A regular meeting of the mayor and city council of the City of Columbus, Nebraska, was convened in open and public session on February 16, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram, 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 acknowledgement 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 Beth Augustine-Schulte, Charlie Bahr, Troy Hiemer, Rich Jablonski, Dennis Kresha, John Lohr, Prent Roth, and Ron Schilling. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, City Clerk Janelle Kline, City Engineer Rick Bogus, Police Captain Doug Molczyk, Public Property Director Doug Moore, Public Works Director Chuck Sliva, Human Resources Director Tammy Orender, and Library Assistant Brenda Pflum.

2. **PRAYER:** Augustine-Schulte led in prayer.

3. **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE.**

4. **CONSENT AGENDA:** Vasicek stated that the following items are considered routine by the city council and will be enacted by one motion. She pointed out 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 as presented with a motion by Augustine-Schulte and a second by Bahr. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

4.A. Minutes of February 1, 2021, City Council meeting.

4.B. Minutes of February 1, 2021, Community Development Agency meeting.

4.C. Minutes of February 3, 2021, Civil Service Commission meeting certifying police officer candidates Tehya Eckhoff, Matthew Wehling, and Benjamin Wotipka and additional police officer candidates Rachel Lade, Grady Robinson, and Jordon Brichacek, for potential position in the near future.

4.D. Reappointment of Pat Miller as assistant fire chief for one-year term.

4.E. Resolution No. R21-26 approving purchase agreement with Sapp Bros. Real Estate Investment Co., LLC for real property for Lift Station No. 7 (23

Street east of E 3 Avenue). Resolution No. R21-26 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING PURCHASE AGREEMENT WITH SAPP BROS. REAL ESTATE INVESTMENT CO., LLC WITH RESPECT TO THE ACQUISITION OF A PERMANENT EASEMENT AND TEMPORARY EASEMENT ON A TRACT OF LAND LOCATED IN LOT 5, BLOCK A, REPLAT OF THE VILLAGE SOUTH SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, THE SAME BEING IN CONJUNCTION WITH THE SANITARY SEWER LIFT STATION NO. 7 PROJECT (23 STREET EAST OF E 3 AVENUE).

4.F. Finance Department reports.

4.G. Payroll and bills on file. B-Bond Payments; CP-Capital Projects; E-Expenses; G-Grants; R-Refund; S-Service & Supplies; T-Training 02/19/20 Payroll $651,911.71; A to Z Databases 2,684.00 S; A to Z Messaging 105.00 S; Ace Hardware 125.58 S; Ace Sanitation 78.00 S; Advance Auto Parts 819.09 S; Ag Spray Equip 673.08 S; A Niedbalski 14,421.57 G; Aqua-Pure 6,503.81 S; Arnold Motor Sup 153.87 S; R Batenhorst 2,040.00 T; Behlen Towing 810.00 S; Bibliotheca 208.78 S; Black Hills Energy 7,065.24 S; Blackstone Pub 26.43 S; Blackstrap 3,263.90 S; BOKF NA 286,343.26 B; Bound Tree Med 1,648.70 S; C Branting 80.64 E; BVH 172,480.20 CP; Capital Bus Sys 31.17 S; Capstone Realty 2,628.48 G; Ctr for Munic Sol 625.00 S; Ctr Point Lrg Prt 178.56 S; Central Parts 260.29 S; Century Link 994.63 S; CK Excav 348.00 S; Club Prophet 90.00 S; CNC Repair 1,081.43 S; Col Chamber 1,540.00 S; CCH 4,335.85 S,T; Col Custom Embr 361.00 S; Col Steel 1,064.09 S; Telegram 3,921.76 S; Comm Internet 45.00 S; Con Mgmt 330.34 T; Con Water Sol 13,500.03 S; Core & Main 20,646.04 S; Cornhusker Pwr 907.72 S; Culligan 458.51 S; DAS State Acctg 1,215.99 S; DHHS 2,100.00 CP; D Dunbar 7,723.97 E,S; Eakes 1,873.64 S; Elec Pump 1,639.94 S; Electronic Eng 7,970.50 CP,S; Fastenal 974.67 S; FBINAA 250.00 S; First Natl Bank 5,444.24 E,S; Frontier 2,313.26 S; Frontier Coop 495.00 S; Gale 278.11 S; Galls 187.08 S; George Butler Assoc 12,350.00 CP; Godfather's 337.41 S; GolfNow 175.00 S; Great Plains Comm 310.00 S; D Gubbels 146.50 S; Hadley-Braithwait 149.85 S; HDR 7,739.94 CP; Heartland Nat Gas 7,616.31 S; HLK 1,900.32 G; Hobby Lobby 29.90 S; Home Improv USA 2,347.50 G; Hotsy Equip 987.57 S; M Howerter 616.00 S; Humphrey Democrat 27.00 S; Hy-Vee 106.79 S; Ingram Libry 418.39 S; Ins Serv of Col 40.00 S; Intl Assn of Chief of Police 190.00 S; Intl Code Council 33.00 S; Interstate Battery 38.56 S; Jackson Serv 2,135.11 S; JEO 1,632.50 CP; Keep Col Beautiful 44.48 S; Kelly Sup 29.50 S; Koch Excav 4,680.00 S; Language Line 88.59 S; Lassek Elec 175.00 S; Lincoln Winwater Works 503.50 S; Lingo 51.65 S; Loup Pwr 90,493.44 S; MacQueen Equip 4,741.80 S; Mail Prep 4,205.04 S; Mailbox 131.73 S; Matheson-Linweld 25.11 S; Menards 468.98 S; Mid-State Eng 2,452.50 CP; MW Lab 94.50 S; MW Tape 74.97 S; Mike's Towing 948.00 S; Motion Ind 2,877.84 S; MTM Recog 395.83 S; Munic Pipe Tool 317.76 S; NDEE 150.00 T; NE Golf & Turf 1,331.36 S; NE Harvestore 22.13 S; NE Notary Assoc 260.00 S; Niemann's

