added this past year. She explained that no projects in 2024 were paid in full; however, two projects will be paid back early in the next year or two.

10. REPORTS OF COUNCIL COMMITTEES:

10.A. PUBLIC PROPERTY, SAFETY, AND WORKS COMMITTEE: April 21, 2025

10.A.1. Request of Clark Grant, on behalf of Habitat for Humanity, to extend the time period for completion of public improvements for Centennial Park 8th Addition from the previously extended date of April 17, 2025, to April 17, 2027. The Public Property, Safety, and Works Committee recommended approval of the request to extend the completion of public improvements for Centennial Park 8th Addition to April 17, 2027. The report was adopted with a motion by Schilling and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

10.A.2. Request of Clark Grant, on behalf of Ferguson Properties, Inc., to extend the time period for completion of public improvements for Park Place 10th Addition from the previously extended date of April 17, 2025, to April 17, 2026. The Public Property, Safety, and Works Committee recommended approval of the request to extend the completion of public improvements for Park Place 10th Addition to April 17, 2026. Bogus confirmed this is the second extension and noted that negotiations are still ongoing with Black Hills Energy. The report was adopted with a motion by Bahr and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

10.A.3. Cost share of paving and infrastructure 2025. The Public Property, Safety, and Works Committee recommended approval of the city cost share of paving and infrastructure for 2025. The report was adopted with a motion by Schilling and a second by Hiemer. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

10.A.4. Amend city code regarding fireworks discharge time for December 29 and 30 stated on the required signage at all fireworks sale locations and various other changes that align with the city's current inspection procedures. The Public Property, Safety, and Works Committee recommended approval of the changes as presented. Jablonski stated he believes no fireworks should be permitted for December 29 and 30. Choat clarified that this would be a correction

to the required signage that is posted at all fireworks sale locations, noting that while the allowed discharge time for those dates has always been 8:00 a.m. to 10:00 p.m., the signage incorrectly listed the hours as 8:00 a.m. to midnight. The report was adopted with a motion by Schilling and a second by Roth. Alarcòn, Bahr, Hiemer, Palensky, Roth, and Schilling voted "Aye" and Jablonski voted "Nay". Lopez was absent.

10.A.5. Traffic Control Device Committee report for 1st Quarter 2025. The Public Property, Safety, and Works Committee recommended approval of the quarterly report of the Traffic Control Device Committee. The report was adopted with a motion by Schilling and a second by Palensky. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

11. REPORTS OF SPECIAL COMMITTEES: None

12. REPORTS ON LEGISLATION: None

13. NEW BUSINESS:

13.A. Application from Smash the Trash Sanitation LLC for solid waste hauling license. The application from Smash the Trash Sanitation LLC for a solid waste hauling license was approved with a motion by Palensky and a second by Hiemer. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

13.B. Quote from Skydio, Inc. in the amount of \$62,861.40 for two drones for the police department. CIP #25-37 Molczyk explained that the drones are equipped with advanced technology and are compatible with Axon, a leading manufacturer law enforcement gear, which will enable future expansion capabilities for the police department. The quote from Skydio, Inc. for two drones was accepted with a motion by Alarcòn and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

13.C. Quote from P & R Sales & Service in the amount of \$17,750 for UTV Side by Side for wastewater treatment plant. CIP #25-55. The quote from P & R Sales & Service for a UTV was accepted with a motion by Bahr and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

13.D. Comments from mayor and city council members. Schilling announced that May 1st is National Day of Prayer. The group Vertical Voices will be performing at 6 p.m., and the event will take place throughout the day at Frankfort Square. Jablonski added that the Sertoma club will be displaying flags as part of the celebration.

14. RESOLUTIONS:

14.A. Resolution No. R25-63 accepting Deed of Dedication for ZEBAC Addition (38th Street east of 30th Avenue.) (Planning Commission recommends

approval.) Resolution No. R25-63 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A MINOR SUBDIVISION OF THE N1/2 OF THE NE1/4 OF THE NW1/4 OF SECTION 18, T17N, R1E, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, HEREINAFTER TO BE KNOWN AS "ZEBAC ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA" was adopted with a motion by Schilling and a second by Hiemer. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

14.B. Resolution No. R25-64 awarding Community Block Grant funds to Kiara Ziemba for downtown revitalization. Resolution No. R25-64 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AWARD OF PROCEEDS IN THE AMOUNT OF \$2,250 FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT NO. 23-DTR-003 TO KIARA ZIEMBA AS RECOMMENDED BY THE BUSINESS IMPROVEMENT BOARD, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY was adopted with a motion by Roth and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

14.C. Resolution No. R25-65 awarding Community Development Block Grant funds to Crystal Klug for downtown revitalization. Resolution No. R25-65 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AWARD OF PROCEEDS IN THE AMOUNT OF \$12,600 FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT NO. 23-DTR-003 TO CRYSTAL KLUG OF HOME REVIVAL BY CK, LLC, AS RECOMMENDED BY THE BUSINESS IMPROVEMENT BOARD, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY was adopted with a motion by Palensky and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

14.D. Resolution No. R25-66 approving professional services agreement with HDR Engineering, Inc. in the amount of \$149,995 for 8th Street & 12th Avenue Intersection Design. CIP #25-35 Bogus explained that HDR will study the intersection of 8th Street & 12th Avenue to figure out possible traffic solutions. Design proposals will be presented and public input will be considered before any final decisions are made. Resolution No. R25-66 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING SHORT FORM AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES WITH HDR ENGINEERING, INC. IN AN AMOUNT NOT TO EXCEED \$149,995 FOR 8TH STREET AND 12TH AVENUE INTERSECTION DESIGN; A COPY OF WHICH IS ATTACHED

HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Hiemer and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

- 14.E. Resolution No. R25-67 amending the Social Media Policy to not permit public comments on all city-owned Facebook pages.** Bulkley outlined the purpose of the city's social media and encouraged residents to reach out to the city through direct message, email, or phone. Resolution No. R25-67 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE SOCIAL MEDIA POLICY TO NOT PERMIT PUBLIC COMMENTS ON ALL CITY-OWNED FACEBOOK PAGES; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Alarcòn and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

15. ORDINANCES ON FIRST READING:

- 15.A. Ordinance No. 25-05 levying special assessments on Street Improvement District No. 184 (23rd Street from east of 48th Avenue to 54th Avenue) and Street Improvement District No. 189 (48th Avenue from 23rd Street to south of Bradshaw Park Entrance).** The rules were suspended and Ordinance No. 25-03 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO LEVY SPECIAL ASSESSMENTS ON THE LOTS AND PARCELS OF REAL PROPERTY INCLUDED WITHIN STREET IMPROVEMENT DISTRICT NO. 184 (23RD STREET FROM EAST OF 48TH AVENUE TO 54TH AVENUE). AND STREET IMPROVEMENT DISTRICT NO. 189 (48TH AVENUE FROM 23RD STREET TO SOUTH OF BRADSHAW PARK ENTRANCE) TO PAY THE COST OF CONSTRUCTION OF IMPROVEMENTS IN SAID DISTRICTS; TO PROVIDE FOR THE METHODS OF PAYMENT OF SAID ASSESSMENTS; TO REPEAL ALL ORDINANCES AND RESOLUTIONS, OR PARTS THEREOF IN CONFLICT HEREWITH; AND TO PROVIDE FOR THE EFFECTIVE DATE was read by number only with a motion by Jablonski and a second by Roth. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent. Ordinance No. 25-05 was adopted with a motion by Jablonski and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.
- 15.B. Ordinance No. 25-06 amending section 133.04 of Chapter 133 of Title XIII of the Columbus City Code regarding fireworks discharge time for December 29 and 30 stated on the required signage at all fireworks sale locations and various other changes that align with the city's current inspection procedures.** On its first reading, Ordinance No. 24-06 entitled: AN ORDINANCE

PROCEEDINGS OF CITY COUNCIL

April 21, 2025

Page 9

OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA AMENDING SECTION 133.04 OF CHAPTER 133 OF TITLE XIII OF ORDINANCE NO. 24-01 (COLUMBUS CITY CODE) REGARDING THE FIREWORKS DISCHARGE TIME FOR DECEMBER 29 AND 30 STATED ON THE REQUIRED SIGNAGE AT ALL FIREWORKS SALE LOCATIONS AND OTHER VARIOUS CHANGES THAT ALIGN WITH THE CITY'S CURRENT INSPECTION PROCEDURES; REPEALING ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM was read by number only.

16. **ORDINANCES ON SECOND READING:** None
17. **ORDINANCES ON THIRD READING:** None
18. **CONSIDERATION OF PAYROLL AND BILLS ON FILE:** Included in Consent Agenda.
19. **UNFINISHED BUSINESS:** None
20. **ADJOURNMENT:** The meeting adjourned at 6:44 p.m.

Presented and approved this 5th day of May 2025.

OFFICE OF THE CITY CLERK
: Shuraya Choat

4.B. Minutes of April 21, 2025, Community Development Agency meeting.

COMMUNITY DEVELOPMENT AGENCY
April 21, 2025

A meeting of the mayor and city council, as the Community Development Agency, of the City of Columbus, Nebraska, was convened in open and public session on April 21, 2025, at 6:47 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 26, 2025, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice 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 and city council 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:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Cynthia Alarcón, Charlie Bahr, Troy Hiemer, Rich Jablonski, AJ Palensky, Prent Roth, and Ron Schilling. Council Member Kat Lopez was absent and excused. City staff members included City Administrator Tara Vasicek, City Attorney Neal Valorz, City Clerk Shuraya Choat, City Engineer Rick Bogus, Police Captain Doug Molczyk, Public Works Director Chuck Sliva, Finance Director Heather Lindsley, Planning and Economic Development Coordinator Jean Van Iperen, Project Manager Braden Labenz, and Communications Manager Matt Lindberg.
- 2. Resolution No. R25-68 first amendment to the Redevelopment Plan for the Zegar Investments Redevelopment Project.** Andrew Willis, on behalf of the applicant, explained that the project currently consists of both residential and commercial units; however, the redeveloper would like to remove the commercial component and proceed solely with the residential development. He added that the intention is to present the commercial piece at later date as a separate redevelopment project. Willis stated that the 84 residential units would remain the same as well as the proposed timeline and noted that the tax increment financing request has slightly increased from \$2,268,293 to \$2,335,550 in order to cover additional costs. Resolution No. R25-68 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ADMINISTRATIVE AMENDMENT, ENTITLED, "AMENDMENT TO REDEVELOPMENT PLAN FOR THE ZEGAR INVESTMENTS REDEVELOPMENT PROJECT" was adopted with a motion Alarcón and a second by Bahr. Alarcón, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

3. **Resolution No. R25-69 first amendment to the Redevelopment Contract for the Zegar Investments Redevelopment Project.** Resolution No. R25-69 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT AMENDMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY SLAOCA, L.L.C., AS SET FORTH IN THE "Redevelopment Plan for the ZEGAR INVESTMENTS Redevelopment Project" was adopted with a motion Bahr and a second by Palensky. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.
4. **Adjournment:** The meeting adjourned at 6:53 p.m.

Presented and approved this 21st day of April 2025.

OFFICE OF THE CITY CLERK
: Shuraya Choat

4.C. Minutes of April 28, 2025, Civil Service Commission meeting certifying Lynn Fear and Doug Molczyk as police chief candidates.

CIVIL SERVICE COMMISSION MINUTES

April 28, 2025

A meeting of the Columbus Civil Service Commission was convened in open and public session on Monday, April 28, 2025 at 4:45 p.m. in the Conference Room at the Police Station.

Notice of this meeting was given in advance thereof by public posting in City Hall, and Columbus Public Library on April 2, 2025. Availability of the agenda was communicated in the advance notice and in the notice to the Columbus Civil Service Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT AND ROLL CALL:

The following statement: "In compliance with the Open Meetings Act, Legislative Bill 898, Second Session Ninety-Ninth Legislature of Nebraska, a current copy of the Act is available in this meeting room".

Present were members, Chris Steinke, Jessica Caban, Logan Bronson and Russ Strehle and Troy Loeffelholz. The minutes from the January 21, 2025 meeting were approved with a motion by Steinke and a second by Strehle with all members voting "Aye".

The purpose of the meeting was to interview three applicants for the position of Police Chief and agree if the candidates would be certified to the appointing authority as qualified for the position of Police Chief for one year.

Following discussion, a motion was made by Loeffelholz and seconded by Caban to certify to the Mayor and City Council, the applicants Lynn Fear and Doug Molczyk. The motion passed unanimously.

There being no further items of business for the agenda, the meeting was adjourned.

Respectfully submitted,

Tammy Orender
Civil Service Commission Secretary

4.D. Reappointment of Doug Moore and Elicia Micek to Employee Retirement Committee for two-year terms.



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 30, 2025
TO: City Council Members
FROM: James B. Bulkley, Mayor
SUBJECT: Reappointments

With your permission, I wish to submit the following names to you for reappointment at the May 5, 2025, City Council meeting. Per Council Rules, the two-week waiting period is automatically waived for someone who is reappointed to the same or similar position.

EMPLOYEE RETIREMENT COMMITTEE: (Two-year terms)

Doug Moore
Elicia Micek


James B. Bulkley, Mayor

4.E. Resolution No. R25-70 authorizing payment of various improvement projects.

DRAFT

RESOLUTION NO. R25-70

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER TO WIT: GEHRING CONSTRUCTION & READY MIX CO., INC., CONCRETE PAVING IMPROVEMENTS 2025, \$114,020.80.

WHEREAS, the mayor and council of the City of Columbus, Nebraska, hereby find and determine that pursuant to contract, labor, equipment, and materials have been furnished for improvements in the following designated districts and projects within said City, to wit:

Gehring Construction
Ready Mix Co., Inc. Concrete Paving Imprvmnt 2025 \$114,022.80

that the respective special engineer has prepared and filed with the city clerk a certificate of progress respecting said improvements, copies of which are attached and are hereby incorporated herein by reference and made a part hereof as if fully set forth herein; and that pursuant to said contract, the plans, specifications, and said certificate of progress, there is due the respective contractor on account the amount as set forth in the attached.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the said improvements in the aforesaid districts and projects and the respective certificate of progress be and are hereby accepted and adopted; that a check be issued and made payable to the respective contractor in the amount and in the manner as set forth in the respective certificate of progress; that each check shall be drawn on the appropriate and respective fund; that each check shall be redeemed and paid upon collection of special assessments and sale of various purpose bonds at the completion of each of said districts and projects.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Contractor's Application and Certificate of Payment

100-150-57200-23046 - 114,022.80

Contractor's Application for Payment No: 2	
Application Period: (From - to) 4/8/25 to 4/22/25	
To: City of Columbus (Owner)	From (Contractor): Gehring Construction & Ready Mix Co., Inc.
Project Name: Concrete Paving Improvements 2025	
Fiscal Year Budget Number:	
Contractor's Project No.:	
Via (Consulting Engineer / Architect): City of Columbus	

Application For Payment

Field Order and Change Order Summary

Field (FO#) and Change Orders (CO#) Approved:		
Number	Additions	Deductions
TOTALS	\$ -	\$ -
NET CHANGE	\$ -	

1. ORIGINAL CONTRACT PRICE.....	\$ 2,354,662.60
2. Net change by Field Order and Change Orders.....	\$ -
3. Current Contract Price (Line 1 ± 2).....	\$ 2,354,662.60
4. TOTAL COMPLETED AND STORED TO DATE (Column H on Progress Estimate).....	\$ 346,018.00
5. RETAINAGE: (Capped at 10% at 50% of Line 3) (When line 4 is over 50% of Line 3 do calculation of Line 3 x .5 x .1 to get Retainage)	\$ 34,601.80
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5).....	\$ 311,416.20
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 197,393.40
8. AMOUNT DUE THIS APPLICATION (Line 6 - Line 7).....	\$ 114,022.80
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3- Line 6).....	\$ 2,043,246.40
(To double check Line 9 Take Column I + Line 5 should = Line 9 calculations)	

Contractor's Certification	
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.	
Contractor: Gehring Construction & Ready Mix Co., Inc.	
By: <i>Stephen Anderson</i>	Date: <i>4-22-25</i>
Printed/Typed Name: Stephen Anderson	

Payment of:		
	(Line 8 or other - attach explanation of the other amount)	
is recommended by:		
	(Consulting Engineer/Architect)	(Date)
Payment of:	\$	114,022.80
	(Line 8 or other - attach explanation of the other amount)	
is approved by:	<i>Richard J. Bogue</i>	4-28-2025
	(City Engineer)	(Date)
Approved by:		
	Funding Agency (if applicable)	(Date)

APPLICATION AND CERTIFICATE FOR PAYMENT

Containing Contractor's signed Certification is attached

Project Name: Concrete Paving Improvements 2025					Contractor's Pay Application: 2						
Application Period: (From - To) 4/8/25 to 4/22/25											
A Item			B	C	D	E	F	G	H		I
Bid Item No.	Description	Unit of Measure	Bid Quantity	Unit Price	Bid Value (B*C)	Estimated Quantity Installed	Value Installed (G*E)	Material Presently Stored	Total Completed and Stored to Date (F+G)	% (F) B (H/F*100)	Balance to Finish (D - H)
Project A: 6th Street - 17th Avenue and 18th Avenue											
1	Mobilization	JOB	1	\$ 6,000.00	\$ 6,000.00		\$ -		\$ -	0	\$ 6,000.00
2	Traffic and Pedestrian Control	JOB	1	\$ 3,200.00	\$ 3,200.00		\$ -		\$ -	0	\$ 3,200.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -	0	\$ 1,000.00
4	Remove Paving, including sawing	SY	482	\$ 12.00	\$ 5,784.00		\$ -		\$ -	0	\$ 5,784.00
5	Remove and Reset Stop Sign with Telespar Post	EA	1	\$ 500.00	\$ 500.00		\$ -		\$ -	0	\$ 500.00
6	Remove Tree	EA	1	\$ 2,500.00	\$ 2,500.00	0.80	\$ 2,000.00		\$ 2,000.00	80	\$ 500.00
7	Remove and Salvage Signs	EA	3	\$ 250.00	\$ 750.00		\$ -		\$ -	0	\$ 750.00
8	Remove Pole and Equipment	EA	2	\$ 1,000.00	\$ 2,000.00		\$ -		\$ -	0	\$ 2,000.00
9	8-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	249	\$ 85.00	\$ 21,165.00		\$ -		\$ -	0	\$ 21,165.00
10	8-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	132	\$ 85.00	\$ 11,220.00		\$ -		\$ -	0	\$ 11,220.00
11	5-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	139	\$ 70.00	\$ 9,730.00		\$ -		\$ -	0	\$ 9,730.00
12	Actuated Pedestrian Pole Foundation	EA	4	\$ 2,500.00	\$ 10,000.00		\$ -		\$ -	0	\$ 10,000.00
13	ADA Handicap Ramp Detectable Warning Panel	SF	72	\$ 40.00	\$ 2,880.00		\$ -		\$ -	0	\$ 2,880.00
14	Overexcavation and Crushed Concrete	TON	150	\$ 75.00	\$ 11,250.00		\$ -		\$ -	0	\$ 11,250.00
15	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	0	\$ 5,000.00
16	Hydroseeding	ACRE	0.1	\$ 31,560.00	\$ 3,156.00		\$ -		\$ -	0	\$ 3,156.00
PROJECT A (ITEMS 1-16) TOTAL					\$ 96,135.00		\$ 2,000.00		\$ 2,000.00		
Project B: 19th Street - 42nd Avenue to UPRR Railroad Tracks											
1	Mobilization	JOB	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -	0	\$ 7,500.00
2	Traffic and Pedestrian Control	JOB	1	\$ 6,000.00	\$ 6,000.00		\$ -		\$ -	0	\$ 6,000.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -	0	\$ 2,500.00
4	Curb or Grade Inlet Filter BMP	EA	11	\$ 300.00	\$ 3,300.00		\$ -		\$ -	0	\$ 3,300.00
5	Remove Paving, including Sawing	SY	3,990	\$ 12.00	\$ 47,880.00		\$ -		\$ -	0	\$ 47,880.00
6	Remove and Reset Sign with Telespar Post	EA	4	\$ 500.00	\$ 2,000.00		\$ -		\$ -	0	\$ 2,000.00
7	Remove Grate Inlet	EA	5	\$ 1,050.00	\$ 5,250.00		\$ -		\$ -	0	\$ 5,250.00
8	Remove Storm Sewer	LF	719	\$ 15.75	\$ 11,324.25		\$ -		\$ -	0	\$ 11,324.25
9	Remove Storm Sewer Manhole	EA	2	\$ 1,050.00	\$ 2,100.00		\$ -		\$ -	0	\$ 2,100.00
10	Remove and Reset Monument Well	EA	2	\$ 1,000.00	\$ 2,000.00		\$ -		\$ -	0	\$ 2,000.00
11	4-inch Aggregate Paving Subbase	SY	5,028	\$ 16.00	\$ 80,448.00		\$ -		\$ -	0	\$ 80,448.00
12	4-inch Perforated Underdrain Piping System	LF	1,865	\$ 15.00	\$ 27,975.00		\$ -		\$ -	0	\$ 27,975.00
13	9-inch P.C. Doweled Concrete Street Paving, NDOT Type 47B-3500	SY	3,463	\$ 75.00	\$ 259,725.00		\$ -		\$ -	0	\$ 259,725.00
14	7-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	347	\$ 68.00	\$ 23,596.00		\$ -		\$ -	0	\$ 23,596.00
15	6-inch P.C. Concrete Drive way Paving, NDOT Type 47B-3500	SY	86	\$ 70.00	\$ 6,020.00		\$ -		\$ -	0	\$ 6,020.00
16	5-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	530	\$ 70.00	\$ 37,100.00		\$ -		\$ -	0	\$ 37,100.00

17	ADA Handicap Ramp Detectable Warning Panel	SF	112	\$ 40.00	\$ 4,480.00		\$ -	\$ -	0	\$ 4,480.00
18	Construct Storm Sewer Junction Box	EA	1	\$ 5,250.00	\$ 5,250.00		\$ -	\$ -	0	\$ 5,250.00
19	Construct 6-foot Open Throat Inlet	EA	9	\$ 6,100.00	\$ 54,900.00		\$ -	\$ -	0	\$ 54,900.00
20	Construct Combination Inlet	EA	1	\$ 5,800.00	\$ 5,800.00		\$ -	\$ -	0	\$ 5,800.00
21	18-inch HDPE Storm Sewer Pipe	LF	32	\$ 51.50	\$ 1,648.00		\$ -	\$ -	0	\$ 1,648.00
22	15-inch HDPE Storm Sewer Pipe	LF	572	\$ 47.25	\$ 27,027.00		\$ -	\$ -	0	\$ 27,027.00
23	12-inch RCP Class III Storm Sewer	LF	226	\$ 63.00	\$ 14,238.00		\$ -	\$ -	0	\$ 14,238.00
24	Connect to Existing Junction Box	EA	1	\$ 800.00	\$ 800.00		\$ -	\$ -	0	\$ 800.00
25	Construct Concrete Collar	EA	2	\$ 475.00	\$ 950.00		\$ -	\$ -	0	\$ 950.00
26	Adjust Manhole to Grade	EA	2	\$ 500.00	\$ 1,000.00		\$ -	\$ -	0	\$ 1,000.00
27	Adjust Water Valve to Grade	EA	1	\$ 500.00	\$ 500.00		\$ -	\$ -	0	\$ 500.00
28	Overexcavation and Crushed Concrete	TON	150	\$ 75.00	\$ 11,250.00		\$ -	\$ -	0	\$ 11,250.00
29	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	20000	\$ 20,000.00		\$ -	\$ -	0	\$ 20,000.00
30	Hydroseeding	ACRE	0.26	\$ 31,560.00	\$ 8,205.60		\$ -	\$ -	0	\$ 8,205.60
PROJECT B (ITEMS 1-30) TOTAL					\$ 680,766.85		\$ -	\$ -		

Project C: 25TH STREET AND 35TH AVENUE

1	Mobilization	JOB	1	\$ 7,500.00	\$ 7,500.00		\$ -	\$ -	0	\$ 7,500.00
2	Traffic and Pedestrian Control	JOB	1	\$ 7,000.00	\$ 7,000.00		\$ -	\$ -	0	\$ 7,000.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 2,500.00	\$ 2,500.00		\$ -	\$ -	0	\$ 2,500.00
4	Curb or Grate Inlet Filter BMP	EA	4	\$ 300.00	\$ 1,200.00		\$ -	\$ -	0	\$ 1,200.00
5	Remove Paving, including Sawing	SY	5,214	\$ 12.00	\$ 62,568.00		\$ -	\$ -	0	\$ 62,568.00
6	Remove and Reset Sign with Telespar Post	EA	9	\$ 500.00	\$ 4,500.00		\$ -	\$ -	0	\$ 4,500.00
7	Remove Grate Inlet	EA	4	\$ 1,050.00	\$ 4,200.00		\$ -	\$ -	0	\$ 4,200.00
8	Remove Storm Sewer	LF	134	\$ 15.75	\$ 2,110.50		\$ -	\$ -	0	\$ 2,110.50
9	12-inch Plug and Cap Storm Sewer	EA	1	\$ 325.00	\$ 325.00		\$ -	\$ -	0	\$ 325.00
10	Remove and Reset Hydrant	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	\$ -	0	\$ 1,500.00
11	Remove Ballards	EA	4	\$ 250.00	\$ 1,000.00		\$ -	\$ -	0	\$ 1,000.00
12	7-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	4,601	\$ 60.00	\$ 276,060.00		\$ -	\$ -	0	\$ 276,060.00
13	6-inch P.C. Concrete Driveway Paving, NDOT Type 47B-3500	SY	450	\$ 60.00	\$ 27,000.00		\$ -	\$ -	0	\$ 27,000.00
14	5-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	775	\$ 70.00	\$ 54,250.00		\$ -	\$ -	0	\$ 54,250.00
15	ADA Handicap Ramp Retractable Warning Panel	SF	88	\$ 40.00	\$ 3,520.00		\$ -	\$ -	0	\$ 3,520.00
16	Construct Storm Sewer Junction Box	EA	2	\$ 5,250.00	\$ 10,500.00		\$ -	\$ -	0	\$ 10,500.00
17	Construct 6-foot Open Throat Inlet	EA	4	\$ 6,100.00	\$ 24,400.00		\$ -	\$ -	0	\$ 24,400.00
18	15-inch HDPE Storm Sewer Pipe	LF	45	\$ 47.25	\$ 2,126.25		\$ -	\$ -	0	\$ 2,126.25
19	15-inch RCP Class III Storm Sewer	LF	190	\$ 67.20	\$ 12,768.00		\$ -	\$ -	0	\$ 12,768.00
20	12-inch RCP Class III Storm Sewer	LF	37	\$ 63.00	\$ 2,331.00		\$ -	\$ -	0	\$ 2,331.00
21	Connect to Existing Junction Box	EA	2	\$ 800.00	\$ 1,600.00		\$ -	\$ -	0	\$ 1,600.00
22	Adjust Manhole to Grade	EA	3	\$ 500.00	\$ 1,500.00		\$ -	\$ -	0	\$ 1,500.00
23	Adjust Water Valve to Grade	EA	5	\$ 500.00	\$ 2,500.00		\$ -	\$ -	0	\$ 2,500.00
24	Adjust Cleanout to Grade	EA	1	\$ 500.00	\$ 500.00		\$ -	\$ -	0	\$ 500.00
25	Overexcavation and Crushed Concrete	TON	300	\$ 75.00	\$ 22,500.00		\$ -	\$ -	0	\$ 22,500.00
26	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 25,000.00	\$ 25,000.00		\$ -	\$ -	0	\$ 25,000.00
27	Hydroseeding	ACRE	0.4	\$ 31,560.00	\$ 12,624.00		\$ -	\$ -	0	\$ 12,624.00
PROJECT C (ITEMS 1-27) TOTAL					\$ 573,582.75		\$ -	\$ -		

Project D: COTTONWOOD DRIVE AND ROBIN LANE - WAGNER'S LAKE

1	Mobilization	JOB	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	\$ 2,500.00	50	\$ 2,500.00
2	Traffic and Pedestrian Control	JOB	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	\$ 2,500.00	50	\$ 2,500.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 1,000.00	\$ 1,000.00	0.50	\$ 500.00	\$ 500.00	50	\$ 500.00
4	Remove Paving, Including Sawing	SY	635	\$ 12.00	\$ 7,620.00	676	\$ 8,112.00	\$ 8,112.00	106	\$ (492.00)
5	7-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	593	\$ 60.00	\$ 35,580.00	624	\$ 37,440.00	\$ 37,440.00	105	\$ (1,860.00)

6	6-inch P.C. Concrete Driveway Paving, NDOT Type 47B-3500	SY	28	\$ 60.00	\$ 1,680.00	52	\$ 3,120.00	\$ 3,120.00	186	\$ (1,440.00)
7	Construct Concrete Flume	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00	\$ 2,000.00	100	\$ -
8	Adjust Manhole to Grade	EA	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00	100	\$ -
9	Adjust Water Valve to Grade	EA	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00	100	\$ -
10	Overexcavation and Crushed Concrete	TON	150	\$ 75.00	\$ 11,250.00		\$ -	\$ -	0	\$ 11,250.00
11	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 5,000.00	\$ 5,000.00		\$ -	\$ -	0	\$ 5,000.00
12	Sod Disturbed Area	SF	70	\$ 3.00	\$ 210.00		\$ -	\$ -	0	\$ 210.00
	PROJECT D (ITEMS 1-12) TOTAL				\$ 75,340.00		\$ 57,172.00	\$ 57,172.00		
Project E: 8TH STREET AND 26TH AVENUE TRAIL										
1	Mobilization	JOB	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	\$ 2,500.00	50	\$ 2,500.00
2	Traffic and Pedestrian Control	JOB	1	\$ 6,000.00	\$ 6,000.00	0.50	\$ 3,000.00	\$ 3,000.00	50	\$ 3,000.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 1,000.00	\$ 1,000.00	0.50	\$ 500.00	\$ 500.00	50	\$ 500.00
4	Curb or Grate Inlet Filter BMP	EA	10	\$ 300.00	\$ 3,000.00		\$ -	\$ -	0	\$ 3,000.00
5	Remove Paving, including Sawing	SY	2,010	\$ 12.00	\$ 24,120.00	2,013	\$ 24,156.00	\$ 24,156.00	100	\$ (36.00)
6	Remove and Reset Sign with Telespar Post	EA	4	\$ 500.00	\$ 2,000.00	7	\$ 3,500.00	\$ 3,500.00	175	\$ (1,500.00)
7	Remove and Salvage Sign	EA	2	\$ 250.00	\$ 500.00		\$ -	\$ -	0	\$ 500.00
8	Remove Stump	EA	2	\$ 350.00	\$ 700.00	2	\$ 700.00	\$ 700.00	100	\$ -
9	Remove Trees Sized 12-inches and under	EA	2	\$ 100.00	\$ 200.00	2	\$ 200.00	\$ 200.00	100	\$ -
10	Remove Trees Sized between 12-inches to 24-inches	EA	8	\$ 1,000.00	\$ 8,000.00	8	\$ 8,000.00	\$ 8,000.00	100	\$ -
11	Remove Trees Sized 24-inches and above	EA	7	\$ 1,500.00	\$ 10,500.00	7	\$ 10,500.00	\$ 10,500.00	100	\$ -
12	8-inch P.C. Concrete Street Paving, NDOT Type 47B-3500 (and driveway)	SY	804	\$ 70.00	\$ 56,280.00	887	\$ 62,090.00	\$ 62,090.00	110	\$ (5,810.00)
13	6-inch P.C. Concrete Trail Paving, NDOT Type 47B-3500	SY	2,320	\$ 70.00	\$ 162,400.00	2,080	\$ 145,600.00	\$ 145,600.00	90	\$ 16,800.00
14	6-inch P.C. Colored, Stamped Concrete Trail Paving, NDOT Type 47B-3500	SY	35	\$ 120.00	\$ 4,200.00	35	\$ 4,200.00	\$ 4,200.00	100	\$ -
15	ADA Handicap Ramp Detectable Warning Panel	SF	424	\$ 40.00	\$ 16,960.00	360	\$ 14,400.00	\$ 14,400.00	85	\$ 2,560.00
16	Adjust Pull Box to Grade	EA	2	\$ 500.00	\$ 1,000.00	2	\$ 1,000.00	\$ 1,000.00	100	\$ -
17	Adjust Curb Stop to Grade	EA	11	\$ 500.00	\$ 5,500.00	13	\$ 6,500.00	\$ 6,500.00	118	\$ (1,000.00)
18	Overexcavation and Crushed Concrete	TON	50	\$ 75.00	\$ 3,750.00		\$ -	\$ -	0	\$ 3,750.00
19	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 15,000.00	\$ 15,000.00		\$ -	\$ -	0	\$ 15,000.00
20	Hydroseeding	ACRE	1	\$ 31,560.00	\$ 31,560.00		\$ -	\$ -	0	\$ 23,670.00
	PROJECT E (ITEMS 1-20) TOTAL				\$ 349,780.00		\$ 286,846.00	\$ 286,846.00		
Additional Project No. 1: 28th STREET - 48TH AVENUE TO 46TH AVENUE										
1	Mobilization	JOB	1	\$ 6,000.00	\$ 6,000.00		\$ -	\$ -	0	\$ 6,000.00
2	Traffic and Pedestrian Control	JOB	1	\$ 5,000.00	\$ 5,000.00		\$ -	\$ -	0	\$ 5,000.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 2,500.00	\$ 2,500.00		\$ -	\$ -	0	\$ 2,500.00
4	Remove Paving, including Sawing	SY	3,382	\$ 12.00	\$ 40,584.00		\$ -	\$ -	0	\$ 40,584.00
5	Remove and Reset Monument Well	EA	1	\$ 1,000.00	\$ 1,000.00		\$ -	\$ -	0	\$ 1,000.00
6	Remove and Reset Mailbox	EA	8	\$ 500.00	\$ 4,000.00		\$ -	\$ -	0	\$ 4,000.00
7	7-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	2,981	\$ 60.00	\$ 178,860.00		\$ -	\$ -	0	\$ 178,860.00
8	6-inch P.C. Concrete Driveway Paving, NDOT Type 47B-3500	SY	169	\$ 60.00	\$ 10,140.00		\$ -	\$ -	0	\$ 10,140.00
9	5-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	245	\$ 70.00	\$ 17,150.00		\$ -	\$ -	0	\$ 17,150.00
10	ADA Handicap Ramp Detectable Warning Panel	SF	16	\$ 40.00	\$ 640.00		\$ -	\$ -	0	\$ 640.00
11	Adjust Manhole to Grade	EA	2	\$ 500.00	\$ 1,000.00		\$ -	\$ -	0	\$ 1,000.00
12	Adjust Water Valve to Grade	EA	2	\$ 500.00	\$ 1,000.00		\$ -	\$ -	0	\$ 1,000.00
13	Overexcavation and Crushed Concrete	TON	150	\$ 75.00	\$ 11,250.00		\$ -	\$ -	0	\$ 11,250.00
14	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 20,000.00	\$ 20,000.00		\$ -	\$ -	0	\$ 20,000.00
15	Hydroseeding	ACRE	0.2	\$ 31,560.00	\$ 6,312.00		\$ -	\$ -	0	\$ 6,312.00
	ADDITIONAL PROJECT NO. 1 (ITEMS 1-15) TOTAL				\$ 305,436.00		\$ -	\$ -		

ADDITIONAL PROJECT NO. 2: 12TH STREET - 28TH AVENUE SIDEWALKS										
1	Mobilization	JOB	1	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	0	\$ 7,500.00	
2	Traffic and Pedestrian Control	JOB	1	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	0	\$ 6,000.00	
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	0	\$ 2,500.00	
4	Curb or Grate Inlet Filter BMP	EA	3	\$ 300.00	\$ 900.00	\$ -	\$ -	0	\$ 900.00	
5	Remove Paving, including Sawing	SY	672	\$ 12.00	\$ 8,064.00	\$ -	\$ -	0	\$ 8,064.00	
6	Remove Storm Sewer	LF	24	\$ 15.75	\$ 378.00	\$ -	\$ -	0	\$ 378.00	
7	Remove Storm Sewer Inlet	EA	2	\$ 1,050.00	\$ 2,100.00	\$ -	\$ -	0	\$ 2,100.00	
8	Remove Storm Sewer Manhole	EA	1	\$ 1,050.00	\$ 1,050.00	\$ -	\$ -	0	\$ 1,050.00	
9	Remove and Reset Sign	EA	1	\$ 500.00	\$ 500.00	\$ -	\$ -	0	\$ 500.00	
10	Aggregate Paving Subbase	SY	120	\$ 20.00	\$ 2,400.00	\$ -	\$ -	0	\$ 2,400.00	
11	4-inch Perforated Underdrain Piping System	LF	100	\$ 15.00	\$ 1,500.00	\$ -	\$ -	0	\$ 1,500.00	
12	8-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	377	\$ 85.00	\$ 32,045.00	\$ -	\$ -	0	\$ 32,045.00	
13	8-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	44	\$ 85.00	\$ 3,740.00	\$ -	\$ -	0	\$ 3,740.00	
14	6-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	229	\$ 70.00	\$ 16,030.00	\$ -	\$ -	0	\$ 16,030.00	
15	6-inch P.C. Concrete Colored Stamped Concrete Paving, NDOT Type 47B-3500	SY	25	\$ 150.00	\$ 3,750.00	\$ -	\$ -	0	\$ 3,750.00	
16	6-inch Square Curb	LF	132	\$ 50.00	\$ 6,600.00	\$ -	\$ -	0	\$ 6,600.00	
17	ADA Handicap Ramp Detectable Warning Panel	SF	16	\$ 40.00	\$ 640.00	\$ -	\$ -	0	\$ 640.00	
18	Construct Junction Box	EA	1	\$ 5,250.00	\$ 5,250.00	\$ -	\$ -	0	\$ 5,250.00	
19	Construct Combination Inlet	EA	1	\$ 5,775.00	\$ 5,775.00	\$ -	\$ -	0	\$ 5,775.00	
20	Construct Grate Inlet	EA	2	\$ 5,775.00	\$ 11,550.00	\$ -	\$ -	0	\$ 11,550.00	
21	12-inch RCP Class III Storm Sewer	LF	50	\$ 63.00	\$ 3,150.00	\$ -	\$ -	0	\$ 3,150.00	
22	Adjust Gas Valve to Grade	EA	1	\$ 500.00	\$ 500.00	\$ -	\$ -	0	\$ 500.00	
23	Top Soil for Planters	LS	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	0	\$ 5,000.00	
24	Overexcavation and Crushed Concrete	TON	150	\$ 75.00	\$ 11,250.00	\$ -	\$ -	0	\$ 11,250.00	
25	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	0	\$ 5,000.00	
ADDITIONAL PROJECT NO. 2 (ITEMS 1-25) TOTAL					\$ 143,172.00	\$ -	\$ -	0	\$ -	

ADDITIONAL PROJECT NO. 3: 11TH STREET - 26TH AVENUE SIDEWALKS											
1	Mobilization	JOB	1	\$ 6,500.00	\$ 6,500.00		\$ -		\$ -	0	\$ 6,500.00
2	Traffic and Pedestrian Control	JOB	1	\$ 6,000.00	\$ 6,000.00		\$ -		\$ -	0	\$ 6,000.00
3	NPDES, SWPPP, and BMP Maintenance	JOB	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -	0	\$ 2,500.00
4	Curb or Grate Inlet Filter BMP	EA	2	\$ 300.00	\$ 600.00		\$ -		\$ -	0	\$ 600.00
5	Remove Paving, including Sawing	SY	550	\$ 12.00	\$ 6,600.00		\$ -		\$ -	0	\$ 6,600.00
6	Remove and Reset Sign	EA	2	\$ 500.00	\$ 1,000.00		\$ -		\$ -	0	\$ 1,000.00
7	Aggregate Paving Subbase	SY	288	\$ 50.00	\$ 14,400.00		\$ -		\$ -	0	\$ 14,400.00
8	4-inch Perforated Underdrain Piping System	LF	216	\$ 15.00	\$ 3,240.00		\$ -		\$ -	0	\$ 3,240.00
9	8-inch P.C. Concrete Street Paving, NDOT Type 47B-3500	SY	203	\$ 85.00	\$ 17,255.00		\$ -		\$ -	0	\$ 17,255.00
10	8-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	57	\$ 85.00	\$ 4,845.00		\$ -		\$ -	0	\$ 4,845.00
11	6-inch P.C. Concrete Sidewalk Paving, NDOT Type 47B-3500	SY	271	\$ 85.00	\$ 23,035.00		\$ -		\$ -	0	\$ 23,035.00
12	6-inch Square Curb	LF	223	\$ 50.00	\$ 11,150.00		\$ -		\$ -	0	\$ 11,150.00
13	ADA Handicap Ramp Detectable Warning Panel	SF	16	\$ 40.00	\$ 640.00		\$ -		\$ -	0	\$ 640.00
14	Construct Junction Box	EA	2	\$ 5,250.00	\$ 10,500.00		\$ -		\$ -	0	\$ 10,500.00
15	15-inch RCP Class III Storm Sewer	LF	62	\$ 67.50	\$ 4,185.00		\$ -		\$ -	0	\$ 4,185.00
16	Adjust Gas Valve to Grade	EA	1	\$ 500.00	\$ 500.00		\$ -		\$ -	0	\$ 500.00
17	Top Soil for Planters	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	0	\$ 5,000.00
18	Overexcavation and Crushed Concrete	TON	100	\$ 75.00	\$ 7,500.00		\$ -		\$ -	0	\$ 7,500.00
19	Earthwork, Final Grading, Backfill, and Shaping	JOB	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -	0	\$ 5,000.00
ADDITIONAL PROJECT NO. 3 (ITEMS 1-19) TOTAL					\$ 130,450.00		\$ -		\$ -		

TOTAL PROJECT COST

\$ 2,354,662.60

Total Completed & Stored \$ 346,018.00

\$ -

4.F. Payroll and bills on file.

