

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that a public hearing before the mayor and council of the City of Columbus, Nebraska, will be held on Monday, August 17, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, Nebraska, concerning the adoption of a resolution authorizing the acquisition of various interests in various tracts of real estate by purchase or by eminent domain for purposes of the 8th Street and 12th Avenue Improvement Project. Said interests and the various tracts of land in which they are located are described as follows, to-wit:

Tract 1

Fee Simple Title in and to a tract of land described as follows: Lot 1 and the East 10 feet Lot 2, Block 174, Original City of Columbus, Platte County, Nebraska;

Tract 2

Fee Simple Title in and to a tract of land described as follows: Lot 8, Block 139, Original City of Columbus, Platte County, Nebraska;

Tract 3

Fee Simple Title in and to a tract of land described as follows: Lot 1 and the North 1 Foot of Lot 2, Block A, Outlot 34 and 35, Platted by Jones Addition to the City of Columbus, Platte County, Nebraska;

Tract 4

Fee Simple Title in and to a tract of land located in part of Lot 1, Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska, described as follows: Beginning at the Southwest corner Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska, and assuming the West line of said Lot 1 to have a bearing of N 00°19'55" W; thence N 00°19'55" W and on said West line 112.62 feet; thence N 89°40'05" E, 10.00 feet; thence S 06°47'54" E, 30.01 feet; thence S 11°16'04" E, 2.00 feet; thence southeasterly on a 166.07 foot radius curve concave northeasterly, with a chord bearing of S 18°50'24" E and distance of 43.77 feet, 43.90 feet to the point of compound curvature; thence southeasterly on a 66.03 foot radius curve concave northeasterly, with a chord bearing of S 39°32'52" E and distance of 30.01 feet, 30.27 feet; thence S 52°41'01" E, 1.61 feet; thence S 75°26'04" E, 29.46 feet; thence N 89°16'53" E, 339.64 feet; thence S 01°31'57" E, 7.00 feet to the southeast corner said Lot 1, Cuzzin's Corner Subdivision; thence S 89°16'53" W and on the South line said Lot 1, 416.16 feet to the point of beginning, containing area 5471.5 square feet more or less;

Tract 5

Fee Simple Title in and to a tract of land located in part of Lot 2, Block A, Outlots 34 and 35, Platted by Jones Addition, to City of Columbus, Platte County, Nebraska described as follows: Beginning at the Southwest corner of the North 1.00 foot, Lot 2, Block A, Outlots 34 and 35, Platted by Jones Addition, to the City of Columbus, Platte County, Nebraska; thence Southerly and on the West line of said Lot 2, 55.00 feet to the Southwest Corner of said Lot 2; thence Easterly and on the South line of said Lot 2, 2.00 feet; thence Northerly and parallel to the west line of said Lot 2, 25.38 feet; thence Northeasterly 29.85 feet to a point on the South line of the North 1.00 foot of said Lot 2, said point being 8.00 feet Easterly of the Southwest corner of the South line of the North 1.00 foot of said Lot 2; thence westerly and on the South line of the North 1.00 foot of said Lot 2, 8.00 feet to the Point of Beginning containing 198 square feet more or less;

Tract 6

A temporary easement for construction purposes described as follows: The East 28.00 feet of the South 20.00 feet, Lot 7, Block 139, Original City of Columbus, Platte County, Nebraska containing 560 square feet more or less;

Tract 7

A permanent sidewalk easement being described as a tract of land located in Part of Lot 1, Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska described as follows: Beginning at the northwest corner of Lot 1, Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska, and assuming the West line of said Lot 1 to have a bearing of N 00°19'55" W; thence S 90°00'00" E and on the North line of said Lot 1, 10.00 feet; thence S 00°19'55" E, and parallel to the West line of said Lot 1, 153.37 feet; thence S 89°49'05" W, 10.00 feet to a point on the West line of said Lot 1; thence N 00°19'55" W and on said West line, 153.50 feet to the point of beginning, containing 1535.4 square feet more or less;

Tract 8

A temporary easement for construction purposes being described as follows: The West 15.00 feet, Lot 2, Block A, except the North 1.00 foot, Outlots 34 and 35, platted by Jones Addition, to City of Columbus, Platte County, Nebraska containing 825 square feet more or less.

Said tract numbers shown above are based on the corresponding tract numbers as they appear in the Project Report for the 8th Street and 12th Avenue Improvement Project. Said report and the entire meets and bounds legal descriptions are available for review at the City Clerk's Office. All of said real estate is in Platte County, Nebraska.

At said time and place of said public hearing you may appear and be heard.

City of Columbus, Nebraska
Shuraya Choat, City Clerk

Publish 08:06:26
Affidavit of Publication



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
Acquisition of Various Interests

RECOMMENDATION:

I recommend approval of the Resolution to provide authorization of acquisition for real property interests for the above-referenced project. The authorization can occur following a public hearing by the City Council in accordance with Section 18-1755 of the Nebraska Statutes.

DISCUSSION:

The project includes the need for total takings and permanent and temporary easements to allow for construction of the roundabout on 8th Street and 12th Avenue. The property acquisitions are described in the Notice of Hearing and the Resolution. The hearing is required to allow the public to present information relative to the acquisitions.

FISCAL IMPACT:

None as part of this recommendation. Permanent and temporary property interests will be negotiated with the respective property owners in accordance with the Uniform Act.