Port-A-Pot 40.00 S; NENEDD 2,115.00 G; NE NE Solid Waste Coal 52,771.52 S; Novicki Fire Prev 405.00 S; Occup Hlth 480.00 S; OCLC 875.79 S; Officenet 684.39 S; O'Keefe Elevator 214.00 S; Olson's Pest Tech 50.00 S; One Call Concepts 104.99 S; One Source 125.00 S; O'Reilly 125.86 S; Paper Tiger Shred 168.15 S; Petty Cash 220.69 E; Platte Co 3,097.23 S; Reg of Deeds 308.00 S; Police Chiefs Assn 50.00 S; Productivity Plus 71.91 S; Public Safety Dive Sup 990.00 T; Reardon 101.96 S; Recorded Bks 3,030.00 S; Redstone Vet 904.30 S; Roto Grp 9,600.00 CP; RVW 2,086.00 CP; Sapp Bros 28,324.10 S; Schieffer Signs 419.00 S; Schwing Bioset 640.02 S; ServiceMaster 7,941.00 S; Shevlin Supply 39.97 S; Sipple Hansen Emerson Schumacher Klutman & Valorz 6,453.00 S; Sirius 8,686.00 S; Smith Fertilizer 7,472.48 S; NE Dept of Rev 50,478.90 S; Sysco 7,305.69 S; Telecomm Sys 1,554.00 S; Time Warner 85.16 S; Tire Outlet 452.00 S; Tooley Drug 133.75 S; Tractor Sup 237.65 S; Truck Ctr 163.06 S; Turfwerks 274.89 S; Twin Rivers Vet 391.55 S; U & I 119.50 S; USA Blue Bk 502.19 S; Van Wall 1,614.46 S; Verizon 2,516.05 S; Warren Garage Dr 14,078.50 S; Waste Connections 151.86 S; Wellness Partners 10.00 S; West Point Implement 4,648.79 S; J Zysset 1.59 R. TOTAL $1,614,463.47.

5. APPROVAL OF MINUTES: Included in Consent Agenda

6. SPECIAL PRESENTATIONS: None

7. PUBLIC HEARINGS:

7.A. Public hearing – amending hours of service for Columbus Area Transit, for which financial assistance is being sought from the Federal Transit Administration, to eliminate Sunday service from days and time of operation schedule. No public testimony was heard. The public hearing closed with a motion by Schilling and a second by Hiemer. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

7.A.1. Resolution No. R21-27 amending policies and procedures of the Columbus Area Transit to to eliminate Sunday service from days and time of operation schedule. Moore reported that an average of two patrons have utilized the service on Sundays over the past few years and pointed out that currently there is no weekend service due to COVID. Resolution No. R21-27 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE POLICIES AND PROCEDURES FOR COLUMBUS AREA TRANSIT TO ELIMINATE SUNDAY SERVICE FROM THE DAYS AND TIME OF OPERATION SCHEDULE, A COPY OF WHICH IS ATTACHED HERETO; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Schilling and a second by Hiemer. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

