

DRAFT

RESOLUTION NO. R26-101

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, RATIFYING AND CONFIRMING RESOLUTION R26-96 WHICH APPROVED 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 8TH STREET AND 12TH AVENUE INTERSECTION IMPROVEMENT PROJECT.

WHEREAS, HDR Engineering, Inc. Amendment No. 1, to the Engineering Services Agreement as approved by Resolution No. R26-53 on April 6, 2026, provided for property acquisition services for the purposes of a roundabout; and

WHEREAS, property acquisitions are required to construct the project, including 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 an amount not to exceed \$114,700; Tract 2: Lot 8, Block 139, Original City of Columbus, Platte County, Nebraska, in an 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 an amount not to exceed \$154,000; and

WHEREAS, Resolution R26-96 was passed August 3, 2026, approving said relocation assistance packages and it is the desire of the Mayor and City Council to ratify and confirm said Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that Resolution R26-96 be ratified and confirmed and that the relocation assistance payment packages for Tract 1 in the amount not to exceed \$114,700, Tract 2 in the amount not to exceed \$114,700, and Tract 3 in the amount not to exceed \$154,000 in conjunction with the 8th Street and 12th Avenue Intersection Improvement project are approved.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: August 12, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: 8th Street and 12th Avenue Intersection Improvement Project
Ratify and Confirm Resolution R26-96

RECOMMENDATION:

I recommend approval of the Resolution to ratify and confirm Resolution R26-96.

DISCUSSION:

The project includes the need for total takings, permanent and temporary easement to allow for construction of the roundabout on 8th Street and 12th Avenue intersection improvements. The property acquisitions are required to construct the project, including relocation assistance payment packages.

The ratification and confirmation is hereby done after the resolution approving the acquisition of interests.

FISCAL IMPACT:

None.

ALTERNATIVE:

None.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

RESOLUTION NO. R26-96

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING 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 8TH STREET AND 12TH AVENUE INTERSECTION IMPROVEMENTS PROJECT.

WHEREAS, HDR Engineering, Inc. Amendment No. 1, to the Engineering Services Agreement as approved by Resolution No. R26-53 on April 6, 2026, provided for property acquisition services for the purposes of a roundabout; and

WHEREAS, property acquisitions are required to construct the project, including 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 an amount not to exceed \$114,700; Tract 2: Lot 8, Block 139, Original City of Columbus, Platte County, Nebraska, in an 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 an amount not to exceed \$154,000.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the relocation assistance payment packages for Tract 1 in the amount not to exceed \$114,700, Tract 2 in the amount not to exceed \$114,700, and Tract 3 in the amount not to exceed \$154,000 in conjunction with the 8th Street and 12th Avenue Intersection Improvements Project are hereby approved.

INTRODUCED BY COUNCIL MEMBER

ASU

PASSED AND ADOPTED THIS

3rd

DAY OF

August

, 2026.



[Signature]
MAYOR

ATTEST:

[Signature: Shunayn Choat]
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY



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:

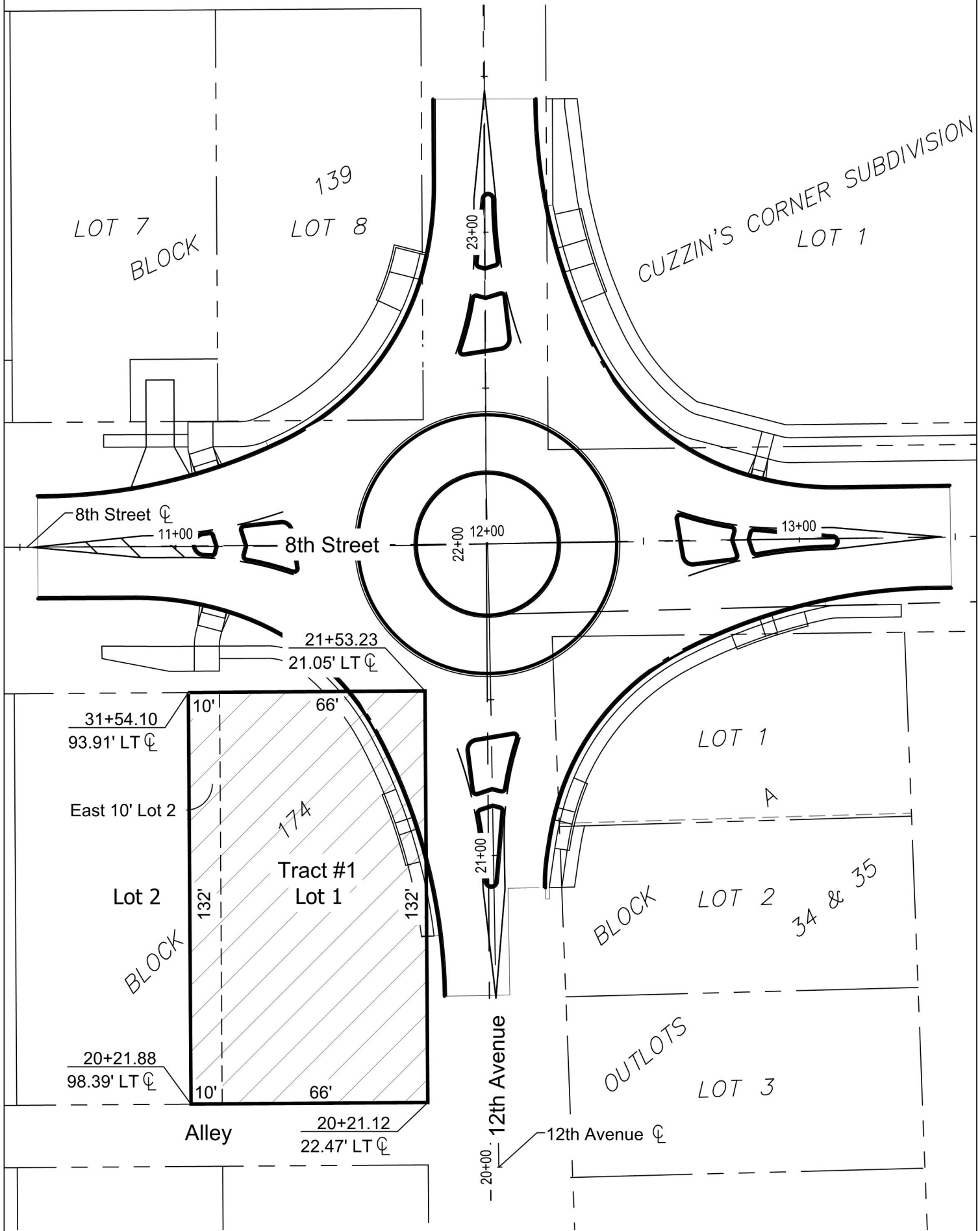
Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

EXHIBIT "A"



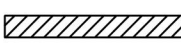
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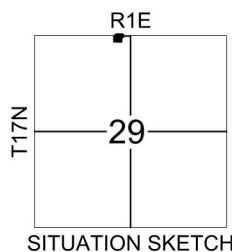
New Taking Tract No. 1

