PROCEEDINGS OF CITY COUNCIL
December 16, 2024

A regular meeting of the mayor and council of the City of Columbus, Nebraska, was convened in open and public session on December 16, 2024, 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 November 27, 2024, 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 Alarcòn, Charlie Bahr, Troy Hiemer, Rich Jablonski, AJ Palensky, Prent Roth, and Ron Schilling. Council Member Kat Lopez was absent and excused. City staff members included City Administrator Tara Vasicek, City Attorney Neal Valorz, City Clerk Shuraya Choat, City Engineer Rick Bogus, Police Chief Charles Sherer, Public Works Director Chuck Sliva, Public Property Director Doug Moore, Parks and Recreation Director Betsy Eckhardt, Project Engineer Braden Labenz, and Communications Manager Matt Lindberg.

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 as presented with a motion by Jablonski and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

4.A. **Minutes of December 2, 2024, City Council meeting.**

4.B. **Reappointments of Keri Homolka and Jill Zaruba to Americans with Disabilities Compliance Committee for three-year term.**

4.C. **Reappointments of Jeff Vaughn, Brad Keyes, and Brian Kenwood to Board of Airport Commissioners for two-year term.**

4.D. **Application from B & R Stores, Inc. dba Super Saver #18 for addition to liquor license at 3318 23 Street to include newly constructed building.**

4.E. **Resolution No. R24-144 authorizing payment of various improvement projects.** Resolution No. R24-144 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 BUILDING, $132,516.00; GEHRING CONSTRUCTION & READY MIX CO., INC., PAVING AND INFRASTRUCTURE OF VITALITY VILLAGE SUBDIVISION AND COMMUNITY BUILDING SOUTH PARKING LOT, $12,322.00.

4.F. **Finance department report.**

4.G. **Payroll and bills on file.** B=Bnd Pymnts; CP=Capt'l Proj; E=Expns; G=Grnts; I=Insrnc; L=Lic; M=Mbrshp; P=Pymt; R=Rfnd; RT=Rent; S=Srvc & Supp; T=Trng; 12/20/24 Payroll 875,580.08; 911 Custom 158.00 S; A to Z Msgng 130.00 S; Ace Hdwr 902.86 S; Adv Auto 308.15 S; AKRS Equip 1,574.10 S; Allo 31.06 S; Amer Legal 4,644.28 S; Aqua Pure 6,641.39 S; Arnold Mtr Sup 3,696.03 S; Auxiant 245,741.48 I; Baird Holm 157.50 S; Behlen Twng 1,050.00 S; BGNE 579.30 S; Bierman Cntrctng 132,516.00 CP; Black Hills 4,735.83 S; Bnd Tree Med 2,200.15 S; J Bulkley 99.48 E; BVH Archtctr 21,248.87 CP; Casey's Mail Serv 5,796.53 S; CBS Rprtng 60.00 M; City of Col 8,241.82 S; Club Prpht 500.00 S; CNC Rpr 12,180.02 S; Col Chamber 500.00 S; Col Crdt Serv 329.34 S; Col Fam Rsrc Ctr 10,937.84 RT; Core & Main 13,155.44 S; Crnhskr Intl Trcks 993.73 S; Crnhskr Pwr 465.09 S; Culligan 602.27 S; Daniels Prod 6,469.60 S; Detectachem 679.57 S; Dings Fire 945.92 S; D Dunbar 7,746.92 P; Eakes 292.18 S; Egan Spply 5.44 S; Elect Eng 98.99 S; First Natl Bnk of Omaha 19,841.08 S; Frontier 1,952.04 S; Full Throttle 143.42 S; Gale 3,250.33 S; Galls 3,529.85 S; Gehring Constr 14,502.10 CP; Golfnow 191.22 S; Grainger 869.36 S; Grt Plns Comm 1,782.53 S; L Grosz 31.00 E; Hadley-Braitwait 39.95 S; HD Spply 94.84 S; Hrtlnd Ntrl Gas 8,469.41 S; Hrtlnd Offc Clnrs 500.00 S; Hobby Lobby 255.84 S; M Howerter MD 1,294.00 S; Hy-Vee 160.94 S; Image Tech 378.35 S; Interstate Pwr Sys 2,777.89 S; Island Spply Wldng 426.54 S; Jackson Serv 1,901.79 S; Jones Grp 250.00 S; Kelly Sup 616.65 S; Koch Excvtng 342.57 S; Language Ln Serv 209.47 S; P Laska 139.08 E; Lncln Jrnl Str 744.66 S; Lncln Wnwtr Wrks 1,944.97 S; Loup 98,242.00 S; Macqueen Equip 467.97 S; Mech Sls 7,147.90 S; Medline Ind 84.63 S; Menards 1,205.85 S; Mid-Amrcn Rsrch 200.50 S; Mdwst Alarm 462.00 S; Mdwst Coatings 2,500.20 S; Mdwst Lab 1,819.76 S; Mdwst Tape 714.66 S; Mdwst Turf 612.57 S; Mike's Twng 900.00 S; Mitchell1 4,488.00 S; Motion Ind 217.11 S; Motorola 444,479.64 CP; Mueller Sprnklrs 2,425.00 S; Mncpl Pipe 2,409.58 S; NE Floodplain 105.00 M; NE State Fire Mrshl 600.00 S; Nevco Wrlss 1,404.40 R; NE NE Econ 4,095.00 G; NE NE Sld Wste 58,374.20 S;

