

Planning Commission
Monday, May 13, 2024 6:00 PM
Columbus Community Building/Community Room
2500 14 Street
Columbus, NE 68601

The Mayor and City Council reserve the right to go into closed session as per Section 84-1410 of the Nebraska Revised Statutes. A current agenda is on file at City Hall, 2500 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at www.columbusne.us.

{{Name: Agenda Item Name}}

1. Statement of Compliance with Open Meetings Act and roll call.

NEBRASKA OPEN MEETINGS ACT

84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

Source: Laws 2004, LB 821, § 34.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

Source: Laws 1975, LB 325, § 1; Laws 1996, LB 900, § 1071; Laws 2004, LB 821, § 35.

Annotations

- Nebraska's public meetings laws do not apply to school board deliberations pertaining solely to disputed adjudicative facts. *McQuinn v. Douglas Cty. Sch. Dist. No. 66*, 259 Neb. 720, 612 N.W.2d 198 (2000).
- The primary purpose of the public meetings law is to ensure that public policy is formulated at open meetings. *Marks v. Judicial Nominating Comm.*, 236 Neb. 429, 461 N.W.2d 551 (1990).
- The public meetings law is broadly interpreted and liberally construed to obtain the objective of openness in favor of the public, and provisions permitting closed sessions must be narrowly and strictly construed. *Grein v. Board of Education of Fremont*, 216 Neb. 158, 343 N.W.2d 718 (1984).
- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- A county board of equalization is a public body whose meetings shall be open to the public. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders, and (iii) the Judicial Resources Commission or subcommittees or subgroups of the commission;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

Source: Laws 1975, LB 325, § 2; Laws 1983, LB 43, § 1; Laws 1989, LB 429, § 42; Laws 1989, LB 311, § 14; Laws 1992, LB 1019, § 124; Laws 1993, LB 635, § 1; Laws 1996, LB 1044, § 978; Laws 1997, LB 798, § 37; Laws 2004, LB 821, § 36; Laws 2007, LB296, § 810; Laws 2011, LB366, § 2; Laws 2021, LB83, § 11; Laws 2022, LB922, § 12.

Operative Date: July 21, 2022

Annotations

- A township is a political subdivision, and as such, a township board is subject to the provisions of the public meetings laws. *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- A county agricultural society is a public body to which the provisions of the Nebraska public meetings law are applicable. *Nixon v. Madison Co. Ag. Soc'y*, 217 Neb. 37, 348 N.W.2d 119 (1984).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of

having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943, and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).

- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- Although the Open Meetings Act does not define "subcommittee," a subcommittee is generally defined as a group within a committee to which the committee may refer business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- The Open Meetings Act does not require policymakers to remain ignorant of the issues they must decide until the moment the public is invited to comment on a proposed policy. By excluding nonquorum subgroups from the definition of a public body, the Legislature has balanced the public's need to be heard on matters of public policy with a practical accommodation for a public body's need for information to conduct business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- As an administrative agency of the county, a county board of equalization is a public body. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- The electors of a township at their annual meeting are a public body under the Open Meetings Act. *State ex rel. Newman v. Columbus Township Bd.*, 15 Neb. App. 656, 735 N.W.2d 399 (2007).
- The meeting at issue in this case was a "meeting" within the parameters of subsection (2) of this section because it involved the discussion of public business, the formation of tentative policy, or the taking of any action of the public power district. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).
- Informational sessions in which the governmental body hears reports are briefings. *Johnson v. Nebraska Environmental Control Council*, 2 Neb. App. 263, 509 N.W.2d 21 (1993).

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;

(c) Investigative proceedings regarding allegations of criminal misconduct;

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

Source: Laws 1975, LB 325, § 3; Laws 1983, LB 43, § 2; Laws 1985, LB 117, § 1; Laws 1992, LB 1019, § 125; Laws 1994, LB 621, § 1; Laws 1996, LB 900, § 1072; Laws 2004, LB 821, § 37; Laws 2004, LB 1179, § 1; Laws 2006, LB 898, § 1; Laws 2011, LB390, § 29; Laws 2012, LB995, § 17.

Annotations

- There is no absolute discovery privilege for communications that occur during a closed session. *State ex rel. Upper Republican NRD v. District Judges*, 273 Neb. 148, 728 N.W.2d 275 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- The public interest mentioned in this section is that shared by citizens in general and by the community at large concerning pecuniary or legal rights and liabilities. *Grein v. Board of Education*, 216 Neb. 158, 343 N.W.2d 718 (1984).
- Hearing in closed executive session was contrary to this section since there was no showing of necessity or reason under subdivision (1)(a), (b), or (c), but did not result in reversal of board decision. *Simonds v. Board of Examiners*, 213 Neb. 259, 329 N.W.2d 92 (1983).
- Negotiations for the purchase of land need not be conducted at an open meeting but the deliberations of a city council as to whether an offer to purchase real estate

should be made should take place in an open meeting. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).

- Public meeting law was not violated where the Board of Regents of the University of Nebraska voted to hold a closed session to consider the university president's resignation, and also discussed the appointment of an interim president during such session. *Meyer v. Board of Regents*, 1 Neb. App. 893, 510 N.W.2d 450 (1993).

84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual conferencing authorized; requirements; emergency meeting without notice; appearance before public body.

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's website.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's website; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or

(ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority; and

(xiii) A natural resources district.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a

recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the

public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsection (5) of section 84-1413.

(8) In addition to any other statutory authorization for virtual conferencing, any public body not listed in subdivision (2)(a) of this section may hold a meeting by virtual conferencing if:

(a) The purpose of the virtual meeting is to discuss items that are scheduled to be discussed or acted upon at a subsequent non-virtual open meeting of the public body;

(b) No action is taken by the public body at the virtual meeting; and

(c) The public body complies with subdivisions (2)(b)(i) and (2)(b)(ii) of this section.

Source: Laws 1975, LB 325, § 4; Laws 1983, LB 43, § 3; Laws 1987, LB 663, § 25; Laws 1993, LB 635, § 2; Laws 1996, LB 469, § 6; Laws 1996, LB 1161, § 1; Laws 1999, LB 47, § 2; Laws 1999, LB 87, § 100; Laws 1999, LB 461, § 1; Laws 2000, LB 968, § 85; Laws 2004, LB 821, § 38; Laws 2004, LB 1179, § 2; Laws 2006, LB 898, § 2; Laws 2007, LB199, § 9; Laws 2009, LB361, § 2; Laws 2012, LB735, § 1; Laws 2013, LB510, § 1; Laws 2017, LB318, § 1; Laws 2019, LB212, § 5; Laws 2020, LB148, § 3; Laws 2021, LB83, § 12; Laws 2022, LB742, § 1; Laws 2022, LB908, § 1; Laws 2022, LB922, § 13.

Note: The Revisor of Statutes has pursuant to section 49-769 correlated LB742, section 1, with LB908, section 1, and LB922, section 13, to reflect all amendments.

Note: Changes made by LB742 and LB908 became effective July 21, 2022. Changes made by LB922 became operative July 21, 2022.

Cross References

- **Intergovernmental Risk Management Act**, see section 44-4301.
- **Interlocal Cooperation Act**, see section 13-801.
- **Joint Public Agency Act**, see section 13-2501.

- **Municipal Cooperative Financing Act**, see section 18-2401.

Annotations

- Under subsection (1) of this section, the Legislature has imposed only two conditions on the public body's notification method of a public meeting: (1) It must give reasonable advance publicized notice of the time and place of each meeting and (2) it must be recorded in the public body's minutes. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- An emergency is "(a)ny event or occasional combination of circumstances which calls for immediate action or remedy; pressing necessity; exigency; a sudden or unexpected happening; an unforeseen occurrence or condition." *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- An agenda which gives reasonable notice of the matters to be considered at a meeting of a city council complies with the requirements of this section. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- When notice is required, a notice of a special meeting of a city council posted in three public places at 10:00 p.m. on the day preceding the meeting is not reasonable advance publicized notice of a meeting as is required by this section. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- Teacher waived right to object to lack of public notice in board of education employment hearing by voluntary participation in the hearing without objection. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).
- A county board of commissioners and a county board of equalization are not required to give separate notices when the notice states only the time and place that the boards meet and directs a citizen to where the agendas for each board can be found. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- A county board of equalization is a public body which is required to give advanced publicized notice of its meetings. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Notice of recessed and reconvened meetings must be given in the same fashion as the original meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- True notice of a meeting is not given by burying such in the minutes of a prior board proceeding. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- An agenda notice which merely stated "work order reports" was an inadequate notice under this section because it did not give interested persons knowledge that plans for a 345 kv transmission line through the district was going to be discussed and voted upon at the meeting. Inadequate agenda notice under this section meant there was a substantial violation of the public meeting laws; however, later actions by the board of directors cured the defects in notice, and such actions were in substantial compliance with the statute. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, a camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act; and

(f) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) Each public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at a meeting.

(8) Public bodies shall make available at the meeting or the instate location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

Source: Laws 1975, LB 325, § 5; Laws 1983, LB 43, § 4; Laws 1985, LB 117, § 2; Laws 1987, LB 324, § 5; Laws 1996, LB 900, § 1073; Laws 2001, LB 250, § 2; Laws 2004, LB 821, § 39; Laws 2006, LB 898, § 3; Laws 2008, LB962, § 1; Laws 2021, LB83, § 13.

Annotations

- To preserve an objection that a public body failed to make documents available at a public meeting as required by subsection (8) of this section, a person who attends a public meeting must not only object to the violation, but must make that objection to the public body or to a member of the public body. *Stoetzel & Sons v. City of Hastings*, 265 Neb. 637, 658 N.W.2d 636 (2003).

84-1413. Meetings; minutes; roll call vote; secret ballot; when; agenda and minutes; required on website; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written or kept as an electronic record and shall be available for inspection within ten working days or prior to the next convened meeting, whichever occurs

earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing or keeping the minutes is absent due to a serious illness or emergency.

(6) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public website the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the website at least twenty-four hours before the meeting of the governing body. Minutes shall be placed on the website at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public website for at least six months.

Source: Laws 1975, LB 325, § 6; Laws 1978, LB 609, § 3; Laws 1979, LB 86, § 9; Laws 1987, LB 663, § 26; Laws 2005, LB 501, § 1; Laws 2009, LB361, § 3; Laws 2015, LB365, § 2; Laws 2016, LB876, § 1; Laws 2021, LB83, § 14; Laws 2022, LB742, § 2.

Effective Date: July 21, 2022

Annotations

- If a person present at a meeting observes and fails to object to an alleged public meetings laws violation in the form of a failure to conduct rollcall votes before taking actions on questions or motions pending, that person waives his or her right to object at a later date. *Hauser v. Nebraska Police Stds. Adv. Council*, 264 Neb. 944, 653 N.W.2d 240 (2002).
- Subsection (2) of this section does not require the record to state that the vote was by roll call, but requires only that the record show if and how each member voted. Neither does the statute set a time limit for recording the results of a vote, after which no corrections of the record can be made. If no intervening rights of third persons have arisen, a board of county commissioners has power to correct the record of the proceedings had at a previous meeting so as to make them speak the truth, particularly where the correction supplies some omitted fact or action and is done not to contradict or change the original record but to have the record show that a certain action was taken or thing done, which the original record fails to show. *State ex rel. Schuler v. Dunbar*, 214 Neb. 85, 333 N.W.2d 652 (1983).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943,

and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).

- There is no requirement that a public body make a record of where notice was published or posted. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Source: Laws 1975, LB 325, § 9; Laws 1977, LB 39, § 318; Laws 1983, LB 43, § 5; Laws 1992, LB 1019, § 126; Laws 1994, LB 621, § 2; Laws 1996, LB 900, § 1074; Laws 2004, LB 821, § 40; Laws 2006, LB 898, § 4.

Annotations

- The Legislature has granted standing to a broad scope of its citizens for the very limited purpose of challenging meetings allegedly in violation of the Open Meetings Act, so that they may help police the public policy embodied by the act. *Schauer v. Grooms*, 280 Neb. 426, 786 N.W.2d 909 (2010).

- Any citizen of the state may commence an action to declare a public body's action void. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- The reading of ordinances constitutes a formal action under subsection (1) of this section. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- Under the Public Meetings Act, a county lacks capacity to maintain an action to declare its official conduct "void" for noncompliance with the act. *County of York v. Johnson*, 230 Neb. 403, 432 N.W.2d 215 (1988).
- When a petitioner under this section is successful in the district court, that court may allow attorney fees. *Tracy Corp. II v. Nebraska Pub. Serv. Comm.*, 218 Neb. 900, 360 N.W.2d 485 (1984).
- Informal discussions between the Tax Commissioner and the State Board of Equalization in which instructions were clarified, with such clarification leading to the amendment of hearing notices, did not constitute a public meeting subject to the provisions of this section. *Box Butte County v. State Board of Equalization and Assessment*, 206 Neb. 696, 295 N.W.2d 670 (1980).
- The right to collaterally attack an order made in contravention of the Public Meeting Act must occur within a period of one year as is specifically provided by this section. *Witt v. School District No. 70*, 202 Neb. 63, 273 N.W.2d 669 (1979).
- Statutory change, requiring "publicized notice" for board of education employment hearings, occurring between dates meeting scheduled and conducted, held not to void proceedings. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).
- Voiding an entire meeting is a proper remedy for violations of the Open Meetings Act. Once a meeting has been declared void pursuant to Nebraska's public meetings law, board members are prohibited from considering any information obtained at the illegal meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Actions by the board of directors were merely voidable under this section, and not void. Pursuant to subsection (3) of this section, the plaintiffs were awarded partial attorney fees because they were successful in having the court declare that the board of directors was in substantial violation of the statute, even though the plaintiffs did not get the relief requested of having the board's actions declared void. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

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Source: http://nebraskalegislature.gov/laws/display_html.php?begin_section=84-1407&end_section=84-1414

Date: July 2022

2. Minutes of April 8, 2024, meeting.

PLANNING COMMISSION
April 8, 2024

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on April 8, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14th Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 27, 2024, with a copy of the proof of publication 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, members of the city council, and members of the Planning Commission 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 and roll call.** Chair Pillen announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Colleen Bray, Robbin Cutsor, Bob Elsasser, Melissa Goc, Tom Lange, Fernando Lopez, Jr., and Tom Pillen. Member Josh Mueller was absent and excused. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Chief Building and Code Inspector Andy Woehrer, Public Works Director Chuck Sliva, Project Engineer Braden Labenz, and Assistant City Clerks Shuraya Frauendorfer and Kelli Keyes. Also present was Mayor James Bulkley and City Council Member Charlie Bahr.
- 2. Minutes of March 11, 2024, meeting.** The minutes were approved as presented with a motion by Bray and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent.
- 3. Public hearing - Application of City of Columbus on behalf of Nels Johnson for preliminary plat of Vitality Village Addition (north of 8th Street and 7th Avenue).** Vasicek explained that the city would be responsible for putting in the infrastructure for this project and then the parcels would be sold to various builders, who were selected through a Request for Proposal process. This development would provide a variety of housing types including townhomes, single-family homes, and apartment units. For the apartment complex, Vasicek clarified that the city has been working with the selected builder to design a layout that minimizes current traffic and safety concerns. Dawson Brunswick, president of the Chamber of Commerce, spoke in support of the development, stating that Columbus currently has 1,517 job openings and housing is the largest barrier to filling those positions. He indicated that number could be substantially higher with the addition of Harrah's casino. He explained that Vitality Village Addition would add an estimated 350 new units, which has a potential to bring approximately 550 new residents to Columbus. He commended city staff for their continued efforts to grow Columbus. The public hearing closed with a motion by Elsasser and a second by Anderson. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted

“Aye” and none voted “Nay”. Mueller was absent. A recommendation was made by Pillen and a second by Bray to approve the preliminary plat of Vitality Village Addition as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent.

4. **Public hearing - Application of City of Columbus on behalf of Nels Johnson for final plat of Vitality Village Addition (north of 8th Street and 7th Avenue).** Vasicek explained that the final plat is substantially consistent with the preliminary plat. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent. A recommendation was made with a motion by Anderson and a second by Lange to approve the final plat of Vitality Village Addition as it is consistent with the preliminary plat. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent.
5. **Public hearing - Application of City of Columbus on behalf of Nels Johnson to rezone property located north of 8th Street between 5th and 9th Avenue from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District) and from "R-1" (Single-Family Residential District) to "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan.** Vasicek clarified the requested rezoning from “R-1” to “B-2” would accommodate the multi-family options in this development and offer more flexibility for layout design. No public testimony was heard. The public hearing closed with a motion from Anderson and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent. A recommendation was made with a motion by Goc and a second by Anderson to approve the rezoning application of City of Columbus and to amend the Future Land Use Map as the proposed zonings are a good fit and are in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent.
6. **Public hearing - Text Amendments to Columbus Land Development Ordinance including changes to the following: procedures for special use permit, rezoning, administrative, minor and major subdivisions; new and revised "Figures" and "Tables"; site development, supplemental use, supplemental site development, and sign requirements; use types; required landscape depth; off-street parking requirements; circulation system design; storm sewers and storm water management; and improvement procedures. (A copy of the proposed Text Amendment is available at the office of the city clerk.)** Bogus and Woehrer outlined the proposed Text Amendments to the Columbus Land Development Ordinance and briefly highlighted some of the changes. After further clarification and discussion, an additional change was recommended to include high density residential use under

the “B-2” zoning definition. No public testimony was heard. The public hearing closed with a motion by Pillen and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent. A recommendation was made with a motion by Lopez and a second by Goc to approve the proposed Text Amendments to the Columbus Land Development Ordinance and to include high density residential use under the “B-2” zoning definition. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent.

7. **Public hearing - Application of Columbus Realty Holdings LLC for preliminary plat of Super Saver Subdivision (west of 33rd Avenue between 23rd and 25th Street).** Mark Griffin, Chief Operating Officer of B&R Stores, explained the proposed plans and clarified that he does not anticipate traffic to be an issue with the strip mall north of the property. No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent. A recommendation was made by Anderson and a second by Lopez to approve the preliminary plat of Super Saver Subdivision as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent.
8. **Public hearing - Application of Keyes Real Estate LLC for preliminary plat of Harriman Acres Subdivision (48th Ave north of Howard Blvd).** Merlin Lindahl, Lindahl Engineering LLC on behalf on the applicant, was available to answer questions. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent. A recommendation was made with a motion by Lopez and a second by Elsasser to approve the preliminary plat of Harriman Acres Subdivision as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted “Aye” and none voted “Nay”. Mueller was absent.
9. **Public hearing - Application of Quail Meadow LLC for preliminary plat of Quail Meadows Addition (south of 1st Street between 10th and 14th Avenue).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that the previously approved preliminary plat has been scaled down and revised to address public concerns. He clarified that a secondary access point onto 10th Avenue is currently being planned and he will work with city staff for the best layout. Dawson Brunswick, president of the Chamber of Commerce, spoke in support of this application, stating that the development has the potential to bring approximately 80 new residents to Columbus, which would help bridge the gap with the city’s employment needs. In response to questions from Randy Lindstrom, 945 Lovers Lane, Zwingman explained that townhomes would be built on lots adjacent to his property and remaining lots will be mixed residential use and available for purchase. Regarding the 10-foot easement on Mr. Lindstrom’s property, he clarified that the plan is to keep the ditch open and create a greater

slope in order to facilitate proper drainage; however, a storm sewer pipe would be added if deemed necessary. Bogus answered questions regarding the 10th Avenue intersection, stating the paving and drainage issues would be addressed in the final plans. He pointed out that Lover's Lane is also included in the city's One and Six Year Road Improvement Plan which would alleviate a lot of the issues. In response to Joyce Lindstrom, 945 Lover's Lane, Bogus clarified that sidewalks would be added when the entire road is reconstructed and the developer or an HOA would be responsible for maintaining the detention pond. In response to Bob Ritze, 928 Lover's Lane, Zwingman stated that the culvert running under the 10th Avenue intersection would be the city's responsibility to upgrade if deemed necessary; however, he explained that the culvert's capacity would be taken into consideration with the construction of the ditch in order to facilitate proper drainage from all directions. The public hearing closed with a motion by Anderson and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent. A recommendation was made with a motion by Bray and a second by Cutsor to approve the preliminary plat of Quail Meadows Addition as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent.

- 10. Public hearing - Application of Quail Meadow LLC for final plat of Quail Meadows Addition (south of 1st Street between 10th and 14th Avenue).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that the final plat is substantially consistent with the preliminary plat. Following discussion, Zwingman confirmed the drainage issues would be addressed in the final plans and a larger culvert would be added if the easement dictates additional drainage. Roger Nadrchal, CEO of NeighborWorks Northeast Nebraska and member of Quail Meadows LLC stated that the developer and Advanced Consulting Engineering Services would continue working with city staff to ensure the proper drainage systems are in place for the new addition and surrounding properties. In response to concerns of Randy Lindstrom, 945 Lovers Lane, Bogus explained that the developer has plans to create a detention pond south of the development. The public hearing closed with a motion by Goc and a second by Lange. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent. A recommendation was made with a motion by Bray and a second by Elsasser to approve the final plat of Quail Meadows Addition as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent.
- 10.A. Public hearing - Determine whether Quail Meadows Addition should be included within corporate city limits.** No public testimony was heard. The public hearing closed with a motion by Anderson and a second by Bray. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent. A recommendation was made with a motion by Bray

and a second by Anderson to include Quail Meadows Addition within the corporate city limits. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent.

11. **Public hearing - Application of Granville Custom Homes, Inc. for final plat of Farm View Second Subdivision (16th Avenue and 31st Street).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that the final plat is substantially consistent with the preliminary plat and the lots would include two-unit townhomes, with the exception of two larger lots which would be dedicated to multi-unit townhomes. Steven Ramaekers, president of Granville Custom Homes Inc., clarified that there is a secondary access point available one block south of the subdivision to alleviate traffic concerns. Pillen said he feels additional communication from the developers to the property owners would have been beneficial. Dawson Brunswick, president of the Chamber of Commerce, spoke in support of this item stating that housing is instrumental to the growth of Columbus and that the development has the potential to bring approximately 45 new residents to Columbus. The public hearing closed with a motion by Anderson and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent. A recommendation was made with a motion by Elsasser and a second by Lange to approve the final plat of Farm View Second Subdivision as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent.
12. **Public hearing - Application of Granville Custom Homes, Inc. to rezone property located on 16th Avenue and 31st Street from "R-2" (Two-Family Residential District) to "R-3" (Multi-Family Residential District) and to amend the Future Land Use Map of the Comprehensive Plan.** Steven Ramaekers, president of Granville Custom Homes Inc., clarified that the "R-3" zoning request would accommodate higher density multi-unit townhomes and approval by the Federal Aviation Administration (FAA) for the plans was required. He added that the plans could not change as height restrictions set by the FAA were only cleared for single story units. Tom Cordsen, 1715 31 Street, representing the HOA, stated that plans for the area were initially advertised as a quiet, 55 and over retirement community with minimal traffic. He clarified that many residents would not have purchased their homes if these plans were originally disclosed and with an already high traffic volume and narrow street parking, he feels that an additional 22 units would not be feasible for this condensed area. Jack Young, 1548 31 Street, addressed drainage concerns and the lack of communication from the developer. Jami Kampschneider, 1704 31 Street, expressed concerns that the proposed plans could change once approved. She also added that while she pays monthly a HOA fee, the current multi-unit homes and the new addition being proposed would not be regulated. The public hearing closed with a motion from Lopez and a second by Lange. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, Lopez, and Pillen voted "Aye" and none voted "Nay". Mueller was absent. A recommendation was made with a motion by Lopez and a second by Bray to approve the rezoning application

of Granville Custom Homes, Inc. and to amend the Future Land Use Map accordingly as the proposed zonings are a good fit and are in conformance with the Columbus Land Development Ordinance. Bray, Goc, Lange, and Lopez voted "Aye" and Anderson, Cutsor, Elsasser, and Pillen voted "Nay". Mueller was absent.

13. **Building report for March 2024.** The building report was presented.
14. **Adjournment.** The meeting adjourned at 8:14 p.m.