ALTERNATIVE:

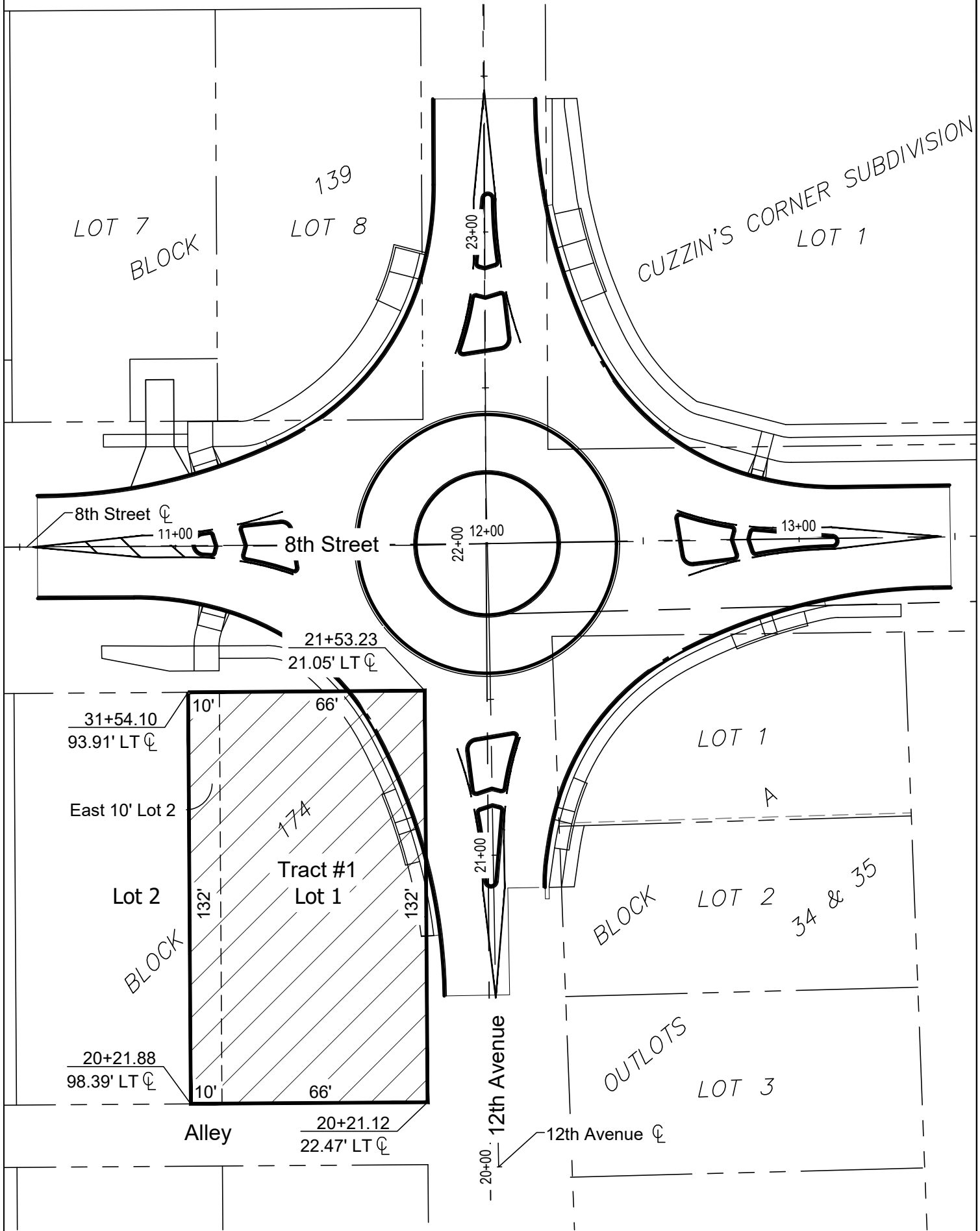
Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

EXHIBIT "A"

