

Planning Commission
Monday, January 12, 2026 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.

{{Name: Agenda Item Name}}

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

...4-1407. 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)(a) Except as provided in subsection (9) 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 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, if available, 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, if available, 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, if available, 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, if available, 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 (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 publish the notice, the public body shall (A) post such notice on its website, if available, (B) request the newspaper submit a post on a statewide website, if available, 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 pursuant to subdivision (1)(b)(iv)(A) and (C) of this section and a written record of the request to the newspaper pursuant to subdivision (1)(b)(iv)(B) of this section. 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)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

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

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

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

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

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

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

- (viii) A community college board of governors;
- (ix) The Nebraska Brand Committee;
- (x) A local public health department;
- (xi) A metropolitan utilities district;
- (xii) A regional metropolitan transit authority; and
- (xiii) A natural resources district.

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

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

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as would be provided if virtual conferencing was not used;

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

(iv) Except as otherwise provided in this subdivision, 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.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in

such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

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

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

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

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

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

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

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

(9) 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; Laws 2025, LB521, § 82.

Operative Date: May 31, 2025

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 instate location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

Source: Laws 1975, LB 325, § 5; Laws 1983, LB 43, § 4; Laws 1985, LB 117, § 2; Laws 1987, LB 324, § 5; Laws 1996, LB 900, § 1073; Laws 2001, LB 250, § 2; Laws 2004, LB 821, § 39; Laws 2006, LB 898, § 3; Laws 2008, LB962, § 1; Laws 2021, LB83, § 13; Laws 2024, LB43, § 21.

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. Minutes of December 8, 2025, meeting.

PLANNING COMMISSION
December 8, 2025

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on December 8, 2025, at 6:00 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 November 26, 2025, with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the Planning Commission. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and roll call.** Chair Goc announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Colleen Bray, Robbin Cutsor, Bob Elsasser, Melissa Goc, Fernando Lopez Jr., Josh Mueller and Tom Pillen. Member Tom Lange was absent and excused. City staff members included City Engineer Rick Bogus, Assistant City Engineer Braden Labenz, Chief Building and Code Official Andy Woehrer and Engineering Administrative Specialist Renee Whiting. Also present was Mayor James Bulkley.
2. **Minutes of November 10, 2025, meeting.** The minutes were approved as presented with a motion by Elsasser and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
3. **Public Hearing – Application from Advanced Engineering Consulting Services on behalf of Meadow Ridge Properties, LLC for final plat of Meadow Ridge Properties Subdivision (34th Street west of 53rd Avenue).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that the plat for Meadow Ridge Properties Subdivision will consist of two lots created from an existing property and noted that the final plat is consistent with the preliminary plat reviewed at the previous Planning Commission meeting. The public hearing closed with a motion by Elsasser and a second by Anderson. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent. A recommendation was made with a motion by Lopez and a second by Elsasser to approve the final plat of Meadow Ridge Properties Addition as it is consistent with the preliminary plat and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Lange was absent.
- 3.A. **Public hearing – Determine whether Meadow Ridge Properties Addition should be included within the corporate city limits.** Zwingman, on behalf of the applicant, stated that the developer is in agreement with including Meadow Ridge Properties Addition within the corporate city limits. The public hearing closed with

a motion by Mueller and a second by Bray. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent. A recommendation was made with a motion by Mueller and a second by Elsasser to include Meadow Ridge Properties Addition within the corporate city limits. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

4. Public Hearing – Application from Advanced Engineering Consulting Services on behalf of Meadow Ridge Properties, LLC for final plat of Meadow Ridge Twelfth Addition (extension of Grayhawk Place south of 43rd Street).

Zwingman, on behalf of the applicant, explained that the final plat for Meadow Ridge Twelfth Addition will serve as an extension of Grayhawk Place connecting to the previously completed development. The project includes 20 residential lots intended for townhome use and the accompanying request to rezone the property from RR (Rural Residential), to R-3 (Multiple-Family Residential District) will be considered later on the agenda. He confirmed that the final plat is consistent with the preliminary plat reviewed at the previous Planning Commission meeting. The public hearing closed with a motion by Mueller and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent. A recommendation was made with a motion by Mueller and a second by Pillen to approve the final plat of Meadow Ridge Twelfth Addition as it is consistent with the preliminary plat and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

4.A. Public hearing – Determine whether Meadow Ridge Twelfth Addition should be included within the corporate city limits.

Zwingman, on behalf of the applicant, stated that the developer is in agreement with including Meadow Ridge Twelfth Addition within the corporate city limits. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent. A recommendation was made with a motion by Mueller and a second by Lopez to include Meadow Ridge Twelfth Addition within the corporate city limits. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

5. Public hearing – Application from Meadow Ridge Properties, LLC to rezone property extending Grayhawk Place south of 43rd Street from “RR” (Rural Residential District) to “R-3” (Multiple-Family Residential District) and to amend the Future Land Use Map of the Comprehensive Plan.

Zwingman, on behalf of the applicant, provided an overview of the proposed zoning changes. The public hearing closed with a motion by Lopez and a second by Mueller. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent. A recommendation was made with a motion by

Elsasser and a second by Mueller to approve the rezone of property extending Grayhawk Place south of 43rd Street from “RR” to “R-3” and amend the Future Land Use Map as the proposed zoning is a good fit and is in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

6. Public Hearing – Application from Advanced Engineering Consulting Services on behalf of Shady Lake Development LLC for final plat of Westfield Addition (south side of 23rd Street west of 54th Avenue). Zwingman, on behalf of the applicant, noted that the plat for Westfield Addition will consist of 14 rural residential lots, each exceeding one acre in lot size, and that the property is currently zoned RR (Rural Residential) which is consistent with the proposed use. He confirmed that the final plat is consistent with preliminary plat reviewed at the previous Planning Commission meeting. In response to Bray, Woehrer noted that he believes one hooved animal is permitted on a one-acre lot; however, he will follow up to verify. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent. A recommendation was made with a motion by Elsasser and a second by Mueller to approve the final plat of Westfield Addition as it is consistent with the preliminary plat and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

6.A. Public hearing – Determine whether Westfield Addition should be included within the corporate city limits. Zwingman, on behalf of the applicant, stated that the developer is in agreement to include Westfield Addition within the corporate city limits. The public hearing closed with a motion by Mueller and a second by Anderson. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent. A recommendation was made with a motion by Mueller and a second by Pillen to include Westfield Addition within the corporate city limits. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

7. Public Hearing – Application from Advanced Engineering Consulting Services, Inc. for final plat of Hidden Meadows Addition (southeast corner of 3rd Avenue and 38th Street). (Applicant has requested this public hearing be continued to January 12, 2026). The public hearing was continued to 6 p.m. on January 12, 2026, with a motion by Anderson and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.