- 3. Public Hearing - Application from Williams and Son House Movers, Inc. to move garage from 3670 26 Avenue to 2625 38 Street and request to exceed 18 feet height limitation as loaded height of building will be 24 feet.**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application for a permit to move a garage from 3670 26 Ave to 2625 38 St on May 28, 2024, at 10 a.m. and at said time and place you may appear and be heard. The public hearing will also include a request to exceed the 18 ft height limit as the loaded height of the building will be 24 ft. Moving route is north on 26 Ave to 38 St then one-half block west.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:03:23
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 6, 2024
FROM: Andy Woehrer, Chief Building and Code Official
TO: Tara Vasicek, City Administrator
RE: Williams Movers Company to move a garage from 3670 26th Ave to 2625 38th Street.

RECOMMENDATION:

I recommend approval of the permit to move a garage from 3670 26th Ave to 2625 38th Street. The garage has been inspected and is suitable for moving.

DISCUSSION:

We have received an application from Williams Movers Company to move a garage from 3670 26th Ave to 2625 38th Street. The garage will be going to a location that fits the neighborhood and is in conformance with the Columbus Land Development Ordinance. A building permit application has been received and is under review.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: Andy J. Woehrer

Approved By: [Signature]

CITY OF COLUMBUS APPLICATION FOR BUILDING MOVING

A PERMIT IS HEREBY REQUESTED TO MOVE THE FOLLOWING BUILDING OR STRUCTURE OUT OF, WITHIN OR THROUGH THE CITY OF COLUMBUS, IN ACCORDANCE WITH TITLE V, CHAPTER 9 OF THE COLUMBUS CITY CODE. ANY CHANGES FROM THE APPROVED MOVING DATE AND TIME MUST BE SUBMITTED IN WRITING TO THE BUILDING OFFICIAL.

BUILDING MOVER AND EQUIPMENT

NAME Alan Williams
ADDRESS 10160 N Liberty Ave
CITY Jarvis STATE Ne. ZIP 68955
TELEPHONE 402-461-1590
LICENSED: YES NO INSURED: YES NO
(Per Section 6-9-5 of Columbus City Code)
TYPE OF EQUIPMENT TO BE USED IN MOVING: Truck + trailer

Please attach a certificate from the County Treasurer showing that all taxes and special assessments then due against the building and lot on which the building stands have been paid.

BUILDING TO BE MOVED

DESCRIPTION OF THE BUILDING: Yellow 3 car Garage 402-910-0119
CURRENT ADDRESS OF BUILDING: 3670 - 26th AVE Columbus, NE
LEGAL DESCRIPTION: LOT NO. _____ BLOCK NO. _____ ADDITION/SUBDIVISION 2
FLOOR AREA (Sq. Feet): 1,024 sq ft

A photograph of the building is required.

TR 1.03 AC IN N 1/2 NE NW 18-17-1E
Land in City Limits Columbus
Parcel ID: 710017150

cns_storage@hotmail.com
Kevin Lewandowski

see over

LOCATION TO BE MOVED TO

ADDRESS: 2625 - 38th Street Columbus NE
LEGAL DESCRIPTION: LOT NO. _____ BLOCK NO. _____ ADDITION/SUBDIVISION see attached
LOT SIZE: _____ x _____ = 0.00 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: (one)
PROPOSED USE OF THE BUILDING AT THE NEW SITE: (Garage)

BUILDING OWNER

NAME Joseph Svasek
ADDRESS 2625 - 38th Street
CITY Columbus STATE NE ZIP 68601
TELEPHONE 402-942-3471
CERTIFICATE OF INSURANCE: YES NO



Ⓞ Regarding 114.18 Size of Bldg : Limitation

We are requesting to exceed the moving building height limitation of 18'.

The garage to be moved has a 6/12 pitch making the peak rather tall while on moving wheels... height will likely be 22'-24'. The side eve height of the garage is less than 9'. The overall garage design with a hip style will be in our favor as we move it between trees and the tall street powerlines.



NE

Northwest corner of NW 1/4 Section 18
Township 17 North, Range 1 East of the
6th P.M., Platte County, Nebraska

DESCRIPTION

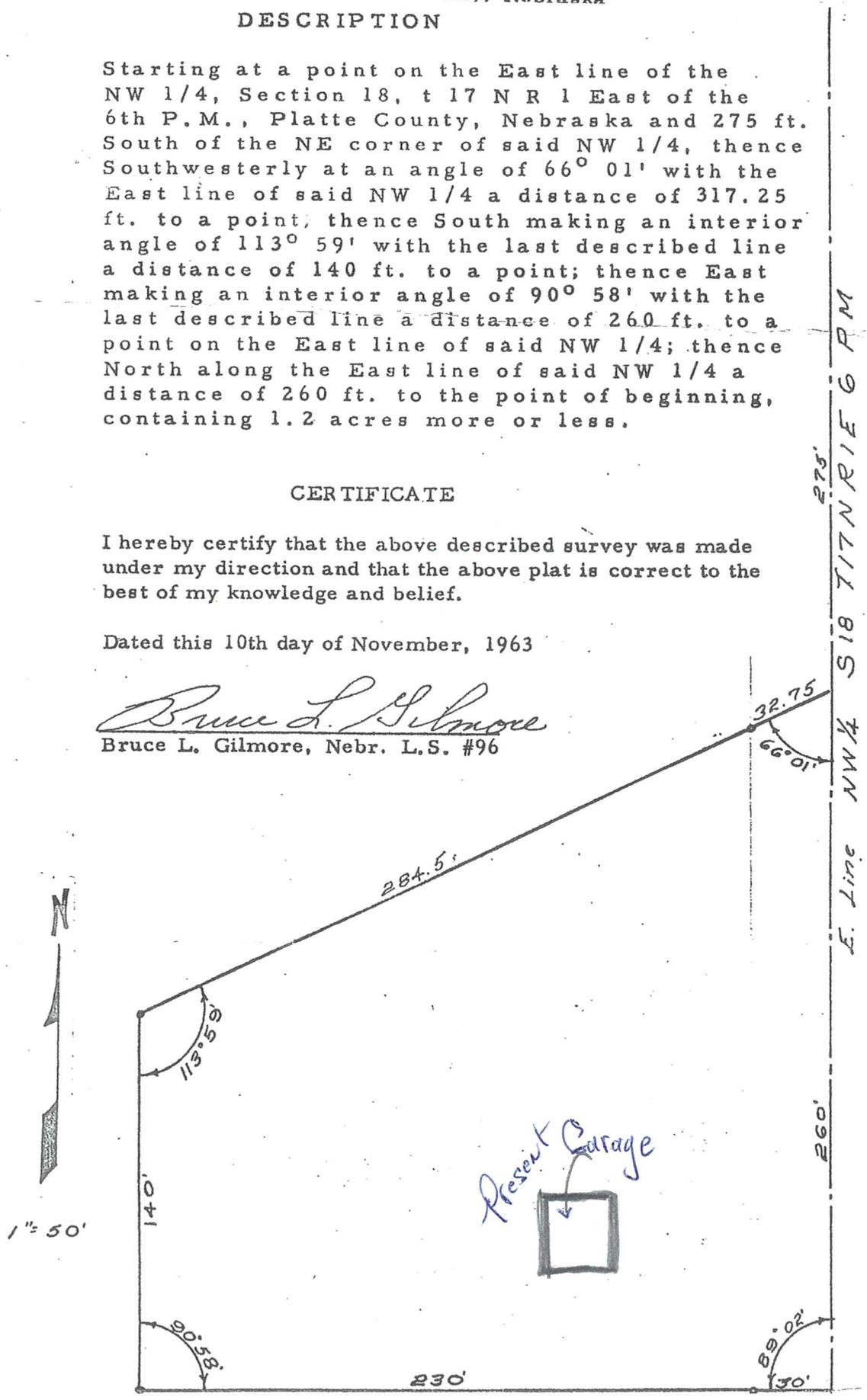
Starting at a point on the East line of the NW 1/4, Section 18, T 17 N R 1 East of the 6th P.M., Platte County, Nebraska and 275 ft. South of the NE corner of said NW 1/4, thence Southwesterly at an angle of $66^{\circ} 01'$ with the East line of said NW 1/4 a distance of 317.25 ft. to a point; thence South making an interior angle of $113^{\circ} 59'$ with the last described line a distance of 140 ft. to a point; thence East making an interior angle of $90^{\circ} 58'$ with the last described line a distance of 260 ft. to a point on the East line of said NW 1/4; thence North along the East line of said NW 1/4 a distance of 260 ft. to the point of beginning, containing 1.2 acres more or less.

CERTIFICATE

I hereby certify that the above described survey was made under my direction and that the above plat is correct to the best of my knowledge and belief.

Dated this 10th day of November, 1963

Bruce L. Gilmore
Bruce L. Gilmore, Nebr. L.S. #96



Parcel ID: 710017136

Map Number LAN-CIT-00-0000-00413

State Geo Code 2405-00-0-10980-000-0413

Cadastral # 6-128

Images Photo #1 Sketch #1

Current Owner: SVASEK/JOSEPH J & MIRANDA S CECH 2625 38 ST COLUMBUS, NE 68601

Situs Address: 2625 38 ST COLUMBUS

Tax District: 1

School District: COLUMBUS 1, 71-0001

Account Type: Residential

Legal Description: A TR IN N1/2 NE NW 18-17-1E 1.58 AC LAND IN CITY LIMITS COLUMBUS

Lot Width: N/A

Lot Depth: N/A

Total Lot Size: 1.00 sq ft

Garage
Destination
New Owner

Seller:

LEWANDOWSKI CENTRAL NEBRASKA
STORAGE LLC
PO BOX 1231
COLUMBUS, NE 68602-1231

Kevin Lewandowski

0000 *Aug 28th 2023* 0-M+

7,199.52 +
4,334.87 +
2,834.35 +
189.08 +

0004 *\$* 14,557.82M+
pd/c

0000 0-M+

Tax Year 2022
Statement 00001462

Platte County
County Treasurer

Receipt 202134169
Payment Date 08/28/2023

ID Number	Taxing District	Tax Rate	Taxable Value	Exempt Value	Tax Type
0710017150	1	1.88947800	317,950	0	Real Estate

TR 1.03 AC IN N1/2 NE NW 18-17-1E LAND
IN CITY LIMITS COLUMBUS

3670 26 AVE COLUMBUS NE 68601

Yellow Garage

LEWANDOWSKI CENTRAL NEBRASKA
STORAGE LLC
PO BOX 1231
COLUMBUS, NE 68602-1231

Taxes Due 12/31/2022
Delinquent
→ 1st Half 05/01/2023
2nd Half 09/01/2023

Tax Before Credits 6,007.60
Tax Credits 338.90
Late Filing Fee 0.00
Total Tax Due 5,668.70

Receipt void until final payment
of any check or draft tendered.

1st Half	2nd Half	Full	Installment
	X		2,834.35
			Interest 0.00
			Advertising 0.00
			Other 0.00

RECEIPT

14,557.82 Check #6203

YB CK PD COUNTER

ybito

Total Collected
2,834.35

Paid In Full

T
A
X
P
A
Y
E
R

C
O
P
Y



EVOKE INSURANCE SOLUTIONS LLC
915 23rd St Ste 200
Columbus NE 68601

New Garage owner

** Property Insurance*

Information as of December 27, 2023

Policyholder(s)
Joseph Svasek

Page 1 of 2

Policy number
283 274 253

Household number
283 274 253

Your Encompass agency is
EVOKE INSURANCE SOLUTIONS LLC
(402) 562-4004



JOSEPH SVASEK
2625 38TH ST
COLUMBUS NE 68601-3839

This mailing reflects the recent changes that have been made to your Encompass Policy, effective 12/21/2023. As requested, the following changes have been made:

2625 38th Street, Changed an Interested Party

Your coverages, limits, and costs are listed on the enclosed Declarations Page.

Please review this information. If you have any questions, if the information is not accurate or if you would like to discuss your insurance policy, please call us immediately at (402) 562-4004 or call Encompass Customer Service at (800) 262-9262.

Thank you again for choosing our agency. Our experienced team is committed to providing you great service to help meet your unique insurance needs. We appreciate your business.

Sincerely,

EVOKE INSURANCE SOLUTIONS LLC

Your Encompass Independent Agency

EX171

Ed. 04-18



Homeowners Policy Declarations



Your policy effective date is September 2, 2023

Summary

Policyholder/Named Insured: Joseph Svasek	Policy number: 283 274 253	Household number: 283 274 253
Mailing address: 2625 38th Street Columbus NE 68601	Policy period: Beginning September 2, 2023 through September 2, 2024 at 12:01 a.m. standard time	24-hour claim reporting: (800) 588-7400
Insurance provided by: Encompass Indemnity Company 2775 Sanders Rd. Northbrook, IL 60062-6127	Policyholder since: September 2023	Agent: EVOKE INSURANCE SOLUTIONS LLC 915 23rd St Ste 200 Columbus NE 68601 (402) 562-4004 Producer Code: 550-125858-0000

Total Premium for the policy period

Premium for property insured	\$3,897.08
Total	\$3,897.08

If you do not pay the minimum amount due shown on your billing statement by its due date, you may be charged a late fee of \$10.00.

For any insurance need, or questions on your policy, contact your independent agent, whose name and number are shown on the first page of this Policy Declarations.

Discounts and Charges

2625 38th Street discounts and charges that have been applied:

- Claim Free Discount
- Fire Alarm Discount (local, smoke detectors, dead bolt locks, fire extinguisher)

Insured property details

Please review and verify the information regarding your insured property. Please refer to the Estimated Home Replacement Cost Important Notice (EX188) for additional coverage information. Contact us if you have any changes.

Location of property insured: 2625 38th Street, Columbus, NE 68601

This dwelling includes the following:

- Occupied by 1 family
- Constructed of frame

Dwelling Style:

Built in 1900; 1 family; 3404 sq. ft.; 2 stories

Foundation:

Excavated crawl space, 100%

Attached structures:

Wood deck, 360 sq. ft.

Closed breezeway, 396 sq. ft.

Closed porch, 264 sq. ft.

3.5-car attached garage, 1



(continued)

PH56-1017



Homeowners Policy Declarations

Policy number: **283 274 253**

Household number: **283 274 253**

Policy effective date: September 2, 2023



Coverage Detail for 2625 38th Street, Columbus, NE 68601 (continued)

Coverage	Limits of Liability	Applicable Deductible(s)	Premium
Building Structure Reimbursement Extended Limits	Not purchased*		
Other Structures Protection	\$67,000	<ul style="list-style-type: none"> ▪ \$3,350 Windstorm and Hail ▪ \$1,000 All other perils 	Included
Personal Property Protection	\$335,000	<ul style="list-style-type: none"> ▪ \$3,350 Windstorm and Hail ▪ \$1,000 All other perils 	Included
Additional Living Expense	Up to 12 months not to exceed \$134,000		Included
Fair Rental Income	Not purchased*		
Family Liability Protection	\$300,000 each occurrence		Included
Guest Medical Protection	\$1,000 each person		Included
Roof Surfaces Extended Coverage	Per endorsement		Included
Water Back-Up	\$5,000	<ul style="list-style-type: none"> ▪ \$500 Water Back-Up 	\$70.00
Building Materials Theft	Not purchased*		
Building Codes	Not purchased*		
Loss Assessments	\$1,000 each occurrence		\$5.00
Open Peril for Contents	Not purchased*		
Personal Injury Liability	\$300,000 per occurrence \$600,000 total aggregate limit		\$6.00
Home Sharing	Not purchased*		
Identity Theft Expenses	Not purchased*		
Electronic Data Recovery	Not purchased*		
Home Day Care	Not purchased*		
Toy Vehicle and Golf Cart	Not purchased*		
Yard and Garden	Not purchased*		
Fire Department Charges	\$500 each occurrence		Included
Country Endorsement	Not purchased*		
Scheduled Personal Property	Not purchased*		
Total Residence Premium			\$3,897.08

*** This coverage can provide you with valuable protection. To help you stay current with your insurance needs, contact your Independent Agent to discuss available coverage options and other products and services that can help protect you.**



Homeowners Policy Declarations

Policy number: **283 274 253**
Household number: **283 274 253**
Policy effective date: September 2, 2023



Important payment and coverage information (continued)

► Some or all of the information on your Policy Declarations is used in the rating of your policy or it could affect your eligibility for certain coverages. Please notify us immediately if you believe that any information on your Policy Declarations is incorrect. We will make corrections once you have notified us, and any resulting rate adjustments, will be made only for the current policy period or for future policy periods. Please also notify us immediately if you believe any coverages are not listed or are inaccurately listed.

Nebraska required communications

► Credit information was used to determine the premium charged on this policy.

Encompass Indemnity Company's Secretary and President have signed this policy with legal authority at Northbrook, Illinois.

Patrick Macellaro
President

Rhonda S. Ferguson
Secretary



N



County government ...

38th St

38th St

Central Nebraska Storage

2625 38th St Building

2956

Central NE Storage

Kids Express

2611

26th Ave

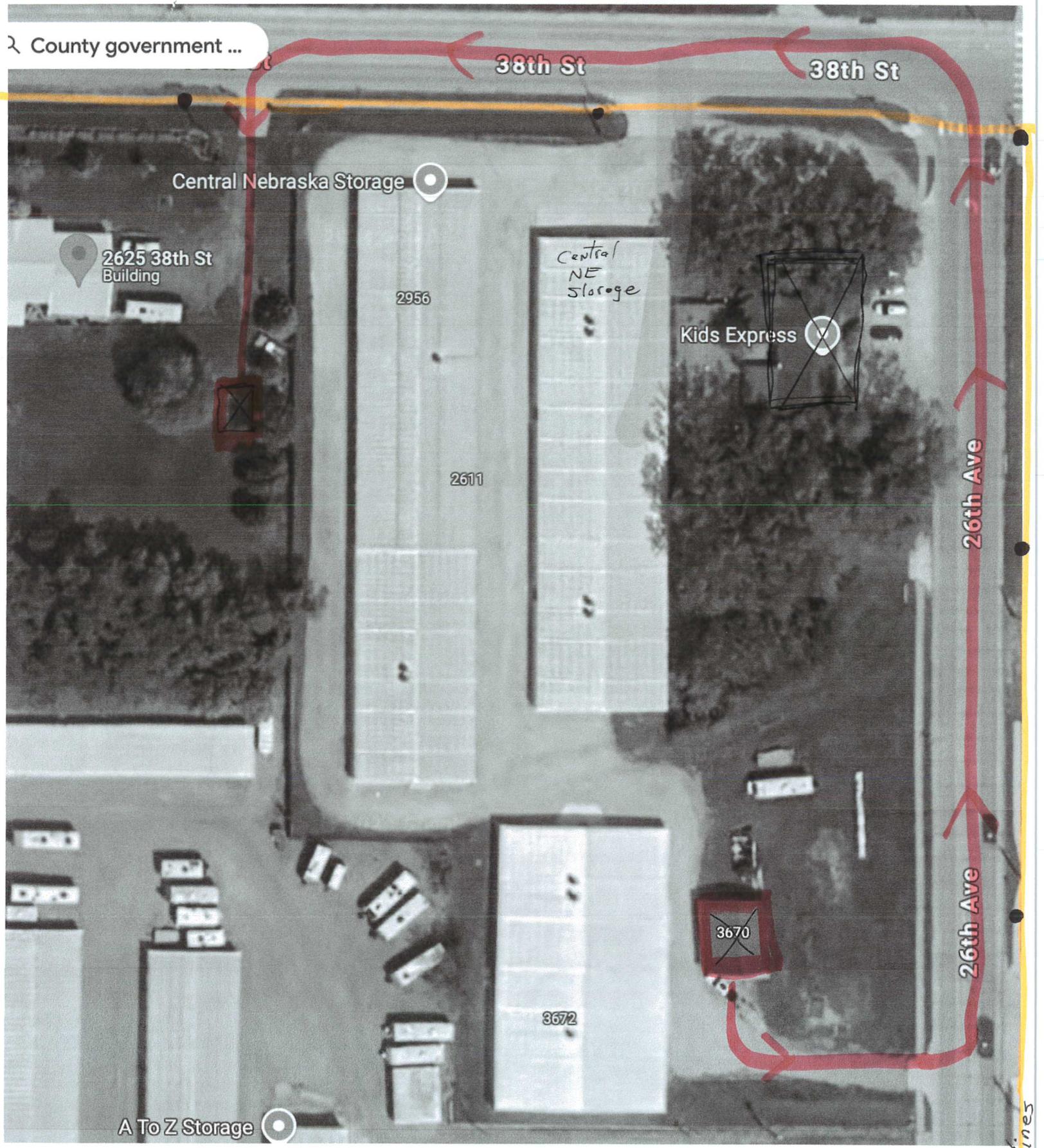
26th Ave

3670

3672

A To Z Storage

Gas + Power Lines



Google Maps 2639 38th St

Columbus, Nebraska

Google Street View

Aug 2022

See more dates

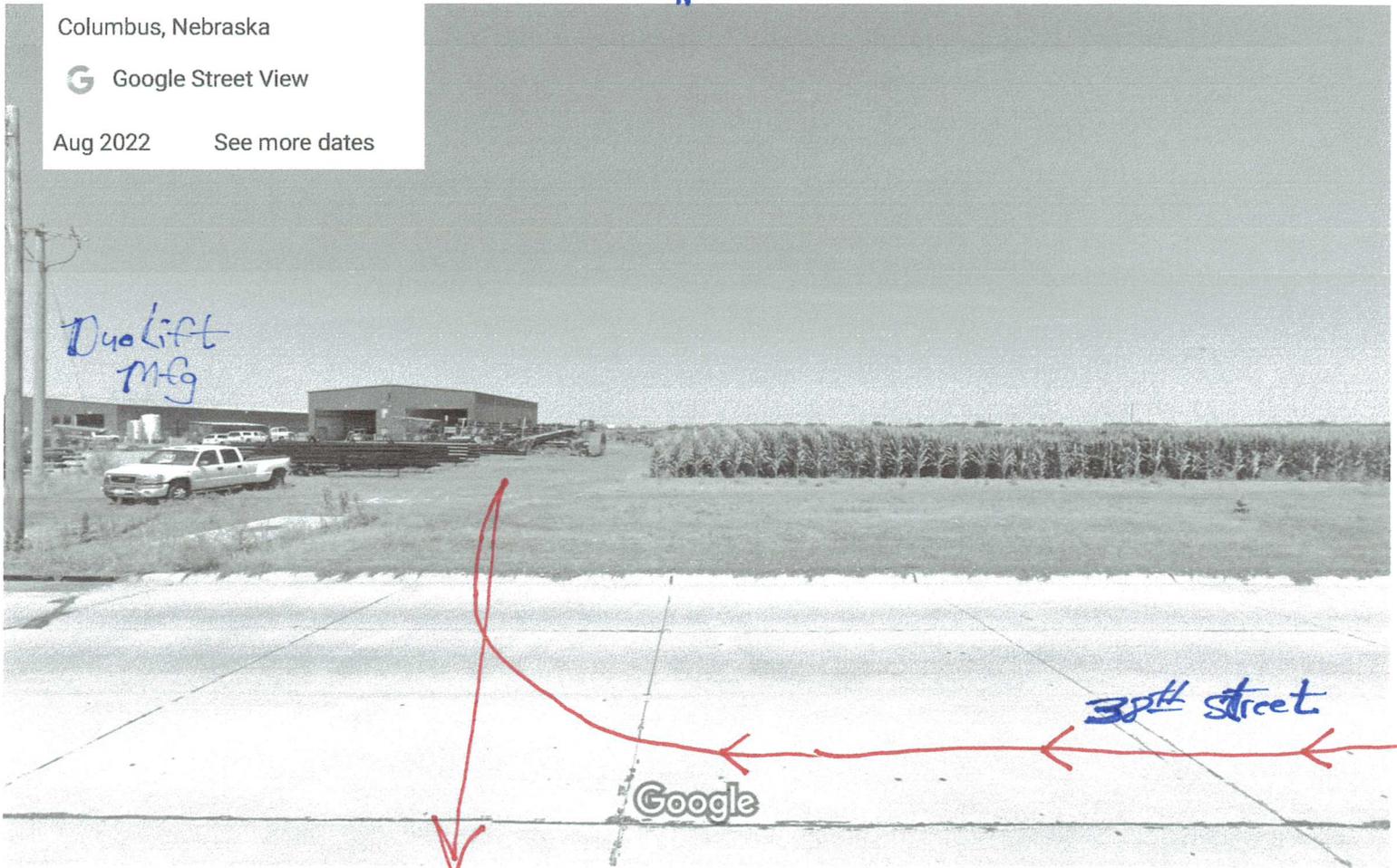
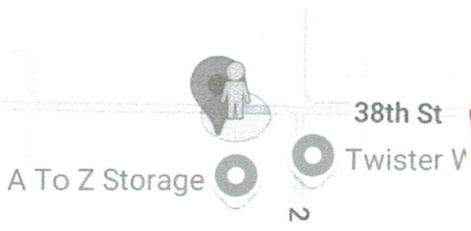


Image capture: Aug 2022 © 2024 Google



S.

