

DRAFT

ORDINANCE NO. 26-12

A ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE REQUESTS FOR DEEDS OF RECONVEYANCE OR REQUESTS FOR PARTIAL DEEDS OF RECONVEYANCE WITH RESPECT TO VARIOUS LOTS IN QUAIL MEADOWS ADDITION WHICH ARE HELD AS SECURITY BY THE CITY UNDER A DEED OF TRUST FROM QUAIL MEADOWS LLC RECORDED ON MAY 14, 2025, IN BOOK 770 OF MORTGAGES, PAGE 569, OF THE REGISTER OF DEEDS OFFICE, PLATTE COUNTY, NEBRASKA; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE.

WHEREAS, the City of Columbus, Nebraska, is the legal holder and holder of a Promissory Note in the original sum of \$800,000, secured by a certain Deed of Trust dated April 7, 2025, in which Neal J. Valorz, Attorney at Law, as Trustee, and Quail Meadows LLC, as Trustor, the same having been recorded on May 14, 2025, in Book 770 of Mortgages, Page 569, of the Register of Deeds Office, Platte County, Nebraska; and

WHEREAS, Quail Meadows LLC has sold and/or plans to sell and continue to sell various lots from the Quail Meadow Addition of the City of Columbus, Nebraska; and

WHEREAS, when each such lot is sold Quail Meadows LLC will seek a Deed of Reconveyance with respect to said lot that has been sold and the City desires to grant the Mayor and City Administrator the authority to request such Deed of Reconveyance or Partial Deed of Reconveyance so as full City Council approval is not necessary each time.

NOW, THEREFORE, BE IT ORDANED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that:

- Section 1. The Mayor and City Administrator are granted the authority to request such Deed of Reconveyance or Partial Deed of Reconveyance with respect to such lot or lots lying in the Quail Meadow Addition of the City of Columbus, Nebraska, which said lots are secured by the Deed of Trust dated April 7, 2025, and recorded May 14, 2025, in Book 770 of Mortgages, Page 569, of the Register of Deeds Office, Platte County, Nebraska;
- Section 2. Upon a request for such a Deed of Reconveyance or Partial Deed of Reconveyance being executed by the Mayor and City Administrator, the Trustee under said Deed of Trust shall be authorized to execute a Deed of Reconveyance or Partial Deed of Reconveyance, as the case may be, with respect to the lot or lots set forth in said request; and

- Section 3. That all ordinances and resolutions or parts thereof in conflict herewith are repealed.
- Section 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the City office.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY