

## PROCEEDINGS OF BOARD OF EQUALIZATION

April 7, 2025

A statutory meeting of the mayor and city council of the City of Columbus, Nebraska, was convened in open and public session on April 7, 2025, at 5 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska, to sit as a Board of Equalization for the purpose of considering, equalizing, and levying special assessments necessary to defray the costs of improvements included in Street Improvement Districts No. 184 and 189. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 8, 13, 21, 28 and April 4, 2025, with a copy of the proof of publications being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor and city council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT AND ROLL CALL:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Charlie Bahr, Troy Hiemer, Rich Jablonski, Kat Lopez, AJ Palensky, Prent Roth, and Ron Schilling. Council Member Cynthia Alarcón was absent and excused. City staff members included City Administrator Tara Vasicek, City Clerk Shuraya Choat, City Engineer Rick Bogus, Interim Police Chief Bret Strecker, Public Works Director Chuck Sliva, Finance Director Heather Lindsley, Project Manager Braden Labenz, and Engineering Administrative Specialist Renee Whiting.
2. **Public hearing - Proposed assessments for Street Improvement District No. 184 and 189.** Bogus noted that the property owners within these street improvement districts were first notified three years ago regarding the creation of the districts and the estimated project costs. Recent notifications mailed March 7, 2025, included the notice of meeting, an amortization schedule, and final assessment costs. Bogus explained that because both districts run along arterial roadways, sales tax revenue and federal funding will be used to cover 80% of the project costs with the remaining 20% being assessed to the property owners. He also mentioned that the city's assessment policy includes a provision to charge interest rates at prime plus one percent as allowed by state statute; however, the city council opted to set a 0% interest rate for both projects, which reduced the overall costs for the property owners. Bogus gave a brief explanation of each improvement district and their final costs: Street Improvement District No. 184, located on 23rd Street from east of 48th Avenue to 54th Avenue, had a final assessment cost of \$98.69 per lineal foot which increased from the estimated \$93.85 per lineal foot due to final design and construction quantity cost increases; Street Improvement District No. 189, located on 48th Avenue from 23rd Street to south of Bradshaw Park entrance, had a final assessment cost of \$85.76 per lineal foot which decreased from the estimated \$106.35 per lineal foot due to a decrease final design and

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construction quantity costs. Bogus clarified that no one filed an application for relief in either district; however, one agricultural deferment in Street Improvement District No. 189 will not require payment until the property is sold or used for a different purpose. Amanda Richards, 4729 18 Street, explained that she lives at the corner of 48th Avenue and 18th Street and pointed out that 18th Street forms a u-shaped which requires all residents in that neighborhood to use 48th Avenue to enter their neighborhood. She asked if there was any consideration to distributing the cost among the owners within that neighborhood instead of just the houses on the end. Bulkley explained that the council looked at many options for this project and made a decision that was most equitable for the community as a whole. The public hearing closed with a motion by Jablonski and a second by Lopez. Bahr, Hiemer, Jablonski, Palensky, Lopez, Roth, and Schilling voted "Aye" and none voted "Nay". Alarcón was absent.

3. **Resolution No. 25-46 to equalize and levy special assessments for improvements in Street Improvement District No. 184 and 189.** Resolution No. R25-46 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, SITTING AS A BOARD OF EQUALIZATION, TO EQUALIZE AND LEVY SPECIAL ASSESSMENTS FOR IMPROVEMENTS IN STREET IMPROVEMENT DISTRICT NO. 184 AND STREET IMPROVEMENT DISTRICT NO. 189 was adopted with a motion by Hiemer and a second by Schilling. Bahr, Hiemer, Jablonski, Palensky, Lopez, Roth, and Schilling voted "Aye" and none voted "Nay". Alarcón was absent.

4. **ADJOURNMENT:** The meeting adjourned at 5:47 p.m.

Presented and approved this 21st day of April 2025.

OFFICE OF THE CITY CLERK

: Shuraya Choat