Google Maps 2639 38th St

S.

Columbus, Nebraska

Google Street View

Aug 2022

See more dates

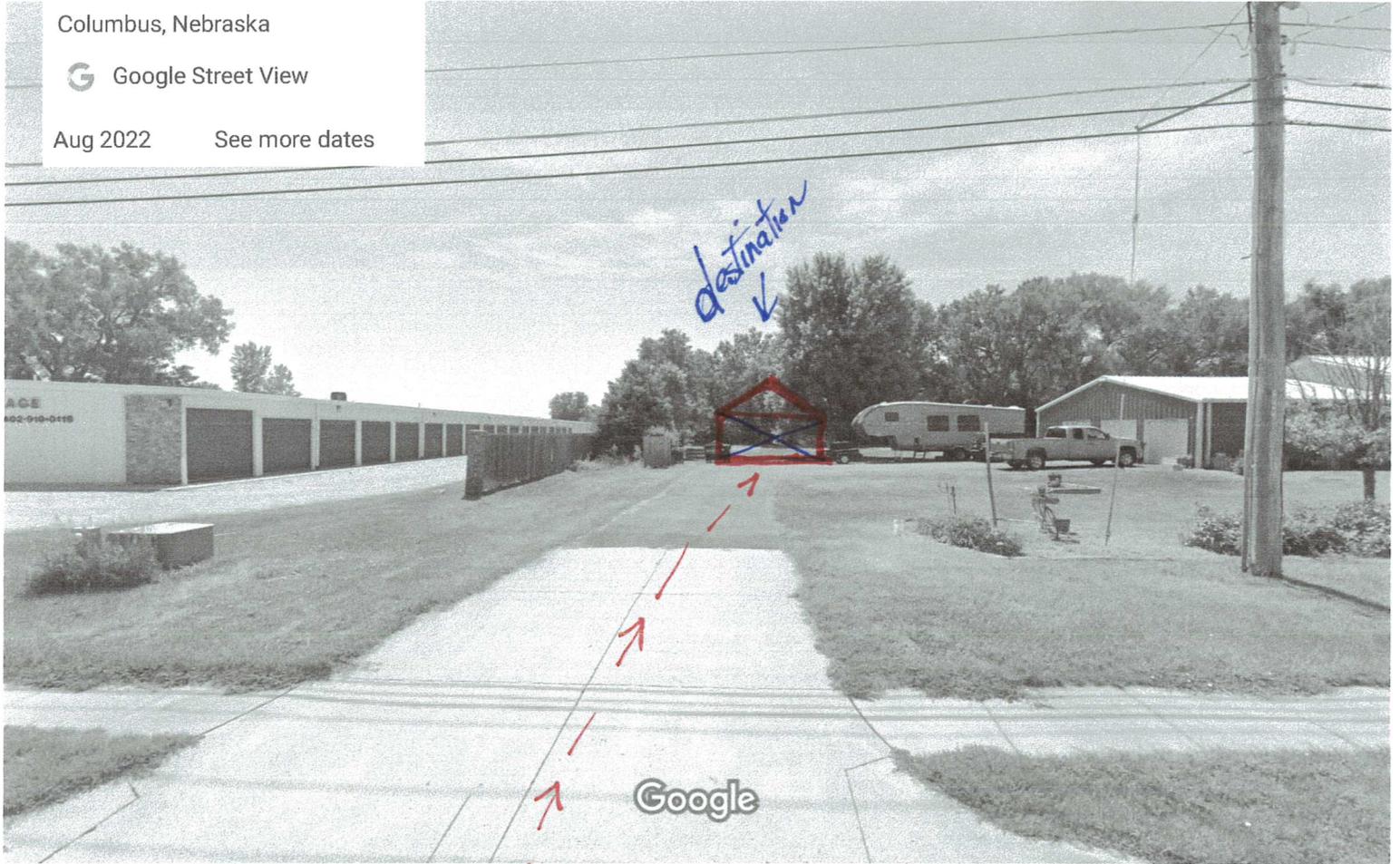
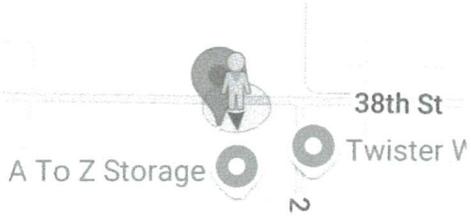


Image capture: Aug 2022 © 2024 Google





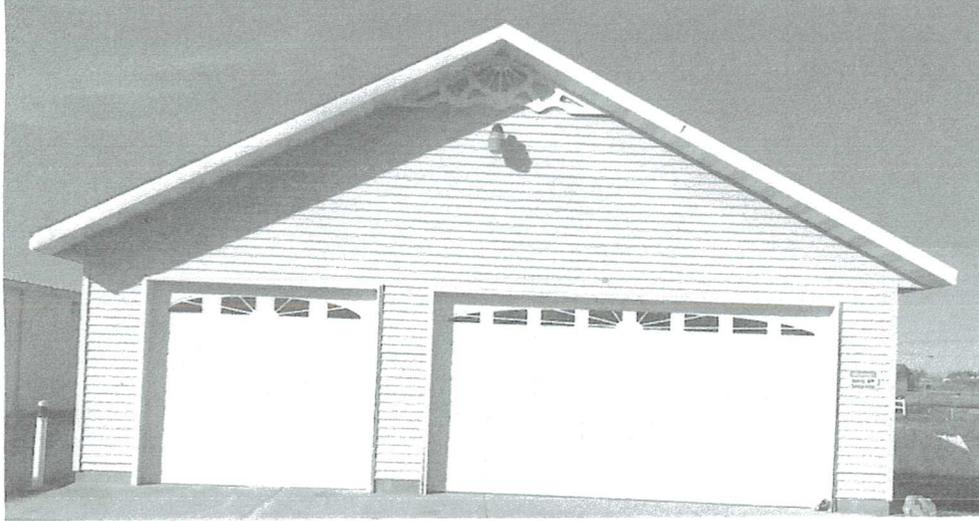
This garage (to be moved) will be placed on a 30' lowboy trailer. It will be moved using a typical semi-tractor. The mover thinks he will be able to back the garage up the resident's driveway to its final destination. His goal is to back the trailer up into the driveway using the street area. He also mentioned that he may need to put his semi-tractor on the grassy area across the street (Duo Lift's grass area beside the street) to straighten the tractor and trailer some, before entering the neighbor's driveway. Duo Lift secretary Donna and owner Jim Hellbusch have been notified of the slim possibility of this happening. Kevin will have a longer discussion with Jim regarding this proposal later this week once Jim is back in town.

You can see the attached drawings to better understand.
Jim has been a wonderful neighbor that I have known for 28 years.

Kevin Lewandowski
Central Nebraska Storage (garage seller)

April 22, 2024

11



This garage (to be moved in late May 2024) will be placed on a 30' lowboy trailer. It will be professionally moved using a typical semi-tractor. The mover thinks he will be able to back the garage up the resident's driveway to its final destination. His goal is to back the trailer up into the driveway using the street area. He has also mentioned that he may need to put his semi-tractor on the grassy area across the street (Duo Lift's grass area beside the street) to straighten the tractor and trailer some, before backing into the neighbor's driveway.

I have discussed this proposal with Jim Hellbusch. He as owner understands that there is a slim possibility of this happening. If there is any dirt or ground leveling needed, Kevin will level it back to normal.

Duo Lift Mfg Owner : Allowed per discussion with Jim Hellbusch owner.

Kevin Lewandowski, Central Nebraska Storage (owner and garage seller)

April 24, 2024 *KL*

KL

3. Notice by Personal Service or Mail: The applicant for such moving permit shall either personally serve or mail to the owners of all real estate within 300 feet of the real estate onto which the building is to be moved a written notice of the requested moving permit, setting forth the legal description and address of the location of the property onto which the building is to be moved, along with the date, time and place of such hearing at least ten days prior to the date of such hearing.

4. Affidavit of Compliance: The applicant shall be responsible for filing with the City Clerk on the date of the hearing an Affidavit of Hearing Notice Compliance. Said Affidavit shall verify that all notice requirements of this section have been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office.

NOTICE ALONG MOVING ROUTE

Prior to the actual move of a building, the applicant for such moving permit shall provide notice to all property owners or occupants along the moving route. Said notice shall be personally delivered to each property owner or occupant or left at their place of business or residence along the route at least twenty-four (24) hours, but not more than seventy-two (72) hours, before the move takes place. The notice to said business or residence shall provide that electrical power may be affected by the building move. The notice shall contain the name, address and telephone number of the following: the building owner, the building mover, and the electrical power company involved. The notice shall also set forth the date of the move and a time frame within which the move is to take place.

The applicant shall be responsible for filing with the City Clerk an Affidavit of Moving Notice Compliance. Said Affidavit shall be filed before the move commences and shall verify that the notice requirement of this section has been complied with. Said Affidavit shall be submitted on a form approved by the City Clerk's Office.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT AND THAT I AGREE TO ABIDE BY ANY AND ALL PROVISIONS MADE BY AUTHORIZED CITY OFFICIALS OR BOARDS OR ORDINANCES OF THE CITY OF COLUMBUS, UPON WHICH THIS APPLICATION IS BASED.

DATE April 18, 2024

X Joseph [Signature]
OWNER OF BUILDING

(Joe)

FEES _____

X Al Williams
BUILDING MOVER

(Williams Movers)

RECEIPT NO. _____

BUILDING INSPECTION

BUILDING INSPECTED BY: Ken [Signature] 4-19-24

CONDITION SATISFACTORY FOR MOVING: YES NO

BUILDING INSPECTOR

PLANNING COMMISSION APPROVED DENIED DATE _____
CITY COUNCIL APPROVED DENIED DATE _____
PERMIT NO. ISSUED _____
WORK COMPLETED DATE: _____

MOVING DATE

DATE: (May 22, 2024) TIME WHICH THE BUILDING WILL BE MOVED: (Likely - 10:00 AM)
LENGTH OF TIME REQUIRED FOR MOVING: 1-2 Hrs

ROUTE (Attach map): See attached →

HEIGHT & WIDTH

HEIGHT (When Loaded): 21'-22' FEET 1 INCHES

Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building. The notices required under Section 5-9-9 shall include the proposed request to exceed the height limitation and shall set forth the loaded height of the building to be moved. After public hearings before each such body, the Planning Commission and City Council shall take such action as set forth in Section 5-9-8. The Planning Commission and the Mayor and City Council shall take into consideration those factors set forth in Sections 5-9-14 and 5-9-15 of the Building Moving Ordinance.

WIDTH (Including any ^(Eves) overhang or extension): 35' FEET 0 INCHES
MAX

The maximum width is the narrowest street or road width on the designated route. The street or road width shall be defined as the maintained surface.

In addition, the following documents must accompany this application:

- 1. A signed statement from electric, telephone and cable companies and also from any railroad, telegraph or other utility company that has lines crossing the proposed route that said move meets with their approval. If said move will interfere with said utility company, the signed statement must contain the nature and duration of the interference, the portions of the City to be affected and whether said utility company has approved the move.
- 2. Certification from the Police Chief or designee that he or his designee has reviewed the date, time, and route along with any recommendations for the move.
- 3. Verification that the Building Official has inspected the building to determine the feasibility of moving it and compliance with the Building Moving and Building Code once relocated, and that following such inspection he has approved the building for the move subject to a list of what, if any, changes, alterations or corrections need to be made to the building once relocated. The building permit obtained for said relocated building shall require said list of changes, alterations or corrections to be complied with.
Andy W.
- 4. Verification that the Building Official has ascertained that the size, condition, proposed use and proposed construction alternations are in accordance with the Zoning Regulations of the City. *ete Boschers*
- 5. Verification that a building permit has been applied for and approved for the relocated building.
- 6. Proof that the insurance required under the Building Moving Code has been obtained.
by new owner.



7. A signed statement from a tree service insured and registered with the City of Columbus as provide in Section 9-2-2(J) of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery.

Randy Johnson Nebraska tree works

3-19-2024

The application shall be submitted to the City Clerk along with the required fee at least 21 calendar days before the Planning Commission meeting at which the application will be considered. The City Clerk shall then schedule the application for public hearing before the Planning Commission and before the City Council. The Building Official will report on the application for a moving permit to the Planning Commission, which shall investigate the matter. The Planning Commission, following ten days notice as required by the Notice provisions set forth in Section 5-9-9 of Columbus City Code, shall hold a public hearing and following such public hearing, shall recommend to the City Council the granting or denial of the permit. The City Council, after the ten day notice and publication requirements of Section 5-9-9 of Columbus City Code have been complied with, shall hold a public hearing thereon, and following such public hearing shall grant or deny the permit.

NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE: <u>see attachment</u>	
ELECTRICAL: <u>Sales Cooper</u>	<u>4-22-24</u>
CABLE TV: <u>See attachment</u>	
NATURAL GAS: <u>See attachment</u>	
POLICE DEPARTMENT: <u>Scott Hays</u>	
STREET DEPARTMENT: <u>Elite Borders</u>	<u>Apr 19, 2024</u>
FIRE DEPARTMENT: <u>see attachment</u> NA	NA
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: NA	NA
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: NA	NA

REQUIRED HEARING NOTICE AND PUBLICATION

Prior to consideration of a building moving application by the Planning Commission and by the City Council, notice of public hearing before the Planning Commission and before the City Council shall be provided as follows:

1. Posted Notice: Notices shall be posted in a conspicuous place on or near the property to which said house or building is to be moved (unless it is being moved outside the City) and on or near the building to be moved at least ten (10) days prior to the date of such public hearing. Each notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width, with black letters of not less than one and one-half inches (1 1/2") in height on yellow or white background. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same. It shall be the duty of the applicant to make sure the signs are laminated or otherwise protected from the weather so that they remain visible and legible for said ten-day period. It shall be unlawful for anyone to remove, mutilate, destroy, or change such posted notice prior to such hearing. It shall be the responsibility of the applicant to make sure the signs remain posted for the ten-day period of time and in the event any sign is removed, mutilated, destroyed or changed, it shall be the duty of the applicant to promptly post a new sign for the remainder of the ten-day period.

2. Notice by Publication: At least ten days before the date of the hearing the City Clerk, at the expense of the applicant, shall have published in a daily newspaper having a general circulation in the City of Columbus a notice of the time, place and subject matter of such hearing. Said notice shall also contain the designated moving route.



This garage will be professionally moved to Joe Svasek's residence 4 houses down the street in late May 2024. The mover will be able to back the garage up the resident's driveway to its final destination.

I have been notified and understand this garage moving plan. I understand that there are no serious moving problems.

X *Atah Jure* (Asst. Fire Chief)
Columbus

Kevin Lewandowski, Central Nebraska Storage (garage seller)
Joe Svasek (new garage owner, garage destination: 2625 38th Street)

April 24, 2024

< Voicemail

*From:
Street
Dept. of
Columbus*

Clete Borchers Curb Cut-...



home

April 24, 2024 at 3:10 PM

0:00

-0:32



Transcription (low confidence)

"Yes Kevin here this is ^{Clete} complete with the street department and I looked at your map out and I drove over there and looked at stuff in the I've seen nothing that would be a problem with the cities you know as long as the fiber wires and all that do you talk with them people in loop you said you have so but yeah we have nothing you must have trouble getting around the corner you know there's nothing overhead that problem with us all right for moving the garage at this okey-doke all right have a good day.."

Was this transcription useful or not useful?



Favorites



Recents



Contacts



Keypad



Voicemail



1731 Windhoek Dr
Lincoln, NE 68512

Date:4/29/2024

SHUT OFF FORM

Contractor: City of Columbus

Re: Verification from Black Hills Energy that meter has been shut off and service lines have been abandoned for the premise or premises listed below:

3670 26th Ave, Columbus, NE

If you have questions regarding this shut off and abandonment of this service line, please call:

Heather Bearup 402-858-3590

ALLO

Judith Vasquez-Gamboa <Judith.Vasquez-Gamboa@allofiber.com>

Apr 29/2024 10:48 AM

To: CNS_STORAGE@HOTMAIL.COM <CNS_STORAGE@HOTMAIL.COM>

HI KEVIN,

THANK YOU FOR CONTACTING ALLO FIBER TO LET US KNOW YOU WILL BE MOVING A GARAGE OFF OF THE PROPERTY. IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT ME AT (866)4812556.
HAVE A GREAT DAY.

THANK YOU,



Judy Vasquez-Gamboa
Customer Experience Specialist I

[ALLO Fiber](#)

judith.vasquez-gamboa@allofiber.com



3670 26th Ave Columbus NE 68601

Merrick, Kenneth T <Kenneth.Merrick@charter.com>

3670 26th Ave Columbus NE 68601

To: cns_storage@hotmail.com <cns_storage@hotmail.com>

Kevin,

Thank you for contacting us to let us know you are moving your garage to the above referenced address. Currently, that address is not serviceable. Please contact me if you need services at the above referenced address so we can conduct a site survey.

Should you have any questions or need additional information, please do not hesitate to contact me.

Thank you,



K Todd Merrick | Business Sales Representative | 315.849.0617
Kenneth.merrick@charter.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

Joe Svasek is the new owner of the 3 car yellow garage.
He purchased it from me the Owner and Manager of Central Nebraska Storage. He is my neighbor to the west side of my business on 38th Street.

On **May 22, 2024 (likely AM)** A professional house mover company will lift and move the yellow garage to Joe's backyard at his home.

The plan is to raise the garage 1-2 feet off the ground and move it crossing two parking lots: Sheryl's business: Kid's Express (on the corner of 26th Ave and 38th Street) and my business: Central Nebraska Storage.
The final destination will be Joe's backyard (2625 - 38th Street)

It has been proposed that by traveling through both parking lots, that power wires would not need to be raised, and the idea of traveling on 38th Street would not be used.

KL I have read and understand the garage moving plan above.
I give permission to allow the travel of Joe's yellow garage to pass through my North parking lot from the East to West, even through my front grass area.

Signature X *Kevin Lewandowski* Date *April 19, 2024*

Kevin Lewandowski, Central Nebraska Storage

Thank you,

Joe Svasek (new garage owner)
Kevin Lewandowski (garage seller)

K

Duo-Lift Mfg (James and Connie Hellbusch)
2810 38th Street

Scott and Patricia Engel
2809 38th Street

Brian Blair
2805 36th Street

CMM Properties LLC (Sheryl Mueller)
3790 26th Ave

Central NE Storage (Kevin Lewandowski)
POB 123

All Columbus, NE 68601

Dear Neighbor,

April 25, 2024

Good morning, my name is Joe Svasek and my wife is Miranda Cech. We live at 2625 38th Street. We recently purchased a yellow garage from Central NE Storage. You are receiving this letter as part of the application process we are completing to obtain a moving permit to eventually move the garage to our property.

On May 13th, the City Planning Commission meets at 6:00PM to listen to our moving proposal. On May 20th, the City Council meets at 6:00PM to approve our moving application. Both meetings are located at the new Columbus Community Building (Community Room) 2500 14th Street. If you have any questions, you can call me. You may also attend these meetings, as they are open to the public.

The yellow garage is presently located at 2670 26th Ave and it will be moved to our yard by professional movers, the last week of May 2024.

Present address: (Garage) 3670 26th Ave
Legal Description: (Garage) TR 1.03AC IN N1/2 NE NW 18-17-1E
Land in City Limits Columbus

Destination address: 2625 38th Street
Legal Description: A TR IN N1/2 NE NW 18-17-1E 1.58 AC
Land in City Limits Columbus

Thank you for your time,
Joe Svasek and Miranda Cech

Joe and Miranda (new owners) 402-942-3471
Kevin (Central NE Storage - seller) 402-910-0119

4. Public hearing - Application from Columbus Realty Holdings LLC for final plat of Super Saver Subdivision (northwest corner of 23rd Street and 33rd Avenue).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Super Saver Subdivision, A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4, SEC. 13-T17N-R1W; THENCE ON AN ASSUMED BEARING S88°08'06"W A DISTANCE OF 37.00 FEET; THENCE S01°51'54"E A DISTANCE OF 882.39 FEET TO THE POINT OF BEGINNING; THENCE S01°01'53"W A DISTANCE OF 39.83 FEET; THENCE S88°37'43"W A DISTANCE OF 5.01 FEET; THENCE S00°37'11"W A DISTANCE OF 6.01 FEET; THENCE N89°16'10"E A DISTANCE OF 4.89 FEET; THENCE S00°56'07"W A DISTANCE OF 134.71 FEET; THENCE S01°51'51"E A DISTANCE OF 97.57 FEET; THENCE N89°56'33"W A DISTANCE OF 3.99 FEET; THENCE S02°13'43"E A DISTANCE OF 6.02 FEET; THENCE N88°43'38"E A DISTANCE OF 3.92 FEET; THENCE S01°57'20"E A DISTANCE OF 49.96 FEET; THENCE S44°08'11"W A DISTANCE OF 5.23 FEET; THENCE S44°08'11"W A DISTANCE OF 18.46 FEET; THENCE S43°41'26"W A DISTANCE OF 40.41 FEET; THENCE S88°52'27"W A DISTANCE OF 5.90 FEET; THENCE S88°15'11"W A DISTANCE OF 112.19 FEET; THENCE S72°24'36"W A DISTANCE OF 43.68 FEET; THENCE S87°06'44"W A DISTANCE OF 147.79 FEET; THENCE N01°55'13"W A DISTANCE OF 329.16 FEET; THENCE S87°32'14"W A DISTANCE OF 133.55 FEET; THENCE S87°32'14"A DISTANCE OF 126.55 FEET; THENCE N01°48'57"W A DISTANCE OF 269.17 FEET; THENCE N88°12'58"E A DISTANCE OF 29.85 FEET; THENCE N01°47'13"W A DISTANCE OF 163.72 FEET; THENCE N88°20'50"E A DISTANCE OF 50.00 FEET; THENCE N01°39'11"W A DISTANCE OF 40.00 FEET; THENCE N88°20'48"E A DISTANCE OF 291.74 FEET; THENCE S01°47'57"E A DISTANCE OF 88.00 FEET; THENCE S01°55'17"E A DISTANCE OF 59.88 FEET; THENCE N88°17'55"E A DISTANCE OF 140.00 FEET; THENCE S01°54'29"E A DISTANCE OF 244.51 FEET; THENCE N88°23'40"E A DISTANCE OF 110.79 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 329,996.67 SQUARE FEET OR 7.58 ACRES (northwest corner of 23rd St and 33rd Ave) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Super Saver Subdivision - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Super Saver Subdivision as it is consistent with the Preliminary Plat and all documents have been received. The Preliminary Plat was approved by the Planning Commission on April 8th, 2024, and City Council on April 15th, 2024.

DISCUSSION:

The addition consists of 2 commercial lots including a grocery store, concrete parking, water main to loop to the city system, sanitary sewer services, and storm water system. The storm water runoff on the site is designed to not increase the peak flow from the pre-demolition peak flow. The plat and Development Agreement include a Right-of-Way Easement on 25th Street for location and usage of the building loading dock. The property is already in the corporate limits.

The Subdivider proposes to phase construction to allow the new building to be complete and open prior to closing the demolishing the existing store building.

The Subdivider proposes a future convenience store in the southeast area of the property.

