

PROCEEDINGS OF CITY COUNCIL  
June 16, 2025

A regular meeting of the mayor and council of the City of Columbus, Nebraska, was convened in open and public session on June 16, 2025, at 6:00 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 May 29, 2025, 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 Alarcón, Rich Jablonski, AJ Palensky, Prent Roth, and Ron Schilling. Council Members Charlie Bahr, Troy Hiemer, and Kat Lopez were absent and excused. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, City Clerk Shuraya Choat, City Engineer Rick Bogus, Public Works Director Chuck Sliva, Public Property Director Doug Moore, Planning and Economic Development Coordinator Jean Van Iperen, Project Manager Braden Labenz, Police Officer Joshua Loontjer, Engineering Administrative Specialist Renee Whiting, and Senior Office Associate Vanessa Adame.
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 with a motion by Jablonski and a second by Schilling. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.
- 4.A.     **Minutes of June 2, 2025, City Council meeting.**
- 4.B.     **Resolution No. R25-86 authorizing payment of various improvement projects.** Resolution No. R25-86 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: GEHRING CONSTRUCTION & READY MIX CO., INC., CONCRETE PAVING IMPROVEMENTS 2025, \$119,868.30; GEHRING CONSTRUCTION & READY MIX CO., INC., PAVING AND INFRASTRUCTURE OF VITALITY VILLAGE SUBDIVISION AND COMMUNITY BUILDING SOUTH PARKING LOT, \$118,504.30.

**4.C. Finance department report.**

**4.D. 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=Srv & Supp; T=Trng; 6/20/25 payroll 997,281.64; 911 Cstm 605.50 S; A to Z Msgng 135.00 S; Ace Hdwr 959.76 S; Adv Auto 133.92 S; Air Vacuum 3,282.00 S; Alphamedia 2,100.00 S; Aqua-Chem 5,238.80 S; Aqua-Pure 12,572.67 S; B Arant 250.00 S; Armor Equip 240.22 S; Arnold Mtr Sup 565.29 S; Auxiant 137,018.92 I; Awards & Eng 45.00 S; Barcel Mill 249.40 S; D Behle 400.00 R; Behlen Twng 2,100.00 S; Black Hills 3,323.47 S; Bldkstr Pub 1,436.65 S; Casey's Mail Serv 4,991.40 S; Cntrl Prgms 1,796.46 S; Cntrl Vllg Ag 313.20 S; Choppers 84.99 S; Chrme N Steel 1,672.30 S; Churchich 1,434.45 CP; City of Col 7,554.94 S; Clay Hills Ag 2,843.80 S; Club Prpht 733.00 S; CNC 84.95 S; Col Chamber 3,340.00 P; CCH 1,328.59 S; Col Crdt Serv 184.00 S; Col Fam Rsrc Ctr 11,265.98 RT; CHS 90.00 S; Core & Main 10,512.00 S; CPPD 497.77 S; M Cox 600.00 S; Culligan 330.50 S; Daniels Prod 8,887.04 S; J Davis 500.00 S; D Dunbar 31,968.09 P; Eakes 741.21 S; Ecolab 618.41 S; Edem Garro 300.00 S; T Egger 56.00 E; Elctrnc Eng 33.95 S; Elkhorn Ind 1,550.00 S; Fastenal 203.04 S; Ferrellgas 74.90 S; FNBO 16,567.43 S; Frontier 2,000.07 S; Gale 55.48 S; Galls 2,352.67 S; Gehring Const 247,085.30 CP; Geocomm 17,508.75 S; Golfnow 196.96 S; Grainger 768.95 S; Grt Plns Comm 1,562.50 S; Greg Young Chev 264.26 S; Grosch Irr 495.76; Hadley 366.65 S; Hawkins 3,293.20 S; R Haynes 160.00 S; Hrtlnd Ntrl Gas 5,388.70 S; Hrtlnd Offc Clnrs 520.00 S; Hobby Lobby 48.56 S; R Honken 20.00 R; M Howerter MD 1,294.00 S; Ingram Lbry 257.41 S; Jackson Serv 1,857.89 S; JEO 4,995.00 S; Kelly Sup 46.84 S; Koch Excvtng 2,699.60 S; T Krepel 128.34 E; H Kucera 28.54 R; A Laborde 3,125.00 S; Lakeland Eng 425.50 S; Lkvw Small Eng 958.06 S; Language Ln Serv 251.21 S; LARM 133.77 S; League of NE Mun 73.75 S; J Levander 80.21 E; Lncln Jrnl Star 716.36 S; Lincoln Wnwtr Wrks 307.13 S; A Lopez 3,000.00 S; Loup 110,777.15 S; O Lovell 9.99 E; Lynn Peavey 115.95 S; M & O Door 273.16 S; Mailbox 110.89 S; Matheson-Linweld 71.91 S; P McCulloch 2,432.50 S; McMaster-Carr 129.45 S; Menards 388.96 S; MARC 3,095.25 S; Mdwst Lab 883.87 S; Mdwst Machine 165.00 S; Mdwst Serv 280.00 S; Mdwst Tape 1,492.00 S; Mike's Twng 2,550.00 S; Moms & Mops 800.00 S; M Morelock 800.00 S; Motion Ind 308.18 S; Motorola Sol 2,896.28 CP; Mueller Sod 1,345.00 CP; Mueller Sprnklrs 356.73 S; Mun Pipe 1,282.44 S; Napa Auto 657.18 S; NDOT 950,000.00 CP; NE Amateur Sftbll Assn 960.00 S; NE Golf & Turf 1,192.18 S; NE Harvestore 2,071.45 S; Nebraska.gov 330.00 R; Norfolk Daily News 340.00 S; NENEA 12,636.00 P; NE NE Sld Wste 75,492.58 S; Northern Lake Serv 1,580.00 S; NW Electric 1,440.36 S; Olson