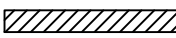


LEGAL DESCRIPTION

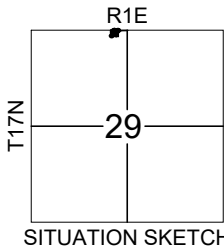
New Taking
Tract No. 1

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

Tract No. 1

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

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



1" = 40'
04/01/26
JML

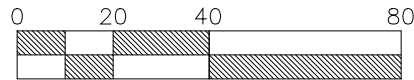
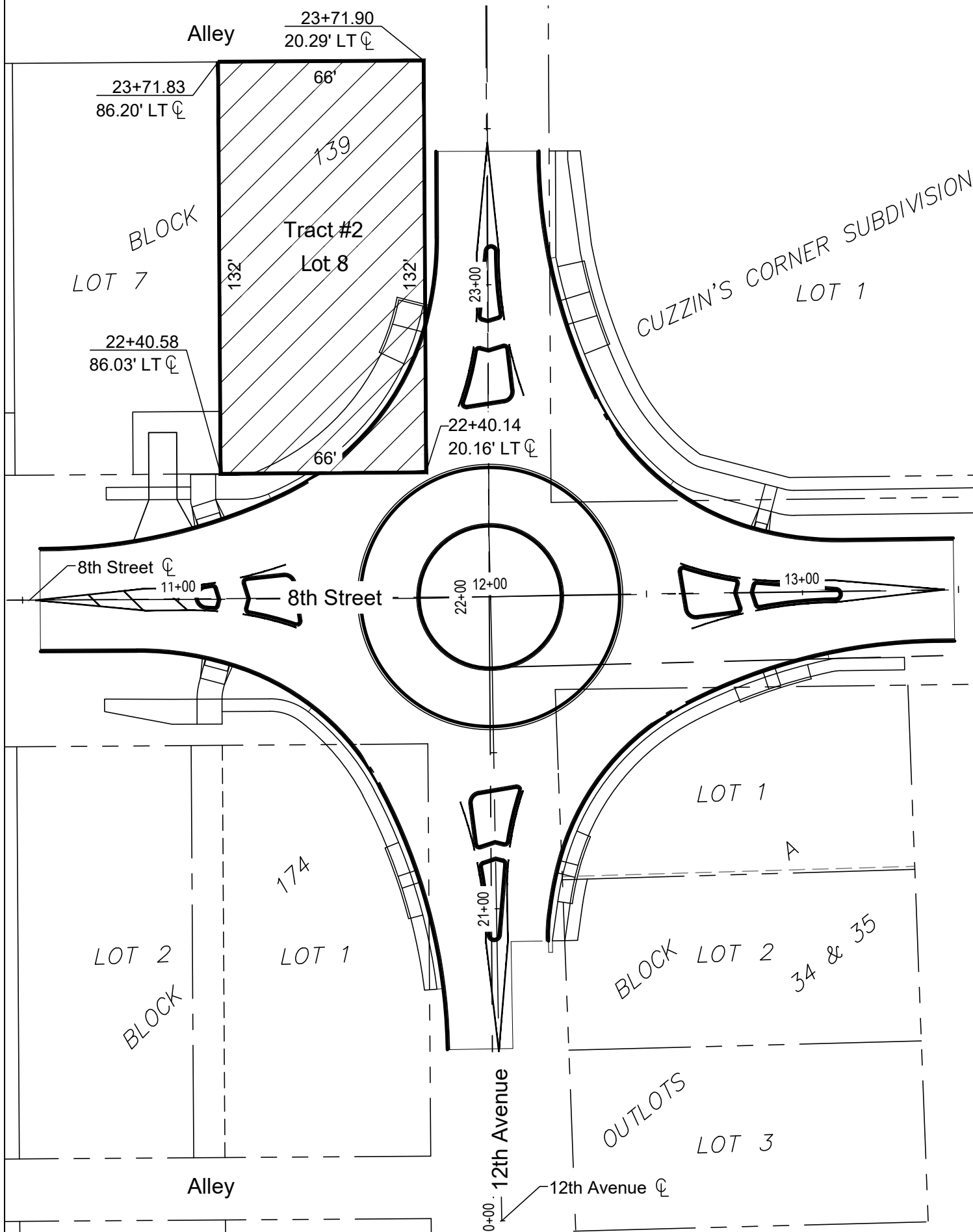


EXHIBIT "A"



LEGAL DESCRIPTION

New Taking

Tract No. 2

Lot 8, Block 139,

Original City of Columbus, Platte County, Nebraska.

Plat Showing

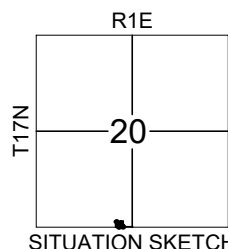
Right of Way

To be Acquired from Land Owned by

Owner: Lira Gustavo

Tract No. 2

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



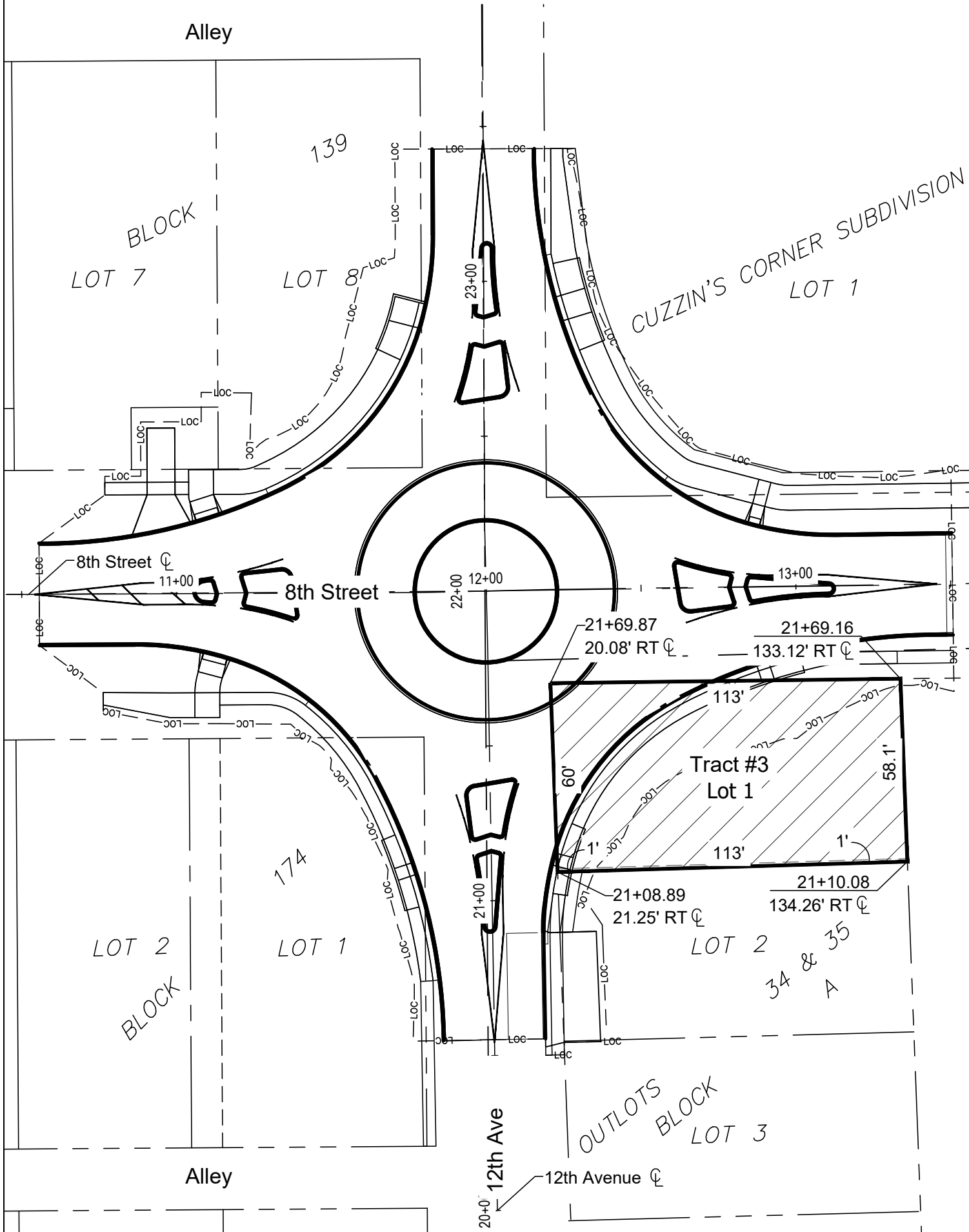
SITUATION SKETCH



1" = 40'
04/01/26
JML



EXHIBIT "A"