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
10512 05/06/2025	10 COUNTY TITLE & ESCROW INC. INVOICE	17120494	REFUND - PLUGGE BID ASSESSMENT OVER PAYMENT	3.94	
			Total:	3.94	
			Net of 1 Invoices / 0 Checks	3.94	
11333 05/06/2025	402 CONTENT MARKETING LLC INVOICE	3062443	CONSULTING/PRESENTATION SERVICES	1,000.00	
			Total:	1,000.00	
			Net of 1 Invoices / 0 Checks	1,000.00	
02359 05/06/2025	911 CUSTOM LLC INVOICE	60108	BLACKINTON B736 RHODIUM BADGE	140.00	
			Total:	140.00	
			Net of 1 Invoices / 0 Checks	140.00	
11323 05/06/2025	ABDO BOOKS INVOICE	0064269	BOOKS	517.00	
			Total:	517.00	
			Net of 1 Invoices / 0 Checks	517.00	
00116 05/06/2025	ACE HARDWARE & GARDEN CNT INVOICE	211232/5	KEY SCHLAGE	3.59	
05/06/2025	INVOICE	211218/5	CRABGRASS PREVENT & LAWN	29.99	
05/06/2025	INVOICE	211291/5	CRABGRASS PREVENTER, RCPTCL OUTLET, SHOP TO	317.55	
05/06/2025	INVOICE	211300/5	AIR FILTER	14.99	
05/06/2025	INVOICE	211328/5	POLY PIPE, COUPLE INSERT, HOSE CLAMP	58.15	
05/06/2025	INVOICE	211337/5	CLAMP HOSE, AIR HOSE END	9.17	
05/06/2025	INVOICE	211342/5	TRIM LINE, AIR FILTER, CONTRACTOR BAG	37.97	
05/06/2025	INVOICE	211361/5	POPOP SPRINKLER	41.97	
05/06/2025	INVOICE	211389/5	MEASURING CUP	1.50	
05/06/2025	INVOICE	211545/5	SCREWS	3.98	
05/06/2025	INVOICE	211462/5	BALL VALVE	4.00	
05/06/2025	INVOICE	211518/5	PVC PIPE, COUPLER, ELBOW	31.36	
05/06/2025	INVOICE	211420/5	MEASURING CUP, SOCKET ADAPTER, STRAINER	30.56	
05/06/2025	INVOICE	211424/5	4 CYCLE LAWNMOWER OIL	31.98	
05/06/2025	INVOICE	211443/5	DRILL IMPACT	399.00	
05/06/2025	INVOICE	211452/5	ALUMN FLT BAR, SPRAYPAINT	40.96	
05/06/2025	INVOICE	211453/5	RPE SBNYL WHITE 1/4"X1000	189.99	
05/06/2025	INVOICE	211460/5	CLOTH PLUMBER, BALL VALVE	25.98	
05/06/2025	INVOICE	211570/5	COVER, HANDLE LOOP, TUNE UP KIT, TORCH TRIG	92.96	
			Total:	1,365.65	
			Net of 19 Invoices / 0 Checks	1,365.65	
00102 05/06/2025	AG SPRAY EQUIPMENT INVOICE	967188	SILICON CARBIDE/VITON WITH O-RING	188.78	
			Total:	188.78	
			Net of 1 Invoices / 0 Checks	188.78	
11185 05/06/2025	ALLO COMMUNICATONS INVOICE	2034309	TELEPHONE - S FIRE STATION, INTERNET - VAN 1	190.54	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	190.54	
			Net of 1 Invoices / 0 Checks	190.54	
00418 05/06/2025	AQUA-CHEM INC INVOICE	00207896	CHEMICALS	6,507.72	
			Total:	6,507.72	
			Net of 1 Invoices / 0 Checks	6,507.72	
10561 05/06/2025	ARNOLD MOTOR SUPPLY INVOICE	78NV136269	2 - PERFECT VIEW	25.26	
05/06/2025	INVOICE	78NV143955	AIR & OIL FILTERS, PM 5W20 SYN	86.66	
05/06/2025	INVOICE	78NV143783	FUEL FILTER	22.50	
05/06/2025	INVOICE	78NV143825	AIR FILTER	85.90	
05/06/2025	INVOICE	78NV143851	FUEL FILTER	22.50	
05/06/2025	INVOICE	78CR016789	CREDIT - CABIN AIR FILTER	(11.15)	
05/06/2025	INVOICE	78NV144001	AIR, OIL & HYDRAULIC FILTERS	70.65	
05/06/2025	INVOICE	78NV143954	AIR FILTER	96.00	
05/06/2025	INVOICE	78NV144254	TIRE REPAIR REFILLS, BOX LARGE ROUND, CARBI	21.17	
05/06/2025	INVOICE	78NV143378	OIL FILTER	4.41	
05/06/2025	INVOICE	78NV143335	OIL, AIR, FUEL, F/W SEPARATOR FILTER	85.60	
05/06/2025	INVOICE	78NV143182	OIL & AIR FILTER	17.86	
05/06/2025	INVOICE	78NV143185	RTV SILICONE GASKET	9.69	
05/06/2025	INVOICE	78NV143470	CABIN AIR FILTER	13.10	
05/06/2025	INVOICE	78NV143471	AIR, OIL, & FUEL FILTERS	141.55	
05/06/2025	INVOICE	78NV143462	AIR & CABIN AIR FILTERS	104.70	
05/06/2025	INVOICE	78NV144724	P/M 5G AW 32 HYD FLUID	91.99	
			Total:	888.39	
			Net of 17 Invoices / 0 Checks	888.39	
10663 05/06/2025	AUXIANT INVOICE	5012025FLEX	FLEX FUNDING	411.12	
05/06/2025	INVOICE	5022025HEALTH	HEALTH FUNDING	17,551.92	
05/06/2025	INVOICE	4152025	STOPLOSS PREMIUM, FEES	59,805.71	
05/06/2025	INVOICE	4252025HEALTH	HEALTH FUNDING	44,180.99	
05/06/2025	INVOICE	4252025FLEX	FLEX FUNDING	3,289.07	
			Total:	125,238.81	
			Net of 5 Invoices / 0 Checks	125,238.81	
10243 05/06/2025	BAUER UNDERGROUND INC. INVOICE	21801	RVW-COLUMBUS-NPPD FIBER REPAIR	5,951.37	
			Total:	5,951.37	
			Net of 1 Invoices / 0 Checks	5,951.37	
11324 05/06/2025	BENCHMARK GOVERNMENT SOLUTIONS LLC INVOICE	21818	NEBRASKA LETC MEALS	45.80	
05/06/2025	INVOICE	21771	MEALS - AUTEN, MEISINGER	298.75	
05/06/2025	INVOICE	21375	MEALS - KLEE, WIELGUS	579.60	
05/06/2025	INVOICE	21271	MEALS - KLEE, WIELGUS	380.35	
05/06/2025	INVOICE	21139	MEALS - KLEE, WIELGUS	675.15	
			Total:	1,979.65	
			Net of 5 Invoices / 0 Checks	1,979.65	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
00917	BLACKSTONE PUBLISHING				
05/06/2025	INVOICE	2194984	CDS	336.37	
05/06/2025	INVOICE	2195784	CD'S	180.61	
			Total:	516.98	
			Net of 2 Invoices / 0 Checks	516.98	
01970	BLUE CROSS & BLUE SHIELD NE HMO				
05/06/2025	INVOICE	23793303-COCFD	REFUND - SAPPHIRE EDGE OVER PAID	20.70	
			Total:	20.70	
			Net of 1 Invoices / 0 Checks	20.70	
01108	BLUE CROSS & BLUE SHIELD NEBRASKA				
05/06/2025	INVOICE	23-1080250-COCF	REFUND - HEALTHY BLUE NE OVERPAID	4.64	
			Total:	4.64	
			Net of 1 Invoices / 0 Checks	4.64	
11148	BOB MCDONALD GARAGE DOOR				
05/06/2025	INVOICE	1116	DOOR WON'T OPEN - ADJUST BRAKE, LUBED 4 DOOR	180.00	
			Total:	180.00	
			Net of 1 Invoices / 0 Checks	180.00	
00778	BOBCAT OF OMAHA				
05/06/2025	INVOICE	CQ5833	KNIFE, BOLTS, NUTS	477.28	
			Total:	477.28	
			Net of 1 Invoices / 0 Checks	477.28	
00337	BOMGAARS				
05/06/2025	INVOICE	35497243	DRAIN CLEANER, PLIERS, STAPLES, TOMCAT PELL	77.96	
05/06/2025	INVOICE	35503017	TOMCAT PELLETS	32.99	
05/06/2025	INVOICE	35506177	U-BOLTS, MENDING PLATE, J-BOLTS	20.87	
05/06/2025	INVOICE	35494019	FLAT IRON, KEY STOCK	32.16	
05/06/2025	INVOICE	35492491	WATER	21.54	
05/06/2025	INVOICE	35492458	SCREW HOOK, GATE WHEEL	44.97	
05/06/2025	INVOICE	35495995	SHOP TOWELS, GLOVES	55.38	
05/06/2025	INVOICE	35496058	TREATED TIMBER	8.09	
05/06/2025	INVOICE	35496796	FASTENERS	41.32	
05/06/2025	INVOICE	35497067	2 - MAILBOXES & POSTS	133.96	
05/06/2025	INVOICE	35497097	WATER	5.78	
05/06/2025	INVOICE	35498953	REPLACEMENT CHAIN	39.98	
05/06/2025	INVOICE	35499381	GLUE TRAP, FRESH BAD POUCH	16.97	
05/06/2025	INVOICE	35503506	FLOOR MAT SET	22.99	
05/06/2025	INVOICE	35503505	STRAP, COUPLER, HYDRAULIC FLUID	81.97	
05/06/2025	INVOICE	35503857	FASTENERS	2.89	
05/06/2025	INVOICE	35505603	ADAPTER	39.99	
			Total:	679.81	
			Net of 17 Invoices / 0 Checks	679.81	
00240	BOUND TREE MEDICAL LLC				
05/06/2025	INVOICE	85735472	GLOVES, ORAL NASAL TUBING, LANCETS, SUCTION	1,521.36	
05/06/2025	INVOICE	85749723	ENDOTRACHEAL TUBE, RITE IN THE RAIN NOTEBOO	96.35	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	1,617.71	
			Net of 2 Invoices / 0 Checks	1,617.71	
03018 05/06/2025	BS&A SOFTWARE INVOICE	159783	ANNUAL SERVICE & SUPPORT	34,238.00	
			Total:	34,238.00	
			Net of 1 Invoices / 0 Checks	34,238.00	
10626 05/06/2025	CAPITAL ONE - WALMART INVOICE	510800679041	EQ PREP PAD, PC SPEAKERS	26.82	
05/06/2025	INVOICE	510400689963	DRINKING WATER, CHEEZ IT, FAM AMOS 30CT, MO'	76.21	
05/06/2025	INVOICE	277973	COTT CLN, ENR MAX AA, KLEENEX	22.73	
05/06/2025	INVOICE	730967	PENNZOIL, SHOP TOWELS, CAR FOGGER, ARMOR AL.	62.32	
05/06/2025	INVOICE	360983	OFFICE SUPPLIES	44.99	
05/06/2025	INVOICE	281435	CLEANING SUPPLIES	109.82	
05/06/2025	INVOICE	510700015827	AIRHEADS, MYSTERY EGG, ANTIBIOTIC CREAM, SP:	143.96	
05/06/2025	INVOICE	510000033684	WATER	14.88	
			Total:	501.73	
			Net of 8 Invoices / 0 Checks	501.73	
11332 05/06/2025	CASH KENNY INVOICE	4.29.2025	SCUBA CLASS	100.00	
			Total:	100.00	
			Net of 1 Invoices / 0 Checks	100.00	
00060 05/06/2025	CDW GOVERNMENT INVOICE	AD7DJ3Q	MS GSA OFFICE STD 2024, MS GSA ACCESS 2024	11,466.94	
			Total:	11,466.94	
			Net of 1 Invoices / 0 Checks	11,466.94	
02551 05/06/2025	CENTER FOR MUNICIPAL SOLUTIONS INVOICE	22885-002	NE ATT - 2453 E 39TH AVE MOD	2,425.00	
05/06/2025	INVOICE	63884-002	COLUMBUS NE IND WEST VERIZON - 308 8TH ST	2,425.00	
05/06/2025	INVOICE	56005-003	COLUMBUS NE ATT - 5426 29TH ST MOD	650.00	
05/06/2025	INVOICE	255898-002	COLUMBUS NE ATT - 1868 EAST 29TH AVE MOD	2,775.00	
05/06/2025	INVOICE	48852-001	COLUMBUS NE VERIZON - 63RD AVE NEW	925.00	
			Total:	9,200.00	
			Net of 5 Invoices / 0 Checks	9,200.00	
11325 05/06/2025	CENTRAL PLAINS LIBRARY SYSTEM INVOICE	612	PUPPETS	83.95	
			Total:	83.95	
			Net of 1 Invoices / 0 Checks	83.95	
10795 05/06/2025	CHESTERMAN COMPANY INVOICE	11744754	PIBB, COKE	41.82	
05/06/2025	INVOICE	11728387	PEACE TEA, ROOTBEER, COKE	42.40	
			Total:	84.22	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Net of 2 Invoices / 0 Checks	84.22	
10642 05/06/2025	CHROME N' STEEL TRUCK & TRAILER LLC INVOICE	10473	WHEEL SEAL	50.00	
			Total:	50.00	
			Net of 1 Invoices / 0 Checks	50.00	
10398 05/06/2025	CLAY HILLS AG INVOICE	135347	SUNPHOSATE 5 MAX	370.00	
			Total:	370.00	
			Net of 1 Invoices / 0 Checks	370.00	
00036 05/06/2025	COLUMBUS CUSTOM EMBROIDERY INVOICE	E47195	SHORT SLEEVE, CARDIGAN, T-SHIRT MARIA ELENA	119.00	
05/06/2025	INVOICE	E47074	POLOS, SHIRT SLEEVE TEE, SWEATSHIRT - KONWII	184.00	
05/06/2025	INVOICE	E47096	STRETCH FLEECE, LONG SLEEVE TEE - BOMBERGER	85.00	
05/06/2025	INVOICE	E47182	V-NECK TEE - LISS	48.00	
05/06/2025	INVOICE	E47026	T-SHIRT - ORENDER	17.00	
			Total:	453.00	
			Net of 5 Invoices / 0 Checks	453.00	
03139 05/06/2025	COLUMBUS PLUMBING COMPANY INVOICE	0006050	REPAIR KITS	205.95	
			Total:	205.95	
			Net of 1 Invoices / 0 Checks	205.95	
03143 05/06/2025	COLUMBUS TIRE & SERVICE INVOICE	1-34423	TIRE REPAIR	25.00	
			Total:	25.00	
			Net of 1 Invoices / 0 Checks	25.00	
02718 05/06/2025	CORE & MAIN LP INVOICE	W819299	3" CORDONEL 3 1000G, 3 CI FLG KIT	5,632.40	
			Total:	5,632.40	
			Net of 1 Invoices / 0 Checks	5,632.40	
03083 05/06/2025	CREATIVE SITES LLC INVOICE	10020	PLAYGROUND INSTALLATION, ECOTURF TURF SURFA	91,970.00	
			Total:	91,970.00	
			Net of 1 Invoices / 0 Checks	91,970.00	
01539 05/06/2025	D & K PRODUCTS INVOICE	87658IN	PAC-LOW, ARMORTECH, REDOX, FUNGICIDE	5,223.90	
05/06/2025	INVOICE	06963CM	CREDIT - SYNGENTA EARLY ORDER GT365	(1,319.76)	
05/06/2025	INVOICE	06964CM	CREDIT - SYNGENTA EARLY ORDER GT365	(948.50)	
			Total:	2,955.64	
			Net of 3 Invoices / 0 Checks	2,955.64	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
00270 05/06/2025	DANKO EMERGENCY EQUIPMENT INVOICE	141137	PUMP TEST 3 UNITS	1,150.00	
			Total:	1,150.00	
			Net of 1 Invoices / 0 Checks	1,150.00	
03279 05/06/2025 05/06/2025	DAS STATE ACCOUNTING INVOICE INVOICE	1476494 1476446	MONTHLY NETWORK CHARGES MONTHLY NETWORK CHARGES	1,356.79 307.20	
			Total:	1,663.99	
			Net of 2 Invoices / 0 Checks	1,663.99	
03152 05/06/2025	DEMCO INC INVOICE	7636785	REINFORCED FILAMENT TAPE, EASY BIND REPAIR	52.73	
			Total:	52.73	
			Net of 1 Invoices / 0 Checks	52.73	
03158 05/06/2025 05/06/2025 05/06/2025 05/06/2025	EAKES OFFICE SOLUTIONS INVOICE INVOICE INVOICE INVOICE	9129882-1 9129882-0 9123847-0 9125050-0	PERFED PAPER - WATER OFFICE PERFED PAPER - WATER OFFICE ADDING ROLL PAPER	164.85 362.67 12.33 235.50	
			Total:	775.35	
			Net of 4 Invoices / 0 Checks	775.35	
10463 05/06/2025	EATON CORPORATION INVOICE	987842587	BATTERY SERVICES	27,592.94	
			Total:	27,592.94	
			Net of 1 Invoices / 0 Checks	27,592.94	
00285 05/06/2025	EVIDENT, INC INVOICE	250130	NITRIL GLOVES	2,371.36	
			Total:	2,371.36	
			Net of 1 Invoices / 0 Checks	2,371.36	
03165 05/06/2025 05/06/2025 05/06/2025	FASTENAL COMPANY INVOICE INVOICE INVOICE	NECOL258622 NECOL258662 NECOL258684	IC WB FLO GRN, CAUTN BLUE LIME VESTS ORANGE ROUGH GRIP PVC	391.48 119.55 171.56	
			Total:	682.59	
			Net of 3 Invoices / 0 Checks	682.59	
11330 05/06/2025	FLEISCHACKER WADE INVOICE	4.29.2025	REFUND UMPIRE FEES	330.00	
			Total:	330.00	
			Net of 1 Invoices / 0 Checks	330.00	
00169 05/06/2025	FRONTIER INVOICE	40256277850209002	NWP 4/30 TO 5/29	89.58	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	89.58	
			Net of 1 Invoices / 0 Checks	89.58	
10605 05/06/2025	G.I. TRAILER INVOICE	02S1508	REPLACE TARP	1,801.78	
			Total:	1,801.78	
			Net of 1 Invoices / 0 Checks	1,801.78	
00459 05/06/2025	GALE INVOICE	87047199	MATERIALS	53.98	
05/06/2025	INVOICE	87058377	MATERIALS	28.49	
05/06/2025	INVOICE	87092385	MATERIALS	150.09	
			Total:	232.56	
			Net of 3 Invoices / 0 Checks	232.56	
03172 05/06/2025	GALLS LLC INVOICE	031155366	RC 42 RIBBONS	5.00	
			Total:	5.00	
			Net of 1 Invoices / 0 Checks	5.00	
03174 05/06/2025	GEHRING CONSTRUCTION & INVOICE	2	CONCRETE PAVING IMPROVEMENTS 2025	114,022.80	
05/06/2025	INVOICE	83010	38TH ST - IN FRONT OF YMCA	191.50	
05/06/2025	INVOICE	82837	NOMAFLEX EXPANSION	161.10	
05/06/2025	INVOICE	82830	LINDEN DR & 38TH ST	566.00	
05/06/2025	INVOICE	82973	38TH ST - IN FRONT OF YMCA	339.00	
			Total:	115,280.40	
			Net of 5 Invoices / 0 Checks	115,280.40	
03178 05/06/2025	GERHOLD CONCRETE COMPANY INVOICE	513037	38TH ST & 38TH AVE - YMCA	148.99	
05/06/2025	INVOICE	514342	33RD & 38TH ST	372.48	
			Total:	521.47	
			Net of 2 Invoices / 0 Checks	521.47	
02594 05/06/2025	GREAT PLAINS BUILDING SUPPLY INVOICE	2504-539108	ATHLETIC FIELD MARKER	608.16	
			Total:	608.16	
			Net of 1 Invoices / 0 Checks	608.16	
02075 05/06/2025	GREAT PLAINS COMMUNICATIONS INVOICE	125755 996-426-002	INTERNET 5/01 - 5/31	209.95	
			Total:	209.95	
			Net of 1 Invoices / 0 Checks	209.95	
10556 05/06/2025	H2 EQUIPMENT LLC INVOICE	INV-6331	RESEAL BOBCAT BUCKET GRAPPLE CYLINDER	173.97	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	173.97	
			Net of 1 Invoices / 0 Checks	173.97	
03182 05/06/2025	HACH COMPANY INVOICE	14465674	BAG, STERILE W/THIO	60.55	
			Total:	60.55	
			Net of 1 Invoices / 0 Checks	60.55	
03183 05/06/2025	HADLEY-BRAITHWAIT COMPANY INVOICE	233488	TOILET PAPER, CENTER PULL TOWELS	199.80	
			Total:	199.80	
			Net of 1 Invoices / 0 Checks	199.80	
00272 05/06/2025	HAWKINS INC INVOICE	7048235	CHEMICALS	4,385.98	
			Total:	4,385.98	
			Net of 1 Invoices / 0 Checks	4,385.98	
10271 05/06/2025	HD SUPPLY INVOICE	860696251	X-EFFECT BOWL CLEANER	38.40	
05/06/2025	INVOICE	860696269	LINER NATL 40X46	28.49	
05/06/2025	INVOICE	861080422	FLOOR CLEANER, MULTIFOLD PAPER TOWELS, LIQU:	104.78	
			Total:	171.67	
			Net of 3 Invoices / 0 Checks	171.67	
00784 05/06/2025	HEIMAN INC. INVOICE	0941493-IN	COATS & PANTS	846.36	
05/06/2025	INVOICE	0941847-IN	COATS & PANTS	7,026.41	
			Total:	7,872.77	
			Net of 2 Invoices / 0 Checks	7,872.77	
11327 05/06/2025	HIGH PLAINS POWER SYSTEM LLC INVOICE	935	THOMSON 400A ATS	8,650.00	
05/06/2025	INVOICE	928	KOHLER 125 RZ LP POWERED GENERATION SET	18,900.00	
			Total:	27,550.00	
			Net of 2 Invoices / 0 Checks	27,550.00	
11151 05/06/2025	HOICH IRRIGATION INC INVOICE	36805	REPAIRS TO IRRAGTION SYSTEM CAUSED BY INSTA:	1,200.00	
			Total:	1,200.00	
			Net of 1 Invoices / 0 Checks	1,200.00	
00150 05/06/2025	HOMETOWN LEASING INVOICE	4	COPIER LEASE PAYMENT	130.21	
05/06/2025	INVOICE	2	COPIER LEASE PAYMENT - CITY HALL	271.19	
05/06/2025	INVOICE	9	COPIER LEASE PAYMENT	232.93	
			Total:	634.33	
			Net of 3 Invoices / 0 Checks	634.33	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
11182 05/06/2025	HOPKINS JERI KAY INVOICE	4.19.2025	MILEAGE & PARKING - NLA LIBRARY ADVOCACY DA'	122.50	
			Total:	122.50	
			Net of 1 Invoices / 0 Checks	122.50	
11337 05/06/2025	HUMANEX VENTURES INVOICE	9856	LEADERSHIP TEAM TRAINING	5,000.00	
			Total:	5,000.00	
			Net of 1 Invoices / 0 Checks	5,000.00	
00480 05/06/2025	IMAGETREND INC INVOICE	PS-INV115108	ELITE RESCUE, CAD DISTRIBUTION ANNUAL FEE	8,081.30	
			Total:	8,081.30	
			Net of 1 Invoices / 0 Checks	8,081.30	
03199 05/06/2025	JACKSON SERVICES INC INVOICE	5545440	SHOP TOWELS ORANGE, UNIFORMS	262.11	
05/06/2025	INVOICE	5545436	MATS, MOPS, POLISH TOWEL, WINDSHIELD WIPE, :	135.80	
05/06/2025	INVOICE	5545441	UNIFORMS	139.61	
05/06/2025	INVOICE	5545456	UNIFORMS	96.04	
05/06/2025	INVOICE	5545457	MAT, BAR TOWELS, SHOP TOWELS ORANGE	25.43	
05/06/2025	INVOICE	5545458	UNIFORMS	26.70	
05/06/2025	INVOICE	5545464	MOPS, MATS	60.16	
05/06/2025	INVOICE	5546357	MATS, ROLLER TOWELS, UNIFORMS	126.07	
05/06/2025	INVOICE	5543493	MATS	82.23	
05/06/2025	INVOICE	5543500	UNIFORMS	25.70	
05/06/2025	INVOICE	5543501	UNIFORMS	74.12	
05/06/2025	INVOICE	5539177	UNIFORMS	25.71	
05/06/2025	INVOICE	5539178	UNIFORMS	74.13	
05/06/2025	INVOICE	5541140	UNIFORMS	139.62	
05/06/2025	INVOICE	5541146	UNIFORMS	95.34	
05/06/2025	INVOICE	5541147	UNIFORMS	96.05	
05/06/2025	INVOICE	5541148	SOAP FOAM BAG, MAT	21.07	
05/06/2025	INVOICE	5541149	UNIFORMS	26.71	
05/06/2025	INVOICE	5541139	UNIFORMS	253.57	
			Total:	1,786.17	
			Net of 19 Invoices / 0 Checks	1,786.17	
11328 05/06/2025	JENEE BETHUNE INVOICE	1	PHOTOSHOOT - HEADSHOTS	700.00	
			Total:	700.00	
			Net of 1 Invoices / 0 Checks	700.00	
11336 05/06/2025	JLO PROPERTIES LLC INVOICE	PURCHASE	ACQUISITION OF PROPERTY FOR LIFT STATION NO	10,071.22	
			Total:	10,071.22	
			Net of 1 Invoices / 0 Checks	10,071.22	
00523 05/06/2025	JOHN DEERE FINANCIAL INVOICE	4746350	PLATTE VALLEY EQUIPMENT - RESISTOR, BLOWER	538.99	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/06/2025	INVOICE	4725527	PLATTE VALLEY EQUIP-GAS OPERATED CYLINDER	105.64	
05/06/2025	INVOICE	4728421	PLATTE VALLEY EQUIP-HYDRAULIC FI	115.64	
05/06/2025	INVOICE	4725687	PLATTE VALLEY EQUIPMENT - GASKET, WATER PUM:	346.28	
Total:				1,106.55	
Net of 4 Invoices / 0 Checks				1,106.55	
03202	KELLY SUPPLY COMPANY				
05/06/2025	INVOICE	S12303998-0	BONNET KIT	238.46	
05/06/2025	INVOICE	S12304008-0	POLYETHYLENE TUBING	19.30	
05/06/2025	INVOICE	S12304017-0	PVC TEE, PVC RED BUSH SPIGOT, BUSHING	425.87	
05/06/2025	INVOICE	S12304028-0	PLASTIC PIPE	85.32	
05/06/2025	INVOICE	S12304042-0	PUSH-IN MALE CONN, 4 OZ PIPE DOPE	15.76	
05/06/2025	INVOICE	S12304210-0	AUTO-VENT AIR VALVE	50.08	
Total:				834.79	
Net of 6 Invoices / 0 Checks				834.79	
11047	KINGS III OF AMERICA LLC				
05/06/2025	INVOICE	3030006	VIDEO MONITORING, ELEVATOR PHONES	290.94	
Total:				290.94	
Net of 1 Invoices / 0 Checks				290.94	
11331	KNAPP JEAN				
05/06/2025	INVOICE	24-1241786-COCF	REFUND - OVER PAID	50.00	
Total:				50.00	
Net of 1 Invoices / 0 Checks				50.00	
03206	KOCH EXCAVATING CO INC				
05/06/2025	INVOICE	37884	RIP RAP	3,674.45	
05/06/2025	INVOICE	37873	12 YARDS BLACK MULCH	540.00	
Total:				4,214.45	
Net of 2 Invoices / 0 Checks				4,214.45	
00012	LAKEVIEW SMALL ENGINE INC				
05/06/2025	INVOICE	056186	CABLE, AIR FILTER KIT	94.39	
Total:				94.39	
Net of 1 Invoices / 0 Checks				94.39	
11334	LCC TELECOM SERVICES				
05/06/2025	INVOICE	344428	REFUND	7,575.00	
Total:				7,575.00	
Net of 1 Invoices / 0 Checks				7,575.00	
03210	LEAGUE OF NEBR MUNICIPALITIES				
05/06/2025	INVOICE	2025	2025 MUNICIPAL ACCOUNTING & FINANCE CONFEREI	535.00	
Total:				535.00	
Net of 1 Invoices / 0 Checks				535.00	
00822	LINCOLN WINWATER WORKS				

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/06/2025	INVOICE	10924001	REPAIR KIT FOR 102WS AV	1,017.60	
05/06/2025	INVOICE	10924002	SEAL KIT	265.00	
			Total:	1,282.60	
			Net of 2 Invoices / 0 Checks	1,282.60	
03214	LOUP POWER DISTRICT				
05/06/2025	INVOICE	400067	REPAIRS ON CITY OWNED STREET LIGHTS	4,272.28	
			Total:	4,272.28	
			Net of 1 Invoices / 0 Checks	4,272.28	
03215	M & O DOOR PRODUCTS LLC				
05/06/2025	INVOICE	IN107912	12 COPIES OF MASTER KEY	75.46	
			Total:	75.46	
			Net of 1 Invoices / 0 Checks	75.46	
02806	MACQUEEN EQUIPMENT				
05/06/2025	INVOICE	P15141	BROOM STRIP	738.74	
05/06/2025	INVOICE	P15140	RAD/OIL COOLER	2,780.12	
			Total:	3,518.86	
			Net of 2 Invoices / 0 Checks	3,518.86	
00083	MECHANICAL SALES INC				
05/06/2025	INVOICE	60092	PARTS INSTALLED SERESCO UNIT	1,438.95	
05/06/2025	INVOICE	60093	PARTS INSTALLED SERESCO SYSTEM	4,281.84	
			Total:	5,720.79	
			Net of 2 Invoices / 0 Checks	5,720.79	
10692	MEDLINE INDUSTRIES INC				
05/06/2025	INVOICE	2368455440	KIT, FOUR CUFF, FLEXIPOINT	264.90	
05/06/2025	INVOICE	2367629499	TAYLOR TITAN CHAIR	159.07	
05/06/2025	INVOICE	2366590021	TAYLOR TITAN CHAIR	159.07	
			Total:	583.04	
			Net of 3 Invoices / 0 Checks	583.04	
03220	MENARDS				
05/06/2025	INVOICE	25597	AIR HOSE, AA RAYOVAC, AIR REGULATOR, L-STYL	59.48	
05/06/2025	INVOICE	25312	PVC ELBOW, MALE ADAPTER, FEM CAM, PVC PIPE,	39.29	
05/06/2025	INVOICE	25300	4.75 GAL FIBERED, WORK GLOVES	60.97	
05/06/2025	INVOICE	25285	CHLORINE TABLETS	139.98	
05/06/2025	INVOICE	25352	GIANT 3" TABS	144.99	
05/06/2025	INVOICE	25424	PEG HOOK, SAW, UTILITY KNIFE, FLAT PANEL TV	235.09	
05/06/2025	INVOICE	25407	DRIVEWAY MARKER	7.56	
05/06/2025	INVOICE	25433	GARAGE DOOR LUBE, DAWN, SPONGES, ELEC TAPE	56.68	
05/06/2025	INVOICE	25555	PINCH CLAMP, THREAD SEALANT, PVB REAPIR	50.44	
05/06/2025	INVOICE	25540	COBRA DRAIN BLADDER, WASH MACH BOX VALVE	17.97	
05/06/2025	INVOICE	25536	COBRA DRAIN BLADDER	12.98	
05/06/2025	INVOICE	25532	COBRA DRAIN BLADDER	9.98	
05/06/2025	INVOICE	25497	RUBBER STOPPER	2.99	
05/06/2025	INVOICE	25479	MAILBOX POST KIT, POST MOUNT COMBO	117.78	
05/06/2025	INVOICE	25470	AIR FILTERS	244.08	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/06/2025	INVOICE	25494	CABLE TIES, 2X4" PHILLIPS SD	96.50	
05/06/2025	INVOICE	25846	CRABGRASS PREV	89.98	
05/06/2025	INVOICE	25676	2X8-6', EXT SCREW, 2X4-6'	202.08	
05/06/2025	INVOICE	25909	GIANT 3" TABS 25 LB	144.99	
05/06/2025	INVOICE	25907	60CT FINISH POWERBALL	39.96	
05/06/2025	INVOICE	25901	LYSOL, VULKEM 116 DK BRNZ	14.96	
05/06/2025	INVOICE	25751	6"X9" BRAILLE MEN & WOMAN, BALL KNOB	37.95	
05/06/2025	INVOICE	25752	PEAT MOSS	29.98	
05/06/2025	INVOICE	25691	4" POP-UP QTR SPRAY, CUT-OFF RISER	4.73	
05/06/2025	INVOICE	25716	SILICONE, 2 GAL GAS W/FMD, 2 CYCLE OIL	41.20	
Total:				1,902.59	
Net of 25 Invoices / 0 Checks				1,902.59	
03222	MID-AMERICAN RESEARCH				
05/06/2025	INVOICE	0846036-IN	MOISTURE BARRIER, POLYMER REMOVER, CITRIC A	477.25	
Total:				477.25	
Net of 1 Invoices / 0 Checks				477.25	
10773	MIDSTATES DATA TRANSPORT LLC				
05/06/2025	INVOICE	1396	EXCAVATION HOURS - VAULT MOVES	4,650.00	
Total:				4,650.00	
Net of 1 Invoices / 0 Checks				4,650.00	
00487	MIDWEST TAPE LLC				
05/06/2025	INVOICE	507085170	DVD'S	62.98	
05/06/2025	INVOICE	507085171	DVD'S	41.98	
05/06/2025	INVOICE	507048670	DVD'S	593.76	
Total:				698.72	
Net of 3 Invoices / 0 Checks				698.72	
01688	NAUGHTON INDUSTRIAL SERVICES				
05/06/2025	INVOICE	955	ELEVATED RACK FOR WEAPONS DRAWER	300.00	
Total:				300.00	
Net of 1 Invoices / 0 Checks				300.00	
00239	NEBRASKA HARVESTORE SYSTEMS				
05/06/2025	INVOICE	24716	SEAL KIT	177.39	
Total:				177.39	
Net of 1 Invoices / 0 Checks				177.39	
03233	NEBRASKA LAW ENFORCEMENT				
05/06/2025	INVOICE	15101	LODGING - MED INSTRUCTOR COURSE	50.00	
Total:				50.00	
Net of 1 Invoices / 0 Checks				50.00	
00444	NEBRASKA PUBLIC HEALTH				
05/06/2025	INVOICE	589310	BLOOD ALCOHOL	105.00	
05/06/2025	INVOICE	589694	TESTING & SUPPLIES	453.00	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	558.00	
			Net of 2 Invoices / 0 Checks	558.00	
00039	NEBRASKA RURAL WATER ASSOC				
05/06/2025	INVOICE	2025	2025 MEMBERSHIP RENEWAL - MUNICIPALITY	550.00	
			Total:	550.00	
			Net of 1 Invoices / 0 Checks	550.00	
11326	NELSON SYSTEMS INC				
05/06/2025	INVOICE	20701	NEXLOG 740 VOICE RECORDER	29,759.90	
			Total:	29,759.90	
			Net of 1 Invoices / 0 Checks	29,759.90	
03241	NEWMAN SIGNS INC.				
05/06/2025	INVOICE	TRFRET0001638	CREDIT - 6 STD PUNCH HIP R/W YIELD	(144.18)	
05/06/2025	INVOICE	TRFINV059905	SIGNS	231.58	
05/06/2025	INVOICE	TRFINV059895	SIGNS	209.54	
			Total:	296.94	
			Net of 3 Invoices / 0 Checks	296.94	
03246	NORTHEAST NEBRASKA ECONOMIC				
05/06/2025	INVOICE	25831	FY 2025-2026 MEMBERSHIP FEES	27,632.20	
05/06/2025	INVOICE	25940	MARCH 2025 ADMIN SERVICES	22.50	
05/06/2025	INVOICE	6	23-DTR-003	2,790.00	
			Total:	30,444.70	
			Net of 3 Invoices / 0 Checks	30,444.70	
00350	NOSWETT FENCING INC				
05/06/2025	INVOICE	16329	GATE OPERATOR NOT WORKING	145.00	
			Total:	145.00	
			Net of 1 Invoices / 0 Checks	145.00	
00176	O'REILLY AUTOMOTIVE INC				
05/06/2025	INVOICE	0681-337085	BATTERY	56.93	
05/06/2025	INVOICE	0681-336134	CAPSULE	19.85	
05/06/2025	INVOICE	0681-336441	SPARK PLUGS	6.00	
05/06/2025	INVOICE	0681-336447	CARB CLEANER	11.98	
05/06/2025	INVOICE	0681-336077	SYN 0-20 MOTOR OIL	42.46	
05/06/2025	INVOICE	0681-336093	200Z TRUCK TRT, RV ANTIFREZE	47.45	
05/06/2025	INVOICE	PCM55202-1	CREDIT - INV 0681-119644 PAID TWICE HOSE CL	(35.00)	
			Total:	149.67	
			Net of 7 Invoices / 0 Checks	149.67	
11230	OTIS ELEVATOR COMPANY				
05/06/2025	INVOICE	CK15774001	PASSENGER ELEVATOR 1 OUT OF SERVICE	960.00	
			Total:	960.00	
			Net of 1 Invoices / 0 Checks	960.00	
01350	OTTE ELECTRIC				

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
05/06/2025	INVOICE	13303	RETRO FIT EXISTING FIXTURES TO LED	1,237.65	
05/06/2025	INVOICE	13302	INSTALL ELECTRICAL FOR POWER WASHER	621.42	
			Total:	1,859.07	
			Net of 2 Invoices / 0 Checks	1,859.07	
03010	PACE ANALYTICAL SERVICES LLC				
05/06/2025	INVOICE	2560225829	WATER TESTING	1,141.60	
			Total:	1,141.60	
			Net of 1 Invoices / 0 Checks	1,141.60	
11329	PAULKE JUNIOR BRITO				
05/06/2025	INVOICE	PRP25-0045	REIMBURSE - DO OWN PLUMBING PERMIT	13.00	
			Total:	13.00	
			Net of 1 Invoices / 0 Checks	13.00	
00345	PETE LIEN & SONS INC.				
05/06/2025	INVOICE	CD99284030	QUICKLIME FINES	6,753.59	
			Total:	6,753.59	
			Net of 1 Invoices / 0 Checks	6,753.59	
03258	PETTY CASH				
05/06/2025	INVOICE	5.06.2025	2025 START UP CASH FOR PAWNEE PLUNGE	2,600.00	
05/06/2025	INVOICE	F28949108	REGISTER 2026 MACK TRUCK	20.00	
			Total:	2,620.00	
			Net of 2 Invoices / 0 Checks	2,620.00	
01077	PLATTE VALLEY COMMUNICATIONS				
05/06/2025	INVOICE	042500213	VERIFY TALK GROUP PAGES GOING OUT TO FIRE D	115.00	
05/06/2025	INVOICE	032500046	SERVICE - COUNTY WIDE NORTH	151.25	
			Total:	266.25	
			Net of 2 Invoices / 0 Checks	266.25	
11195	PLAYAWAY PRODUCTS LLC				
05/06/2025	INVOICE	497484	FROG AND TOAD ARE FRIENDS	51.99	
			Total:	51.99	
			Net of 1 Invoices / 0 Checks	51.99	
03261	PRESTOX				
05/06/2025	INVOICE	75808406	PEST CONTROL - CHARLIE LOUIS STATION	65.78	
05/06/2025	INVOICE	75808407	PEST CONTROL - 4630 HOWARD BLVD	68.46	
			Total:	134.24	
			Net of 2 Invoices / 0 Checks	134.24	
10964	PROVANTAGE ACCOUNTING				
05/06/2025	INVOICE	9845705	8 - HP SERIES 5 PRO 524PF 23.8"	1,584.00	
05/06/2025	INVOICE	9846068	6 - ELITEDESK, SPK BAR, MOUNTING BRACKET	5,580.00	
05/06/2025	INVOICE	9847275	HP 3YR NBD ONSITE WITH ACTIVE CARE	198.00	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	7,362.00	
			Net of 3 Invoices / 0 Checks	7,362.00	
11335 05/06/2025	REEDER CONSTRUCTION INVOICE	471104882	REIMBURSE FOR ROCKS	541.69	
			Total:	541.69	
			Net of 1 Invoices / 0 Checks	541.69	
03163 05/06/2025	RENSENHOUSE INVOICE	1145-1027956	ABOT-1	302.86	
			Total:	302.86	
			Net of 1 Invoices / 0 Checks	302.86	
10984 05/06/2025 05/06/2025	RFCC INVOICE INVOICE	3.16.2025 1.02.2025	CONSULTING FEE PUBLIC SAFETY RADIO SYSTEM P CONSULTING FEE PUBLIC SAFETY RADIO SYSTEM	125.00 1,858.42	
			Total:	1,983.42	
			Net of 2 Invoices / 0 Checks	1,983.42	
10619 05/06/2025	RIVER VALLEY TIRE SERVICE LLC INVOICE	350775	CARLISLE FIELD TRAX, SUPER GRIP 16 PLY TIRE	330.00	
			Total:	330.00	
			Net of 1 Invoices / 0 Checks	330.00	
11305 05/06/2025	SAMSON INC INVOICE	6	23-DTR-003	8,154.49	
			Total:	8,154.49	
			Net of 1 Invoices / 0 Checks	8,154.49	
02805 05/06/2025	SCHEMMER ASSOCIATES INC. INVOICE	009071.001-13	23RD ST WATER & SEWER CONSTRUCTION INSPECTIO	10,988.55	
			Total:	10,988.55	
			Net of 1 Invoices / 0 Checks	10,988.55	
11184 05/06/2025	SCP DISTRIBUTORS LLC INVOICE	532763	5/8" X 3-1/2" S/S BOLT W/NUT	102.46	
			Total:	102.46	
			Net of 1 Invoices / 0 Checks	102.46	
00465 05/06/2025	SERVICEMASTER BY SHEVLIN INVOICE	11882	MONTHLY JANITORIAL SERVICES	2,559.00	
			Total:	2,559.00	
			Net of 1 Invoices / 0 Checks	2,559.00	
00171 05/06/2025	SETTJE PLUMBING INVOICE	16017	VACUUM BREAKER-MENS URINAL	88.76	
			Total:	88.76	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Net of 1 Invoices / 0 Checks	88.76	
10492 05/06/2025	SHELBY LUMBER CO INC. INVOICE	151051	PAWNEE PARK EAST & WEST SHELTER ROOF REPLACI	74,850.00	
			Total:	74,850.00	
			Net of 1 Invoices / 0 Checks	74,850.00	
01090 05/06/2025 05/06/2025	SHEVLIN SUPPLY INVOICE INVOICE	8181 8182	BATH TISSUE BATH TISSUE	71.45 71.45	
			Total:	142.90	
			Net of 2 Invoices / 0 Checks	142.90	
01394 05/06/2025	SIRIUS COMPUTER SOLUTIONS INC. INVOICE	INV-001048066	AD UPGRADE	230.00	
			Total:	230.00	
			Net of 1 Invoices / 0 Checks	230.00	
03278 05/06/2025	STANLEY PETROLEUM INVOICE	6451T	PUMP 2 - ERROR INVALID CARD OR NUMBER	420.00	
			Total:	420.00	
			Net of 1 Invoices / 0 Checks	420.00	
00105 05/06/2025 05/06/2025	SUPER SAVER INVOICE INVOICE	129240 128949	BANANAS GROCERIES	14.08 79.86	
			Total:	93.94	
			Net of 2 Invoices / 0 Checks	93.94	
10326 05/06/2025 05/06/2025	THE LIFEGUARD STORE INVOICE INVOICE	INV001492982 INV001497607	42 - CHAISE LOUNGE RESCUE TUBES, WHISTLES, LANYARD, WATERPROOF	7,222.00 1,551.40	
			Total:	8,773.40	
			Net of 2 Invoices / 0 Checks	8,773.40	
03128 05/06/2025 05/06/2025 05/06/2025 05/06/2025	TIRE OUTLET INC INVOICE INVOICE INVOICE INVOICE	315645 315655 315848 316177	2 - REPAIRS 5 - REPAIRS, 4 - USED TIRES 4 - TIRES 2 - REPAIRS	70.00 628.50 612.00 70.00	
			Total:	1,380.50	
			Net of 4 Invoices / 0 Checks	1,380.50	
02788 05/06/2025 05/06/2025	TITAN MACHINERY INC-FREMONT INVOICE INVOICE	PS0689640-1 PS0705447-1	ARM MIRROR ASSY	318.25 90.40	
			Total:	408.65	
			Net of 2 Invoices / 0 Checks	408.65	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
01564 05/06/2025	TOOLEY DRUG INVOICE	01244940	CONTOUR NEXT GLUCOSE TEST STRIPS	66.38	
			Total:	66.38	
			Net of 1 Invoices / 0 Checks	66.38	
00550 05/06/2025	TRUCK CENTER COMPANIES INVOICE	RA111007169:01	REPLACE COMPRESSOR VIN #1440	3,067.37	
05/06/2025	INVOICE	XA111051852:01	AIR DRYER	377.49	
05/06/2025	INVOICE	XA111049933:01	FITTING, AIR BRAKE-NTA	15.09	
05/06/2025	INVOICE	XA111051811:01	KIT - CHECK VALVE	14.47	
05/06/2025	INVOICE	RA111007156:01	MEDIC #2 - DISC PAD & ROTOR, OIL, FUEL & AI	4,102.09	
			Total:	7,576.51	
			Net of 5 Invoices / 0 Checks	7,576.51	
00357 05/06/2025	TURFWERKS INVOICE	OI57992	MOTOR 18.3	1,085.85	
			Total:	1,085.85	
			Net of 1 Invoices / 0 Checks	1,085.85	
00349 05/06/2025	TWEET'S SPORT SHOP INVOICE	15012	3 - PITCHER PLATE	89.97	
			Total:	89.97	
			Net of 1 Invoices / 0 Checks	89.97	
03294 05/06/2025	USA BLUE BOOK INVOICE	INV00694706	OAKTON PH ELECTRODE FOR WATER	279.34	
05/06/2025	INVOICE	INV00686354	SEWER DISCONNECT VALVE PLUNGER & VALVE BODY	165.02	
			Total:	444.36	
			Net of 2 Invoices / 0 Checks	444.36	
01181 05/06/2025	VERIZON WIRELESS INVOICE	6112072629	CELL PHONE MAR 27 - APR26	80.02	
05/06/2025	INVOICE	6112020079	CELL PHONE MAR 27 - APR 26	782.16	
05/06/2025	INVOICE	6112072628	CELL PHONE MAR 27 - APR 26	1,838.78	
			Total:	2,700.96	
			Net of 3 Invoices / 0 Checks	2,700.96	
03302 05/06/2025	WEMHOFF REFRIGERATION INC INVOICE	17049	SERVICE ICE MACHINE - VAN BERG	229.45	
			Total:	229.45	
			Net of 1 Invoices / 0 Checks	229.45	
10284 05/06/2025	ZAKRZEWSKI BRANDON INVOICE	4.22.2025	MEALS - WATER CLASS ELKHORN	125.17	
			Total:	125.17	
			Net of 1 Invoices / 0 Checks	125.17	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
invoices and 0 checks for 128 vendors:				771,329.24	

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
112637	THE LIFEGUARD STORE	04/09/2025	05/06/2025	7,222.00	7,222.00	Open	N
112688	PROVANTAGE ACCOUNTING	04/17/2025	05/06/2025	5,580.00	5,580.00	Open	N
112719	CORE & MAIN LP	04/18/2025	05/06/2025	5,632.40	5,632.40	Open	N
112721	PETE LIEN & SONS INC.	04/17/2025	05/06/2025	6,753.59	6,753.59	Open	N
112770	D & K PRODUCTS	04/15/2025	05/06/2025	5,223.90	5,223.90	Open	N
112776	SAMSON INC	05/01/2025	05/06/2025	8,154.49	8,154.49	Open	N
112826	HEIMAN INC.	04/24/2025	05/06/2025	7,026.41	7,026.41	Open	N
112844	IMAGETREND INC	04/12/2025	05/06/2025	8,081.30	8,081.30	Open	N
112847	HIGH PLAINS POWER SYSTEM LLC	04/11/2025	05/06/2025	8,650.00	8,650.00	Open	N
112901	BAUER UNDERGROUND INC.	04/17/2025	05/06/2025	5,951.37	5,951.37	Open	N
112925	AQUA-CHEM INC	04/24/2025	05/06/2025	6,507.72	6,507.72	Open	N
112940	LCC TELECOM SERVICES	04/30/2025	05/06/2025	7,575.00	7,575.00	Open	N
112946	HUMANEX VENTURES	04/30/2025	05/06/2025	5,000.00	5,000.00	Open	N
# of Invoices: 13 # Due: 13				Totals:	87,358.18	87,358.18	
# of Credit Memos: 0 # Due: 0				Totals:	0.00	0.00	
Net of Invoices and Credit Memos:					87,358.18	87,358.18	

--- TOTALS BY FUND ---

100 - GENERAL FUND	52,216.33	52,216.33
200 - STREETS/ENGINEERING	5,951.37	5,951.37
240 - HOUSING REHAB & LOANS	8,154.49	8,154.49
500 - UTILITY SERVICE	6,753.59	6,753.59
520 - WATER	14,282.40	14,282.40

--- TOTALS BY DEPT/ACTIVITY ---

100 - GENERAL ADMINISTRATION	5,000.00	5,000.00
110 - POLICE	5,580.00	5,580.00
120 - FIRE	11,067.06	11,067.06
121 - RESCUE	4,040.65	4,040.65
145 - COMMUNITY DEVELOPMENT	7,575.00	7,575.00
151 - PAWNEE PLUNGE WATER PARK	13,729.72	13,729.72
156 - QUAIL RUN GOLF COURSE	5,223.90	5,223.90
200 - STREETS	5,951.37	5,951.37
243 - CDBG REVOLVING REHAB LOAN	8,154.49	8,154.49
501 - WASTEWATER TREATMENT FAC	6,753.59	6,753.59
520 - WATER	14,282.40	14,282.40