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Pest 578.00 S; Omaha Chldrns Museum 373.00 S; One Call 426.10 S; One Src 2,165.30 S; O'Reilly 11.08 S; Paper Tiger 182.45 S; Petty Cash 134.85 S; Platte Cnty 4,183.86 S; Platte Cnty Reg of Deeds 186.00 S; Platte Cnty Treas 1,602.50 S; Playaway 60.99 S; Port-A-Johns 805.00 S; N Porter 60.77 E; PPG Archtctrl 1,716.00 S; Prestox 134.24 S; Prjct Lifesaver 147.28 S; Provantage 2,095.00; Psychological Rsrcs 150.00 S; QMC 5,606.97 S; J Quinn 300.00 S; E Ramirez & B Alvarez 23.28 R; Real Patriot Pub 288.46 S; Reardon Lawn 67.99 S; Sapp Bros 17,423.81 S; B Schmidt 31.00 E; Srvcmstr by Shvln 2,559.00 S; Sherwn-Willms 37.98 S; Shvln Sup 1,018.18 S; Sipple Hansen 4,378.95 S; Sirius 345.00 CP; Speicher Elec 538.19 S; State Dept of Rev 64,098.63 P; Stericycle 760.57 S; Stryker 1,784.25 S; Sunset View Apt 49.71 R; Sysco 14,932.95 S; The Glf Shp 3,945.51 S; Thomson Reuters 4,896.00 S; Tire Outlet 1,580.50 S; Titan Mach 59.61 S; TK Elevator 256.76 S; Toby Kid Klauenberg 620.00 S; Tractor Sup 112.42 S; Trane U.S. 4,986.00 S; Truck Ctr 308.08 S; Turfwerks 846.68 S; Twin Rvrs Vet 555.00 S; Ty's Outdoor 604.37 S; USA Blue Bk 3,261.22 S; USGA 60.00 M; C Van Dyke 175.00 S; Van Wall 3,217.13 S; Verizon 61.83 S; Verizon Wrls 2,876.51 S; Wst Conn 628.66 S; White Cap 26.16 S; Wilke 2,280.96 CP; Window Medics 2,300.00 S; M Wolberg 1,340.00 S; Z & M Ent 1,456.96 S. Total \$2,924,540.22.

5. **APPROVAL OF MINUTES:** Included in Consent Agenda

6. **SPECIAL PRESENTATIONS:** None

7. **PUBLIC HEARINGS:**

7.A. **Public hearing - Application from Husky Food #2 LLC dba Sam Food Mart for retail Class D liquor license located at 1257 26 Avenue and Rashad Khan as manager.** Rashad Khan explained the location of his business. The public hearing closed with a motion by Schilling and a second by Palensky. Alarcòn, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent. A recommendation was made to the Nebraska Liquor Control Commission to approve the application from Husky Food #2 LLC for a retail Class D liquor license and Rashad Khan as manager with a motion by Palensky and a second by Schilling. Alarcòn, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.