LEGAL DESCRIPTION

**New Taking
Tract No. 3**

Lot 1 and the North 1.00 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. 3
Taking  8702.6 sq. ft more or less Tract No. 3

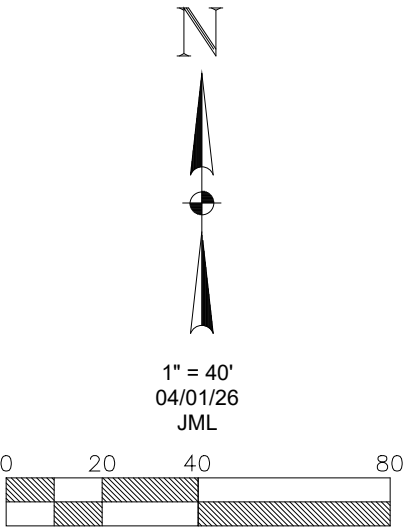
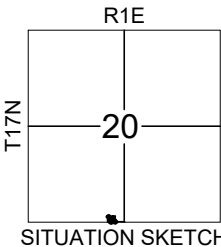


EXHIBIT "A"



1" = 40'
04/01/26
JML

CURVE INFORMATION				
CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 18°50'24" E	166.07'	43.90'	43.77'
C2	S 39°32'52" E	66.03'	30.27'	30.01'

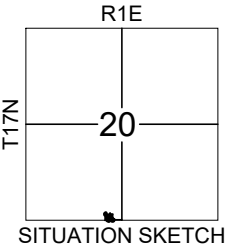
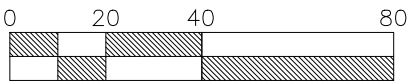
Tract #4
Lot 1

CUZZIN'S CORNER SUBDIVISION

LEGAL DESCRIPTION
New Taking
Tract No. 4

A tract of land located in Part of Lot 1, Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska, described as follows:

Beginning at the Southwest Corner Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska, and assuming the West Line of said Lot 1 to have a bearing of N 00°19'55" W; thence N 00°19'55" W and on said West Line 112.62 feet; thence N 89°40'05" E, 10.00 feet; thence S 06°47'54" E, 30.01 feet; thence S 11°16'04" E, 2.00 feet; thence Southeasterly on a 166.07 foot radius curve concave Northeasterly, with a chord bearing of S 18°50'24" E and distance of 43.77 feet, 43.90 feet to the point of compound curvature; thence Southeasterly on a 66.03 foot radius curve concave northeasterly, with a chord bearing of S 39°32'52" E and distance of 30.01 feet, 30.27 feet; thence S 52°41'01" E, 1.61 feet; thence S 75°26'04" E, 29.46 feet; thence N 89°16'53" E, 339.64 feet; thence S 01°31'57" E, 7.00 feet to the Southeast Corner said Lot 1, Cuzzin's Corner Subdivision; thence S 89°16'53" W and on the south line said Lot 1, 416.16 feet to the Point of Beginning, containing area 5471.5 square feet more or less.



Plat Showing
Right of Way
To be Acquired from Land Owned by
Owner: Casey's Retail Company, an Iowa Corporation
Tract No.4
Taking  5471.5 sq. ft more or less Tract No. 4