Northrn Lake Serv 1,580.00 S; NoSwett 195.00 S; Occ Health 1,724.00 S; Olson Pest 483.00 S; One Call 289.70 S; One Src 38.00 S; O'Reilly 436.89 S; Paper Tiger 35.00 S; Pete Lien 6,746.78 S; Petty Cash 97.95 S; Platte Cnty 4,062.00 S; Platte Cnty Elctn Comm 2,400.37 S; Platte Cnty Reg Deeds 50.00 S; Platte Vlly Comm 47.50 S; Playaway Prod 113.98 S; Port-A-Johns 450.00 S; Prfrrd Pipeline 1,278.60 S; Prestox 202.70 S; Prof Srvyrs Assoc 250.00 T; Provantage 8,831.00 S; Quadient 1,000.00 S; QMC 5,387.20 S; Quill 33.99 S; Reardon Lawn 407.34 S; Sapp Bros 24,858.30 S; Schieffer Sgns 385.00 S; G Sealock 300.00 S; Srvcmstr by Shvln 2,485.00 S; Shrwn Wllms 78.97 S; Shvln Spply 42.00 S; Sipple Hansen 6,708.10 S; Sirius 10,866.30 S; Stan Houston 4,100.00 S; Stanley Ptrlm 245.00 S; State Dept of Rev 54,030.87 P; Stericycle 760.57 S; Spr Svr 233.97 S; Sysco 10,093.22 S; T-Bone 136.36 S; Terracast 7,832.75 S; T Thalken 99.37 E; The Glf Shp 409.06 S; Three Rivers Lib Sys 10.00 T; Tire Outlet 690.00 S; Titan 1,297.41 S; TK Elevator 248.20 S; Tractor Sup 139.99 S; Tritech Sftwr 225.00 S; Truck Ctr 196.62 S; Trfwrks 2,046.77 S; Twin Rvr Vet 337.00 S; TY's Outdoor Pwr 5,765.00 CP; USA Blue Bk 5,994.74 CP; C Van Dyke 175.00 S; T Vasicek 73.70 E; Verizon 61.83 S; Verizon Wrls 3,653.98 S; Wst Conn 635.54 S; Watts Elec 2,476.98 S; Wellness Prtnrs 10.00 S; Zegers Auto 829.98 S. Total $2,256,264.69.

5. APPROVAL OF MINUTES: Included in Consent Agenda

6. SPECIAL PRESENTATIONS: None

7. PUBLIC HEARINGS:

7.A. Public hearing - Redevelopment Plan for Innate Concepts Redevelopment Project. (Planning Commission recommends approval.) Scott Rief, on behalf of Innate Concepts, explained that the multi-family apartment complex will consist of 110 units and that the project would not be feasible without tax increment financing. He noted that they have partnered with Neighborworks to ensure the units can accommodate residents of all income levels. He also stated that he has successfully completed similar projects in Norfolk, Grand Island, and Lexington, and believes this will be a good fit for Columbus as well. No public testimony was heard. The public hearing closed with a motion by Schilling and a second by Roth. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

7.A.1. Resolution No. R24-145 approving redevelopment plan. Resolution No. R24-145 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE INNATE CONCEPTS REDEVELOPMENT PROJECT" was adopted with a motion by Schilling and a second by Hiemer. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Lopez was absent.

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 PROPERTY, SAFETY, AND WORKS COMMITTEE - December 9, 2024**

10.A.1. **Request of Mitchell Peterson, on behalf of ACE Storage, to extend the time period for completion of public improvements for Peterson Addition to October 21, 2025.** The Public Property, Safety, And Works Committee recommended approval. The report was adopted with a motion by Schilling and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