7.B. Public hearing – Consideration of blight and substandard area

designation study by RDG Planning and Design and determine whether a tract of land known as Redevelopment Area 10 (area west of the city limits with boundaries of Highway 81 and Lost Creek Parkway) is blighted and substandard as defined in the Community Development Law. (Planning Commission recommends approval.) In response to Bret Kumpf, 3930 48 Avenue, Vasicek explained that when a request for Tax Increment Finance (TIF) funding comes in for an area that is not designated as blighted and substandard, a study is required to determine whether or not it meets the criteria. She further explained that surrounding areas of any potential property to be developed using TIF is also included in the blighted and substandard studies for future development. It was noted there is a purchase agreement pending for 140 of the 268 acres included in the study and in order to qualify for TIF, the developer will be required to voluntarily annex the property. The public hearing closed with a motion by Bahr and a second by Kresha. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

7.B.1. Resolution No. R21-28 designating tract of land as blighted and substandard and in need of redevelopment pursuant to the Community Development Law. Resolution No. R21-28 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, DIRECTING THAT REDEVELOPMENT AREA 10 IN THE BLIGHT AND SUBSTANDARD AREA DESIGNATION UPDATE, PREPARED BY RDG PLANNING & DESIGN, FEBRUARY 2021, AND AS DESCRIBED IN THIS RESOLUTION, BE DECLARED AS BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW was adopted with a motion by Kresha and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted "Aye" and Jablonski voted "Nay".

7.C. Public hearing - Application of Ferguson Properties, Inc. for final plat and development agreement of Park Place 9th Addition (33 Street and 45 Avenue). (Planning Commission recommends approval.)

and

7.C.1. Public hearing - Determine whether Park Place 9th Addition should be included within corporate city limits. (Planning Commission recommends approval.)

and

7.C.2. Resolution No. R21-29 approving final plat, development agreement, and bringing said addition into corporate city limits. It was noted that required documents were not finalized prior to the meeting and Agenda Items 7.C, 7.C.1, and 7.C.2, Public hearings and Resolution No. R21-29 were continued to 7 p.m., March 1, 2021, with a motion by Augustine-Schulte and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and

Schilling voted “Aye” and none voted “Nay”.

8. PETITIONS AND COMMUNICATIONS: None

9. REPORTS OF CITY OFFICES: Finance Department reports included in Consent Agenda.

9.A. Police department update on mask ordinance. It was noted that no calls were received since the last report and the ordinance will sunset on February 23rd. Bulkley thanked the community for support of the ordinance and asked everyone to continue doing what they can to help stop the spread of the virus.

10. REPORTS OF COUNCIL COMMITTEES:

10.A. PUBLIC PROPERTY, SAFETY, AND WORKS COMMITTEE - February 8, 2021

10.A.1. Request of Laurie Millard to vacate alley on east side of 22 Avenue south of 23 Street. The Public Property, Safety, and Works Committee recommended to the mayor and council that the request of Laurie Millard to vacate the alley on the east side of 22 Avenue south of 23 Street be approved. It was noted that the property owner is requesting the vacation of the alley to provide extra space for parking as she will be losing space due to the impending construction of 23 Street. The report was adopted with a motion by Roth and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

10.A.2. Implementation of a sidewalk improvement plan or program. The Public Property, Safety, and Works Committee recommended to the mayor and council that staff proceed with a survey to determine the need for implementation of a sidewalk improvement plan or program. Vasicek explained that the survey will determine whether citizens feel sidewalks are an issue in the community. The report was adopted with a motion by Roth and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

10.B. PUBLIC FINANCE, JUDICIARY, AND PERSONNEL COMMITTEE – February 9, 2021

10.B.1. Operational and staff changes to locate all code enforcement, other than parking, to the Community Development department. The Public Finance, Judiciary, and Personnel Committee recommended to the mayor and council to proceed with operational and staff changes to locate all code enforcement, other than parking, to the Community Development department. The report was adopted with a motion by Augustine-Schulte and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

10.B.2. Request for proposals for employee health, dental, and prescription

insurance. The Public Finance, Judiciary, and Personnel committee recommended to the mayor and council to authorize staff to request proposals for health, dental, and prescription insurance. The report was adopted with a motion by Augustine-Schulte and a second by Kresha. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, 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. Northeast Nebraska Area Agency on Aging 2022 Detailed Plan of Operation and Budget and application for funding for Columbus Community Center. The Northeast Nebraska Area Agency on Aging 2022 Detailed Plan of Operation and Budget and application for funding for Columbus Community Center was approved with a motion by Augustine-Schulte and a second by Jablonski. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

13.B. Comments from mayor and city council members. Bulkley displayed a poster signed by local students thanking city employees for cleaning the streets following the recent snowstorms. He noted that he received many positive comments from the public and commended city staff on the great job they do.