7.A. Public hearing – Determine whether Hidden Meadows Addition should be included within the corporate city limits. (Applicant has requested this public hearing be continued to January 12, 2026). The public hearing was continued to 6 p.m. on January 12, 2026, with a motion by Lopez and a second by Mueller. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted

“Aye” and none voted “Nay”. Lange was absent.

8. **Public hearing – Application from Cottonwood Heights, LLC for final plat of Heartland Crossing Addition (southwest corner of 38th Street and East 6th Avenue) (Applicant has requested this public hearing be continued to January 12, 2026).** The public hearing was continued to 6 p.m. on January 12, 2026, with a motion by Bray and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.
- 8.A. **Public hearing – Determine whether Heartland Crossing Addition should be included within the corporate city limits. (Applicant has requested this public hearing be continued to January 12, 2026).** The public hearing was continued to 6 p.m. on January 12, 2026, with a motion by Elsasser and a second by Bray. Anderson, Bray, Cutsor, Elsasser, Goc, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Lange was absent.
9. **Building report for November 2025.** The building report was presented.
10. **Adjournment.** The meeting adjourned at 6:21 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting

- 3. Public hearing - Application from Cushing Terrell on behalf of Les Schwab Group Holdings, LLC for final plat of Les Schwab Subdivision (northeast corner of 23rd Street and E 11th Avenue).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, January 12, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Les Schwab Subdivision, Lot 3, Thiele 5th Addition, an Addition to the City of Columbus, Platte County, Nebraska. Containing a calculated area of 381,853 square feet (8.7661 acres), more or less (northeast corner of 23rd Street and East 11th Avenue) and at said time and place you may appear and be heard

City of Columbus
Shuraya Choat, City Clerk

Publish: 01:02:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: January 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Les Schwab Subdivision – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Les Schwab Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The subdivision consists of three lots. The property is currently within the corporate limits. Lots 1 and 2 are scheduled to be rezoned to B2, business commercial, concurrently with the final plat. Lot 3 on the north will remain RR, rural residential, at this time. Public improvements include a street with a cul-de-sac, storm sewer, water and sanitary sewer.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Weckro

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: 12/18/25

NAME OF SUBDIVISION: Les Schwab Subdivision

NAME OF PROPERTY OWNER: TERRANCE THIELE & THOMAS THIELE 5689 STEAMPUNK ST LAS VEGAS, NV 89118-1916

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: Cushing Terrell, Attn: Ron Isackson

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):
411 E Main St, Ste #101

PHONE NUMBER: 406-922-7107

REPRESENTATIVE E-MAIL: ronisackson@cushingterrell.com

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: TBD

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: The Estate of Leo E. Thiele C/O Thomas Thiele, Personal Representative

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):
51595 848 Road Clearwater, Nebraska 68726

PHONE NUMBER: (402) 640-5726

PROPERTY OWNER E-MAIL: none

DEVELOPER INFORMATION:

NAME OF DEVELOPER: Les Schwab Group Holdings, LLC

ADDRESS (to include City, State, Zip):
PO BOX 5350, Bend, OR 97708-5350

PHONE NUMBER: 541-416-5390

DEVELOPER E-MAIL: stacia.rodby@lesschwab.com

SURVEYOR INFORMATION:

NAME OF SURVEYOR: Mark S. Johannes, PLS, CFedS

SURVEYOR LICENSE NO.: LS-615

Once Recorded Return Document To:

Attn: Name who document should be returned to

Name / or business name

address

City, State, Zipcode

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That The Estate of Leo E. Thiele is the Owner of the following described real estate:

LOT 3, THIELE 5TH ADDITION TO THE CITY OF COLUMBUS, PLATTE
COUNTY, NEBRASKA

Said Owner has caused the above described real estate to be laid out into lots, blocks, streets, avenues, and easement areas belong to such Subdivision under the name of Les Schwab Subdivision to the City of Columbus, Platte County, Nebraska, designating explicitly the land so laid out and particularly describing lots, streets, avenues, and easements belonging to said Subdivision, a plat of which bearing the date of enter date in which plat was signed _____, and certified by Mark S. Johannes, RLS #615, is attached hereto.

Said Owner hereby dedicates the streets, avenues, and easement areas set out and described on said plat to the use and benefit of the public, together with a perpetual easement for the installation of public utilities and maintenance thereof over and across the lots as set out in said plat and therein designated as easements.

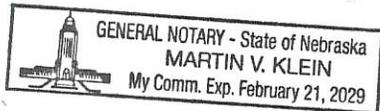
Said Owner covenants and agrees with the City of Columbus to construct and lay, at Owners expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer mains to adequately serve such platted area, and to pave the streets and avenues according to city standards and specifications, and to deliver the same to the City without cost to it.

IN WITNESS WHEREOF, the Owner named herein has executed these presents this 8th
day of Jan, 2026.

Thomas Thiele P.R.
Thomas Thiele, Personal Representative of
The Estate of Leo E. Thiele, Owner

STATE OF NEBRASKA
COUNTY OF ~~PLATTE~~ ANTELOPE : ss.

On this 8th day of January, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Thomas Thiele, Personal Representative of The Estate of Leo E. Thiele, to me personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledged the said instrument to be his voluntary act and deed on behalf of the estate.



Martin V. Klein
Notary Public

(SEAL)

Please return to:
David Gibson
PO Box 5350
Bend, OR 97708
David.r.gibson@lesschwab.com

Les Schwab Subdivision
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on ____ day of _____, 2026, by and between Estate of Leo E. Thiele and SFP-E, LLC an Oregon limited liability company, (both hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as Les Schwab Subdivision, to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within, the Area to be Developed, to the sanitary sewer, water, and storm sewer system of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs; financing costs and miscellaneous costs.

"Property benefited" shall mean property within the Area to be Developed (Exhibit "A"), which will comprise 8.7661 acres of property.

"Street intersections" shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

SECTION I

Subdivider and City covenant that the following public improvements shall be installed and provided by Subdivider as set forth herein, at Subdivider's expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider shall install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with City standards. The Subdivider shall be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal streets, dedicated per plat (Exhibit "A"), all of said paving to be a minimum of thirty-three (33) feet in width and six (6) inches thick, and shall be constructed according to City standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of the minimum width or depth required by a Nebraska Licensed Civil Engineer to properly serve the Area to Be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit "A"), the same to be located on a sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit "A") to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer system improvements shall be paid by the Subdivider, with exception of storm sewer mains in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed, including incoming runoff, and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to City standards within a dedicated right-of-way and easement areas per plat (Exhibit "A") on a water plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said water distribution improvements. The entire cost of the water distribution system and improvements shall be paid by the Subdivider, with exception of water mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement areas dedicated per plat (Exhibit "A"), which Subdivider shall arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required, the costs shall be borne by the Subdivider.