7.B. **Public hearing - Application from Rback Enterprises, LLC for final plat of Reeder 2nd Subdivision (4th Street and 7th Avenue). (Planning Commission recommends approval.)** The public hearing closed with a motion by Schilling and a second by Roth. Alarcòn, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.

7.B.1. **Resolution No. R25-87 approving final plat and development agreement.** Resolution No. R25-87 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS:

LOTS 2 THROUGH 9, BLOCK A, REEDER SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; HEREINAFTER TO BE KNOWN AS REEDER 2ND SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, APPROVING THE PLAT THEREOF; APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND RBACK ENTERPRISES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNER/SUBDIVIDER, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID SUBDIVISION; AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS SUBDIVISION was adopted with a motion by Alarcón and a second by Schilling. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.

8. **PETITIONS AND COMMUNICATIONS:** None
9. **REPORTS OF CITY OFFICES:** Finance department report included in Consent Agenda
- 9.A. **Update on Nebraska Department of Transportation 23rd Street Reconstruction project.** Bogus reported that all of the water, sanitary sewer, and storm sewer work has been completed. Crews are currently working on paving at the 26th Avenue intersection, which is expected to be finished in approximately four weeks. Once complete, 23rd Avenue will be closed for paving. Bogus noted that all paving work is scheduled to be completed by September 2025, with final project completion anticipated by November 2025.
- 9.B. **Update on Nebraska Department of Transportation Loup River South Bridges project.** Bogus explained that the decking has been removed and other demolition preparations are underway. He noted that the Pawnee Park underpass is also under construction and is scheduled to reopen by August 1st.
10. **REPORTS OF COUNCIL COMMITTEES:** None
11. **REPORTS OF SPECIAL COMMITTEES:** None
12. **REPORTS ON LEGISLATION:** None
13. **NEW BUSINESS:**
- 13.A. **Appointment of Matt Troshynski to the Board of Airport Commissioners to fill unexpired term of Brian Kenwood.** The mayor's appointment of Matt Troshynski was ratified with a motion by Roth and a second by Schilling. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.
- 13.B. **Application from Rief Development LLC and Highland Park Evangelical Church for preliminary plat of North Creek Subdivision (43rd Avenue**

**south of 38th Street). (Planning Commission recommends approval.)** The preliminary plat of North Creek Subdivision was approved with a motion by Palensky and a second by Schilling. Alarcòn, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Bahr, Hiemer, and Lopez were absent.

**13.C. Quote from Northland PCC, Inc. dba Precision Concrete Cutting in the amount of \$29,362 for Pawnee Park East and West trip hazard removal. CIP #23-46 & 20-70** Bogus explained that this is a requirement of the Americans with Disabilities Act (ADA). The quote from Precision Concrete Cutting for Pawnee Park trip hazard removal was accepted with a motion by Alarcòn and a second by Roth. Alarcòn, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Bahr, Hiemer, and Lopez were absent.

**13.D. Comments from mayor and city council members.** Bulkley noted the successful results of the special election for the one percent sales tax renewal and thanked residents for voting.

**14. RESOLUTIONS:**

**14.A. Resolution No. R25-88 approving professional services agreement with Burns McDonnell Engineering Company, Inc. in an amount not to exceed \$190,000 for Loup River Bridge NHPA Section 106 Design Phase Services. CIP #25-25** Vasicek explained that due to the bridge’s historic nature, a mitigation display is required. The Nebraska Department of Transportation will be responsible for the installation of the display structure and the city will be reimbursed for the costs. Resolution No. R25-88 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING PROFESSIONAL SERVICES AGREEMENT BETWEEN ENGINEER AND OWNER WITH BURNS MCDONNELL ENGINEERING COMPANY, INC. IN AN AMOUNT NOT TO EXCEED \$190,000 FOR LOUP RIVER BRIDGE NHPA SECTION 106 DESIGN PHASE SERVICES; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HERewith was adopted with a motion by Roth and a second by Palensky. Alarcòn, Jablonski, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”. Bahr, Hiemer, and Lopez were absent.