11. **REPORTS OF SPECIAL COMMITTEES:** None

12. **REPORTS ON LEGISLATION:** None

13. **NEW BUSINESS:**

13.A. **Appointment of Steven Zarate as police officer.** The mayor’s appointment of Steven Zarate as police officer was ratified with a motion by Bahr and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.A.1. **Resolution No. R24-146 approving Signing Bonus and Buyout Agreement with police officer candidate Steven Zarate.** Resolution No. R24-146 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING SIGNING BONUS AND BUYOUT AGREEMENT WITH POLICE OFFICER CANDIDATE STEVEN ZARATE, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF COLUMBUS; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH was adopted with a motion by Bahr and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.B. **Quote from Mechanical Sales in the amount of $13,615.75 for replacement parts for Seresco air handling unit at Aquatic Center. CIP #25-12** The quote from Mechanical Sales for replacement parts for the air handling unit was accepted with a motion by Roth and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.C. **Quote from Road Builders Machinery and Supplies Co. in the amount of $18,000 for snow push plow. CIP #21-21** The quote from Road Builders Machinery and Supplies Co. for a snow push plow was accepted with a motion by Bahr and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.D. **Quotes from Restaurant Supply LLC, Eakes Office Solutions, and SEi in the total amount of $23,229.12 for commercial stove, two computers, ten banquet tables, and three security cameras for senior center. (Nebraska Presbyterian Foundation Grant will cover expenses.)** The quotes from Restaurant Supply LLC, Eakes Office Solutions, and SEi for stove, computers, tables, and security cameras were accepted with a motion by Jablonski and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.E. **Purchase from Electric Pump in the amount of $10,346.33 for emergency pump replacement for sewer lift station.** The purchase from Electric Pump for emergency pump replacement was approved with a motion by Bahr and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.F. **Authorization to sell surplus fill sand for $3 per yard.** The request to sell surplus fill sand was approved with a motion by Alarcòn and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

13.G. **Comments from mayor and city council members.** Bulkley and all the council members wished everyone a Merry Christmas. Jablonski congratulated Labenz for graduating this past weekend with his master’s degree in Civil Engineering. Bulkley commended the Columbus High School Unified Bowling Team on winning the state tournament.

14. **RESOLUTIONS**

14.A. **Resolution No. R24-147 amending Collective Bargaining Agreement with the International Association of Fire Fighters, Local No. 1575 to include a second personal holiday and annual sick leave payout.** Vasicek stated these changes reflect the recently updated Personnel Manual. Resolution No. R24-147 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A SECOND AMENDMENT TO THE COLLECTIVE BARGAINING AGREEMENT EFFECTIVE OCTOBER 1, 2023, THORUGH SEPTEMBER 30, 2027, WITH THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL NO. 1575, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF COLUMBUS, NEBRASKA was adopted with a motion by Alarcòn and a second by Jablonski. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

14.B. **Resolution No. R24-148 amending the Cemetery Rules and Regulations for Columbus and Roselawn Cemeteries.** Resolution No. R24-148 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE CEMETERY RULES AND

REGULATIONS FOR COLUMBUS AND ROSELAWN CEMETERIES TO CHANGE THE REIMBURSEMENT AMOUNT FOR SELLING SPACES BACK TO THE CITY OF COLUMBUS, ALLOW FOR SERVICE ANIMALS IN THE CEMETERIES, AND REGULATE THE SIZE OF MARKERS, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE was adopted with a motion by Roth and a second by Palensky. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

14.C. **Resolution No. R24-149 approving lease agreement with Lance Lehr for land at Columbus Municipal Airport. (Board of Airport Commissioners recommends approval contingent on the sale of hangar from Mutual Flyers being finalized by December 31, 2024.)** Resolution No. R24-149 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A TEN-YEAR LAND LEASE AGREEMENT WITH LANCE LEHR 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 Hiemer and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

14.D. **Resolution No. R24-150 selecting the design-build delivery system for cemetery maintenance shop addition project at Roselawn Cemetery and designating City Engineer Rick Bogus to serve as performance criteria developer. CIP #25-39** Bogus explained that adding on to the existing building instead of constructing a new one was the most cost-efficient solution. The addition would include equipment storage and an office for the cemetery supervisor. Resolution No. R24-150 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, SELECTING DESIGN-BUILD DELIVERY SYSTEM FOR CEMETERY MAINTENANCE SHOP ADDITION AT ROSELAWN CEMETERY AND DESIGNATING CITY ENGINEER RICK BOGUS TO SERVE AS PERFORMANCE CRITERIA DEVELOPER IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 13-2901 THROUGH 13-2914, REISSUE REVISED STATUTES OF NEBRASKA, 1943, AS AMENDED was adopted with a motion by Jablonski and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Lopez was absent.

15. **ORDINANCES ON FIRST READING:** None

16. **ORDINANCES ON SECOND READING:** None

17. **ORDINANCES ON THIRD READING:** None

18. **CONSIDERATION OF PAYROLL AND BILLS ON FILE:** Included in Consent Agenda.

19. UNFINISHED BUSINESS: None

20. ADJOURNMENT: The meeting adjourned at 6:27 p.m.

Presented and approved this 6th day of January 2025.

OFFICE OF THE CITY CLERK
: Shuraya Choat