H. Subdivider shall arrange for street lighting for public streets dedicated per plat (Exhibit "A") to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider shall install the concrete sidewalk four feet wide and four inches thick, or six inches through driveways or private streets, in accordance with the Americans with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by a Nebraska Licensed Civil Engineer, and submitted with the Final Plat. Post construction storm water management systems shall be installed, maintained, and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Subdivider's expense. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Subdivider shall provide a copy of the NOI and SWPPP, name and contact information of the certified person/firm providing the inspections to the City as part of the City's Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the Subdivider shall complete a small lot NOI SWPPP.

K. Subdivider shall provide copies of all required Federal and State permits to City prior to work on or in those respective areas. This includes, but not limited to, Nebraska Department of Transportation permits and Nebraska Department of Water, Energy and Environment, Construction Storm Water NOI and SWPPP.

L. Lot 1 shall not have direct driveway access from 23rd Street and East 11th Avenue. Access to Lot 1 from Schwab Place shall be as far east from the East 11th Avenue intersection as practical and subject to the approval of the City Engineer. Lot 2 shall not have direct driveway access from 23rd Street. Lot 3 access from Schwab Place shall be as far east from the East 11th Avenue intersection as practical and subject to approval of the City Engineer. Lot 3 access to East 11th Avenue will be limited one location and shall be as far north as practical and subject to the approval of the City Engineer.

SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to

construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, to the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed, including, without limitation, that certain Thiele 5th Addition Development Agreement between Owner and City dated November 20, 2023 and recorded on November 29, 2023 in Book 255, Page 1191 in the Platte County Register of Deeds, but only to the extent such Thiele 5th Addition Development Agreement pertains to Lot 3, Thiele 5th Addition.

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Subdivider's expense, within 30 days of final plat approval.

SECTION VI

The Subdivider shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses (if residential) or businesses (if commercial) shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. An extension of this time period may be requested by the Subdivider and if said request receives a favorable recommendation of Planning Commission and approval by the City Council the deadline will be extended pursuant to the new deadline set by the City Council.

As soon as reasonably practicable after completion of the public improvements (but no later than thirty (30) days after completion), the City shall perform an inspection. If all work including, but not limited to, completion of construction punch list items; all federal, state and local permit approvals; design engineer of record acceptance notification; and record drawing submittal, is satisfactory, the City shall issue a written document certifying Subdivider's completion and the City's acceptance of the completed improvements. All public improvements constructed by Subdivider shall become the property of the City immediately upon such written acceptance.

SECTION VII

This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

CITY CLERK

MAYOR Date

APPROVED AS TO FORM

CITY ATTORNEY

SUBDIVIDER

Thomas Thiele, Personal Representative of
The Estate of Leo E. Thiele

By Tom Thiele

Dated this 8th day of Jan, 2026.

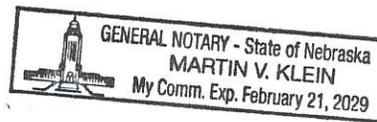
STATE OF NEBRASKA)
 ANTELOPE) ss.
COUNTY OF ~~PLATTE~~)

On this 8th day of January, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas Thiele, Personal Representative of the Estate of Leo. E. Thiele, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed on behalf of the estate.

Witness my hand and Notarial Seal the day and year last above written.

Martin V. Klein
Notary Public

(My commission expires: 2/21/29)



SUBDIVIDER:

SFP-E, LLC,
an Oregon limited liability company

By: 
Dietrich Haar, Vice President

Dated: January 7, 2026

STATE OF OREGON)
) ss.
County of Deschutes)

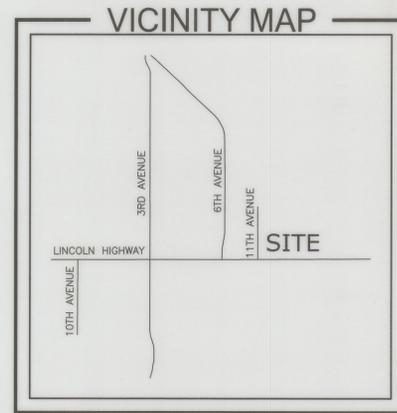
This instrument was acknowledged before me on January 7, 2026, by Dietrich Haar as the Vice President of SFP-E, LLC.


Notary Public - State of Oregon



LES SCHWAB SUBDIVISION

A SUBDIVISION OF LOT 3, THIELE 5TH ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M.,
 CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA



LEGAL DESCRIPTION:

Lot 3, Thiele 5th Addition, an Addition to the City of Columbus, Platte County, Nebraska.
 Containing a calculated area of 381,853 square feet (8.7661 acres), more or less

OWNERS CERTIFICATE:

The Estate of Leo E. Thiele, owner of the real estate described hereon and shown on the accompanying plat, has caused such real estate to be platted as: Les Schwab Subdivision.
 The right-of-way and easements shown on this plat are hereby dedicated to the use and benefit of the public.

Thomas Thiele P.R.
 By: Thomas Thiele, Personal Representative of The Estate of Leo E. Thiele

ACKNOWLEDGEMENT:

STATE OF ~~NEBRASKA~~ }
 COUNTY OF ANTHROP } SS

Before me, a Notary Public, qualified and acting in said County, personally came Thomas Thiele, Personal Representative of The Estate of Leo E. Thiele, known to me to be the identical person who signed the foregoing "Owners Certificate" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 29th day of December, 2025

Martini V. Klein
 My Commission expires 2/21/29 Notary Public

PLANNING COMMISSION:

STATE OF NEBRASKA }
 COUNTY OF PLATTE } SS
 CITY OF COLUMBUS }

This plat of LES SCHWAB SUBDIVISION in the City of Columbus, Platte County, Nebraska was approved by the Planning Commission this ____ day of _____, 2026.

Chairman _____

CITY OF COLUMBUS APPROVAL:

STATE OF NEBRASKA }
 COUNTY OF PLATTE } SS

The foregoing plat was approved by the City Council of Columbus, Nebraska, by Resolution No. _____ duly passed by the City Council on the ____ day of _____, 2026.