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

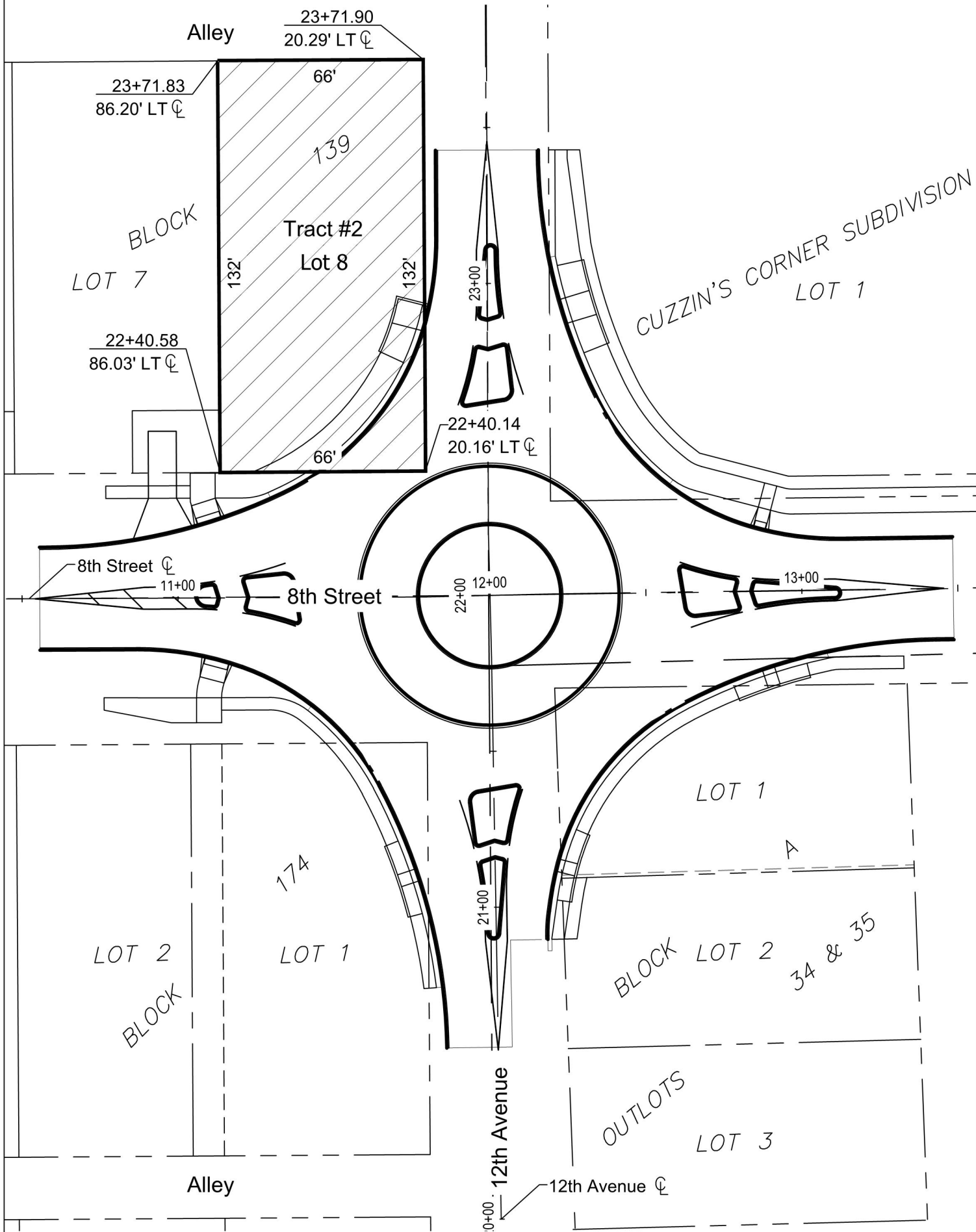
Taking  10034.5 sq. ft more or less Tract No. 1



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.

