



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 29, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: 8th Street and 12th Avenue Intersection Improvements Project – Relocation Assistance Payment Packages

RECOMMENDATION:

I recommend approval of the Relocation Assistance Payment Packages for Tract 1: Lot 1 and the east 10 feet of Lot 2, Block 174, Original City of Columbus, Platte County, Nebraska in the amount not to exceed \$114,700; Tract 2: Lot 8, Block 139, Original City of Columbus, Platte County, Nebraska; in the amount not to exceed \$114,700; and Tract 3: Lot 1 and the north 1 foot of Lot 2, Block A, Outlot 34 and part of Outlot 35, Jones Addition, to the City of Columbus, Platte County, Nebraska in the amount not to exceed \$154,000, in conjunction with the 8 Street and 12 Avenue Intersection Improvements project.

DISCUSSION:

The Relocation Assistance Payment Packages approvals allow HDR Engineering, Inc. and consultant Midwest Right-of-Way, to begin relocation discussions with property owners and tenants and have needed immediate access to downpayment funds for equivalent properties all in accordance with the Uniform Act.

There are three tracts, shown on the attached exhibits, with costs broken down as follows:

Tract 1 – 1201 8th Street – Up to \$114,700 in relocation costs.

Business Landlord Owner – Kittrell

Personal Property Move	\$500.00
Site Search	\$5,000.00
Reestablishment	\$33,200.00
Total Estimated Relocation Costs	\$38,700.00

Tenant – Macias

Rent Differential Payment	\$65,000.00
Personal Property Move	self - \$2,000.00 or commercial - \$10,000.00
Application Fees	\$ 1,000.00
Total Estimated Relocation Costs	\$76,000.00 (if commercial move elected)

Tract 2 – 1204 8th Street - Up to \$114,700 in relocation costs.

Business Landlord Owner – Lira

Personal Property Move	\$500.00
Site Search	\$5,000.00
Reestablishment	\$33,200.00
Total Estimated Relocation Costs	\$38,700.00

Tenant – Sagastume

Rent Differential Payment	\$65,000.00
Personal Property Move	self - \$2,000.00 or commercial - \$10,000.00
Application Fees	\$ 1,000.00
Total Estimated Relocation Costs	\$76,000.00 (if commercial move elected)

Tract 3 – 1121 8th Street - Up to \$154,000 in relocation costs.

Homeowner Occupant – Sohl

Purchase Supplement Payment	\$130,000.00
Personal Property Move	self - \$3,000.00 or commercial - \$10,000.00
Incidental Expenses	\$6,000.00
Tax Differential Payment	\$8,000.00
Total Estimated Relocation Costs	\$154,000.00 (if commercial move elected)

The Relocation Assistance Payment Packages do not include any property acquisitions, which will be brought forward at a future meeting.

FISCAL IMPACT:

Not to exceed, Tract 1: \$114,700; Tract 2: \$114,700 and Tract 3: \$154,000 for combined amount of \$383,400. Part of 2025-2026 CIP #25-35 in the amount of \$1,000,000.

ALTERNATIVE:

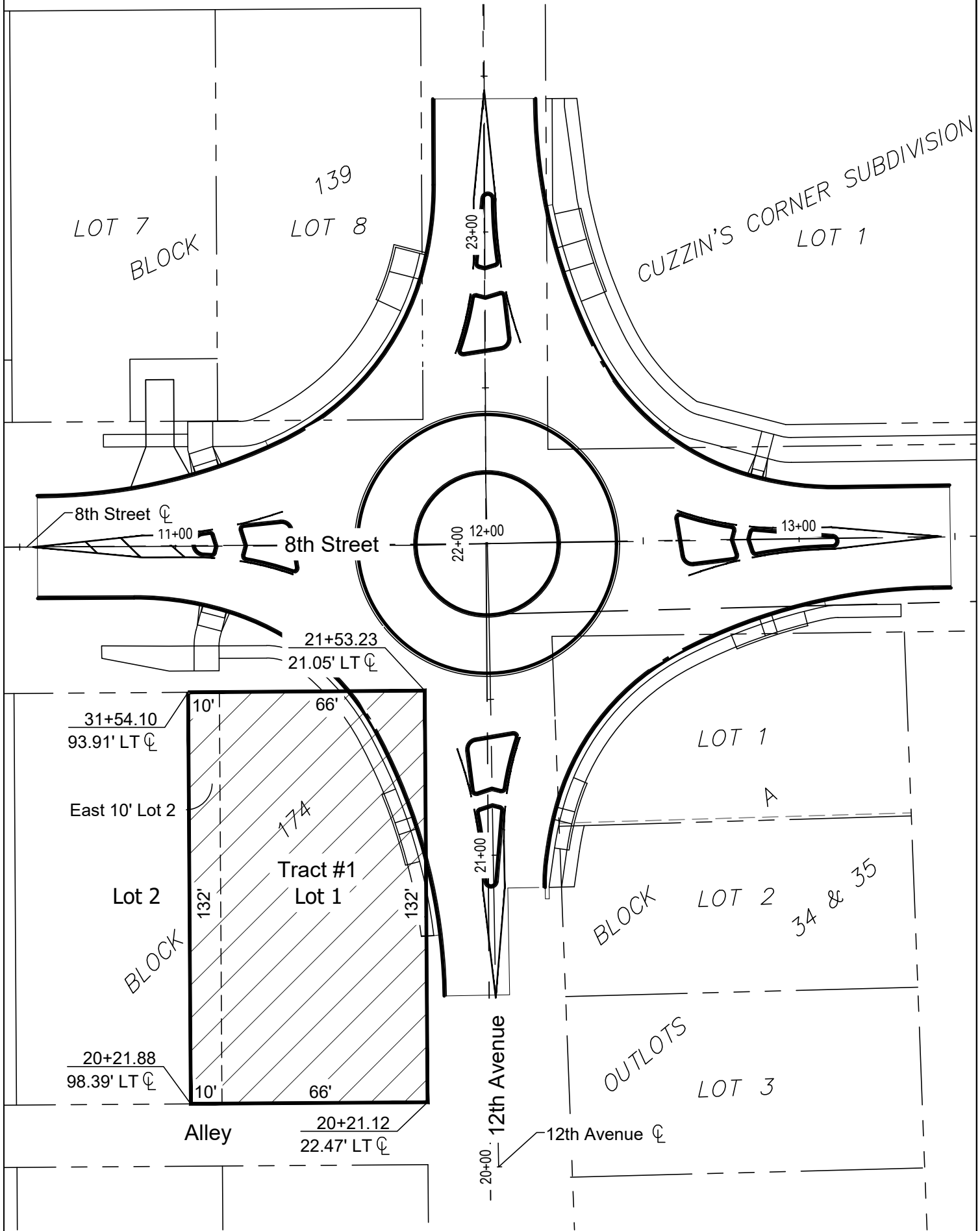
Do not approve.

SIGNATURE:

By: Ruhel J. Bogus

Approved By: [Signature]

EXHIBIT "A"



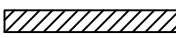
LEGAL DESCRIPTION

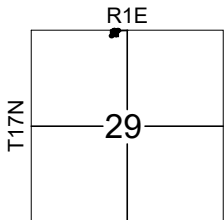
New Taking
Tract No. 1

Lot 1 and the East 10' Lot 2, Block 174,
Original City of Columbus, Platte County, Nebraska.

Plat Showing
Right of Way
To be Acquired from Land Owned by
Owner: Walter Lee Kittrell, Jr. aka
Walter Lee & Tami Renee Kittrell