FISCAL IMPACT:

Minor costs utility maintenance.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woschke

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: _____

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: _____

PHONE NUMBER: _____

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative

Attorney / Legal Counsel for Applicant

Email of Attorney/Legal Counsel

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

REVIEW FOR UP TO DATE INFORMATION:

COLUMBUS LAND DEVELOPMENT ORDINANCE

CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION

<https://www.columbusne.us/114/Land-Development-Zoning-Code>

5. Public hearing - Application from Bosselman Pump & Pantry, Inc., Craig Foreman, Benjamin Foreman, and J.L.O. Properties LLC for preliminary plat of West Oak 1st Subdivision (west side of 63rd Avenue north of Howard Boulevard).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of West Oak 1st Subdivision, Lots 3, 4, and 5, West Oak Addition to the City of Columbus, Platte County, Nebraska, AND Vacated 63rd Avenue Right-of-Way in West Oak Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot 5, Block A, West Oak Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'17" E, 145.57 feet; thence N 65°12'23" W, 106.77 feet; thence N 02°11'48" W, 53.01 feet; thence N 62°55'15" E to the Point of Beginning, containing 9,446.45 square feet, more or less.

EASEMENT OF INGRESS & EGRESS: An easement of ingress and egress located on Lots 1, 2, and 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of Lot 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°34'53" W on the North line of said Lot 3, 10.00 feet to the Point of Beginning; thence S 88°34'53" W on said North line, 24.00 feet; thence S 02°16'09" E and parallel to the East line of said Lot 3, 46.14 feet; thence S 06°36'58" W, 51.81 feet to a point of curvature; thence Southwesterly on a 100.00 foot radius curve to the right, 135.34 feet of which said curve has a chord bearing of S 36°30'15" W, 125.25 feet; thence Southwesterly on a 82.00 foot radius curve to the left, 110.67 feet of which said curve has a chord bearing of S 36°36'51" W, 102.46 feet; thence S 01°25'25" E, 88.92 feet; thence N 88°34'35" E, 90.73 feet; thence N 02°11'48" W on the West Right-of-Way line of 63rd Avenue, 53.01 feet; thence S 88°34'35" W, 58.02 feet; thence N 01°25'25" W, 36.12 feet to a point of curvature; thence Northeasterly on a 50.00 foot radius curve to the right, 67.63 feet of which said curve has a chord bearing of N 36°31'36" E, 62.59 feet; thence Northeasterly on a 132.00 foot radius curve to the left, 178.65 feet of which said curve has chord bearing of N 36°30'15" E, 165.33 feet; thence N 02°16'09" W and parallel to the East line of said Lot 3, 96.98 feet to the Point of Beginning (west side of 63rd Ave north of Howard Blvd) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: West Oak 1st Subdivision – Preliminary and Final Plats

RECOMMENDATION:

I recommend the approval of the Preliminary Plat of West Oak 1st Subdivision as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance.

I recommend the approval of the Final Plat as it is consistent with the Preliminary Plat.

DISCUSSION:

The subdivision is due to the required relocation of the roundabout in 63rd Avenue resulting in the need to revise adjacent lots in West Oak Addition, Lots 3, 4 and 5. The subdivision consists of 3 lots which were resized. The property is already within the city limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Weeber

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION**
~~PRELIMINARY PLAT~~ / FINAL
(CIRCLE ONE)

DATE: 3/25/2024

NAME OF SUBDIVISION: West Oak 1st Subdivision

NAME OF PROPERTY OWNER: Bosselman Pump & Pantry, Inc. and Craig Foreman

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Craig Foreman

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 3558 38th Avenue, Columbus, NE 68601

PHONE NUMBER: 402-564-2775

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: craig@foremanlumber.com

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: Lots 3, 4, and 5, West Oak Addition, Columbus

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative

Josiah Nelson ddlawgroup.com

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

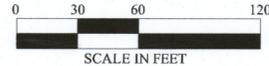
Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

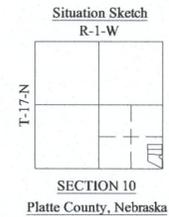
PRELIMINARY PLAT
WEST OAK 1st SUBDIVISION
 A Subdivision of Lots 3, 4, and 5 and Vacated
 Right-of-Way in West Oak Addition to the City of
 Columbus, Platte County, Nebraska.



Drawn By: LRR
 Date: March 15, 2024
 Scale: 1"=60'
 Project Number: S-071-168



- Zone B2**
- 10' Front Setback
 - 10' Street Side Setback
 - 0' Side Setback
 - 20' Rear Setback



OWNERS:
 Bosselman Pump & Pantry, Inc.
 P.O. Box 4905
 Grand Island, NE 68802
 308-218-2401

Craig Foreman
 3558 38th Avenue
 Columbus, NE 68601
 402-564-2775

ENGINEER:
 John A. Zwingman
 Advanced Consulting Engineering
 Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

SURVEYOR:
 Terry L. Schulz
 Advanced Consulting Engineering
 Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923

FIELD NOTES
 A) Northwest Corner, South 1/2, Southwest 1/4, Section 11, T17N, R1W :
 Found 1" Iron Pipe as recorded by Thomas A. Tremel, LS#455, October 26, 2021.
 55.84' NW to PK Nail w/ Plastic Disc in Power Pole.
 56.38' SW to PK Nail w/ Plastic Disc in Power Pole.
 52.27' SE to PK Nail w/ Plastic Disc in Telephone Pedestal Post.
 On range of Power Poles and Fence, West.
 On centerline of 63rd Avenue, North-South.

B) Southeast Corner, Section 10, T17N, R1W: Found 5/8" Rebar with Aluminum Cap as recorded by Thomas A. Tremel, LS#455, February 17, 2020.
 34.92' ENE to PK Nail with Plastic Disc in Power Pole.
 80.22' NE to "X" Nails in Light Pole.
 39.02' NW to "X" Nails in Power Pole.
 38.66' WNW to "X" Nails in top of 27" RCP.
 57.0' SW to the Centerline of the North Band Lane of Hwy. #81.
 On range of Power Poles, East.
 On Centerline of 63rd Avenue, North.

LEGAL DESCRIPTION
 Lots 3, 4, and 5, West Oak Addition to the City of Columbus, Platte County, Nebraska,
 AND
 Vacated 63rd Avenue Right-of-Way in West Oak Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows:
 Beginning at the Northeast corner of Lot 5, Block A, West Oak Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'17" E, 145.57 feet; thence N 65°12'23" W, 106.77 feet; thence N 02°11'48" W, 53.01 feet; thence N 62°55'15" E to the Point of Beginning, containing 9,446.45 square feet, more or less.

EASEMENT OF INGRESS & EGRESS
 An easement of ingress and egress located in Lots 1, 2, and 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of Lot 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°34'53" W on the North line of said Lot 3, 10.00 feet to the Point of Beginning; thence S 88°34'53" W on said North line, 24.00 feet; thence S 02°16'09" E and parallel to the East line of said Lot 3, 46.14 feet; thence S 06°36'58" W, 51.81 feet to a point of curvature; thence Southwesterly on a 82.200 foot radius curve to the right, 135.34 feet of which said curve has a chord bearing of S 36°30'15" W, 125.25 feet; thence Southwesterly on a 82.200 foot radius curve to the left, 110.67 feet of which said curve has a chord bearing of S 36°36'51" W, 102.46 feet; thence S 01°25'25" E, 88.92 feet; thence N 88°34'35" E, 90.73 feet; thence N 02°11'48" W on the West Right-of-Way line of 63rd Avenue, 53.01 feet; thence S 88°34'35" W, 58.02 feet; thence N 01°25'25" W, 36.12 feet to a point of curvature; thence Northeasterly on a 54.00 foot radius curve to the right, 0.63 feet of which said curve has a chord bearing of N 36°31'36" E, 62.59 feet; thence Northeasterly on a 132.00 foot radius curve to the left, 178.65 feet of which said curve has a chord bearing of N 36°30'15" E, 165.33 feet; thence N 02°16'09" W and parallel to the East line of said Lot 3, 96.98 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on March 15, 2024; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz 4-29-2024
 Terry L. Schulz, State of Nebraska, R.L.S. #550 Date



OWNERS
 We, Craig M. Foreman, Benjamin A. Foreman, J.L.O. Properties, LLC, and Bosselman Pump & Pantry, Inc., a Nebraska Corporation, the owners of the tracts of land described on this plat, have caused the boundary of this tract to be changed. Said tract shall hereinafter be known as West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska.

Craig M. Foreman *Benjamin A. Foreman* *J.L.O. Properties, LLC* *Bosselman Pump & Pantry, Inc.*
 Craig M. Foreman Benjamin A. Foreman J.L.O. Properties, LLC Bosselman Pump & Pantry, Inc.
 a Nebraska Corporation

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Craig M. Foreman, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the day last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

TORI MULLER
 General Notary - State of Nebraska
 My Commission Expires Apr 18, 2027

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Benjamin A. Foreman, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the day last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

TORI MULLER
 General Notary - State of Nebraska
 My Commission Expires Apr 18, 2027

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared John Obrist, member of J.L.O. Properties, LLC to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the day last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

TORI MULLER
 General Notary - State of Nebraska
 My Commission Expires Apr 18, 2027

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 7th day of May, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Charles P. Bosselman Jr., member of Bosselman Pump & Pantry, Inc., a Nebraska Corporation to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the day last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

TORI MULLER
 General Notary - State of Nebraska
 My Commission Expires Apr 18, 2027

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 7th day of May, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Charles P. Bosselman Jr., member of Bosselman Pump & Pantry, Inc., a Nebraska Corporation to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the day last written.

My Commission expires: April 18, 2026

Raynela J. Karlin
 Notary Public

RAYNELDA J. KARLIN
 General Notary - State of Nebraska
 My Comm. Exp. July 31, 2026

COLUMBUS NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of WEST OAK 1ST SUBDIVISION to the City of Columbus, Nebraska, approved by the
 Planning Commission this _____ day of _____, 2024.

Chairman _____

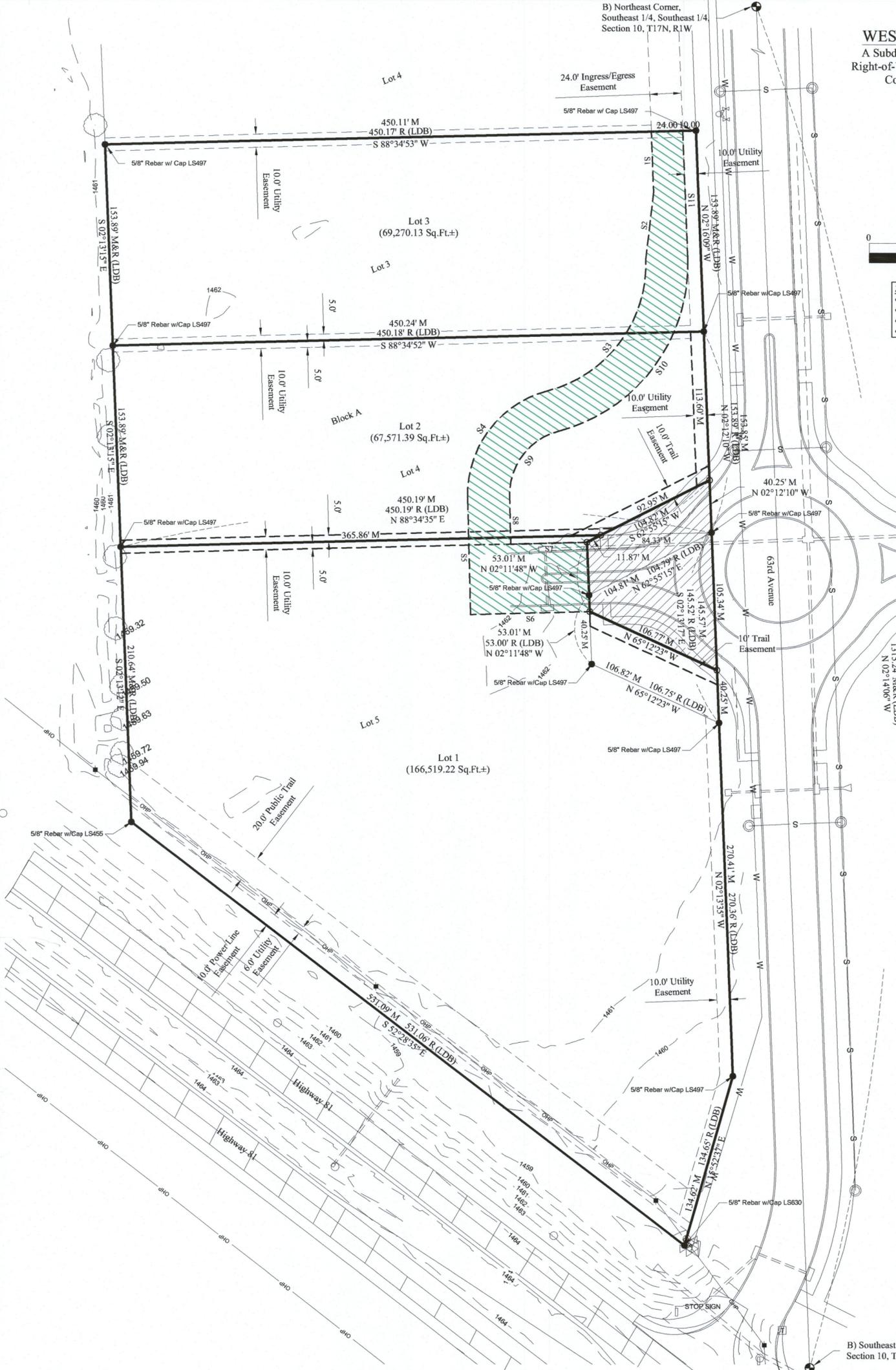
COLUMBUS NEBRASKA CITY COUNCIL
 This Preliminary Plat of WEST OAK 1ST SUBDIVISION to the City of Columbus, Nebraska, approved by
 the City Council this _____ day of _____, 2024.

Mayor _____

City Clerk _____

Ingress/Egress Easement Segment Data	
S1	46.14' S 02°16'09" E
S2	51.81' S 06°36'58" W
S3	RAD.= 100.00', ARC= 135.34', CHORD= S 36°30'15" W, 125.25'
S4	RAD.= 82.00', ARC= 110.67', CHORD= S 36°36'51" W, 102.46'
S5	88.92' S 01°25'25" E
S6	90.73' N 88°34'35" E
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S10	RAD.= 132.00', ARC= 178.65', CHORD= N 36°30'15" E, 165.33'
S11	96.98' N 02°16'09" W

- LEGEND**
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (5/8" x 24" L.B. w/Cap)
 - M Measured Distance
 - R Recorded Distance (LDB) Lynn D. Birkel, LS#497 dated October 24, 2022.
 - Fire Hydrant
 - ⊗ Water Valve
 - ⋄ Guy Anchor
 - ☀ Light Pole
 - Manhole
 - Power Pole
 - Sign
 - ⊞ Telephone Pedestal
 - S — Existing Sanitary Sewer Main
 - T — Telephone Line
 - OHP — Overhead Power Line
 - UGP — Underground Power Line
 - W — Existing Water Main
 - --- Existing Storm Sewer
 - - - Easement Line



6. Public hearing - Application from Bosselman Pump & Pantry, Inc., Craig Foreman, Benjamin Foreman, and J.L.O. Properties LLC for final plat of West Oak 1st Subdivision (west side of 63rd Avenue north of Howard Boulevard).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of West Oak 1st Subdivision, Lots 3, 4, and 5, West Oak Addition to the City of Columbus, Platte County, Nebraska, AND Vacated 63rd Avenue Right-of-Way in West Oak Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot 5, Block A, West Oak Addition to the City of Columbus, Platte County, Nebraska; thence S 02°13'17" E, 145.57 feet; thence N 65°12'23" W, 106.77 feet; thence N 02°11'48" W, 53.01 feet; thence N 62°55'15" E to the Point of Beginning, containing 9,446.45 square feet, more or less. EASEMENT OF INGRESS & EGRESS: An easement of ingress and egress located on Lots 1, 2, and 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of Lot 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°34'53" W on the North line of said Lot 3, 10.00 feet to the Point of Beginning; thence S 88°34'53" W on said North line, 24.00 feet; thence S 02°16'09" E and parallel to the East line of said Lot 3, 46.14 feet; thence S 06°36'58" W, 51.81 feet to a point of curvature; thence Southwesterly on a 100.00 foot radius curve to the right, 135.34 feet of which said curve has a chord bearing of S 36°30'15" W, 125.25 feet; thence Southwesterly on a 82.00 foot radius curve to the left, 110.67 feet of which said curve has a chord bearing of S 36°36'51" W, 102.46 feet; thence S 01°25'25" E, 88.92 feet; thence N 88°34'35" E, 90.73 feet; thence N 02°11'48" W on the West Right-of-Way line of 63rd Avenue, 53.01 feet; thence S 88°34'35" W, 58.02 feet; thence N 01°25'25" W, 36.12 feet to a point of curvature; thence Northeasterly on a 50.00 foot radius curve to the right, 67.63 feet of which said curve has a chord bearing of N 36°31'36" E, 62.59 feet; thence Northeasterly on a 132.00 foot radius curve to the left, 178.65 feet of which said curve has chord bearing of N 36°30'15" E, 165.33 feet; thence N 02°16'09" W and parallel to the East line of said Lot 3, 96.98 feet to the Point of Beginning (west side of 63rd Ave north of Howard Blvd) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: West Oak 1st Subdivision – Preliminary and Final Plats

RECOMMENDATION:

I recommend the approval of the Preliminary Plat of West Oak 1st Subdivision as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance.

I recommend the approval of the Final Plat as it is consistent with the Preliminary Plat.

DISCUSSION:

The subdivision is due to the required relocation of the roundabout in 63rd Avenue resulting in the need to revise adjacent lots in West Oak Addition, Lots 3, 4 and 5. The subdivision consists of 3 lots which were resized. The property is already within the city limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Weeber

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: 3/25/2024

NAME OF SUBDIVISION: West Oak 1st Subdivision

NAME OF PROPERTY OWNER: Bosselman Pump & Pantry, Inc. and Craig Foreman

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Craig Foreman

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 3558 38th Avenue, Columbus, NE 68601

PHONE NUMBER: 402-564-2775

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: craig@foremanlumber.com

NUMBER OF LOTS IN SUBDIVISION: 3

ADDRESS OF SUBDIVISION: Lots 3, 4, and 5, West Oak Addition, Columbus

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative

Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney

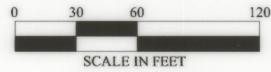
Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

FINAL PLAT
WEST OAK 1st SUBDIVISION
 A Subdivision of Lots 3, 4, and 5 and Vacated
 Right-of-Way in West Oak Addition to the City of
 Columbus, Platte County, Nebraska.



Drawn By: LRR
 Date: March 15, 2024
 Scale: 1"=60'
 Project Number: S-071-168



- Zone B2**
- 10' Front Setback
 - 10' Street Side Setback
 - 0' Side Setback
 - 20' Rear Setback



SECTION 10
Platte County, Nebraska

LEGEND

- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- M Measured Distance
- R Recorded Distance (LDB) Lynn D. Birkel, LS#497 dated October 24, 2022.

OWNERS:
 Bosselman Pump & Pantry, Inc.
 P.O. Box 4905
 Grand Island, NE 68802
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Craig Foreman
 3558 38th Avenue
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ENGINEER:
 John A. Zwingman
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SURVEYOR:
 Terry L. Schulz
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 133 W. Washington Street
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EASEMENT OF INGRESS & EGRESS

An easement of ingress and egress located on Lot 1, 2, and 3, Block A, West Oak 1st Subdivision to the City of Columbus, Platte County, Nebraska, more particularly described as follows:

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I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on March 15, 2024, also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, RLS #550

4-29-2024
 Date



DEDICATION

We, Craig M. Foreman, Benjamin A. Foreman, J.L.O. Properties, LLC, and Bosselman Pump & Pantry, Inc., a Nebraska Corporation, owners of the described property, WEST OAK 1ST SUBDIVISION, hereby dedicate the streets, avenues, roads and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. Said tract of land shall hereinafter be known as WEST OAK 1ST SUBDIVISION, of Lot 3, 4, and 5, Block A, and vacated right-of-way all in Avishbones Addition to the City of Columbus, Platte County, Nebraska.

Craig M. Foreman, Benjamin A. Foreman, J.L.O. Properties, LLC, Bosselman Pump & Pantry, Inc. a Nebraska Corporation

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Craig M. Foreman, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Benjamin A. Foreman, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared John Obrist, member of J.L.O. Properties, LLC to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: April 18, 2027

Tori Muller
 Notary Public

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 7th day of May, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Charles O. Bosselman Jr., member of Bosselman Pump & Pantry, Inc., a Nebraska Corporation to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: July 31, 2026

Raynela J. Karlin
 Notary Public

COLUMBUS, NEBRASKA SCHOOL BOARD
 This Final Plat of WEST OAK 1ST ADDITION to the City of Columbus, Nebraska, is approved by the

Columbus Public Schools on this 29th day of May, 2024.

School Superintendent

COLUMBUS NEBRASKA PLANNING COMMISSION
 This Final Plat of WEST OAK 1ST SUBDIVISION to the City of Columbus, Nebraska, approved by the

Planning Commission this ___ day of ___, 2024.

Chairman

COLUMBUS NEBRASKA CITY COUNCIL
 This Final Plat of WEST OAK 1ST SUBDIVISION to the City of Columbus, Nebraska, approved by

Resolution ___ by the City Council this ___ day of ___, 2024.

Mayor

City Clerk



B) Southeast Corner, Section 10, T17N, R1W

7. Public hearing - Application from Convergence LLC for preliminary plat of Wishbones 1st Subdivision (east side of 63rd Avenue north of Howard Boulevard).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Wishbones 1st Subdivision, Outlot B, Outlot C, and Outlot G of Wishbones Addition to the City of Columbus, Platte County, Nebraska (east side of 63rd Ave north of Howard Blvd) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Wishbones 1st Subdivision – Preliminary and Final Plats

RECOMMENDATION:

I recommend the approval of the Preliminary Plat of Wishbones 1st Subdivision as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance.

I recommend the approval of the Final Plat as it is consistent with the Preliminary Plat.