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 000					
100-000-10111	PETTY CASH	PETTY CASH	2025 START UP CASH FOR PAWNEE PLUNGE	2,600.00	
Total For Dept 000				2,600.00	
Dept 100 GENERAL ADMINISTRATION					
100-100-52700	TRAINING AND TUITION	HUMANEX VENTURES	LEADERSHIP TEAM TRAINING	5,000.00	
100-100-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	11,829.60	
100-100-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	1,753.42	
100-100-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	TRIM LINE, AIR FILTER, CONTRACTOR BAG	37.97	
100-100-54310	BUILDING MAINTENANCE	JACKSON SERVICES INC	MATS	82.23	
100-100-54310	BUILDING MAINTENANCE	MENARDS	LYSOL, VULKEM 116 DK BRNZ	44.94	
100-100-54310	BUILDING MAINTENANCE	OTIS ELEVATOR COMPANY	PASSENGER ELEVATOR 1 OUT OF SERVICE	960.00	
100-100-54380	MAINTENANCE AGREEMENTS	KINGS III OF AMERICA LLC	VIDEO MONITORING, ELEVATOR PHONES	290.94	
100-100-55900	MISCELLANEOUS	CAPITAL ONE - WALMART	WATER	14.88	
100-100-56010	SUPPLIES	SHEVLIN SUPPLY	BATH TISSUE	71.45	
100-100-56020	OFFICE SUPPLIES	EAKES OFFICE SOLUTIONS	ADDING ROLL	247.83	
100-100-56020	OFFICE SUPPLIES	HOMETOWN LEASING	COPIER LEASE PAYMENT - CITY HALL	271.19	
100-100-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	380.68	
100-100-56650	MEMBERSHIP DUES	NORTHEAST NEBRASKA ECONOMI	FY 2025-2026 MEMBERSHIP FEES	27,632.20	
100-100-57510-20005	CAPITAL-EQUIPMENT	SIRIUS COMPUTER SOLUTIONS	AD UPGRADE	230.00	
100-100-57510-24004	CAPITAL-EQUIPMENT	CREATIVE SITES LLC	PLAYGROUND INSTALLATION, ECOTURF TURF 5	91,970.00	
100-100-57510-24004	CAPITAL-EQUIPMENT	HOICH IRRIGATION INC	REPAIRS TO IRRAGTION SYSTEM CAUSED BY I	1,200.00	
Total For Dept 100 GENERAL ADMINISTRATION				142,017.33	
Dept 102 COLUMBUS AREA TRANSIT					
100-102-54330	VEHICLE MAINTENANCE	CAPITAL ONE - WALMART	PENNZOIL, SHOP TOWELS, CAR FOGGER, ARMC	62.32	
100-102-56010	SUPPLIES	CAPITAL ONE - WALMART	COTT CLN, ENR MAX AA, KLEENEX	22.73	
100-102-56020	OFFICE SUPPLIES	CAPITAL ONE - WALMART	OFFICE SUPPLIES	44.99	
100-102-56030	CLEANING SUPPLIES/SERVICE	CAPITAL ONE - WALMART	CLEANING SUPPLIES	109.82	
100-102-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	42.94	
Total For Dept 102 COLUMBUS AREA TRANSIT				282.80	
Dept 103 COLUMBUS SENIOR CENTER					
100-103-52710	EMPLOYEE RECRUITMENT/RETENTION	COLUMBUS CUSTOM EMBROIDER\	V-NECK TEE - LISS	48.00	
100-103-56300-III-C	FOOD COSTS	SUPER SAVER	BANANAS	93.94	
Total For Dept 103 COLUMBUS SENIOR CENTER				141.94	
Dept 105 FINANCE					
100-105-52700	TRAINING AND TUITION	LEAGUE OF NEBR MUNICIPALIT	2025 MUNICIPAL ACCOUNTING & FINANCE CON	535.00	
100-105-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	42.94	
Total For Dept 105 FINANCE				577.94	
Dept 106 CITY CLERK					
100-106-52710	EMPLOYEE RECRUITMENT/RETENTION	COLUMBUS CUSTOM EMBROIDER\	STRETCH FLEECE, LONG SLEEVE TEE - BOMBE	42.50	
Total For Dept 106 CITY CLERK				42.50	
Dept 108 HUMAN RESOURCES					
100-108-52710	EMPLOYEE RECRUITMENT/RETENTION	COLUMBUS CUSTOM EMBROIDER\	STRETCH FLEECE, LONG SLEEVE TEE - BOMBE	59.50	
Total For Dept 108 HUMAN RESOURCES				59.50	
Dept 110 POLICE					
100-110-52700	TRAINING AND TUITION	BENCHMARK GOVERNMENT SOLU	NEBRASKA LETC MEALS	1,979.65	
100-110-52700	TRAINING AND TUITION	NEBRASKA LAW ENFORCEMENT	LODGING - MED INSTRUCTOR COURSE	50.00	
100-110-52800	UNIFORMS	911 CUSTOM LLC	BLACKINTON B736 RHODIUM BADGE	140.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 110 POLICE					
100-110-53200	PROFESSIONAL SERVICES	JENEE BETHUNE	PHOTOSHOOT - HEADSHOTS	700.00	
100-110-53200	PROFESSIONAL SERVICES	NEBRASKA PUBLIC HEALTH	BLOOD ALCOHOL	105.00	
100-110-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	2,723.76	
100-110-53400	COMPUTER SUPPORT/MAINT	PROVANTAGE ACCOUNTING	8 - HP SERIES 5 PRO 524PF 23.8"	7,362.00	
100-110-54330	VEHICLE MAINTENANCE	COLUMBUS TIRE & SERVICE	TIRE REPAIR	25.00	
100-110-54380	MAINTENANCE AGREEMENTS	DAS STATE ACCOUNTING	MONTHLY NETWORK CHARGES	307.20	
100-110-56030	CLEANING SUPPLIES/SERVICE	SERVICEMASTER BY SHEVLIN	MONTHLY JANITORIAL SERVICES	2,559.00	
100-110-56190	PERSONAL PROTECTIVE SUPP	EVIDENT, INC	NITRIL GLOVES	2,371.36	
100-110-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	85.88	
100-110-57520-21008	CAPITAL-VEHICLES	NAUGHTON INDUSTRIAL SERVICE	ELEVATED RACK FOR WEAPONS DRAWER	300.00	
Total For Dept 110 POLICE				18,708.85	
Dept 120 FIRE					
100-120-52700	TRAINING AND TUITION	MENARDS	2X8-6', EXT SCREW, 2X4-6'	202.08	
100-120-52800	UNIFORMS	GALLS LLC	RC 42 RIBBONS	2.50	
100-120-53210	EQUIPMENT RECERT PROGRAM	DANKO EMERGENCY EQUIPMENT	PUMP TEST 3 UNITS	1,150.00	
100-120-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	1,021.41	
100-120-53400	COMPUTER SUPPORT/MAINT	IMAGETREND INC	ELITE RESCUE, CAD DISTRIBUTION ANNUAL F	4,040.65	
100-120-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	COVER, HANDLE LOOP, TUNE UP KIT, TORCH	46.48	
100-120-54310	BUILDING MAINTENANCE	BOMGAARS	ADAPTER	20.00	
100-120-54310	BUILDING MAINTENANCE	MENARDS	AIR HOSE, AA RAYOVAC, AIR REGULATOR, L-	167.88	
100-120-54310	BUILDING MAINTENANCE	PRESTOX	PEST CONTROL - CHARLIE LOUIS STATION	67.12	
100-120-54320	EQUIPMENT MAINTENANCE	PLATTE VALLEY COMMUNICATIO	VERIFY TALK GROUP PAGES GOING OUT TO FI	57.50	
100-120-54330	VEHICLE MAINTENANCE	O'REILLY AUTOMOTIVE INC	CREDIT - INV 0681-119644 PAID TWICE HOE	(35.00)	
100-120-54330	VEHICLE MAINTENANCE	TRUCK CENTER COMPANIES	REPLACE COMPRESSOR VIN #1440	3,082.46	
100-120-56020	OFFICE SUPPLIES	HOMETOWN LEASING	COPIER LEASE PAYMENT	116.47	
100-120-56030	CLEANING SUPPLIES/SERVICE	HD SUPPLY	X-EFFECT BOWL CLEANER	85.84	
100-120-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MATS, MOPS, POLISH TOWEL, WINDSHIELD WI	97.98	
100-120-56030	CLEANING SUPPLIES/SERVICE	MENARDS	60CT FINISH POWERBALL	19.98	
100-120-56190	PERSONAL PROTECTIVE SUPP	HEIMAN INC.	COATS & PANTS	7,872.77	
100-120-56240	TELEPHONE	ALLO COMMUNICATONS	TELEPHONE - S FIRE STATION, INTERNET -	15.53	
100-120-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	391.08	
Total For Dept 120 FIRE				18,422.73	
Dept 121 RESCUE					
100-121-44233	AMBULANCE SERVICES	BLUE CROSS & BLUE SHIELD	REFUND - SAPPHIRE EDGE OVER PAID	20.70	
100-121-44233	AMBULANCE SERVICES	BLUE CROSS & BLUE SHIELD	REFUND - HEALTHY BLUE NE OVERPAID	4.64	
100-121-44233	AMBULANCE SERVICES	KNAPP JEAN	REFUND - OVER PAID	50.00	
100-121-52800	UNIFORMS	GALLS LLC	RC 42 RIBBONS	2.50	
100-121-53400	COMPUTER SUPPORT/MAINT	IMAGETREND INC	ELITE RESCUE, CAD DISTRIBUTION ANNUAL F	4,040.65	
100-121-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	COVER, HANDLE LOOP, TUNE UP KIT, TORCH	46.48	
100-121-54310	BUILDING MAINTENANCE	BOMGAARS	ADAPTER	19.99	
100-121-54310	BUILDING MAINTENANCE	MENARDS	AIR HOSE, AA RAYOVAC, AIR REGULATOR, L-	167.89	
100-121-54310	BUILDING MAINTENANCE	PRESTOX	PEST CONTROL - CHARLIE LOUIS STATION	67.12	
100-121-54320	EQUIPMENT MAINTENANCE	PLATTE VALLEY COMMUNICATIO	VERIFY TALK GROUP PAGES GOING OUT TO FI	57.50	
100-121-54330	VEHICLE MAINTENANCE	TRUCK CENTER COMPANIES	MEDIC #2 - DISC PAD & ROTOR, OIL, FUEL	4,102.09	
100-121-56010	SUPPLIES	BOUND TREE MEDICAL LLC	GLOVES, ORAL NASAL TUBING, LANCETS, SUC	1,352.81	
100-121-56010	SUPPLIES	MEDLINE INDUSTRIES INC	KIT, FOUR CUFF, FLEXIPOINT	583.04	
100-121-56010	SUPPLIES	TOOLEY DRUG	CONTOUR NEXT GLUCOSE TEST STRIPS	66.38	
100-121-56020	OFFICE SUPPLIES	HOMETOWN LEASING	COPIER LEASE PAYMENT	116.46	
100-121-56030	CLEANING SUPPLIES/SERVICE	HD SUPPLY	X-EFFECT BOWL CLEANER	85.83	
100-121-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MATS, MOPS, POLISH TOWEL, WINDSHIELD WI	97.98	
100-121-56030	CLEANING SUPPLIES/SERVICE	MENARDS	60CT FINISH POWERBALL	19.98	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 121 RESCUE					
100-121-56190	PERSONAL PROTECTIVE SUPP	BOUND TREE MEDICAL LLC	GLOVES, ORAL NASAL TUBING, LANCETS, SUC	264.90	
100-121-56240	TELEPHONE	ALLO COMMUNICATONS	TELEPHONE - S FIRE STATION, INTERNET -	15.54	
100-121-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	391.08	
Total For Dept 121 RESCUE				11,573.56	
Dept 130 LIBRARY					
100-130-52700	TRAINING AND TUITION	HOPKINS JERI KAY	MILEAGE & PARKING - NLA LIBRARY ADVOCAC	122.50	
100-130-53400-STAFF	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	680.94	
100-130-56010-BUILD	SUPPLIES	SHEVLIN SUPPLY	BATH TISSUE	71.45	
100-130-56010-MTRLS	SUPPLIES	DEMCO INC	REINFORCED FILAMENT TAPE, EASY BIND REF	52.73	
100-130-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	42.94	
100-130-56240-PATRN	TELEPHONE	GREAT PLAINS COMMUNICATION	INTERNET 5/01 - 5/31	209.95	
100-130-56400-CHILD	PROGRAMS	CAPITAL ONE - WALMART	DRINKING WATER, CHEEZ IT, FAM AMOS 30CI	76.21	
100-130-56400-CHILD	PROGRAMS	CENTRAL PLAINS LIBRARY SYC	PUPPETS	83.95	
100-130-56410-ADULT	BOOKS AND PUBLICATIONS	BLACKSTONE PUBLISHING	CDS	516.98	
100-130-56410-ADULT	BOOKS AND PUBLICATIONS	GALE	MATERIALS	232.56	
100-130-56410-ADULT	BOOKS AND PUBLICATIONS	MIDWEST TAPE LLC	DVD'S	60.72	
100-130-56410-CHILD	BOOKS AND PUBLICATIONS	ABDO BOOKS	BOOKS	517.00	
100-130-56410-CHILD	BOOKS AND PUBLICATIONS	MIDWEST TAPE LLC	DVD'S	638.00	
100-130-56410-CHILD	BOOKS AND PUBLICATIONS	PLAYAWAY PRODUCTS LLC	FROG AND TOAD ARE FRIENDS	51.99	
Total For Dept 130 LIBRARY				3,357.92	
Dept 140 CEMETERY					
100-140-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	1,716.00	
100-140-54320	EQUIPMENT MAINTENANCE	ARNOLD MOTOR SUPPLY	OIL FILTER	4.41	
100-140-54320	EQUIPMENT MAINTENANCE	LAKEVIEW SMALL ENGINE INC	CABLE, AIR FILTER KIT	94.39	
100-140-54330	VEHICLE MAINTENANCE	O'REILLY AUTOMOTIVE INC	CAPSULE	19.85	
100-140-56010	SUPPLIES	BOMGAARS	WATER	5.78	
100-140-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	42.94	
Total For Dept 140 CEMETERY				1,883.37	
Dept 145 COMMUNITY DEVELOPMENT					
100-145-53200	PROFESSIONAL SERVICES	CENTER FOR MUNICIPAL SOLUTIONS	ATT - 2453 E 39TH AVE MOD	9,200.00	
100-145-53200	PROFESSIONAL SERVICES	LCC TELECOM SERVICES	REFUND	7,575.00	
100-145-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	340.00	
100-145-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	34.05	
100-145-55930	REFUNDS	PAULKE JUNIOR BRITO	REIMBURSE - DO OWN PLUMBING PERMIT	13.00	
100-145-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	214.70	
Total For Dept 145 COMMUNITY DEVELOPMENT				17,376.75	
Dept 150 PARKS					
100-150-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	25.71	
100-150-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	374.52	
100-150-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	KEY SCHLAGE	402.59	
100-150-54310	BUILDING MAINTENANCE	COLUMBUS PLUMBING COMPANY	REPAIR KITS	205.95	
100-150-54310	BUILDING MAINTENANCE	KOCH EXCAVATING CO INC	12 YARDS BLACK MULCH	540.00	
100-150-54310	BUILDING MAINTENANCE	M & O DOOR PRODUCTS LLC	12 COPIES OF MASTER KEY	75.46	
100-150-54310	BUILDING MAINTENANCE	TURFWERKS	MOTOR 18.3	1,085.85	
100-150-54320	EQUIPMENT MAINTENANCE	ACE HARDWARE & GARDEN CNT	4 CYCLE LAWNMOWER OIL	31.98	
100-150-54320	EQUIPMENT MAINTENANCE	ARNOLD MOTOR SUPPLY	2 - PERFECT VIEW	148.11	
100-150-54330	VEHICLE MAINTENANCE	ARNOLD MOTOR SUPPLY	AIR & OIL FILTERS, PM 5W20 SYN	86.66	
100-150-54330	VEHICLE MAINTENANCE	BOMGAARS	FASTENERS	2.89	
100-150-54490	IRRIGATION MAINTENANCE	JACKSON SERVICES INC	UNIFORMS	25.70	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 150 PARKS					
100-150-54490	IRRIGATION MAINTENANCE	KELLY SUPPLY COMPANY	BONNET KIT	273.52	
100-150-54490	IRRIGATION MAINTENANCE	MENARDS	PINCH CLAMP, THREAD SEALANT, PVB REAPIF	50.44	
100-150-54520	EQUIPMENT RENTAL/PURCHASE	TWEET'S SPORT SHOP	3 - PITCHER PLATE	89.97	
100-150-55900	MISCELLANEOUS	CLAY HILLS AG	SUNPHOSATE 5 MAX	370.00	
100-150-56010	SUPPLIES	ACE HARDWARE & GARDEN CNT	RPE SBNYL WHITE 1/4"X1000	189.99	
100-150-56010	SUPPLIES	GREAT PLAINS BUILDING SUPPLY	ATHLETIC FIELD MARKER	608.16	
100-150-56010	SUPPLIES	MENARDS	CABLE TIES, 2X4" PHILLIPS SD	96.50	
100-150-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	42.94	
100-150-56400	PROGRAMS	FLEISCHACKER WADE	REFUND UMPIRE FEES	330.00	
100-150-57200-23046	CAPITAL-LAND & BUILDINGS	GEHRING CONSTRUCTION &	CONCRETE PAVING IMPROVEMENTS 2025	114,022.80	
100-150-57200-24015	CAPITAL-LAND & BUILDINGS	SHELBY LUMBER CO INC.	PAWNEE PARK EAST & WEST SHELTER ROOF RE	74,850.00	
Total For Dept 150 PARKS				193,929.74	
Dept 151 PAWNEE PLUNGE WATER PARK					
100-151-52800	UNIFORMS	THE LIFEGUARD STORE	RESCUE TUBES, WHISTLES, LANYARD, WATERE	501.40	
100-151-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	340.47	
100-151-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	CRABGRASS PREVENTER, RCPTCL OUTLET, SHC	319.05	
100-151-54320	EQUIPMENT MAINTENANCE	SCP DISTRIBUTORS LLC	5/8" X 3-1/2" S/S BOLT W/NUT	102.46	
100-151-54520	EQUIPMENT RENTAL/PURCHASE	THE LIFEGUARD STORE	42 - CHAISE LOUNGE	7,222.00	
100-151-56010	SUPPLIES	THE LIFEGUARD STORE	RESCUE TUBES, WHISTLES, LANYARD, WATERE	770.00	
100-151-56060	CHEMICALS	AQUA-CHEM INC	CHEMICALS	6,507.72	
100-151-56130	SUPPLIES FOR RESALE	THE LIFEGUARD STORE	RESCUE TUBES, WHISTLES, LANYARD, WATERE	280.00	
Total For Dept 151 PAWNEE PLUNGE WATER PARK				16,043.10	
Dept 152 AQUATIC CENTER POOL					
100-152-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	340.47	
100-152-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	POPOP SPRINKLER	41.97	
100-152-54310	BUILDING MAINTENANCE	MENARDS	COBRA DRAIN BLADDER, WASH MACH BOX VALV	40.93	
100-152-54320	EQUIPMENT MAINTENANCE	ACE HARDWARE & GARDEN CNT	BALL VALVE	29.98	
100-152-54320	EQUIPMENT MAINTENANCE	KELLY SUPPLY COMPANY	AUTO-VENT AIR VALVE	50.08	
100-152-54320	EQUIPMENT MAINTENANCE	MECHANICAL SALES INC	PARTS INSTALLED SERESCO UNIT	5,720.79	
100-152-54320	EQUIPMENT MAINTENANCE	MENARDS	AIR FILTERS	244.08	
100-152-54320	EQUIPMENT MAINTENANCE	RENSENHOUSE	ABOT-1	302.86	
100-152-56010	SUPPLIES	CAPITAL ONE - WALMART	AIRHEADS, MYSTERY EGG, ANTIBIOTIC CREAM	4.87	
100-152-56090	SMALL TOOLS	ACE HARDWARE & GARDEN CNT	MEASURING CUP, SOCKET ADAPTER, STRAINEF	30.56	
100-152-56300	FOOD COSTS	CAPITAL ONE - WALMART	AIRHEADS, MYSTERY EGG, ANTIBIOTIC CREAM	85.26	
100-152-56300	FOOD COSTS	CHESTERMAN COMPANY	PIBB, COKE	84.22	
100-152-56400	PROGRAMS	CAPITAL ONE - WALMART	AIRHEADS, MYSTERY EGG, ANTIBIOTIC CREAM	53.83	
100-152-56400	PROGRAMS	CASH KENNY	SCUBA CLASS	100.00	
Total For Dept 152 AQUATIC CENTER POOL				7,129.90	
Dept 155 VAN BERG GOLF COURSE					
100-155-53400	COMPUTER SUPPORT/MAINT	ALLO COMMUNICATONS	TELEPHONE - S FIRE STATION, INTERNET -	159.47	
100-155-54310	BUILDING MAINTENANCE	WEMHOFF REFRIGERATION INC	SERVICE ICE MACHINE - VAN BERG	229.45	
100-155-54320	EQUIPMENT MAINTENANCE	ACE HARDWARE & GARDEN CNT	CLAMP HOSE, AIR HOSE END	9.17	
100-155-54320	EQUIPMENT MAINTENANCE	AG SPRAY EQUIPMENT	SILICON CARBIDE/VITON WITH O-RING	188.78	
100-155-56110	PRO-SHOP SUPPLIES	MENARDS	6"X9" BRAILLE MEN & WOMAN, BALL KNOB	37.95	
Total For Dept 155 VAN BERG GOLF COURSE				624.82	
Dept 156 QUAIL RUN GOLF COURSE					
100-156-54310	BUILDING MAINTENANCE	BOB MCDONALD GARAGE DOOR	DOOR WON'T OPEN - ADJUST BRAKE, LUBED 4	180.00	
100-156-54310	BUILDING MAINTENANCE	SETTJE PLUMBING	VACUUM BREAKER-MENS URINAL	88.76	
100-156-54490	IRRIGATION MAINTENANCE	KELLY SUPPLY COMPANY	PVC TEE, PVC RED BUSH SPIGOT, BUSHING	511.19	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 156 QUAIL RUN GOLF COURSE					
100-156-56010	SUPPLIES	JACKSON SERVICES INC	UNIFORMS	53.41	
100-156-56060	CHEMICALS	D & K PRODUCTS	PAC-LOW, ARMORTECH, REDOX, FUNGICIDE	2,955.64	
100-156-56110	PRO-SHOP SUPPLIES	HADLEY-BRAITHWAIT COMPANY	TOILET PAPER, CENTER PULL TOWELS	199.80	
100-156-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	104.46	
Total For Dept 156 QUAIL RUN GOLF COURSE				4,093.26	
Total For Fund 100 GENERAL FUND				438,866.01	
Fund 200 STREETS/ENGINEERING					
Dept 200 STREETS					
200-200-52800	UNIFORMS	JACKSON SERVICES INC	SHOP TOWELS ORANGE, UNIFORMS	515.68	
200-200-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	2,608.00	
200-200-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	85.11	
200-200-54310	BUILDING MAINTENANCE	OTTE ELECTRIC	RETRO FIT EXISTING FIXTURES TO LED	1,237.65	
200-200-54320	EQUIPMENT MAINTENANCE	RIVER VALLEY TIRE SERVICE	CARLISLE FIELD TRAX, SUPER GRIP 16 PLY	330.00	
200-200-54320	EQUIPMENT MAINTENANCE	TIRE OUTLET INC	4 - TIRES	612.00	
200-200-54450	STREET MAINTENANCE	GEHRING CONSTRUCTION &	38TH ST - IN FRONT OF YMCA	1,257.60	
200-200-54450	STREET MAINTENANCE	GERHOLD CONCRETE COMPANY	38TH ST & 38TH AVE - YMCA	521.47	
200-200-54460	LAND MAINTENANCE	BOMGAARS	SCREW HOOK, GATE WHEEL	44.97	
200-200-54460	LAND MAINTENANCE	KOCH EXCAVATING CO INC	RIP RAP	3,674.45	
200-200-56010	SUPPLIES	ACE HARDWARE & GARDEN CNT	POLY PIPE, COUPLE INSERT, HOSE CLAMP	62.13	
200-200-56010	SUPPLIES	BOMGAARS	SHOP TOWELS, GLOVES	182.40	
200-200-56010	SUPPLIES	MACQUEEN EQUIPMENT	BROOM STRIP	738.74	
200-200-56010	SUPPLIES	MENARDS	4.75 GAL FIBERED, WORK GLOVES	178.75	
200-200-56120	TRAFFIC SIGNS	NEWMAN SIGNS INC.	CREDIT - 6 STD PUNCH HIP R/W YIELD	296.94	
200-200-56190	PERSONAL PROTECTIVE SUPP	BOMGAARS	SHOP TOWELS, GLOVES	32.00	
200-200-56220	ELECTRICITY	LOUP POWER DISTRICT	REPAIRS ON CITY OWNED STREET LIGHTS	4,272.28	
200-200-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	138.84	
200-200-57200-24021	CAPITAL-LAND & BUILDINGS	SCHEMMER ASSOCIATES INC.	23RD ST WATER & SEWER CONSTRUCTION INSE	10,988.55	
200-200-57300-20070	CAPITAL-NEW CONSTRUCTION	BAUER UNDERGROUND INC.	RVW-COLUMBUS-NPPD FIBER REPAIR	5,951.37	
200-200-57300-20071	CAPITAL-NEW CONSTRUCTION	MIDSTATES DATA TRANSPORT I	EXCAVATION HOURS - VAULT MOVES	4,650.00	
200-200-57510-25023	CAPITAL-EQUIPMENT	OTTE ELECTRIC	INSTALL ELECTRICAL FOR POWER WASHER	621.42	
Total For Dept 200 STREETS				39,000.35	
Dept 202 MECHANICS SHOP					
200-202-56010	SUPPLIES	BOMGAARS	FASTENERS	41.32	
200-202-56130	SUPPLIES FOR RESALE	ACE HARDWARE & GARDEN CNT	AIR FILTER	14.99	
200-202-56130	SUPPLIES FOR RESALE	ARNOLD MOTOR SUPPLY	FUEL FILTER	649.21	
200-202-56130	SUPPLIES FOR RESALE	BOBCAT OF OMAHA	KNIFE, BOLTS, NUTS	477.28	
200-202-56130	SUPPLIES FOR RESALE	CHROME N' STEEL TRUCK & TFWHEEL SEAL		50.00	
200-202-56130	SUPPLIES FOR RESALE	JOHN DEERE FINANCIAL	PLATTE VALLEY EQUIPMENT - RESISTOR, BLC	1,106.55	
200-202-56130	SUPPLIES FOR RESALE	MACQUEEN EQUIPMENT	RAD/OIL COOLER	2,780.12	
200-202-56130	SUPPLIES FOR RESALE	NEBRASKA HARVESTORE SYSTEM	SEAL KIT	177.39	
200-202-56130	SUPPLIES FOR RESALE	O'REILLY AUTOMOTIVE INC	SPARK PLUGS	60.44	
200-202-56130	SUPPLIES FOR RESALE	TRUCK CENTER COMPANIES	AIR DRYER	391.96	
Total For Dept 202 MECHANICS SHOP				5,749.26	
Total For Fund 200 STREETS/ENGINEERING				44,749.61	
Fund 205 AIRPORT					
Dept 205 AIRPORT					
205-205-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	340.47	
205-205-56010	SUPPLIES	BOMGAARS	DRAIN CLEANER, PLIERS, STAPLES, TOMCAT	110.95	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 205 AIRPORT					
Dept 205 AIRPORT					
205-205-56010	SUPPLIES	MENARDS	GARAGE DOOR LUBE, DAWN, SPONGES, ELEC T	56.68	
205-205-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	85.88	
Total For Dept 205 AIRPORT				593.98	
Total For Fund 205 AIRPORT				593.98	
Fund 206 DOWNTOWN BID					
Dept 206 DOWNTOWN BID					
206-206-41100	PROPERTY TAX	10 COUNTY TITLE & ESCROW	REFUND - PLUGGE BID ASSESSMENT OVER PAY	3.94	
206-206-53200	PROFESSIONAL SERVICES	402 CONTENT MARKETING LLC	CONSULTING/PRESENTATION SERVICES	1,000.00	
206-206-56010	SUPPLIES	REEDER CONSTRUCTION	REIMBURSE FOR ROCKS	541.69	
Total For Dept 206 DOWNTOWN BID				1,545.63	
Total For Fund 206 DOWNTOWN BID				1,545.63	
Fund 220 COMMUNICATIONS - E911					
Dept 220 E911					
220-220-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	340.47	
220-220-54320	EQUIPMENT MAINTENANCE	EATON CORPORATION	BATTERY SERVICES	27,592.94	
220-220-54320	EQUIPMENT MAINTENANCE	PLATTE VALLEY COMMUNICATIO	SERVICE - COUNTY WIDE NORTH	151.25	
220-220-56010	SUPPLIES	CAPITAL ONE - WALMART	EQ PREP PAD, PC SPEAKERS	26.82	
220-220-56020	OFFICE SUPPLIES	HOMETOWN LEASING	COPIER LEASE PAYMENT	130.21	
220-220-56240	TELEPHONE	DAS STATE ACCOUNTING	MONTHLY NETWORK CHARGES	1,356.79	
220-220-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR26	122.96	
220-220-57510-24028	CAPITAL-EQUIPMENT	RFCC	CONSULTING FEE PUBLIC SAFETY RADIO SYSD	1,983.42	
220-220-57510-25029	CAPITAL-EQUIPMENT	NELSON SYSTEMS INC	NEXLOG 740 VOICE RECORDER	29,759.90	
Total For Dept 220 E911				61,464.76	
Total For Fund 220 COMMUNICATIONS - E911				61,464.76	
Fund 240 HOUSING REHAB & LOANS					
Dept 240 HOUSING REHAB & LOANS					
240-240-56780	HOUSING LOANS & ADMIN	NORTHEAST NEBRASKA ECONOMI	MARCH 2025 ADMIN SERVICES	22.50	
Total For Dept 240 HOUSING REHAB & LOANS				22.50	
Dept 243 CDBG REVOLVING REHAB LOAN					
240-243-56780	HOUSING LOANS & ADMIN	NORTHEAST NEBRASKA ECONOMI	23-DTR-003	2,790.00	
240-243-56780	HOUSING LOANS & ADMIN	SAMSON INC	23-DTR-003	8,154.49	
Total For Dept 243 CDBG REVOLVING REHAB LOAN				10,944.49	
Total For Fund 240 HOUSING REHAB & LOANS				10,966.99	
Fund 500 UTILITY SERVICE					
Dept 500 WASTEWATER COLLECTION					
500-500-52710	EMPLOYEE RECRUITMENT/RETENTION	COLUMBUS CUSTOM EMBROIDER	SHORT SLEEVE, CARDIGAN, T-SHIRT MARIA F	303.00	
500-500-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	279.23	
500-500-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	5,914.80	
500-500-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	1,072.48	
500-500-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	CRABGRASS PREVENT & LAWN	15.00	
500-500-54320	EQUIPMENT MAINTENANCE	MENARDS	RUBBER STOPPER	2.99	
500-500-54320	EQUIPMENT MAINTENANCE	O'REILLY AUTOMOTIVE INC	BATTERY	104.38	
500-500-54390	SYSTEM MAINTENANCE	ACE HARDWARE & GARDEN CNT	PVC PIPE, COUPLER, ELBOW	31.36	
500-500-54390	SYSTEM MAINTENANCE	BOMGAARS	FLAT IRON, KEY STOCK	32.16	
500-500-54390	SYSTEM MAINTENANCE	FASTENAL COMPANY	IC WB FLO GRN, CAUTN BLUE	368.24	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 500 UTILITY SERVICE					
Dept 500 WASTEWATER COLLECTION					
500-500-54390	SYSTEM MAINTENANCE	USA BLUE BOOK	SEWER DISCONNECT VALVE PLUNGER & VALVE	165.02	
500-500-56020	OFFICE SUPPLIES	EAKES OFFICE SOLUTIONS	PERFED PAPER - WATER OFFICE	263.77	
500-500-56190	PERSONAL PROTECTIVE SUPP	FASTENAL COMPANY	LIME VESTS	59.78	
500-500-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	171.61	
500-500-56650	MEMBERSHIP DUES	NEBRASKA RURAL WATER ASSOC	2025 MEMBERSHIP RENEWAL - MUNICIPALITY	275.00	
500-500-57300-20093	CAPITAL-NEW CONSTRUCTION	JLO PROPERTIES LLC	ACQUISITION OF PROPERTY FOR LIFT STATIC	10,071.22	
Total For Dept 500 WASTEWATER COLLECTION				19,130.04	
Dept 501 WASTEWATER TREATMENT FAC					
500-501-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	192.09	
500-501-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	340.47	
500-501-54320	EQUIPMENT MAINTENANCE	ACE HARDWARE & GARDEN CNT	ALUMN FLT BAR, SPRAYPAINT	40.96	
500-501-54320	EQUIPMENT MAINTENANCE	MID-AMERICAN RESEARCH	MOISTURE BARRIER, POLYMER REMOVER, CITF	387.25	
500-501-54320	EQUIPMENT MAINTENANCE	NOSWETT FENCING INC	GATE OPERATOR NOT WORKING	145.00	
500-501-55640	COMPLIANCE TESTING	PACE ANALYTICAL SERVICES I	WATER TESTING	1,141.60	
500-501-56010	SUPPLIES	MENARDS	PVC ELBOW, MALE ADAPTER, FEM CAM, PVC F	469.25	
500-501-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MAT, BAR TOWELS, SHOP TOWELS ORANGE	46.50	
500-501-56060	CHEMICALS	PETE LIEN & SONS INC.	QUICKLIME FINES	6,753.59	
500-501-56100	LABORATORY	HACH COMPANY	BAG, STERILE W/THIO	60.55	
500-501-56100	LABORATORY	MID-AMERICAN RESEARCH	MOISTURE BARRIER, POLYMER REMOVER, CITF	90.00	
500-501-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	85.88	
Total For Dept 501 WASTEWATER TREATMENT FAC				9,753.14	
Total For Fund 500 UTILITY SERVICE				28,883.18	
Fund 520 WATER					
Dept 520 WATER					
520-520-52700	TRAINING AND TUITION	ZAKRZEWSKI BRANDON	MEALS - WATER CLASS ELKHORN	125.17	
520-520-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	148.25	
520-520-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	5,914.80	
520-520-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	1,303.91	
520-520-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	CRABGRASS PREVENT & LAWN	14.99	
520-520-54310	BUILDING MAINTENANCE	BOMGAARS	U-BOLTS, MENDING PLATE, J-BOLTS	20.87	
520-520-54310	BUILDING MAINTENANCE	MENARDS	CRABGRASS PREV	94.71	
520-520-54320	EQUIPMENT MAINTENANCE	USA BLUE BOOK	OAKTON PH ELECTRODE FOR WATER	279.34	
520-520-54390	SYSTEM MAINTENANCE	FASTENAL COMPANY	IC WB FLO GRN, CAUTN BLUE	194.80	
520-520-54390	SYSTEM MAINTENANCE	MENARDS	DRIVEWAY MARKER	7.56	
520-520-54420	WELL MAINTENANCE	LINCOLN WINWATER WORKS	REPAIR KIT FOR 102WS AV	1,282.60	
520-520-55640	COMPLIANCE TESTING	NEBRASKA PUBLIC HEALTH	TESTING & SUPPLIES	453.00	
520-520-56020	OFFICE SUPPLIES	EAKES OFFICE SOLUTIONS	PERFED PAPER - WATER OFFICE	263.75	
520-520-56060	CHEMICALS	HAWKINS INC	CHEMICALS	4,385.98	
520-520-56135	AMR RADIO EXPENSE	CORE & MAIN LP	3" CORDONEL 3 1000G, 3 CI FLG KIT	5,632.40	
520-520-56190	PERSONAL PROTECTIVE SUPP	FASTENAL COMPANY	LIME VESTS	59.77	
520-520-56240	TELEPHONE	FRONTIER	NWP 4/30 TO 5/29	89.58	
520-520-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	270.27	
520-520-56650	MEMBERSHIP DUES	NEBRASKA RURAL WATER ASSOC	2025 MEMBERSHIP RENEWAL - MUNICIPALITY	275.00	
520-520-57200-25058	CAPITAL-LAND & BUILDINGS	HIGH PLAINS POWER SYSTEM I	THOMSON 400A ATS	27,550.00	
Total For Dept 520 WATER				48,366.75	
Total For Fund 520 WATER				48,366.75	
Fund 560 STORMWATER UTILITY					
Dept 560 STORMWATER UTILITY					

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBUS, NE
 EXP CHECK RUN DATES 05/06/2025 - 05/06/2025
 BOTH JOURNALIZED AND UNJOURNALIZED
 OPEN

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 560 STORMWATER UTILITY					
Dept 560 STORMWATER UTILITY					
560-560-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	34.05	
Total For Dept 560 STORMWATER UTILITY				<u>34.05</u>	
Total For Fund 560 STORMWATER UTILITY				<u>34.05</u>	
Fund 570 SOLID WASTE DIVISION					
Dept 570 TRANSFER STATION					
570-570-52800	UNIFORMS	JACKSON SERVICES INC	MATS, ROLLER TOWELS, UNIFORMS	221.41	
570-570-53400	COMPUTER SUPPORT/MAINT	BS&A SOFTWARE	ANNUAL SERVICE & SUPPORT	5,914.80	
570-570-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	MS GSA OFFICE STD 2024, MS GSA ACCESS 2	680.94	
570-570-54310	BUILDING MAINTENANCE	STANLEY PETROLEUM	PUMP 2 - ERROR INVALID CARD OR NUMBER	420.00	
570-570-54320	EQUIPMENT MAINTENANCE	H2 EQUIPMENT LLC	RESEAL BOBCAT BUCKET GRAPPLE CYLINDER	173.97	
570-570-54320	EQUIPMENT MAINTENANCE	TITAN MACHINERY INC-FREMON	ARM	408.65	
570-570-54330	VEHICLE MAINTENANCE	BOMGAARS	STRAP, COUPLER, HYDRAULIC FLUID	81.97	
570-570-54330	VEHICLE MAINTENANCE	G.I. TRAILER	REPLACE TARP	1,801.78	
570-570-54330	VEHICLE MAINTENANCE	TIRE OUTLET INC	2 - REPAIRS	768.50	
570-570-55900	MISCELLANEOUS	PETTY CASH	REGISTER 2026 MACK TRUCK	20.00	
570-570-56010	SUPPLIES	BOMGAARS	WATER	21.54	
570-570-56090	SMALL TOOLS	BOMGAARS	REPLACEMENT CHAIN	39.98	
570-570-56240	TELEPHONE	VERIZON WIRELESS	CELL PHONE MAR 27 - APR 26	42.94	
570-570-57520-24040	CAPITAL-VEHICLES	BOMGAARS	FLOOR MAT SET	22.99	
Total For Dept 570 TRANSFER STATION				<u>10,619.47</u>	
Total For Fund 570 SOLID WASTE DIVISION				<u>10,619.47</u>	
Fund 600 HEALTH INSURANCE					
Dept 600 HEALTH INSURANCE					
600-600-53600	HEALTH ADMINISTRATION	AUXIANT	STOPLOSS PREMIUM, FEES	59,805.71	
Total For Dept 600 HEALTH INSURANCE				<u>59,805.71</u>	
Total For Fund 600 HEALTH INSURANCE				<u>59,805.71</u>	
Fund 999 PAYROLL CLEARING					
Dept 000					
999-000-21510	HEALTH ACCOUNT PAYABLE	AUXIANT	HEALTH FUNDING	61,732.91	
999-000-21530	FLEXIBLE SPEND PAYABLE	AUXIANT	FLEX FUNDING	3,700.19	
Total For Dept 000				<u>65,433.10</u>	
Total For Fund 999 PAYROLL CLEARING				<u>65,433.10</u>	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBUS, NE
EXP CHECK RUN DATES 05/06/2025 - 05/06/2025
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
-----------	-------------------	--------	---------------------	--------	---------

Fund Totals:

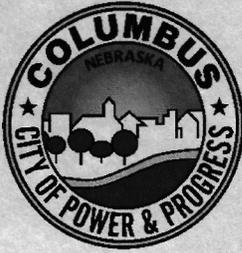
Fund 100 GENERAL FUND	438,866.01
Fund 200 STREETS/ENGINEE	44,749.61
Fund 205 AIRPORT	593.98
Fund 206 DOWNTOWN BID	1,545.63
Fund 220 COMMUNICATIONS	61,464.76
Fund 240 HOUSING REHAB	10,966.99
Fund 500 UTILITY SERVICE	28,883.18
Fund 520 WATER	48,366.75
Fund 560 STORMWATER UTIL	34.05
Fund 570 SOLID WASTE DIV	10,619.47
Fund 600 HEALTH INSURANC	59,805.71
Fund 999 PAYROLL CLEARIN	65,433.10

Total For All Funds:	<u>771,329.24</u>
----------------------	-------------------

5. APPROVAL OF MINUTES: Included in Consent Agenda

6. SPECIAL PRESENTATIONS

6.A. Proclamation declaring week of May 4, 2025, as Professional Municipal Clerks Week.



City Hall
2500 14th St. Suite 3
Columbus, NE 68601
402-562-4232
www.columbusne.us

PROCLAMATION

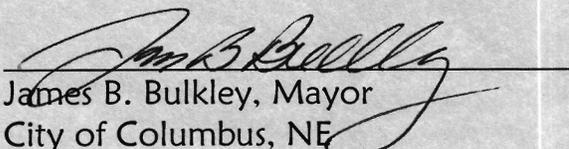
- WHEREAS,** The Office of the Professional Municipal Clerk, a time-honored and vital part of local Government, exists throughout the world; and
- WHEREAS,** The Office of the Professional Municipal Clerk is the oldest among public servants; and
- WHEREAS,** The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and
- WHEREAS,** Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and
- WHEREAS,** The Professional Municipal Clerk serves as the information center on functions of local government and community; and
- WHEREAS,** Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.
- WHEREAS,** It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, I, James B. Bulkley, Mayor of the City of Columbus, Nebraska, do hereby recognize the week of May 4 through May 10, 2025, as

“Professional Municipal Clerks Week”

and further extend appreciation to our local Professional Municipal Clerk and her staff, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.




James B. Bulkley, Mayor
City of Columbus, NE

7. PUBLIC HEARINGS

7.A. Public Hearing - authorization of acquisitions of various interests in real estate for Lift Station No. 15.

**NOTICE OF PUBLIC HEARING
FOR PURCHASE OF REAL PROPERTY**

You are hereby notified that a public hearing before the Mayor and Council of the City of Columbus, Nebraska, will be held on Monday, May 5, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St., Columbus, NE, 68601. Said public hearing is regarding the City's contemplated purchase of a portion of real property to be used in conjunction with the installation, various tracts of maintenance, and operation of Lift Station 15. Said real property is located within parcel identification number 710089684 and further located in the general vicinity of Howard Boulevard and 50th Avenue.

Fee simple title is described as follows:

A tract of land located in part of Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 146.68 feet; to a point on the west line of said Lot 1; thence N 00°00'38" E and on said West line, 42.00 feet, to the Point of Beginning; thence N 00°00'38" E and on said west line, 38.72 feet; thence S 50°46'20" E, 81.00 feet; thence S 39°13'40" W, 30.00 feet; thence N 50°46'20" W, 56.52 feet to the Point of Beginning, containing 2063 square feet more or less.

Said tract of land will be subject to a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision in which the tract will be legally described as Lot 2, JLO Subdivision, a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County, Nebraska.

A permanent utility easement for utility purposes and ingress/egress easement over the following described tract:

A 20.00 foot wide Ingress and Egress and Utility Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; to the Point of Beginning; thence N 50°46'20" W and on said Right of Way line, 20.00 feet; thence N 39°13'40" E, 32.54 feet; thence S

50°46'20" E, and parallel to said Right of Way line, 20.00 feet; thence S 39°13'40" W, 32.54 feet to the Point of Beginning containing 650.8 square feet more or less.

A permanent ingress/egress easement over the following described tract:

A 10.00 foot wide Ingress and Egress Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

Said real property is currently owned by JLO Properties LLC. At said time and place of said public hearing you may appear and be heard.

City of Columbus, Nebraska
Richard J. Bogus, PE, City Engineer

Publish: 04:25:25
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 1, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Lift Station No.15 Property Acquisition and Easements

RECOMMENDATION:

I recommend approval of the authorization to obtain the property acquisition associated with the Lift Station No. 15 project in accordance with State and City regulations.

JLO Properties LLC

Partial Real Property Acquisition
Utility and Ingress and Egress Easements

DISCUSSION:

Property acquisitions including partial property taking for the location of a lift station and associated permanent utility and ingress/egress easements. Upon obtaining the acquisitions, a minor plat, JLO Subdivision including a Deed of Dedication will be approved and filed in the Platte County Courthouse.

FISCAL IMPACT:

Property Acquisition including permanent utility and ingress/egress easements: \$10,071.22
Part of CIP 20-093 in the amount of \$425,000.

ALTERNATIVE:

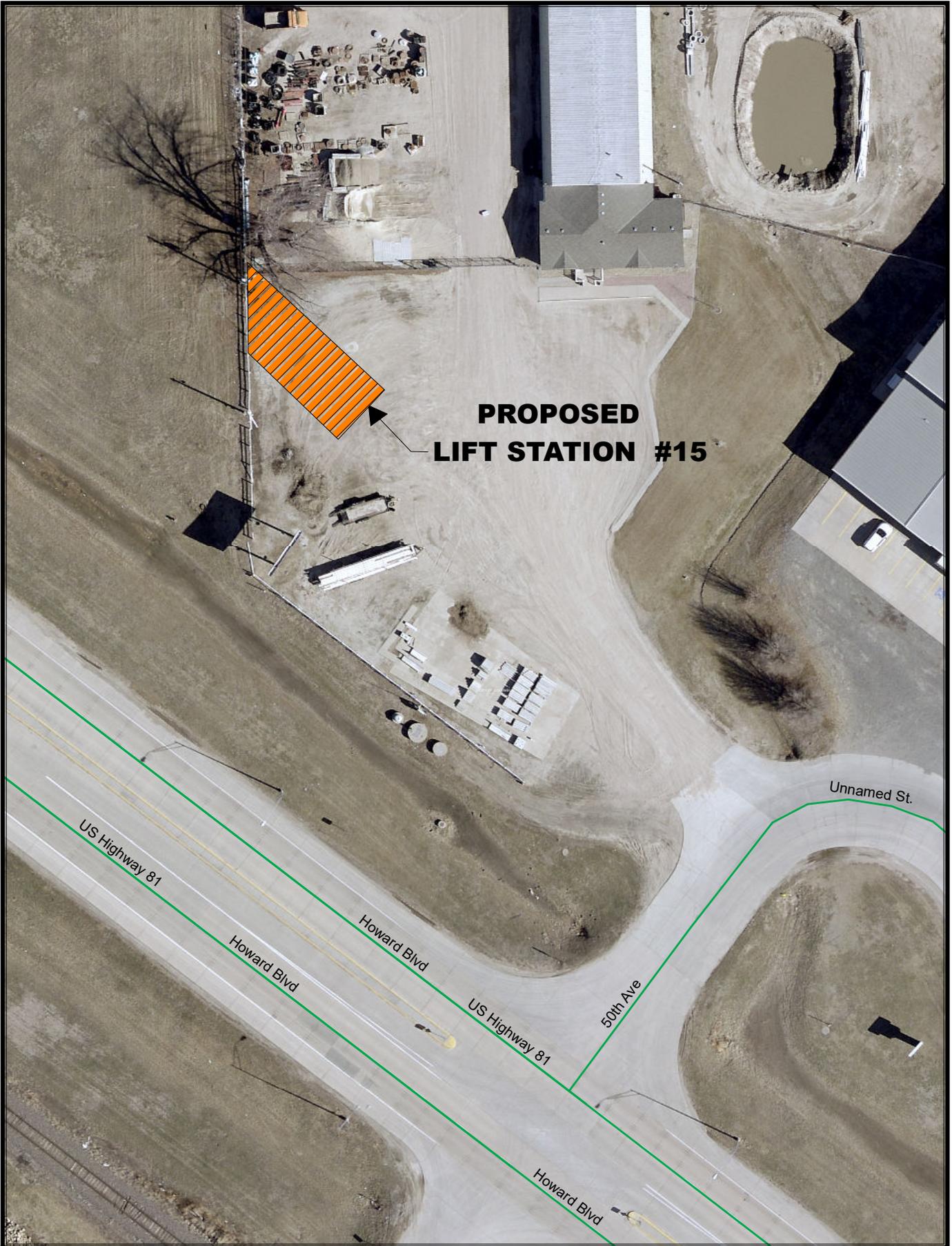
Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

PROPOSED LIFT STATION #15



**PROPOSED
LIFT STATION #15**

US Highway 81

Howard Blvd

Howard Blvd

US Highway 81

50th Ave

Unnamed St.

Howard Blvd

8. PETITIONS AND COMMUNICATIONS: None

9. REPORTS OF CITY OFFICES

9.A. Update on revised hours and rules for Recycling Trailer.

10. REPORTS OF COUNCIL COMMITTEES

10.A.PUBLIC PROPERTY, SAFETY, AND WORKS COMMITTEE - May 5, 2025

10.A.1. Authorizing acquisition of interests in various tracts of real property by purchase or eminent domain for Lift Station No. 15.



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 1, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Lift Station No.15 Property Acquisition and Easements

RECOMMENDATION:

I recommend approval of the authorization to obtain the property acquisition associated with the Lift Station No. 15 project in accordance with State and City regulations.

JLO Properties LLC

Partial Real Property Acquisition
Utility and Ingress and Egress Easements

DISCUSSION:

Property acquisitions including partial property taking for the location of a lift station and associated permanent utility and ingress/egress easements. Upon obtaining the acquisitions, a minor plat, JLO Subdivision including a Deed of Dedication will be approved and filed in the Platte County Courthouse.

FISCAL IMPACT:

Property Acquisition including permanent utility and ingress/egress easements: \$10,071.22
Part of CIP 20-093 in the amount of \$425,000.

ALTERNATIVE:

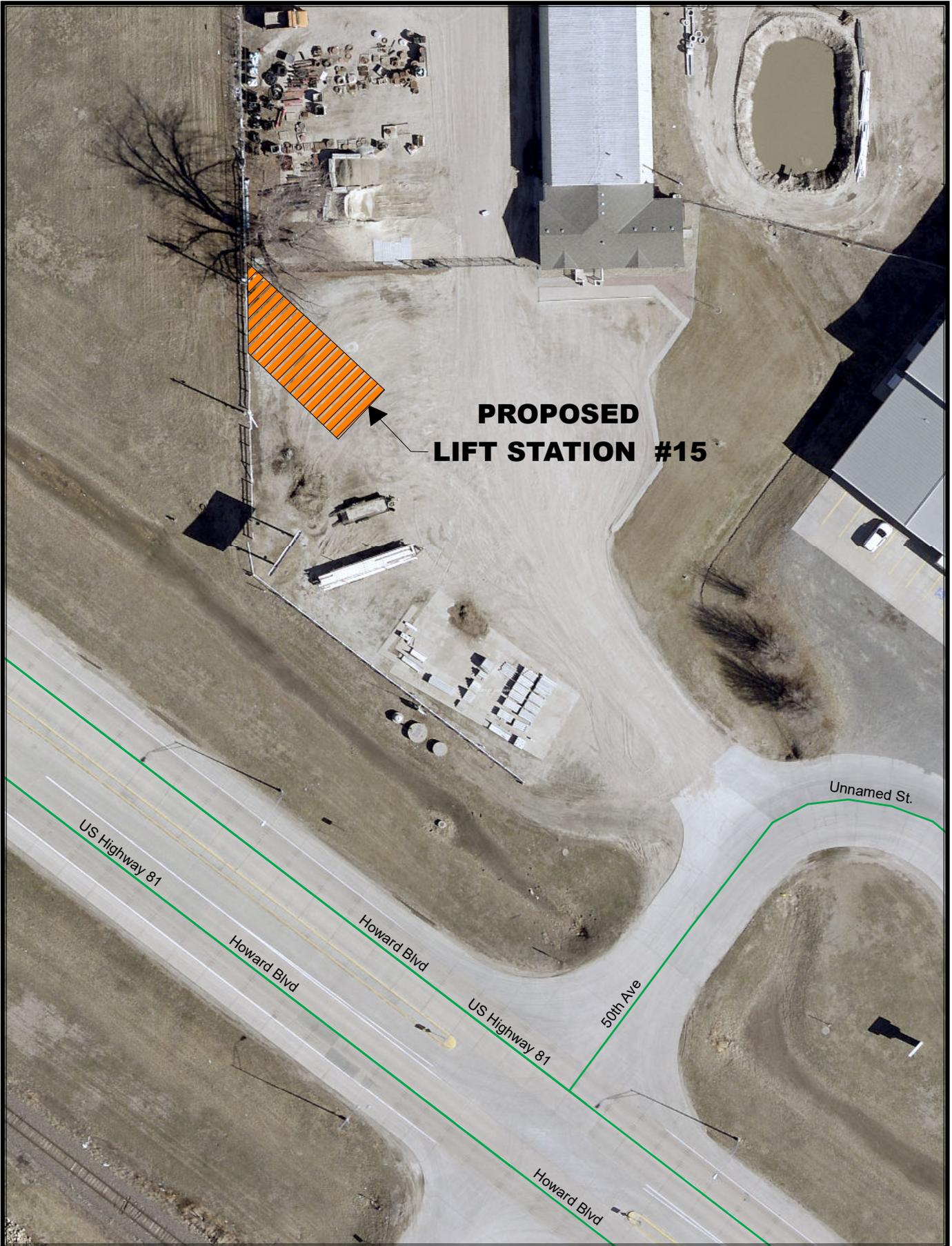
Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

PROPOSED LIFT STATION #15



10.A.1.a. Purchase agreement with JLO Properties LLC in the amount of \$10,071.22 for Lift Station No. 15. CIP #20-93

PURCHASE AGREEMENT

THIS CONTRACT, made and entered into this ___ day of _____, 2025, by and between, JLO Properties LLC Address: 5020 Howard Boulevard, Columbus, Nebraska 68601 hereinafter called the OWNER, and the City of Columbus, Nebraska, hereinafter called the BUYER.

WITNESSETH: In consideration of the payment or payments as specified in attached exhibits:

PROPERTY ACQUISITION

the OWNER hereby agrees to execute to the BUYER, a deed which will be prepared and furnished by the BUYER, to a certain real estate described as:

A tract of land located in part of Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 146.68 feet; to a point on the west line of said Lot 1; thence N 00°00'38" E and on said West line, 42.00 feet, to the Point of Beginning; thence N 00°00'38" E and on said west line, 38.72 feet; thence S 50°46'20" E, 81.00 feet; thence S 39°13'40" W, 30.00 feet; thence N 50°46'20" W, 56.52 feet to the Point of Beginning, containing 2063 square feet more or less.

Said tract of land will be subject to a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision in which the tract will be legally described as Lot 2, JLO Subdivision, a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County, Nebraska.

See Attached JLO Subdivision Plat Exhibit "A".

PERMANENT UTILITY AND INGRESS/EGRESS EASEMENT

the OWNER hereby agrees to execute to the BUYER, a Permanent Utility and Ingress/Egress Easement which will be prepared and furnished by the BUYER, to a certain real estate described as:

A 20.00 foot wide Ingress and Egress and Utility Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; to the Point of Beginning; thence N 50°46'20" W and on said Right of Way line, 20.00 feet; thence N 39°13'40" E, 32.54 feet; thence S 50°46'20" E, and parallel to said Right of Way line, 20.00 feet; thence S 39°13'40" W, 32.54 feet to the Point of Beginning containing 650.8 square feet more or less.

See Attached Easement Exhibit "A".

PERMANENT INGRESS/EGRESS EASEMENT

the OWNER hereby grants to the BUYER, a Permanent Ingress/Egress Easement which will be prepared and furnished by the BUYER, to a certain real estate described as:

A 10.00 foot wide Ingress and Egress Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

See Attached Easement Exhibit "A".

The BUYER agrees to purchase the above described Property Acquisition and Easements and to pay therefore, upon the delivery of said executed Deed and Easement). If the OWNER so desires, he/she shall have the right to receive 100% of the final payments due under this contract prior to vacating the premises being acquired.

PROPERTY ACQUISITION

Approximately 2,063 SF at \$4.15 per SF x 100% \$8,561.45

PERMANENT UTILITY AND INGRESS/EGRESS EASEMENT

Approximately 651 SF at \$4.15 per SF x 20% \$540.33

PERMANENT INGRESS/EGRESS EASEMENT

Approximately 1168 SF at \$4.15 per SF x 20% \$969.44

TOTAL: \$10,071.22

It is agreed and understood that the BUYER is hereby granted an immediate right of entry upon the premises described above.

It is understood that the easement areas may be used for the temporary relocation of utilities during the construction of the project.

Any fence constructed, reconstructed or moved by Owner/Tenant pursuant to this acquisition must be placed outside of the limits of BUYER property. It is expressly agreed that any fence erected along the new property line by Owner/Tenant will be owned by the property owner and will not be a "division fence" as that phrase is used under Nebraska Law.

The above payments shall cover all damaged caused by the establishment and construction of the above project.

If any other party shall hold any encumbrance against the aforementioned property at the time of delivery of the aforementioned property, such payments are due under this contract shall be made to the OWNER jointly with the party or parties holding such encumbrance, unless said party or parties holding such encumbrance shall have in writing waived their right to receive such payment.

Expenses for partial release of mortgages will be paid by the BUYER, if required.

This contract shall be binding on both parties as soon as it is executed by both parties but should none of the above real estate be required, this contract shall terminate upon the payment of \$10.00 by the BUYER to the OWNER.

This contract may be executed in more than one copy, each copy of which, however, shall serve as an original for all purposes, but all copies shall constitute but one and the same contract.

REMARKS

THIS IS A LEGAL AND BINDING CONTRACT – READ IT.

The representative of the BUYER, in presenting this contract has given me a copy and explained all its provisions. A complete understanding and explanation have been given of the terminology, phrases, and statements contained in this contract. It is understood that no promises, verbal agreements or understanding, except as set forth in this contract, will be honored by the BUYER.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

OWNER: _____

John Obrist, JLO Properties Inc.

STATE OF NEBRASKA)
)ss.
COUNTY OF PLATTE)

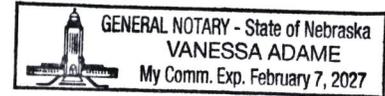
Before me, a notary public, qualified for said county, personally came John Obrist, an individual, known to me to be the identical person who signed the foregoing Purchase Agreement and acknowledged the execution thereof to be his voluntary act and deed.

Dated this 30 day of April, 2025.