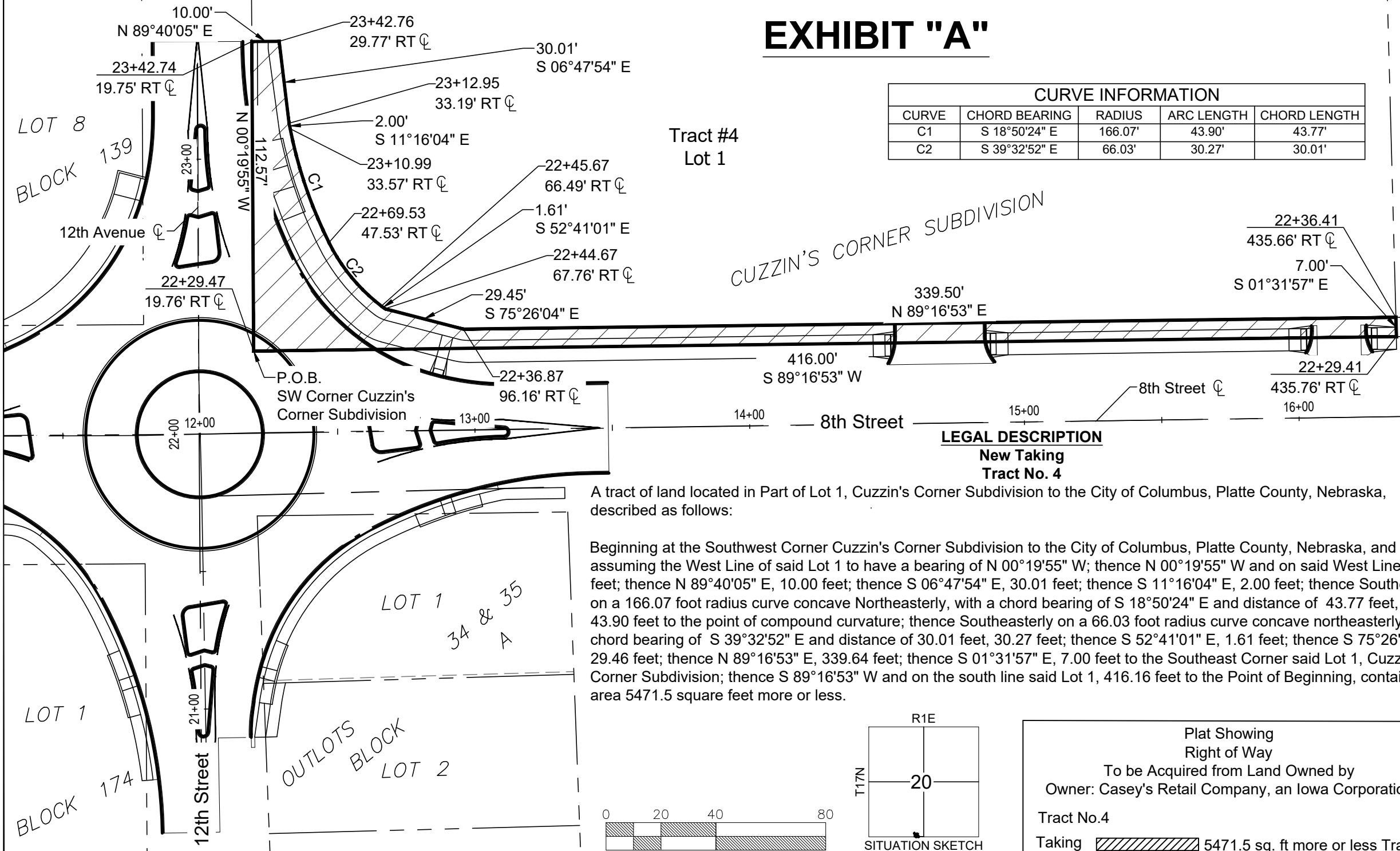
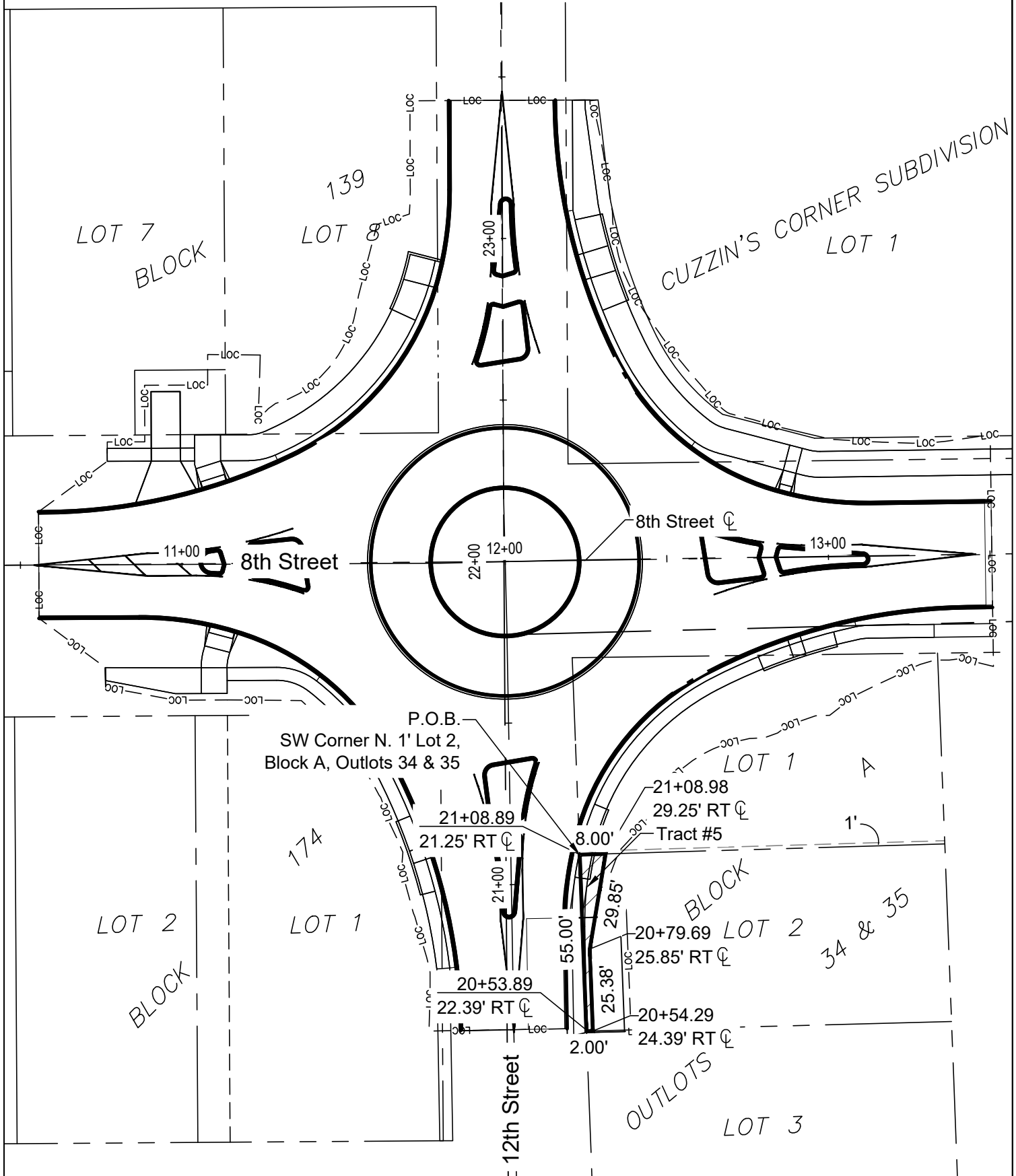


