

PROCEEDINGS OF CITY COUNCIL
March 17, 2025

A regular meeting of the mayor and council of the City of Columbus, Nebraska, was convened in open and public session on March 17, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on February 27, 2025, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor and city council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Cynthia Alarcón, Charlie Bahr, Troy Hiemer, Rich Jablonski, Kat Lopez, AJ Palensky, Prent Roth and Ron Schilling. City staff members included City Administrator Tara Vasicek, City Attorney Neal Valorz, City Engineer Rick Bogus, Interim Police Chief Bret Strecker, Public Works Director Chuck Sliva, Public Property Director Doug Moore, Finance Director Heather Lindsley, Project Engineer Braden Labenz, Communications Manager Matt Lindberg, Assistant City Clerk Linda Nickeson, and Account/Human Resource Clerk Karen Bomberger.
2. **PRAYER:** Jablonski led in prayer.
3. **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE:** The National Anthem was played and the Pledge of Allegiance was recited.
4. **CONSENT AGENDA:** The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda. The items on the consent agenda were approved with a motion by Jablonski and a second by Bahr. Alarcón, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".
 - 4.A. **Minutes of March 3, 2025, City Council meeting.**
 - 4.B. **Minutes of March 3, 2025, Community Development Agency meeting.**
 - 4.C. **Reappointment of Troy Loeffelholz to Civil Service Commission for five-year term.**
 - 4.D. **Resolution No. R25-39 approving request from Columbus Havoc 16U Softball to camp overnight in Gerrard Park, Thursday, Friday, Saturday, and Sunday, June 5, 6, 7, and 8, 2025. (Board of Parks Commissioners recommends approval.)** Resolution No. R25-39 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA,

APPROVING USE OF GERRARD PARK TO CAMP OVERNIGHT ON JUNE 5, 6, 7, AND 8, 2025, FOR THE DIAMOND CLASSIC SOFTBALL TOURNAMENT.

4.E. Resolution No. R25-40 authorizing payment of various improvement projects. Resolution No. R25-40 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER TO WIT: BIERMAN CONTRACTING, INC., CENTENNIAL PARK RESTROOM AND CONCESSION, \$21,653.10.

4.F. Finance department report.

4.G. Payroll and bills on file. B=Bnd Pymnts; CP=Capt'l Proj; E=Expns; G=Grnts; I=Insrc; L=Lic; M=Mbrshp; P=Pymt; R=Rfnd; RT=Rent; S=Srv & Supp; T=Trng; 3/28/25 payroll 859,644.05; 911 Cstm 3,618.00 S; A to Z Msgng 135.00 S; Ace Hdwr 772.19 S; V Adame 104.54 E; Adv Auto 19.00 S; Aqua-Pure 6,465.75 S; Arnold Mtr Sup 961.94 S; Auxiant 82,118.07 I; Awards & Eng 300.00 S; Baird Holm 1,900.00 S; Barco Mun Prod 1,019.40 S; Behlen Twng 1,200.00 S; Bierman Cntrctng 21,653.10 CP; Black Hills 6,862.70 S; Blckstn Pub 144.73 S; Casey's Mail Serv 5,098.70 S; CDW Gov 2,224.40 S; CCC 300.00 S; S Choat 107.80 E; City of Col 4,107.67 S; City of Schylr 700.00 P; Club Prpht 517.00 S; Col Chamber 8,000.00 P; CCH 3,358.50 S; Col Crdt Serv 90.17 S; Col Cstm Emb 82.00 S; Col Fam Rsrc Ctr 11,594.12 RT; Col Plmbng 72.00 S; Cmmnwth Elec 1,141.28 S; Core & Main 24,632.01 S; Crnhskr Pwr 492.09 S; Crown Plz 929.70 S; Culligan 144.50 S; Demco 242.97 S; D Dunbar 9,674.83 P; Eakes 1,147.08 S; Ecolab 109.20 S; Elect Pump 4,041.55 S; Elctrl Eng 66.90 S; Elctrnc Eng 969.95 CP; Engrnd Cntrls 548.00 S; Fifth Season 1,545.31 S; First Natl Bnk of Omaha 23,200.76 S; Frontier 2,042.26 S; G.I. Trlr 6,135.33 S; Galls 383.83 S; Gehring Const 76.50 S; Golfnow 196.96 S; D Gomez 22.42 E; Grt Plns Bldg Sup 17.81 S; Grt Plns Comm 1,562.47 S; Grt Plns Unfrms 699.95 S; Gunslingers 453.64 S; Hawkins 4,292.14 S; HD Sppl 201.81 S; HDR 30,696.06 CP; Hrtlnd Ntrl Gas 16,532.77 S; Hrtlnd Offc Clnrs 520.00 S; Hobby Lobby 42.62 S; Hldy Otdr Decor 9,763.00 S; Hmtwn Lsng 130.21 S; M Howerter MD 1,294.00 S; Hstlr Turf Equip 16,919.00 CP; Hy-Vee 19.96 S; IAPMO 637.50 M; Ingram Lbry 2,832.53 S; Jackson Serv 1,994.33 S; John Deere Fin 99.44 S; Jones Grp 40.00 S; Kelly Sup 606.85 S; Language Ln Serv 219.34 S; LARM 918.89 S; League of NE Mun 33.00 T; Lncln Wnwtr 6,500.98 S; Loup 101,542.27 S; Mailbox 231.37 S; Matheson-Linweld 65.43 S; Menards 1,123.49 S; MARC 688.00 S; Mdwtst Lab 73.25 S; Mdwtst Tape 626.02 S; Mike's Twng 1,050.00 S; Napa Auto 1,382.19 S; NDEE 150.00 T; NE Law Enf 39.90 T; NE Mun Fire Chfs 660.00 M; NE State Fire Mrshl 36.00 S; NE State Ptrl 1,650.00 S; Newman Sgns 432.43 S NFPI Trng 1,880.00 T; NE NE Econ Dev 225.00 G; NE NE Sld Wste 46,226.49 S; NoSwett Fncng 26,945.00 CP; NWEA 550.00 T; Occ Health