Vanessa Adame
Notary Public

BUYER: CITY OF COLUMBUS, NEBRASKA

BY: _____
James B. Bulkley, Mayor



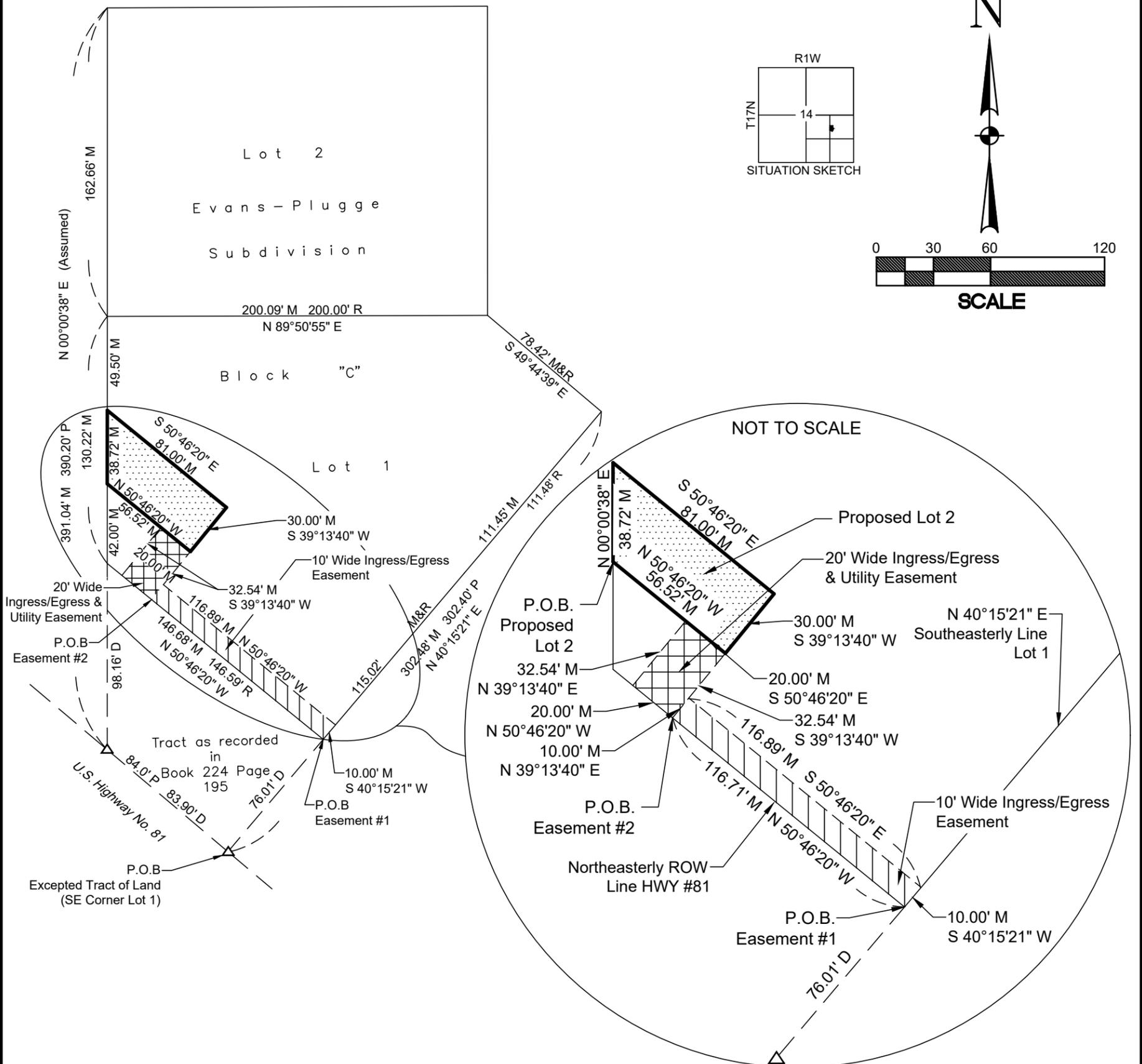
STATE OF NEBRASKA)
)ss.
COUNTY OF PLATTE)

Before me, a notary public, qualified for said county, personally came James Bulkley, as Mayor of and on behalf of the City of Columbus, a Municipal Corporation, known to me to be the identical person who signed the foregoing Purchase Agreement and acknowledged the execution thereof to be his voluntary act and deed.

Dated this ___ day of _____, 2025.

Notary Public

EXHIBIT "A"



Legal Description Easement 1

A 10.00 foot wide Ingress and Egress Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeastery line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeastery of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeastery Right of Way Line of U.S. Highway 81, and assuming the Southeastery line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeastery Right of Way line, 116.71 feet; thence N 39°13'40" E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeastery line of said Lot 1; thence S 40°15'21" W and on said Southeastery line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

Legal Description Easement 2

A 20.00 foot wide Ingress and Egress and Utility Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeastery line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeastery of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeastery Right of Way Line of U.S. Highway 81, and assuming the Southeastery line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeastery Right of Way line, 116.71 feet; to the Point of Beginning; thence N 50°46'20" W and on said Right of Way line, 20.00 feet; thence N 39°13'40" E, 32.54 feet; thence S 50°46'20" E, and parallel to said Right of Way line, 20.00 feet; thence S 39°13'40" W, 32.54 feet to the Point of Beginning containing 650.8 square feet more or less.

Legal Description Proposed Lot 2

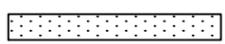
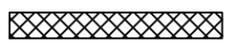
A tract of land located in part of Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeastery line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeastery of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeastery Right of Way Line of U.S. Highway 81, and assuming the Southeastery line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeastery Right of Way line, 146.68 feet; to a point on the west line of said Lot 1; thence N 00°00'38" E and on said West line, 42.00 feet, to the Point of Beginning; thence N 00°00'38" E and on said west line, 38.72 feet; thence S 50°46'20" E, 81.00 feet; thence S 39°13'40" W, 30.00 feet; thence N 50°46'20" W, 56.52 feet to the Point of Beginning, containing 2063 square feet more or less.

Said tract of land will be subject to a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision in which the tract will be legally described as Lot 2, JLO Subdivision, a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County, Nebraska.

Plat Showing
PROPOSED LOT 2 & INGRESS/EGRESS & UTILITY EASEMENTS
 To be Acquired from Land Owned by
 Owners: JLO Properties

Scale: 1" = 60'
 Date: April 25, 2025
 Drawn By: J.M.L.

-  Proposed Lot 2: 2063 sq. ft more or less
-  Easement #1: 1168.0 sq. ft more or less
-  Easement #2: 650.8 sq. ft more or less

10.A.2. Purchase from Nebraska Department of Transportation for Maintenance Yard 31000 in the amount of \$950,000 for multi-department use.



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 1, 2025
TO: Public Property Committee
FROM: Tara Vasicek, City Administrator
RE: Nebraska Department of Transportation (NDOT), Maintenance Yard (MY) 31000

RECOMMENDATION:

Purchase of the NDOT Maintenance Yard 31000 for \$950,000.

DISCUSSION:

The NDOT has offered to the City the Maintenance Yard they previously occupied located North of UPRR, west of 33rd Avenue. The attached 'Need and Justification' memo was prepared collaboratively between the Administration, Wastewater, Parks and Police Departments. It provides details related to existing sites and the NDOT MY31000.

FISCAL IMPACT:

\$950,000 total price, plus title insurance, split between the General Funds Capital Improvement Plan (CIP) the Wastewater Division.

\$475,000 General Fund CIP for Parks Department portion
\$475,000 Wastewater Division

ALTERNATIVE:

Do not purchase and built new buildings in the future for these needs.

Current estimated costs to do so:

\$1,690,000 - New Police impound building
\$1,600,000 - New Parks & Rec Maintenance Expansion
\$2,345,000 - New Wastewater Maintenance Expansion buildings
\$5,635,000 - Total

SIGNATURE:

By: _____



Accountability - Dedication
Honesty - Integrity - Respect

City Hall
2500 14th St., Suite 3
Columbus, NE 68601
402-562-4309
www.columbusne.us

NEED & JUSTIFICATION LAND ASSESSMENT

Date: 5/5/2025

Prepared By: Braden Labenz, EI

Project Title: Need & Justification for Public Works Dept and Parks & Rec. Dept Use

Proposed Seller: Nebraska Department of Transportation (NDOT)

Acquiring Entity: City of Columbus, Nebraska

1. Purpose of Acquisition

The purpose of this land acquisition is to provide additional property to meet the operational needs of the City of Columbus' Wastewater division of the Public Works Department and Parks and Recreation Department. This land will allow the City to improve public service delivery, expand recreational amenities, and support long-term infrastructure and maintenance planning.

2. Property Details

Address: 3303 12th Street, Columbus NE

Parcel ID(s): 710093632, 710093639, 710093653, 710086961

Current Owner: Nebraska Department of Transportation (NDOT)

Proposed Use: Public Works Department and Park & Recreation Maintenance Use

Acreage: 4.10 Acres

Legal Description (per NDOT):

A tract of land located in Lots 1-5, Block 15 and Lots 1-8, Block 16, Highland Park Addition, vacated 34th Ave, and Outlots 1-3, Drapers Outlots, City of Columbus, Platte County, Nebraska, described as follows:

Beginning at the Northeast corner of Lot 1, Block 16, Highland Park Addition; thence westerly a distance of 490.50 feet to a point on the centerline of the alley in Blok 15, Highland Park Addition; thence southerly deflecting 090 degrees 00 minutes, 00 seconds left, a distance of 145.50 feet along the centerline of the alley to a point at the northeast corner of Lot 5, Block 15, Highland Park Addition; thence westerly a distance of 132.00 feet along the north line of said Lot 5 to the northwest corner of said Lot 5; thence southerly a distance of 48.5 feet to the southwest corner of said Lot 5 to the Northeast corner of Outlot 3, Drapers Outlots; thence westerly along the north line of said Outlot 3, a distance of 330.00 feet to the northwest corner of said Outlot 3; thence southerly deflecting 090 degree, 00 minutes, 00 seconds left, a distance of 127.20 feet to a point on the northerly Union Pacific Railroad right of way line; thence easterly deflecting 095 degrees, 05 minutes, 28 seconds left, a distance of 957.00 feet along said railroad right of way line to the southeast corner of Outlot 1, Drapers Outlots; thence northerly deflecting 84 degrees, 11 minutes, 11 seconds, a distance of 228.42 feet along the east line of Outlot 1, Drapers Outlots and Block 16, Highland Park Addition to the point of beginning, containing 178,529.66 square feet or 4.10 acres, more or less.

3. Valuation and Appraisal

The Nebraska Department of Transportation stated they intend to dispose of their Old Maintenance Yard Number 31000. They chose to offer the surplus maintenance yards to local government entities prior to opening it to the general public. They will sell the land at the appraised value per their internal policies.

An independent, certified real estate appraisal has been obtained by the Nebraska Department of Transportation in accordance with Nebraska state statutes to confirm fair market value. The NDOT also conducted an internal review appraisal. Both of these are attached as Exhibits J and K.

The official offer letter is attached as Exhibit C. A final agreement will be presented to council when available.

Appraisal Value: ***\$950,000.00***

4. Existing and Proposed Use Statements

Wastewater Division of Public Works Department

A full description of the existing and proposed uses can be read in Exhibit H. The following list are the key points of the statement:

- Separate the Wastewater Collection Division from the Water Utility Distribution Division
 - Could be required per a proposed federal law and is an industry trend
- Sufficient space for equipment, vehicles, and personal
- Reduce response time for service calls

Parks & Recreation Department

A full description of the existing and proposed uses can be read in Exhibit I. The following list are the key points of the statement:

- Sufficient space for equipment, vehicles, and personal
- Allow for Police Department expansion for large evidence, long-term storage, and impound area
- Warm storage for necessary assets (i.e.–vehicles, soils, plants, and repair parts)
- Future expansion area for a greenhouse

Police Department

The Police Department supports the purchase of the new land and the moving of the parks department to that location. This enables the PD to grow at the current Park Maintenance site. Being able to utilize the entire building where the parks department is currently would be the most beneficial for our department. The location near the gas pumps for inside storage allows PD to use a building they are already using, and provides more room for this inside storage. The inside storage is normally for vehicles that are seized as evidence. This location has much more traffic than the impound lot near the compactor. Police officers fill their squad cars with fuel at the beginning or end of shift, which is an additional positive to the security of the location. Putting a building up for this purpose near the transfer station and outside impound lot would not afford the same sort of security that the parks department building would. The cost savings is another significant advantage of this plan.

Nebraska Department of Transportation

The property under consideration is presently used by NDOT for a variety of operational needs, including outdoor equipment storage and construction material staging. The site includes stalls for construction waste storage and houses salt brine containers, though their future disposition is still uncertain. The facility is equipped with two main buildings—each with truck bays, office spaces, break rooms, and storage areas designed to support maintenance and construction operations. The truck bays are sized for tight accommodation of straight trucks outfitted with plows. The space also includes designated office areas, reception, and support spaces for technical and administrative functions.

5. Anticipated Alternative Financial Calculations

<i>Alternatives for Necessary City Functions</i>		
<i>Description</i>	<i>Cost (\$/SF)</i>	<i>Total Cost (\$)</i>
New Police Impound Lot & Building (Metal Building ~13,000 SF)	130	1,690,000
New Parks & Recreation Maintenance Expansion (Metal Building ~8,000 SF)	200	1,600,000
New Wastewater Maintenance Expansion (Metal Building ~7,600 SF) (Metal Storage Buildings ~6310 SF)	200 130	1,520,000 825,000
Limitations:		
<ul style="list-style-type: none">• No land costs are included in these estimates• No land improvements are included, i.e. - facility improvements, utility improv.• All building dimensions are approximations• \$/SF values are based off recent relevant projects around Columbus		

6. Attachments

- Exhibit A – Property Overview
- Exhibit B – Columbus Maintenance Yard 3100 Plat
- Exhibit C – NDOT Maintenance Yard Offer Letter
- Exhibit D – Existing Land Use, NDOT Maintenance Yard
- Exhibit E – Existing Land Use, Public Works Department
- Exhibit F – Existing Land Use, Parks & Recreation Department
- Exhibit G – Proposed Land Use, Public Works and Parks & Rec.
- Exhibit H – Proposed Land Use, Parks & Rec. Building
- Exhibit I – Need & Justification Letter, Public Works Director
- Exhibit J – Need & Justification Letter, Parks & Rec. Director



34TH AVENUE

12TH STREET

UPRR PROPERTY

33RD AVENUE

LAND ASSESSMENT
PROPERTY OVERVIEW

DRN BY: BEL
DATE: 05/05/2025
REV No:
CIP No:



SHEET
EXHIBIT-A

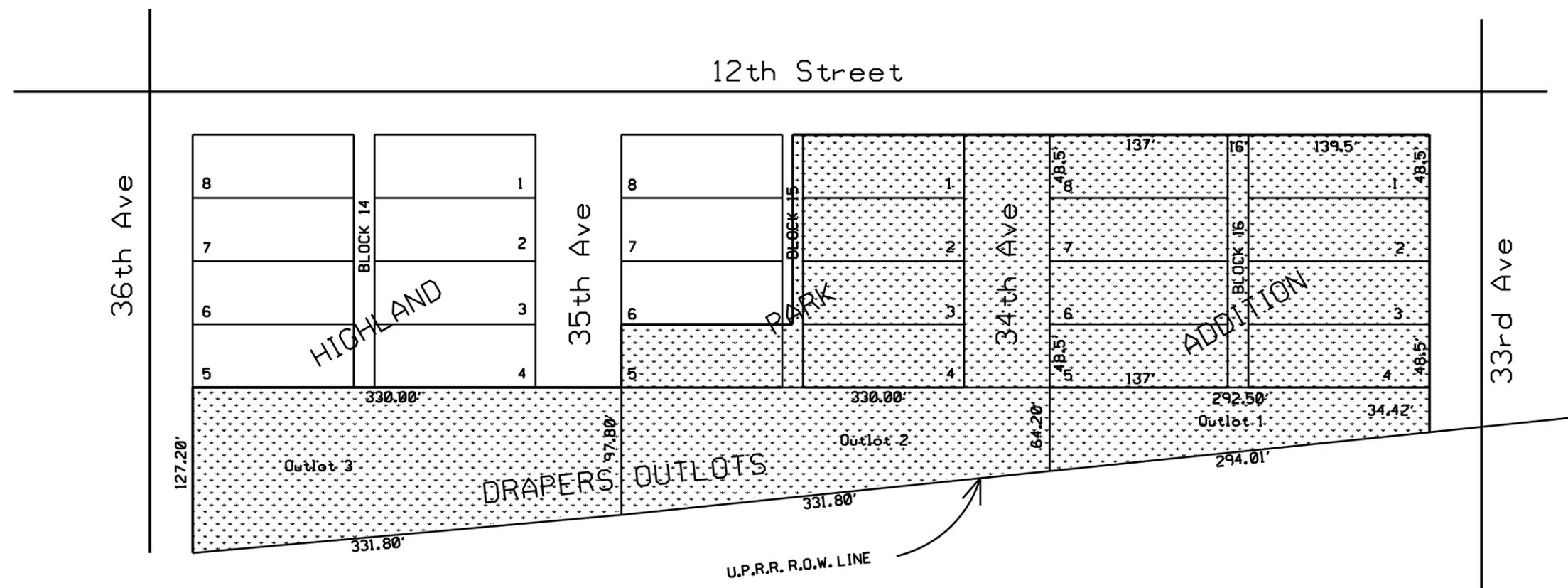


THE CITY OF
**COLUMBUS
NEBRASKA**
ENGINEERING DEPARTMENT
(402) 562-4309

REVISIONS

EXHIBIT B

31000



Lots 1-6 & 8, Blk 16, Highland Park & Outlot 1, Drapers Outlots purchased March 11, 1932 recorded in Book 75, Page 208

Lot 7, Block 16, Highland Park purchased March 12, 1932 recorded in Book 75, Page 203

Outlots 2 & 3, Drapers Outlots purchased June 6, 1957 recorded in Book 108, Page 119

Lots 3 & 4 and East 1/2 of alley, Blk 15, Highland Park purchased December 17, 1969 recorded in Book 145, Page 443

Lot 5 and West 1/2 vacated alley, Blk 15, Highland Park purchased Decmebr 18, 1969 recorded in Book 145, Page 445

Lots 1 & 2, Blk 15, Highland Park, purchased January 4, 1988 recorded in Book 182, Page 555

PLAT
MAINTENANCE YARD
COLUMBUS
 OWNED BY
 DEPT. OF TRANSPORTATION
 STATE OF NEBRASKA
 DRAWN BY:
 DATE:

EXHIBIT C

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

April 24, 2025



Jim Pillen, Governor

City of Columbus
Attn: Tara Vasicek
2500 14th Street, Suite 3
PO Box 1677
Columbus, NE 68602-1677

Re: Maintenance Yard 31000
Columbus, NE

Dear Ms. Vasicek:

Reference is made to the Cities request to purchase a former NDOT Maintenance Yard located in Drapers Outlots 1, 2, & 3, Highland Park Addition Lots 1-5, Block 15, Lots 1-8, Block 16 & Vacated 34th Ave in Columbus, Platte County, Nebraska.

This office is now prepared to offer this tract to the City of Columbus for the amount of \$950,000.00. If you still wish to purchase this tract, please send a check, made payable to the Nebraska Department of Transportation, in the enclosed envelope. Also, please provide this office with the following information:

Name or names as you wish them to appear on the deed, and Your Telephone Number.

If you are no longer interested in this tract, please notify this office before June 1, 2025, so that we may keep our files current. Enclosed is a copy of the plat and legal description for your information. If you have any questions, please feel free to contact this office at (402)479-4462 or email: todd.wicken@nebraska.gov

Sincerely,

Todd Wicken
Property Management Supervisor
Right of Way Division

Vicki Kramer, Director
Department of Transportation

MAILING ADDRESS	PHYSICAL ADDRESS	PHONE 402-471-4567
PO Box 94759 Lincoln, NE 68509-4759	1500 Nebraska Parkway Lincoln, NE 68502	EMAIL NDOT.ContactUs@nebraska.gov

dot.nebraska.gov



34TH AVENUE

12TH STREET

MAINTENANCE OFFICE
& TRUCK BAYS

CONSTRUCTION OFFICE
& TRUCK BAYS

SALT STORAGE

SALT STORAGE

SIGN SHED

STORAGE

UPRR PROPERTY

33RD AVENUE

REVISIONS

THE CITY OF
COLUMBUS
NEBRASKA
ENGINEERING DEPARTMENT
(402) 562-4309



LAND ASSESSMENT
EXISTING LAND USE,
NDOT MAINTENANCE YARD

DRN BY: BEL
DATE: 05/05/2025
REV No:
CIP No:

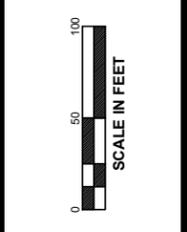


SHEET
EXHIBIT-D



REVISIONS

THE CITY OF
COLUMBUS
NEBRASKA
ENGINEERING DEPARTMENT
(402) 562-4309



LAND ASSESSMENT
EXISTING LAND USE,
PUBLIC WORKS DEPARTMENT

DRN BY: BEL
DATE: 05/05/2025
REV No:
CIP No:



DRAWING LOCATION: I:\MISCELLANEOUS\PROPERTY PURCHASES & SOLD CITY PURCHASE OF PROPERTY\MOOT MAINTENANCE YARD\LAND NEEDS ASSESSMENT 2025.DWG
LAST SAVED: Monday, April 28, 2025 1:56:18 PM
LAST EDITOR: BRADEN LORENZ
PLOT SIZE: ANSI Full Sheet B (11.00 x 17.00 inches) Landscape
PLOT DATE: Thursday, July 13, 2023 4:49:23 PM
FILE NAME: LAND NEEDS ASSESSMENT 2025.DWG
FILE SIZE: 2.82 MB

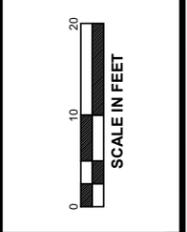
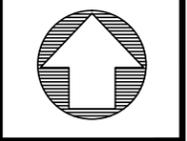
NORTH MAINTENANCE BUILDING



SOUTH MAINTENANCE BUILDING

REVISIONS

THE CITY OF
COLUMBUS
NEBRASKA
ENGINEERING DEPARTMENT
(402)-562-4309



LAND ASSESSMENT
EXISTING LAND USE,
PARKS & RECREATION DEPT

DRN BY: BEL
DATE: 05/05/2025
REV No.:
CIP No.:



SHEET
EXHIBIT-F



34TH AVENUE

12TH STREET

33RD AVENUE

UPRR PROPERTY

STORAGE

PIPE STORAGE

STORAGE

STORAGE

WASTEWATER COLLECTION DIVISION

PARKS BOOM TRUCK STORAGE

PARKS FUTURE GREENHOUSE

PARKS OUTDOOR STORAGE

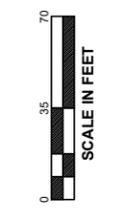
PARK SHOP & OFFICE

LAND ASSESSMENT
PROPOSED LAND USE,
PUB. WORKS & PARKS & REC.

DRN BY: BEL
DATE: 05/05/2025
REV No:
CIP No:



SHEET
EXHIBIT-G



THE CITY OF
COLUMBUS
NEBRASKA
ENGINEERING DEPARTMENT
(402) 562-4309

REVISIONS

NORTH MAINTENANCE BUILDING

55'

70'

PAVED AREA

REMOVAL FOR FUTURE SAND FILTER PLANT

63'

PD LARGE EVIDENCE & VEHICLE STORAGE

PD LARGE EVIDENCE & VEHICLE STORAGE

CITY WELL NO. 1

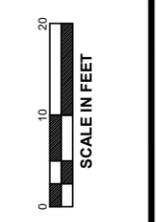
PD OUTDOOR STORAGE

131'

SOUTH MAINTENANCE BUILDING

REVISIONS

COLUMBUS NEBRASKA
ENGINEERING DEPARTMENT
(402)-562-4309



LAND ASSESSMENT
PROPOSED LAND USE,
PARKS & REC. BUILDING

DRN BY: BEL
DATE: 05/05/2025
REV No.:
CIP No.:



SHEET
EXHIBIT-H



EXHIBIT I

**Accountability - Dedication
Honesty - Integrity - Respect**

City Hall | Public Works Department
2500 14th St., Suite 3
Columbus, NE 68601
402-562-4260
www.columbusne.us

April 25, 2025

The following NDOT surplus property west of 33rd Ave and 12th Street, has been offered to the City of Columbus.

The property has a west building that has office space and 6 truck bays with 14' Overhead Doors. This building would be a perfect site to separate and house the Wastewater Collection division from the Water Utility Distribution equipment and inventory.

This property could be utilized for separation of utility sewer service trucks that are on call 24-7 and must be stored in heated bays. There is ample space for repair of pumps and equipment storage as well as room for inventory storage.

The industries trend has seen a push to separate potable water and wastewater divisions to not be housed in the same facilities for various health reasons.

The Utility staff could also utilize the office space for operations, training for sewer related day to day operations, including the wastewater Scada control systems.

The East 7 bay shop and office space would be utilized Parks dept as well as the other out buildings and site would be shared with the Parks Dept.

This space and area will make for a safer enter exit plan for truck traffic. Will eliminate the delayed call response time as NECRR blocks the tracks and crossings, multiple times of the day and night. Currently some parking and staging of equipment is taking place along the east property line of CMF, which is actually on the ROW of Ne Central Rail Road.

Office space vacated at the CMF will be utilized by the Water Utility Superintendent as well as the smaller utility breakroom will become a smaller meeting room at CMF.

Water Distribution equipment and inventory will remain housed at the Current CMF.

Thank you,

Chuck Sliva
Public Works Director
City of Columbus
Phone: 402-562-4260



EXHIBIT J

City Hall | Parks and Rec
2500 14th St.
Columbus, NE 68601
402-562-4232
columbusne.us

April 28, 2025

The NDOT property west of 33rd Ave and 12th street has been offered to the City of Columbus. Below are the Parks Departments intentions:

- We would utilize the east 7 bays and office space for the parks department. This would give us additional square footage for our shop and warm storage as well as additional outdoor storage space in a secured location.
- Warm storage is important as much of our equipment runs off of diesel and is utilized in the cold and winter months.
- We intend to use the open space just south of the building as a future site for a park greenhouse as our department explores cost savings measures and the utilization of native vegetation that work well with our sandy soils.
- We intend to bring any of our equipment that can be stored outside, like playground repair parts and turf, to this location so that it can be better secured.
- The office space will be used for the Park Superintendent and the smaller areas will be used for smaller staff meetings and a breakroom area.

The current Parks Department is partially used by PD for evidence collection. The rest of the shop would be a good option for when they have multiple vehicles they are searching.

Thank you,

Betsy Eckhardt

EXHIBIT J

EXCESS LAND APPRAISAL

**Project Number: MY31000
Columbus, Nebraska
Platte County**

**Nebraska Department of Transportation
Right of Way Division**

**Date Signed
09/30/2024**

**Tim Lentz
Salaried Staff Appraiser**



09/30/2024

Tim Mullin, Chief Appraiser
Nebraska Department of Transportation
Right of Way Division
1600 Highway 2, PO Box 94759
Lincoln, NE 68509-4759

Reference: Project # MY31000

Dear Tim Mullin,

In accordance with your request, I submit the required appraisal for the above referenced parcel of excess land. The assignment consisted of determining the market value of land considered to be surplus right of way. The tract is analyzed and the results are included this report. This report contains general information about area as well as specific data gathered about the subject parcel. All sales researched for this parcel and considered comparable to the subject tract are included in this report.

My inspection of the subject parcel was completed on 08/07/2024, which is also the effective date of this report. The intended use of this appraisal is for assistance in the disposal of property rights considered surplus to the needs of the Nebraska Department of Transportation. The function of the report is to provide the State of Nebraska Department of Transportation with a basis of negotiations for real property disposition. The report is not intended for any other use or other users.

The report is presented as a narrative, summary appraisal report. The report considers the influence of social, economic, governmental and environmental factors in addition to an analysis of the subject property and applicable market data.

Basic assumptions and limiting conditions used in the appraisal are contained within this report. Various maps, photographs, drawings, and other exhibits are included in related portions of this report or in the Addenda. The Engagement Letter (if provided) is also included in the Addenda. Whenever possible, all sale comparables were confirmed with buyers, sellers, and/or agents or concerned parties.

Please feel free to contact the undersigned if you have questions or need additional information.
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tim S. Lentz". The signature is written in a cursive style with a large initial "T" and "L".

Tim Lentz
Salaried Staff Appraiser

CERTIFICATE OF APPRAISER

This opinion of value may not meet minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act. [In accordance with Neb. Rev. Stat. Section 76-2221(1)]

This opinion of value conforms to the requirements of Federal law (42 USC 4601 – 4655), Federal Rules and Regulations (49, CFR, Part 24 as amended) and the Nebraska Department of Transportation Right of Way Manual as approved by the Federal Highway.

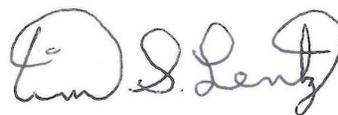
I certify that, to the best of my knowledge and belief:

- The statements of fact reported in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- That I understand that such estimate is to be used in connection with the sale of excess land.
- That I have not revealed the findings and results of such estimate to anyone other than the proper officials of the acquiring agency or officials of the Federal Highway Administration, and will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- My determination of fair market value has been reached independently based on the appraisal and other factual data of record without collaboration or direction.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this appraisal or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction of value that favor the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report was prepared in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of fair market value.
- I have made a personal inspection of the property that is the subject of this report I have made a personal inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.
- No one provided significant real property appraisal assistance to the person signing this certification.

My opinion of fair market value of excess land as of 08/07/2024 is \$950,000.00 based on my independent estimates and the exercise of my professional judgment.

09/30/2024

Date



Tim Lentz

Salaried Appraiser for NDOT

DEFINITIONS

Access Control

Access control is the regulation of access, through the limitation of public access rights to and from properties abutting the highway facility. It is the condition where the right of property owners use and enjoyment of access is controlled by the department. (*State of Nebraska, Department of Transportation, Right of Way Division, Right of Way Manual, 4.06*)

Appraisal

The act or process of developing an opinion of value; an opinion of value. of or pertaining to appraising and related functions such as appraisal practice or appraisal services. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-1*)

Appraiser

One who is trained and educated in the methods of determining the value of property through analysis of various factors which determine value. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 15*)

Appraisal Review

The act or process of developing and communicating an opinion about the quality of another appraiser's work that was performed as part of an appraisal, appraisal review, or appraisal consulting assignment. (*Uniform Standards of Professional Appraisal Practice 2010-2011, p.U-1*)

Assignment

An agreement between an appraiser and a client to provide a valuation service. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-2*)

Condemnation

The taking of private property for public use. Consent of the owner is not required but fair compensation must be paid. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 47*) (*See eminent domain*)

Easement

A right acquired by public authority to use or control property for a designated highway purpose. (*American Association of State Highway Transportation Offices*). In general, an easement is either permanent or temporary.

Eminent Domain

A governmental right to acquire private property for public use by condemnation, and the payment of just compensation. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 71*) (*See Condemnation*)

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions. (*Uniform Standards of Professional Appraisal Practice 2010-2011, p. U-3*)

Fair Market Value

Guidelines for the determination of fair market value as laid down by the courts and usually referred to as the willing buyer-willing seller concept are as follows:

The price which would be paid by a willing buyer, not compelled to buy, to a willing seller, not compelled to sell, assuming that both buyer and seller are fully informed as to the uses and limitations of the property and that a reasonable time is allowed in which to find a purchaser.

(*State of Nebraska, Department of Transportation, Right of Way Division, Right of Way Manual, 8.03*)

Fee Simple

An estate under which the owner is entitled to unrestricted powers to dispose of the property, and which can be left by will or inherited. Commonly, a synonym for ownership. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 80*)

Highest and Best Use

The use of land which will result in its highest value. In appraisal this cannot be merely theoretical but must be realistic in that the use must be legal (proper zoning, etc.), physically achievable and financially feasible. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 99*)

Hypothetical Condition

That which is contrary to what exists but is supposed for the purpose of analysis. (*Uniform Standards of Professional Appraisal Practice 2010-2011, p. U-3*)

Improvements

Buildings or other relatively permanent structures or developments located, or attached to, land. (*The Dictionary of Real Estate Appraisal, Appraisal Institute, Fourth Edition, p. 142*)

Intended Use

The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-3*)

Intended User

The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-3*)

Just Compensation

Just compensation has been defined by the Right of Way Committee of AASHTO as the full and fair equivalent for the loss sustained by the owner as a result of taking or damaging of private property for highway purposes. In an opinion of the Nebraska Supreme Court it is..."that amount of money or its equivalent which will compensate the owner; so that he is in the same financial position as he was before his property was taken or damaged for a public purpose. This is the amount of money which will make the owner no richer or no poorer than he was before the taking or damaging of his property."

In measuring the just compensation to which any property owner is entitled under eminent domain taking, the courts have held that it shall be measured in terms of fair market value. (*State of Nebraska, Department of Transportation, Right of Way Division, Right of Way Manual, 8.02*)

Leasehold Interest

The interest held by the lessee (tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions. (*The Dictionary of Real Estate Appraisal, Appraisal Institute, Fourth Edition, p. 162*)

Neighborhood

A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. (*The Dictionary of Real Estate Appraisal, Appraisal Institute, Fourth Edition, p. 193*)

Personal Property

Any property which is not designated by law as real property. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 146*) Generally, this refers to any personal items that are not attached to the land or improvements existing on the land.

Property Lines

The boundary line of a parcel of land. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 154*)

Real Estate

Lands and anything permanently affixed to the land, such as buildings, fences, and those things attached to the buildings, such as light fixtures, plumbing and heating fixtures, or other such items which would be personal property, if not attached. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 159*)

Real Property

The interests, benefits, and rights inherent in the ownership of real estate. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-4*)

Right of Way

A strip of land which is used as a roadbed, either by a street or railway. Land is set aside as an easement or in fee, either by agreement or by condemnation. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 167*)

Scope of Work

The type and extent of research and analysis in an assignment. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-4*)

Severance Damage

Damage to the value of the remaining property in condemnation, caused by the partial taking and subsequent construction of the road, building, or other use for which the taking took place. (*The Real Estate Dictionary, Seventh Edition, International Right of Way Association, p. 174*)

The Unit Rule

The Unit Rule is:

- A. The land must be under the same ownership
- B. The land must be contiguous
- C. The land must be under the same use

The State of Nebraska utilizes this rule to determine the parent parcel size during the appraisal of right of way.

USPAP

Uniform Standards of Professional Appraisal Practice, or USPAP. The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. (*Uniform Standards of Professional Appraisal Practice, 2010-2011, p. U-6*)

Waiver Valuation

The term waiver valuation means the valuation process used and the product produced when the NDOT determines that an appraisal is not required, pursuant to §24.102(c)(2) appraisal waiver provisions (49 CFR Part 24).

SUMMARY OF SALIENT FACTS

Project Number: MY31000
Control Number:
Location: North of UPRR, west of Highway 30/81

Legal Description: A tract of land located in Lots 1-5, Block 15 and Lots 1-8, Block 16, Highlands Park Addition, vacated 34th Ave, and Outlots 1-3, Drapers Outlots, City of Columbus, Platte County, Nebraska (See attached for full legal description.

Client: Nebraska Department of Transportation, Right of Way Division

Purpose of the appraisal: To estimate fair market value applicable under the laws of the State of Nebraska.

Function of the appraisal: To provide the State of Nebraska Department of Transportation with a basis of negotiations for real property disposal.

Interests being appraised: Fee Simple
Date of Inspection: 08/07/2024
Effective Date: 08/07/2024

Recorded Ownership: State of Nebraska
Current Use: Industrial
Highest & Best Use: Industrial
Lot size: 178,529.66 Sq. Ft.

Zoning: The subject is zoned C-1 Light Industrial District. The area is subject to the zoning regulations of City of Columbus, NE.

Date report signed: 09/30/2024

ASSUMPTIONS AND LIMITING CONDITIONS

Identification of the Property

The legal descriptions given to the appraiser are assumed to be correct; however, they have not been confirmed by a survey. The appraiser assumes no responsibility for such a survey or for encroachments or overlapping that might be revealed thereby. The appraiser renders no opinion of a legal nature, such as to ownership of the property or condition of title. The appraiser assumes the title to the property to be marketable; that the property is an unencumbered fee; and that the property does not exist in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Information and Data

The appraiser has considered information from city, county, state, and federal governments; buyers and sellers of real estate; real estate professionals and others. This information and data received is believed to be reliable, but no further responsibility is implied for its accuracy.

Sketches and Maps

Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not based on survey. Sizes and dimensions are not necessarily shown to scale.

Size and Dimensions

Size and dimensions of the subject tracts and comparable sales are based on information obtained from county records, plats, cadastral maps, aerial photos, and other credible sources. This information is available from governmental entities, the internet and other reliable sources. The information is assumed correct as provided.

Unapparent Conditions

The appraiser assumes that there are no hidden or unknown conditions pertaining to the property, soils or structures that would render it more or less valuable than other comparable properties. The appraiser assumes no responsibility for such conditions or for engineering that may be required to discover such things.

Extraordinary Assumption

The subject parcel is assumed to be free of any contamination that might affect the value.

APPRAISAL SCOPE

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- Defining the appraisal problem
- The degree to which the property is inspected or identified;
- The extent of research into physical or economic factors that could affect the property
- The extent of data research
- The type and extent of analysis applied to arrive at opinions or conclusions.

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of property rights considered surplus to the needs of the Nebraska Department of Transportation as of the date of the appraisal.

Property Rights Appraised

The property rights appraised are all of those rights associated with the "bundle of rights" held by ownership in unencumbered fee simple title, which is defined as follows:

Absolute ownership unencumbered by any other interest or estate, subject to, and limited by the four governmental powers of taxation, eminent domain, police power, and escheat. (The Appraisal of Real Estate, Eleventh edition, American Institute of Real Estate Appraisers)

The Need of an Appraisal

Sale of a Property

A. State Laws Governing the Sale of Property

1. Neb. Rev. Stat. § 39-1325. Real property; power of Department of Transportation to sell and convey excess.

The department shall have the authority to sell and convey, with the approval of the Governor, any part of or any interest in real property held by the department which is deemed no longer necessary or desirable for highway purposes. The sale or conveyance of such real property shall be in such manner as will best serve the interests of the state and will most adequately conserve highway funds.

2. Neb. Rev. Stat. § 39-1326. Real property; sale, deed; bill of sale; execution; conditions; disposition of proceeds.

The Director-State Engineer, for the department, and in the name of the State of Nebraska, may execute, acknowledge, seal, and deliver all deeds, bills of sale, and other instruments necessary and proper to carry out the sale and exchange of real property. Such deeds, bills of sale and other instruments shall have affixed the seal of the department. The deeds, bills of sale and other instruments may contain any conditions, covenants, exceptions, and reservations, which the department deems are in the public interest, or may convey title in fee simple absolute. All

money received from the sale of such property shall be deposited in the state treasury and credited to the Highway Cash Fund.

B. Type of Sale.

In order that the "sale...of such real estate shall be in such manner as will best serve the interests of the State," a classification of the State's miscellaneous holdings should be made for determining the steps to be taken for disposing of them.

1. Restricted Market

Where a remainder has only one neighboring tract and due to size, shape or access can reasonably be expected to have potential for economic use or development by the owner of the adjacent tract only, the sale may be negotiated directly with the single owner on the basis of the reviewed Waiver or Appraisal, whichever was completed, with due consideration given to maintenance costs and nuisance values.

Extent of Data Research

The appraiser researched the local market to produce a current and comprehensive database of relevant market information. Relevant market information includes such items as population trends, employment trends, and trends in listings and sales of various types of real estate. Sources and providers of this information include:

- County Offices and web pages
- City Offices and web pages
- FEMA Flood Map online references, imagery, and flood zone information
- Census tract information
- Local appraisers, brokers or other market participants
- Multiple listing service
- On-line mapping services

Type and Extent of Analysis

The appraisers conducted a physical inspection of the subject property. Photos were taken and notes made of characteristics of the land. Public records at the county courthouse were examined to gain pertinent information such as title history, zoning and assessed values of the subject property. Sales of comparable properties were obtained from public records as well. If possible, the sales information was confirmed with a party to the transaction to determine comparability and reliability as arms-length transactions, market rents and expenses. The comparable sales were then inspected and photographed. After compiling information about the subject property and determining property values, a report is then written and submitted for review.

Approaches to Value

Cost Approach: The cost approach is the cost to build an improvement, less the depreciation of the improvement, plus the value of the land.

Sales Comparison: The sales comparison approach utilizes an analysis of recent comparable sales to estimate the value of the subject property. Adjustments can be made for any differences between the comparables and the subject in order to arrive at an estimate of value. This widely used approach is logical and understandable.

Income Approach: The income approach to value relies on the income generated by a property. This approach is most applicable when the generated income from the property is the motivation behind the transaction.

While all three approaches to value are considered, one or more of the basic approaches may not be applicable to the subject property. Therefore, the data necessary for an analysis by each approach is evaluated in order to determine the applicability of that approach. If insufficient data exists for a meaningful application of a particular approach, then that approach is either omitted or used only as an indication of reasonableness for the better-supported approaches. The value estimate of each approach used is based on the determined Highest and Best Use.

NEIGHBORHOOD DATA

The subject property is located in south central Columbus, NE in an older mixed-use area. The neighborhood boundaries are the north boundary being Howard Blvd, west boundary is 41st Avenue, south boundary is the Union Pacific Railroad tracks, and east boundary being 33rd Avenue (Highway 30). This area is Mixed-use with a combination of older residential and industrial properties with a combination of residential and industrial zoning.

SUBJECT PROPERTY DATA

Site Description

This property is located in a mixed-use area consisting of an irregular shaped tract located between Highway 30 (33rd Avenue) and 36th Avenue in southwest Columbus, NE. According to our survey, the site contains 4.10 acres or 178,529.66 sq. ft. The site is nearly level, and there is access off of 12th Street which is gravel. The perimeter of the site is fenced off with 6' tall chain link fence with barbed wire. There is a sliding double gate at entrance on 12th Street. There is a mix of concrete on most of the aprons next to the buildings and a combination of mostly asphalt with some gravel on the balance of the site. This property is zoned C-1 Light Industrial District and is under the jurisdiction of the City of Columbus. This site has average visibility

Improvement Description

31001- Office-Equipment Shop: The structure is a 70 year old, 6,960 sq. ft. one story masonry frame office equipment shop. It has a wood, stucco, and masonry exterior. It appears to be of average quality and condition. The finished area consists of two offices, conference room, and two 1/2 baths. With the exception of Office 2, which has carpet, the office area has all concrete tile floors all in average overall condition. The entire office area has average ceiling tile. The casement windows in the office area are newer. The walls in the office area are drywall with average paint. The HVAC system is in average or better condition and consists of gas fired forced air furnace, with a combination central air conditioning in the office areas. The shop area has three separate areas. There is one area with 1 overhead doors. The second shop area has 1 overhead door, and the third has 2 overhead doors. The shop area is unfinished with exposed block and masonry walls. The ceiling is partially finished with the insulation installed. The floor is reinforced concrete slab over a graveled base with floor drains in the shop area. The electrical is wired in conduit with sufficient amperage and overhead lighting. There is also gas forced radiant heat in the shop area. There are also two small unfinished storage areas on the second level in the shop area.

31003 Miscellaneous Storage: The structure is a 37-year-old, 848 sq. ft. one story engineered metal storage shed that appears to be of average quality and condition. The interior metal and plywood with a gravel floor. The exterior is metal.

31005 Bulk Salt Storage: The structure is a 39-year-old, 1,305 sq. ft. one story wood frame shed that appear to be of average quality and average/fair condition. The interior has plywood walls and ceiling with an asphalt floor. The exterior wood.

31007 Miscellaneous Storage: This structure is a 58-year-old, 196 sq. ft. one story wood frame shed with a vinyl exterior that appears to be of average quality and condition. The interior has plywood walls and ceiling with a wood floor. The exterior is vinyl.

31008 Fuel and Records Storage: This structure is a 65-year-old, 80 sq. ft. one story wood frame shed with a vinyl exterior that appears to of average quality and condition. The interior walls and ceiling are plywood and the floor asphalt.. The exterior is vinyl.

31009 Engineering Office & Equipment Shop: The structure is a 41-year-old, 7,080 sq. ft. 1.5 story wood frame office equipment shop. It has a masonry and wood exterior. It appears to be of average quality and condition. The main level interior consists of three offices, conference room, and two 1/2 baths. The interior has a combination of carpet and concrete tile floors that are in average overall condition. The entire office area has average ceiling tile. The walls in the office area are drywall with average paint. The entire office area has average ceiling tile. The casement windows in the office area are newer. The break room has built-in cabinets with a counter and sink. The HVAC system is in average condition and consists of gas fired forced air furnace, with a combination central air conditioning in the office areas. The shop area has six overhead doors. The shop area is unfinished with exposed block and steel walls with one wall having a wood paneling. The ceiling is partially finished with the insulation installed. The floor is reinforced concrete slab over a graveled base with floor drains in the shop area. The electrical is wired in conduit with sufficient amperage and overhead lighting. There is also gas forced radiant heat in the shop area. There is also a finished 2nd level off of the shop area that has a conference room and storage area. It is all drywalled with a combination of average carpet and concrete tile floors. There are built-in cabinets in the conference room.

31011 Fabric Hoop Building: This structure is 15 years old with 2,562 sq. ft. The building is used to store salt rock and gravel. A cloth overhead door and a standard size door provide access. The floor is constructed of poured concrete. Ventilation is provided by two mesh windows above the overhead door near the top of the building. It appear to be of average quality and condition.

No Building #- Miscellaneous Storage Building: This is a newer 750 sq. ft. one story wood frame structure with 750 sq. ft. with a vinyl exterior. It appears to be average quality and good condition. The interior has plywood walls and ceiling with an asphalt floor.

No Building #- Storage Shed: This structure is a 80 sq. ft. wood frame shed with a vinyl exterior and a particle board interior with a asphalt floor. It appears to be of average quality and condition.

There are three poly tanks that store salt and gravel that will remain on the site. These are considered personal property and are not valued in this report. There are several other items of personal property that will remain at the subject property including drill press, air compressor,

and a pressure washer. These are considered as personal property and are also not valued in this report.

There is also approx. 2,460 linear feet of a 6' tall chain link fence with a 3-strand barbed wire fence that surrounds most of the perimeter of the property, with the exception of the south side along the highway. In addition, there are 2 gates. It all appears to be in average condition for its age with an estimated physical depreciation of 75%. Section 16, Page 4 from the Marshall & Swift Valuation Service was utilized to value this fence. It indicated a value of $\$31.80/\text{ft.} \times 2,460' = \$78,228 + 2 \text{ gates @ } \$1,280/\text{each} = \$80,788 - 75\% \text{ physical depreciation} = \$20,197$ or called \$20,200.

3-year Sales History

The subject property has not sold in the three years prior to the effective date of this report

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use may be defined as:

"...the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value." (From The Appraisal of Real Estate, Tenth Edition, published by The American Institute of Real Estate Appraisers, 1992.)

The estimation of the Highest and Best Use is the foundation on which value rests. Properties are analyzed "as if vacant" and "as improved". The "as if vacant" section analyzes what the ideal improvements would be. The "as improved" section compares the ideal improvements to the existing improvements. The "as improved" section answers the following questions: Should the improvements be used "as is", should the improvements be demolished and replaced or renovated, or should they be held for a period of time then renovated or demolished and replaced?

The Highest and Best Use of the land "as if vacant" or property "as improved" must meet four criteria. The Highest and Best Use must be:

1. Physically Possible
2. Legally Permissible
3. Financially Feasible
4. Maximally Productive

These criteria are typically considered sequentially. For example, use may be financially feasible, but this use would be irrelevant if it is physically impossible or legally prohibited. Therefore, the subject properties must be analyzed "as if vacant" then "as improved" using the above criteria.

Physically Possible Uses

The physically possible criteria consider the physical attributes of the individual tracts. Criteria such as size, shape, topography, drainage, access and available utilities are given consideration to determine the physically possible uses of each tract.

Legally Permissible Uses

The legally permissible criteria consider the legal attributes of the individual tracts. Criteria such as zoning regulations and neighborhood covenants are given consideration to determine the legally permissible uses of each tract.

Financially Feasible Uses

Property uses that are expected to produce a positive return are regarded as financially feasible. Optimum development of the site, if it were vacant, would include improvements that would be compatible with the physical characteristics of the site and neighborhood trends and be legally permitted. To be financially feasible, the cost to develop the site must be such that a return to a purchaser or investor would be possible.

If improvements already exist and their construction costs are already expended, continued use of the existing improvements is justified, as long as the generated income exceeds the direct cost of ownership, and unless new improvements could be constructed which would generate rents in excess of holding costs and in excess of rents that could be obtained from the existing improvements.

Maximally Productive Uses

The maximally productive use is that use which is physically possible, legally permissible, financially feasible and has the greatest positive return on the investment.

Market Overview

After determination of the physically and legally possible uses of the subject, the financially feasible and maximally productive uses are determined primarily by market demand. Therefore, a general overview of the real estate market is needed.

The industrial improved and vacant land market for large parcels is rather slow in Columbus over the last several years as evidenced by a few older sales in this report. This appraiser did not research any other types of property classifications for this report.

HIGHEST & BEST USE AS IMPROVED

Physically Possible Uses

The subject property is a level parcel of an improved industrial property. Access is typical for an industrial property. The location is an industrial mixed-use area that supports the current industrial use.

Maximally Productive Uses

This appraiser did an analysis of several physically possible uses, legally permissible uses, and the financially feasible uses, in addition to a review of the surrounding neighborhood. It was concluded that the maximally productive use of the subject tract is as an improved industrial site.

Legally Permissible Uses

The zoning for the subject supports the legally permissible use as an improved industrial property.

Financially Feasible Uses

The market supports an industrial use as the most financially feasible use of the subject tract.

Conclusion

The four tests of the highest and best use support a highest and best use of the subject tract as an improved industrial site.

RECONCILIATION

In the final reconciliation of value of this parcel, the Sales Comparison Approach was the only approach used since the improvements and land are being valued with recent comparable sales. The Income and Cost approaches were not applicable to this assignment.

VALUATION PROCESS

The approaches to value considered applicable to this assignment are discussed below.

Cost Approach

The basic steps in valuing property with the cost approach are:

- 1) Estimate the value of the land as though vacant;
- 2) Estimate the reproduction or replacement cost of the improvements before depreciation;
- 3) Estimate and add developer's profit to replacement cost new;
- 4) Estimate accrued depreciation from all sources;
- 5) Sum the total replacement cost new, depreciation and land value to arrive at an indicated fee simple value of the property.

In estimating the current market value of the subject site, as if vacant, deed records were searched for recent sales of comparable properties within the area. Also, real estate brokers active in the subject's area were consulted as to their knowledge of similar properties that may have sold or are currently offered for sale. Listings are considered since these properties would be in competition with the subject property if it were offered for sale. Step number two uses cost factors that are derived either from cost estimates provided the appraisers by contractors and/or cost handbooks available to the appraisers. Step number three is based on current market conditions and surveys. Step number four uses current market data and trends based on historical data. Step number five is the sum of the land value, developer's profit, and cost new, less accrued depreciation and is the fee simple value by the Cost Approach.

LAND:

Official records were examined from the Platte County Assessor and Register of Deeds offices in an effort to locate recent sales that were considered to be similar enough to the subject property. The sales that were identified were verified by local realtors, market participants, county records, or other knowledgeable parties to verify that the sales were considered to be "Arms-Length" and indicative of the market. The sales all received positive time adjustments for their older sale dates. The sales all received negative location adjustments for being located in superior newer areas on paved roads. Sale 1 received a higher location adjustment for being located in a superior commercial area just off of Highway 30. Sales 3 & 4 are older than desirable, but there was not enough supporting data to support time adjustments. Though the sales are all larger than the subject, it is not felt to be significant enough to warrant any adjustments. Sale 3 received a negative frontage/view adjustment for its superior visibility to Highway 81. Sale 4 received a negative frontage/view adjustment for having frontage along Highway 30. Due to the lack of recent comparable sales, Sales 3 & 4 are older than desirable. With the exception of Sale 2, the sales all have comparable zoning to the subject. Due

to its more recent sale date, Sale 1 is given the most weight in the final value estimate. Due to its older sale date and higher adjustments, Sale 4 is given the least amount of weight. Sales 2 & 3 are given relatively equal weight. An adjusted sale price range was developed from \$1.10 to \$1.65 per sq. ft. A value of \$1.50 per sq. ft. was determined for the industrial land on the subject property.