14. RESOLUTIONS:

14.A. Resolution No. R21-30 declaring intent to issue bond anticipation notes and bonds for costs of constructing a community building (library, children's museum, art gallery, and community room) in an amount not to exceed $10,000,000 and limited tax general obligation certificates of participation for city hall portion of the community building in an amount not to exceed $7,000,000. Vasicek explained that this resolution declares the intent to issue bonds for financing the community building project and a resolution to actually issue the bonds will be presented at the March 1, 2021, meeting. Resolution No. R21-30 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTING A REIMBURSEMENT RESOLUTION AND DECLARING AN OFFICIAL INTENT TO ISSUE BOND ANTICIPATION NOTES AND BONDS TO PROVIDE FUNDS AND REIMBURSEMENT TO PAY COSTS OF CONSTRUCTING A COMMUNITY BUILDING (LIBRARY, CHILDREN'S MUSEUM, ART GALLERY, AND COMMUNITY ROOM) IN AN AMOUNT NOT TO EXCEED $10,000,000, AS APPROVED BY THE COLUMBUS ELECTORS ON NOVEMBER 3, 2020, AND LIMITED TAX GENERAL OBLIGATION CERTIFICATES OF PARTICIPATION TO PROVIDE FUNDS AND REIMBURSEMENT TO PAY FOR THE CITY HALL PORTION OF THE COMMUNITY BUILDING PROJECT IN AN AMOUNT NOT TO EXCEED

$7,000,000 was adopted with a motion by Lohr and a second by Roth. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

15. ORDINANCES ON FIRST READING

15.A. Ordinance No. 21-06 approving annexation of property in part of the NE1/4 and SE1/4, Section 20, T17N, R1E and in part of the SW1/4, Section 21, T17N, R1E of the 6th P.M., Platte County, Nebraska (south of the intersection of 3 Avenue and 19 Street and east of the intersection of 3 Avenue and 13 Street). On its first reading, Ordinance No. 21-06 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING CORPORATE BOUNDARIES TO THE CITY OF COLUMBUS BY ANNEXING A TRACT OF LAND LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA; A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA; AND A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA; THAT THE CITY MAP BE AMENDED TO SHOW SAID PARCELS AS BEING INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF COLUMBUS AND MADE A PART THEREOF; THAT SAID PARCELS OF LAND ARE CURRENTLY UNPLATTED TRACTS OF LAND WHICH ARE CONTIGUOUS TO THE CORPORATE CITY LIMITS AND WITHIN THE ZONING JURISDICTION OF THE CITY OF COLUMUBS; TO REPEAL ALL ORDINANCES OR RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM AND TO PROVIDE FOR THE EFFECTIVE DATE was read by number only.

15.B. Ordinance No. 21-07 amending Sections 130.126 and 130.127 of Chapter 130 of Title XIII of Columbus City Code regarding tobacco, electronic nicotine delivery systems, and alternative nicotine products to define the age limit as that age which is set forth in state statutes and replace terminology referring to vapor with electronic nicotine delivery systems. The rules were suspended and Ordinance No. 21-07 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING SECTION 130.126 AND SECTION 130.127 OF CHAPTER 130 OF TITLE XIII OF ORDINANCE NO. 05-47 (COLUMBUS CITY CODE) REGARDING USE AND SALE OF TOBACCO, ELECTRONIC NICOTINE DELIVERY SYSTEMS, AND ALTERNATIVE NICOTINE PRODUCTS TO DEFINE THE AGE LIMIT AS THAT AGE WHICH IS SET FORTH IN NEB. REV. STAT. § 28-1418 AND § 28-1419 AND TO REPLACE TERMINOLOGY REFERRING TO VAPOR WITH TERMINOLOGY REFERRING TO ELECTRONIC NICOTINE DELIVERY SYSTEMS; REPEALING ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT

HEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM was read by number only with a motion by Bahr and a second by Hiemer. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay". Ordinance No. 21-07 was adopted with a motion by Bahr and a second by Kresha. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

16. ORDINANCES ON SECOND READING: None

17. ORDINANCES ON THIRD READING: None

18. CONSIDERATION OF PAYROLL AND BILLS ON FILE: Payroll and all other bills included in Consent Agenda

18.A. ARL Credit Services. ARL Credit Services - Service $1,341.00. Jablonski requested to be excused from discussion on this agenda item because he is an owner of ARL Credit Services and therefore has a conflict of interest. Jablonski was allowed to abstain from voting on this agenda item and the rules requiring him to leave the council chambers during discussion and vote were suspended with a motion by Augustine-Schulte and a second by Hiemer. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay". Jablonski abstained from voting. The bill from ARL Credit Services was approved with a motion by Augustine-Schulte and a second by Hiemer. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay". Jablonski abstained from voting.

19. UNFINISHED BUSINESS: None

20. ADJOURNMENT: The meeting adjourned at 7:43 p.m.

Presented and approved this 1 day of March, 2021.

_____
MAYOR

ATTEST:

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CITY CLERK