City Clerk _____ Mayor _____

COLUMBUS, NEBRASKA SCHOOL BOARD:

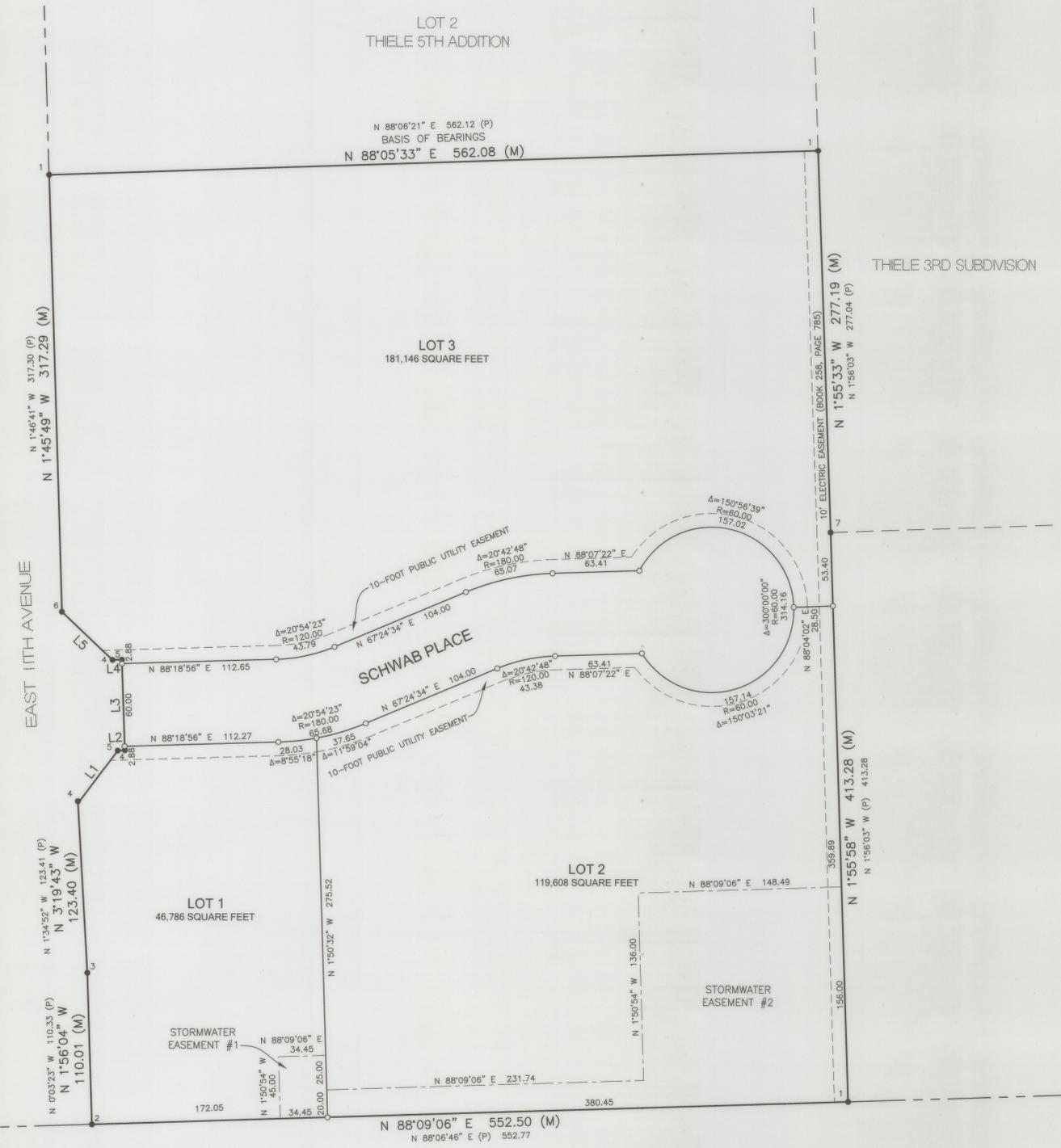
This Final Plat of LES SCHWAB SUBDIVISION in the City of Columbus, Nebraska is approved by the Columbus Public Schools this the 7th day of January, 2026.

Chapman
 School Superintendent

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Nebraska, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the applicable standards of practice have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.



STORMWATER EASEMENT LEGAL DESCRIPTIONS:

Stormwater Easement No. 1

That portion of Lot 1, Les Schwab Subdivision, City of Columbus, Platte County, Nebraska described as follows:

Beginning at the southeast corner of said Lot 1;

- 1) thence along the south line of said Lot 1 South 88 degrees 09 minutes 06 seconds West 34.45 feet;
- 2) thence North 1 degree 50 minutes 54 seconds West 45.00 feet;
- 3) thence North 88 degrees 09 minutes 06 seconds East 34.45 feet to the east line of said Lot 1;
- 4) thence along said east line South 1 degree 50 minutes 32 seconds East 45.00 feet to the point of beginning.

Stormwater Easement No. 2

That portion of Lot 2, Les Schwab Subdivision, City of Columbus, Platte County, Nebraska described as follows:

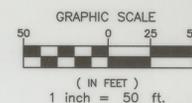
Beginning at the southeast corner of said Lot 2;

- 1) thence along the south line of said Lot 2 South 88 degrees 09 minutes 06 seconds West 380.45 feet;
- 2) thence North 1 degree 50 minutes 32 seconds West 20.00 feet;
- 3) thence North 88 degrees 09 minutes 06 seconds East 231.74 feet;
- 4) thence North 01 degree 50 minutes 54 seconds West 136.00 feet;
- 5) thence North 88 degrees 09 minutes 06 seconds East 148.49 feet to the east line of said Lot 2;
- 6) thence along said east line South 01 degrees 55 minutes 58 seconds East 156.00 feet to the point of beginning.

LEGEND

- 1 FOUND 1 1/4" ORANGE PLASTIC CAP MARKED, "TA TREMEL LS455"
 - 2 FOUND 1" ORANGE PLASTIC CAP INSIDE 1" PIPE MARKED, "LS 593"
 - 3 FOUND 1" ORANGE PLASTIC CAP MARKED, "LS 593"
 - 4 FOUND 1 1/4" ORANGE PLASTIC CAP MARKED, "BREUER RLS586". 1.5" WITNESS MONUMENT
 - 5 FOUND 5/8" IRON ROD
 - 6 FOUND 5/8" REBAR
 - 7 FOUND 1" OUTSIDE DIAMETER PIPE
- SET #5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP MARKED, "CSAM, LLC RLS 615"
- P DENOTES PLATTED BEARING AND/OR DISTANCE
- M DENOTES MEASURED BEARING AND/OR DISTANCE
- R DENOTES RADIUS LENGTH
- Δ DENOTES DELTA ANGLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 37°00'52" E	47.87 (M)	N 38°42'05" E	47.89 (P)
L2	N 85°43'58" E	5.21 (M)	N 87°04'02" E	5.19 (P)
L3	N 2°02'46" W	65.77 (M)	N 0°14'05" W	65.66 (P)
L4	S 88°03'58" W	6.78 (M)	N 89°53'04" E	6.79 (P)
L5	N 46°47'27" W	50.83 (M)	N 45°01'52" W	50.83 (P)



OWNER:

Leo E. Thiele
 5689 Steampunk St.
 Las Vegas, NV 89118

ENGINEER:

Cushing Terrell
 Ron Isackson, P.E.
 411 E. Main St., Suite 101
 Bozeman, MT 59715

SURVEYOR:

Compass Surveying and Mapping, LLC
 3253 West Carefree Circle
 Colorado Springs, CO 80917

MSJ
 12/24/25
 Mark S. Johannes, Date
 Nebraska Professional Land Surveyor No. 615
 For and on behalf of Compass Surveying & Mapping, LLC



COMPASS SURVEYING & MAPPING, LLC
 3253 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSAMLLC.COM
 INFO@SURVEYINGCOLORADO.COM

REVISIONS:	PROJECT NO.	25030
1 12/23/25 City comments.	DATE:	DECEMBER 17, 2025
	DRAWN BY:	MSJ
	CHECKED BY:	MSJ
	SHEET:	1 OF 1

- 4. Public hearing - Application from Cushing Terrell on behalf of Les Schwab Group Holdings, LLC to rezone property located in Lots 1 and 2, Les Schwab Subdivision from "RR" (Rural Residential District) to "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan. (northeast corner of 23rd Street and E 11th Avenue)**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, January 12, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone a tract of land located in Lots 1 and 2 Les Schwab Subdivision to the City of Columbus, Platte County, Nebraska, containing a calculated area of 381,853 square feet (8.7661 acres), more or less (northeast corner of 23rd Street and East 11th Avenue) from "RR" (Rural Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 01:02:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: January 6th 2026
TO: Tara Vasicek, City Administrator
FROM: Andy Woehrer, Chief Building & Code Official
RE: Rezone Lots 1 and 2 Les Schwab Subdivision from R-R Rural Residential District to B-2 General Commercial District.

RECOMMENDATION:

I recommend approval of the proposed rezoning from R-R Rural Residential District to B-2 General Commercial District and to amend the Future Land Use Map accordingly.

DISCUSSION:

We have received a rezoning application for Lots 1 and 2 Les Schwab Subdivision from R-R Rural Residential to B-2 General Commercial. The owner intends to develop the site for business development. This rezoning is consistent with the Columbus Land Development Ordinance and is suitable for the surrounding area.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request for rezoning.

SIGNATURE:

By: Andy J. Woehrer

Approved By: [Signature]

REZONING APPLICATION

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

PROPERTY OWNER NAME: The Estate of Leo E. Thiele C/O Thomas Thiele, Personal Representative

APPLICANT: Cushing Terrell on behalf of Les Schwab

APPLICANT MAILING ADDRESS: 411 E Main St Ste #101, Bozeman, MT 59715

APPLICANT PHONE NUMBER: 406-922-7107

APPLICANT EMAIL ADDRESS: ronisackson@cushingterrell.com

ATTORNEY/FIRM: David Gibson Assistant General Counsel - Les Schwab

ATTORNEY PHONE NUMBER: 541.416.5342

ATTORNEY E-MAIL ADDRESS: david.r.gibson@lesschwab.com

ADDRESS OF PROPERTY TO BE REZONED: TBD

LEGAL DESCRIPTION OF PROPERTY:

LOTS 1 & 2 OF LES SCHWAB SUBDIVISION. LOT 3 TO REMAIN RURAL RESIDENTIAL.

PRESENT ZONING CLASSIFICATION: RURAL RESIDENTIAL

REQUESTED ZONING CLASSIFICATION: GENERAL COMMERCIAL

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

The purpose of the rezoning is to facilitate the construction of Retail/Commercial establishments on proposed Lots 1 and 2 of the Les Schwab Subdivision. Proposed Lot 3 will remain as currently zoned.

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

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

DATED THIS 18 DAY OF December, 2025.

Ron Isackson

Owner or Owner's Representative

Digitally signed by Ron Isackson
DN:
E=Ronisackson@cushingterrell.com,
CN=Ron Isackson, OU=Users,
OU=Bzmn, DC=ctagroup, DC=net
Date: 2025.12.18:57:57-07'00'

LES SCHWAB SUBDIVISION

A REPLAT OF LOT 3, THIELE 5TH ADDITION
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M.,
 CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

LEGAL DESCRIPTION:

Lot 3, Thiele 5th Addition, an Addition to the City of Columbus, Platte County, Nebraska.
 Containing a calculated area of 381,853 square feet (8.7661 acres), more or less

OWNERS CERTIFICATE:

I, Leo E. Thiele, owner of the real estate described hereon and shown on the accompanying plat, has caused such real estate to be platted as: Les Schwab Subdivision.
 The right-of-way and easements shown on this plat are hereby dedicated to the use and benefit of the public.

By: Leo E. Thiele, Owner

ACKNOWLEDGEMENT:

STATE OF _____ }
 COUNTY OF _____ } SS

Before me, a Notary Public, qualified and acting in said County, personally came Leo E. Thiele, known to me to be the identical person who signed the foregoing "Owners Certificate" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this ____ day of _____, 20____.

My Commission expires _____ Notary Public _____

CITY OF COLUMBUS APPROVAL:

This plat of Les Schwab Subdivision was approved by the City of Columbus

this _____ day of _____, 20____.

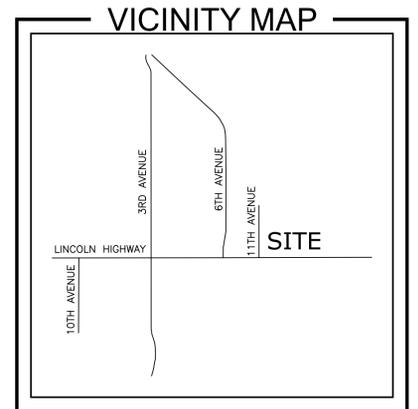
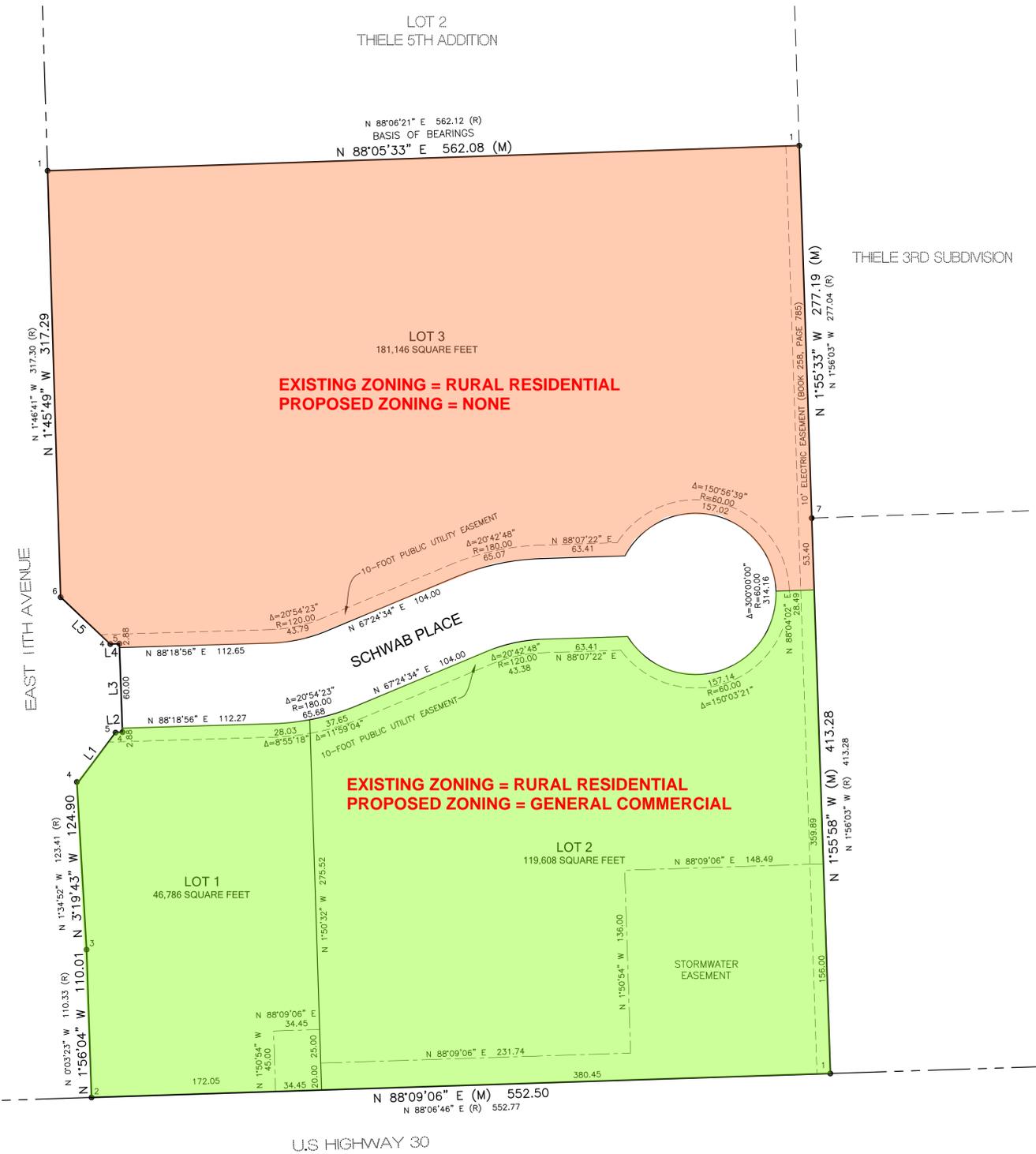
City Administrator _____ City Clerk _____

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Nebraska, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the applicable standards of practice have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes _____ Date _____
 Nebraska Professional Land Surveyor No. 615
 For and on behalf of Compass Surveying & Mapping, LLC



- 1 FOUND 1 1/4" ORANGE PLASTIC CAP MARKED, "TA TREMEL LS455"
- 2 FOUND 1" ORANGE PLASTIC CAP INSIDE 1" PIPE MARKED, "LS 593"
- 3 FOUND 1" ORANGE PLASTIC CAP MARKED, "LS 593"
- 4 FOUND 1 1/4" ORANGE PLASTIC CAP MARKED, "BREUER RL5586"
- 5 FOUND 5/8" IRON ROD
- 6 FOUND 5/8" REBAR
- 7 FOUND 1" OUTSIDE DIAMETER PIPE

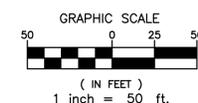
OWNER:

Leo E. Thiele
 5689 Steampunk St.
 Las Vegas, NV 89118

ZONING:

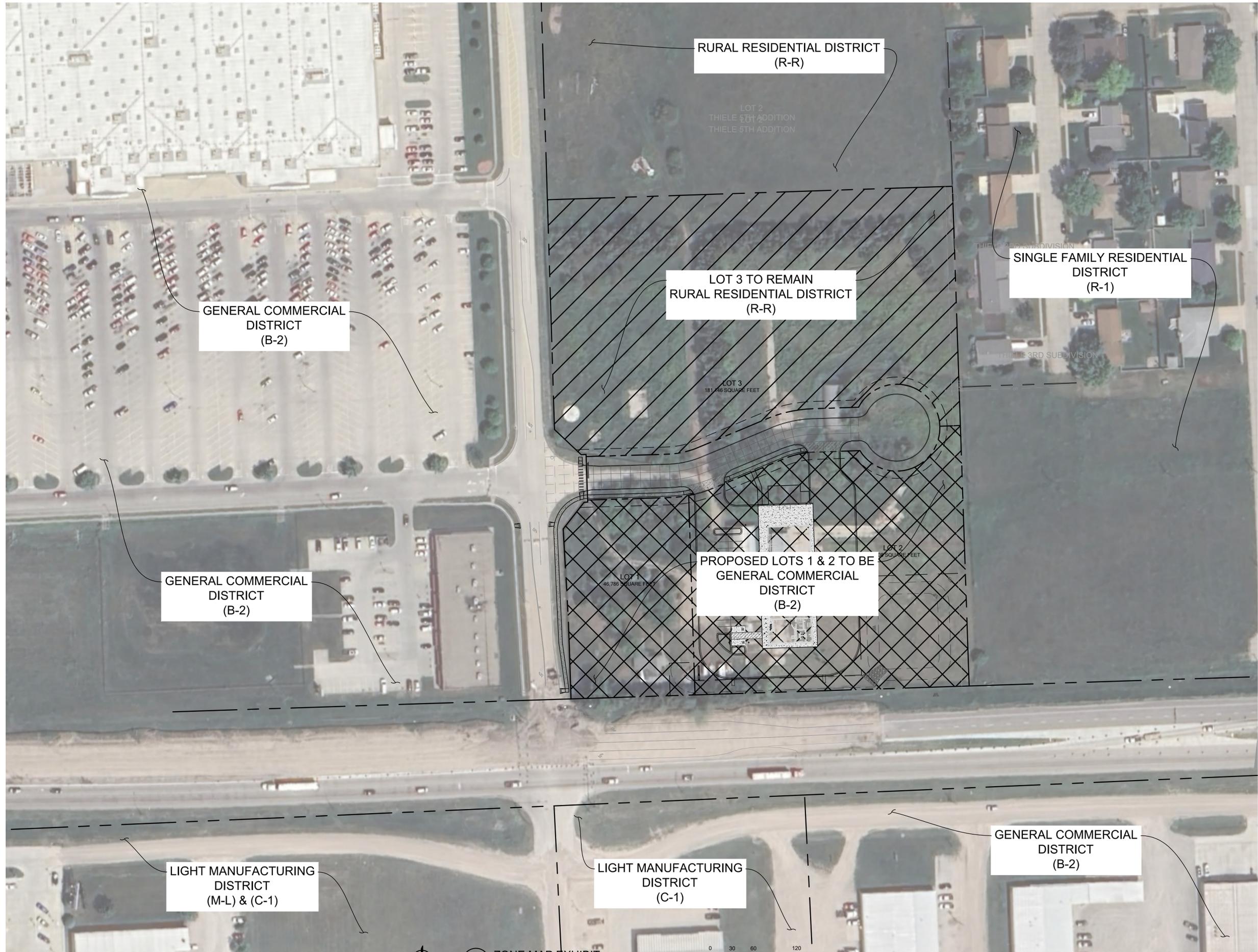
Commercial

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 37°00'52" E	47.87	N 38°42'05" E (R)	47.89
L2	N 85°43'58" E	5.21	N 87°04'02" E (R)	5.19
L3	N 2°02'46" W	65.77	N 0°14'05" W (R)	65.66
L4	S 88°03'58" W	6.78	N 89°53'04" E (R)	6.79
L5	N 46°47'27" W	50.83	N 45°01'52" W (R)	50.83



REVISIONS:	PROJECT No.	25030
	DATE:	SEPTEMBER 13, 2025
	DRAWN BY:	MSJ
	CHECKED BY:	MSJ
	SHEET:	1 OF 1

COMPASS SURVEYING & MAPPING, LLC
 3253 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSAMLLC.COM
 INFO@SURVEYINGCOLORADO.COM



RURAL RESIDENTIAL DISTRICT (R-R)

LOT 2
THIELE 5TH ADDITION
THIELE 5TH ADDITION

LOT 3 TO REMAIN
RURAL RESIDENTIAL DISTRICT (R-R)

LOT 3
181,746 SQUARE FEET

SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

GENERAL COMMERCIAL DISTRICT (B-2)

GENERAL COMMERCIAL DISTRICT (B-2)

PROPOSED LOTS 1 & 2 TO BE
GENERAL COMMERCIAL DISTRICT (B-2)

LOT 1
46,788 SQUARE FEET

LOT 2
29,500 SQUARE FEET

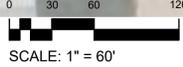
LIGHT MANUFACTURING DISTRICT (M-L) & (C-1)

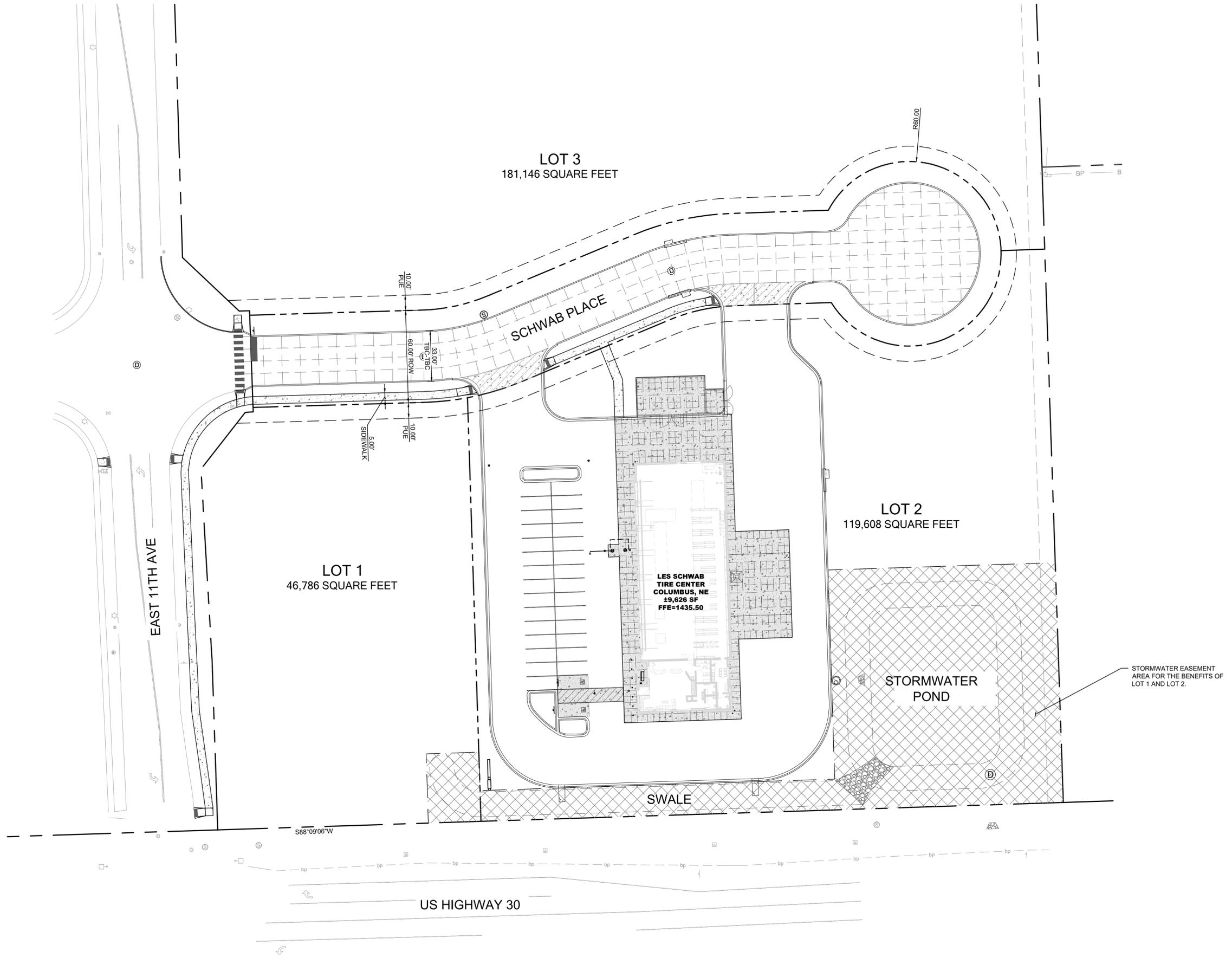
LIGHT MANUFACTURING DISTRICT (C-1)

GENERAL COMMERCIAL DISTRICT (B-2)

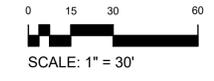


1 ZONE MAP EXHIBIT





1 EXHIBIT D



- 5. Public hearing - Application from Hazard Engineering on behalf of Cottonwood Heights, LLC for final plat of Heartland Crossing Addition (southwest corner of 38th Street and East 6th Avenue). (Continued from December 8, 2025, meeting.)**



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: January 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Heartland Crossing Addition – Final Plat

RECOMMENDATION:

City staff recommends the removal of the Heartland Crossing Addition final plat and inclusion into the corporate limit public hearings from the agenda.