DISCUSSION:

The subdivision is due to the required relocation of the roundabout in 63rd Avenue resulting in the need to revise adjacent lots in Wishbones Addition, Outlots B, C and G. The subdivision consists of 3 lots which were resized and the addition of an internal lot for a total of 3 lots. The property is already within the city limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Weeber

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: 3/26/2024

NAME OF SUBDIVISION: WISHBONES 1ST SUBDIVISION

NAME OF PROPERTY OWNER: CONVERGENCE, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: TOM JACKSON

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 27901 WOODSIDE DR., COLUMBUS, NE

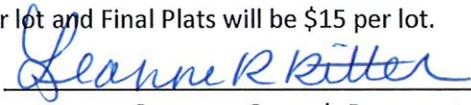
PHONE NUMBER: 402-276-3479

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: tjack.son@outlook.com

NUMBER OF LOTS IN SUBDIVISION: 4

ADDRESS OF SUBDIVISION: Outlots B, C, and G of Wishbones Addition

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



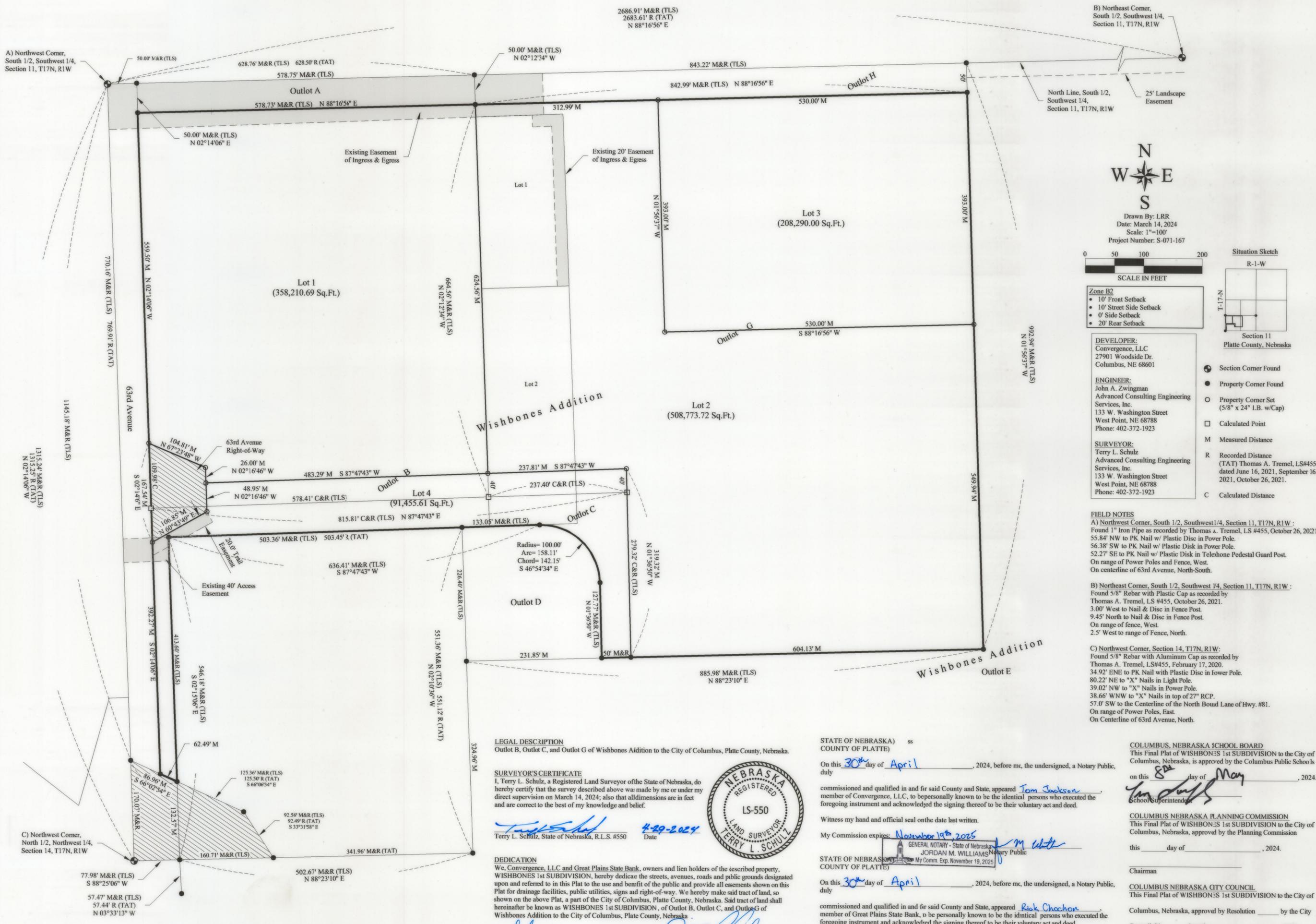
Owner or Owner's Representative

Christopher Bikus, Kutak Rock
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

FINAL PLAT
WISHBONES 1st SUBDIVISION
 A Subdivision Of Outlots B, C, and G of Wishbones
 Addition to the City of Columbus, Platte County, Nebraska.



B) Northeast Corner, South 1/2, Southwest 1/4, Section 11, T17N, R1W

North Line, South 1/2, Southwest 1/4, Section 11, T17N, R1W

25' Landscape Easement

N
W **E**
S

Drawn By: LRR
 Date: March 14, 2024
 Scale: 1"=100'
 Project Number: S-071-167

0 50 100 200
 SCALE IN FEET

Zone B2
 • 10' Front Setback
 • 10' Street Side Setback
 • 0' Side Setback
 • 20' Rear Setback

Situation Sketch
 R-1-W
 T-17-N
 Section 11
 Platte County, Nebraska

- DEVELOPER:**
 Convergence, LLC
 27901 Woodside Dr.
 Columbus, NE 68601
- ENGINEER:**
 John A. Zwingman
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923
- SURVEYOR:**
 Terry L. Schulz
 Advanced Consulting Engineering Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (5/8" x 24" I.B. w/Cap)
 - Calculated Point
 - M Measured Distance
 - R Recorded Distance (TAT) Thomas A. Tremel, LS#455, dated June 16, 2021, September 16, 2021, October 26, 2021.
 - C Calculated Distance

FIELD NOTES

A) Northwest Corner, South 1/2, Southwest 1/4, Section 11, T17N, R1W:
 Found 1" Iron Pipe as recorded by Thomas A. Tremel, LS #455, October 26, 2021.
 55.84' NW to PK Nail w/ Plastic Disc in Power Pole.
 56.38' SW to PK Nail w/ Plastic Disc in Power Pole.
 52.27' SE to PK Nail w/ Plastic Disc in Telephone Pedestal Guard Post.
 On range of Power Poles and Fence, West.
 On centerline of 63rd Avenue, North-South.

B) Northeast Corner, South 1/2, Southwest 1/4, Section 11, T17N, R1W:
 Found 5/8" Rebar with Plastic Cap as recorded by Thomas A. Tremel, LS #455, February 17, 2020.
 3.00' West to Nail & Disc in Fence Post.
 9.45' North to Nail & Disc in Fence Post.
 On range of fence, West.
 2.5' West to range of Fence, North.

C) Northwest Corner, Section 14, T17N, R1W:
 Found 5/8" Rebar with Aluminum Cap as recorded by Thomas A. Tremel, LS#455, February 17, 2020.
 34.92' ENE to PK Nail with Plastic Disc in lower Pole.
 80.22' NE to "X" Nails in Light Pole.
 39.02' NW to "X" Nails in Power Pole.
 38.66' WNW to "X" Nails in top of 27" RCP.
 57.0' SW to the Centerline of the North Bound Lane of Hwy. #81.
 On range of Power Poles, East.
 On Centerline of 63rd Avenue, North.

LEGAL DESCRIPTION
 Outlot B, Outlot C, and Outlot G of Wishbones Addition to the City of Columbus, Platte County, Nebraska.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on March 14, 2024; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz
 Terry L. Schulz, State of Nebraska, R.L.S. #550 Date **4-29-2024**



DEDICATION
 We, Convergence, LLC and Great Plains State Bank, owners and lien holders of the described property, WISHBONES 1st SUBDIVISION, hereby dedicate the streets, avenues, roads and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as WISHBONES 1st SUBDIVISION, of Outlot B, Outlot C, and Outlot G of Wishbones Addition to the City of Columbus, Platte County, Nebraska.

Terry L. Schulz
 Convergence, LLC

Rick Chochon
 Great Plains State Bank

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly

commissioned and qualified in and for said County and State, appeared Tom Jackson, member of Convergence, LLC, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: November 19th, 2025

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly

commissioned and qualified in and for said County and State, appeared Rick Chochon, member of Great Plains State Bank, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: November 19th, 2025

COLUMBUS, NEBRASKA SCHOOL BOARD
 This Final Plat of WISHBONES 1st SUBDIVISION to the City of Columbus, Nebraska, is approved by the Columbus Public Schools on this 8th day of May, 2024.
Tom Schulz
 School Superintendent

COLUMBUS NEBRASKA PLANNING COMMISSION
 This Final Plat of WISHBONES 1st SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning Commission this _____ day of _____, 2024.

 Chairman

COLUMBUS NEBRASKA CITY COUNCIL
 This Final Plat of WISHBONES 1st SUBDIVISION to the City of Columbus, Nebraska, approved by Resolution _____ by the City Council this _____ day of _____, 2024.

 Mayor

 City Clerk

8. Public hearing - Application from Convergence, LLC for final plat of Wishbones 1st Subdivision (east side of 63rd Avenue north of Howard Boulevard).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Wishbones 1st Subdivision, Outlot B, Outlot C, and Outlot G of Wishbones Addition to the City of Columbus, Platte County, Nebraska (east side of 63rd Ave north of Howard Blvd) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Wishbones 1st Subdivision – Preliminary and Final Plats

RECOMMENDATION:

I recommend the approval of the Preliminary Plat of Wishbones 1st Subdivision as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance.

I recommend the approval of the Final Plat as it is consistent with the Preliminary Plat.

DISCUSSION:

The subdivision is due to the required relocation of the roundabout in 63rd Avenue resulting in the need to revise adjacent lots in Wishbones Addition, Outlots B, C and G. The subdivision consists of 3 lots which were resized and the addition of an internal lot for a total of 3 lots. The property is already within the city limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Weeber

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / ~~FINAL~~**

(CIRCLE ONE)

DATE: 3/26/2024

NAME OF SUBDIVISION: WISHBONES 1ST SUBDIVISION

NAME OF PROPERTY OWNER: CONVERGENCE, LLC

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: TOM JACKSON

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 27901 WOODSIDE DR., COLUMBUS, NE

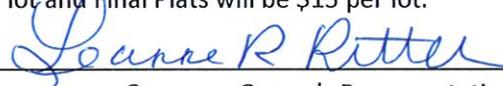
PHONE NUMBER: 402-276-3479

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: tjjack.son@outlook.com

NUMBER OF LOTS IN SUBDIVISION: 4

ADDRESS OF SUBDIVISION: Outlots B, C, and G of Wishbones Addition

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



Owner or Owner's Representative

Christopher Bikus, Kutak Rock
Attorney / Legal Counsel for Applicant

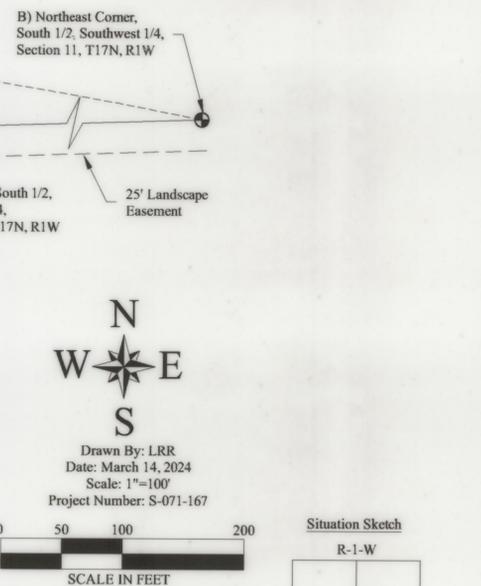
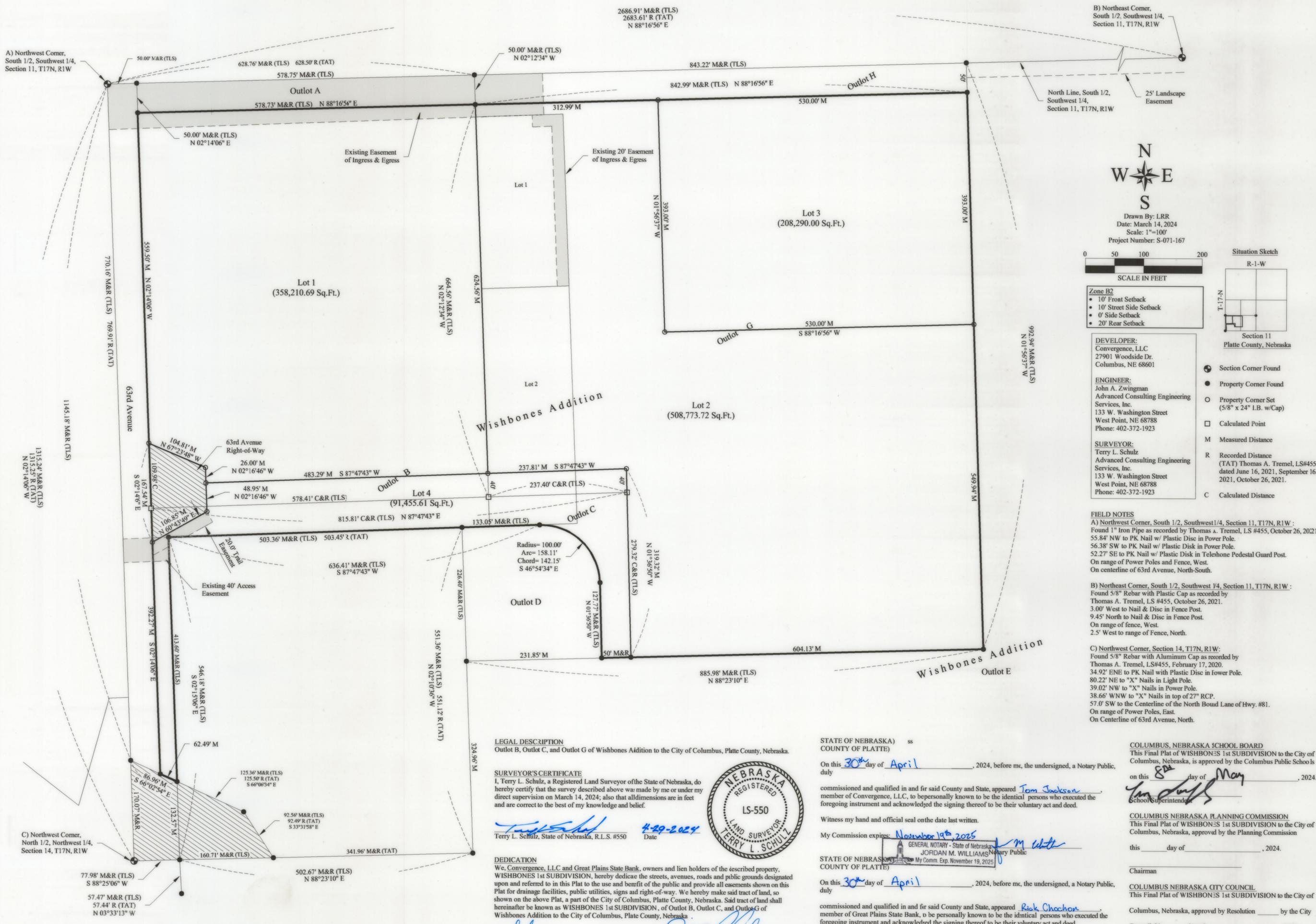
Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

FINAL PLAT
WISHBONES 1st SUBDIVISION
 A Subdivision Of Outlots B, C, and G of Wishbones
 Addition to the City of Columbus, Platte County, Nebraska.



- Zone B2**
- 10' Front Setback
 - 10' Street Side Setback
 - 0' Side Setback
 - 20' Rear Setback
- DEVELOPER:**
 Convergence, LLC
 27901 Woodside Dr.
 Columbus, NE 68601
- ENGINEER:**
 John A. Zwingman
 Advanced Consulting Engineering
 Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923
- SURVEYOR:**
 Terry L. Schulz
 Advanced Consulting Engineering
 Services, Inc.
 133 W. Washington Street
 West Point, NE 68788
 Phone: 402-372-1923
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (5/8" x 24" I.B. w/Cap)
 - Calculated Point
 - M Measured Distance
 - R Recorded Distance (TAT) Thomas A. Tremel, LS#455, dated June 16, 2021, September 16, 2021, October 26, 2021.
 - C Calculated Distance

FIELD NOTES

A) Northwest Corner, South 1/2, Southwest 1/4, Section 11, T17N, R1W:
 Found 1" Iron Pipe as recorded by Thomas A. Tremel, LS #455, October 26, 2021.
 55.84' NW to PK Nail w/ Plastic Disc in Power Pole.
 56.38' SW to PK Nail w/ Plastic Disc in Power Pole.
 52.27' SE to PK Nail w/ Plastic Disc in Telephone Pedestal Guard Post.
 On range of Power Poles and Fence, West.
 On centerline of 63rd Avenue, North-South.

B) Northeast Corner, South 1/2, Southwest 1/4, Section 11, T17N, R1W:
 Found 5/8" Rebar with Plastic Cap as recorded by Thomas A. Tremel, LS #455, February 17, 2020.
 3.00' West to Nail & Disc in Fence Post.
 9.45' North to Nail & Disc in Fence Post.
 On range of fence, West.
 2.5' West to range of Fence, North.

C) Northwest Corner, Section 14, T17N, R1W:
 Found 5/8" Rebar with Aluminum Cap as recorded by Thomas A. Tremel, LS#455, February 17, 2020.
 34.92' ENE to PK Nail with Plastic Disc in lower Pole.
 80.22' NE to "X" Nails in Light Pole.
 39.02' NW to "X" Nails in Power Pole.
 38.66' WNW to "X" Nails in top of 27" RCP.
 57.0' SW to the Centerline of the North Bound Lane of Hwy. #81.
 On range of Power Poles, East.
 On Centerline of 63rd Avenue, North.

LEGAL DESCRIPTION
 Outlot B, Outlot C, and Outlot G of Wishbones Addition to the City of Columbus, Platte County, Nebraska.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on March 14, 2024; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550 Date 4-29-2024



DEDICATION
 We, Convergence, LLC and Great Plains State Bank, owners and lien holders of the described property, WISHBONES 1st SUBDIVISION, hereby dedicate the streets, avenues, roads and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as WISHBONES 1st SUBDIVISION, of Outlot B, Outlot C, and Outlot G of Wishbones Addition to the City of Columbus, Platte County, Nebraska.

[Signatures]
 Convergence, LLC
 Great Plains State Bank

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly

commissioned and qualified in and for said County and State, appeared Tom Jackson, member of Convergence, LLC, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: November 19th, 2025

GENERAL NOTARY - State of Nebraska
 JORDAN M. WILLIAMS
 My Comm. Exp. November 19, 2025

STATE OF NEBRASKA) ss
 COUNTY OF PLATTE)

On this 30th day of April, 2024, before me, the undersigned, a Notary Public, duly

commissioned and qualified in and for said County and State, appeared Rick Chechun, member of Great Plains State Bank, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: November 19th, 2025

GENERAL NOTARY - State of Nebraska
 JORDAN M. WILLIAMS
 My Comm. Exp. November 19, 2025

COLUMBUS, NEBRASKA SCHOOL BOARD
 This Final Plat of WISHBONES 1st SUBDIVISION to the City of Columbus, Nebraska, is approved by the Columbus Public Schools

on this 8th day of May, 2024.
[Signature]
 School Superintendent

COLUMBUS NEBRASKA PLANNING COMMISSION
 This Final Plat of WISHBONES 1st SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning Commission

this _____ day of _____, 2024.
 Chairman

COLUMBUS NEBRASKA CITY COUNCIL
 This Final Plat of WISHBONES 1st SUBDIVISION to the City of Columbus, Nebraska, approved by Resolution _____ by the City

Council this _____ day of _____, 2024.
 Mayor

City Clerk

9. Public hearing - Application from Keyes Real Estate LLC for final plat of Harriman Acres Subdivision (east side of 48th Avenue north of Howard Boulevard).

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Harriman Acres Subdivision, Lot 5 and the South 10 ft. of Lot 4 in Block "E" of Wilken Acres located in part of the SW1/4 SW1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M. Platte County, Nebraska, a tract of land in Lot 4, Block "E" of Wilken Acres Addition to the City of Columbus, more particularly described as follows: Commencing at a point 10 ft. North of the Southwest corner of said Lot 4 on the West line of said Lot 4, thence running North at a distance of 83.43 ft. to a point on the West property line of said Lot 4, thence running East, parallel to the South line of said Lot 4 to the East line of Lot 4, thence South along the East line of Lot 4 to a point 10 ft. North of the Southeast corner of said Lot 4, thence West to the point of beginning. Except, a tract of land beginning at the Northwesterly corner of Lot 6, Block E, Wilken Acres Addition to the City of Columbus, Platte County, Nebraska; thence Northerly, a distance of 15.55 ft., along the east line of 48th Avenue; thence Southeasterly, at a deflection angle to the right of 129°31'18", and parallel to the north line of said Lot 6, a distance of 184.40 ft., to a point on the west line of Lot 2, Block E, of said addition; thence Southerly, at a deflection angle to the right of 55°48'00", and on said west line, a distance of 14.51 ft., to a point on the north line of Lot 6, Block E, of said Addition; thence Northwesterly, at a deflection angle to the right of 124°11'52", and on the north line of said Lot 6, a distance of 182.65 ft., to the point of beginning, containing 0.05 acres, more or less, (said tract having been heretofore described in the Warranty Deed recorded in Book 92, at Page 366 of the deed records in the office of the Register of Deeds of Platte County, Nebraska as "A strip of land 12 ft. in width, the south line of said strip being 184 ft. in length, said south line beginning at a point 933.5 ft. north from the SW corner of Sec. 13-17-1W. and 33 ft. East from the West line of said Sec. 13, and running in a southeasterly direction parallel with State Highway #22..." (east side of 48th Ave north of Howard Blvd) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Harriman Acres Subdivision - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Harriman Acres Subdivision as it is consistent with the Preliminary Plat and all documents have been received. The Preliminary Plat was approved by the Planning Commission on April 8th, 2024, and City Council on April 15th, 2024.

DISCUSSION:

The plat consists of 4 residential lots and 1 lot for storm water treatment and detention. Access will be one drive from 48th Avenue with a private frontage road.

The property already is located in the city limits.

FISCAL IMPACT:

Minor costs utility maintenance.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wiskroen

SIGNATURE:

By: Richard J. Bogus

Approved By: 

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**
(CIRCLE ONE)

DATE: March 27-2024

NAME OF SUBDIVISION: Harriman Acres Subdivision

NAME OF PROPERTY OWNER: Keyes Real Estate, LLC (Brian Keyes)

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Clark J. Grant

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 1464 27th Ave., Columbus, NE 68601

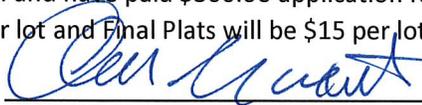
PHONE NUMBER: 402-564-3274

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: clark@grantattorney.com

NUMBER OF LOTS IN SUBDIVISION: 5

ADDRESS OF SUBDIVISION: 2567 48th Ave. Columbus, NE 68601

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.



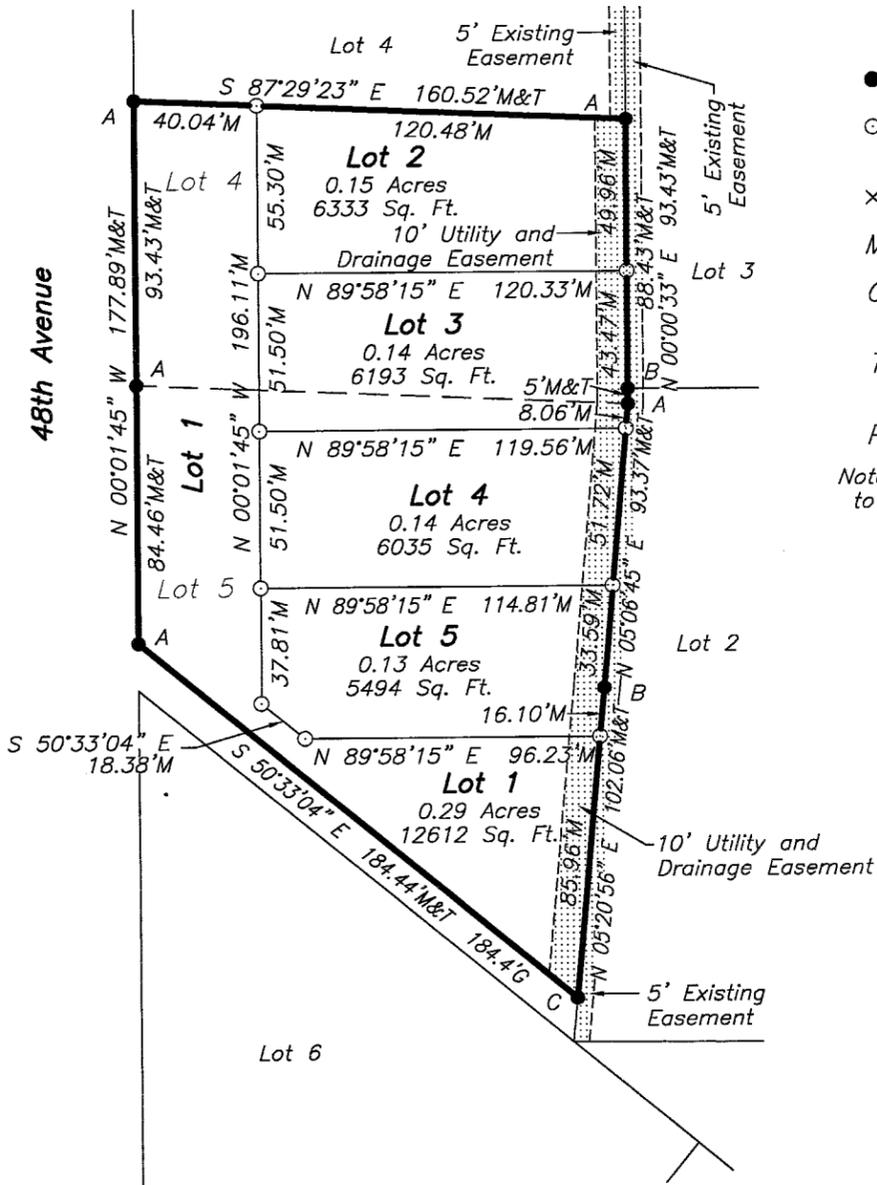
Owner or Owner's Representative

Clark J. Grant
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: 03/27/24

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

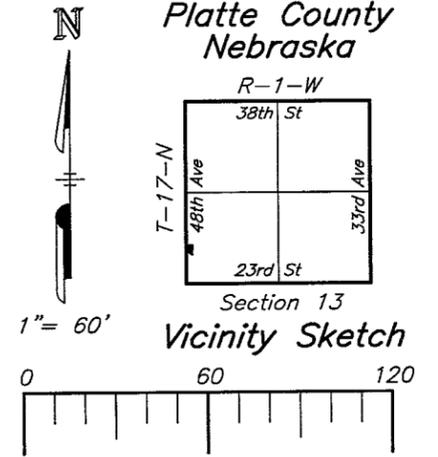
Harriman Acres Subdivision, a Major Subdivision
of Part of Lot 4 and all of Lot 5, Block E
Wilken Acres, Columbus, Platte County, Nebraska



-Legend-

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- × Computed Location
- M Measured this Survey
- G Recorded Measurement B.L. Gilmore, L.S. #96
- T Recorded Measurement T.A. Tremel, L.S. #455
- P Plat Measurement

Note: All Bearings are referenced to the Platte County Projection.