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3,521.00 S; Olson Pest 483.00 S; One Call 171.92 S; One Src 95.00 S; O'Reilly 320.80 S; Paper Tiger 35.00 S; Pete Lien 7,034.69 S; Petty Cash 157.52 S; Platte Cnty 4,062.00 S; Platte Cnty Reg of Deeds 60.00 S; Platte Villy Comm 261.25 S; Playaway Prod 54.99 S; N Porter 20.22 E; Prestox 134.24 S; Provantage Acctng 8,947.00 S; Quadient 1,000.00 S; QMC 6,289.11 S; Road Bldrs 18,000.00 CP; P Roth 149.58 E; PR Donnelley 153.17 S; Rutts Htng & Air 1,470.32 S; RVW 364.00 CP; Sapp Bros 34,610.90 S; Schaeffer Mfg 1,323.00 S; Schieffer Sgns 1,065.00 CP; R Schilling 107.80 E; Schwing Bioiset 869.10 S; Security Equip 21,916.16 CP; Srvcstr by Shvln 2,559.00 S; Shvln Sup 703.08 S; Sipple Hansen 5,276.20 S; Sirius 4,800.00 S; Starguard 463.50 S; State Dept of Rev 50,278.00 P; Stericycle 760.57 S; Stryker SlS 249.60 S; Spr Svr 139.55 S; Sysco 8,331.36 S; T-Bone 80.48 S; The Glf Shp 294.99 S; T Bassett 200.00 S; Tire Outlet 2,572.28 S; Titan Mach 1,176.14 S; TK Elevator 256.76 S; Tooley Drg 18.99 S; Tractor Sup 518.89 S; Truck Ctr 1,688.30 S; TY's Outdoor Pwr 775.28 S; C Van Dyke 175.00 S; T Vasicek 119.17 E; Verizon 61.83 S; Verizon Wrls 2,683.87 S; C Wagner 48.00 S; Wst Conn 628.66 S. Total \$1,581,055.67.

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

6. **SPECIAL PRESENTATIONS:**

6.A. **Proclamation declaring March 2025 as National Athletic Training Month.** Bulkley read the proclamation and expressed appreciation for athletic trainers and their valuable contributions to Columbus and the surrounding areas. Rob Marshall, director of athletic training for Columbus Community Hospital, accepted the proclamation and stated that after serving Columbus High School for 27 years he now manages the athletic trainers for all the area schools.

7. **PUBLIC HEARINGS:**

7.A. **Public hearing - Application from City of Columbus Nebraska dba Van Berg Golf Course for retail Class I liquor license located at 560 Van Berg Drive and Douglas Dunbar as manager.** No public testimony was heard. The public hearing closed with a motion by Bahr and a second by Schilling. Alarcón, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". A recommendation was made to the Nebraska Liquor Control Commission to approve the application from City of Columbus Nebraska for a retail Class I liquor license and Douglas Dunbar as manager with a motion by Bahr and a second by Schilling. Alarcón, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

7.B. **Public hearing - Redevelopment Plan for the Cottonwood Heights Redevelopment Project approximately located southwest of the intersection of E 6th Avenue and E 38th Street. (Planning Commission recommends approval.)** Tom Jackson, on behalf of the Cottonwood Heights redevelopment project, stated that plans are to develop a large residential area to support highly needed rural workforce housing. The construction of approximately 575 units will include single-family and multi-family homes as well as apartment complexes. An additional 500,000 square foot commercial area

could potentially house include convenience, fast food restaurant, medical clinic, or daycare center. Vasicek confirmed that access to the area will be on the north and south ends of the property. The public hearing closed with a motion by Schilling and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