EXHIBIT "A"



LEGAL DESCRIPTION

New Taking
Tract No. 5

A tract of land located in Part of Lot 2, Block A, Outlots 34 and 35, Platted by Jones Addition, to City of Columbus, Platte County, Nebraska described as follows:

Beginning at the Southwest corner of the North 1.00 foot, Lot 2, Block A, Outlots 34 and 35, Platted by Jones Addition, to the City of Columbus, Platte County, Nebraska; thence Southerly and on the West line of said Lot 2, 55.00 feet to the Southwest Corner of said Lot 2; thence Easterly and on the South line of said Lot 2, 2.00 feet; thence Northerly and parallel to the West line of said Lot 2, 25.38 feet; thence Northeasterly 29.85 feet to a point on the South line of the North 1.00 foot of said Lot 2, said point being 8.00 feet Easterly of the Southwest corner of the South line of the North 1.00 foot of said Lot 2; thence westerly and on the South line of the North 1.00 foot of said Lot 2, 8.00 feet to the Point of Beginning containing 198 square feet more or less.

Plat Showing
Right of Way
To be Acquired from Land Owned by
Owner: TJ Properties LLC

Tract No. 5

Taking  198 sq. ft more or less Tract No. 5

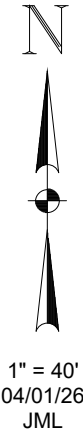
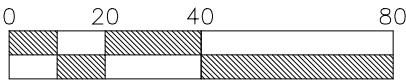
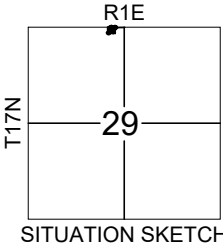
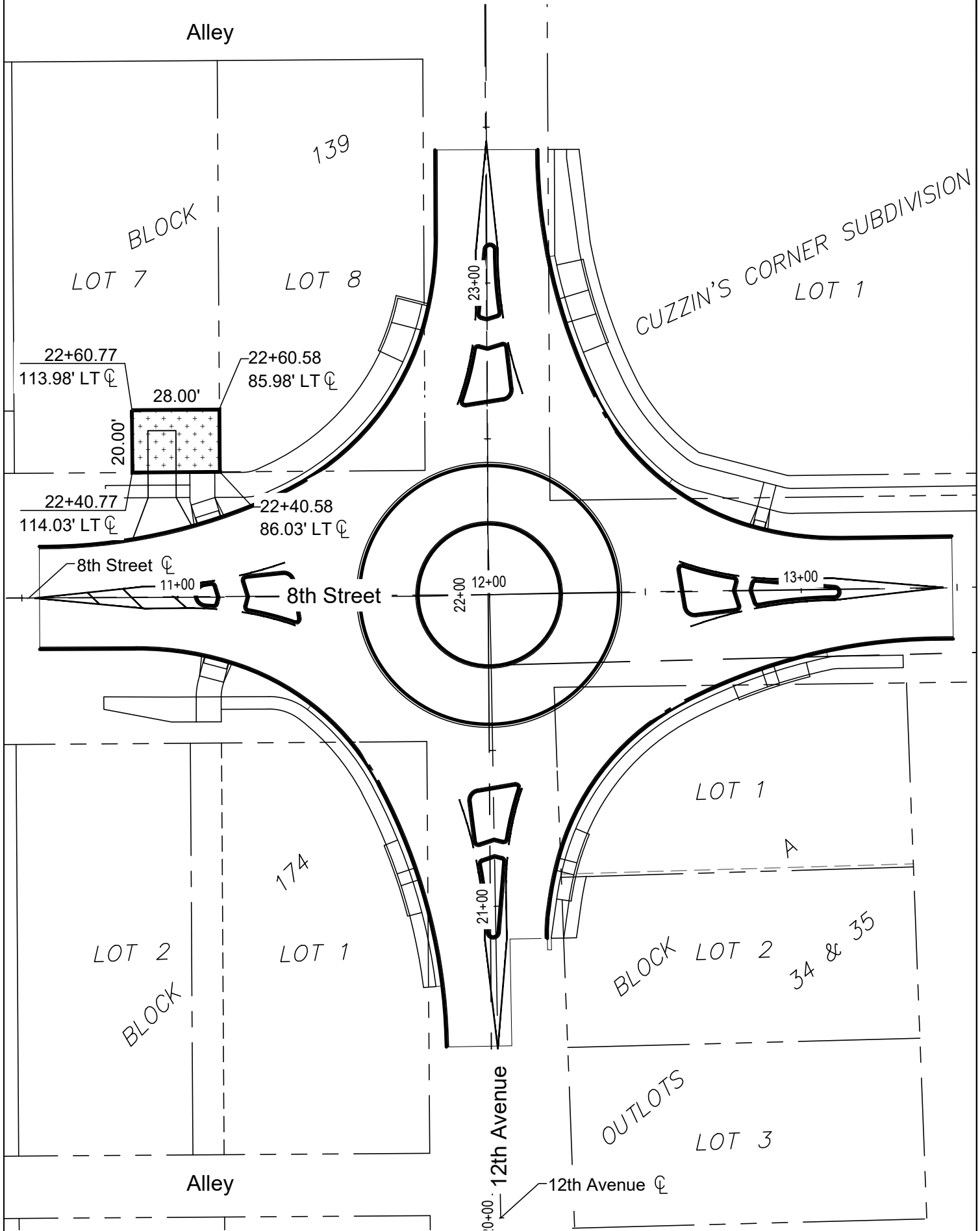


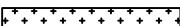
EXHIBIT "A"



LEGAL DESCRIPTION

Temporary Construction Easement Tract No. 6

East 28.00 feet of the South 20.00 feet, Lot 7, Block 139,
Original City of Columbus, Platte County, Nebraska
containing 560 square feet more or less.