Zoning:

Current Zoning: R-2/R-3
Proposed Zoning: R-3

Flood Plane:

Flood Zone: Zone X
Map Number: 31141C0310E
Effective Date: 04/19/2010
Community: City of Columbus

Field Notes:

- A. 5/8" rebar with Plastic Survey Cap (L.S. #455)
- B. 1" Iron Pipe
- C. 5/8" Iron Rod

Owner/Developer:
Keyes Real Estate LLC
Brian Keyes
2567 48th Avenue,
Columbus, NE 68601
(402)276-0489

Surveyor:
Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive,
Columbus, NE 68601
(402)276-3690

Engineer:
Merlin Lindahl
9271 18th Avenue
Columbus, NE 68601
(402)910-6609

Description:

Lot 5 and the South 10 ft. of Lot 4 in Block "E" of Wilken Acres located in part of the SW1/4 SW1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M. Platte County, Nebraska.

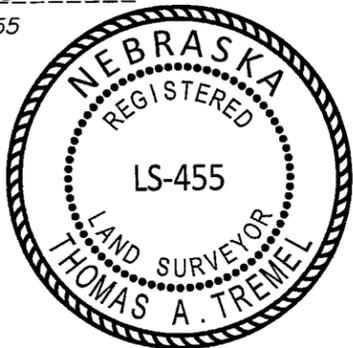
And
A tract of land in Lot 4, Block "E" of Wilken Acres Addition to the City of Columbus, more particularly described as follows:
Commencing at a point 10 ft. North of the Southwest corner of said Lot 4 on the West line of said Lot 4, thence running North at a distance of 83.43 ft. to a point on the West property line of said Lot 4, thence running East, parallel to the South line of said Lot 4 to the East line of Lot 4, thence South along the East line of Lot 4 to a point 10 ft. North of the Southeast corner of said Lot 4, thence West to the point of beginning.

Except
A tract of land beginning at the Northwestern corner of Lot 6, Block E, Wilken Acres Addition to the City of Columbus, Platte County, Nebraska; thence Northerly, a distance of 15.55 ft., along the east line of 48th Avenue; thence Southeasterly, at a deflection angle to the right of 129°31'18", and parallel to the North line of said Lot 6, a distance of 184.40 ft., to a point on the West line of Lot 2, Block E, of said Addition; thence Southerly, at a deflection angle to the right of 55°48'00", and on said West line, a distance of 14.51 ft., to a point on the North line of Lot 6, Block E, of said Addition; thence Northwesterly, at a deflection angle to the right of 124°11'52", and on the North line of said Lot 6, a distance of 182.65 ft., to the point of beginning, (said tract having been heretofore described in the Warranty Deed recorded in Book 92, at Page 366 of the Deed Records in the office of the Register of Deeds of Platte County, Nebraska as "A strip of land 12 ft. in width, the South line of said strip being 184 ft. in length, said South line beginning at a point 933.5 ft. North from the SW corner of Sec. 13-17-1W. and 33 ft. East from the West line of said Sec. 13, and running in a southeasterly direction parallel with State Highway #22...").

Surveyor's Statement:

I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this subdivision was surveyed as per state law under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
Thomas A. Tremel, L.S. #455
May 1, 2024



Owner's Certificate:

The undersigned, being all the owners of the platted real estate, consent to this Subdivision.

Keyes Real Estate LLC
Brian Keyes

Acknowledgement of Notary:

State of Nebraska)
County of Platte)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by Brian Keyes

My commission expires: _____
Notary Public

School Board:

This Final Plat of Harriman Acres Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District

on 17 Day of May, 2024.

Chris Key Secretary
Peter Wiering President

Planning Commission:

This Final Plat of Harriman Acres Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission

on _____ Day of _____, 2024.

Chairman

City Council:

This Final Plat of Harriman Acres Subdivision to the City of Columbus, Platte County, Nebraska, was approved by

Resolution _____ by the City Council

on _____ Day of _____, 2024.

Mayor

City Clerk

Major Subdivision - Final Plat

HARRIMAN ACRES SUBD
LOTS 4-5, BLOCK E, WILKEN ACRES
COLUMBUS, PLATTE COUNTY, NE

TMT	TMT	02/28/2024
DRAWN	SURVEYED	DATE



No. 1 Driftwood Drive - Columbus, NE 68601
Phone (402) 563-4589 - Fax (402) 563-3922

10. **Public hearing - Application from Keyes Real Estate LLC to rezone property located on 2567 48 Avenue from "R-2" (Two-Family Residential District) to "R-3" (Multi-Family Residential District) and to amend the Future Land Use Map of the Comprehensive Plan.**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone a tract of land located on Lot 5 and the South 10 ft. of Lot 4 in Block "E" of Wilken Acres located in part of the SW1/4 SW1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M. Platte County, Nebraska. A tract of land in Lot 4, Block "E" of Wilken Acres Addition to the City of Columbus, more particularly described as follows: Commencing at a point 10 ft. North of the Southwest corner of said Lot 4 on the West line of said Lot 4, thence running North at a distance of 83.43 ft. to a point on the West property line of said Lot 4, thence running East, parallel to the South line of said Lot 4 to the East line of Lot 4, thence South along the East line of Lot 4 to a point 10 ft. North of the Southeast corner of said Lot 4, thence West to the point of beginning. Except: A tract of land beginning at the Northwesterly corner of Lot 6, Block E, Wilken Acres Addition to the City of Columbus, Platte County, Nebraska; thence Northerly, a distance of 15.55 ft., along the east line of 48th Avenue; thence Southeasterly, at a deflection angle to the right of 129°31'18", and parallel to the north line of said Lot 6, a distance of 184.40 ft., to a point on the west line of Lot 2, Block E, of said addition; thence Southerly, at a deflection angle to the right of 55°48'00", and on said west line, a distance of 14.51 ft., to a point on the north line of Lot 6, Block E, of said Addition; thence Northwesterly, at a deflection angle to the right of 124°11'52", and on the north line of said Lot 6, a distance of 182.65 ft., to the point of beginning, containing 0.05 acres, more or less, (said tract having been heretofore described in the Warranty Deed recorded in Book 92, at Page 366 of the deed records in the office of the Register of Deeds of Platte County, Nebraska as "A strip of land 12 ft. in width, the south line of said strip being 184 ft. in length, said south line beginning at a point 933.5 ft. north from the SW corner of Sec. 13-17-1W. and 33 ft. East from the West line of said Sec. 13, and running in a southeasterly direction parallel with State Highway #22..."). (48th Ave north of Howard Blvd) from "R-2" (Two-Family Residential District) and "R-3" (Multiple-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 6, 2024
FROM: Andy Woehrer, Chief Building and Code Official
TO: Tara Vasicek, City Administrator
RE: Rezoning lots from R-2 Two-Family Residential to R-3 Multiple-Family Residential.

RECOMMENDATION:

I recommend approval of this rezoning from R-2 Two-Family Residential to R-3 Multiple-Family Residential and to amend the Future Land Use map accordingly.

DISCUSSION:

We have received an application to rezone these lots from R-2 to R-3 with the intention to develop multi-family residential lots upon which to build townhomes permitted under R-3 zoning. The zoning for the area is a good fit and is in conformance with the Columbus land Development Ordinance.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: 

Approved By:



REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

APPLICANT/PROPERTY OWNER NAME: Keyes Real Estate, LLC (Brian Keyes)

APPLICANT MAILING ADDRESS: 4317 60th Street, Columbus, NE 68601

APPLICANT PHONE NUMBER: 402-276-0489

APPLICANT EMAIL ADDRESS: 76bkeyes@gmail.com

ATTORNEY/FIRM: Grant & Grant, Clark J. Grant

ATTORNEY PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL ADDRESS: clark@grantattorney.com

ADDRESS OF PROPERTY TO BE REZONED: 2567 48th Ave., Columbus, NE 68601

LEGAL DESCRIPTION OF PROPERTY:

See Attached

PRESENT ZONING CLASSIFICATION: R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential)

REQUESTED ZONING CLASSIFICATION: R-3 (Multiple-Family Residential)

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

Keyes Real Estate, LLC intends to build two town homes on the property. The property is being subdivided into four (4) lots, each of which will have one town home unit.

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

See attached zoning map, site plan and photographs of similar town homes.

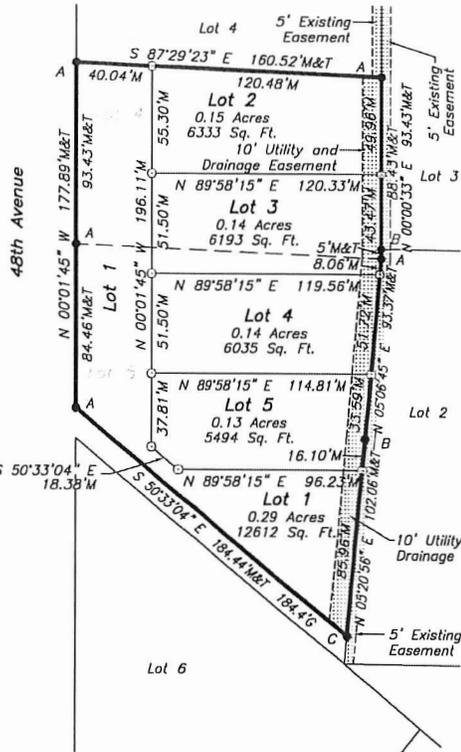
I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS 15 DAY OF April, 2024.

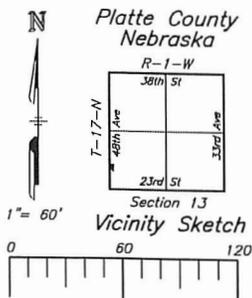


Owner or Owner's Representative

Harriman Acres Subdivision, a Major Subdivision
of Part of Lot 4 and all of Lot 5, Block E
Wilken Acres, Columbus, Platte County, Nebraska



- Legend-**
- Found Monument
 - Set 5/8" x 24" Rebar w/ Plastic Survey Cap
 - X Computed Location
 - M Measured this Survey
 - G Recorded Measurement B.L. Gilmore, L.S. #96
 - T Recorded Measurement T.A. Tremel, L.S. #455
 - P Plat Measurement
- Note: All Bearings are referenced to the Platte County Projection.



Zoning:
Current Zoning: R-2/R-3
Proposed Zoning: R-3

Flood Plane:
Flood Zone: Zone X
Map Number: 31141C0310E
Effective Date: 04/19/2010
Community: City of Columbus

Owner/Developer:
Keyes Real Estate LLC
Brian Keyes
2567 48th Avenue,
Columbus, NE 68601
(402)276-0489

Surveyor:
Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive,
Columbus, NE 68601
(402)276-3690

Field Notes:
A. 5/8" rebar with Plastic Survey Cap (L.S. #455)
B. 1" Iron Pipe
C. 5/8" Iron Rod

Engineer:
Merlin Lindahl
9271 18th Avenue
Columbus, NE 68601
(402)910-6609

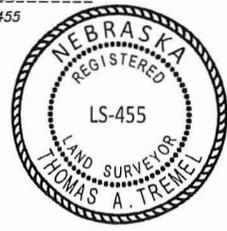
Description:
Lot 5 and the South 10 ft. of Lot 4 in Block "E" of Wilken Acres located in part of the SW1/4 SW1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M. Platte County, Nebraska.

And
A tract of land in Lot 4, Block "E" of Wilken Acres Addition to the City of Columbus, more particularly described as follows:
Commencing at a point 10 ft. North of the Southwest corner of said Lot 4 on the West line of said Lot 4, thence running North at a distance of 83.43 ft. to a point on the West property line of said Lot 4, thence running East, parallel to the South line of said Lot 4 to the East line of Lot 4, thence South along the East line of Lot 4 to a point 10 ft. North of the Southeast corner of said Lot 4, thence West to the point of beginning.

Except
A tract of land beginning at the Northwestern corner of Lot 6, Block E, Wilken Acres Addition to the City of Columbus, Platte County, Nebraska; thence Northerly, a distance of 15.55 ft., along the east line of 48th Avenue; thence Southeasterly, at a deflection angle to the right of 129°31'18", and parallel to the North line of said Lot 6, a distance of 184.40 ft., to a point on the West line of Lot 2, Block E, of said Addition; thence Southerly, at a deflection angle to the right of 55°48'00", and on said West line, a distance of 14.51 ft., to a point on the North line of Lot 6, Block E, of said Addition; thence Northwesterly, at a deflection angle to the right of 124°11'52", and on the North line of said Lot 6, a distance of 182.65 ft., to the point of beginning. (said tract having been heretofore described in the Warranty Deed recorded in Book 92, at Page 366 of the Deed Records in the office of the Register of Deeds of Platte County, Nebraska as "A strip of land 12 ft. in width, the South line of said strip being 184 ft. in length, said South line beginning at a point 933.5 ft. North from the SW corner of Sec. 13-17-1W. and 33 ft. East from the West line of said Sec. 13, and running in a southeasterly direction parallel with State Highway #22...").

Surveyor's Statement:
I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this subdivision was surveyed as per state law under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel, L.S. #455
March 22, 2024



Owner's Certificate:
The undersigned, being all the owners of the platted real estate, consent to this Subdivision.

Keyes Real Estate LLC
Brian Keyes

Acknowledgement of Notary:
State of Nebraska }
County of Platte }

The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by Brian Keyes

My commission expires: _____
Notary Public

School Board:
This Final Plat of Harriman Acres Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District
on _____ Day of _____, 2024.

Secretary _____ President _____

Planning Commission:
This Final Plat of Harriman Acres Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission
on _____ Day of _____, 2024.

Chairman _____

City Council:
This Final Plat of Harriman Acres Subdivision to the City of Columbus, Platte County, Nebraska, was approved by
Resolution _____ by the City Council
on _____ Day of _____, 2024.

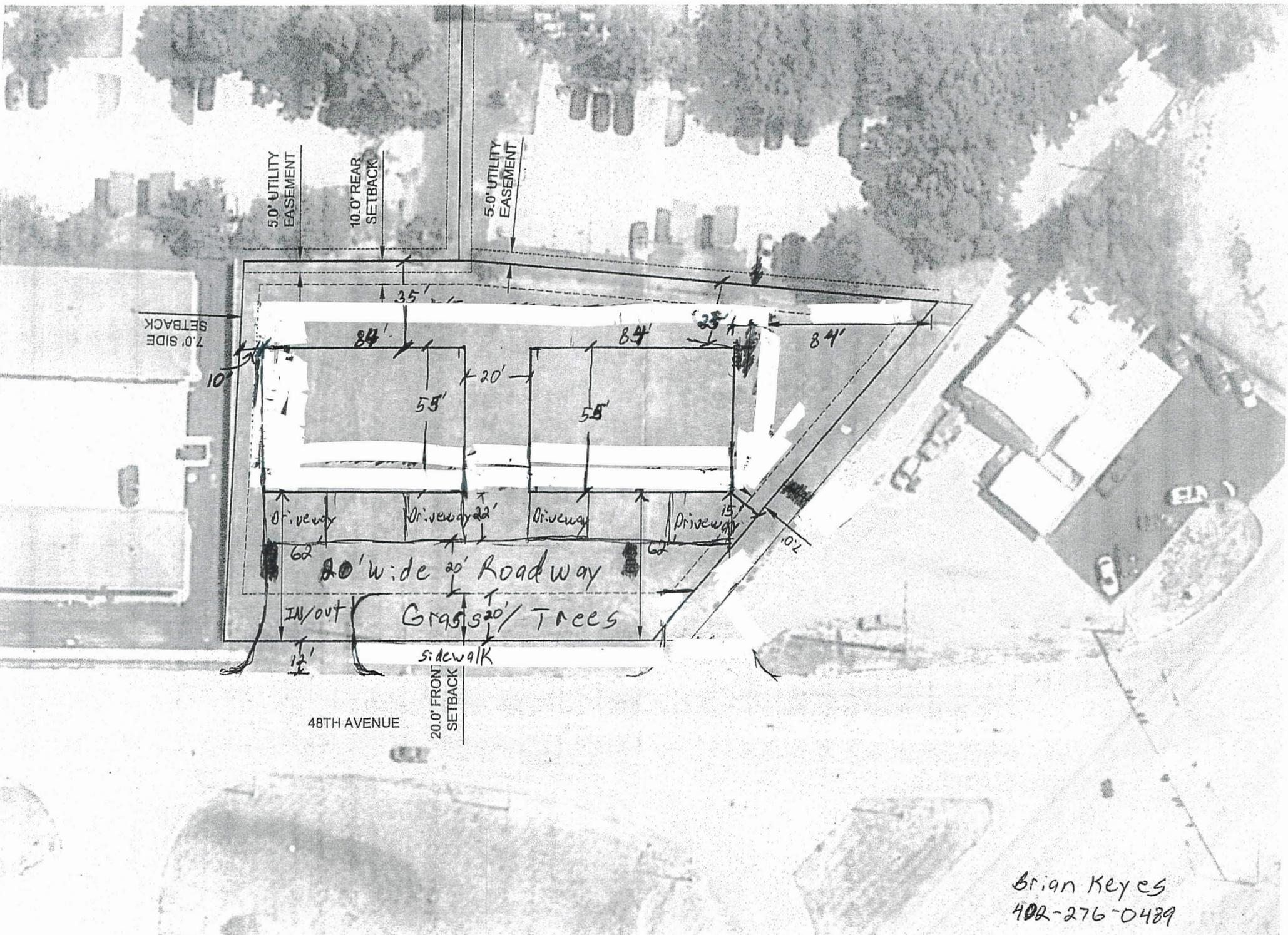
Mayor _____ City Clerk _____

Major Subdivision - Final Plat

HARRIMAN ACRES SUBD LOTS 4-5, BLOCK E, WILKEN ACRES COLUMBUS, PLATTE COUNTY, NE		
TMT DRAWN	TMT SURVEYED	02/28/2024 DATE
 No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4689 - Fax (402) 563-3922		







5.0' UTILITY EASEMENT

10.0' REAR SETBACK

5.0' UTILITY EASEMENT

7.0' SIDE SETBACK

10'

35'

84'

20'

55'

55'

84'

35'

84'

Driveway

Driveway

Driveway

Driveway

62'

62'

20' wide 20' Roadway

IN/out

Grass 20' Trees

sidewalk

48TH AVENUE

20.0' FRONT SETBACK

Brian Keyes
402-276-0489

the City of Columbus, more particularly described as follows: Commencing at a point 10 feet North of the Southwest corner of said Lot 4 on the West line of said Lot 4, thence running North at a distance of 83.43 feet to a point on the West property line of said Lot 4, thence running East, parallel to the South line of said Lot 4 to the East line of Lot 4, thence South along the East line of Lot 4 to a point 10 feet North of the Southeast corner of said Lot 4, thence West to the point of beginning; EXCEPT A tract of land beginning at the Northwesterly corner of Lot 6, Block E, Wilken Acres Addition to the City of Columbus, Platte County, Nebraska; thence Northerly, a distance of 15.55 feet, along the East line of 48th Avenue; thence Southeasterly, at a deflection angle to the right of 129°31'18", and parallel to the North line of said Lot 6, a distance of 184.40 feet to a point on the West line of Lot 2, Block E, of said addition; thence Southerly, at a deflection angle to the right of 55°48'00", and on said West line, a distance of 14.51 feet, to a point on the North line of Lot 6, Block E, of said Addition; thence Northwesterly, at a deflection angle to the right of 124°11'52", and on the North line of said Lot 6, a distance of 182.65 feet, to the point of beginning, containing 0.05 acres more or less, (said tract having been heretofore described in the Warranty Deed recorded in Book 92, at Page 366 of the Deed Records in the office of the Register of Deeds of Platte County, Nebraska as "A strip of land 12 feet in width, the South line of said strip being 184 feet in length, said South line beginning at a point 933.5 feet North from the SW corner of Section 13-17-1W and 33 feet East from the West line of said Section 13, and running in a Southeasterly direction parallel with State Highway #22...")

Platte County, Nebraska from R-2 (Two-Family Residential District) and R-3 (Multiple-Family Residential District) to R-3 (Multiple-Family Residential District) classification, to be held in the Community Room, 2500 14th Street, Columbus, Nebraska on the 13th day of May, 2024 at 6:00 p.m.

4. The undersigned affiant caused the owners of all real estate within 300 feet of the above-described real estate to be served with written notice of such hearing by either personally serving them with such notice at least ten days prior to the date of the Planning Commission hearing or by mailing said notice to them at their last known address at least ten days prior to such hearing. A list of the owners notified and their addresses appear on Exhibit "A" attached hereto. Said list comprises all of the owners of real estate within 300 feet of the real estate described above. A copy of said Notice served upon or sent to said owners is attached hereto, marked Exhibit "B".

DATED: May 13, 2024.

FURTHER YOUR AFFIANT SAYETH NOT.

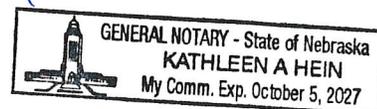


Affiant

SUBSCRIBED and SWORN to before me on this 13th day of May, 2024.