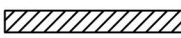
Plat Showing

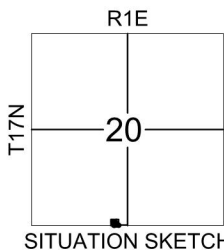
Right of Way

To be Acquired from Land Owned by

Owner: Lira Gustavo

Tract No. 2

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



1" = 40'
04/01/26
JML

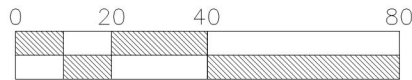
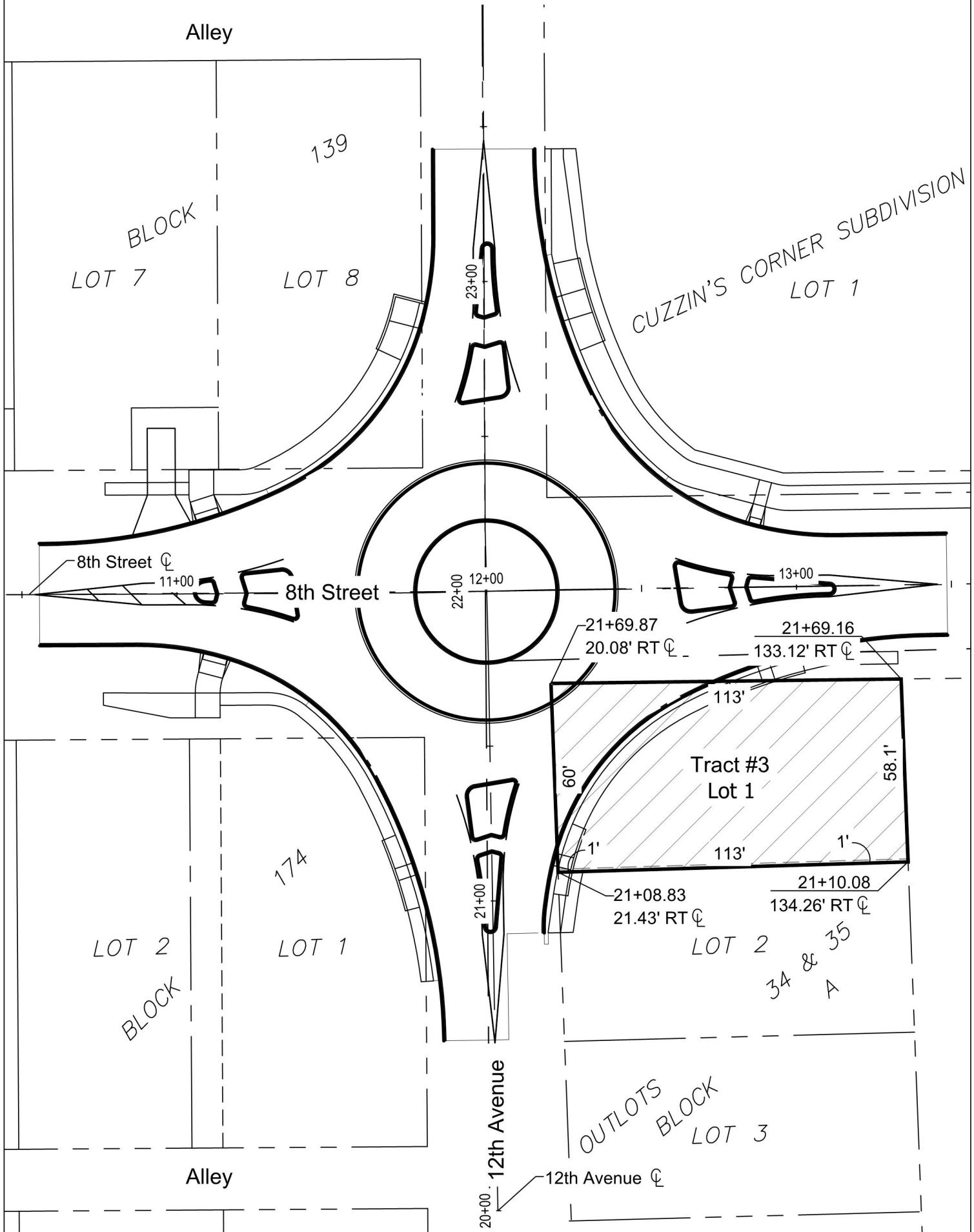


EXHIBIT "A"



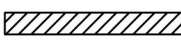
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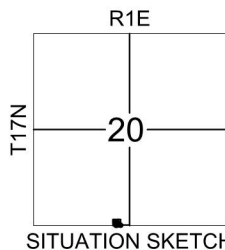
New Taking Tract No. 3

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.

Plat Showing
Right of Way
To be Acquired from Land Owned by
Owner: Jon Sohl

Tract No. 2

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



1" = 40'
04/01/26
JML