Sale #	Subject	1	2	3	4
Sale Price		\$175,000	\$340,000	\$88,497	\$213,750
Price/Unit		\$2.53	\$1.63	\$1.05	\$1.82
Date	8/7/24	1/20/23	2/16/24	12/9/21	8/28/19
Adjustment		5%	0%	15%	25%
Size (Sq. Ft.)	178,530	69,130	208,645	84,283	117,176
Adjustment		0%	0%	0%	0%
Location	Avg/Fair	Avg/Good	Average	Average	Average
Adjustment		-20%	-10%	-10%	-20%
Frontage/View	Average	Good	Average	Average	Good
Adjustment		-20%	0%	0%	-20%
Zoning	C-1	B-2	R-3	MH	MH
Adjustment		0%	0%	0%	0%
Utilities	Typical	Typical	Typical	Typical	Typical
Adjustment		0%	0%	0%	0%
Total Adjustment		-35%	-10%	5%	-15%
Adjusted Price/Unit		\$1.65	\$1.47	\$1.10	\$1.55
Indicated Value =	\$1.50 /Sq. Ft.				

178,350.00 sq ft Industrial @ \$1.50/sq ft =

\$267,530.00

Total Land Value:

\$267,530.00

IMPROVEMENTS:

Improvements Are Affected. This appraiser utilized the Marshall and Swift Cost Manual to determine the value of the improvements. The improvements are described in the Improvement Description section. See Addenda for improvement valuation. See Improvement Description section for the fence valuation.

Total Improvement Value:

\$614,897.00

The estimation of value by the Cost Approach, as of the effective date, is \$882,427.00.

This appraiser located several recent comparable sales of industrial properties in Columbus that were analyzed, and they were narrowed down to the three that were ultimately utilized in this report for the appraisal of the subject property. Sales 5-7 were used in this report and established a value range of between \$872,000 and \$1,007,500. They occurred between April 2022 and May 2024. These sales were verified by the market participants and county records. These sales are felt to represent the most recent improved comparable sales in the Columbus, NE area.

Sale 5 received a positive \$50,000 Condition of Sale adjustment for selling low as per the buyer. Sales 2 & 3 received negative \$40,000 Location adjustments for their superior locations along Highway 30. Though Sale 1 is not located along a major highway, it still received a negative \$10,000 Location adjustment for the subject's inferior location along a viaduct. Sales 2 & 3 negative \$50,000 Condition adjustments based on conversations with the buyers of both sales. The Warehouse/Garage adjustments are based on \$10/sq. ft. The Office adjustments are based on \$20/sq. ft. The Lot Size adjustments are based on the difference between the \$1.50/sq. ft. that is arrived at from recent comparable land sales that are included in this report and the assessed land values for Sales 5-7. The Functional Utility adjustments are based on the subject's inferior narrow and irregular shape. The comparable sales are all rectangular in shape. The sales all received positive Garage/Maintenance Bays adjustments based on \$1,000 per bay/overhead door. Sales 2 & 3 received positive \$5,000 Fencing adjustments for their lack of fencing. The sales all received positive Outbuildings adjustments for the subject having a larger number of outbuildings. Due to its lower gross adjustments and recent sale date, Sale 3 is given the most weight in the final value estimate. Due to its high gross adjustments and older sale date, Sale 1 is given the least amount of weight. Though the three sales have higher individual and gross adjustments than desirable, they are felt to be the best available and reliable indicators of the subject's market value.

After directly comparing the subject property to each of the comparable sales, the total value of the subject property is estimated at \$950,000.

The estimation of value by the Sales Comparison Approach, as of the effective date, is \$950,000.00.

Reconciliation of the Value

The Cost Approach provides a good indication of the depreciated value of the improvements. It is a lower value due to the physical depreciation of the improvements and functional depreciation of the higher cost of the building materials used indicating a superadequacy. The Sales Comparison Approach is a more accurate indication of the value of the subject property because it indicates what the typical buyer is willing to pay for the property and what typical building materials are expected in the improvements. The Income Approach was not used because the subject is not an income producing property. The Cost Approach indicates \$882,427 for the land and the improvements. The Sales Comparison Approach indicates an overall value of \$950,000 for the subject property. The value of the subject property is estimated at \$950,000.

Market Value of the Subject Property	\$950,000.00
--------------------------------------	--------------

ADDENDUM

Plats

Photos

Estimates

Other

Comparable Sales Data Sheet

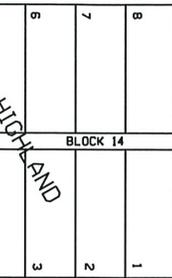
31000



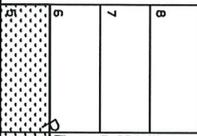
1" = 100'

12th Street

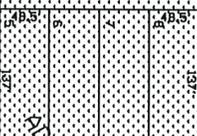
36th Ave



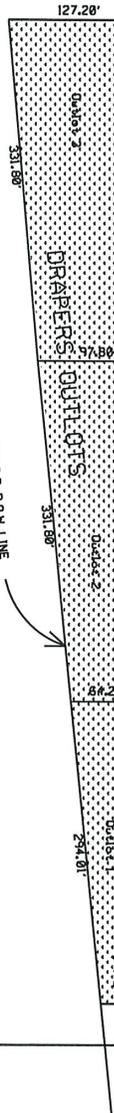
35th Ave



34th Ave



33rd Ave



Lot 1 & 2, Blk. 16, Highland Park, purchased March 11, 1932, recorded in Book 75, Page 288

Lot 7, Block 16, Highland Park, purchased March 12, 1932, recorded in Book 75, Page 283

Outlots 2 & 3, Drapeers Outlots, purchased June 6, 1957, recorded in Book 180, Page 119

Lot 3 & 4 and East 1/2 of alley, Blk 15, Highland Park, purchased December 17, 1959, recorded in Book 145, Page 443

Lot 5 and West 1/2 vacated alley, Blk 15, Highland Park, purchased December 18, 1959, recorded in Book 145, Page 445

Lot 1 & 2, Blk 15, Highland Park, purchased January 4, 1968, recorded in Book 152, Page 555

PLAT
MAINTENANCE YARD
COLUMBUS

ORDERED BY
 DEPT. OF TRANSPORTATION
 STATE OF NEBRASKA

DRAWN BY:
 DATE:

Plat Map



Aerial



Site- Northwest PL to the Southeast



Site- Northwest PL to the Southeast



Site- Northeast PL to the West



Site- Northeast PL to the Southwest



Site- Southeast PL to the Northwest



Site- Southeast PL to the West

Control #: Project #: MY31000



Site- Southeast PL to the North



Site- Southwest Pl to the East

Control #: Project #: MY31000



Site- Northwest PL to the East



Street Scene- 12th Street: West to East



Street Scene- 12th Street: East to West



31001 Building- Office-Equipment-Shop- Front

Control #: Project #: MY31000



Street Scene- 34th Avenue: North to South



31001 Building- Rear



31001 Building- Office 1



31001 Building Office 2

Control #: Project #: MY31000



31001 Building- Office 3



31001 Building- Conference Room



31001 Building- Women's Bathroom



31001 Building- Men's Bathroom

Control #: Project #: MY31000



31001 Building- Electrical Room



31001 Buiding- Furnance Room



31001 Building- Central Air



31001 Building- Shop Area a



31001 Building- Shop Area a



31001 Building Shop Area b

Control #: Project #: MY31000

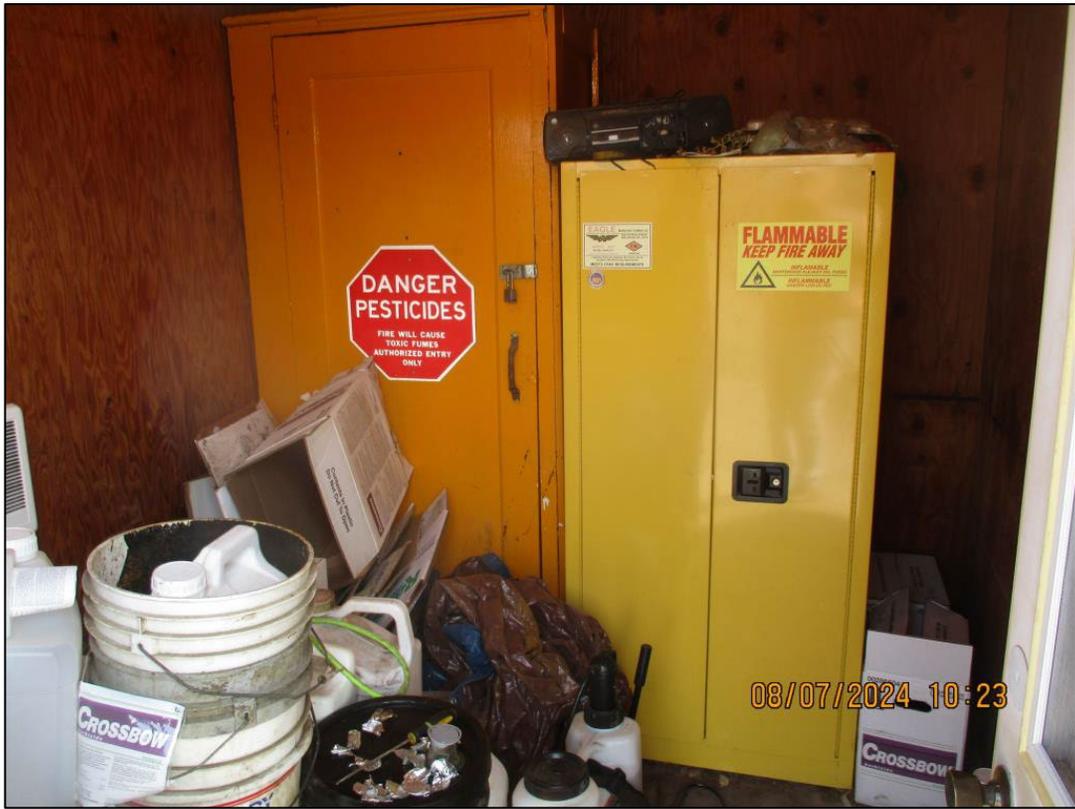


31001 Building- Shop Area c



31008- Fuel & Oil Records Buidling

Control #: Project #: MY31000



31008 Building- Interior



31009 Engineering Office & Shop Storage Building- Front

Control #: Project #: MY31000



31009 Building- Rear



31009 Building- Office 1



31009 Building- Office 2



31009 Building- Conference Room



31009 Building- Break Room



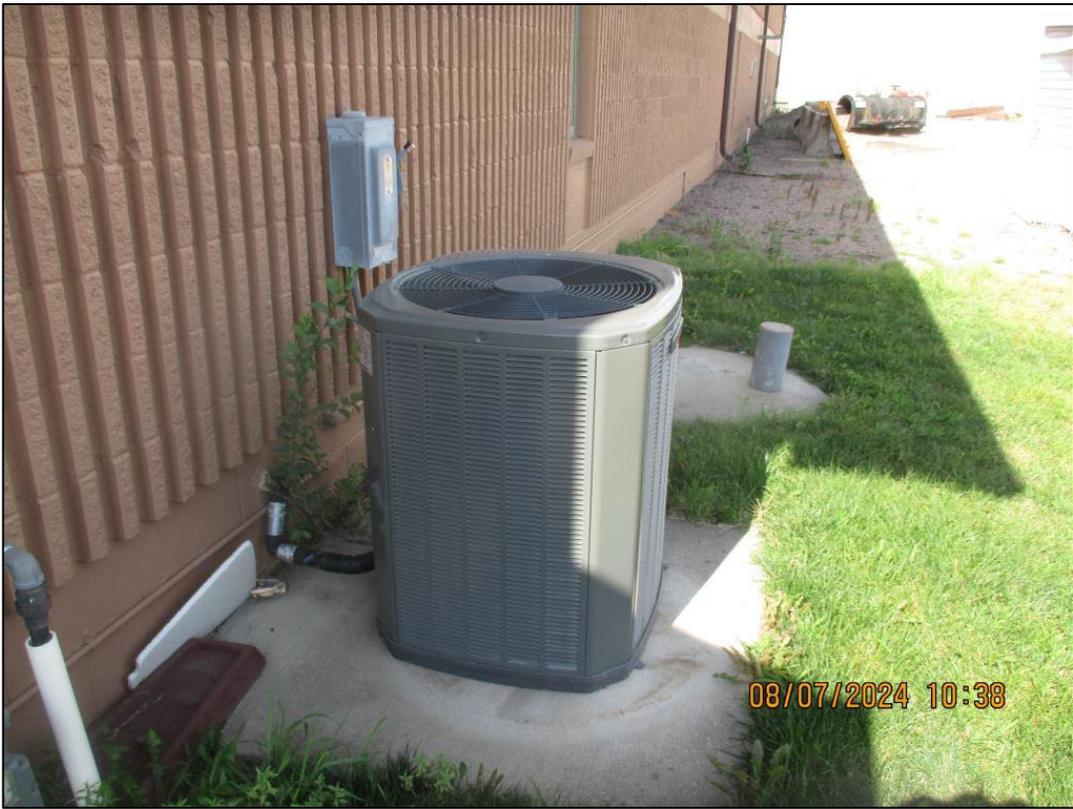
31009 Building- Bathroom 1



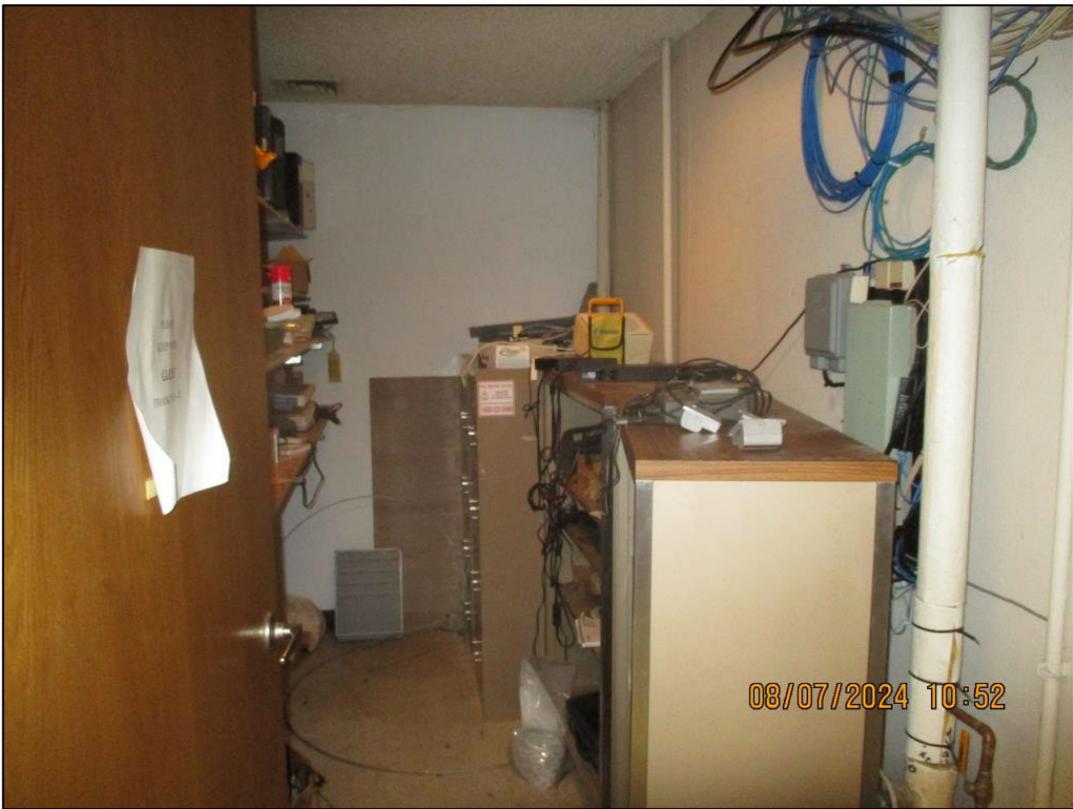
31009 Building- Furnace Room



31009 Building - Bathroom 2



31009 Building- Central Air



31009 Building- Mechanical Room

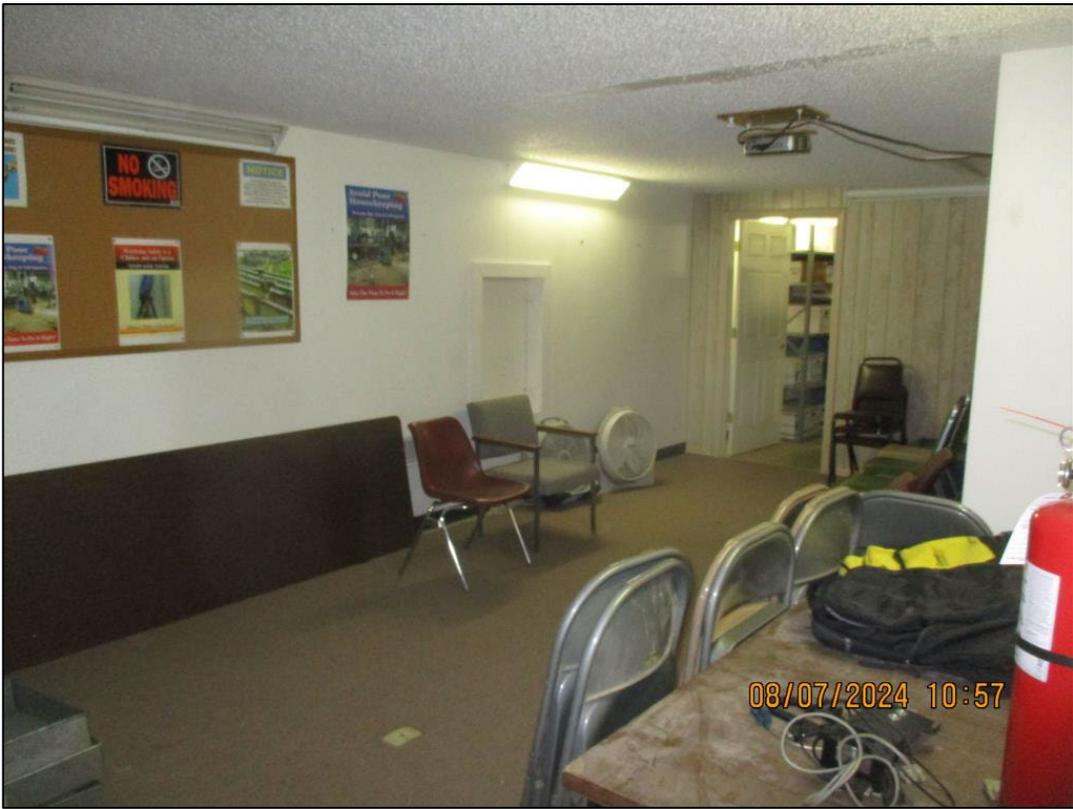
Control #: Project #: MY31000



31009 Building- Shop Area



31009 Building- Shop Area



31009 Building- Finished 2nd Level- Conference Room



31009 Building- Finished 2nd Level-Storage Room

Control #: Project #: MY31000



Building 31011- Fabric Building



31011 Building- Interior



31007 Building - Misc. Storage



31007 Building- Interior

Control #: Project #: MY31000



31003 Building- Misc. Storage

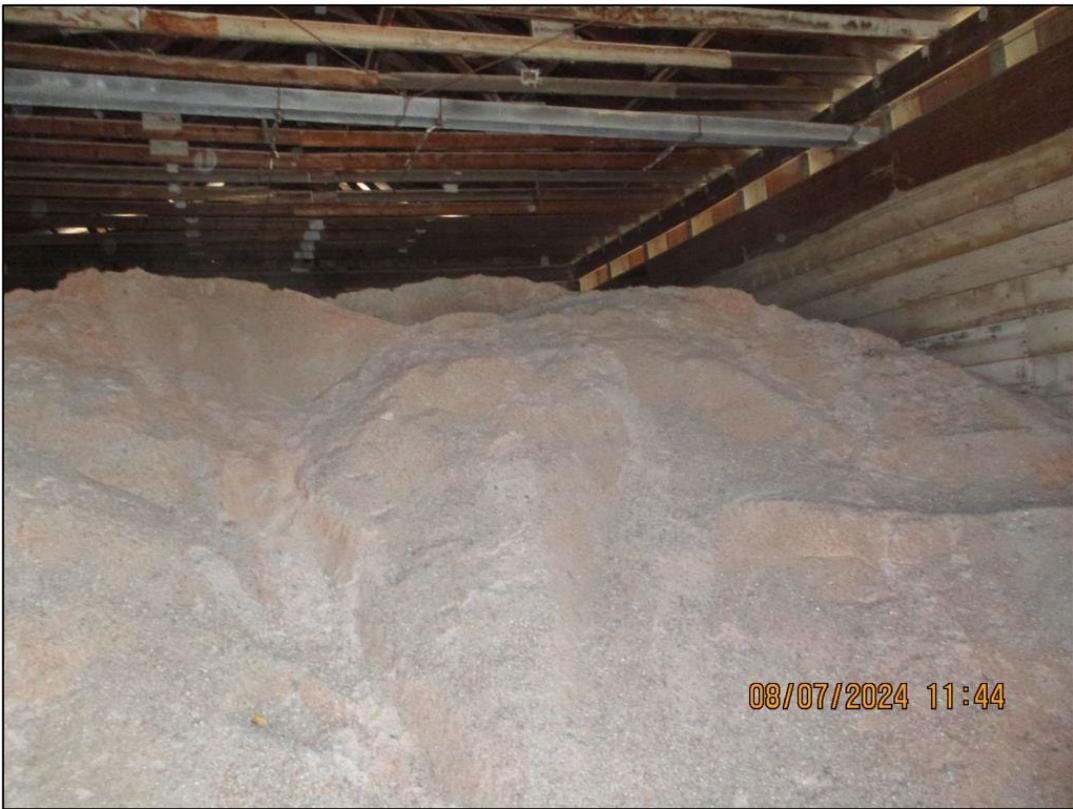


31003 Building- Interior

Control #: Project #: MY31000



31005 Building- Bulk Salt Storage



31005 Building- Interior



No Bldg #- Miscellaneous Storage Building



No Bldg #- Miscellaneous Storage Building- Interior

Control #: Project #: MY31000



No Bldg # -Miscellaneous Storage Building b



No Bldg #- Misc. Storage Building b- Interior

Control #: Project #: MY31000



31010 Building

Lentz, Tim

From: tim.mullin@nebraska.gov
Sent: Wednesday, July 24, 2024 7:05 AM
To: Lentz, Tim
Cc: Wicken, Todd
Subject: ARMS Notification: Excess Land - Project Number: MY31000; Tract # Appraisal Assignment

Tim Lentz, You are assigned the above captioned tract of land as an appraisal assignment. The parcel is excess land and the Scope of Work should follow Chapter 3 of our Right of Way Manual.

Property Management Section has received a request to purchase a tract of land located North of UPRR, west of Highway 30/81, in Platte County, Nebraska.

In ARMS, you will find the plat, legal description and request for appraisal. You will need to provide Property Management with an appraisal of this tract. Please make sure that the request for appraisal is included in the appraisal. The valuation document should be prepared with the following text: "This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act [in accordance with Neb. Rev. Stat. Section 76-2221(1)]."

You should contact Todd Wicken for further information about the property. Any charges should be made to Activity 5093.

A completion date of 08/16/2024 is requested for this assignment.

Tim Mullin
Chief Appraiser
Right of Way Division

Engagement Letter

STATE OF NEBRASKA**MEMORANDUM****Department of Transportation
Right of Way Division**

Date: June 26, 2024
To: Tim Mullin, Chief Appraiser
From: Todd Wicken, Property Management Supervisor
Subject: EXCESS LAND
Project No. Maintenance Yard 31000
Columbus, Nebraska

This office has received a request to dispose of the old Columbus Maintenance Yard. I have requested an environmental review of the area, but that could take awhile. It is a tract of land located in Drapers Outlots 1, 2, & 3, Highland Park Addition Lots 1-5, Block 15, Lots 1-8, Block 16 & Vacated 34th Ave in Columbus, Platte County, Nebraska. This tract is more specifically located at north of the UPRR and west of Highway 30/81. (See attached information)

Please furnish this office with an appraisal of this tract. Any charges should be made to Activity 5093. Attached for your convenience is a copy of the plat and legal description.



Todd Wicken
Property Management Supervisor

Cc: File

Property Management Request Letter

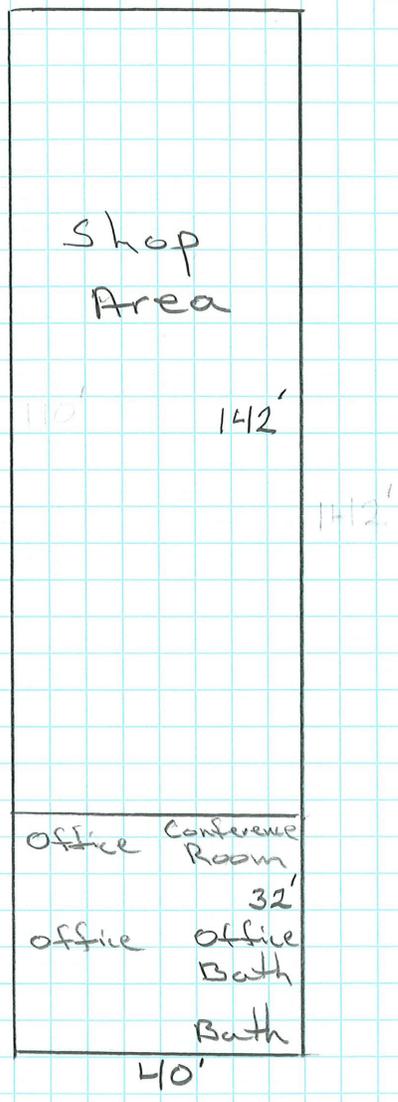
Control #: Project #: MY31000

A tract of land located in Lots 1-5, Block 15 and Lots 1-8, Block 16, Highland Park Addition, vacated 34th Ave, and Outlots 1-3, Drapers Outlots, City of Columbus, Platte County, Nebraska, described as follows:

Beginning at the Northeast corner of Lot 1, Block 16, Highland Park Addition; thence westerly a distance of 490.50 feet to a point on the centerline of the alley in Blok 15, Highland Park Addition; thence southerly deflecting 090 degrees 00 minutes, 00 seconds left, a distance of 145.50 feet along the centerline of the alley to a point at the northeast corner of Lot 5, Block 15, Highland Park Addition; thence westerly a distance of 132.00 feet along the north line of said Lot 5 to the northwest corner of said Lot 5; thence southerly a distance of 48.5 feet to the southwest corner of said Lot 5 to the Northeast corner of Outlot 3, Drapers Outlots; thence westerly along the north line of said Outlot 3, a distance of 330.00 feet to the northwest corner of said Outlot 3; thence southerly deflecting 090 degree, 00 minutes, 00 seconds left, a distance of 127.20 feet to a point on the northerly Union Pacific Railroad right of way line; thence easterly deflecting 095 degrees, 05 minutes, 28 seconds left, a distance of 957.00 feet along said railroad right of way line to the southeast corner of Outlot 1, Drapers Outlots; thence northerly deflecting 84 degrees, 11 minutes, 11 seconds, a distance of 228.42 feet along the east line of Outlot 1, Drapers Outlots and Block 16, Highland Park Addition to the point of beginning, containing 178,529.66 square feet or 4.10 acres, more or less.

Legal Description

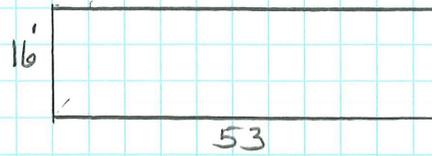
31001 Building
Office-Equipment Shop



31001 Building Sketch

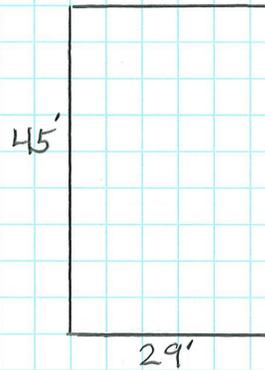
31003 Building

No Bldg # - Miscellaneous Storage



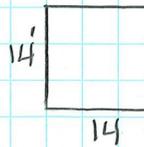
31005 Building

Bulk Salt Storage



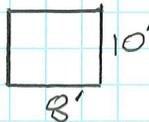
31007 Building

No Bldg # - Miscellaneous Storage b



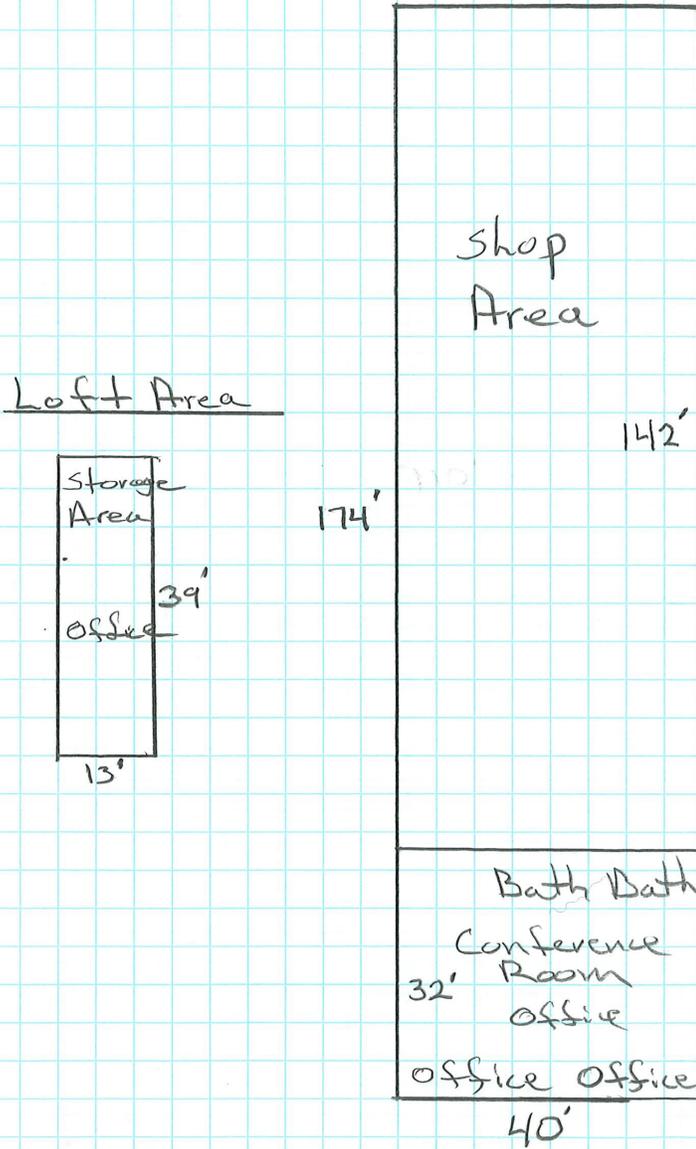
31008 Building

Fuel and Oil Records



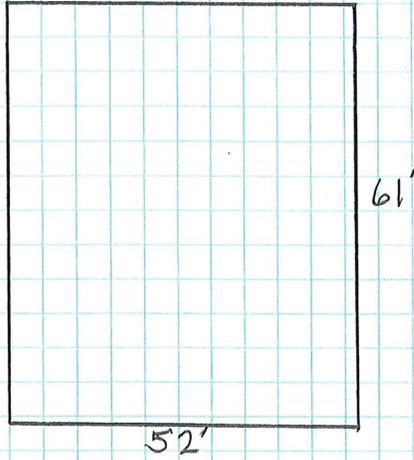
31003-31008 Buildings & No Building # Sketches

31009 Building
Office-Equipment-Shop-Storage

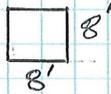


31009 & 31010 Building Sketches

31011 Building
Fabric Building



Misellancous Storage
(No Building#)



31011 & Misc. Storage Building Sketches

Replacement Cost New At Stabilized Occupancy
31001 Office-Equipment-Shop Building

(Ref.: Marshall Valuation Service)

Inputs

Applicable Sections: 14,pg 9,32		Building Type:	Service Garage
Class:	C	Type of Construction:	Average
Basic Cost of Building(s):	\$109.00 /sq. ft.	Building Size, GBA, sq. ft.:	6,960
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.042	Area-Perimeter Multiplier:	1.019
Number of Stories:	1	Shop Area, sq. ft.:	5,680
Office or Retail Finish-Out:	18%	Effective Building Age:	23
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	1,280
Land Value:	N/A	Economic Life, years:	35

Calculations

Adjusted Basic Cost Factor =	\$106.67 /sq. ft.	Basic Building Cost =	\$742,423
------------------------------	-------------------	-----------------------	-----------

Refinements

Fume Exhausters			\$2,060
-----------------	--	--	---------

Other			\$0
-------	--	--	-----

Replacement Cost New (before developer's profit):		=	\$744,483
--	--	---	------------------

Plus Developers Profit: 10.00% (Based on current economic conditions)		=	\$74,448
---	--	---	----------

Subtotal			\$818,931
-----------------	--	--	------------------

Less Physical Depreciation (Age/Life Method): 48.00%		=	\$393,087
--	--	---	-----------

Less Functional Depreciation: 20%		=	\$163,786
-----------------------------------	--	---	-----------

Less Economic Obsolescence: 0%		=	\$0
--------------------------------	--	---	-----

Depreciated Cost of Improvements:		=	\$262,058
--	--	---	------------------

plus Land Value:		=	N/A
------------------	--	---	-----

Indicated Value by Cost Approach:		=	\$262,058
--	--	---	------------------

31001 Building Cost Approach

Replacement Cost New At Stabilized Occupancy
31003 Miscellaneous Storage

(Ref.: Marshall Valuation Service)

Inputs

Applicable Sections: 17 pg 3,12	17	Building Type:	Tool Shed Building
Class:	D	Type of Construction:	Low Cost
Basic Cost of Building(s):	\$11.30 /sq. ft.	Building Size, GBA, sq. ft.:	848
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.000	Area-Perimeter Multiplier:	1.311
Number of Stories:	1	First Floor Area sq. ft.	848
Office or Retail Finish-Out:	0%	Effective Building Age:	7
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	0
Land Value:	N/A	Economic Life, years:	20

Calculations

Adjusted Basic Cost Factor =	\$17.15 /sq. ft.	Basic Building Cost =	\$14,543
------------------------------	------------------	-----------------------	----------

Refinements

	x		
Other			\$0
<u>Replacement Cost New (before developer's profit):</u>		=	<u>\$14,543</u>
Plus Developers Profit: 5.00% (Based on current economic conditions)		=	<u>\$727</u>
Subtotal			<u>\$15,270</u>
Less Physical Depreciation (Age/Life Method): 35.00%		=	\$5,345
Less Functional Depreciation: 0%		=	\$0
Less Economic Obsolescence: 0%		=	\$0
Depreciated Cost of Improvements:		=	<u>\$9,926</u>
plus Land Value:		=	<u>N/A</u>
Indicated Value by Cost Approach:		=	<u>\$9,926</u>

31003 Building Cost Approach

Replacement Cost New At Stabilized Occupancy
31005 Bulk Salt Storage Building

(Ref.: Marshall Valuation Service)

		<u>Inputs</u>			
Applicable Sections:	17 pg 4, 16	17		Building Type:	Material Storage Bldg
Class:		D		Type of Construction:	Average
Basic Cost of Building(s):		\$32.50	/sq. ft.	Building Size, GBA, sq. ft.:	1,305
Current Cost Multiplier:		0.96		Local Cost Multiplier:	1.00
Story-Height Multiplier:		1.042		Area-Perimeter Multiplier:	1.250
Number of Stories:		1		First Floor Area sq. ft.	1
Office or Retail Finish-Out:		0%		Effective Building Age:	15
Basement Area, sq. ft.:		0		Finished Area, sq. ft.:	0
Land Value:	N/A			Economic Life, years:	20

		<u>Calculations</u>			
Adjusted Basic Cost Factor =		\$33.94	/sq. ft.	Basic Building Cost =	\$44,292

Other		=	\$0
Replacement Cost New (before developer's profit):		=	\$44,292
Plus Developers Profit: 5.00% (Based on current economic conditions)		=	\$2,215
Subtotal		=	\$46,507
Less Physical Depreciation (Age/Life Method): 75.00%		=	\$34,880
Less Functional Depreciation: 0%		=	\$0
Less Economic Obsolescence: 0%		=	\$0
Depreciated Cost of Improvements:		=	\$11,627
plus Land Value:		=	N/A
Indicated Value by Cost Approach:		=	\$11,627

31005 Building Cost Approach

Replacement Cost New At Stabilized Occupancy
31007 Miscellaneous Storage

(Ref.: Marshall Valuation Service)

		<u>Inputs</u>	
Applicable Sections: 17 pg 12		17	Building Type: Tool Shed Building
Class:		D	Type of Construction: Low Cost
Basic Cost of Building(s):	\$11.30 /sq. ft.		Building Size, GBA, sq. ft.: 196
Current Cost Multiplier:	0.96		Local Cost Multiplier: 0.96
Story-Height Multiplier:	0.936		Area-Perimeter Multiplier: 1.000
Number of Stories:	1		First Floor Area sq. ft. 196
Office or Retail Finish-Out:	0%		Effective Building Age: 5
Basement Area, sq. ft.:	0		Finished Area, sq. ft.: 0
Land Value:	N/A		Economic Life, years: 15

		<u>Calculations</u>	
Adjusted Basic Cost Factor =	\$9.75 /sq. ft.	Basic Building Cost =	\$1,911

		<u>Refinements</u>	
Wood Floor	\$10.00/sq. ft. x	196/ sq. ft.	\$1,960

Other \$0

Replacement Cost New (before developer's profit): = \$4,172

Plus Developers Profit: 5.00% (Based on current economic conditions) = \$209

Subtotal = \$4,381

Less Physical Depreciation (Age/Life Method): 33.33% = \$1,460

Less Functional Depreciation: 0% = \$0

Less Economic Obsolescence: 0% = \$0

Depreciated Cost of Improvements: = \$2,921

plus Land Value: = N/A

Indicated Value by Cost Approach: = \$2,921

31007 Misc. Storage Cost Approach

Replacement Cost New At Stabilized Occupancy
31008 Miscellaneous Storage

(Ref.: Marshall Valuation Service)

		<u>Inputs</u>		
Applicable Sections: 17 pg 4,12		17	Building Type:	Tool Shed
Class:		D	Type of Construction:	Average
Basic Cost of Building(s):		\$18.35 /sq. ft.	Building Size, GBA, sq. ft.:	80
Current Cost Multiplier:		0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:		1.000	Area-Perimeter Multiplier:	1.000
Number of Stories:		1	First Floor Area sq. ft.	80
Office or Retail Finish-Out:		0%	Effective Building Age:	5
Basement Area, sq. ft.:		0	Finished Area, sq. ft.:	0
Land Value:	N/A		Economic Life, years:	15

		<u>Calculations</u>		
Adjusted Basic Cost Factor =		\$16.91 /sq. ft.	Basic Building Cost =	\$1,353

Refinements

Other		\$0
<u>Replacement Cost New (before developer's profit):</u>		<u>\$1,353</u>
Plus Developers Profit: 5.00% (Based on current economic conditions)		\$68
Subtotal		<u>\$1,421</u>
Less Physical Depreciation (Age/Life Method): <u>33.33%</u>		\$474
Less Functional Depreciation: 0%		\$0
Less Economic Obsolescence: 0%		\$0
Depreciated Cost of Improvements:		<u>\$947</u>
plus Land Value:		N/A
Indicated Value by Cost Approach:		<u>\$947</u>

31008 Misc. Storage Cost Approach

Replacement Cost New At Stabilized Occupancy
31009 Office-Equipment-Shop Building

(Ref.: Marshall Valuation Service)

Inputs

Applicable Sections: 14, Pg 9, 32		Building Type:	Service Garage
Class:	C	Type of Construction:	Good
Basic Cost of Building(s):	\$109.00 /sq. ft.	Building Size, GBA, sq. ft.:	7,080
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.064	Area-Perimeter Multiplier:	1.024
Number of Stories:	1	Shop Area, sq. ft.:	5,280
Office or Retail Finish-Out:	27%	Effective Building Age:	23
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	1,800
Land Value:	N/A	Economic Life, years:	35

Calculations

Adjusted Basic Cost Factor =	\$109.00 /sq. ft.	Basic Building Cost =	\$771,720
------------------------------	-------------------	-----------------------	-----------

Refinements

Fume Exhausters		\$2,060
-----------------	--	---------

Other		\$0
-------	--	-----

Replacement Cost New (before developer's profit):		=	\$773,780
--	--	----------	------------------

Plus Developers Profit: 10.00% (Based on current economic conditions)		=	\$77,378
---	--	---	----------

Subtotal		=	\$851,158
-----------------	--	----------	------------------

Less Physical Depreciation (Age/Life Method): 48.00%		=	\$408,556
--	--	---	-----------

Less Functional Depreciation: 20%		=	\$170,232
-----------------------------------	--	---	-----------

Less Economic Obsolescence: 0%		=	\$0
--------------------------------	--	---	-----

Depreciated Cost of Improvements:		=	\$272,370
--	--	----------	------------------

plus Land Value:		=	N/A
------------------	--	---	-----

Indicated Value by Cost Approach:		=	\$272,370
--	--	----------	------------------

31009 Building Cost Approach

Replacement Cost New At Stabilized Occupancy
31010 Miscellaneous Storage

(Ref.: Marshall Valuation Service)

Inputs

Applicable Sections: 17 pg 12	17	Building Type:	Tool Shed Building
Class:	D	Type of Construction:	Average
Basic Cost of Building(s):	\$18.35 /sq. ft.	Building Size, GBA, sq. ft.:	120
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.000	Area-Perimeter Multiplier:	1.000
Number of Stories:	1	First Floor Area sq. ft.	120
Office or Retail Finish-Out:	0%	Effective Building Age:	9
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	0
Land Value:	N/A	Economic Life, years:	15

Calculations

Adjusted Basic Cost Factor =	\$16.91 /sq. ft.	Basic Building Cost =	\$2,029
------------------------------	------------------	-----------------------	---------

Other		=	\$0
<u>Replacement Cost New (before developer's profit):</u>		=	<u>\$2,029</u>
Plus Developers Profit: 5.00% (Based on current economic conditions)		=	\$101
Subtotal		=	<u>\$2,130</u>
Less Physical Depreciation (Age/Life Method): 60.00%		=	\$1,278
Less Functional Depreciation: 0%		=	\$0
Less Economic Obsolescence: 0%		=	\$0
Depreciated Cost of Improvements:		=	<u>\$852</u>
plus Land Value:		=	N/A
Indicated Value by Cost Approach:		=	<u>\$852</u>

31010 Building Cost Approach

Replacement Cost New At Stabilized Occupancy
31011 Fabric Hoop Building

(Ref.: Marshall Valuation Service)

Inputs

Applicable Sections: 17 pg 10, 26	17	Building Type:	Hoop Arch Turkey Barn
Class:	S	Type of Construction:	Fair
Basic Cost of Building(s):	\$14.15 /sq. ft.	Building Size, GBA, sq. ft.:	2,562
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.000	Area-Perimeter Multiplier:	0.991
Number of Stories:	1	First Floor Area sq. ft.	3,172
Office or Retail Finish-Out:	0%	Effective Building Age:	10
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	0
Land Value:	N/A	Economic Life, years:	15

Calculations

Adjusted Basic Cost Factor = \$13.58 /sq. ft. Basic Building Cost = \$43,088

Other	=	\$0
Replacement Cost New (before developer's profit):	=	\$43,088
Plus Developers Profit: 5.00% (Based on current economic conditions)	=	\$2,154
Subtotal	=	\$45,242
Less Physical Depreciation (Age/Life Method): <u>66.67%</u>	=	\$30,162
Less Functional Depreciation: 0%	=	\$0
Less Economic Obsolescence: 0%	=	\$0
Depreciated Cost of Improvements:	=	\$15,080
plus Land Value:	=	N/A
Indicated Value by Cost Approach:	=	\$15,080

31011 Building Cost Approach

Replacement Cost New At Stabilized Occupancy
No Building #- Miscellaneous Storage

(Ref.: Marshall Valuation Service)

Inputs

Applicable Sections: 17 pg 3, 26	17	Building Type:	Farm Utility Bldg
Class:	D	Type of Construction:	Average
Basic Cost of Building(s):	\$19.45 /sq. ft.	Building Size, GBA, sq. ft.:	750
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.115	Area-Perimeter Multiplier:	1.311
Number of Stories:	1	First Floor Area sq. ft.	750
Office or Retail Finish-Out:	0%	Effective Building Age:	3
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	0
Land Value:	N/A	Economic Life, years:	25

Calculations

Adjusted Basic Cost Factor =	\$26.20 /sq. ft.	Basic Building Cost =	\$19,652
------------------------------	------------------	-----------------------	----------

Refinements

		x	
Other			\$0
<u>Replacement Cost New (before developer's profit):</u>			<u>\$19,652</u>
Plus Developers Profit: 5.00% (Based on current economic conditions)			\$983
Subtotal			<u>\$20,635</u>
Less Physical Depreciation (Age/Life Method): 12.00%			\$2,476
Less Functional Depreciation: 0%			\$0
Less Economic Obsolescence: 0%			\$0
Depreciated Cost of Improvements:			<u>\$18,159</u>
plus Land Value:			N/A
Indicated Value by Cost Approach:			<u>\$18,159</u>

Misc. Building a Cost Approach

Replacement Cost New At Stabilized Occupancy
No Building #- Miscellaneous Storage b

(Ref.: Marshall Valuation Service)

Inputs

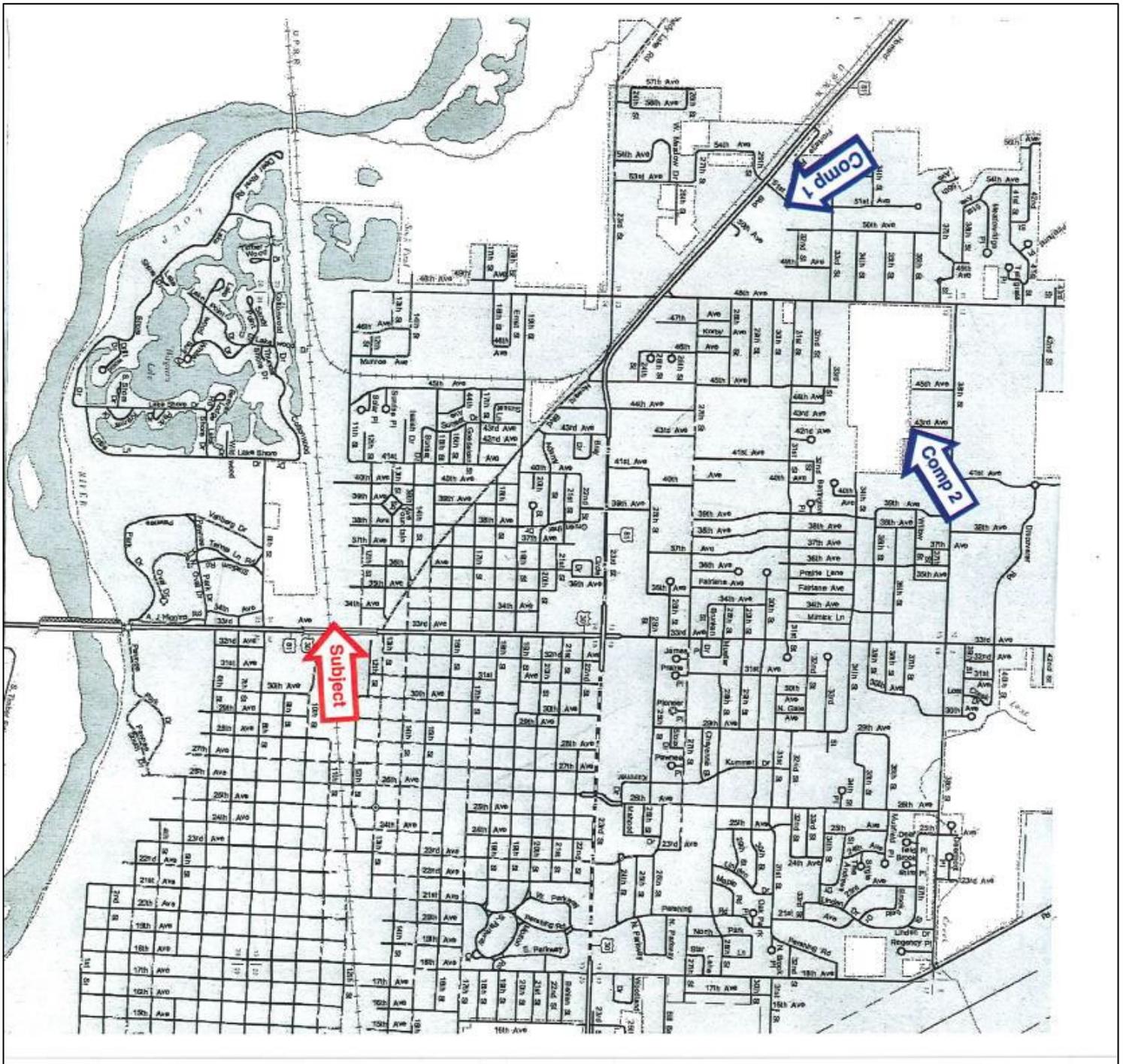
Applicable Sections: 17 pg 4,12	17	Building Type:	Tool Shed
Class:	D	Type of Construction:	Average
Basic Cost of Building(s):	\$18.35 /sq. ft.	Building Size, GBA, sq. ft.:	64
Current Cost Multiplier:	0.96	Local Cost Multiplier:	0.96
Story-Height Multiplier:	1.000	Area-Perimeter Multiplier:	1.000
Number of Stories:	1	First Floor Area sq. ft.	64
Office or Retail Finish-Out:	0%	Effective Building Age:	5
Basement Area, sq. ft.:	0	Finished Area, sq. ft.:	0
Land Value:	N/A	Economic Life, years:	15

Calculations

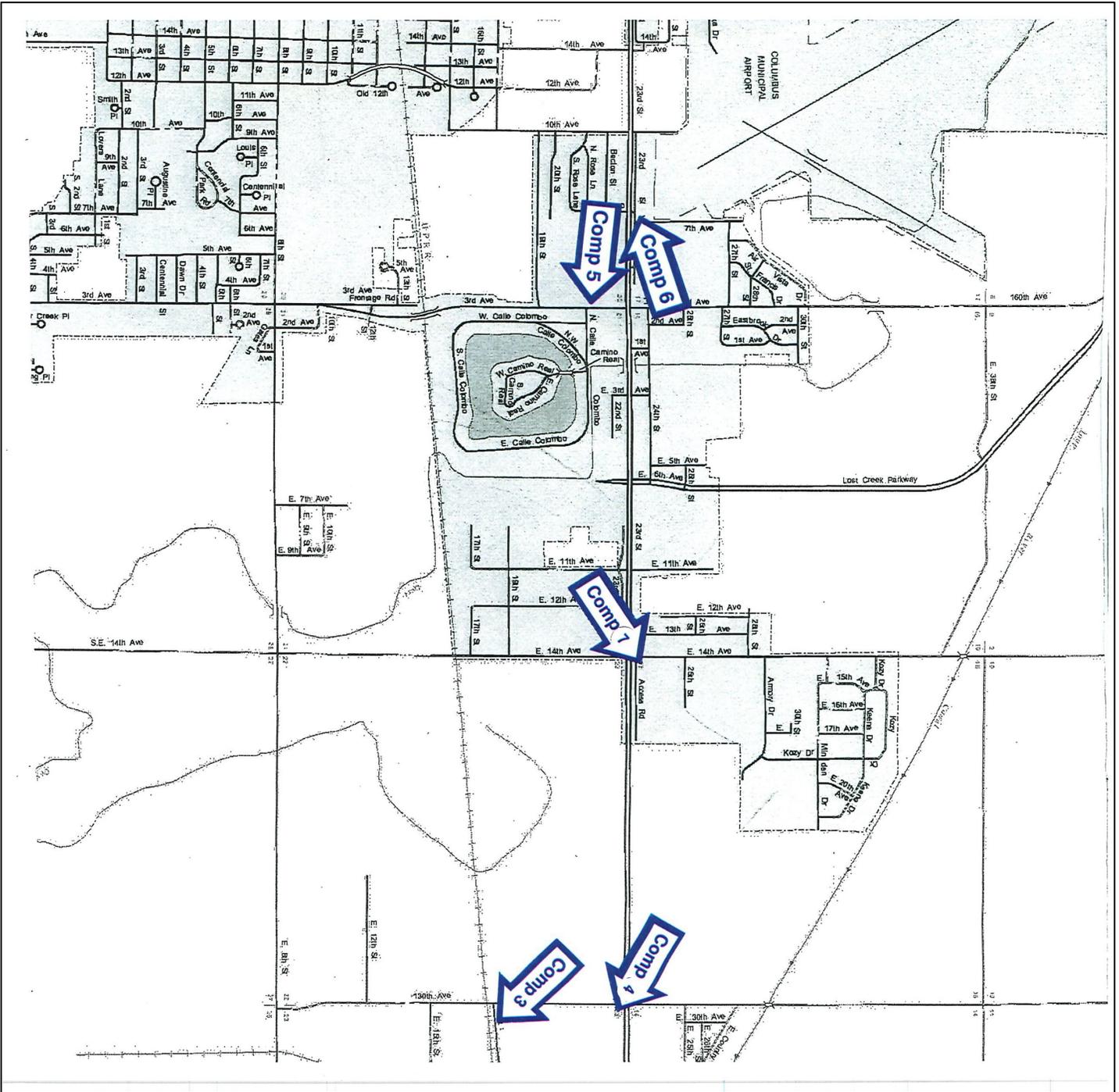
Adjusted Basic Cost Factor =	\$16.91 /sq. ft.	Basic Building Cost =	\$1,082
------------------------------	------------------	-----------------------	---------

Other			\$0
Replacement Cost New (before developer's profit):		=	\$1,082
Plus Developers Profit: 5.00% (Based on current economic conditions)		=	\$54
Subtotal			\$1,136
Less Physical Depreciation (Age/Life Method): 33.33%		=	\$379
Less Functional Depreciation: 0%		=	\$0
Less Economic Obsolescence: 0%		=	\$0
Depreciated Cost of Improvements:		=	\$757
plus Land Value:		=	N/A
Indicated Value by Cost Approach:		=	\$757

Misc. Building b Cost Approach



Sales Location Map a



Sales Location Map b

ITEM	Subject	SALE #	5	6	7
ADDRESS	3300 12th Street, Columbus, NE	2164 3rd Avenue, Columbus, NE	704 23rd Street, Columbus, NE	1414 E 23rd Street, Columbus, NE	
PROXIMITY TO SUBJECT		3.9 Miles Northeast	4.1 Miles Northeast	4.1 Miles Northeast	
SALE PRICE		\$555,000.00	\$1,000,000.00	\$1,060,000.00	
PRICE/GROSS BUILDING AREA	#VALUE! PER SQ. FT.	\$141.94 PER SQ. FT.	\$416.67 PER SQ. FT.	\$186.88 PER SQ. FT.	
DATA SOURCE	Inspection NDOT Records	Inspection/Buyer County Records	Inspection/Buyer County Records	Inspection/Buyer County Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	ADJUSTMENT	DESCRIPTION	ADJUSTMENT
SALES OR FINANCING Condition of Sale	N/A	Cash to Seller Sold Low	Cash to Seller None	Cash to Seller None	
DATE OF SALE/TIME	N/A	5/2/2024	4/26/2022	2/28/2024	
LOCATION	Sides Highway 30 Viaduct	Northwest Corner of 3rd Avenue & N Calle Columbo Street	Northwest Corner of Highway 30 & 7th Avenue	Northeast Corner of Highway 30 & E 14th Avenue	
QUALITY OF CONSTRUCTION	Average	Average	Average	Average	
YEAR BUILT/EFFECTIVE AGE	1954 to 2020+/-	1991 & 1997	1965 to 2021	1991	
CONDITION	Average	Average	Good	Good	
WAREHOUSE/GARAGE SQ. FT.	11,360	5,000	11,430	(500)	
OFFICE SQ. FT.	3,080	1,050	1,390	34,000	
LOT SIZE	178,530	37,510	52,200	59,000	
FUNCTIONAL UTILITY	Irregular Shape	Rectangular Shape	Rectangular Shape	Rectangular Shape	
HEATING/COOLING	Heating & Cooling in office & Garage	Similar	Similar	Similar	
GARAGE/MAINTENANCE BAYS	13 Bays/13 Overhead Doors	4 Bays/4 Overhead Doors	3 Bays/3 Overhead Doors	2 Bays/2 Overhead Doors	
FENCING	Yes	Yes	None	None	
OUTBUILDINGS	3,172 sf Hoop Bldg/3,243 sf Outbldgs	2,704 Mini Storage	2,000 sf Outbldg & Shed	None	
TANK REMOVAL	Removed	None	None	None	
NET ADJUSTMENT (TOTAL)		\$317,000.00	\$7,500.00		
INDICATED VALUE OF SUBJECT		\$872,000.00	\$1,007,500.00		

COMMENTS:
Adjustments were rounded to the nearest \$500.