- 7.B.1. Resolution No. R25-41 approving redevelopment plan.** Resolution No. R25-41 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE COTTONWOOD HEIGHTS REDEVELOPMENT PROJECT" was adopted with a motion by Palensky and a second by Hiemer. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".
- 8. PETITIONS AND COMMUNICATIONS:** None
- 9. REPORTS OF CITY OFFICES:** Finance department report included in Consent Agenda
- 10. REPORTS OF COUNCIL COMMITTEES:**
 - 10.A. PUBLIC FINANCE, JUDICIARY, AND PERSONNEL COMMITTEE:** March 17, 2025
 - 10.A.1. Financial and Compliance Audit for year-end September 30, 2024.** The Public Finance, Judiciary, and Personnel Committee recommended approval. Lindsley explained that Tim Lens of BergankDV gave a clean opinion for this year's audit and clarified that the city qualified for a single audit due to receiving more than \$750,000 in federal money. Hiemer pointed out that Lens ranks the City of Columbus in the top half of its peers due to qualified staff that understand requirements and procedures, providing for a smooth audit. The report was adopted with a motion by Hiemer and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".
- 11. REPORTS OF SPECIAL COMMITTEES:** None
- 12. REPORTS ON LEGISLATION:** None
- 13. NEW BUSINESS:**
 - 13.A. Appointment of Renee Whiting to Employee Retirement Committee for two-year term.** The mayor's appointment of Renee Whiting to the Employee Retirement Committee was ratified with a motion by Roth and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".
 - 13.B. Quote from Foxster Opco LLC dba CTS Software in the amount of \$28,190 for Nebraska mandated transit system software update for Columbus Area Transit.** Vasicek confirmed that the State of Nebraska will fund ninety percent of the cost with the city funding ten percent. The quote from Foxster Opco LLC for the software update was approved with a motion by Alarcòn and a second by

Lopez, Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

- 13.C. Quote from Obrist & Co., Inc. in the amount of \$29,775 for storm sewer cleaning service. CIP #21-96.** The quote from Obrist & Co., Inc. for storm sewer cleaning was approved with a motion by Jablonski and a second by Palensky. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

- 13.D. Comments from mayor and city council members.** Bulkley welcomed Vasicek back from Washington, D.C. where she testified before the Housing and Insurance Subcommittee and noted that it was a great honor to have her represent Columbus. Congressman Mike Flood will host a town hall meeting on Tuesday, March 18, from 5 to 6 p.m. at the Columbus High School Auditorium.

14. RESOLUTIONS:

- 14.A. Resolution No. R25-42 approving Lease to Hangar Aircraft agreement with Luke N. Forney. (Board of Airport Commissioners recommends approval.)** Resolution No. R25-42 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING LEASE TO HANGAR AIRCRAFT WITH LUKE N. FORNEY FOR HANGAR NO. 1508-4 AT COLUMBUS MUNICIPAL AIRPORT was adopted with a motion by Lopez and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

- 14.B. Resolution No. R25-43 approving lease agreement with Nebraska Public Power District for land located at Columbus Municipal Airport. (Board of Airport Commissioners recommends approval.)** Vasicek noted that the lease allows for installation of a fuel tank. Resolution No. R25-43 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A TWENTY (20) YEAR LAND LEASE AGREEMENT WITH NEBRASKA PUBLIC POWER DISTRICT FOR HANGAR SPACE AT COLUMBUS MUNICIPAL AIRPORT, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE was adopted with a motion by Roth and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

- 14.C. Resolution No. R25-44 authorizing application for funding assistance through Nebraska Department of Transportation for operation of Columbus Area Transit program for Fiscal Years 2025-2027.** Resolution No. R25-44 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AUTHORIZING THE APPLICATION FOR FUNDING ASSISTANCE THROUGH NEBRASKA DEPARTMENT OF TRANSPORTATION FOR OPERATION OF THE COLUMBUS AREA TRANSIT SYSTEM PROGRAM FOR FISCAL YEARS 2025-2027 was adopted with a motion by Bahr and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

- 14.D. Resolution No. R25-45 awarding bid to C-R Menn Concrete LLC in the amount of \$153,424.10 for 11th Street Sidewalk Improvements CDBG 23-DRT-003. CIP #24-05** Resolution No. R25-45 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AWARDED A CONTRACT TO C-R MENN CONCRETE, LLC IN THE AMOUNT OF \$153,424.10 FOR 11TH STREET SIDEWALK IMPROVEMENTS CDBG 23-DTR-003. was adopted with a motion by Schilling and a second by Hiemer. Alarcón, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".
- 15. ORDINANCES ON FIRST READING:** None
- 16. ORDINANCES ON SECOND READING:** None
- 17. ORDINANCES ON THIRD READING:** None
- 18. PAYROLL AND BILLS ON FILE:** Included in Consent Agenda.
- 19. UNFINISHED BUSINESS:** None
- 20. ADJOURNMENT:** The meeting adjourned at 6:23 p.m.

Presented and approved this 7th day of April 2025.

OFFICE OF THE CITY CLERK

: Shuraya Choat