DISCUSSION:

The applicant and developers were not able to meet the Columbus Land Development (CLDO) timelines for submitting the final plat and allowing adequate time for staff review, for both the December 15, 2025, and January 12, 2026, Planning Commission meetings. Written final plat submittal reviews and notifications were sent on: November 21, 2025; December 1, 2025; December 23, 2025; and December 31, 2025. We also had an in person meeting where the deadline was reiterated on December 15, 2025. In addition, there were phone call discussions with various staff with the applicant or developer representatives.

The Planning Commission and City Council continued the public hearings from the December to the January meeting, thus the need to remove it from the agenda. Due to the need for public transparency and in accordance with the CLDO, the final plat and inclusion into the corporate limit public hearings should be removed the agenda. A developer representative will need to re-start and re-submit the final plat application, including all submittals, for a future Planning Commission meeting agenda.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wiskra

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

5.A. Public hearing - Determine whether Heartland Crossing Addition should be included within the corporate city limits. (Continued from December 8, 2025, meeting.)

6. Public hearing - Application from Advanced Consulting Engineering Services, Inc. on behalf of Columbus Public Schools for final plat of Hidden Meadows Addition (southeast corner of 3rd Avenue and 38th Street). (Continued from December 8, 2025, meeting.)



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: January 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Hidden Meadows Addition – Final Plat

RECOMMENDATION:

City staff recommends the removal of the Hidden Meadows Addition final plat and inclusion into the corporate limit public hearings from the agenda.

DISCUSSION:

Columbus Public Schools (CPS) is on record to only final plat and annex this property if and when the Heartland Crossing Addition final plat and annexation is approved. CPS and Cottonwood Heights LLC, the Heartland Crossing Addition developer, have an agreement.

The Planning Commission and City Council continued the public hearings from the December to the January meeting, thus the need to remove it from the agenda. Due to the need for public transparency and in accordance with the CLDO, the final plat and inclusion into the corporate limit public hearings should be removed the agenda. A developer representative will need to re-start and re-submit the final plat application, including all submittals, for a future Planning Commission meeting agenda.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wehner

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

6.A. Public hearing - Determine whether Hidden Meadows Addition should be included within the corporate city limits. (Continued from December 8, 2025, meeting.)

7. Building report for December 2025.



City of Columbus

Building Department

Phone: 402-562-4236 Email: CommDevPermits@columbusne.us
www.columbusne.us

December Building Report Comments

For the Residential area, permits were issued for one single-family home, six three-unit townhomes, fifteen four-unit townhomes, as well as various residential alterations and additions. Additionally, permits were granted for one deck, and two fences during the month of December.

On the Commercial side, permits were issued for alterations at the BD Medical plant, 5317 27th street, and Blue Gem Therapy. New construction permits were also issued for the Lloyd's Storage building, and a meter building for ADM.

Plan reviews are currently underway for the Meadow Ridge Properties building, Tremel's building, storage building for Odbert, CCH Maintenance building, and a couple wireless tower projects.

Andy Woehrer
Chief Building and Code Official
City of Columbus



City of Columbus

Building Department Monthly Report (Previous Year Version)

01/02/2026

december 2025 2024

	december 2025			december 2024		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structu	0	\$0.00	\$0.00	1	\$217.67	\$34560.00
Com Addition	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Com Alteration	3	\$12634.01	\$5592000.00	5	\$4982.70	\$1628000.00
Com New Constr	2	\$2040.81	\$525655.00	1	\$35703.88	\$17000000.00
Com Plumbing	2	\$69.00	\$6500.00	5	\$395.00	\$378986.00
Deck	1	\$118.55	\$8000.00	1	\$80.65	\$10000.00
Demolition	2	\$114.00	\$7500.00	2	\$60.00	\$5500.00
Egress Window	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Fence	2	\$64.00	\$8500.00	8	\$256.00	\$35500.00
Gas line	1	\$32.00	\$1000.00	1	\$32.00	\$1000.00
Res Addition	1	\$528.35	\$110000.00	2	\$352.32	\$52016.00
Res Addition Wo	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Alteration	7	\$984.80	\$137752.30	2	\$609.00	\$114000.56
Res New Construc	79	\$49951.85	\$12083600.00	12	\$4839.51	\$2622400.00
Res Plumbing	9	\$478.00	\$71000.00	7	\$511.00	\$79000.00
Res Pool	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Signs	2	\$159.00	\$6500.00	0	\$0.00	\$0.00
Sprinklers	6	\$152.00	\$121500.00	0	\$0.00	\$0.00
Tree Removal	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Wireless Tower	1	\$264.00	\$50000.00	0	\$0.00	\$0.00
YEAR TOTAL	118	\$67590.37	\$18729507.30	47	\$48039.73	\$21960962.56

Population: All Records
 Permit.DateIssued Between 12/1/2024 12:00:00 AM
 AND 12/31/2025 11:59:59 PM

City of Columbus
Building Department Yearly Report

01/02/2026

	<u>Count</u>	<u>Permit Fees</u>	<u>Value</u>
Accessory Structu	40	\$7937.38	\$2177606.25
Com Addition	11	\$15712.53	\$5588794.00
Com Alteration	44	\$61316.19	\$23621235.97
Com New Constr	28	\$186643.26	\$96368307.00
Com Plumbing	38	\$24543.00	\$8799857.00
Deck	53	\$4054.52	\$507969.98
Demolition	15	\$492.00	\$265622.00
Egress Window	19	\$749.93	\$56800.00
Fence	147	\$4733.00	\$573477.98
Gas line	5	\$160.00	\$13300.00
Res Addition	22	\$8078.20	\$1610709.00
Res Addition Wo	2	\$817.73	\$155000.00
Res Alteration	68	\$7768.66	\$1161721.18
Res New Constr	170	\$140966.06	\$43001831.00
Res Plumbing	148	\$11874.00	\$2354547.00
Res Pool	6	\$1645.50	\$287000.00
Signs	46	\$3742.00	\$631966.82
Sprinklers	81	\$1808.00	\$1918100.00
Tree Removal	5	\$336.00	\$5450.58
Wireless Tower	6	\$1313.24	\$329698.56
YEAR TOTAL	954	\$484691.20	189428994.32

Population: All Records
 Permit.DateIssued Between 1/1/2025 12:00:00 AM
 AND 12/31/2025 11:59:59 PM

8. Adjournment.