Improved Sales Grid

Commercial Land Sale # 01

Grantor: RDF Investments, LLC, a Nebraska Limited Liability Company
Grantee: Bierman Property Management, LLC
Legal Description: Lot 6, Block A, Westbrook Addition to the City of Columbus, Platte Co., NE

Instrument Type:	Warranty Deed	Document #:	253/1038
Date of Instrument:	01/20/2023	Date Recorded:	01/31/2023
Consideration:	\$1.00 & O.V.C.		
Revenue Stamps:	\$393.75	Indicated Price:	\$175,000.00
Confirmed By:	Real Estate Transfer Statement		
Confirmed To:	Tim Lentz	Date:	08/15/2024
Confirmed Price:	\$175,000.00		
Financing:	Unknown	Days on Market:	Several Years
Motive:	Unknown		
Inspected By:	Tim Lentz	Date:	08/06/2024
Prior sales past year:	This property also sold in September 2021 for \$162,500.		
Location:	51st Avenue, Columbus, NE 68601		
Size:	69,130.00 square feet	Dimension:	236.6' x 120' x 430.88' x 375' x 236.6'
Topography:	Level	Shape:	Irregular
Access:	Via paved 51st Avenue	Visibility:	Good to Highway 81
Zoning:	B-2 General Commercial District	Present Use:	Industrial
Utilities:	All city utilities are		
Improvements:	There are no improvements.		
Comments:	This sale was listed with a real estate agent and was on the market for several years. There was some slight negotiations, but the asking price was very close to the sale price. This property is located in a newer mixed-use area just north of Highway 81 that has industrial, commercial, and residential properties in the area.		
Sale Price Per Unit:	\$2.53 per square foot		



Aerial



Photo

Control #: Project #: MY31000

PLATTE COUNTY REGISTER OF DEEDS
DIANE KAPELS
January 31, 2023 01:50 PM
RECORDED & ENTERED
BOOK DEED 253 PAGE 1038
Fee: 16.00 Return: 10 COUNTY TITLE

NEBRASKA DOCUMENTARY STAMP TAX Jan 31, 2023 \$393.75 By: JB
--

AFTER RECORDING RETURN TO:
10 County Title & Escrow, Inc.
1371 26th Ave
Columbus, NE 68601

WARRANTY DEED

RDF Investments, LLC, a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Bierman Property Management, LLC, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot 6, Block A, Westbrook Addition to the City of Columbus, Platte County, Nebraska.

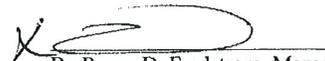
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: January 20, 2023.

10943

RDF Investments, LLC


By Roger D. Fredstrom, Manager

1038

Deed



Aerial



Photo

Control #: Project #: MY31000

RECORDED & ENTERED
BOOK 256 PAGE 583
DEED
2024 Feb 23 PM 01:59

Debra Taylor

REGISTER OF DEEDS
PLATTE COUNTY, NE
FEE \$ 22.00
Simplifile -
Platinum Title & Escrow, LLC

NEBRASKA DOCUMENTARY
STAMP TAX
\$ 765.00
Feb 23 2024

Return To:
Platinum Title & Escrow LLC
17838 Burke St. Suite 102
Omaha, NE 68118

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

ATM Acquisitions, LLC, a Nebraska limited liability company and Growth Properties, LLC, a Nebraska limited liability company

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

Rief Development, L.L.C., a Nebraska limited liability company

herein called the grantee whether one or more, the following described real property in Platte County, Nebraska, more particularly described as follows;

Lot 2, Highland Park Church 2nd Addition to the City of Columbus, Platte County, Nebraska.

Lot 3, Highland Park Church Addition to the City of Columbus, Platte County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record, if any; and free from all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

2301063

583

RECORDED & ENTERED FEB 23 2024 PM 01:59

Deed

Industrial Land Sale # 03

Grantor: GRQ, LLC, a Nebraska limited liability company
Grantee: Walker Lehr
Legal Description: Lot 2, GRQ, Inc. Second Subdivision, a replat of Lot 1A, GRQ, Inc. Subdivision & a Subdivision of part of Block 3, Canal Industrial Park located in the NW1/4 of Section 23, Township 17 North, Range 1 East of the 6th P.M., Platte Co., NE
Instrument Type: Warranty Deed Document #: 250/232
Date of Instrument: 12/09/2021 Date Recorded: 12/10/2021
Consideration: \$1.00 & O.V.C.
Revenue Stamps: \$200.25 Indicated Price: \$89,000.00
Confirmed By: Nicki- Admin. Assistant for Lance Lehr
Confirmed To: Tim Lentz Date: 08/17/2022
Confirmed Price: \$88,497.00
Financing: Cash to the seller Days on Market: Unknown
Motive: Development- May be used for a loading facility or a parking lot.
Inspected By: Scott Williams Date: 08/17/2022
Prior sales past year: There has been no other recent sales activity.
Location: E 18th Street, Columbus, NE 68601
Size: 84,283.44 square feet Dimensions: 200.9' x 431.31' x 200' x 411.53'
Topography: Nearly level Shape: Irregular
Access: Via E 18th Street Visibility: Average
Zoning: MH General Industrial District Present Use: Industrial
Utilities: All city utilities are available.
Improvements: There are no improvements.
Comments: This was a private sale, and the buyer approached the seller. The asking price was \$3.00/sq. ft. The buyer did not think that there was anyone else that had expressed any recent interest in this property. This property is located in an industrial area just north of the railroad tracks with vacant land and buildings of a wide range of ages
Sale Price Per Unit: **\$1.05 per square foot**



Aerial



Sale Photo

Control #: Project #: MY31000

PLATTE COUNTY REGISTER OF DEEDS
DIANE KAPELS
December 10, 2021 03:02 PM
RECORDED & ENTERED
BOOK DEED 250 PAGE 232
Fee: 16.00 Return: 10 COUNTY TITLE

NEBRASKA DOCUMENTARY STAMP TAX	
Dec 10, 2021	
\$200.25	By: SP

AFTER RECORDING RETURN TO:
10 County Title & Escrow, Inc.
2456 18th Ave.
Columbus, NE 68601

WARRANTY DEED

GRQ, LLC, A Nebraska limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Walker Lehr, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot 2, GRQ, Inc. Second Subdivision, a replat of Lot 1A, GRQ, Inc. Subdivision and a Subdivision of part of Block 3, Canal Industrial Park located in the Northwest 1/4 of Section 23, T17N, R1E of the 6th P.M., Platte County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: December 9, 2021.

11209

GRQ, LLC, A Nebraska limited liability company

Darrell Burrows
By Darrell Burrows, Member

232

Deed

Industrial Land Sale # 04

Grantor: P & B, LLC, a Nebraska Limited Liability Company
Grantee: Lance W. Lehr
Legal Description: Lot 1, Lehr's Subdivision, a Minor Subdivision of part of Block 3, Canal Industrial Park Subdivision of the NW1/4, Section 23, Township 17 North, Range 1 East of the 6th P.M., Platte Co., NE
Instrument Type: Warranty Deed Document #: 243/457
Date of Instrument: 08/28/2019 Date Recorded: 08/28/2019
Consideration: \$1.00 & O.V.C.
Revenue Stamps: \$481.50 Indicated Price: \$214,000.00
Confirmed By: Lance Lehr
Confirmed To: Tim Lentz Date: 04/07/2022
Confirmed Price: \$213,750.00
Financing: Cash to the seller Days on Market: 0
Motive: Assemblage with the adjacent land to the south for developmental purposes.
Inspected By: Tim Lentz Date: 04/06/2022
Prior sales past year: There has been no other recent sales activity.
Location: E 23rd Street, Columbus, NE 68601
Size: 117,176.00 square feet Dimensions: Unavailable
Topography: Nearly level Shape: Irregular
Access: No access available. Visibility: Good- Frontage on Highway 30
Zoning: MH General Industrial District Present Use: Industrial
Utilities: All city utilities are available.
Improvements: There are no improvements.
Comments: This was a private sale with the buyer approaching the seller. There were some negotiations involved. The buyer was unaware if there were others that had expressed interest. This land was purchases for an assemblage with the improved property to the south. The buyer is unsure what he is going to do with the site, but he has thought about a possible location for a fueling station if there is access to E 29th Avenue. He was hoping to have access to this property via access to E 29th Avenue, but there is new control of access along there which prevents a drive from being constructed. Access is also not allowed onto Highway 30. This property is located in an industrial area with a with buildings of a wide range of ages.
Sale Price Per Unit: **\$1.82 per square foot**



Aerial



Photo

RECORDED & ENTERED
BOOK 243 PAGE
Deeds 457
2019 AUG 28 PM 2:03

M	COM	NS
	C	CS
	N	S

Siene Kogels
REGISTER OF DEEDS
PLATTE COUNTY, NE

Fee: \$16.00
Will Call: Platte County Title & Escrow Co.

AFTER RECORDING RETURN TO:
Platte County Title & Escrow Co., 2511 15th St., Columbus NE 68601

NEBRASKA DOCUMENTARY
STAMP TAX
\$ 481.50
AUG 28 2019

WARRANTY DEED

P & B, LLC, a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Lance W. Lehr, the following described real estate (as defined in Neb. Rev. Stat § 76-201):

Lot 1, Lehr Subdivision, a Minor Subdivision of part of Block 3, Canal Industrial Park Subdivision of the NW1/4, Section 23, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: August 28, 2019
PC1939

P & B, LLC

Patrick E. Beans
By Patrick E. Beans, Member

457

Deed



Aerial



Photo

Control #: Project #: MY31000

PLATTE COUNTY REGISTER OF DEEDS
DIANE KAPELS
May 08, 2024 08:39 AM
RECORDED & ENTERED
BOOK DEED 257 PAGE 63
Fee: 16.00 Return: 10 COUNTY TITLE

NEBRASKA DOCUMENTARY STAMP TAX May 08, 2024 \$1248.75 By: SP

AFTER RECORDING RETURN TO:
10 County Title & Escrow, Inc.
1371 26th Ave
Columbus, NE 68601

CORPORATION WARRANTY DEED

Gulf C&C, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Jeffrey Bruegger and Marie Bruegger, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The South 110 feet of Lot 2, Block B, Replat of the North 580 feet of the Replat of Morningside Subdivision, City of Columbus, Platte County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 5-2, 2024.

Gulf C&C, LLC, a Nebraska limited liability company, a Nebraska corporation

12511

By Adam Randall
Adam Randall, Manager and Sole Member

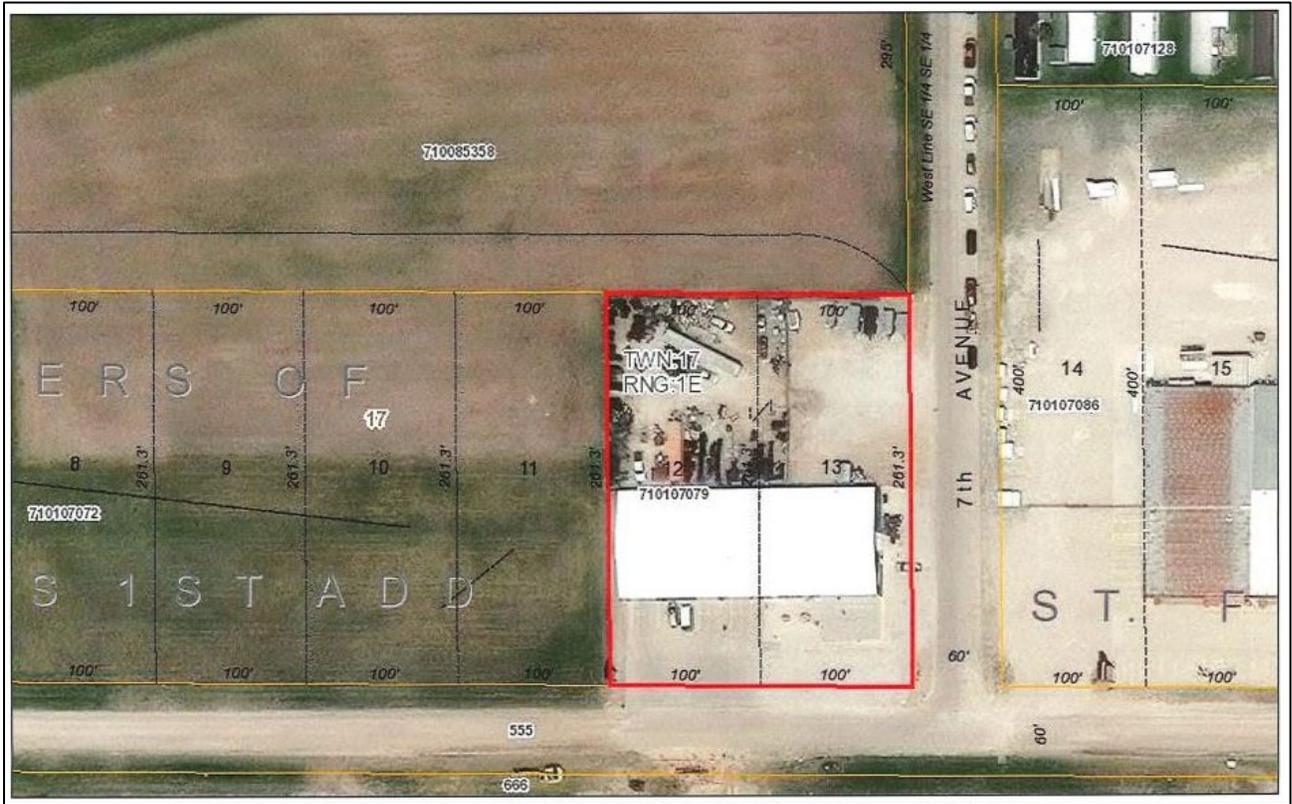
63

Deed

Industrial Improved Sale # 06

Grantor: Becher Place Properties, LLC, a Nebraska limited liability company
Grantee: JKAI, LLC, a Nebraska limited liability company
Legal Description: Lots 12 and 13, Poor Sisters of Saint Francis, 1st Addition to Columbus, Platte Co. NE

Instrument Type:	Warranty Deed	Document #:	251/517
Date of Instrument:	04/26/2022	Date Recorded:	05/02/2022
Consideration:	\$1.00 & O.V.C.		
Revenue Stamps:	\$2,250.00	Indicated Price:	\$1,000,000.00
Confirmed By:	Jason Gaver- Owner of JKAI		
Confirmed To:	Tim Lentz	Date:	08/14/2024
Confirmed Price:	\$1,000,000.00		
Financing:	Cash to the seller	Days on Market:	Few days
Motive:	Business location- Buyer was tenant at the time of the sale.		
Inspected By:	Tim Lentz	Date:	08/06/2024
Prior sales past year:	There has been no other recent sales activity.		
Location:	704 23rd Street, Columbus, NE 68601		
Design:	Service Repair Garage		
Occupant:	Tire Center	Exterior:	Metal
GLA/GBA:	12,820.00 square feet		
Basement:	0.00 square feet	Basement Finish:	None
Quality:	Average	Condition:	Average+
Age:	59	Functional Utility:	
Garage/Parking:		Heating/Cooling:	Forced Air/Central in office.
Additional Features:			
Size:	52,260.00 square feet	Dimension:	200' x 261.3'
Topography:	Level	Shape:	Rectangular
Access:	Via paved 7th Avenue	Visibility:	Good to Highway 30
Zoning:	M-H General Industrial District	Present Use:	Industrial
Utilities:	There is access to all city utilities.		
Improvements:	There is a building on the site with a service repair garage that has 11,430 sq. ft. and a 1,390 sq. ft. office area that was built in 1965. The buyer reported that the office area was in great shape and includes a reception area, 1 office, and 1 bath. The service garage has 4 overhead doors.		
Comments:	The building appears to be of average quality. The exterior appears to be in average condition. This property is located in an average mixed-use area with industrial, commercial, residential, and vacant land in the area. This was a private sale, and the buyer was the tenant for approx. 6 years at the time of the sale. The seller was set on the sale price with no room for negotiation. The buyer felt that this property would have sold for the same amount to any potential buyer.		
Sale Price Per Unit:	\$0.00 per square foot		



Plat



Photo

Control #: Project #: MY31000

PLATTE COUNTY REGISTER OF DEEDS
DIANE KAPELS
May 02, 2022 10:43 AM
RECORDED & ENTERED
BOOK DEED 251 PAGE 517
Fee: 16.00 Return: 10 COUNTY TITLE

NEBRASKA DOCUMENTARY STAMP TAX May 02, 2022 \$2250.00 By: JB

AFTER RECORDING RETURN TO:
10 County Title & Escrow, Inc.
2456 18th Ave.
Columbus, NE 68601

WARRANTY DEED

Becher Place Properties, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, JKAI, LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots 12 and 13, Poor Sisters of Saint Francis 1st Addition to Columbus, Platte County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 26 April, 20 22

4836

Becher Place Properties, LLC

John Curry
By John Curry, Managing Member

517

Deed

Industrial Improved Sale # 07

Grantor: Kearny, LLC, a Nebraska limited liability company
Grantee: White Timber Properties, LLC, a Nebraska limited liability company
Legal Description: A tract of land located in the SW1/4 SW1/4 of Section 15, Township 17 North, Range 1 East of the 6th P.M., Platte Co., NE

Instrument Type: Special Warranty Deed Document #: 256/655
Date of Instrument: 02/28/2024 Date Recorded: 03/01/2024
Consideration: \$1.00 & O.V.C.

Revenue Stamps: \$2,385.00 Indicated Price: \$1,060,000.00
Confirmed By: Kyle Fritz- Partner with White Timber
Confirmed To: Tim Lentz Date: 08/14/2024
Confirmed Price: \$1,060,000.00
Financing: Cash to the seller. Days on Market: Unknown
Motive: Expand the family business.
Inspected By: Tim Lentz Date: 08/06/2024
Prior sales past year: There has been no other recent sales activity.

Location: 1414 East 23rd Street, Columbus, NE 68601
Design: Storage Warehouse/Office
Occupant: Northwest Electric Exterior: Vinyl/Steel
GLA/GBA: 22,000.00 square feet
Basement: 0.00 square feet Basement Finish: None
Quality: Average Condition: Average
Age: 33 Functional Utility: Force Air/Central in the office area.
Garage/Parking: Heating/Cooling:
Additional Features:

Size: 89,125.00 square feet Dimension: Unavailable
Topography: Level Shape: Rectangular
Access: Via paved East 14th Ave & a paved frontage road Visibility: Good to Highway 30
Zoning: ML/C-1 Light Industrial Present Use: Industrial
Utilities: All city utilities are available.
There is a building with 19,600 sq. ft. of storage warehouse and 2,400 sq. ft. office area built in 1991. It appears to be of average quality and condition. The seller reported that the interior was dated. The HVAC was replaced about 5 years ago. The exterior appears to be in average condition. The seller reported that the interior was dated. The finished area has 10 offices, conference room, and 3 bathrooms.

Improvements: Comments: This property is located in an older mixed-use area with some industrial, commercial, and residential properties in the area. This was a private sale, and the asking price was based on a market analysis by a local realtor. The buyer's father-in-law owned this business before it sold, but Mr. Fritz reported that it sold for about the same price that it would have if sold to someone else. This sale was on a 20-year land contract at about 5 to 5.5% rate. The buyer also did not feel that this had an affect on the sale price. The seller reported that the interior was dated.

Sale Price Per Unit: **\$0.00 per square foot**



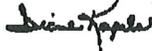
Aerial



Photo

Control #: Project #: MY31000

RECORDED & ENTERED
BOOK 256 PAGE 655
DEED
2024 Mar 01 AM 11:06



REGISTER OF DEEDS
PLATTE COUNTY, NE

NEBRASKA DOCUMENTARY
STAMP TAX

FEE \$ 16.00
Simplifile -
Nebraska Title Company-David City 217

\$2385.00
Mar 01 2024

SPECIAL WARRANTY DEED

Keamky, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from White Timber Properties, LLC, a Nebraska limited liability company, as Grantee, conveys to GRANTEE, the following-described real estate located in Platte County, Nebraska:

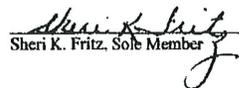
A tract of land located in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ /SW $\frac{1}{4}$) of Section Fifteen (15), Township Seventeen (17) North, Range One (1), East of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at the Southwest corner of Section Fifteen (15), Township Seventeen (17) North, Range One (1), East of the 6th P.M., Platte County, Nebraska; thence Northerly on an assumed bearing of N00°00'00"E, 60.00 feet, to the point of beginning, said point also being on the North R.O.W. line of Highway No. 30; thence N00°00'00"E and on the West line of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ /SW $\frac{1}{4}$), 520.00 feet, to a point; thence S89°59'14"E, 231.00 feet, to a point; thence S00°00'00"E, 520.00 feet, to a point, said point also being on the North R.O.W/ line of Highway No. 30; thence N89°59'14"W and on said North R.O.W. line of Highway No. 30, 231.00 feet, to the point of beginning. EXCEPT a tract of land located in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ /SW $\frac{1}{4}$) of Section Fifteen (15), Township Seventeen (17) North, Range One (1), East of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Fritz Subdivision, being a part of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ /SW $\frac{1}{4}$) and now in the City of Columbus, Platte County, Nebraska; thence N89°49'42"E, 231.08 feet on the South line of Fritz Subdivision to the Southeast corner thereof; thence S00°00'00"E, 60.00 feet; thence S89°49'42"W, 231.07 feet to the West line of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ /SW $\frac{1}{4}$); thence N00°11'05"W, 60.00 feet on the West line of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ /SW $\frac{1}{4}$) to the point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor, and none other.

Executed: this 1st day of February, 2024

Keamky, LLC,
a Nebraska limited liability company


Sheri K. Fritz, Sole Member

Please Return recorded document to:
Nebraska Title Company
402 North 5th Street
David City, NE 68632

APPRAISAL REVIEW REPORT

Date: January 13, 2025
To: Todd Wicken – Property Management Supervisor
From: Mark Lorenz – Review Appraiser
Subject: Project # MY31000

The appraisal report submitted by Tim Lentz for this tract of excess land has been reviewed and is approved when used with this review.

The reviewer completed a "desk review" and a "field review" of the appraiser's report. The desk review consisted of reading the report and viewing aerial plats. I checked the report for accuracy and completeness and made certain it communicated clearly. The field review consisted of a physical inspection of the neighborhood, subject property, and comparable sales.

My review determination of the fair market value for the excess land is:

Market Value of Excess Land	\$950,000.00
------------------------------------	---------------------

ROW Appraisal Checklist

Required Documentation

Topic	Review Response
Effective date of valuation	Yes
Date of appraisal or estimate	Yes
Intended use and user	Yes
Purpose and function of report	Yes
Property rights appraised	Yes
Interests Acquired	Yes
Scope of work	Yes
Project number	Yes
Tract number	Yes
Identification of property (address, legal description)	Yes
Recorded ownership (tenant info if available)	N/A
Five year title history	N/A
Area & Neighborhood description	Yes
Project data	N/A
Market overview	Yes
Site data (Size, Use, Dimensions, Shape, Access, etc.)	Yes
Improvement data (Type, Size, Condition, Age Functionality, etc.)	Yes
Zoning	Yes
Present use	Yes
Highest & best use	Yes
List of comparable sales with sales map	Yes
Direct comparison of sales to subject property	Yes
Comparable sales analysis complete & adequate	Yes
Proper valuation methods used	Yes
Determination of value and basis therefore	Yes
Valuation process logical & reasonable	Yes
Is the valuation report clear & does it guide and direct the reader?	Yes
Certification fulfills minimum requirements	Yes
Assumptions and limiting conditions	Yes
All necessary maps, plats, plans, floor plans, or photos	Yes
A log of contacts and inspections	Yes
Sales verified with principal	Yes
Date of sale	Yes
Names of grantees and grantors	Yes
Legal description/address of comparable	Yes
Area / Size	Yes
Types of improvements	Yes
Sale Price	Yes
Motive of buyer and/or seller	Yes
Conditions/terms of sale	Yes
Photographs of significant features	Yes
Deed recording information	Yes
Prior sales of comparable within one year	Yes

Project #: MY31000

Control #:

Tract #:

CERTIFICATE OF REVIEW APPRAISER

**This opinion of value may not meet minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.
[In accordance with Neb. Rev. Stat. Section 76-2221(1)]**

This opinion of value conforms to the requirements of Federal law (42 USC 4601 – 4655), Federal Rules and Regulations (49, CFR, Part 24 as amended) and the Nebraska Department of Transportation Right of Way Manual as approved by the Federal Highway.

I certify that, to the best of my knowledge and belief:

- The statements of fact reported contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- That I understand that such estimate is to be used in connection with the sale of excess land by the State of Nebraska.
- That I have not revealed the findings and results of such estimate to anyone other than the proper officials of the acquiring agency or officials of the Federal Highway Administration, and will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- My determination of compensation has been reached independently based on the appraisal and other factual data of record without collaboration or direction.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favor the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the appropriate State laws, regulations and policies and procedures.
- I have made a personal inspection of the property that is the subject of this report. I have made a personal inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.

My Review determination of the fair market value for the excess land is \$950,000.00 as of 08/07/2024.

January 13, 2025

Date



Mark Lorenz

Salaried Review Appraiser for NDOT

Project #: MY31000

Control #:

Tract #:

10.A.3. Determine necessity for sidewalk improvements at 1404 14 Street with final completion by August 5, 2025, and authorizing the City Engineer to proceed on a Notice of Construction.



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 1, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, P.E. City Engineer
RE: 1404 14th Street Sidewalk

RECOMMENDATION:

Recommend the City Council determine the necessity for sidewalk improvements and approve the Resolution for 1404 14th Street, with final completion by August 5, 2025, and authorizing the City Engineer to proceed on a Notice of Construction.

DISCUSSION:

A City of Columbus resident within the neighborhood filed a complaint on the sidewalks located at 1404 14th Street (PID 71000189). In accordance with the City Sidewalk Complain Policy, the Engineering Department visited the property and completed a Sidewalk Evaluation. The evaluated noted approximately 40 percent of sidewalk panels are not in compliant with the Sidewalk Policy and the American's with Disability Act (ADA) requirements. The non-compliance included uneven surfaces and large cracks which creates a safety hazard for the public and a liability to the property owner. The Sidewalk Evaluation, including pictures, and the resident's complaint are attached.

It was noted that the intersection does not have ADA ramps. The construction of the ADA ramps would be required, upon which the City would reimburse the cost of the ramps in accordance with the City Cost Shares for 2025.

In accordance with the Sidewalk Policy the City Council would approve a Resolution approving the necessity for sidewalk improvements which includes authorizing the City Engineer to complete and send a Notice of Construction to the property owner with a final completion of work by August 5, 2025.

FISCAL IMPACT:

None at this time. The City would reimburse for the construction of the ADA ramps in accordance with

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]



City of Columbus

Engineering Department

Phone: 402-562-4309 E-Mail: EngDept@columbusne.us
www.columbusne.us

SIDEWALK EVALUTION FORM

Property Address	1404 14 th Street
Property PID	71000189
Inspector	Braden Labenz, Project Engineer
Inspection Date	02/03/2025
Reason for Inspection	Receipt of resident complaint

Situation Overview:

After a site visit and gathering photos, the sidewalk in front of 1404 14th Street exhibits visible deterioration. This includes cracks, uneven surfaces, potential trip hazards, and no effort to repair. This condition poses a safety risk to the public and pedestrians walking that area. City Code indicates that City Council can require improvements upon severity assessment by the City Engineer or designee.

Notes:

- **Surface Cracks & Displacement** – Visible cracks and reasonably uneven surfaces on approximately 40% of total panels
- **Trip Hazards** – Multiple locations were deemed trip hazards of greater than 1/2" up to 1" vertical displacements
- **Drainage Issues** – No sections of the sidewalk appeared damaged enough to create major drainage issues
- **ADA Compliance** – No ADA ramps have been installed at the intersection of 14th Ave & 14th Street – major deterioration at ramp crossing 14th Ave on the north west corner of the intersection. Multiple vertical displacements of 1/2" or greater were noted
- **Miscellaneous** – No debris, branches, shrubs, or soil overhanging or laying in path.

Photos:

Photos are on file in the Engineering Department.

Last Form Update: February 2025





1404 14th Street (February 3, 2025)

10.A.4. Amending Schedule I of Chapter 74 of Title VII of Columbus City Code to change speed limits for Howard Boulevard from 110 feet southeast of 53rd Avenue to 530 feet northwest of 63rd Avenue to 50 mph and 160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue to 45 mph, add speed limit of 55 mph from the intersection of East 14th Avenue to the east corporate limits, 1320 feet east of East 14th Avenue, and amend various street and location descriptions.



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 1, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Amend Speed Limit on Howard Boulevard from approximately 53rd to 63rd Avenues and on 23rd Street from east of 18th Avenue to the east corporate limits

RECOMMENDATION:

Recommend approval of the Ordinance amending Schedule I of Chapter 74 of Title VII of Columbus City Code to change speed limits for the following: Howard Boulevard from 110-foot southeast of 53rd Avenue to 530-foot northwest of 63rd Avenue to 50 mph; and 160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue to 45 mph; and adding speed limit of 55 mph from the intersection of East 14th Avenue to the east corporate limits, 1320 feet east of East 14th Avenue.

DISCUSSION:

The NDOT is requiring an update of our records after the recent construction and the annexation / developments on US-81 (Howard Boulevard) near the western corporate limits. The NDOT study concluded the need for these locations and speed limit adjustments. Additionally, the NDOT is requiring an update of our records on US-30 (23rd Street) from east of 18th Avenue to the east corporate limits. The total US 30 and US 81 speed limits are shown on the attachment.

FISCAL IMPACT:

None to the City.

ALTERNATIVE:

None. NDOT controlled US Highway.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

SCHEDULE I. SPEED LIMITS.

(A) General.

(1) It shall be unlawful for any person to operate a vehicle on any street at a rate of speed greater than is reasonable or prudent under the conditions then existing. It shall be unlawful for any person to operate a vehicle on the streets at any time or under any conditions at a rate of speed greater than 30 mph on arterial streets and 25 mph on all other streets and upon viaducts and the approaches thereto, unless otherwise posted.

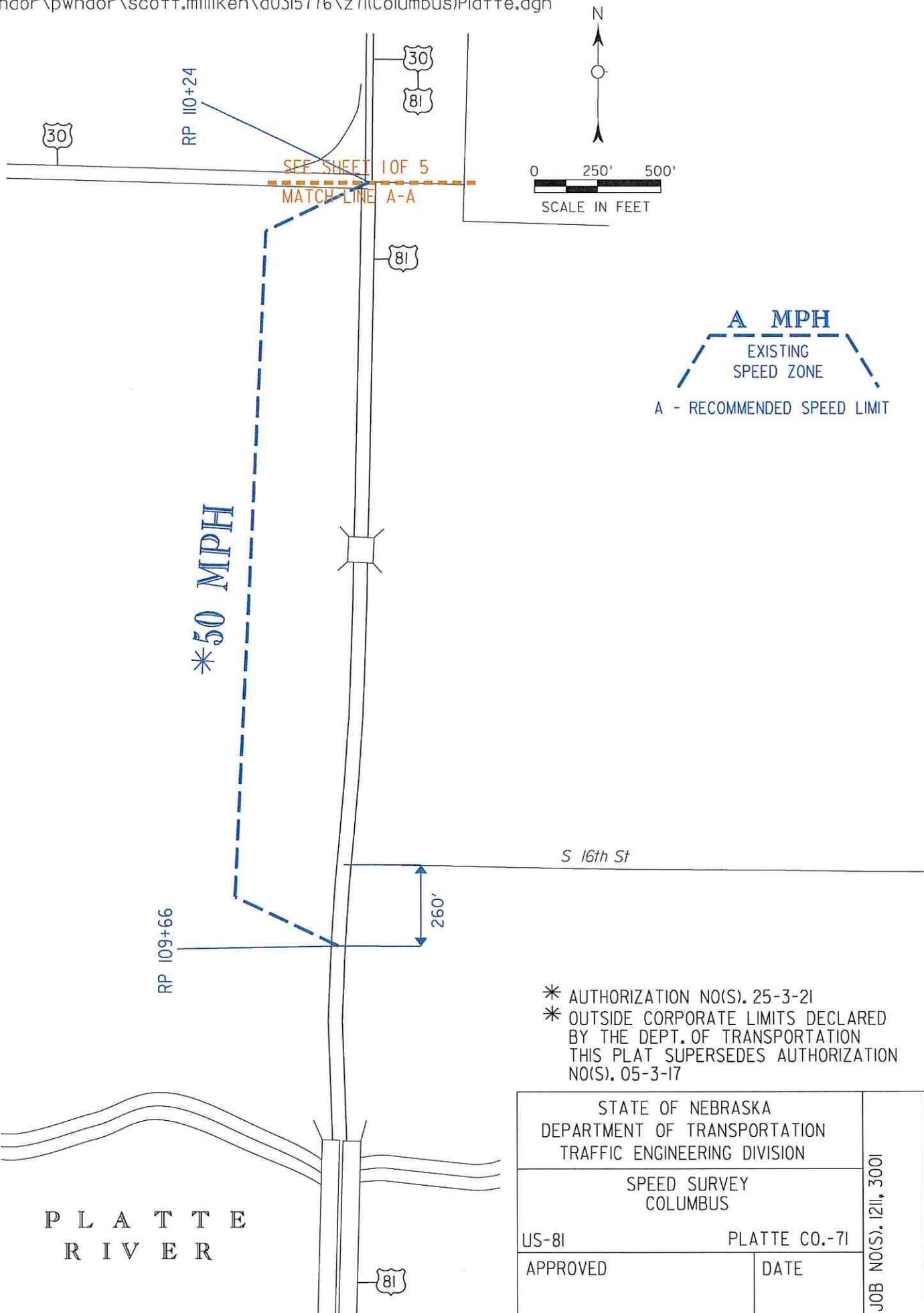
(2) Except as hereinafter provided, it shall be unlawful for any person to operate or cause to be operated any motor vehicle or other type of conveyance on any state or federal highway within the corporate limits of the city at a speed in excess of 35 mph or in excess of any other maximum speed fixed by the City Council for the highways within the city, unless otherwise posted.

(3) The maximum speed limit through any maintenance, repair or construction zone shall be 25 mph.

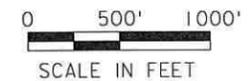
(B) Specific. It shall be unlawful for any person or persons to operate, or cause to be operated, any motor vehicle or other type of conveyance at a rate of speed in excess of the maximum speeds hereinafter designated for the following zones.

Street	Location	Speed Limit (mph)
3rd Avenue	North line of 1st Street to the south line of 23rd Street	35
23rd Street (US-30/US-81)	East edge of the intersection of Howard Boulevard to 160 feet east the east edge of the intersection of 18th Avenue	35
23rd Street (US-30)	160 feet east edge of the intersection of 18th 3rd Avenue to the intersection of East 14 th Avenue east corporate limits	50 <u>45</u>
23 rd Street (US-30)	Intersection of East 14 th Avenue to the east corporate limits, 1320 feet east of East 14 th Avenue	55
33rd Avenue (US-30)	North edge of the Intersection of 23rd Street to 350 feet south of 6th Street	35
33rd Avenue (US-30)	350 feet south of 6th Street to south corporate limits, 110 feet south of the underpass of Pawnee Park Drive (north end of Loup River Bridge)	45
East 6th Avenue	From 38th Street to 23rd Street (U.S. Highway 30)	50

Howard Boulevard (US-81)	Northwest corporate limits, 530 feet northwest of 63 rd Avenue, to the west edge of the intersection of 50th Avenue	50
Howard Boulevard (US-81)	West edge Intersection of 50th Avenue to the west edge of the intersection of 48th Avenue	45
Howard Boulevard (US-81)	West edge of the Intersection of 48th Avenue to the west edge of the intersection of 33rd Avenue	35
Lost Creek Parkway	From U.S. Highway 81 to 38th Street	50



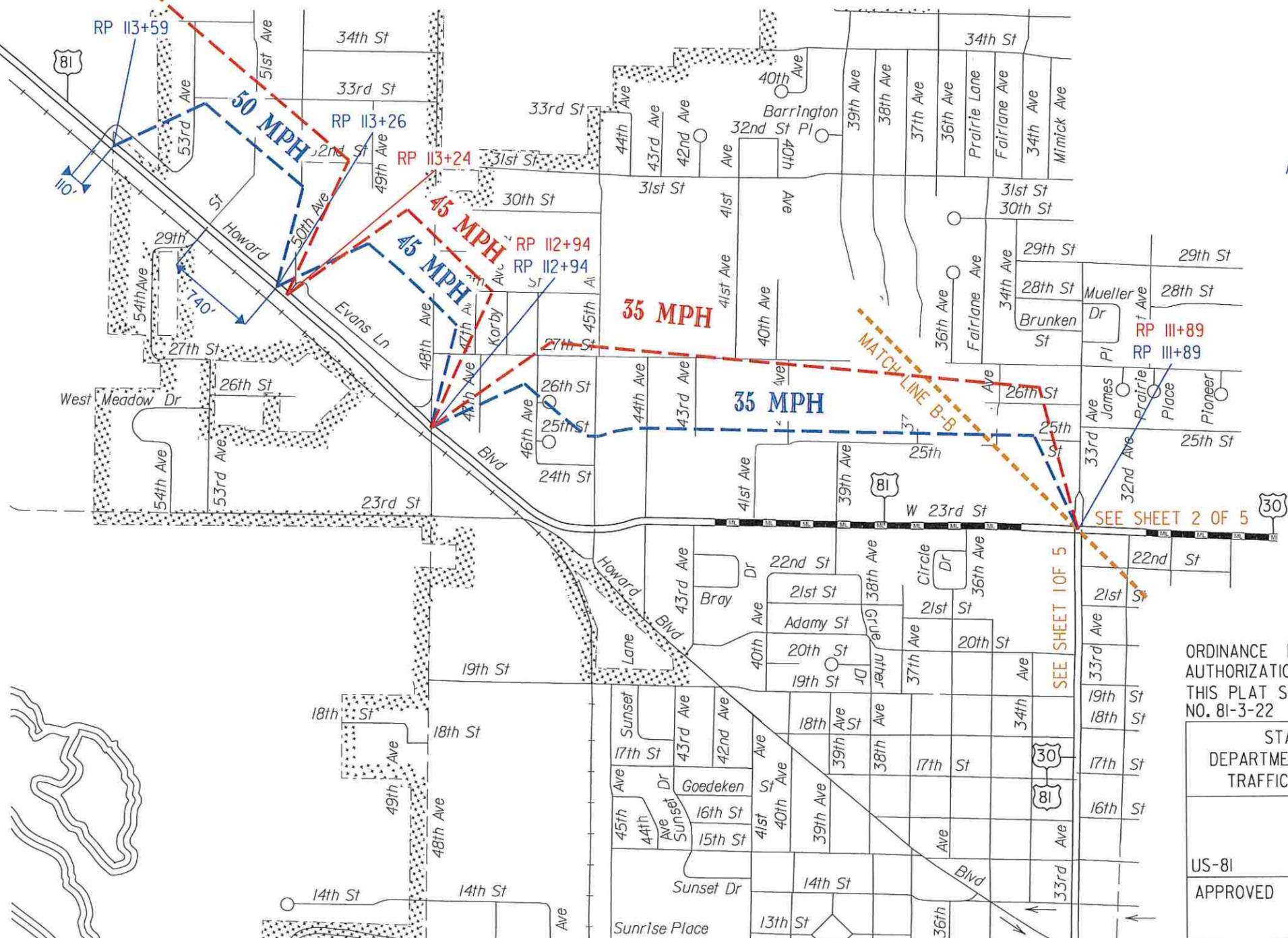
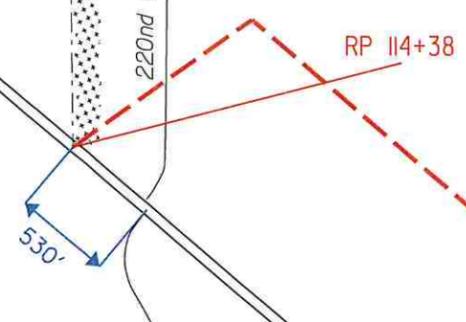
STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING DIVISION		JOB NO(S). 1211, 3001
SPEED SURVEY COLUMBUS		
US-81	PLATTE CO.-71	
APPROVED	DATE	



LEGEND
A MPH



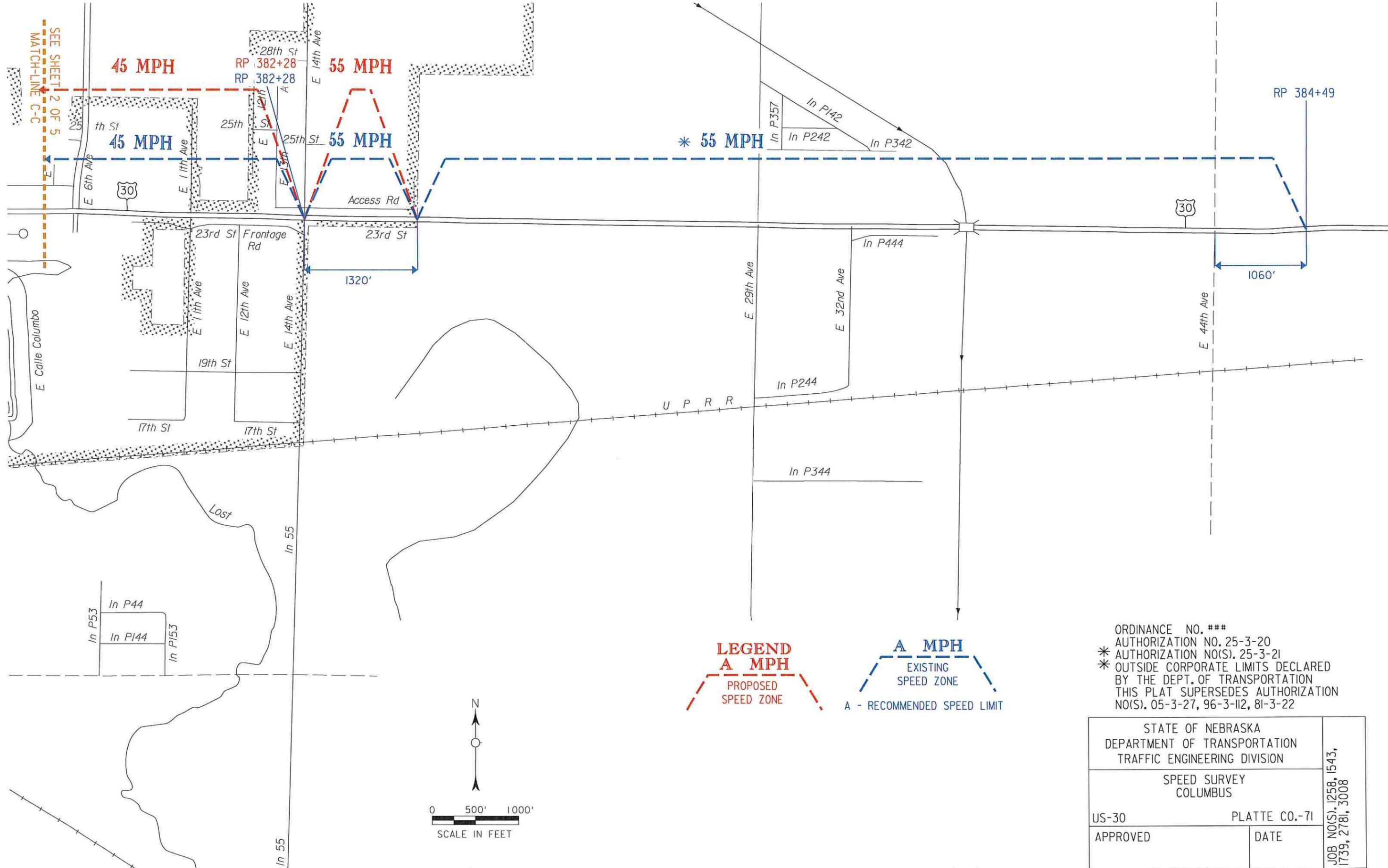
A - RECOMMENDED SPEED LIMIT



ORDINANCE NO. ###
AUTHORIZATION NO. 25-3-20
THIS PLAT SUPERSEDES DECLARATION
NO. 81-3-22

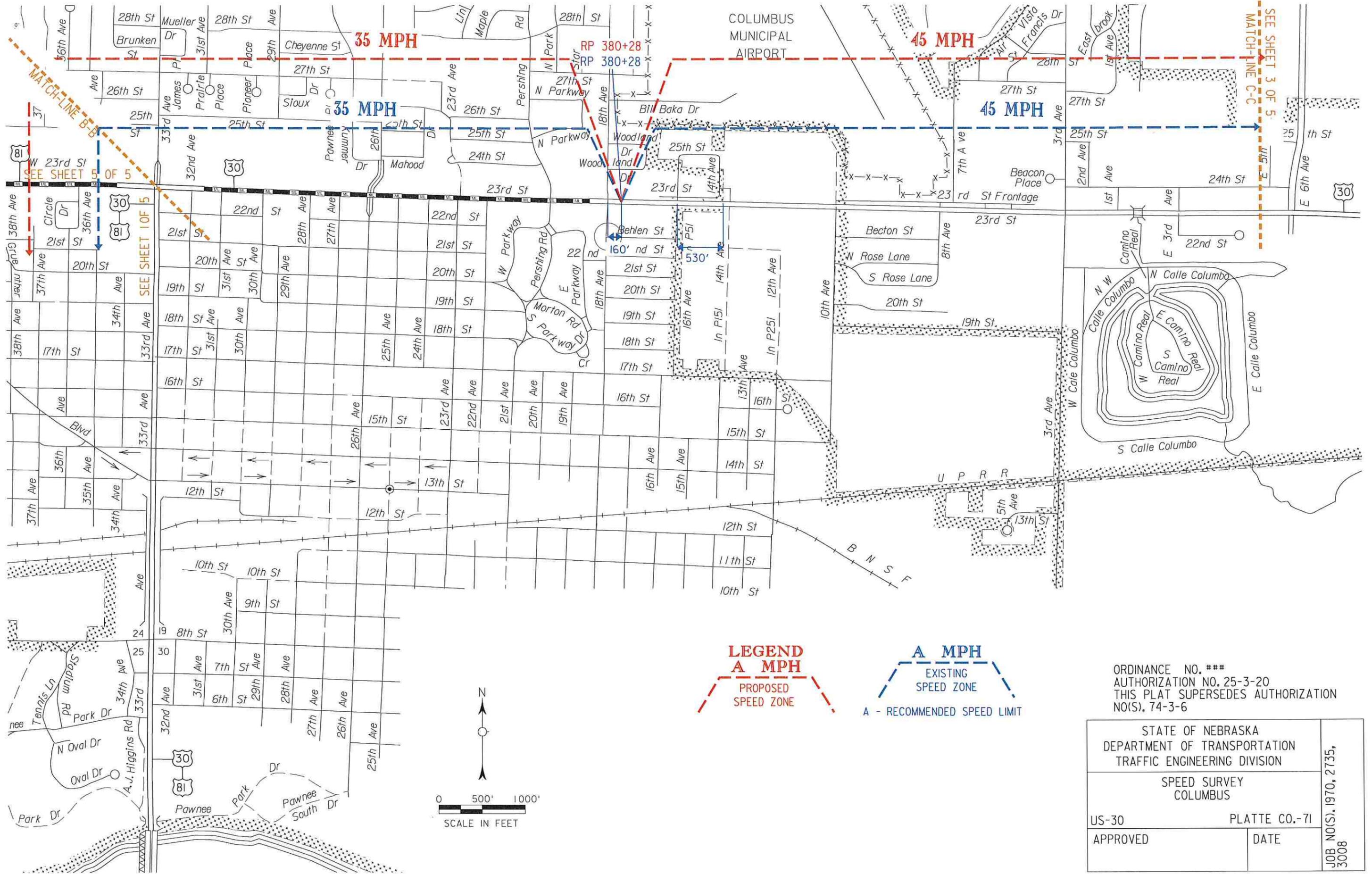
STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING DIVISION	
SPEED SURVEY COLUMBUS	
US-81	PLATTE CO.-71
APPROVED	DATE