Tract No. 1

Taking  10034.5 sq. ft more or less Tract No. 1



SITUATION SKETCH



1" = 40'
04/01/26
JML

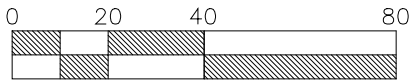
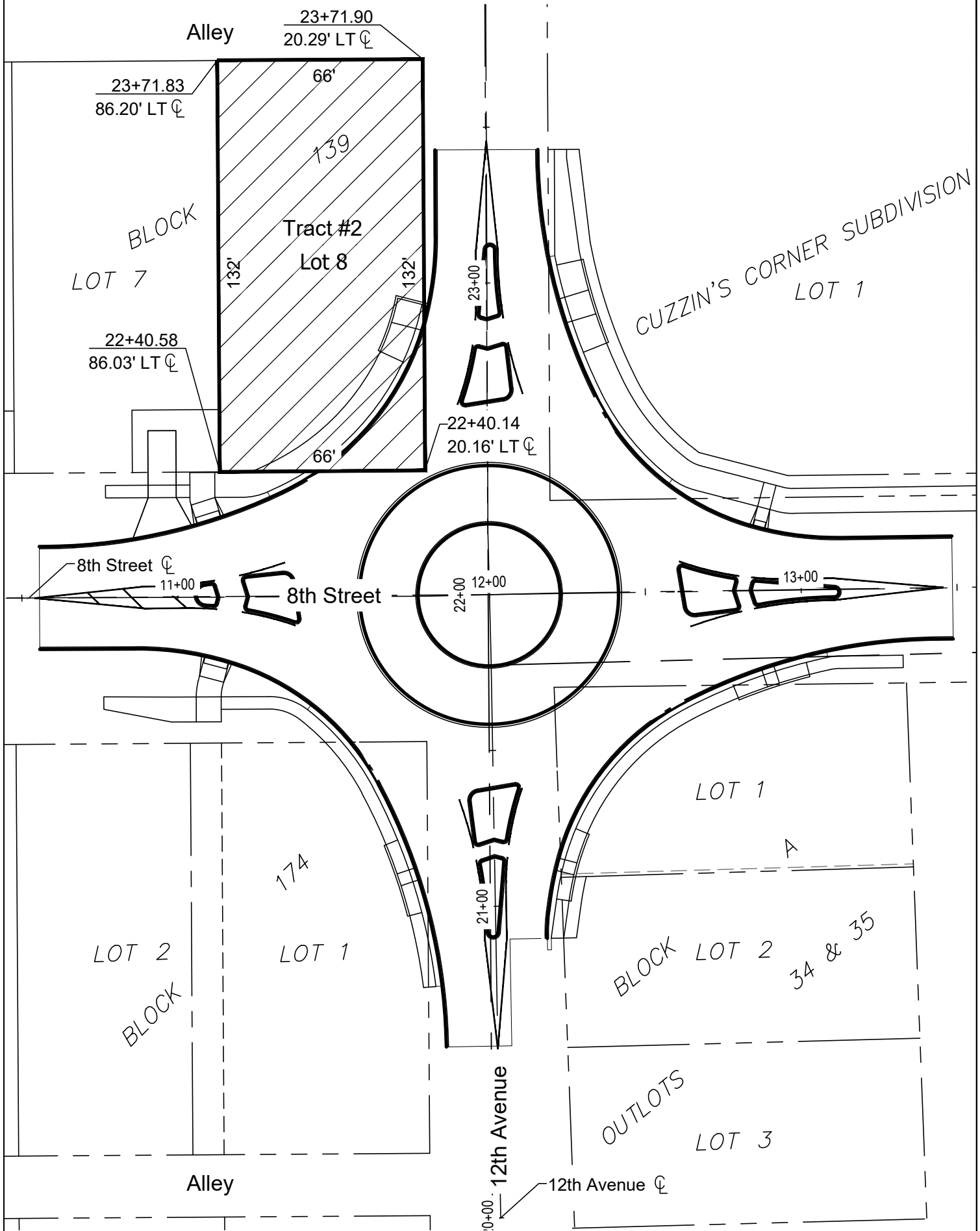


EXHIBIT "A"

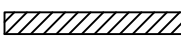


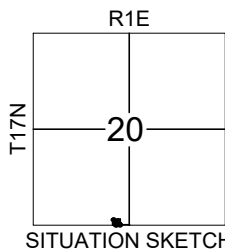
LEGAL DESCRIPTION

New Taking
Tract No. 2
Lot 8, Block 139,
Original City of Columbus, Platte County, Nebraska.