Plat Showing
Temporary Construction Easement
To be Acquired from Land Owned by
Owner: Antonio & Brenda Martinez
Tract No. 6
Temp. Const. Easement
 560 sq. ft more or less Tract No. 6

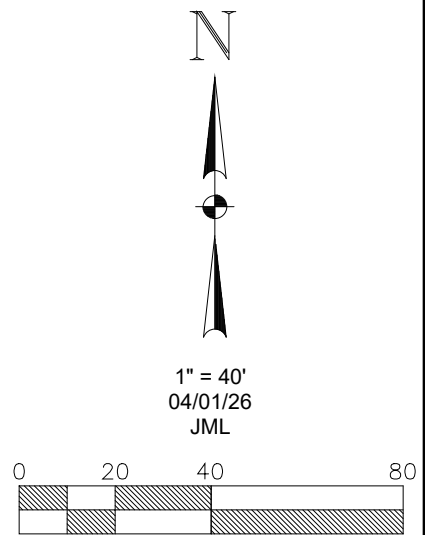
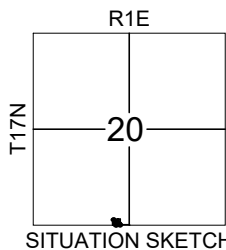
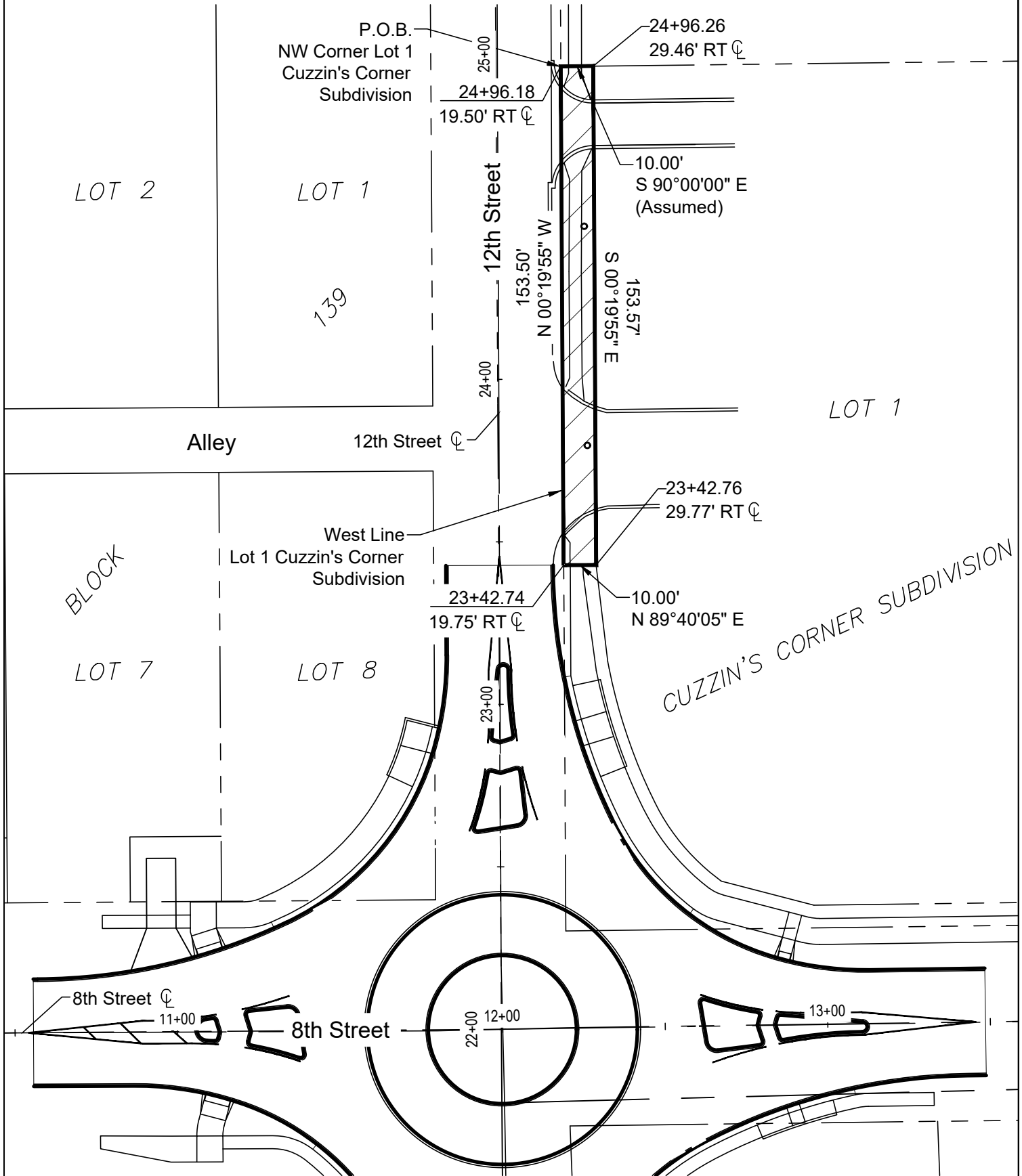


EXHIBIT "A"



**Permanent Sidewalk Easement
Tract No. 7**

A tract of land located in Part of Lot 1, Cuzzin's Corner Subdivision to the City of Columbus, Platte County , Nebraska described as follows:

Beginning at the Northwest corner of Lot 1, Cuzzin's Corner Subdivision to the City of Columbus, Platte County, Nebraska, and assuming the West Line of said Lot 1 to have a bearing of N 00°19'55" W; thence S 90°00'00" E and on the North Line of said Lot 1, 10.00 feet; thence S 00°19'55" E, and parallel to the West Line of said Lot 1, 153.37 feet; thence S 89°49'05" W, 10.00 feet to a point on the West Line of Said Lot 1; thence N 00°19'55" W and on said West line, 153.50 feet to the Point of Beginning, containing 1535.4 square feet more or less.