Notary Public



Pem IV, LLC
9229 Mormon Bridge Plz. Ste. 6
Omaha, NE 68152

State of Nebraska Dept. of Roads
P.O. Box 94759
Lincoln, NE 68509-4759

Gary E & De Ette M. Krumland
2957 37th Ave.
Columbus, NE 68601

Jehovah's Witnesses
4125 Sunset Drive
Columbus, NE 68601

BHR Properties, LLC
352 23rd Ave.
Columbus, NE 68601

Everlasting Love Church
P.O. Box 764
Columbus, NE 68602-0764

JLO Properties, LLC
c/o John Obrist, JR.
P.O. Box 581
Columbus, NE 68602-0581

Jose Misael Gomez & Karen Xiomara
816 Lovers Lane
Columbus, NE 68601

Rene Carrera Linares
115 27th Street
Columbus, NE 68601

The City of Columbus
2500 14th Street, Ste. 3
P.O. Box 1677
Columbus, NE 68602-1677

Mary J. Foreman
2755 47th Ave.
Columbus, NE 68601

Michael McDermott
167 Road C
Columbus, NE 68601

Just Right Properties, LLC
3617 Howard Blvd.
Columbus, NE 68601

RW Investments, Inc.
P.O. Box 45201
Omaha, NE 68145

EXHIBIT "A"

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone a tract of land located on Lot 5 and the South 10 ft. of Lot 4 in Block "E" of Wilken Acres located in part of the SW1/4 SW1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M. Platte County, Nebraska. A tract of land in Lot 4, Block "E" of Wilken Acres Addition to the City of Columbus, more particularly described as follows: Commencing at a point 10 ft. North of the Southwest corner of said Lot 4 on the West line of said Lot 4, thence running North at a distance of 83.43 ft. to a point on the West property line of said Lot 4, thence running East, parallel to the South line of said Lot 4 to the East line of Lot 4, thence South along the East line of Lot 4 to a point 10 ft. North of the Southeast corner of said Lot 4, thence West to the point of beginning. Except: A tract of land beginning at the Northwesterly corner of Lot 6, Block E, Wilken Acres Addition to the City of Columbus, Platte County, Nebraska; thence Northerly, a distance of 15.55 ft., along the east line of 48th Avenue; thence Southeasterly, at a deflection angle to the right of 129°31'18", and parallel to the north line of said Lot 6, a distance of 184.40 ft., to a point on the west line of Lot 2, Block E, of said addition; thence Southerly, at a deflection angle to the right of 55°48'00", and on said west line, a distance of 14.51 ft., to a point on the north line of Lot 6, Block E, of said Addition; thence Northwesterly, at a deflection angle to the right of 124°11'52", and on the north line of said Lot 6, a distance of 182.65 ft., to the point of beginning, containing 0.05 acres, more or less, (said tract having been heretofore described in the Warranty Deed recorded in Book 92, at Page 366 of the deed records in the office of the Register of Deeds of Platte County, Nebraska as "A strip of land 12 ft. in width, the south line of said strip being 184 ft. in length, said south line beginning at a point 933.5 ft. north from the SW corner of Sec. 13-17-1W. and 33 ft. East from the West line of said Sec. 13, and running in a southeasterly direction parallel with State Highway #22..."). (48th Ave north of Howard Blvd) from "R-2" (Two-Family Residential District) and "R-3" (Multiple-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

EXHIBIT "B"

11. **Public hearing - Application from Granville Custom Homes, Inc. to rezone property in the vicinity of 16th Avenue and 31st Street from "R-2" (Two-Family Residential District) to "R-3" (Multi-Family Residential District) and to amend the Future Land Use Map of the Comprehensive Plan. (Applicant requested this item be removed from the agenda.)**

From: Steven Ramaekers <steven@granville-homes.com>

Sent: Tuesday, May 7, 2024 1:39 PM

To: Adame, Vanessa <Vanessa.Adame@columbusne.us>

Cc: sbackes41@gmail.com

Subject: Farm View Phase II Rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is SAFE.

Vanessa,

Please cancel / void the rezone application for the two lots in Farm View phase II.

Thanks

Steven Ramaekers

Granville Custom Homes, Inc.

4514 Howard Blvd, Columbus, NE

Direct: 402-276-3476

granville-homes.com

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone Lot 3, Block B and Lot 3, Block C, Farm View Second Subdivision, Columbus, NE (16th Ave and 31st St) from "R-2" (Two-Family Residential District) to "R-3" (Multiple-Family Residential District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

12. **Public hearing - Application from City of Columbus, on behalf of Nels Johnson, for preliminary plat of Vitality Village Subdivision (north side of 8th Street and 7th Avenue).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Vitality Village Subdivision, Lots 8-11, Block A, and Lots 1-12, Block B, and Lots 9-13, Block C, and Lots 1 and 2 Block D, all in Vitality Village Addition to the City of Columbus, Platte County, Nebraska, along with that part of 9th Street and Progress Drive abutting said Lots, all of which is more particularly described as follows: Beginning at the Southwest corner Lot 13, Block C, Vitality Village Addition to the City of Columbus, Platte County, Nebraska and assuming the West line of said Lot 13 to have a bearing of N 01°23'12" W; thence N 01°23'12" W, and on said West line 158.30 feet, to the Northwest corner said Lot 13; thence N 88°27'07" E, and on the North line said Lot 13, 0.24 feet to the Southwest corner Lot 9, said Block C; thence N 01°32'03" W, and on the West line said Lot 9, 103.00 feet to the Northwest corner said Lot 9, said point also being on the South line 9th Street; thence N 88°27'07" E, and on the South line 9th Street, 180.31 feet; thence N 01°32'03" W, 60.00 feet to a point on the North line 9th Street; thence S 88°27'07" W, and on the North line 9th Street, 531.31 feet; thence N 46°32'27" W, 14.14 feet to a point on the East line 9th Avenue; thence N 01°32'03" W, and on said East line 9th Avenue, 197.94 feet; thence N 43°33'49" E, 14.12 feet to a point on the South line Progress Drive; thence N 88°39'42" E, and on the South line said Progress Drive, 513.31 feet; thence N 01°32'03" W, 60.00 feet, to a point on the North line Progress Drive; thence S 88°39'42" W, and on the North line said Progress Drive, 583.30 feet to a point on the West line 9th Avenue; thence S 01°32'03" E, and on West line said 9th Avenue, 32.00 feet to the Northeast corner Lot 7, Block A, said Addition; thence S 88°39'42" W, and on the North line said Lot 7, 110.00 feet to the Northwest corner said Lot 7, said point also being on the West line SW1/4 SE1/4 Section 20, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska; thence N 01°32'03" W, and on said West line, 125.00 feet; thence N 88°39'42" E, 1080.22 feet to a point on the Southwesterly Right of Way Line of the Abandoned C.B.&Q. Rail Road; thence S 61°14'47" E, and on said Southwesterly line, 947.08 feet to the Northwest corner Lot 1, Eighth Street Fire Station Subdivision to the City of Columbus, Platte County, Nebraska; thence S 01°29'33" E, and on the West line said Lot 1, 212.17 feet to a point on the North line 8th Street, said point being 40.00 feet north of the South line SE1/4 SE1/4 said Section 20; thence S 88°30'21" W, and on said North line 572.87 feet; thence S 88°29'35" W, and on said North line 812.65 feet to the Point of Beginning, containing 19.84 acres more or less (north side of 8th St and 7th Ave) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Vitality Village Subdivision – Preliminary and Final Plats

RECOMMENDATION:

I recommend the approval of the Preliminary Plat of Vitality Village Subdivision as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance.

I recommend the approval of the Final Plat as it is consistent with the Preliminary Plat.

DISCUSSION:

The subdivision is due to the request to resize some of the lots in the Vitality Village Addition Blocks A, B, C and D due to requests from builders. The subdivision consists of 17 lots which were resized. There is less paving and some utility improvements, and some associated revisions, from the Vitality Village Addition layout. The property is already within the city limits.

Combining the Vitality Village Addition remaining lots and the Vitality Village Subdivision there are 32 lots which is 6 less than the original Vitality Village Addition layout.

FISCAL IMPACT:

No additional maintenance costs with this subdivision.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Anders J. Wiskrow

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: _____

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: _____

PHONE NUMBER: _____

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

I hereby apply for a Major Subdivision / Addition and have paid \$0 application fee plus additional lot review fees - Preliminary Plats will be \$0 per lot and Final Plats will be \$0 per lot.



Owner or Owner's Representative

Attorney / Legal Counsel for Applicant

Email of Attorney/Legal Counsel

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

REVIEW FOR UP TO DATE INFORMATION:

COLUMBUS LAND DEVELOPMENT ORDINANCE

CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION

<https://www.columbusne.us/114/Land-Development-Zoning-Code>

PRELIMINARY PLAT VITALITY VILLAGE SUBDIVISION

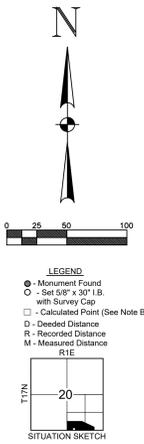
A Subdivision of Lots 8-11, Block A, and Lots 1-12, Block B,
and Lots 9-13, Block C, and Lots 1 and 2 Block D, all in
Vitality Village Addition to the City of Columbus, Platte County, Nebraska,
along with that part of 9th Street and Progress Drive abutting said Lots.

OWNER:
Neil Johnson
22355 Pine Hill Dr.
Gretna, NE 68028

ENGINEER:
Richard J. Bagot
City of Columbus
2500 14th Street
Columbus, NE 68602

SURVEYOR:
Brian D. Benck
City of Columbus
2500 14th Street
Columbus, NE 68602

PRESENT ZONING: R1, R2, & R3
PROPOSED ZONING: Lots 1 & 2 Block "B", & the East 30.00 feet of
Lots 10 & 12, Block "C", to the City of Columbus, Platte County,
Nebraska.



This plat was prepared at the request of the City of Columbus, Columbus NE

FIELD NOTES

SW Corner SE1/4 Sec. 20 T17N R1E: Found 5/8" iron bar with aluminum cap in monument well in 8th Street as recorded on survey by Thomas A. Tremel, LS #455, dated August 20, 1996.
13.1' N to centerline concrete
14.74' N to 1" iron pipe in monument well
5.30' S to "X" nails in power pole
39.20' N to "X" nails in power pole

SW Corner SE1/4 SE1/4 Sec. 20 T17N R1E: Found star drill hole in concrete on the northeast side of monument well as recorded on survey by Joseph J. Veticik, LS #500, dated August 22, 1998.
0.45' SW to center of monument well
35.70' SW to "X" nails in power pole
58.34' NW to "X" nails in power pole
105.27' NE to "X" nails in power pole
On centerline 8th Street
45' W to centerline 7th Avenue south

SE Corner SE1/4 Sec. 20 T17N R1E: Found aluminum cap in concrete as recorded on survey by Thomas A. Tremel, L.S. #455 dated February 27, 2007.
48.20' SW to "X" nails in power pole
47.51' SE to "X" nails in power pole
0.60' N to centerline 8th Street
1.1' E to centerline 3rd Avenue

At "A" found 1" iron pipe as recorded on survey by Joseph J. Veticik, LS #500, dated August 22, 1998. At "B", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "Q", "R", and "S" found 5/8" iron bar with survey cap as recorded on the final plat of Vitality Village Addition by myself, Brian D. Benck, LS #536, dated April 5th, 2024. At "C" found 5/8" rebar with cap as recorded on survey by John V. Berry, LS #535, dated June 16, 2016. At "D" found 1" iron pipe as recorded on Cuzzin's Corner 2nd Subdivision plat, by Thomas A. Tremel, LS #455, dated June 19, 2016. At "P" found 1" iron pipe as recorded on survey by John V. Berry, LS #535, dated June 16, 2016 and also on our Subdivision Plat by Tremel, dated July 6, 2000.

LEGAL DESCRIPTION

Lots 8-11, Block A, and Lots 1-12, Block B, and Lots 9-13, Block C, and Lots 1 and 2 Block D, all in Vitality Village Addition to the City of Columbus, Platte County, Nebraska, along with that part of 9th Street and Progress Drive abutting said Lots, all of which is more particularly described as follows:

Beginning at the Southwest corner Lot 13, Block C, Vitality Village Addition to the City of Columbus, Platte County, Nebraska and assuming the West line of said Lot 13 to have a bearing of N 01°23'12" W, thence N 01°23'12" W, and on said West line 158.30 feet, to the Northwest corner said Lot 13; thence N 88°27'07" E, and on the North line said Lot 13, 0.24 feet to the Southwest corner Lot 9, said Block C; thence N 01°32'03" W, and on the West line said Lot 9, 103.00 feet to the Northwest corner said Lot 9, said point also being on the South line 9th Street; thence N 88°27'07" E, and on the South line 9th Street, 180.31 feet, thence N 01°32'03" W, 60.00 feet to a point on the North line 9th Street; thence S 88°27'07" W, and on the North line 9th Street, 531.31 feet, thence N 46°32'27" W, 14.14 feet to a point on the East line 9th Avenue; thence N 01°32'03" W, and on said East line 9th Avenue, 197.94 feet; thence N 43°33'49" E, 14.12 feet to a point on the South line Progress Drive; thence N 88°39'42" E, and on the South line said Progress Drive, 513.31 feet; thence N 01°32'03" W, 60.00 feet, to a point on the North line Progress Drive; thence S 88°39'42" W, and on the North line said Progress Drive, 583.30 feet to a point on the West line 9th Avenue; thence S 01°32'03" E, and on West line said 9th Avenue, 32.00 feet to the Northeast corner Lot 7, Block A, said Addition; thence S 88°39'42" W, and on the North line said Lot 7, 110.00 feet to the Northwest corner said Lot 7, said point also being on the West line SW1/4 SE1/4 Section 20, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska; thence N 01°32'03" W, and on said West line, 125.00 feet; thence N 88°39'42" E, 108.02 feet to a point on the Southwesterly Right of Way Line of the Abandoned C.B.&Q. Rail Road; thence S 61°14'47" E, and on said Southwesterly line, 947.08 feet to the Northwest corner Lot 1, Eighth Street Fire Station Subdivision to the City of Columbus, Platte County, Nebraska; thence S 01°29'33" E, and on the West line said Lot 1, 212.17 feet to a point on the North line 8th Street, said point being 40.00 feet north of the South line SE1/4 SE1/4 said Section 20; thence S 88°32'21" W, and on said North line 572.87 feet; thence S 88°29'35" W, and on said North line 812.65 feet to the Point of Beginning, containing 19.84 acres more or less.

SURVEYOR'S CERTIFICATE

I, Brian D. Benck, Nebraska Registered Land Surveyor No. 536, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

Date: _____

Brian D. Benck, Nebraska L.S. #536

CITY COUNCIL APPROVAL

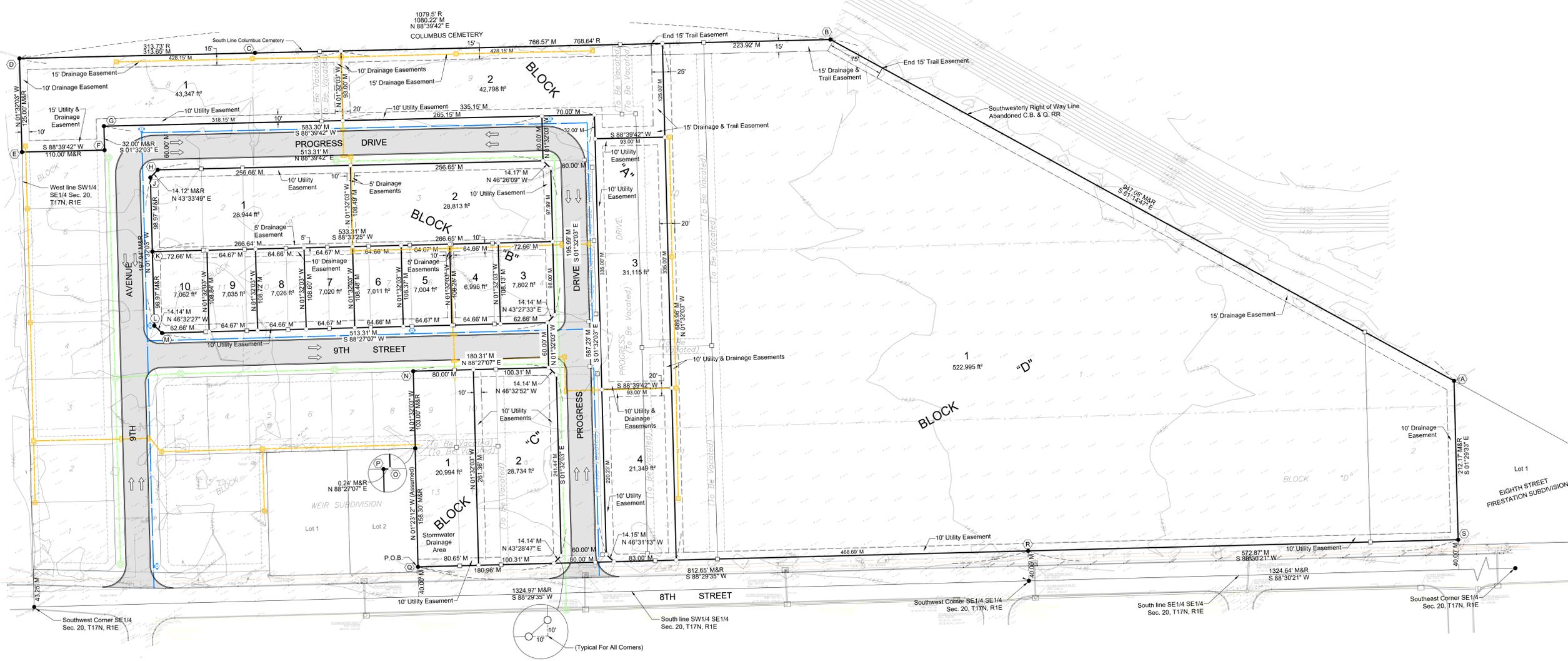
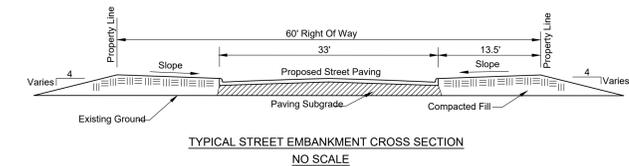
This Preliminary Plat of VITALITY VILLAGE SUBDIVISION to the City of Columbus, Nebraska, approved by the City Council this _____ day of _____, 2024.

City Clerk _____ Mayor _____

PLANNING COMMISSION APPROVAL

This Preliminary Plat of VITALITY VILLAGE SUBDIVISION to the City of Columbus, Nebraska, approved by the Planning Commission this _____ day of _____, 2024.

Chairman _____



2500 14TH STREET, SUITE 3
P.O. BOX 1677
COLUMBUS, NE 68602-1677
(402) 562-4309



PRELIMINARY PLAT
VITALITY VILLAGE SUBDIVISION
Columbus, Nebraska

DRN BY: JML
DATE: 4/16/24
SCALE: 1"=50'
PROJ: Nebraska
SHEET: 1 of 1

13. **Public hearing - Application from City of Columbus, on behalf of Nels Johnson, for final plat of Vitality Village Subdivision (north side of 8th Street and 7th Avenue).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Vitality Village Subdivision, Lots 8-11, Block A, and Lots 1-12, Block B, and Lots 9-13, Block C, and Lots 1 and 2 Block D, all in Vitality Village Addition to the City of Columbus, Platte County, Nebraska, along with that part of 9th Street and Progress Drive abutting said Lots, all of which is more particularly described as follows: Beginning at the Southwest corner Lot 13, Block C, Vitality Village Addition to the City of Columbus, Platte County, Nebraska and assuming the West line of said Lot 13 to have a bearing of N 01°23'12" W; thence N 01°23'12" W, and on said West line 158.30 feet, to the Northwest corner said Lot 13; thence N 88°27'07" E, and on the North line said Lot 13, 0.24 feet to the Southwest corner Lot 9, said Block C; thence N 01°32'03" W, and on the West line said Lot 9, 103.00 feet to the Northwest corner said Lot 9, said point also being on the South line 9th Street; thence N 88°27'07" E, and on the South line 9th Street, 180.31 feet; thence N 01°32'03" W, 60.00 feet to a point on the North line 9th Street; thence S 88°27'07" W, and on the North line 9th Street, 531.31 feet; thence N 46°32'27" W, 14.14 feet to a point on the East line 9th Avenue; thence N 01°32'03" W, and on said East line 9th Avenue, 197.94 feet; thence N 43°33'49" E, 14.12 feet to a point on the South line Progress Drive; thence N 88°39'42" E, and on the South line said Progress Drive, 513.31 feet; thence N 01°32'03" W, 60.00 feet, to a point on the North line Progress Drive; thence S 88°39'42" W, and on the North line said Progress Drive, 583.30 feet to a point on the West line 9th Avenue; thence S 01°32'03" E, and on West line said 9th Avenue, 32.00 feet to the Northeast corner Lot 7, Block A, said Addition; thence S 88°39'42" W, and on the North line said Lot 7, 110.00 feet to the Northwest corner said Lot 7, said point also being on the West line SW1/4 SE1/4 Section 20, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska; thence N 01°32'03" W, and on said West line, 125.00 feet; thence N 88°39'42" E, 1080.22 feet to a point on the Southwesterly Right of Way Line of the Abandoned C.B.&Q. Rail Road; thence S 61°14'47" E, and on said Southwesterly line, 947.08 feet to the Northwest corner Lot 1, Eighth Street Fire Station Subdivision to the City of Columbus, Platte County, Nebraska; thence S 01°29'33" E, and on the West line said Lot 1, 212.17 feet to a point on the North line 8th Street, said point being 40.00 feet north of the South line SE1/4 SE1/4 said Section 20; thence S 88°30'21" W, and on said North line 572.87 feet; thence S 88°29'35" W, and on said North line 812.65 feet to the Point of Beginning, containing 19.84 acres more or less (north side of 8th St and 7th Ave) and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: May 9, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Vitality Village Subdivision – Preliminary and Final Plats

RECOMMENDATION:

I recommend the approval of the Preliminary Plat of Vitality Village Subdivision as it is amenable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance.

I recommend the approval of the Final Plat as it is consistent with the Preliminary Plat.

DISCUSSION:

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Combining the Vitality Village Addition remaining lots and the Vitality Village Subdivision there are 32 lots which is 6 less than the original Vitality Village Addition layout.

FISCAL IMPACT:

No additional maintenance costs with this subdivision.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Anders J. Wischow

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: _____

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: _____

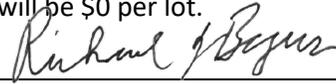
PHONE NUMBER: _____

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

I hereby apply for a Major Subdivision / Addition and have paid \$0 application fee plus additional lot review fees - Preliminary Plats will be \$0 per lot and Final Plats will be \$0 per lot.



Owner or Owner's Representative

Attorney / Legal Counsel for Applicant

Email of Attorney/Legal Counsel

Development Agreement submitted on: _____

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

REVIEW FOR UP TO DATE INFORMATION:

COLUMBUS LAND DEVELOPMENT ORDINANCE

CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION

<https://www.columbusne.us/114/Land-Development-Zoning-Code>

This plat was prepared at the request of the City of Columbus, Columbus NE

FIELD NOTES

SW Corner SE1/4 Sec. 20 T17N R1E: Found 5/8" iron bar with aluminum cap in monument well in 8th Street as recorded on survey by Thomas A. Tremel, LS #455, dated August 20, 1996.

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LEGAL DESCRIPTION

Lots 8-11, Block A, and Lots 1-12, Block B, and Lots 9-13, Block C, and Lots 1 and 2 Block D, all in Vitality Village Addition to the City of Columbus, Platte County, Nebraska, along with that part of 9th Street and Progress Drive abutting said Lots, all of which is more particularly described as follows:

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FINAL PLAT

VITALITY VILLAGE SUBDIVISION

A Subdivision of Lots 8-11, Block A, and Lots 1-12, Block B, and Lots 9-13, Block C, and Lots 1 and 2 Block D, all in Vitality Village Addition to the City of Columbus, Platte County, Nebraska, along with that part of 9th Street and Progress Drive abutting said Lots.

PLANNING COMMISSION

STATE OF NEBRASKA)
COUNTY OF PLATTE) SS
CITY OF COLUMBUS)

This plat of VITALITY VILLAGE SUBDIVISION to the City of Columbus, Platte County, Nebraska, approved by the Planning Commission this ___ day of ___, 2024.

Chairman

CITY COUNCIL

STATE OF NEBRASKA)
COUNTY OF PLATTE) SS
CITY OF COLUMBUS)

The foregoing plat approved by the City Council of Columbus, Nebraska, by Resolution No. ___ duly passed by the City Council on the ___ day of ___, 2024.