Plat Showing
Right of Way
To be Acquired from Land Owned by
Owner: Lira Gustavo

Tract No. 2

Taking  8702.6 sq. ft more or less Tract No. 2



SITUATION SKETCH

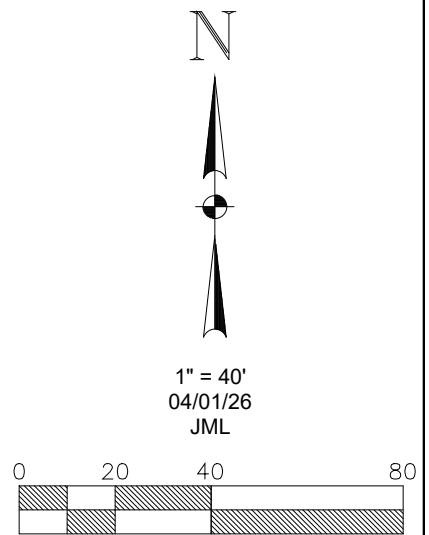
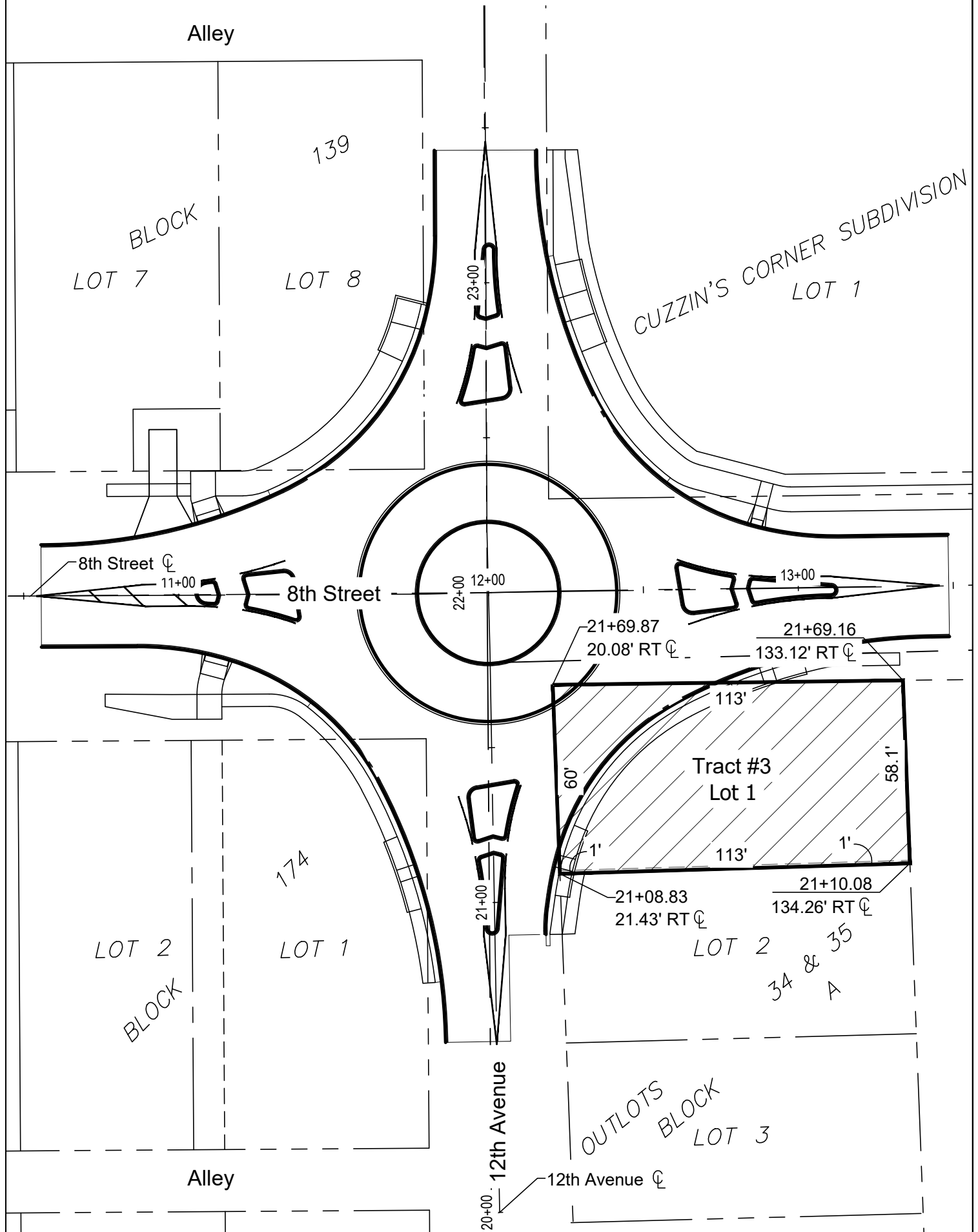


EXHIBIT "A"



LEGAL DESCRIPTION

**New Taking
Tract No. 3**

Lot 1 and the North 1 foot of Lot 2, Block A,
Outlots 34 and 35, Platted by Jones Addition
to City of Columbus, Platte County, Nebraska.

Tract No. 2

Taking 8702.6 sq. ft more or less Tract No. 3

