



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 26, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Riverside 3rd Addition – Public Improvement Extension Request

RECOMMENDATION:

I recommend consideration of Riverside 3rd Addition. to extend the time period for completion of public improvements for Riverside 3rd Addition for 2 years from October 18, 2023 to October 18 2027.

DISCUSSION:

In accordance with the Development Agreement approved on October 18, 2021, all public improvements are to be installed within two (2) years of the date of the agreement. Riverside 3rd Addition has requested an extension of two years to allow them time to sell existing lots and to complete the public improvements. The agreement indicates that the developer may request an extension of this time period with the extended deadline pursuant to the new deadline set by the City Council.

Attached is correspondence from Jason Mielak, Fehringer & Mielak, LLP, on behalf of the Developer, Riverside 3rd Addition, requesting the time extension and stating the reason for the request.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve. Review the extension date requested.

SIGNATURE:

By: Richard J. Bogus

Approved By: _____

FEHRINGER & MIELAK, LLP

ATTORNEYS & COUNSELORS AT LAW

3919 25 STREET / PO Box 400

COLUMBUS, NE 68602-0400

(402) 563-9617 (ph) / (402) 563-9618 (fax)

JASON D. MIELAK

Direct Dial: (402) 942-9515

jason.mielak@fmflaw.com

THOMAS M. FEHRINGER
Direct Dial: (402) 942-9513
thomas.fehringner@fmflaw.com

May 12, 2025

Via Email Only: cclerk@columbusne.us

Mayor Jim Bulkley
City Council of the City of Columbus

**RE: Riverside 3rd Addition
Public Improvements Subdivision Development Agreement**

Dear Mr. Mayor and City Council Members:

Please be advised our firm represents West Wood Addition, LLC in relation to the above-referenced development. We are in receipt of the City Engineering Department's letter dated April 24, 2025, advising that the deadline to complete all public improvements has expired under Section VI of a Subdivision Development Agreement signed on October 18, 2021. The reason for the delay is the progress of the sale of existing lots has been less than anticipated; therefore, development of the above-referenced subdivision will commence as lots in Riverside 2nd Addition are more fully sold.

The purpose of this correspondence is to respectfully request an additional two (2) year extension to complete the same with the new deadline being October 18, 2027. Please place this request on the respective agenda for each of the next available Public Property, Safety, and Works Committee and City Council meetings, and we will make sure a representative is in attendance.

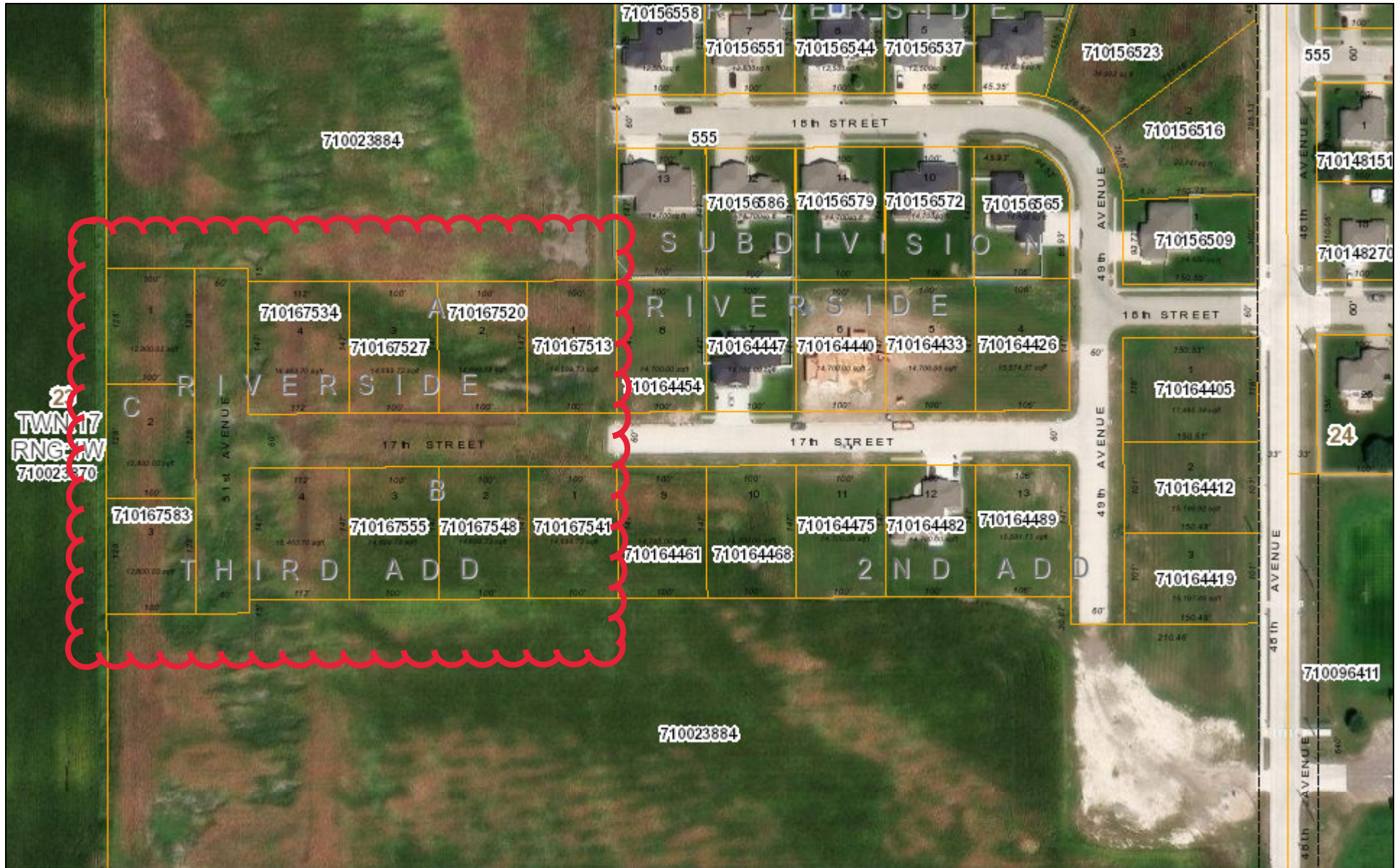
Thank you, in advance, for your consideration of this request. If any additional information is needed, please do not hesitate to contact our firm.

Sincerely,



Jason D. Mielak
jason.mielak@fmflaw.com
For the Firm

cc: Renee Whiting, renee.whiting@columbusne.us



May 30, 2025
13:53 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Lot Lines
- Sections
- Parcels
- Townships