Plat Showing
Permanent Sidewalk Easement
To be Acquired from Land Owned by
Owner: Casey's Retail Corporation, an Iowa Corporation
Tract No. 7
Permanent Sidewalk Easement
 1535.4 sq. ft more or less Tract No. 7

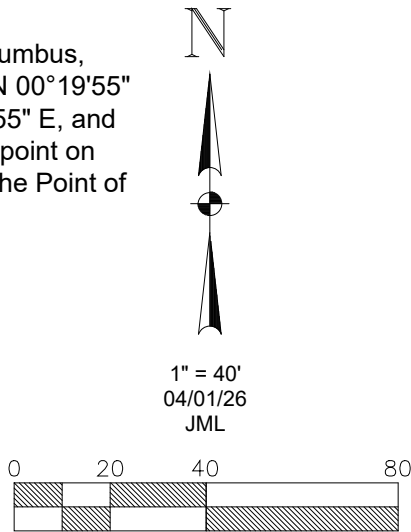
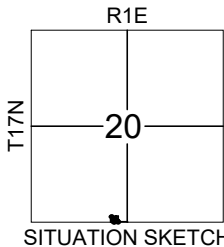
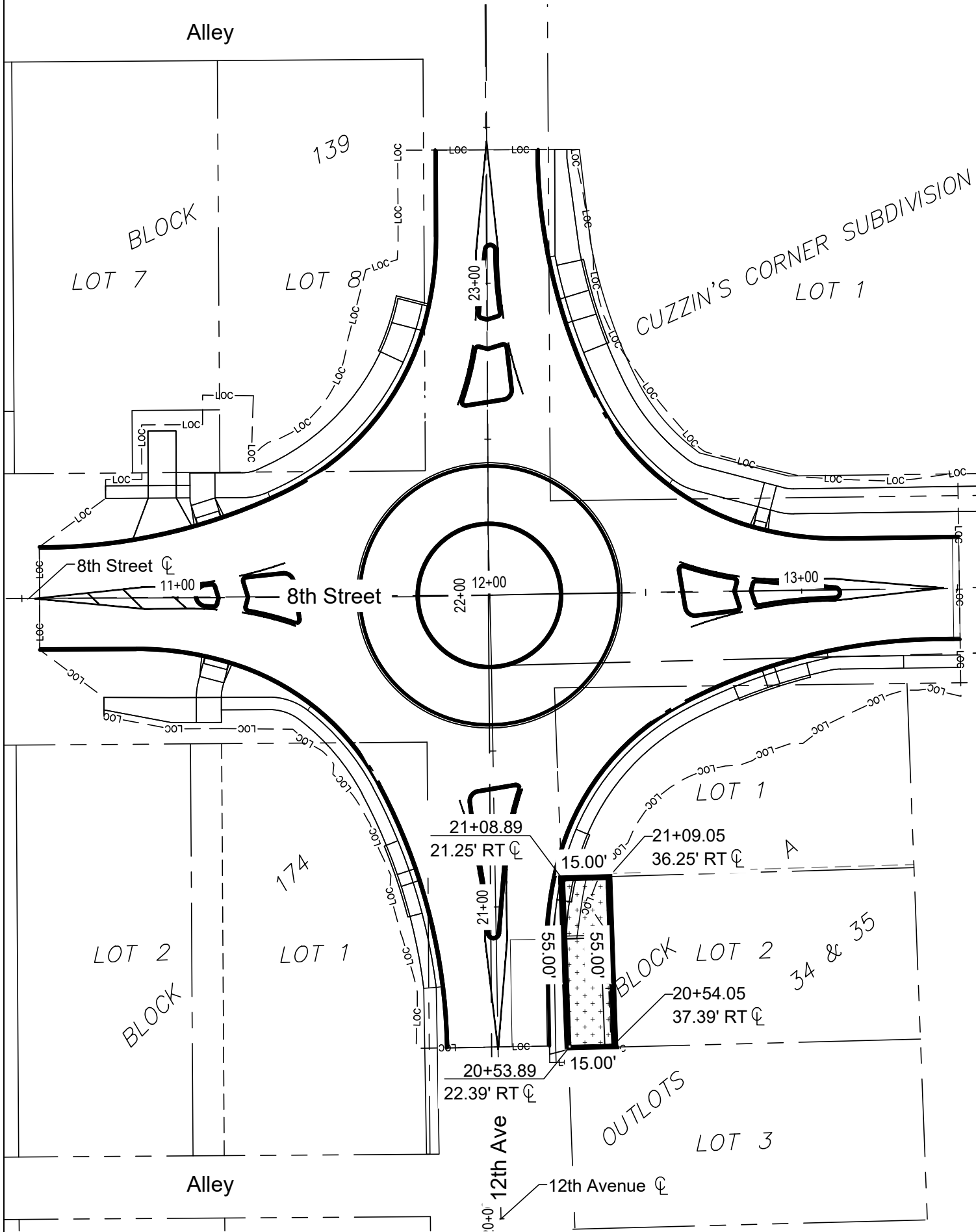


EXHIBIT "A"



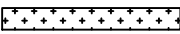
LEGAL DESCRIPTION
Temporary Construction Easement
Tract No.8

West 15.00 feet, Lot 2, Block A, except the North 1.00 foot, Outlots 34 and 35, Platted by Jones Addition, to City of Columbus, Platte County, Nebraska containing 825 square feet more or less.

Plat Showing
Temporary Construction Easement
To be Acquired from Land Owned by
Owner: TJ Properties LLC

Tract No. 8

Temp. Const. Easement

 825 sq. ft more or less Tract No. 8