Attest:

City Clerk

Mayor

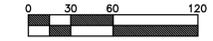
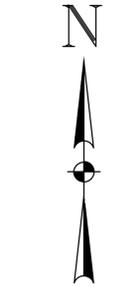
SCHOOL DISTRICT

STATE OF NEBRASKA)
COUNTY OF PLATTE) SS

The above plat approved by Columbus School District No. 71-0001, Platte County, Nebraska

Attest:

School Superintendent



- LEGEND
- Monument Found
- Set 5/8" x 30" I.B. with Survey Cap
- Calculated Point (See Note Below)
- Recorded Distance
- Measured Distance
- Easement Line

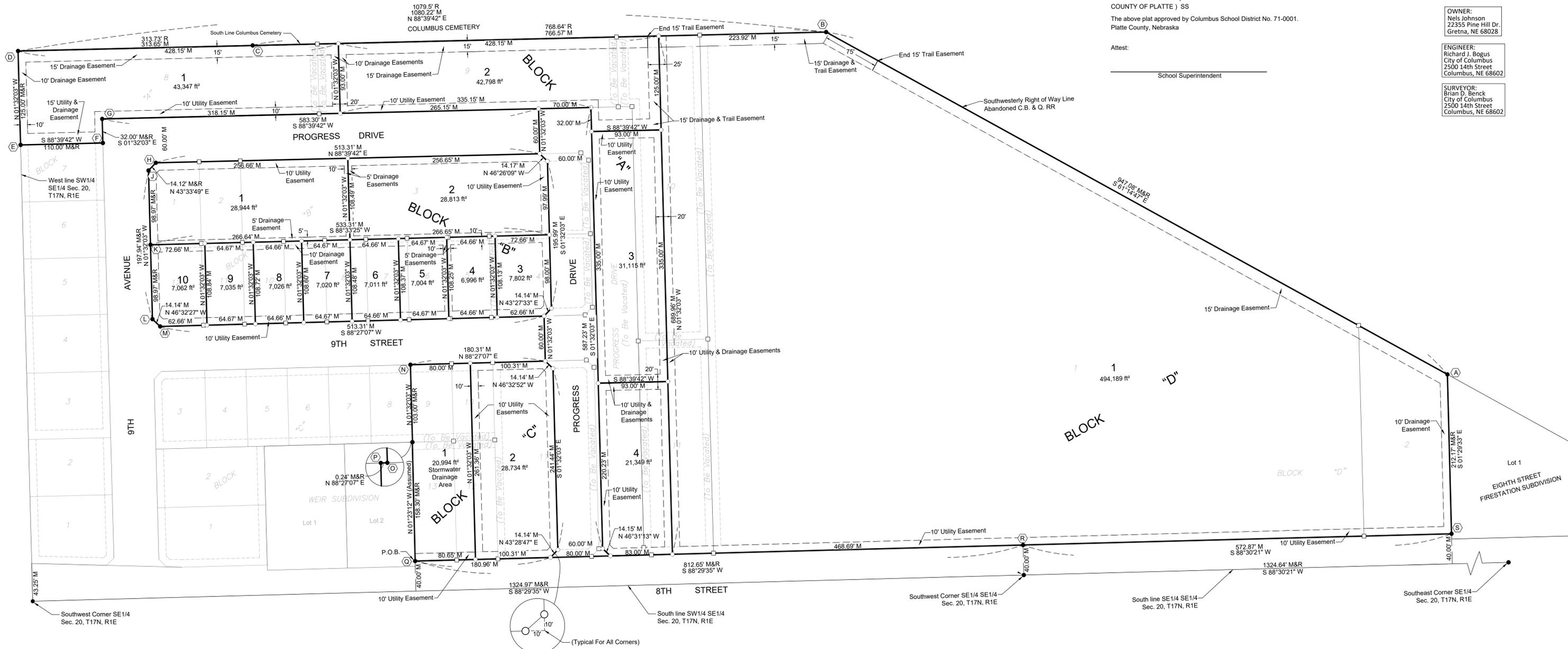
NOTE Property corners from Vitality Village Addition had not been set at the time of this survey; therefore, the calculated corners on this plat will not be set as referenced on the Final Plat of Vitality Addition



OWNER: Nels Johnson
22355 Pine Hill Dr.
Gretna, NE 68028

ENGINEER: Richard J. Bogus
City of Columbus
2500 14th Street
Columbus, NE 68602

SURVEYOR: Brian D. Benck
City of Columbus
2500 14th Street
Columbus, NE 68602

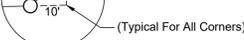


Southwest Corner SE1/4 Sec. 20, T17N, R1E

South line SW1/4 SE1/4 Sec. 20, T17N, R1E

South line SE1/4 SE1/4 Sec. 20, T17N, R1E

Southeast Corner SE1/4 Sec. 20, T17N, R1E



13.A. Public hearing - Application from City of Columbus, on behalf of Nels Johnson, to rezone property located north side of 8th Street and 7th Avenue from "R-2" (Two-Family Residential District) to "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan.

NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and city council of the City of Columbus, NE, will be held on Monday, May 20, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone Lots 1 & 2, Block "B", Vitality Village Addition to the City of Columbus, Platte County, Nebraska & the East 30.00 feet of Lots 10 & 12, Block "C", Vitality Village Addition to the City of Columbus, Platte County, Nebraska (north side of 8th St and 7th Ave) from "R-2" (Two-Family Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus, NE
Shuraya Frauendorfer, City Clerk

Publish: 05:09:24
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: May 6, 2024
FROM: Andy Woehrer, Chief Building and Code Official
TO: Tara Vasicek, City Administrator
RE: Rezone lots from R-2 Two-Family Residential to B-2 General Commercial to allow the development for multi-family dwellings.

RECOMMENDATION:

Staff and I recommend approval of this rezoning from R-2 Two-Family Residential to B-2 General Commercial and to amend the Future Land Use Map accordingly.

DISCUSSION:

City of Columbus intends to rezone lots 1 & 2, Block "B", Vitality Village Addition and the east 30 feet of lots 10 & 12, Block "C", Vitality Village Addition from R-2 to B-2 for the construction of multi-family housing development. The zoning for the area is a good fit and is in conformance with the Columbus Land Development Ordinance.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: Andy J. Woehrer

Approved By: [Signature]

REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

APPLICANT/PROPERTY OWNER NAME: _____

APPLICANT MAILING ADDRESS: _____

APPLICANT PHONE NUMBER: _____

APPLICANT EMAIL ADDRESS: _____

ATTORNEY/FIRM: _____

ATTORNEY PHONE NUMBER: _____

ATTORNEY E-MAIL ADDRESS: _____

ADDRESS OF PROPERTY TO BE REZONED: _____

LEGAL DESCRIPTION OF PROPERTY: _____

PRESENT ZONING CLASSIFICATION: _____

REQUESTED ZONING CLASSIFICATION: _____

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION: _____

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

I hereby apply for a Rezoning Application and have paid the \$500 application fee.

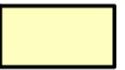
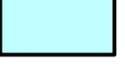
DATED THIS _____ DAY OF _____, _____.

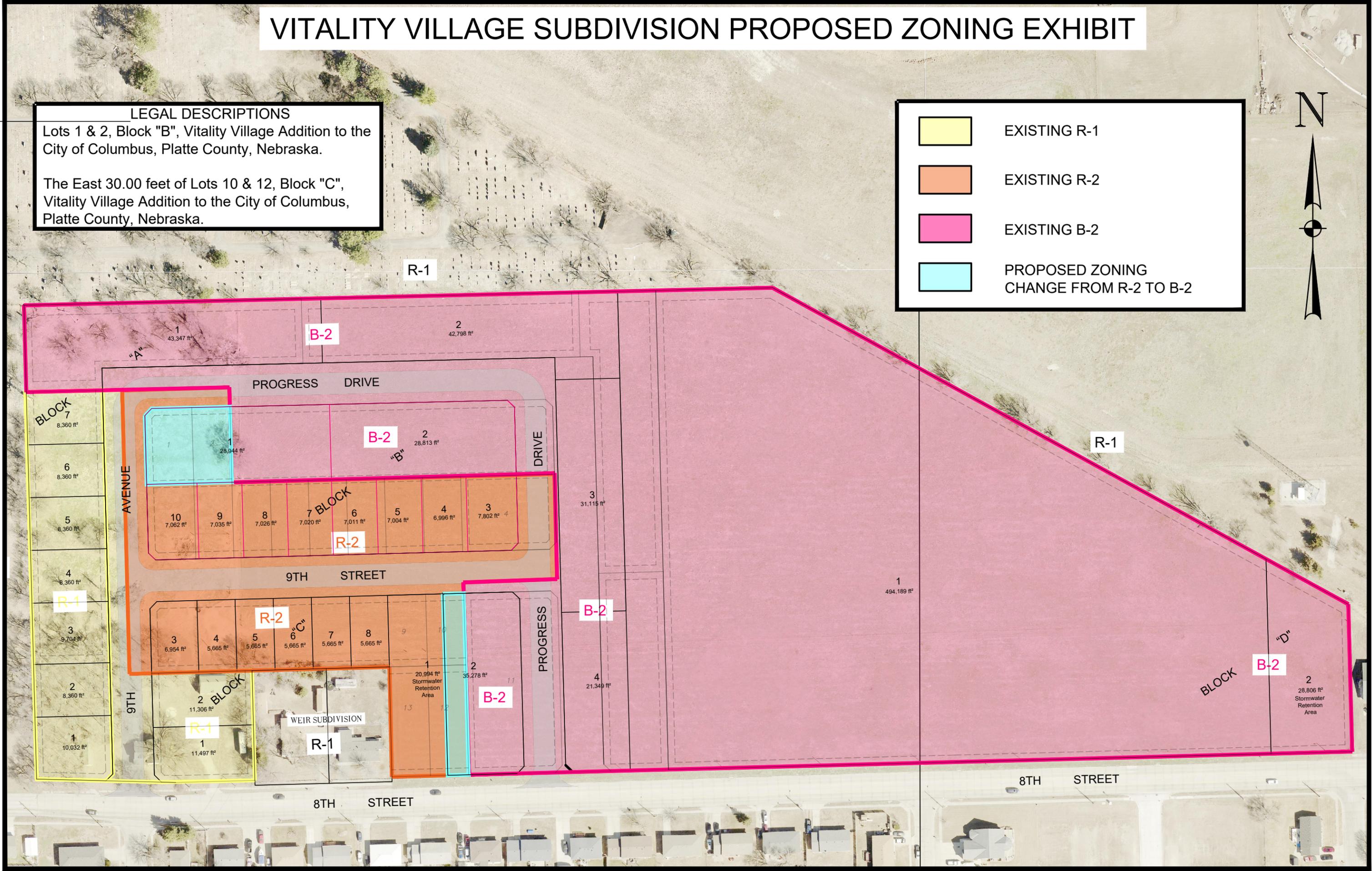
Owner or Owner's Representative

VITALITY VILLAGE SUBDIVISION PROPOSED ZONING EXHIBIT

LEGAL DESCRIPTIONS
 Lots 1 & 2, Block "B", Vitality Village Addition to the City of Columbus, Platte County, Nebraska.

 The East 30.00 feet of Lots 10 & 12, Block "C", Vitality Village Addition to the City of Columbus, Platte County, Nebraska.

	EXISTING R-1
	EXISTING R-2
	EXISTING B-2
	PROPOSED ZONING CHANGE FROM R-2 TO B-2







City of Columbus

Building Department

Phone: 402-562-4236 Email: CommDevPermits@columbusne.us
www.columbusne.us

MEMORANDUM

DATE: April 26, 2024

FROM: Andy Woehrer, Chief Building and Code Official

SUBJECT: Vitality Village Subdivision - Rezone

The City of Columbus is in the process of rezoning parts of Blocks A, B, C, and D of Vitality Addition for housing developments. As a neighboring property owner within 300 feet of the proposed site, we want to ensure you are aware of this potential change and its implications.

If you would like more information about the proposed rezoning, including details about the project, its scope, and potential impacts, we invite you to attend our upcoming public meetings.

Attached to this memo, you will find the dates and locations of the public meetings regarding the rezoning proposal.

Should you have any immediate questions or concerns, please do not hesitate to contact us at Community Development (402) 562-4236.

Andy Woehrer
Chief Building and Code Official



Owner_Name	Owner_Adr	Owner_City	rner	SOwner_Zip	Situs_Adr	Situs_City	Situs_Stat	Situs_Zip
BURESH/CHAZ A	820 6 ST	COLUMBUS	NE	68601	820 6 ST	COLUMBUS	NE	68601
GRADO-SAENZ/NAIN E	774 7 AVE	COLUMBUS	NE	68601	774 7 AVE	COLUMBUS	NE	68601
PLUMMER/DANIEL G & MELANIE A	709 8 ST	COLUMBUS	NE	68601	709 8 ST	COLUMBUS	NE	68601
PATRAS/DONALD E & NANCY A	810 6 ST	COLUMBUS	NE	68601	810 6 ST	COLUMBUS	NE	68601
BELLER/BARBARA A	812 6 ST	COLUMBUS	NE	68601	812 6 ST	COLUMBUS	NE	68601
JARECKI/ROBERT S & ELIZABETH J	808 6 ST	COLUMBUS	NE	68601	808 6 ST	COLUMBUS	NE	68601
MCCARTHY/ERIC & MYRIAH ANDERSEN	816 8 ST	COLUMBUS	NE	68601	816 8 ST	COLUMBUS	NE	68601
GODFREY/MARK D & TABITHA L	814 8 ST	COLUMBUS	NE	68601	814 8 ST	COLUMBUS	NE	68601
EIHAUSEN/WANDA L	1021 8 ST	COLUMBUS	NE	68601	1021 8 ST	COLUMBUS	NE	68601
SMITH/RICHARD R & SHARON L	760 CENTENNIAL PL	COLUMBUS	NE	68601	PL	COLUMBUS	NE	68601
HICKMAN/DANIEL D	816 6 ST	COLUMBUS	NE	68601	816 6 ST	COLUMBUS	NE	68601
DISCHNER/DOUGLAS P	731 8 ST	COLUMBUS	NE	68601	731 8 ST	COLUMBUS	NE	68601
CASEY'S RETAIL COMPANY STORE 3089	PO BOX 54288	LEXINGTON	KY	40555	1118 8 ST	COLUMBUS	NE	68601
MEDRANO/CARLOS G SANUNCINI	762 9 AVE	COLUMBUS	NE	68601	762 9 AVE	COLUMBUS	NE	68601
VARGAS/GUSTAVO LIRA	1622 C ST	SCHUYLER	NE	68661	768 9 AVE	COLUMBUS	NE	68601
NELSON/BRADLEY JOHN & SHIRLEY S	915 8 ST	COLUMBUS	NE	68601	915 8 ST	COLUMBUS	NE	68601
VELASQUEZ/MARIA A	801 8 ST	COLUMBUS	NE	68601	801 8 ST	COLUMBUS	NE	68601
REYES/CARLOS ESPIRITU	671 5 AVE	COLUMBUS	NE	68601	671 5 AVE	COLUMBUS	NE	68601
HENGGELER/KIMBERLY L	765 9 AVE	COLUMBUS	NE	68601	765 9 AVE	COLUMBUS	NE	68601
BRIDGES/LOUISE A	844 6 ST	COLUMBUS	NE	68601	844 6 ST	COLUMBUS	NE	68601
EICKMEIER/GREGORY H & JENNIFER M	836 6 ST	COLUMBUS	NE	68601	836 6 ST	COLUMBUS	NE	68601
WOLFE/ROGER L & DEBRA J	830 6 ST	COLUMBUS	NE	68601	830 6 ST	COLUMBUS	NE	68601
MOUNTAIN TOWER & LAND LLC	1224 WEST PLATTE AVE	FORT MORGAN	CO	80701	308 8 ST	COLUMBUS	NE	68601
LUCHSINGER/BRAD & TODD								
LUCHSINGER %BRAD LUCHSINGER	610 38 ST E	COLUMBUS	NE	68601				
SMITH/JOAN M	773 9 AVE	COLUMBUS	NE	68601	773 9 AVE	COLUMBUS	NE	68601
KRUPKA/MYLISSA	843 8 ST	COLUMBUS	NE	68601	843 8 ST	COLUMBUS	NE	68601
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PETERSEN/NICHOLAS J & DAISY E								
SALAZAR	735 8 ST	COLUMBUS	NE	68601	735 8 ST	COLUMBUS	NE	68601
ROCHA/LUIS M JR & GLORIA ROCHA MENDEZ	1003 8 ST	COLUMBUS	NE	68601	1003 8 ST	COLUMBUS	NE	68601
VEIK/THOMAS L	766 10 AVE	COLUMBUS	NE	68601	766 10 AVE	COLUMBUS	NE	68601
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PENA/JOSE	760 7 AVE	COLUMBUS	NE	68601	760 7 AVE	COLUMBUS	NE	68601
RIVERA/JOSE O & CRISTINA	766 7 AVE	COLUMBUS	NE	68601	766 7 AVE	COLUMBUS	NE	68601
KRZYCKI/WALTER S TRUST	921 8 ST	COLUMBUS	NE	68601	921 8 ST	COLUMBUS	NE	68601
WOERTH/ANA ZULEMA	765 10 AVE	COLUMBUS	NE	68601	765 10 AVE	COLUMBUS	NE	68601
VACHAL/SHIRRI A	418 7 ST	COLUMBUS	NE	68601	418 7 ST	COLUMBUS	NE	68601
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BONILLA/OLGA L	424 7 ST	COLUMBUS	NE	68601-241	424 7 ST	COLUMBUS	NE	68601
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JOHNSON/NELS	22335 PINE HILL DR	GRETNA	NE	68028	820 8 ST	COLUMBUS	NE	68601
CITY OF COLUMBUS								
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NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, May 13, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone Lots 1 & 2, Block "B", Vitality Village Addition to the City of Columbus, Platte County, Nebraska & the East 30.00 feet of Lots 10 & 12, Block "C", Vitality Village Addition to the City of Columbus, Platte County, Nebraska (north side of 8th St and 7th Ave) from "R-2" (Two-Family Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 05:02:24
Two Affidavits of Publication

NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and city council of the City of Columbus, NE, will be held on Monday, May 20, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone Lots 1 & 2, Block "B", Vitality Village Addition to the City of Columbus, Platte County, Nebraska & the East 30.00 feet of Lots 10 & 12, Block "C", Vitality Village Addition to the City of Columbus, Platte County, Nebraska (north side of 8th St and 7th Ave) from "R-2" (Two-Family Residential District) to "B-2" (General Commercial District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus, NE
Shuraya Frauendorfer, City Clerk

Publish: 05:09:24
Two Affidavits of Publication

14. **Building report for April.**



City of Columbus Building Department

Phone: 402-562-4236 Email: CommDevPermits@columbusne.us
www.columbusne.us

April Building Report Comments

For the Residential area, five new house permits, one townhouse permit, and a handful of residential alteration/addition permits were made out. Also, a handful of decks, fences, and accessory structures were permitted in the month of April. Cost of product and interest rates still at a high.

On the Commercial side, an alteration permit and two wireless tower permits were made out for the month of April. Plan reviews have been started on the Super Saver grocery store, Moto Plex addition, Duo Lift alteration, MOB hospital renovation, and a couple of wireless tower projects.

Andy Woehrer
Chief Building and Code Official
City of Columbus



City of Columbus

Building Department Monthly Report

05/07/2024

April 2024 2023

	April 2024			April 2023		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structu	6	\$1161.02	\$204700.00	4	\$798.26	\$170400.00
Building Moving	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Com Addition	0	\$0.00	\$0.00	3	\$2050.18	\$478894.80
Com Alteration	1	\$341.55	\$52400.00	4	\$921.94	\$131500.00
Com New Constr	0	\$0.00	\$0.00	1	\$144.38	\$18000.00
Com Plumbing	0	\$0.00	\$0.00	5	\$1600.00	\$3095868.00
Deck	8	\$694.95	\$83120.00	7	\$370.95	\$36338.96
Demolition	2	\$62.00	\$11200.00	1	\$27.50	\$1000.00
Egress Window	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Fence	30	\$960.00	\$112043.38	24	\$704.00	\$117586.52
Gas line	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Addition	3	\$688.59	\$150200.00	3	\$539.16	\$83856.00
Res Addition Wo	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Alteration	6	\$419.46	\$51000.00	9	\$528.86	\$59350.00
Res New Construc	7	\$8247.52	\$2699753.00	2	\$3900.20	\$1570000.00
Res Plumbing	19	\$1821.00	\$388200.00	13	\$814.00	\$462389.00
Res Pool	2	\$1105.10	\$240000.00	1	\$29.50	\$1000.00
Signs	13	\$901.00	\$313082.35	2	\$74.00	\$4650.00
Sprinklers	7	\$154.00	\$18300.00	7	\$147.00	\$33000.00
Temporary Acces	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Water Softner/RC	0	\$0.00	\$0.00	1	\$18.00	\$0.00
Wireless Tower	2	\$308.00	\$50000.00	0	\$0.00	\$0.00
YEAR TOTAL	106	\$16864.19	\$4373998.73	87	\$12667.93	\$6263833.28

Population: All Records
 Permit.DateIssued Between 4/1/2023 12:00:00 AM
 AND 4/30/2024 11:59:59 PM

15. **Selection of Nominating Committee for chair and vice chair.**

PLANNING COMMISSION HISTORY

1999

Chair Bernstein appointed Beiermann and Schneider to serve with him on Nominating Committee for Chair and Vice Chair.

Chair – Anderson
Vice Chair – Gangel

2000

Chair Anderson appointed Svoboda and Gangel to serve with him on Nominating Committee for Chair and Vice Chair.

Chair – Gangel
Vice Chair – Ernst

2001

Chair Gangel appointed Fuchs and Anderson to serve with him on Nominating Committee for Chair and Vice Chair.

Chair – Ernst
Vice Chair – Engdahl

2002

Chair Ernst appointed Svoboda and Bernstein to serve with her on Nominating Committee for Chair and Vice Chair.

Chair – Engdahl
Vice Chair – Schneider

2003

Chair Engdahl appointed Gangel and Ernst to serve with him on Nominating Committee for Chair and Vice Chair.

Chair – Schneider
Vice Chair – Fuchs

2004

Chair Schneider appointed Ernst and Engdahl to serve with him on Nominating Committee for Chair and Vice Chair.

Chair – Fuchs
Vice Chair – Svoboda

2005

Chair Fuchs appointed Ernst, Schneider and Bernstein to serve as members of Nominating Committee for Chair and Vice Chair.

Chair – Svoboda
Vice Chair – Anderson

2006

Chair Svoboda appointed Member Anderson to serve with him as a member of the Nominating Committee for Chair and Vice Chair.

Chair – Anderson
Vice Chair – Bernstein

2007

Chair Anderson appointed Members Fuchs and Engdahl to serve with him as members of the Nominating Committee for Chair and Vice Chair.

Chair – Gangel
Vice Chair – Ernst

2008

Chair Gangel appointed Members Anderson and Ingold to serve with him as members of the Nominating Committee for Chair and Vice Chair.

Chair – Ernst
Vice Chair – Speicher

2009

Chair Ernst appointed Member Svoboda to serve with her as a member of the Nominating Committee for Chair and Vice Chair.

Chair – Ingold
Vice Chair – Lippert

2010

Chair Ingold appointed Members Engdahl and Anderson to serve with her as members of the Nominating Committee for Chair and Vice Chair.

Chair – Lippert
Vice Chair – Engdahl

2011

Chair Lippert appointed Members Gangel and Schneider to serve with him as members of the Nominating Committee for Chair and Vice Chair.

Chair – Engdahl
Vice Chair –Svoboda

2012

Chair Engdahl appointed Members Svoboda and Wolfe to serve with him as members of the Nominating Committee for Chair and Vice Chair.

Chair – Schneider
Vice Chair – Wolfe

2013

Vice Chair Wolfe appointed Members Anderson and Ingold to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Wolfe
Vice Chair - Nelson

2014

Chair Wolfe appointed Members Hirschbrunner and Wall to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Nelson
Vice Chair – Anderson

2015

Chair Nelson appointed Members Schneider and Elsasser to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Anderson
Vice Chair – Wall

2016

Chair Anderson appointed Members Nelson, Schneider, and himself to serve as members of the Nominating Committee to bring nominations for Chair and Vice Chair

Chair – Wall
Vice Chair – Elsasser

2017

Acting Chair Nelson appointed Members Hoefler and Hirschbrunner to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Elsasser
Vice Chair – Lippert

2018

Vice Chair Lippert appointed Members Hirschbrunner and Kucera to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Lippert
Vice Chair – Hoefler

2019

Chair Lippert appointed Members Elsasser and Anderson to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Hoefler
Vice Chair – Ogle

2020

Chair Hoefler appointed Members Bray and Mueller to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Anderson
Vice Chair – Lopez

2021

Chair Anderson appointed Members Elsasser and Ogle to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Lopez
Vice Chair – Mueller

2022

Chair Lopez appointed Members Hoefler and Goc to serve as members of the Nominating Committee for Chair and Vice Chair.

Chair – Mueller
Vice Chair – Pillen

2023

Chair Mueller selected members Anderson and Lange to serve as members of the Nominating Committee for chair and vice chair.

Chair – Pillen

Vice Chair – Goc

16. **Adjournment.**