JOB NO(S), 1731, 1780,
2402, 2760, 3478



ORDINANCE NO. ###
 AUTHORIZATION NO. 25-3-20
 * AUTHORIZATION NO(S). 25-3-21
 * OUTSIDE CORPORATE LIMITS DECLARED BY THE DEPT. OF TRANSPORTATION
 THIS PLAT SUPERSEDES AUTHORIZATION NO(S). 05-3-27, 96-3-112, 81-3-22

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING DIVISION		JOB NO(S). 1258, 1543, 1739, 2781, 3008
SPEED SURVEY COLUMBUS		
US-30	PLATTE CO.-71	
APPROVED	DATE	



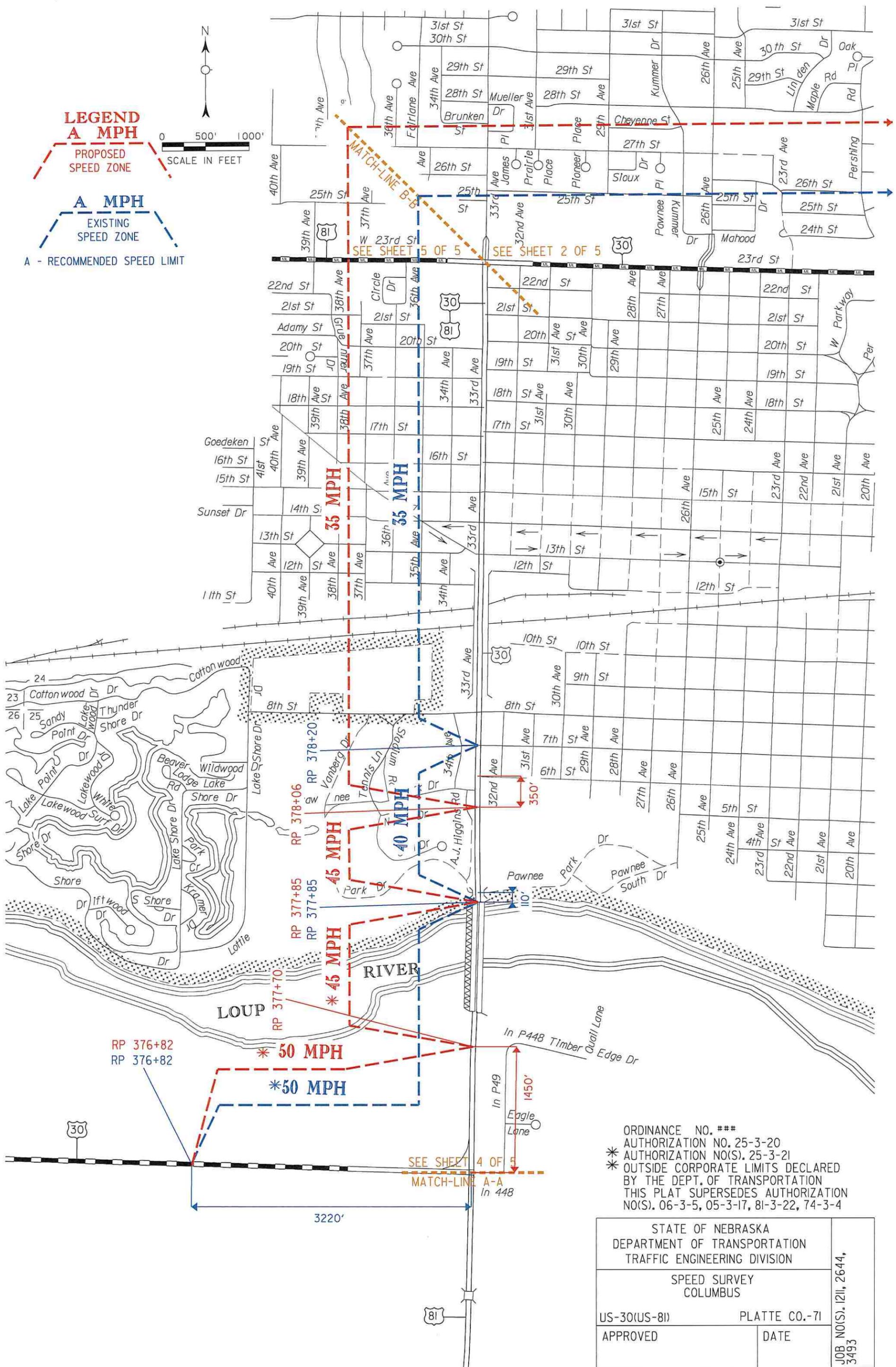
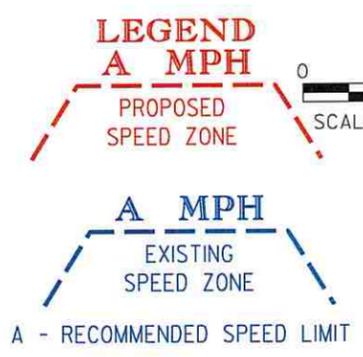
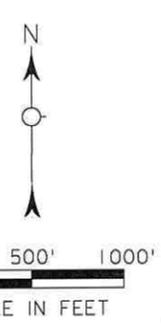
LEGEND

A MPH
EXISTING SPEED ZONE

A MPH
RECOMMENDED SPEED LIMIT

ORDINANCE NO. ###
 AUTHORIZATION NO. 25-3-20
 THIS PLAT SUPERSEDES AUTHORIZATION NO(S). 74-3-6

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING DIVISION		JOB NO(S). 1970, 2735, 3008
SPEED SURVEY COLUMBUS		
US-30	PLATTE CO.-71	
APPROVED	DATE	



ORDINANCE NO. ###
 AUTHORIZATION NO. 25-3-20
 * AUTHORIZATION NO(S). 25-3-21
 * OUTSIDE CORPORATE LIMITS DECLARED BY THE DEPT. OF TRANSPORTATION
 THIS PLAT SUPERSEDES AUTHORIZATION NO(S). 06-3-5, 05-3-17, 81-3-22, 74-3-4

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION TRAFFIC ENGINEERING DIVISION		JOB NO(S). 1211, 2644, 3493
SPEED SURVEY COLUMBUS		
US-30(US-81)	PLATTE CO.-71	
APPROVED	DATE	

DRAFT
ORDINANCE NO. 25-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING SCHEDULE I OF CHAPTER 74 OF TITLE VII OF COLUMBUS CITY CODE TO CHANGE THE SPEED LIMITS FOR HOWARD BOULEVARD FROM 110 FEET SOUTHEAST OF 53RD AVENUE TO 530 FEET NORTHWEST OF 63RD AVENUE TO 50 MPH AND 160 FEET EAST OF THE INTERSECTION OF 18TH AVENUE TO THE INTERSECTION OF EAST 14TH AVENUE TO 45 MPH, ADD SPEED LIMIT OF 55 MPH FOR THE INTERSECTION OF EAST 14TH AVENUE TO THE EAST CORPORATE LIMITS, 1320 FEET EAST OF EAST 14TH AVENUE, AND AMEND VARIOUS STREET AND LOCATION DESCRIPTIONS; TO REPEAL ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

WHEREAS, Schedule I of Chapter 74 of the Columbus City Code concerns speed limits within the corporate limits of the City of Columbus; and

WHEREAS, the Traffic Engineering Division of the Nebraska Department of Transportation (herein referred to as "NDOT") has completed a speed zone study for Highways U.S. 30 and U.S. 81 in Columbus; and

WHEREAS, because of results of the study, NDOT has requested that the speed limits be changed for Howard Boulevard from approximately 53rd to 63rd Avenues within the city limits to 50 mph and 160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue to 45 mph and, the speed limit of 55 mph be added for the intersection of East 14th Avenue to the east corporate limits, 1320 feet east of east 14th Avenue; and

WHEREAS, upon adoption of the new speed limits, NDOT will post the new speed limits; and

WHEREAS, the NDOT desires to amend various street and location descriptions within Schedule I.

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

Section 1. That Schedule I of Chapter 74 of Title VII of the Columbus City Code be amended as follows:

SCHEDULE I. SPEED LIMITS.

(A) *General.*

(1) It shall be unlawful for any person to operate a vehicle on any street at a rate of speed greater than is reasonable or prudent under the conditions then existing. It shall be unlawful for any person to operate a vehicle on the streets at any time or under any conditions at a rate of speed greater than 30 miles per hour on arterial streets and 25 miles per hour on all other streets and upon viaducts and the approaches thereto, unless otherwise posted.

(2) Except as hereinafter provided, it shall be unlawful for any person to operate or cause to be operated any motor vehicle or other type of conveyance on any State or Federal highway within the corporate limits of the City at a speed in excess of 35 miles per hour or in excess of any other maximum speed fixed by the City Council for the highways within the City, unless otherwise posted,

(3) The maximum speed limit through any maintenance, repair, or construction zone shall be 25 miles per hour.

(B) *Specific.* It shall be unlawful for any person or persons to operate, or cause to be operated, any motor vehicle or other type of conveyance at a rate of speed in excess of the maximum speeds hereinafter designated for the following zones.

<i>Street</i>	<i>Location</i>	<i>Speed Limit (mph)</i>
3rd Avenue	North line of 1st Street to the south line of 23rd Street	35
23rd Street (US-30/US-81)	East edge of the intersection of Howard Boulevard to 160 feet east of the intersection of 18th Avenue	35
23rd Street (US-30)	160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue	45
23 rd Street (US-30)	Intersection of East 14th Avenue to the east corporate limits, 1320 feet east of East 14th Avenue	55
33rd Avenue (US-30)	Intersection of 23rd Street to 350 feet south of 6th Street	35
33rd Avenue (US-30)	350 feet south of 6th Street to south corporate limits, 110 feet south of the underpass of Pawnee Park Drive	45
East 6th Avenue (US-30)	From 38th Street to 23rd Street	50
Howard Boulevard (US-81)	Northwest corporate limits, 530 feet northwest of 63rd Avenue, to the intersection of 50th Avenue	50

Howard Boulevard (US-81)	Intersection of 50th Avenue to the intersection of 48th Avenue	45
Howard Boulevard (US-81)	Intersection of 48th Avenue to the west edge of the intersection of 33rd Avenue	35
Lost Creek Parkway	From U.S. Highway 81 to 38th Street	50

Section 2. This Ordinance shall repeal all Ordinances or portions thereof and in conflict herewith.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the City office.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

11. **REPORTS OF SPECIAL COMMITTEES: None**

12. **REPORTS ON LEGISLATION: None**

13. **NEW BUSINESS**

13.A. Application from The Friedhof Room at Schwesers for special designated liquor license at 13th Street and 27th Avenue (southwest corner of Frankfort Square) from 9 a.m. to 4 p.m., Saturday, May 24, 2025, for a car show.



COLUMBUS POLICE DEPARTMENT

2330 14th Street • Columbus, Nebraska 68601 • Phone (402) 564-3201 • Fax (402) 562-7325

TO: HONORABLE MAYOR AND CITY COUNCIL
CITY OF COLUMBUS, NEBRASKA

FROM: BRET D. STRECKER, CHIEF OF POLICE 

DATE: APRIL 29, 2025

SUBJECT: LIQUOR LICENSE
APPLICATION FOR SPECIAL DESIGNATED LICENSE
MIDWEST ROD RUN ASSOCIATION ANNUAL CAR SHOW
FRANKFORT SQUARE
COLUMBUS, NEBRASKA
TRACY GASPER, EVENT SUPERVISOR

This application for special designated license is for the purpose of serving beer, wine and distilled spirits to attendees of an event on May 24th, 2025 from 9:00 A.M. until 4:00 P.M. This event will be located in the southwest corner of Frankfort Square in an approximately 30 foot by 30 foot fenced-in area. This event will be supervised by Tracy Gasper. They will check identifications at the entrance. All alcohol will be distributed by subjects 19 years or older and all alcohol will be kept secured when not in use.

This report will serve as notice that local law enforcement has been informed in advance of this event.



SDL - LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

122436 License # The Friedhof Room at Schwesers Licensee Name/Non-Profit Organization

Event location name: Frankfort Square Park

Event address/location: S.W. Corner of Park & 13th Street Downtown Columbus, NE

Event Type: Midwest Rod Run Association Annual Car Show

Event date(s): 5/24/25

Event start time(s): 9:00 am

Event end time(s): 4:00 pm (Tg)

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 30' X 30' (Must submit a diagram)

Estimated number of attendees: 250

Alternate dates/times: N/A

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Tracy Gasper Event contact phone number: 402-710-2044

Event contact Email: downtownrentals@gmail.com

*Signature Authorized Representative: Rob Gasper Rob Gasper

Local Governing Body completes below:

The local governing body for the City of _____ **OR** County of _____ approves the issuance of a Special Designated License as requested above.

Local Governing Body Authorized Signature

Date

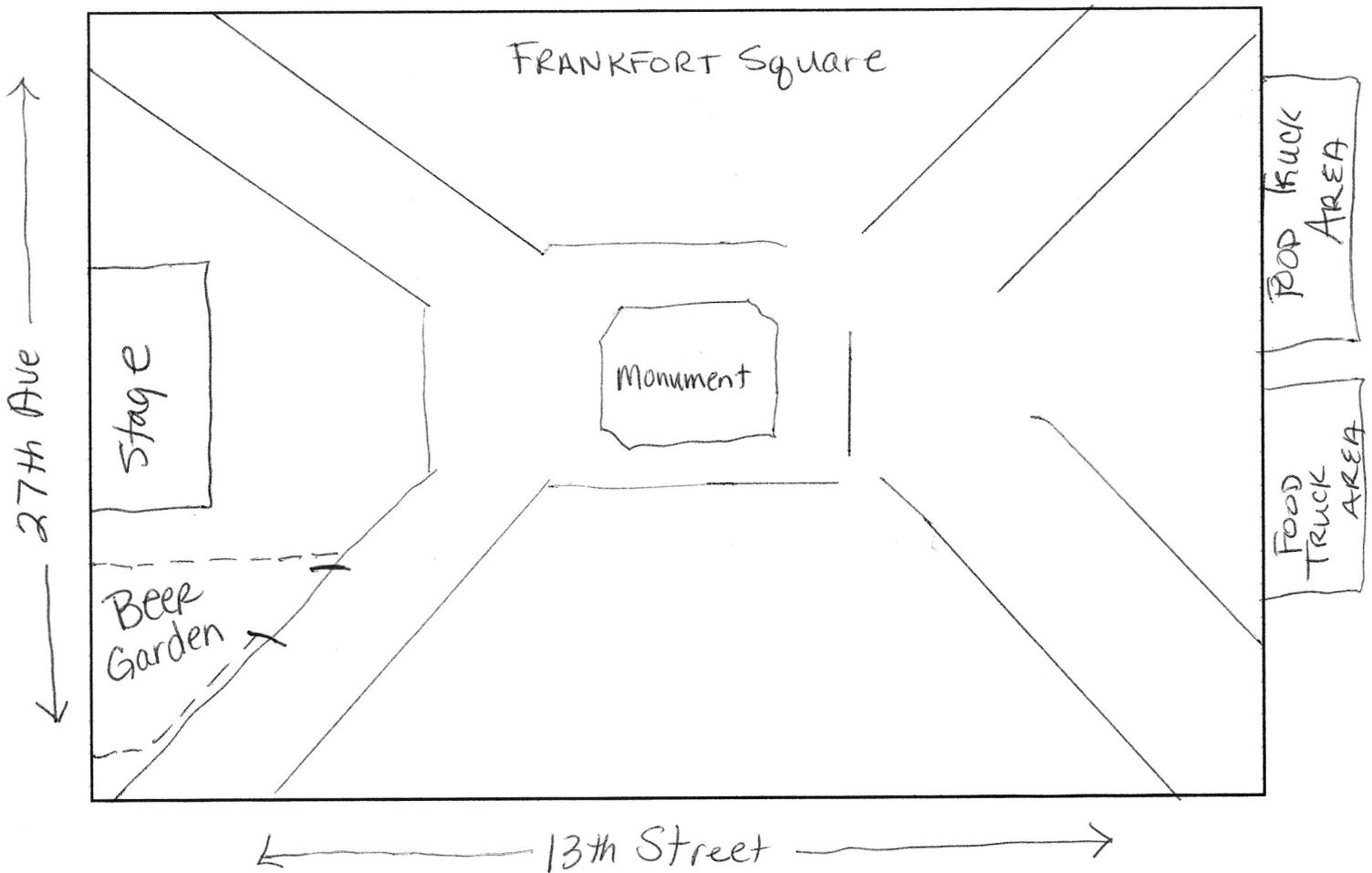
SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: Gate Entrance and ID check

DIAGRAM OF PROPOSED AREA:



--- Fenced Area
for Beer Garden
Approx 30' x 30'



Columbus Parks and Recreation

402-562-4234

April 14, 2025

Doug Adamy

49th Annual Columbus Road Run/Carshow

3402 30th St

Columbus NE 68601

Dear Doug,

This letter approves your request to hold the 51st Annual Columbus Roadrun/Carshow on May 24th in downtown Columbus. The event will be held on 13th St from 24th Ave to 29th Ave. You will have 27th Ave closed between 13th and 14th street and to the alley between 13th and 12th street for vendors and have requested the use of Frankfort Square for a concert starting at noon. Event will run from 6am-4pm.

Please contact myself at 402-937-5643 or Tom Ek , Park Superintendent at 402-910-0420 if you have any questions or additional requirements.

Thank you for your request and I hope you have a beautiful day for your event.

Sincerely,

Betsy Eckhardt

Betsy Eckhardt

Parks and Recreation Coordinator

betsy.eckhardt@columbusne.us

CC: Parks Department
Public Property Department
Theresa Grape, CVB

Columbus Police Department
Columbus Fire Department



City of Columbus Special Event Permit Application

Answer all questions completely. Inaccurate or incomplete responses may result in the denial of a permit. **For the protection of the City of Columbus and its assets, and for the overall success of the event in question, the City of Columbus Special Event Committee reserves the right to make exceptions to or to impose additional requirements to the policies stated herein, based on individual circumstances.**

EVENT SPONSOR/APPLICANT/RESPONSIBLE PARTY INFORMATION			
1. NAME: <i>Doug Adamy</i>		2. TODAY'S DATE: <i>12/17/2024</i>	
3. ADDRESS: <i>3402 30th ST</i>		4. EMAIL: <i>dougadamy</i>	
5. CITY: <i>Columbus</i>	6. STATE: <i>NE</i>	7. ZIP CODE: <i>68601</i>	
8. DAY PHONE: <i>402-563-1937</i>		9. CELL PHONE: <i>402-910-2122</i>	
10. COMPANY/ORGANIZATION NAME, IF APPLICABLE: <i>Midwest Street Rod Association</i>			
11. COMPANY ADDRESS/CITY/STATE/ZIP: <i>315 Pershing Road Columbus NE 68601</i>		12. COMPANY PHONE: <i>402-910-2122</i>	
13. NAME OF ALTERNATE CONTACT PERSON: <i>Jon Zavadil</i>		14. ALTERNATE'S CELL PHONE: <i>402-270-3091</i>	
EVENT INFORMATION			
15. EVENT NAME: <i>51st Annual MSRA Rod Run / Show + Shine</i>			
16. EVENT LOCATION: <i>Frankfort Square Closure of 13th Street from 24th Ave to 28th</i>			
17. ESTIMATED # OF PARTICIPANTS: <i>250+</i>		18. ESTIMATED # OF SPECTATORS: <i>1000 to 1500</i>	
19. ACTUAL EVENT DATE(S): <i>5/24/2025</i>		20. ACTUAL EVENT TIME(S):	
21. EVENT SETUP DATE(S): <i>5/24/2025</i>		22. EVENT SETUP TIME(S): <i>6am to 8am</i>	
23. EVENT TEAR-DOWN DATE(S): <i>5/24/2025</i>		24. EVENT TEAR-DOWN TIME(S): <i>4pm</i>	
25. ADDITIONAL DOCUMENTS ATTACHED – Check as applicable:			
<input checked="" type="checkbox"/> Checklist (Pg 8 – 9) <input checked="" type="checkbox"/> Acknowledgement of Contact (Pg 10) <input checked="" type="checkbox"/> Site Plan (Pg 11) <input checked="" type="checkbox"/> List of Vendors (Pg 12) <input checked="" type="checkbox"/> Street Closure Request Consent Form (Pg 13) <input checked="" type="checkbox"/> Certificate(s) or Proof of Liability Insurance (see instructions on Pg 2)			
26. Please provide a detailed description of the event, using a separate sheet of paper if necessary. <i>car show on may 24th 2025. 13th st closed from 24th Ave to 28th with all the intersections staying open. And close all of 27th Ave from the Alley of 12th st to 14th st.</i>			



City of Columbus Special Event Permit Application

APPLICANT ACKNOWLEDGMENT

I, the Event Sponsor, agree to indemnify and defend the City of Columbus, its officials, agents and employees (the "Indemnities") against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses resulting from, arising out of, or relating to any negligence or intentional misconduct by the applicant of the sponsoring organization, its officers, employees, or any person under its control in connection with this permit.

As applicable, I, or the organization acting as the Event Sponsor, have provided within this application, the required insurance which will cover all losses that may occur at the event, and to, by and between the Event Sponsor and the Volunteers. All Vendors have provided their own insurance, unless otherwise stated. (Per Definitions of Event Sponsor, Vendor, and Volunteer on Pg 2)

I affirm that all answers given and statements made on this application are complete and true to the best of my knowledge and beliefs. I have read and understand the terms and conditions outlined in this application. Failure to comply with the conditions of the special event application may result in revocation of current and future applications. I agree to be bound by the above terms as a condition to the issuance of the Special Event Permit.

The undersigned person, as the Applicant, does hereby agree and represent that he or she is legally capable to sign this application, and to lawfully bind the Applicant (and the Applicant's Organization, if applicable) as the Event Sponsor to the terms and conditions herein.

Doug Adamy
NAME OF APPLICANT

Midwest Street-Rail Assn.
NAME OF ORGANIZATION

[Signature]
SIGNATURE OF APPLICANT

12-20-24
DATE

Before submitting your application, please make sure that the following steps have been completed. Have you:

- Signed and dated your application?
- Provided *all* documents and information as requested in this application?
- Submitted required Certificate(s) of Insurance?

Submit the completed application to:

City of Columbus
2500 14th St, Suite 3. PO Box 1677
Columbus, NE 68602

Phone: (402) 562-4232

FOR OFFICIAL USE ONLY

Approved by Administration:

Approved by Parks & Recreation (if applicable):

[Signature] 2/10/25
City Administrator Date

Douglas A Moore 2/12/25
Public Property Director Date

Approved by Police Department (if applicable):

Approved by Public Works (if applicable):

Chief of Police Date

Chuck Sliva 2/12/25
Public Works Director Date



City of Columbus Special Event Packet CHECKLIST

PLEASE CHECK ALL THAT APPLY TO YOUR EVENT.

See **ACKNOWLEDGEMENT OF CONTACT** (Pg 10) for contact information of applicable City Departments.

NAME OF EVENT		
Reservation of a City Park for event (if Yes, check which one. Possible fees apply.) <input checked="" type="checkbox"/> Frankfort Square <input type="checkbox"/> Pawnee Park <input type="checkbox"/> Bradshaw Park <input type="checkbox"/> Centennial Park <input type="checkbox"/> Gerrard Park <input type="checkbox"/> Glur Park <input type="checkbox"/> Wilderness Park <input type="checkbox"/> Sunset Park <input type="checkbox"/> Other small neighborhood park _____ (name of park) <input type="checkbox"/> Public Entertainment District _____ (name of district)	YES ✓	NO
Description of Event: <i>Car Show on May 24th 2025 Freedom Road playing in Frankfort Square from 12pm to 3pm Bounce Houses, Food Trucks</i>		
Reservation of a shelter within a City Park – fees apply		✓
Wedding in a City Park – fee applies		✓
Electricity – fees apply, payable at the City Clerk’s office	✓	
Participants in addition to Event Sponsor: Attach LIST OF VENDORS (Pg 12). <u>All must have the required Liability Insurance. See Pg 2</u>	✓	
Sale of Merchandise, Food, Beverages: Sales on street or parking lot requires Vendor Permit from the Police Department; Sales in City Park requires Concessionaire permit.	✓	
Parade: Attach requested route		✓
Street Usage/Closure: If the event is in the street, street barricades are required. Signatures of affected residents/businesses are required. Use Street Closure Request Consent Form (Pg 13)	✓	
Neighborhood Block Party		✓
Parking Space(s) blocked on City streets or Lots		✓
Use of City-Owned Parking Lot		✓
Tents: Show setup on Site Plan.		✓



Public Entertainment District Commons Area – fees apply, must currently hold a liquor license within a designated Public Entertainment District. (Those businesses that are not within the boundary of the Public Entertainment District must apply for an SDL to participate in a Commons Area event.)

YES

NO

- On the site plan below, label the boundaries of the commons area requested, within a designated public entertainment district.
- Provide a copy of current liquor license.
- Apply to the NE Liquor Control Commission for a requisite entertainment district liquor license, and provide copy of application.
- Follow all requirements set forth in Chapter 53 of the Nebraska Revised Statutes as to entertainment districts.
- Upon receipt, provide a copy of entertainment district liquor license received from the NE Liquor Control Commission.
- Designate the times, day for the sale and consumption of alcohol within the proposed commons area. (As required by State Statute: Food must be sold at all times which alcohol is being sold)
- No glass containers allowed.
- Comply with any and all conditions requirements, or restrictions that the City Administration or City Council has imposed on the Entertainment District use.
- Must check all ID and use bracelets or hand stamps.
- Must provide adequate restroom and waste disposal facilities.

✓

Other special/unique provision or information pertaining to the event which have not been addressed in this application – Please describe in detail:



City of Columbus Special Event Packet Acknowledgment of Contact

It is the applicant's responsibility to ensure that the details of their organized event have been communicated thoroughly with City Staff. **Prior to submittal of your special event permit application**, please coordinate with necessary City Staff in advance of the event to make sure you are able to execute your tasks during the day and time of your event. If City services are needed for an event, acknowledge below the date, point of contact and method in which you contacted applicable City department/s. *This form should be included with the Special Event Permit Application.*

For Services or Questions including, **Street Closures; Reservation of Frankfort Square; usage of Parking Lots; Parade Routes; Electricity; Insurance; Parking Stall Closure – Please contact Administration:**

City Administrator, Tara Vasicek (email: tara.vasicek@columbusne.us) **AND**

Administrative Assistant, Linda Cloeter (phone: 402-562-4232, email: linda.cloeter@columbusne.us)

Date Contacted: 12-20-24

Who was Contacted: Vanessa Adams

Method of Contact: Phone Email Personal Visit Other

For Services or Questions including **Reservation of City Parks (other than Frankfort Square), Concessionaires Permits, Rental of bleachers or picnic tables, usage of extra trash receptacles, usage of sound system in Frankfort Square – Please contact the Park and Recreation Director:**

Park and Recreation Director, Betsy Eckhardt 402-562-4234 betsy.eckhardt@columbusne.us

Date Contacted: November 6th 2024

Who was Contacted: Betsy Eckhardt

Method of Contact: Phone Email Personal Visit Other

For Services or Questions including **Special Designated Liquor Licenses or special consideration of City Code by the City Council – Please contact the City Clerk's Office:**

402-562-4224 cclerk@columbusne.us

Date Contacted: _____

Who was Contacted: _____

Method of Contact: Phone Email Personal Visit Other

For Services or Questions including, **Traffic Control Materials (barricades, cones) – Please contact the Street Department:** 402-562-4253

Date Contacted: _____

Who was Contacted: _____

Method of Contact: Phone Email Personal Visit Other

For Services or Questions including **Safety, Security, Traffic Control Assistance, Vendor/Solicitors permits – Please contact the Columbus Police Department:** 402-564-3201

Date Contacted: _____

Who was Contacted: _____

Method of Contact: Phone Email Personal Visit Other

City of Columbus Special Event Packet



SITE PLAN

Draw a detailed site map, placing all tents, stages, activities, booths, portable toilets, gates, cooking equipment & fences, including the approximate sq. ft. area to be used. Attach additional sheets if necessary.

NAME OF EVENT: 51ST Annual Red Run / Car Show



City of Columbus Special Event Packet STREET CLOSURE REQUEST

CONSENT OF RESIDENTS/BUSINESSES AFFECTED BY EVENT

For use as applicable. City-Sponsored Events are exempt from completing the Consent Page

NAME OF EVENT: 51st MSRA Road Run / car show

STREETS REQUESTED TO CLOSE: R 13th St From 24th Ave to 25th Ave

DATE(S) & TIMES OF CLOSURE REQUEST: May 24 2025 8:00 AM to 4:00 PM 24th Ave to 25th Ave

The residents/businesses herein named have no objection to the street or sidewalk closure in front of their residence/building for the duration of the special event named above.

Resident/Business Name (PRINT)	Address	Signature of Resident/Business	Date
Mei-Hair	1268 27th Ave	Melanie Jensen	11/7/24
OASIS LOUNGE	1264 27th Ave	Debra Wilson MGR	11/7/24
Friedhof Building	1270-27th Ave	Jacy Jasper	11/21/24
Just Good Vibes	1354 27th Ave	D Murphy	11/21/24
Platinum Hair Salon	1354 27th Ave	[Signature]	11-21-24
Chuppars Computers	2410 13th St	Small Seth	11-21-24
APPLANT Wash	[Signature]	[Signature]	[Signature]
Sandford Silber	2120 13th St	Sandford Silber	11-21-24
JCM Properties	2724 13th Street	[Signature]	11-21-24
Banz Hair Salon	2719 13th Street	Prage [Signature]	11-21-24
Hanna Spearman	2707 13th Street	Hanna Spearman	11/21/24
TOOLBY Day	2615-13th St	[Signature]	11-21-24
Barbara J. Puffer	2605 13th Street	Barbara Jean	11-21-24
Special Tel	2516 13th St	Dana Adams	11-21-24
Valencia Salon & Boutique	2417-13th St	Amy Wiltrams	11-22-24
Beck Jones Extension	2715 13 St.	Beck Jones	11/22/24
Picket Fence Cafe	2714 13th St	Stephan Comu	11-22-24
Daylight Donuts	1266 27th Ave	[Signature]	11/22/24
Car & Barrel	1344 27th Ave	Victor Scalfel	11/23/24
Fabulous Forever	2508 13th St	Victor Scalfel	11/23/24
Muri's Dog Grooming	1354-27th Ave	Imad Hansen	11-22-24
Edward Jones	2601-12th St	Jori K. Jarocin	11-22-24
Tweet	2513-13 St	[Signature]	11-22-24



City of Columbus Special Event Packet STREET CLOSURE REQUEST

CONSENT OF RESIDENTS/BUSINESSES AFFECTED BY EVENT

For use as applicable. City-Sponsored Events are exempt from completing the Consent Page

NAME OF EVENT: <i>51st MSRA Rod Run / Car Show</i>
STREETS REQUESTED TO CLOSE: <i>13th St. from 24th Ave to 28th Ave</i>
DATE(S) & TIMES OF CLOSURE REQUEST: <i>May 24, 2025 8am - 4pm (27th Ave closed)</i>
The residents/businesses herein named have no objection to the street or sidewalk closure in front of their residence/building for the duration of the special event named above.

Resident/Business Name (PRINT)	Address	Signature of Resident/Business	Date
<i>Bed Dress Designs</i>	<i>2511 13th Street</i>	<i>Shayla Sands</i>	<i>11/26/24</i>
<i>Law Office of Janelle Foltz</i>	<i>2517 13th St</i>	<i>Janelle Foltz</i>	<i>11-26-24</i>
<i>Jones Group</i>	<i>2524 13th St.</i>	<i>Denise McClellan</i>	<i>12-4-2024</i>
<i>J. Patrick's</i>	<i>2520 13th St.</i>	<i>Steve</i>	<i>11/26/24</i>
<i>Transcendence</i>	<i>2522 13 St</i>	<i>Emmanuel Bensen</i>	<i>12-4-24</i>
<i>All About Nails</i>	<i>2518 13 St</i>	<i>Rebecca Evers</i>	<i>11/26/24</i>
<i>Col Music</i>	<i>2514 13 Street</i>	<i>Mike Moser</i>	<i>11/26/24</i>
<i>Awards + Engraving</i>	<i>2512 13 Street</i>	<i>Eric Connors</i>	<i>11/26/24</i>
<i>Claus'en Paus (Quilt)</i>	<i>2510 13 St</i>	<i>Cyrene Clough</i>	
<i>COLUMBUS BANK AND TRUST CO</i>	<i>2501 13TH STREET</i>	<i>John</i>	<i>11/26/24</i>
<i>Photography Studio</i>	<i>2504</i>	<i>Rhonda</i>	<i>12-4-24</i>
<i>Flippin Furniture + More</i>	<i>2502</i>	<i>Deb Weger</i>	<i>12-4-24</i>
<i>Be Beautiful - Wellness Studio</i>	<i>2507</i>	<i>Michelle</i>	<i>12/17/24</i>
<i>NEBRASICA CYCLING</i>	<i>2416 13th St</i>	<i>Nick Anderson</i>	<i>11/26/24</i>
<i>Artzy Haven</i>	<i>2422 13th St</i>	<i>Sarah Olinsman</i>	<i>11/26/24</i>
<i>Hollie Kelley</i>	<i>2411 13th St.</i>	<i>Hollie Kelley</i>	<i>11-26-24</i>
<i>Emerald Thorn, tattoo</i>	<i>2409 13th St</i>	<i>Colby</i>	<i>11-26-24</i>
<i>Platte Valley Printing</i>	<i>2405 13th St.</i>	<i>John</i>	<i>11-26-24</i>
<i>Columbus Screen Printing</i>	<i>2401 13th St</i>	<i>John</i>	<i>11-26-24</i>
<i>Lavender Thyme</i>	<i>2402 13St</i>	<i>Linda Sutton</i>	<i>11-26-24</i>
<i>Regina's Kitchen</i>	<i>2402 13St</i>	<i>Regina Mc Duffie</i>	<i>11-26-24</i>
<i>Allure Salon</i>	<i>" "</i>	<i>Wanda Weger</i>	<i>11-26-24</i>
<i>Sarah Lasso</i>	<i>2402 13th Street</i>	<i>John</i>	<i>11-26-24</i>

13.B. Quote from Snap-On Industrial in the amount of \$11,244.88 for truck repair software for street department. CIP #25-22



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 18, 2025

TO: City Administrator

FROM: Chuck Sliva, Public Works Director

RE: CMF Snap-on Truck Service Software Upgrade, Component & Data Plan Unit

RECOMMENDATION: To accept the following attached Sourcewell Contract Quote #SO0011459010 from Snap-on Industrial, Crystal Lake IL. in the total amount of \$11,124.88.

DISCUSSION: This upgrade will replace current outdated unit that is used to diagnose and tune heavy and light duty trucks in the fleet. This quote is through the Sourcewell procurement bid process used by municipalities nationwide. Snap-on Industrial is part of that procurement group.

FISCAL IMPACT: Funds for this software upgrade will come from, Streets CIP 25-22 amount of \$12,000.

ALTERNATIVE: Do not purchase at this time and fall behind in truck maintenance.

SIGNATURE:

By: Chuck Sliva
Chuck Sliva, Public Works Director

By: Heather Lindsley
Heather Lindsley, Finance Director

Approved By: Tara Vasicek
Tara Vasicek, City Administrator



Quote

Submit to Snap-on Industrial
 3011 IL RTE 176, Door 1
 Crystal Lake, IL 60014
 877-740-1900

Quote Number IMP-001459010
Quote Date 4/16/2025
Quote Expiration Date 6/15/2025
Customer Name COLUMBUS, NE - CITY OF
Customer BP 201591113
Contact Information:
Name -
E-mail -
Phone Number -
Sales Rep SCHWORER, STEVE
Mobile # 402-661-4526
E-mail Address Steve.Schworer@snapon.com

Ship Via 1 - UPS GROUND
Payment Terms P30 - NET 30 DAYS
Ship to 201591113
 CITY OF COLUMBUS - GENERAL MAINT
 4528 19TH ST
 COLUMBUS NE 68601
Bill to 201591110
 DO NOT MAIL
 4528 19TH ST
 AccountsPayable@columbusne.us
 COLUMBUS NE 68601

Line Number	Part Number	Description	Quantity	List Price	Unit Net Price	Line Total
1	EEHD189090TT	PROLINK EDGE TRADE TRAN	1	\$4,435.00	\$3,276.58	\$3,276.58
2	EESC338AISVP1	APOLLO PLUS N 1YR DATAPLAN	1	\$5,990.00	\$4,741.68	\$4,741.68
3	EETH312A	DIAG THERMAL IMAGER PLUS	1	\$2,022.00	\$1,600.62	\$1,600.62
4	BK7000COMBO	BK7000/BK7000HDLE UNIT COMBOPK	1	\$2,265.00	\$1,506.00	\$1,506.00

Total Weight 23.00 lbs
Sub Total \$11,124.88
Shipping \$0.00
Tax \$0.00

Grand Total \$11,124.88

Tax and freight shown are estimates.

Applicable tax and freight will be charged to the Customer's account.

The sale of product is subject to Snap-on Industrial's standard terms and conditions of sale. Placement of an order is Customer's assent to these terms and conditions and Snap-on hereby objects to any additional and/or different terms, which may be contained in any Customer forms or other documents. No such additional terms will be of any force or effect.

The sale of product is subject to Customer meeting Snap-on Industrial's credit approvals. Financing through Snap-on Credit LLC is available on most purchases. Ask your Sales Rep for more information.

*Please provide vendor and pricing information to customer service on this part number.

13.C. Quote from Sid Dillon Fleet & Commercial Dealership in the amount of \$34,730 for pickup for wastewater treatment plant. CIP #25-56



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 18, 2025
TO: City Administrator
FROM: Chuck Sliva, Public Works Director
RE: 2025 Chevrolet Colorado Work Truck for WWTP

RECOMMENDATION: To accept the following attached NDOT State Fleet Contract #16081OC from Sid Dillon Fleet & Commercial Dealership from Wahoo Nebraska, in the total amount of \$34,730.

DISCUSSION: This pickup will replace current unit that is used to transport wastewater lab samples to lab in Omaha, Nebraska every month. It is also used to collect daily samples at the WWTP and some site maintenance at the plant as well as spot samples throughout town when needed. This 2025, 4WD Crew Cab WT is being purchased using state bid contract pricing. Total cost \$34,730. This will be replacing a 2010 model truck that is rusty and prone to break downs. This unit is not trust worthy for out-of-town highway speeds. Old unit will be sold or used as a summer intown maintenance unit.

FISCAL IMPACT: Funds for this pickup will come from WWTP CIP 25-56 of \$35,000

ALTERNATIVE: Do not purchase at this time.

SIGNATURE:

By: Chuck Sliva
Chuck Sliva, Public Works Director

By: Heather Lindsley
Heather Lindsley, Finance Director

Approved By: Tara Vasicek
Tara Vasicek, City Administrator



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

City of Columbus

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT





Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Sid Dillon Fleet & Commercial

Dealership Information

Sid Dillon Fleet & Commercial
Wahoo, NE.

Prepared By:

Ron Fullerton
Sid Dillon Fleet & Commercial
402-540-7578
ron.fullerton@siddillon.com

Handwritten signature: Ron Fullerton

Price Summary

PRICE SUMMARY

		MSRP
Base Price	<i>\$34,730.00</i>	\$35,200.00
Total Options		\$0.00
Vehicle Subtotal	<i>using Bid Assistance</i>	\$35,200.00
Destination Charge		\$1,695.00
Grand Total		\$36,895.00

As speed

options

- Trailer package — add 1095.00
- Spray liner — add 475.00
- power seat — add 545.00

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 25217. Data Updated: Apr 14, 2025 6:44:00 PM PDT.



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Selected Model and Options

MODEL

CODE	MODEL
14C43	2025 Chevrolet Colorado 4WD Crew Cab WT

COLORS

CODE	DESCRIPTION
GAZ	Summit White

OPTIONS

CODE	DESCRIPTION
4WT	Work Truck Preferred Equipment Group includes standard equipment
A50	Seats, front bucket (STD)
FE9	Emissions, Federal requirements
GAZ	Summit White
GU6	Rear axle, 3.42 ratio
H1T	Jet Black, Cloth seat trim
L3B	Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD)
MFC	Transmission, 8-speed automatic (STD)
QHR	Tires, 255/65R17 all-season, blackwall (STD)
RD6	Wheels, 17" X 8.0" (43.2 cm x 20.3 cm), Ultra Silver Metallic steel (STD)
URL	11.3" diagonal advanced color LCD display with Google built-in compatibility including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration for Wireless Apple CarPlay/Wireless Android Auto for compatible phones (STD) (Terms and limitations apply.)
Options Total	

Standard Equipment

Package

Safety Package includes (UKI) Blind Zone Steering Assist, (UFB) Rear Cross Traffic Braking and (UD7) Rear Park Assist (With (ZL6) Advanced Trailering Package, includes (UKW) Blind Zone Steering Assist with Trailering that replaces (UKI) Blind Zone Steering Assist.)

Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKT) Front Pedestrian and Bicyclist Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator - (Requires a future software update), (UEU) Forward Collision Alert and (TQ5) IntelliBeam

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 25217 Data Updated: Apr 14, 2025 6:44:00 PM PDT.



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Mechanical

Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD)
Transmission, 8-speed automatic (STD)
Rear axle, 3.42 ratio
Engine control, stop/start system disable button
Engine air filtration monitor
Push Button Start
Automatic Stop/Start
Transfer case, single speed electronic Autotrac with push button control
Four wheel drive
Battery, AGM, 800 cold-cranking amps with 80 amp hour rating, 12V
Alternator, 170 amp (Not available with (Z82) Trailering Package.)
Radiator Grille Shutters, automatic
Vehicle health management, provides advanced warning of vehicle issues
Hitch Guidance dynamic single line to aid in truck trailer alignment for hitching
Recovery hooks, front, Black
Frame, fully-boxed
GVWR, 6250 lbs. (2835 kg)
Pickup box
Brakes, 4-wheel antilock, 4-wheel disc
Capless fuel fill

Exterior

Wheels, 17" X 8.0" (43.2 cm x 20.3 cm), Ultra Silver Metallic steel (STD)
Tires, 255/65R17 all-season, blackwall (STD)
Tire, spare 255/65R17 all-season, blackwall
Wheel, spare, 17 x 8" (43.2 cm x 20.3 cm) steel
CornerStep, rear bumper
Moldings, Black beltline
Headlamps, halogen with automatic exterior lamp control
IntelliBeam, automatic high beam on/off
Headlamp control, automatic on and off with automatic delay

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 25217. Data Updated: Apr 14, 2025 6:44:00 PM PDT.



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Exterior

Cargo box light, back of cab
Mirrors, outside heated power-adjustable
Mirror caps, molded with color
Glass, deep-tinted
Glass, solar glazing front side windows
Glass, privacy glazing rear side windows
Windshield, solar absorbing
Door handles, Black
Tailgate, remote locking, (locks and unlocks with key fob)
Tailgate handle, Black

Entertainment

11.3" diagonal advanced color LCD display with Google built-in compatibility including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration for Wireless Apple CarPlay/Wireless Android Auto for compatible phones (STD) (Terms and limitations apply.)

Audio system feature, 6-speaker system

SiriusXM Trial Subscription (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit www.siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change.)

Wireless phone projection, for Apple CarPlay and Android Auto

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

Seats, front bucket (STD)
Seat trim, Cloth
Seat adjuster, driver 6-way manual
Seat adjuster, passenger 4-way manual
Seat, rear 60/40 split-folding bench with storage
Console, floor front compartment with cup holders and cell phone storage
Floor covering, color-keyed carpeting
Steering column, tilt, manual
Steering wheel, urethane

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 25217. Data Updated: Apr 14, 2025 6:44:00 PM PDT.



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Interior

Steering wheel controls, mounted audio controls
Speedometer, miles/kilometers
Driver Information Center, 11" diagonal fully-digital display
Windows, power front, driver express down
Window, power front, passenger express down
Windows, power rear, express down
Window, rear-sliding, manual
Door locks, power
Remote Keyless Entry
Cruise control, electronic, automatic
Theft-deterrent system, unauthorized entry
USB Ports, 2 (first row) located on console
Power outlet, 12-volt located in center console bin
Air conditioning, single-zone manual climate control
Air vents, rear
Heater, air conditioning duct, rear passenger
Defogger, rear-window electric
Handles, door release, front and rear, Jet Black
Mirror, inside rearview manual day/night
Visors, driver and front passenger vanity mirrors
Lighting, interior, center dome
Lighting, interior
OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. For MY25 vehicles, OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

Safety-Mechanical

Automatic Emergency Braking
Front Pedestrian and Bicyclist Braking

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 25217. Data Updated: Apr 14, 2025 6:44:00 PM PDT.



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Safety-Mechanical

Rear Cross Traffic Braking

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist

Hitch View

Safety-Exterior

Daytime Running Lamps, Halogen

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

HD Rear Vision Camera

Rear Park Assist

Blind Zone Steering Assist (Not available with (ZL6) Advanced Trailering Package.)

Lane Keep Assist with Lane Departure Warning

Forward Collision Alert

Following Distance Indicator

LED Reflective Windshield Collision Alert

Seat Belt, Black

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior.

Door locks, rear child security

Rear Seat Reminder

Rear Seat Belt Indicator

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu (Not available with (T4Z) Buckle To Drive.)

Tire Fill Alert provides an audible indication when tire pressure is added to a tire that is low. Aids to achieve optimal tire pressure

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 25217. Data Updated: Apr 14, 2025 6:44:00 PM PDT.



Sid Dillon Fleet & Commercial

Ron Fullerton | 402-540-7578 | ron.fullerton@siddillon.com

Vehicle: [Fleet] 2025 Chevrolet Colorado (14C43) 4WD Crew Cab WT (Complete)

Safety-Interior

Tire Pressure Monitoring System (does not apply to spare tire)

WARRANTY

Warranty Note: <<< Preliminary 2025 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 25217. Data Updated: Apr 14, 2025 6:44:00 PM PDT.

Apr 15, 2025

13.D.Quote from Electric Pump in the amount of \$165,000 for lift station replacement panel and spare pump for wastewater collection. Reallocated from CIP #21-81



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 15, 2025
TO: City Administrator
FROM: Chuck Sliva, Public Works Director
RE: Sewer Lift Station Replacement Panel and Spare Pump Quote from Electric Pump, soul provider in the amount of \$165,000

RECOMMENDATION: To accept the following attached sole source quote from Electric Pump. This is to replace old, outdated non-repairable control panel with new updated panel that is set up as all other critical lift control panels. Also included is a spare lift motor and guiderail components in the total amount of \$165,000.

DISCUSSION: This old panel at Crestwood Lift Station (Hospital) is no longer rebuildable due to parts being obsolete. The new panel cost is \$128,945. This panel is the same as all other critical lifts panels. This Lift Station serves the Columbus Hospital, several other health clinics in the area as well as residential housing. Spare pump cost is \$36,055. The pump is needed to have a spare on hand for scheduled maintenance and breakdowns, this pump will also fit several other lifts. The updated items are needed so that service interruption time are limited. Total cost \$165,000.

FISCAL IMPACT: Funds for this repair will come from the Sewer System CIP Reallocated Fund of \$800,000. CIP #21-81

ALTERNATIVE:

SIGNATURE:

By: Chuck Sliva
Chuck Sliva, Public Works Director

By: Heather Lindsley
Heather Lindsley, Finance Director

Approved By: Tara Vasicek
Tara Vasicek, City Administrator



4280 E. 14th St.
Des Moines, IA 50313
Office: 515-265-2222
Toll Free: 800-383-7867
Fax: 515-265-8079

201 4th Ave SW
New Prague, MN 56071
Office: 952-758-6600
Toll Free: 800-536-5394
Fax: 952-758-7778

TO: City of Columbus, NE / Chuck Silva / 402.562.4236

REF: Crestwood LS

DATE: April 15, 2025

Submersible Pump & Accessories

One (1) Flygt NP3153-464 HT submersible pump. Pump to be furnished with the following:

- 15hp, 230V, 3phase, 60Hz, explosion proof motor
- Hard Iron Impeller
- 50' Power cable

Four (4) Sticks of Guiderail 2" x 20' each

Two (2) Upper Guide Brackets 2"

Two (2) Intermediate Guide Brackets 2"

Subm. Pumps & Acc. Total Selling Price: \$36,055.00

Control Panel & Accessories

One (1) Duplex control panel complete with the following:

- NEMA 3R, 304 Stainless Steel Enclosure with 3 Pt. Pad-Lockable Handles, Door Stops, 12" Legs, Louvered Skirts, and Drip Shield.
- Aluminum Inner Doors.
- FBBF Insulation.
- JGL Series Main and Emergency Circuit Breakers with Inner Door Accessible Slide Lock.
- 400A Crouse Hinds Reverse Service Generator Receptacle with Back Box and Angle Adaptor, Side of Enclosure Mounted.
- Power Distribution Blocks.
- Fused Phase Monitor with Phase Lines to Multi-Smart.
- SurgePure Surge Arrestor, Installed.
- HGL Series Pump, AC Unit, and Transformer Circuit Breakers.
- ATV630 VFD's Comm Modules with Inner Door Mounted Keypads, Installed.
- N4X, 304 Stainless Steel 8,500 BTU AC Unit with Heat.
- Fused 5KVA Transformer, Sub-Panel Mounted.
- QOU Series Control and Accessory Circuit Breakers.
- 15A GFCI, Inner Door Mounted.
- LED Service Light with Integral Switch.
- 15A Circuit Breaker for Telemetry to Terminals.
- Space for ABB Mag Meter with Inner Door Mounted Viewing Window.
- Power Supply with Battery Backup, Installed.
- Multi-Smart Programmed, Installed with Inner Door Mounted HMI.

- Mini-Cas Series SF/HT Modules Installed, Sub Panel Mounted.
- Pneumatic Timer Delay for Loss of Power.
- 5-port Unmanaged Ethernet Switch
- 30mm PTT LED Pilot Lights and Non-Illuminated Switches, Inner Door Mounted.
- Elapsed Time Meter Each Pump.
- Both Pumps Run Time Meter.
- Hand-Off-Auto Each Pump.
- Called Pilot Light Each Pump.
- Seal Fail Light Each Pump.
- High Temp Light Each Pump.
- Ventilation System Hand-Off-Auto Switch.
- Intrinsically Safe Barrier for Transducer.
- Intrinsically Safe 2 Float Backup Operation with On-Delay Timers and Enable-Disable Switch.
- Battery Back-Up for Top Mounted Red Lexan 12VDC Flashing Alarm Light with Horn and Silence.
- Flygt Cloudgate 4G Modem/Low Gain Antenna, Installed. (Antenna Shipped Loose)
- Dry Contacts as Required.
- UL698A Listed.

One (1) APG 0-10 PSI submersible transducer
 Four (4) Conery 2900 series float

One (1) Lot of freight, and startup services included

Control Panel & Acc. Total Selling Price: \$128,945.00

Note the following:

- Current Estimated Lead Times:
 - Submittals: 4-6 weeks
 - Equipment: 14-16 weeks ARO, pending factory change.
- Concrete, Cranes, Hoists, Anchor bolts, Junction Box, Reducers, Valves, Piping, Conduit, Installation of equipment and anything that's not specifically mentioned in this proposal are the responsibility of others.

Thank you for your consideration,

Jim Gray (712) 420-5679 // Seth Gray (712) 420-0754
 cc: Tedi Gray (515) 265-2222

13.E. Plans, specifications, estimate of cost in the amount of \$95,000, and authorization to advertise for bids for 7th Avenue and 2nd Street Sewer Improvements. (Plans and specs on file in the engineering department) Reallocated from CIP #21-81



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 1, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: 7th Avenue and 2nd Street Sewer Improvements

RECOMMENDATION:

I recommend approval of the plans, specifications and Engineer's Estimate of Cost in the amount of \$95,000 for 7th Avenue and 2nd Street Sewer Improvements and to authorize staff to advertise for bids.

DISCUSSION:

The project will assist in alleviating periodic sewer back-ups and excess maintenance work by the Public Works Department on the existing force main. The force main bends and taps into the sanitary sewer manhole at 7th Avenue and 2nd Street causing maintenance issues. The construction of the one block of force main and discharging it into the sanitary sewer manhole at 7th Avenue and 1st Street better aligns the pipe and discharge flow.

FISCAL IMPACT:

Reallocated funds from CIP #21-81 in amount of \$95,000.

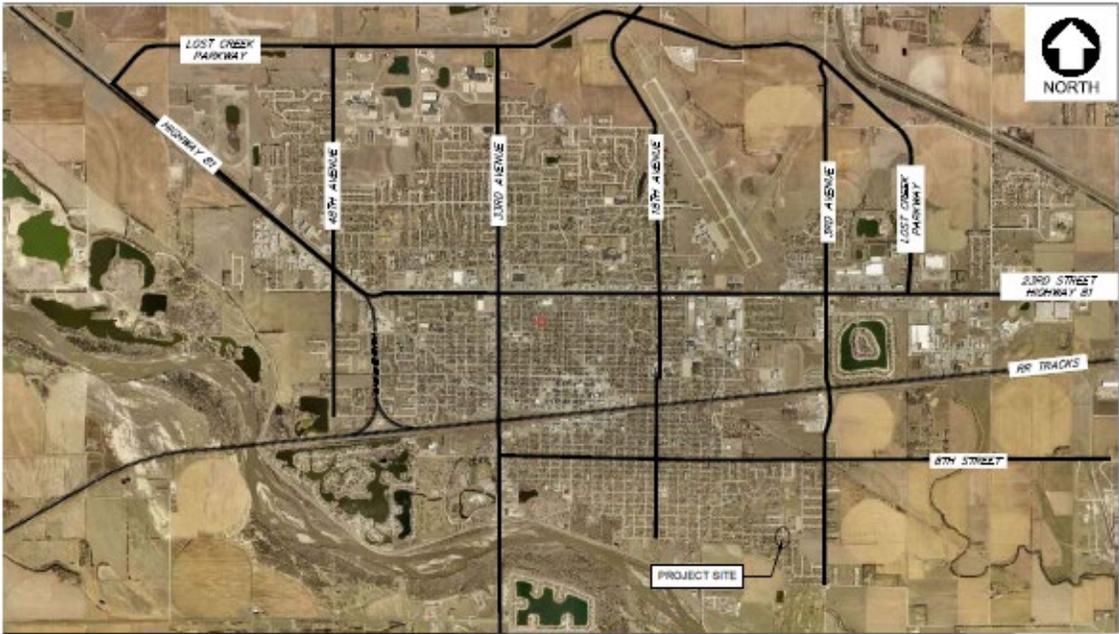
ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]



SITE LOCATION



ENLARGED SITE LOCATION

13.F. Comments from mayor and city council members.

14. **RESOLUTIONS**

14.A. Resolution No. R25-71 authorizing acquisition of interests in various tracts of real property by purchase or eminent domain for Lift Station No. 15.

DRAFT
RESOLUTION NO. 25-71

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AFTER NOTICE AND PUBLIC HEARING THEREON, AUTHORIZING THE ACQUISITION OF VARIOUS INTERESTS IN VARIOUS TRACTS OF REAL PROPERTY, BY PURCHASE OR BY EMINENT DOMAIN, LOCATED IN LOT 2, PART OF LOT 1, BLOCK C, EVANS PLUGGE SUBDIVISION TO THE CITY OF COLUMBUS ALL LOCATED IN PLATTE COUNTY, NEBRASKA.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, in action taken in a public meeting after notice and public hearing thereon, that the city acquire by purchase or by eminent domain the following-described interest in the following-described real estate, to-wit:

**PROPERTY TO BE PURCHASED
LIFT STATION #15**

Fee simple title described as follows:

A tract of land located in part of Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 146.68 feet; to a point on the west line of said Lot 1; thence N 00°00'38" E and on said West line, 42.00 feet, to the Point of Beginning; thence N 00°00'38" E and on said west line, 38.72 feet; thence S 50°46'20" E, 81.00 feet; thence S 39°13'40" W, 30.00 feet; thence N 50°46'20" W, 56.52 feet to the Point of Beginning, containing 2063 square feet more or less.

Said tract of land will be subject to a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision in which the tract will be legally described as Lot 2, JLO Subdivision, a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County, Nebraska.

A permanent utility easement for utility purposes and ingress/egress easement over the following described tract:

- A 20.00 foot wide Ingress and Egress and Utility Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; to the Point of Beginning; thence N 50°46'20" W and on said Right of Way line, 20.00 feet; thence N 39°13'40" E, 32.54 feet; thence S 50°46'20" E, and parallel to said Right of Way line, 20.00 feet; thence S 39°13'40" W, 32.54 feet to the Point of Beginning containing 650.8 square feet more or less.

A permanent ingress/egress easement over the following described tract:

- A 10.00 foot wide Ingress and Egress Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

The city is hereby authorized to proceed with negotiations for the acquisition of the above-described property or easements therein or in lieu thereof or upon the failure of such negotiations the city attorney is authorized and directed to commence eminent domain proceedings with respect to said real estate and the interests described above.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

14.B. Resolution No. R25-72 approving purchase agreement with JLO Properties LLC in the amount of \$10,071.22 for Lift Station No. 15. CIP #20-93

DRAFT

RESOLUTION NO. R25-72

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO ACCEPT AND APPROVE THE PURCHASE AGREEMENT WITH JLO PROPERTIES LLC., IN THE AMOUNT OF \$10,071.22 WITH RESPECT TO THE ACQUISITION OF REAL PROPRETY AND PERMANENT EASEMENTS ON A TRACT OF LAND LOCATED IN PART OF LOT 1, BLOCK C, EVANS PLUGGE SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, IN CONJUNCTION WITH THE SANITARY SEWER LIFT STATION NUMBER 15 PROJECT.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the Purchase Agreement signed by the property owner, JLO Properties on April, 30, 2025, with the City of Columbus, be and hereby is approved and accepted by the City of Columbus and the Mayor and City Clerk are hereby authorized, directed and empowered to execute the same on behalf of the City of Columbus, Nebraska, and the City Treasurer is authorized and directed to pay to JLO Properties, the sum of \$10,071.22 for a permanent easement, with said easement being located in Lot 1, Block C, Evans Plugge Subdivision to the City of Columbus, Platte County, Nebraska, and more particularly described in the Purchase Agreement attached hereto as Exhibit "A" and incorporated herein by reference. Said acquisition is in conjunction with the Sanitary Sewer Lift Station Number 15 Project.

INTRODUCED BY COUNCIL MEMBER _____.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PURCHASE AGREEMENT

THIS CONTRACT, made and entered into this ___ day of _____, 2025, by and between, JLO Properties LLC Address: 5020 Howard Boulevard, Columbus, Nebraska 68601 hereinafter called the OWNER, and the City of Columbus, Nebraska, hereinafter called the BUYER.

WITNESSETH: In consideration of the payment or payments as specified in attached exhibits:

PROPERTY ACQUISITION

the OWNER hereby agrees to execute to the BUYER, a deed which will be prepared and furnished by the BUYER, to a certain real estate described as:

A tract of land located in part of Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 146.68 feet; to a point on the west line of said Lot 1; thence N 00°00'38" E and on said West line, 42.00 feet, to the Point of Beginning; thence N 00°00'38" E and on said west line, 38.72 feet; thence S 50°46'20" E, 81.00 feet; thence S 39°13'40" W, 30.00 feet; thence N 50°46'20" W, 56.52 feet to the Point of Beginning, containing 2063 square feet more or less.

Said tract of land will be subject to a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision in which the tract will be legally described as Lot 2, JLO Subdivision, a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County, Nebraska.

See Attached JLO Subdivision Plat Exhibit "A".

PERMANENT UTILITY AND INGRESS/EGRESS EASEMENT

the OWNER hereby agrees to execute to the BUYER, a Permanent Utility and Ingress/Egress Easement which will be prepared and furnished by the BUYER, to a certain real estate described as:

A 20.00 foot wide Ingress and Egress and Utility Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; to the Point of Beginning; thence N 50°46'20" W and on said Right of Way line, 20.00 feet; thence N 39°13'40" E, 32.54 feet; thence S 50°46'20" E, and parallel to said Right of Way line, 20.00 feet; thence S 39°13'40" W, 32.54 feet to the Point of Beginning containing 650.8 square feet more or less.

See Attached Easement Exhibit "A".

PERMANENT INGRESS/EGRESS EASEMENT

the OWNER hereby grants to the BUYER, a Permanent Ingress/Egress Easement which will be prepared and furnished by the BUYER, to a certain real estate described as:

A 10.00 foot wide Ingress and Egress Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

See Attached Easement Exhibit "A".

The BUYER agrees to purchase the above described Property Acquisition and Easements and to pay therefore, upon the delivery of said executed Deed and Easement). If the OWNER so desires, he/she shall have the right to receive 100% of the final payments due under this contract prior to vacating the premises being acquired.

PROPERTY ACQUISITION

Approximately 2,063 SF at \$4.15 per SF x 100% \$8,561.45

PERMANENT UTILITY AND INGRESS/EGRESS EASEMENT

Approximately 651 SF at \$4.15 per SF x 20% \$540.33

PERMANENT INGRESS/EGRESS EASEMENT

Approximately 1168 SF at \$4.15 per SF x 20% \$969.44

TOTAL: \$10,071.22

It is agreed and understood that the BUYER is hereby granted an immediate right of entry upon the premises described above.

It is understood that the easement areas may be used for the temporary relocation of utilities during the construction of the project.

Any fence constructed, reconstructed or moved by Owner/Tenant pursuant to this acquisition must be placed outside of the limits of BUYER property. It is expressly agreed that any fence erected along the new property line by Owner/Tenant will be owned by the property owner and will not be a "division fence" as that phrase is used under Nebraska Law.

The above payments shall cover all damaged caused by the establishment and construction of the above project.

If any other party shall hold any encumbrance against the aforementioned property at the time of delivery of the aforementioned property, such payments are due under this contract shall be made to the OWNER jointly with the party or parties holding such encumbrance, unless said party or parties holding such encumbrance shall have in writing waived their right to receive such payment.

Expenses for partial release of mortgages will be paid by the BUYER, if required.

This contract shall be binding on both parties as soon as it is executed by both parties but should none of the above real estate be required, this contract shall terminate upon the payment of \$10.00 by the BUYER to the OWNER.

This contract may be executed in more than one copy, each copy of which, however, shall serve as an original for all purposes, but all copies shall constitute but one and the same contract.

REMARKS

THIS IS A LEGAL AND BINDING CONTRACT – READ IT.

The representative of the BUYER, in presenting this contract has given me a copy and explained all its provisions. A complete understanding and explanation have been given of the terminology, phrases, and statements contained in this contract. It is understood that no promises, verbal agreements or understanding, except as set forth in this contract, will be honored by the BUYER.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

OWNER: _____

John Obrist, JLO Properties Inc.

STATE OF NEBRASKA)
)ss.
COUNTY OF PLATTE)

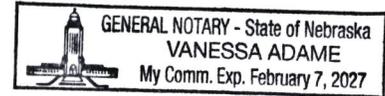
Before me, a notary public, qualified for said county, personally came John Obrist, an individual, known to me to be the identical person who signed the foregoing Purchase Agreement and acknowledged the execution thereof to be his voluntary act and deed.

Dated this 30 day of April, 2025.

Vanessa Adame
Notary Public

BUYER: CITY OF COLUMBUS, NEBRASKA

BY: _____
James B. Bulkley, Mayor



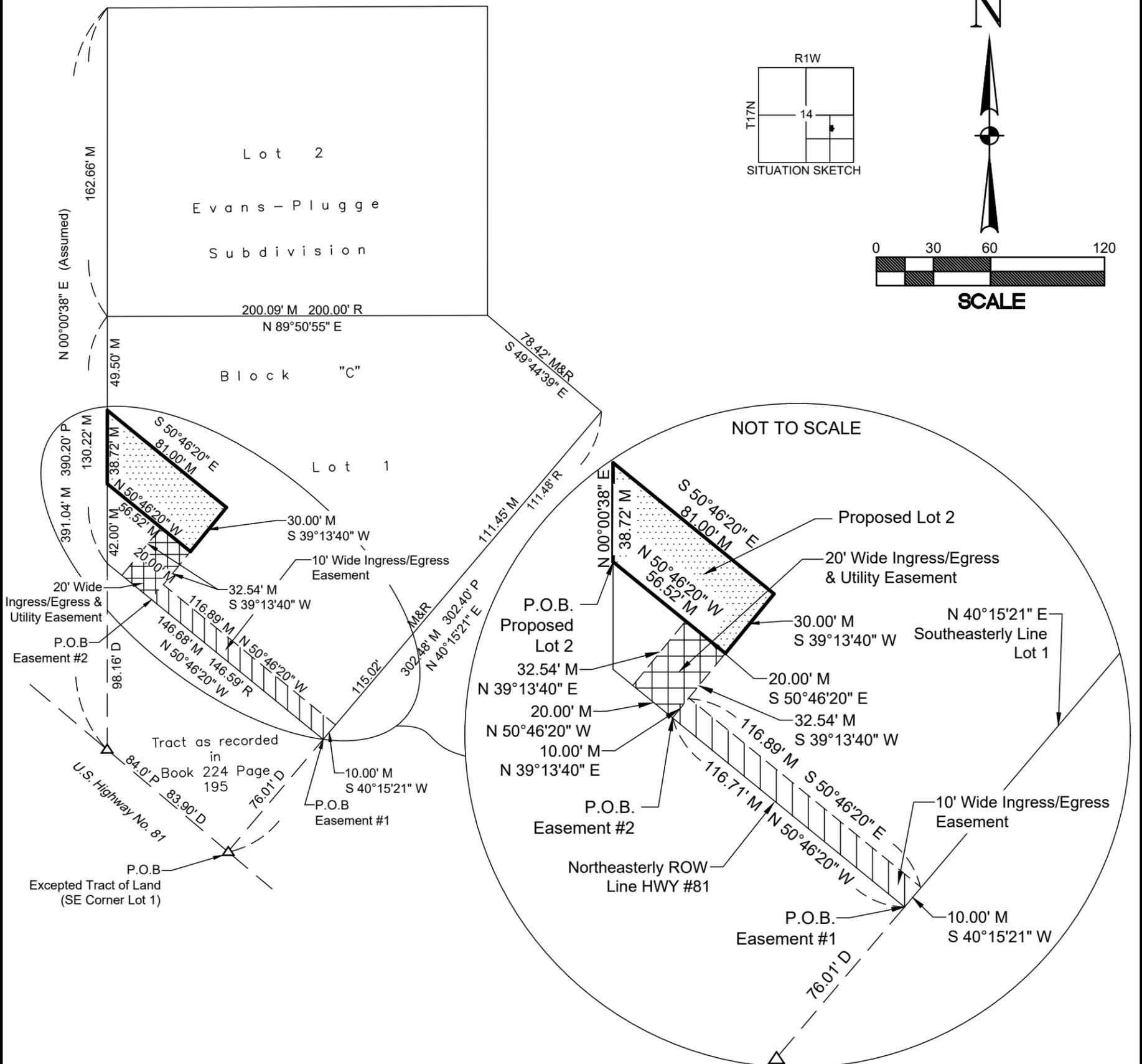
STATE OF NEBRASKA)
)ss.
COUNTY OF PLATTE)

Before me, a notary public, qualified for said county, personally came James Bulkley, as Mayor of and on behalf of the City of Columbus, a Municipal Corporation, known to me to be the identical person who signed the foregoing Purchase Agreement and acknowledged the execution thereof to be his voluntary act and deed.

Dated this ___ day of _____, 2025.

Notary Public

EXHIBIT "A"



Legal Description Easement 1

A 10.00 foot wide Ingress and Egress Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeastery line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeastery of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeastery Right of Way Line of U.S. Highway 81, and assuming the Southeastery line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeastery Right of Way line, 116.71 feet; thence N 39°13'40" E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeastery line of said Lot 1; thence S 40°15'21" W and on said Southeastery line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

Legal Description Easement 2

A 20.00 foot wide Ingress and Egress and Utility Easement located in Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeastery line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeastery of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeastery Right of Way Line of U.S. Highway 81, and assuming the Southeastery line of said lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeastery Right of Way line, 116.71 feet; to the Point of Beginning; thence N 50°46'20" W and on said Right of Way line, 20.00 feet; thence N 39°13'40" E, 32.54 feet; thence S 50°46'20" E, and parallel to said Right of Way line, 20.00 feet; thence S 39°13'40" W, 32.54 feet to the Point of Beginning containing 650.8 square feet more or less.

Legal Description Proposed Lot 2

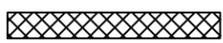
A tract of land located in part of Lot 1, Block C, Evans-Plugge Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Commencing at a point on the Southeastery line of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeastery of the Southeast Corner of Originally Platted, said Lot 1, and on the Northeastery Right of Way Line of U.S. Highway 81, and assuming the Southeastery line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeastery Right of Way line, 146.68 feet; to a point on the west line of said Lot 1; thence N 00°00'38" E and on said West line, 42.00 feet, to the Point of Beginning; thence N 00°00'38" E and on said west line, 38.72 feet; thence S 50°46'20" E, 81.00 feet; thence S 39°13'40" W, 30.00 feet; thence N 50°46'20" W, 56.52 feet to the Point of Beginning, containing 2063 square feet more or less.

Said tract of land will be subject to a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision in which the tract will be legally described as Lot 2, JLO Subdivision, a Minor Subdivision of Lot 1, Block C, Evans-Plugge Subdivision to the City of Columbus, Platte County, Nebraska.

Plat Showing
PROPOSED LOT 2 & INGRESS/EGRESS & UTILITY EASEMENTS
 To be Acquired from Land Owned by
 Owners: JLO Properties

Scale: 1" = 60'
 Date: April 25, 2025
 Drawn By: J.M.L.

-  Proposed Lot 2: 2063 sq. ft more or less
-  Easement #1: 1168.0 sq. ft more or less
-  Easement #2: 650.8 sq. ft more or less

14.C.Resolution No. R25-73 approving necessity for sidewalk improvements at 1404 14 Street with final completion by August 5, 2025, and authorizing the City Engineer to proceed on a Notice of Construction.

DRAFT
RESOLUTION NO. R25-73

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE NECESSITY FOR SIDEWALK IMPROVEMENTS ALONG THE EAST AND SOUTH PROPERTY LINES OF PARCEL 71000189 LOCATED IN THE NORTHWEST CORNER OF 14TH AVENUE AND 14TH STREET AND FINAL CONSTRUCTION COMPLETION BY AUGUST 5, 2025.

WHEREAS, Platte County parcel 71000189 is located within the corporate limits of Columbus, Platte County, Nebraska

WHEREAS, 14th Avenue and 14th Street are all public roadways including a pedestrian component in said property; and

WHEREAS, a site visit and evaluation determined excess deterioration in over 40 percent of the panels, including uneven surfaces and large cracks not in compliance with the American's with Disability Act which creates a safety risk for the public and a liability to the property owner for damages and injuries caused by dangerous conditions; and

WHEREAS, a sidewalk permit shall be obtained from the city engineering department which shall show and include reconstruction of a sidewalk of four-foot width, four-inch thick or six-inch thick at driveways, P.C. concrete, maximum two-percent cross slope, and meeting the requirements of the American's with Disability Act; and

WHEREAS, the city engineer is authorized to forward a notice of construction to the property owner requiring said sidewalk improvements; and

WHEREAS, failure of the property owner to construct said sidewalk improvements by August 5, 2025, will result in the formation of a sidewalk improvement district including all special assessments in accordance with the city assessment policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the necessity for sidewalk improvements along the east and south sides of the property lines of the parcel 71000189 located in the northwest corner of 14th Avenue and 14th Street with final construction completion by August 5, 2025, is approved and the mayor is authorized to sign on behalf of the City of Columbus.

INTRODUCED BY COUNCIL MEMBER _____.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

15. **ORDINANCES ON FIRST READING**

15.A. Ordinance No. 25-07 amending Schedule I of Chapter 74 of Title VII of Columbus City Code to change speed limits for Howard Boulevard from 110 feet southeast of 53rd Avenue to 530 feet northwest of 63rd Avenue to 50 mph and 160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue to 45 mph, add speed limit of 55 mph from the intersection of East 14th Avenue to the east corporate limits, 1320 feet east of East 14th Avenue, and amend various street and location descriptions.

DRAFT
ORDINANCE NO. 25-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING SCHEDULE I OF CHAPTER 74 OF TITLE VII OF COLUMBUS CITY CODE TO CHANGE THE SPEED LIMITS FOR HOWARD BOULEVARD FROM 110 FEET SOUTHEAST OF 53RD AVENUE TO 530 FEET NORTHWEST OF 63RD AVENUE TO 50 MPH AND 160 FEET EAST OF THE INTERSECTION OF 18TH AVENUE TO THE INTERSECTION OF EAST 14TH AVENUE TO 45 MPH, ADD SPEED LIMIT OF 55 MPH FOR THE INTERSECTION OF EAST 14TH AVENUE TO THE EAST CORPORATE LIMITS, 1320 FEET EAST OF EAST 14TH AVENUE, AND AMEND VARIOUS STREET AND LOCATION DESCRIPTIONS; TO REPEAL ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

WHEREAS, Schedule I of Chapter 74 of the Columbus City Code concerns speed limits within the corporate limits of the City of Columbus; and

WHEREAS, the Traffic Engineering Division of the Nebraska Department of Transportation (herein referred to as "NDOT") has completed a speed zone study for Highways U.S. 30 and U.S. 81 in Columbus; and

WHEREAS, because of results of the study, NDOT has requested that the speed limits be changed for Howard Boulevard from approximately 53rd to 63rd Avenues within the city limits to 50 mph and 160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue to 45 mph and, the speed limit of 55 mph be added for the intersection of East 14th Avenue to the east corporate limits, 1320 feet east of east 14th Avenue; and

WHEREAS, upon adoption of the new speed limits, NDOT will post the new speed limits; and

WHEREAS, the NDOT desires to amend various street and location descriptions within Schedule I.

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

Section 1. That Schedule I of Chapter 74 of Title VII of the Columbus City Code be amended as follows:

SCHEDULE I. SPEED LIMITS.

(A) *General.*

(1) It shall be unlawful for any person to operate a vehicle on any street at a rate of speed greater than is reasonable or prudent under the conditions then existing. It shall be unlawful for any person to operate a vehicle on the streets at any time or under any conditions at a rate of speed greater than 30 miles per hour on arterial streets and 25 miles per hour on all other streets and upon viaducts and the approaches thereto, unless otherwise posted.

(2) Except as hereinafter provided, it shall be unlawful for any person to operate or cause to be operated any motor vehicle or other type of conveyance on any State or Federal highway within the corporate limits of the City at a speed in excess of 35 miles per hour or in excess of any other maximum speed fixed by the City Council for the highways within the City, unless otherwise posted,

(3) The maximum speed limit through any maintenance, repair, or construction zone shall be 25 miles per hour.

(B) *Specific.* It shall be unlawful for any person or persons to operate, or cause to be operated, any motor vehicle or other type of conveyance at a rate of speed in excess of the maximum speeds hereinafter designated for the following zones.

<i>Street</i>	<i>Location</i>	<i>Speed Limit (mph)</i>
3rd Avenue	North line of 1st Street to the south line of 23rd Street	35
23rd Street (US-30/US-81)	East edge of the intersection of Howard Boulevard to 160 feet east of the intersection of 18th Avenue	35
23rd Street (US-30)	160 feet east of the intersection of 18th Avenue to the intersection of East 14th Avenue	45
23 rd Street (US-30)	Intersection of East 14th Avenue to the east corporate limits, 1320 feet east of East 14th Avenue	55
33rd Avenue (US-30)	Intersection of 23rd Street to 350 feet south of 6th Street	35
33rd Avenue (US-30)	350 feet south of 6th Street to south corporate limits, 110 feet south of the underpass of Pawnee Park Drive	45
East 6th Avenue (US-30)	From 38th Street to 23rd Street	50
Howard Boulevard (US-81)	Northwest corporate limits, 530 feet northwest of 63rd Avenue, to the intersection of 50th Avenue	50

Howard Boulevard (US-81)	Intersection of 50th Avenue to the intersection of 48th Avenue	45
Howard Boulevard (US-81)	Intersection of 48th Avenue to the west edge of the intersection of 33rd Avenue	35
Lost Creek Parkway	From U.S. Highway 81 to 38th Street	50

Section 2. This Ordinance shall repeal all Ordinances or portions thereof and in conflict herewith.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the City office.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

16. ORDINANCES ON SECOND READING

16.A. Ordinance No. 25-06 amending section 133.04 of Chapter 133 of Title XIII of the Columbus City Code regarding fireworks discharge time for December 29 and 30 stated on the required signage at all fireworks sale locations and various other changes that align with the city's current inspection procedures.

**Columbus Fire Department
Memorandum
For Record**

DATE: 29 March 2025
TO: Tara Vasicek, City Administrator
FROM: Ryan S. Gray, Fire Chief
RE: Fireworks Ordinance Changes

RECOMMENDATIONS:

Approve the recommended changes to the fireworks ordinance. Ordinance No. 18-28

DISCUSSION:

The fireworks ordinance needed to be clarified to clarify a few items and better align with the inspection process and checklist. These changes included removing redundant information regarding regulations already covered in the NFPA 1124, 2006 edition, which have to be met by all vendors. We also made changes to when the stands must be ready for inspection, now simply requiring them to be ready for inspection before commencing sales. The permit will not be issued until an on-site inspection has been completed.

We also removed the section about the storage of fireworks and having approval of the Fire Chief. Any facility storing fireworks needs to go through the proper zoning and permit processes with the City and the State Fire Marshal Office. Historically, we have not completed any inspections of storage facilities outside of the temporary retail spaces.

Language has also been added to include banning a vendor for 5 years if they have their permit revoked twice at any point in a 5-year period for continued violations.

FISCAL IMPACT:

N/A

ALTERNATIVES:

We are not recommending any other options at this time.

SIGNATURES:



Ryan S. Gray, Fire Chief



Tara Vasicek, City Administrator



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 29, 2025
TO: Tara Vasicek, City Administrator
FROM: Shuraya Choat, City Clerk
RE: Fireworks Ordinance Changes

RECOMMENDATION:

Adopt the fireworks ordinance as amended.

DISCUSSION:

In addition to the changes recommended by Chief Gray, the fireworks discharge time for December 29 & 30 that is listed on the required signage at all sales locations, has also been amended. Section two of Ordinance 18-28 (§ 130.054 Discharging Fireworks) correctly states the discharge time for December 29 & 30 as 8:00 a.m. to 10:00 p.m., while section one, incorrectly lists the discharge time as 8:00 a.m. to 12:00 a.m. (see redlined copy) This amendment corrects the inconsistency and accurately reflects the intended discharge hours that were previously approved by council.

This is not a city code amendment to change the discharge time for these dates, but rather a correction so that the time listed on the signage at all sale locations matches the city ordinance time of 8:00 a.m. to 10:00 p.m. (updated city code section §133.05 - Discharging Fireworks)

FISCAL IMPACT:

None

ALTERNATIVE: If not approved, the signage and city code section regarding the discharge time for these specific dates will not match. This could cause confusion on how long consumer fireworks can be discharged.

SIGNATURE:

By: Shuraya Choat

Approved By: [Signature]

ORDINANCE NO. 18-28

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA AMENDING SECTIONS 130.053 AND SECTION 130.054 OF CHAPTER 130 OF TITLE XIII OF ORDINANCE NO. 05-47 (COLUMBUS CITY CODE) REGARDING ADDITIONAL SIGNAGE REQUIREMENTS AT THE SALE LOCATIONS OF FIREWORKS, AND AMENDMENTS TO FIREWORK DISCHARGE TIMES; REPEALING ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

WHEREAS, the Public Property, Safety, and Works Committee has recommended that the City Code be amended to extend the firework discharge times to 11:00 PM from June 25 through July 3; and,

WHEREAS, the Public Property, Safety, and Works Committee has further recommended that those people desiring to sell consumer fireworks within the City's jurisdiction be required to provide signage in both English and Spanish stating the allowed for firework discharge dates and times.

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

Section 1. That Section ~~130.053-133.04~~ of Chapter ~~130-133~~ of Title XIII of the Columbus City Code be amended and revised to read as follows:

§ ~~130.053-133.04~~ PERMIT REQUIRED FOR SALE OF FIREWORKS.

(A) Any person desiring to sell any consumer fireworks as set forth in § ~~130.052-133.03~~ shall make application on a form prepared by the Fire Chief or designee. The application for a permit to sell consumer fireworks shall be filed with the City Clerk. The application shall provide the following information.

- (1) The name and address of the applicant;
- (2) Location of the premises for which the permit is sought;
- (3) The legal description of the premises; ~~a site plan showing the location of the structure on the premises and a description of the structure to be used;~~
- ~~(4) Type of structure to be used:~~
 - ~~(a) Temporary structure (stand);~~
 - ~~(b) Tent;~~
- (4) Description of temporary structure to be used (type and size)
- (5) A site plan showing the location of the structure on the premises, and the listing of minimum separation distances from other structures, roadways, and property lines.

- (6) Where inventory will be stored;
- (7) When inventory will arrive;
- (8) Where inventory will be stored during the off season; ~~and~~
- (9) Certificate of insurance in the amount to be set by resolution and naming the City of Columbus as an additional insured; ~~and-~~
- (10) ~~Copy of your State Fire Marshal license for retail sales of fireworks.~~

(B) Application period. The applicant for a permit shall pay a fee as set by resolution to the City Clerk at the time of submitting the application for each of the premises from which the fireworks are to be sold and shall otherwise comply with all regulations and conditions as set forth herein providing this application is received in the Clerk's office by 5:00 p.m. on June 10 of the year for which the application is being made. From June 11 through June 18, there will be a late fee charge as set by resolution, plus the original fee; from June 19 through June 25, a late fee as set by resolution, plus the original fee and the first late fee. Applications for New Year's Eve firework sales must be received by the City Clerk's office by 5:00 p.m. on December 19 of the year for which the application is being made. If any of the above dates fall on a weekend, the deadline would be the following Monday by 5:00 p.m.

(C) In accord with the provisions of Neb. RS 28-1249, a permit to sell consumer fireworks will be valid for a period between June 25 – July 4 and between December 29 – December 31, of the year in which a permit is issued. Upon payment of the permit fees, as set by resolution, and approval of the premises by the Fire Chief, the permit shall be issued by the City to the applicant. All application fees are non-refundable.

(GD) The following regulations apply to the premises from which said fireworks shall be sold:

- (1) All structures used for the commercial sales of fireworks shall comply with all applicable rules and regulations set forth by National Fire Protection Association (NFPA) 1124, 2006 edition.

~~(1)-(2) Only Temporary structures (stands) may be used for the retail sales of fireworks, including structures such as stands, trailers, and tents. No permanent building shall be used for the sale of fireworks to the general public. Structures from which sales are made shall be either:~~

~~—————(a) Constructed of a substantial material, which shall consist of at least three-eighths inch plywood with three enclosed sides and a counter at one side only, with emergency doors installed at both ends with a minimum width of the doors being 28 inches and a height of at least six feet and the doors shall swing with the direction of exiting traffic; or~~

~~—————(b) Not more than two side by side Sea Cargo Containers (Conex) with full width doors (8 feet x 8 feet) that can be secured on both ends and with the counter on the inside.~~

~~(3)~~ The structure shall be in place and ready for inspection prior to commencing firework sales. by 12:00 noon on the Thursday before June 25 and 12:00 noon on the Thursday before December 29 with Arrangements for inspection shall be being made with the Columbus Fire Department;

~~(2)-(4)~~ Temporary ~~structures (stands)~~ stands and trailers where fireworks are sold ~~cannot~~ shall not exceed 424 square feet;

~~(3)-(5)~~ Tents shall not exceed 2,400 square feet; ~~and shall comply with National Fire Protection Association (NFPA) 1124 Chapters 7 and 8. Tents can only be placed in commercial zoned areas and they must have a 30-foot set back from adjoining property;~~

~~(4)-(6)~~ Premises from which fireworks are to be sold must be in commercially zoned areas and conform with all city zoning regulations;

~~(5)~~ Premises from which fireworks are to be sold cannot be closer than 25 feet to any permanent building;

~~(6)~~ Premises from where fireworks are to be sold must be at least 100 feet from any station, building, or permanent storage where gasoline and oil for motor vehicles are sold or stored, to include propane dispensers, aboveground tanks for flammable or flammable liquids, flammable gases or flammable liquefied gases;

~~(7)~~ A distance of at least 300 feet shall be maintained from bulk flammable or combustible liquid, flammable gas or flammable liquefied gas (propane) tanks or dispensers;

~~(8)-(7)~~ Temporary ~~structures (stands)~~ stands and trailers from where fireworks are ~~to be sold~~ must be equipped with (1) one two and one-half gallon pressurized water fire extinguisher ~~for each 424 square feet of permitted sales area and one (1) ten-pound Class A fire extinguisher. Tents from where fireworks are to be sold must be equipped with (1) ten pound Class A fire extinguisher and (1) two and one-half gallon pressurized water fire extinguishers for every 600 square feet of retail space; as follows: a 40 foot x 20 foot tent shall have two extinguishers, a 40 foot x 40 foot tent shall have three extinguishers and a 40 foot x 60 foot tent shall have four extinguishers; all tents shall, in addition, have one ten pound Class A fire extinguisher;~~

~~(9)-(8)~~ In addition to all other requirements and regulations of the City, all fireworks stands or places of sale of fireworks, cannot be located within the right-of-way and shall be located and set back at least 25 feet from the nearest curb line of any public right-of-way, or in the alternative, the selling windows of the fireworks stand must face away from the curb lines or any public right-of-way, which are within 25 feet of said selling window.

~~(10)-(9)~~ The following commercially made signs, with at least four inches high by one-half inch wide block lettering of permanent design of black against white background shall be installed on all four sides of the structure from which fireworks are to be sold. Said signs shall state:

(a) FIREWORKS-NO SMOKING WITHIN 50 FEET;

(b) NO FIREWORKS DISCHARGED WITHIN 300 FEET;

(c) NO PARKING WITHIN 12 FEET;

(d) FIREWORK DISCHARGE IS ONLY PERMITTED IN THE CITY FROM:
JUNE 25 – JULY 3 8:00 AM -11:00 PM AND JULY 4 8:00 AM – 12:00 AM

MIDNIGHT; DECEMBER 29 – DECEMBER 30 8:00AM – ~~10:00 PM 12:00 AM~~
~~MIDNIGHT~~ AND DECEMBER 31 8:00 AM – JANUARY 1 1:00AM;

(e) LA DESCARGA DE FUEGOS ARTIFICIALES SON SOLAMENTE PERMITIDOS EN LA CIUDAD: DEL 25 DE JUNIO AL 3 DE JULIO, DE 8:00 AM A 11:00 PM Y EL 4 DE JULIO DE 8:00 AM A 12:00 AM (MEDIANOCHE); DEL 29 AL 30 DE DICIEMBRE DE 8:00 AM A ~~10:00 PM 12:00 AM (MEDIANOCHE)~~ Y DEL 31 DE DICIEMBRE DE 8:00 AM AL PRIMERO DE ENERO A LA 1:00 AM.

~~(11)-(10)~~ The address of the stand, name of licensee, name of manager and the telephone number of the licensee/manager shall be displayed on a sign with lettering no less than two and one-half inches high by one-half inch wide block lettering of permanent design of black against white background (no paper signs will be accepted). The sign shall be firmly attached to the structure so that the sign may be visible from the fronting street or avenue;

~~(12) The area around a fireworks sales facility shall be kept clear of dry grass, brush and combustible debris for a distance of at least 30 feet; and~~

~~(13) A vehicle or trailer used for fireworks storage shall be parked at least 12 feet from a fireworks sales facility.~~

~~(D) Stands and tents which are equipped with electrical service must meet the following conditions:~~

~~(1) Have its own exclusive electrical services or heavy wiring which is elevated for adequate motor vehicle clearance;~~

~~(2) Have all electrical work done in such a manner as to conform to the current, as adopted, National Electrical Code;~~

~~(3) Have protective covers over all light bulbs which are less than eight feet from ground level; and~~

~~(4) Have portable generators at least 20 feet from fireworks sales.~~

~~(a) Fuel for generators shall be limited to five gallons for diesel and two gallons for gasoline; and~~

~~(b) Fuel storage shall be at least 20 feet from fireworks sales.~~

~~(E) During a time period in which sales are not permitted, storage of fireworks shall be limited to business and industrial zoned areas and the location must meet with approval of the Fire Chief before permission is granted for the storage of fireworks.~~

~~(F) The permit shall be valid for a period from June 25 through July 4 of the year in which it is issued. In addition, in accord with the provisions of Neb. RS 28-1249, a permit may be issued for a period from December 29 of that year through January 1 of the following year. Upon payment of the permit fees, as set by resolution, and approval of the premises by the Fire Chief, the permit shall be issued by the City to the applicant. Sales of consumer fireworks for the period of December 29 through December 31 will require a permit to be applied for and paid for by the applicant. All application fees are non-refundable.~~

(~~EG~~)

(1) Consumer fireworks to be sold from tents may be stored on site during the time period for which a permit is valid. The permit holder shall maintain sufficient security personnel on the site of the sales facility at all times when fireworks are stored on the site while the sales facility is closed. Any violation of this section will result in the immediate revocation of the permit to sell fireworks. Violations include:

- (a) Failure to have security personnel on site;
- (b) Security personnel on site observed to be smoking or with alcohol or other dereliction of duty to secure the site.

(2) Observation of these violations can be made and reported by any sworn police officer or sworn firefighter of the City of Columbus.

(~~H~~F)

(1) Penalties for ~~not complying non-compliance~~ with any part of the code section, except division (~~GE~~) above, ~~for temporary structures and tents~~ are as follows:

- (a) Warning for first offense;
- (b) Eight hours closed (8:00 a.m. - 4:00 p.m.) with no sales for second offense;
- (c) Permit will be revoked for the remainder of the current selling season and there will be no exceptions for third offense.

(2) If the violation occurs the last day of sales then it will be carried over to the next season that the applicant receives a permit for.

(3) Should the applicant have his/her/its permit revoked for a second time at any point during the 5 years, said applicant will be banned from receiving a future permit for itself, or any entity of which it is an owner or member of, for a period of 5 years.

Section 2. That Section 130.054 of Chapter 130 of Title XIII of the Columbus City Code be amended and revised to read as follows:

§ 130.054 DISCHARGING FIREWORKS.

Consumer fireworks may be discharged from June 25 through July 3 between the hours of 8:00 a.m. and 11:00 p.m. and on July 4 between the hours of 8:00 a.m. and 12:00 midnight and for the period of December 29 through December 30 from 8:00 a.m. to 10:00 p.m. and on December 31 from 8:00 a.m. to 1:00 a.m. on January 1. It shall be unlawful to discharge fireworks from 12:00 midnight on July 4 to 8:00 a.m. on December 29 of that year and from 1:00 a.m. on January 1 of the following year to 8:00 a.m. on June 25 of that year.

Section 3. This Ordinance shall repeal all Ordinances or portions thereof and conflict herewith.

Section 4. This Ordinance shall be in full force and effect from and after its passage approval of publication according to law. Publication shall be in pamphlet form as

authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the City office.

INTRODUCED BY COUNCIL MEMBER /s/ Troy G. Hiemer

PASSED AND ADOPTED THIS 4 DAY OF SEPTEMBER, 2018.

/s/ James B. Bulkley
MAYOR

ATTEST:

/s/ Janelle Kline
CITY CLERK

APPROVED AS TO FORM:

/s/ Neal Valorz
CITY ATTORNEY

DRAFT
ORDINANCE NO. 25-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA AMENDING SECTION 133.04 OF CHAPTER 133 OF TITLE XIII OF ORDINANCE NO. 24-01 (COLUMBUS CITY CODE) REGARDING THE FIREWORKS DISCHARGE TIME FOR DECEMBER 29 AND 30 STATED ON THE REQUIRED SIGNAGE AT ALL FIREWORKS SALE LOCATIONS AND OTHER VARIOUS CHANGES THAT ALIGN WITH THE CITY'S CURRENT INSPECTION PROCEDURES; REPEALING ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

WHEREAS, the City Council adopted Ordinance No. 18-28 on September 4, 2018, requiring additional signage at all fireworks sale locations and amending the fireworks discharge times; and

WHEREAS, the City desires to amend the discharge time for December 29 and 30 stated on the required signage at all fireworks sale locations and to make other various changes that align with the city's current inspection procedures;

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

Section 1. That Section 133.04 of Chapter 133 of Title XIII of the Columbus City Code be amended and revised to read as follows:

§ 133.04 PERMIT REQUIRED FOR SALE OF FIREWORKS.

(A) Any person desiring to sell any consumer fireworks as set forth in § 133.03 shall make application on a form prepared by the Fire Chief or designee. The application for a permit to sell consumer fireworks shall be filed with the City Clerk. The application shall provide the following information.

- (1) The name and address of the applicant;
- (2) Location of the premises for which the permit is sought;
- (3) The legal description of the premises;
- (4) Description of temporary structure to be used (type and size)
- (5) A site plan showing the location of the structure on the premises, and the listing of minimum separation distances from other structures, roadways, and property lines.
- (6) Where inventory will be stored;
- (7) When inventory will arrive;
- (8) Where inventory will be stored during the off season;

- (9) Certificate of insurance in the amount to be set by resolution and naming the City of Columbus as an additional insured; and
- (10) Copy of your State Fire Marshal license for retail sales of fireworks.

(B) Application period. The applicant for a permit shall pay a fee as set by resolution to the City Clerk at the time of submitting the application for each of the premises from which the fireworks are to be sold and shall otherwise comply with all regulations and conditions as set forth herein providing this application is received in the Clerk's office by 5:00 p.m. on June 10 of the year for which the application is being made. From June 11 through June 18, there will be a late fee charge as set by resolution, plus the original fee; from June 19 through June 25, a late fee as set by resolution, plus the original fee and the first late fee. Applications for New Year's Eve firework sales must be received by the City Clerk's office by 5:00 p.m. on December 19 of the year for which the application is being made. If any of the above dates fall on a weekend, the deadline would be the following Monday by 5:00 p.m.

(C) In accord with the provisions of Neb. RS 28-1249, a permit to sell consumer fireworks will be valid for a period between June 25 – July 4 and between December 29 – December 31, of the year in which a permit is issued. Upon payment of the permit fees, as set by resolution, and approval of the premises by the Fire Chief, the permit shall be issued by the City to the applicant. All application fees are non-refundable.

(D) The following regulations apply to the premises from which said fireworks shall be sold:

- (1) All structures used for the commercial sales of fireworks shall comply with all applicable rules and regulations set forth by National Fire Protection Association (NFPA) 1124, 2006 edition.
- (2) Only temporary structures may be used for the retail sales of fireworks, including structures such as stands, trailers, and tents. No permanent building shall be used for the sale of fireworks to the general public.
- (3) The structure shall be in place and ready for inspection prior to commencing firework sales. Arrangements for inspection shall be made with the Columbus Fire Department;
- (4) Temporary stands and trailers shall not exceed 424 square feet;
- (5) Tents shall not exceed 2,400 square feet;
- (6) Premises from which fireworks are to be sold must be in commercially zoned areas and conform with all city zoning regulations;
- (7) Temporary stands and trailers must be equipped with (1) two and one-half gallon pressurized water fire extinguisher and (1) ten-pound Class A fire extinguisher. Tents must be equipped with (1) ten-pound Class A fire extinguisher and (1) two and one-half gallon pressurized water fire extinguisher for every 600 square feet of retail space;
- (8) In addition to all other requirements and regulations of the City, all fireworks stands or places of sale of fireworks, shall be located and set back at least 25 feet from

the nearest curb line of any public right-of-way, or in the alternative, the selling windows of the fireworks stand must face away from the curb lines or any public right-of-way, which are within 25 feet of said selling window; stands shall not be located within the public right-of-way;

(9) The following commercially made signs, with at least four inches high by one-half inch wide block lettering of permanent design of black against white background shall be installed on all four sides of the structure from which fireworks are to be sold. Said signs shall state:

(a) FIREWORKS-NO SMOKING WITHIN 50 FEET;

(b) NO FIREWORKS DISCHARGED WITHIN 300 FEET;

(c) NO PARKING WITHIN 12 FEET;

(d) FIREWORK DISCHARGE IS ONLY PERMITTED IN THE CITY FROM: JUNE 25 – JULY 3 8:00 A.M. – 11:00 P.M. AND JULY 4 8:00 A.M. – 12:00 A.M. MIDNIGHT; DECEMBER 29 – DECEMBER 30 8:00 A.M. – 10:00 P.M. AND DECEMBER 31 8:00 A.M. – JANUARY 1 1:00 A.M.;

(e) LA DESCARGA DE FUEGOS ARTIFICIALES SON SOLAMENTE PERMITIDOS EN LA CIUDAD: DEL 25 DE JUNIO AL 3 DE JULIO, DE 8:00 A.M. A 11:00 P.M. Y EL 4 DE JULIO DE 8:00 A.M. A 12:00 A.M. (MEDIANOCHE); DEL 29 AL 30 DE DICIEMBRE DE 8:00 A.M. A 10:00 P.M. Y DEL 31 DE DICIEMBRE DE 8:00 A.M. AL PRIMERO DE ENERO A LA 1:00 A.M.

(10) The address of the stand, name of licensee, name of manager and the telephone number of the licensee/manager shall be displayed on a sign with lettering no less than two and one-half inches high by one-half inch wide block lettering of permanent design of black against white background (no paper signs will be accepted). The sign shall be firmly attached to the structure so that the sign may be visible from the fronting street or avenue;

(E) (1) Consumer fireworks to be sold from tents may be stored on site during the time period for which a permit is valid. The permit holder shall maintain sufficient security personnel on the site of the sales facility at all times when fireworks are stored on the site while the sales facility is closed. Any violation of this section will result in the immediate revocation of the permit to sell fireworks. Violations include:

(a) Failure to have security personnel on site;

(b) Security personnel on site observed to be smoking or with alcohol or other dereliction of duty to secure the site.

(2) Observation of these violations can be made and reported by any sworn police officer or sworn firefighter of the City of Columbus.

(F) (1) Penalties for non-compliance with any part of the code section, are as follows:

(a) Warning for first offense;

(b) Eight hours closed (8:00 a.m. - 4:00 p.m.) with no sales for second offense;

(c) Permit will be revoked for the remainder of the current selling season and there will be no exceptions for third offense.

(2) If the violation occurs the last day of sales then it will be carried over to the next season that the applicant receives a permit for.

(3) Should the applicant have his/her/its permit revoked for a second time at any point during the 5 years, said applicant will be banned from receiving a future permit for itself, or any entity of which it is an owner or member of, for a period of 5 years.

Section 2. This Ordinance shall repeal all Ordinances or portions thereof and conflict herewith.

Section 3. This Ordinance shall be in full force and effect from and after its passage approval of publication according to law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the City office.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

17. **ORDINANCES ON THIRD READING: None**
18. **PAYROLL AND BILLS ON FILE: Included in Consent Agenda.**
19. **UNFINISHED BUSINESS: None**
20. **ADJOURNMENT**