**14.B. Resolution No. R25-89 approving Professional Services Agreement between Owner and Architect with Erickson Sullivan Architects & Associates, LLC in an amount not to exceed \$44,000 for the Quail Run Golf Course Pro Shop Addition design phase services. CIP #25-40** Moore explained that the proposed addition to the Quail Run pro shop is currently in the idea phase, with the selected architect creating several design options. He noted that public input would also be utilized during this stage. Resolution No. R25-89 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AGREEMENT BETWEEN

OWNER AND ARCHITECT FOR PROFESSIONAL SERVICES WITH ERICKSON SULLIVAN ARCHITECTS & ASSOCIATES, LLC IN AN AMOUNT NOT TO EXCEED \$44,000 FOR QUAIL RUN GOLF COURSE PRO SHOP ADDITION DESIGN PHASE SERVICES; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HERewith was adopted with a motion by Schilling and a second by Jablonski. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.

- 14.C. Resolution No. R25-90 approving amendment to Design-Build Agreement with B-D Construction, Inc. in the guaranteed maximum amount of \$249,888 for Roselawn Cemetery Maintenance Building Addition. CIP #25-39** Resolution No. R25-90 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING DESIGN-BUILD AMENDMENT TO THE DESIGN-BUILD AGREEMENT WITH B-D CONSTRUCTION, INC. IN THE GUARANTEED MAXIMUM AMOUNT OF \$249,888 FOR ROSELAWN CEMETERY MAINTENANCE BUILDING ADDITION; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HERewith was adopted with a motion by Jablonski and a second by Palensky. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.
- 14.D. Resolution No. R25-91 approving Letter of Agreement for professional engineering services with Wilson & Company, Inc., Engineers & Architects in an amount not to exceed \$199,600 for U.S. Hwy 81 and 63rd Avenue Traffic Signal Improvements design phase services. CIP #25-26** Vasicek explained that the cost would be funded by sales tax revenue and then reimbursed once all the benefitting properties are assessed. Resolution No. R25-91 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING LETTER OF AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES WITH WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS IN AN AMOUNT NOT TO EXCEED \$199,600 FOR US HIGHWAY 81 AND 63RD AVENUE TRAFFIC SIGNAL IMPROVEMENTS DESIGN PHASE SERVICES; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HERewith was adopted with a motion by Palensky and a second by Schilling. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.
- 14.E. Resolution No. R25-92 approving Proposal for Professional Services Agreement with SRF Consulting Group, Inc. for Quiet Zone Analysis for**

**the downtown railroad area.** Vasicek clarified that the analysis cost of \$39,228 would be covered under capital improvement project #22-22 and would evaluate options for reducing train noise in the downtown area. Jablonski explained that trains stopping on the tracks for extended periods of time is also a concern that needs to be addressed; therefore, does not believe that conducting only a quiet zone analysis would be worth the cost. Bulkley noted that the city has communicated with the Union Pacific Railroad on several occasions to find ways to address noise and traffic concerns, and will continue engaging with them in hopes of reaching a compromise. Resolution No. R25-92 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE PROPOSAL FOR PROFESSIONAL SERVICES AGREEMENT WITH SRF CONSULTING GROUP, INC., A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN, TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HERewith. A motion was made by Roth and a second by Alarcón to adopt Resolution No. R25-92. Alarcón, Palensky, Roth, and Schilling voted "Aye" and Jablonski voted "Nay". Bahr, Hiemer, and Lopez were absent. Due to absence of city council members, a majority vote of all the elected officials was not reached; therefore, Bulkley voted "Aye" and Resolution No. R25-92 was adopted.

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

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

**17. ORDINANCES ON THIRD READING:**

**17.A. Ordinance No. 25-08 amend city code sections 133.03 through 133.05 regarding firework discharge dates and times, sales dates, and to update the required signage at all sales locations to coincide with changes, with an effective date of August 1, 2025.** Due to the absence of several council members, the third reading of Ordinance No. 25-08 was continued to the July 7, 2025, city council meeting with a motion by Schilling and a second by Roth. Alarcón, Jablonski, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Bahr, Hiemer, and Lopez were absent.

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

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

**19. UNFINISHED BUSINESS:** None

**20. ADJOURNMENT:** The meeting adjourned at 6:31 p.m.

Presented and approved this 7th day of July 2025.

OFFICE OF THE CITY CLERK

: Shuraya Choat