

Planning Commission
Monday, April 13, 2026 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.

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

...4-1407. 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.

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; applicability of section.

(1)(a) Except as provided in subsection (9) of this section, 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 committees, such notice shall be given by:

(A)(I) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the time and date of the meeting, (II) posting on such newspaper's website, if available, and (III) posting on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers. Such notice shall be placed in the newspaper and on the websites by the newspaper; or

(B)(I) Posting to the newspaper's website, if available, and (II) posting to a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers if no edition of a newspaper of general circulation within the public body's jurisdiction is to be finalized for printing prior to the time and date of the meeting. Such notice shall be placed in the newspaper and on the websites by the newspaper.

(ii) In the case of the governing body of a city of the second class or village, any advisory committee of such governing body, or the governing body of a rural or suburban fire protection district, such notice shall be given by:

(A)(I) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the time and date of the meeting, (II) posting on such newspaper's website, if available, and (III) posting on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers. Such notice shall be placed in the newspaper and on the websites by the newspaper;

(B)(I) Posting to the newspaper's website, if available, and (II) posting on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers if no edition of a newspaper of general circulation within the public body's jurisdiction is to be finalized for printing prior to the time and date of the meeting. Such notice shall be placed in the newspaper and on the websites by the newspaper; or

(C) Posting written notice in three conspicuous public places in such city, village, or district.

Such notice shall be posted by the public body 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.

(iv) In case of refusal, neglect, or inability of the newspaper to publish the notice, the public body shall (A) post such notice on its website, if available, (B) request the newspaper submit a post on a statewide website, if available, established and maintained as a repository for such notices by a majority of Nebraska newspapers, and (C) post such notice in a conspicuous public place in such public body's jurisdiction. The public body shall keep a written record of such posting pursuant to subdivision (1)(b)(iv)(A) and (C) of this section and a written record of the request to the newspaper pursuant to subdivision (1)(b)(iv)(B) of this section. The record of such posting shall be evidence that such posting was done as required and shall be sufficient to fulfill the requirement of publication.

(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, subsection (1) of section 70-1014, subsection (2) of section 70-1014.02, 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 (A) an organization created under the Interlocal Cooperation Act that sells electricity or natural gas, (B) an organization created under the Municipal Cooperative Financing Act, (C) a governing body of a risk management pool and any advisory committee of such governing body, or (D) any advisory committee of any state entity created in response to the Opioid Prevention and Treatment Act, such organization, governing body, or committee 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.

(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 (ii) of this section.

(9) This section does not apply to a meeting of the Nebraska Power Review Board or a public power district, a public power and irrigation district, an electric membership association, an electric cooperative company, a municipality having a generation and distribution system, or a registered group of municipalities if such meeting is subject to section 70-1034.

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; Laws 2024, LB287, § 74;
Laws 2024, LB399, § 4; Laws 2024, LB1370, § 8; Laws 2025, LB521, § 82.

Operative Date: May 31, 2025

Cross References

- **Emergency Management Act**, see section 81-829.36.
- **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.
- **Opioid Prevention and Treatment Act**, see section 71-2485.

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. Except for closed sessions called pursuant to section 84-1410, a public body shall allow members of the public an opportunity to speak at each meeting.

(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.

(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; Laws 2024, LB43, § 21.

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.

Annotations

- Under prior law, 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).

2. Minutes of March 9, 2026, meeting.

PLANNING COMMISSION

March 9, 2026

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on March 9, 2026, at 6:00 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on February 25, 2026, 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. 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 Goc announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Robbin Cutsor, Bob Elsasser, Melissa Goc, Tom Lange, Josh Mueller, and Tom Pillen. Members Colleen Bray and Fernando Lopez Jr. were absent. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Chief Building and Code Official Andy Woehrer, and Engineering Coordinator Renee Whiting. Also present were Mayor James Bulkley and City Council Member Ron Schilling.
2. **Minutes of February 9, 2026, meeting.** The minutes were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Cutsor, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray and Lopez were absent.
3. **Public Hearing – Redevelopment Plan for Keyes Development, LLC, Redevelopment Project (Redevelopment Area No. 3) located southeast of the intersection of 15th Street and 45th Avenue. (Continued from February 9, 2026, meeting).** Andrew Willis spoke on behalf of the applicant explaining that the proposed redevelopment plan outlines the construction of approximately 18-19 homes. The development will occur in two phases with the first phase expected to begin this year. The request for Tax Increment Financing (TIF) is intended to support infrastructure improvements, including water, sewer, and street construction. No acquisition of public property or private property is required for the project. The estimated total project cost is \$7.4 million dollars with a TIF request of \$918,000. The public hearing closed with a motion by Elsasser and a second by Lange. Anderson, Cutsor, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray and Lopez were absent. A recommendation was made with a motion by Anderson and a second by Elsasser to approve the redevelopment plan. Anderson, Cutsor, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray and Lopez were absent.
4. **Public hearing – Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for preliminary plat of Dubas Addition (extensions and connection of Isaiah Drive and 44th Avenue).** John

Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained that the proposed development is associated with the redevelopment plan presented under the previous agenda item. The project includes 19 lots, the extension of Isaiah Drive to connect with 41st Avenue, and extensions of paving, water, sanitary sewer, and storm sewer infrastructure. Stormwater treatment is proposed along the south property line and will connect to the city's stormwater sewer system. The public hearing closed with a motion by Mueller and a second by Lange. Anderson, Cutsor, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray and Lopez were absent. A recommendation was made with a motion by Anderson and a second by Pillen to approve the preliminary plat of Dubas Addition as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Cutsor, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray and Lopez were absent.

Goc left the meeting at 6:10 pm

5. **Public hearing – Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for preliminary plat of Sock Pond Addition and request for waiver of subdivision regulations for length of cul-de-sac to exceed 350-feet (14th Street west of 48th Avenue).** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, stated that the proposed replat of the K&S Subdivision, which is currently platted in Platte County, will create 32 residential lots. He mentioned that he had a meeting with the property owners last Friday to walk through the plans and to address any concerns. Zwingman explained the project includes the revision of 14th Street right-of-way and the addition of paving, water, and sewer. Stormwater runoff will be directed to a back-lot retention area for treatment before being piped to the City's treatment area and ultimately discharged into Sock Pond. He noted that the 40-foot street right-of-way platted in the first three abutting lots along 48th Avenue of K&S Subdivision will remain, and that the developers and the City are still discussing the final layout of the street and sidewalks. Zwingman also mentioned that the developer is requesting a temporary 10-foot construction easement from adjacent property owners on each side of the street to assist in matching property elevations, with the easement terminating once construction is complete. He further noted several trees within the right-of-way will need to be removed or trimmed and the front property corner pins will be re-staked for identification by the owners. Zwingman confirmed that the cul-de-sac will be shortened and that, if approved, the currently zoned R-1 property will be rezoned in conjunction with the final plat. Steve Blaser, 4829 14 Street and Chairman of Columbus Township, commented that the road is currently a county road and expressed concerns regarding the proposed development and the potential for increased traffic. Bryan Muhsman, 1454 48 Avenue, also expressed concerns about increased traffic adding that the development may result in the loss of parking on his properties and potentially increase property taxes. He also mentioned that parking on 48th

Avenue during the construction period would not be a viable option for some homeowners who are handicapped. Anderson and Pillen both expressed that additional communication from the developers to the surrounding property owners would help address remaining questions and concerns. The public hearing closed with a motion by Anderson and a second by Pillen. Anderson, Cutsor, Elsasser, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Goc, and Lopez were absent. A recommendation was made with a motion by Anderson and a second by Elsasser to approve the preliminary plat of Sock Pond Addition and the request for waiver of subdivision regulation for length of cul-de-sac to exceed 350 feet, as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, and Lange voted "Aye" and Cutsor, Elsasser, Mueller, and Pillen voted "Nay". Bray, Goc, and Lopez were absent. Motion failed.

6. **Public hearing – Application from Hazard Engineering on behalf of Cottonwood Heights, LLC for final plat of Heartland Crossing Addition (southwest corner of 38th Street and East 6th Avenue) (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)** The public hearings for Items 6. and 6.A. were removed from the agenda with a motion by Mueller and a second by Cutsor. Anderson, Cutsor, Elsasser, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Goc, and Lopez were absent.
- 6.A. **Public hearing – Determine whether Heartland Crossing Addition should be included within the corporate city limits. (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)**
7. **Public hearing - Application from ORR Law Group on behalf of Cottonwood Heights, LLC to rezone property located on the southwest corner of 38th Street and East 6th Avenue from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and "R-2" (Two-Family Residential District) and "R-3" (Multiple-Family Residential District) and "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan. (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)** The public hearing was removed from the agenda with a motion by Mueller and a second by Elsasser. Anderson, Cutsor, Elsasser, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Goc, and Lopez were absent.
8. **Public Hearing – Application from Advanced Engineering Consulting Services, Inc. on behalf of Columbus Public Schools for final plat of Hidden Meadows Addition (southeast corner of 3rd Avenue and 38th Street). (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)** The public hearings for Items 8. and 8.A. were removed from the agenda with a motion by Cutsor and a second by Mueller.

PLANNING COMMISSION

March 9, 2026

Page 4

Anderson, Cutsor, Elsasser, Lange, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Goc, and Lopez were absent.

- 8.A. Public hearing – Determine whether Hidden Meadows Addition should be included within the corporate city limits. (Continued from February 9, 2026, meeting) (Applicant has requested this item be removed from the agenda.)**
- 9. Building report for February 2026.** Woehrer reviewed the report.
- 10. Adjournment.** The meeting adjourned at 6:45 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting

- 3. Public hearing - Application from Williams Midwest Housemovers, on behalf of Jim Connot, for a permit to move a house from 1808 E 23rd Street also known as 1723 E 23rd Street, Columbus, NE to land outside of city jurisdiction.**

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, April 13, 2026, 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 house from 1723 E 23 Ave to land outside of city jurisdiction. The public hearing will also include a request to exceed the 18 ft height limit as the loaded height of the building will be 19 ft. At said time and place you may appear and be heard. Moving route will start at 1723 E 23 Ave heading north on E 14th Ave continuing west on E 38th Street and heading west on U.S. Hwy 30 leaving city jurisdiction.

City of Columbus
Shuraya Choat, City Clerk

Publish: 04:03:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Andy Woehrer, Chief Building & Code Official
RE: Williams Midwest Housemovers, Inc to move a house from 1808 E 23rd Street to 1565 3rd Road- Worms, NE 68872

RECOMMENDATION:

I recommend approval of the permit to move a house from 1808 E 23rd Street to 1565 3rd Rd Worms, NE. The house has been inspected and is suitable for moving.

DISCUSSION:

We have received an application from Williams Midwest Housemovers, Inc. to move a house from 1808 E. 23rd Street to 1565 3rd Rd., Worms, NE. The structure has been inspected, and the application process has been completed.

City staff, including the Street Department, Police, Fire, Engineering, and Community Development, have been notified of the route, date, and time of the move. All required utility companies have also been notified in accordance with the application process.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request to move the structure.

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 Williams Midwest Housemovers, Inc
ADDRESS PO Box 551
CITY Hastings STATE NE ZIP 68902
TELEPHONE 402 469-0778
LICENSED: YES NO INSURED: YES NO
(Per Section 5-9-5 of Columbus City Code)
TYPE OF EQUIPMENT TO BE USED IN MOVING: tractor truck and dollies

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: wood framed home
CURRENT ADDRESS OF BUILDING: 1808 E 23rd St
LEGAL DESCRIPTION: LOT NO. 15 BLOCK NO. 17 ADDITION/SUBDIVISION 1E PT SE SW
FLOOR AREA (Sq. Feet): 1,456

A photograph of the building is required.

LOCATION TO BE MOVED TO → out of city

ADDRESS: 1565 3rd Rd Worms, NE
LEGAL DESCRIPTION: LOT NO. _____ BLOCK NO. _____ ADDITION/SUBDIVISION _____
LOT SIZE: _____ x _____ = 0 SQUARE FEET
NUMBER OF STORIES WHEN COMPLETED: 1
PROPOSED USE OF THE BUILDING AT THE NEW SITE: residence

BUILDING OWNER

NAME Jim Connot
ADDRESS 1565 3rd Rd
CITY Worms STATE NE ZIP 68872
TELEPHONE 308 380-0399
CERTIFICATE OF INSURANCE: YES NO

MOVING DATE

DATE: April 22 TIME WHICH THE BUILDING WILL BE MOVED: 9:00 am
LENGTH OF TIME REQUIRED FOR MOVING: 2.5 hrs
ROUTE (Attach map): _____

HEIGHT & WIDTH

HEIGHT (When Loaded): 19 FEET 8 INCHES

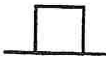
Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building. The notices required under Section 5-9-9 shall include the proposed request to exceed the height limitation and 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 overhang or extension): 34 FEET 0 INCHES

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.
- 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.
- 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.



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.

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

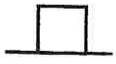
NOTIFICATION ACKNOWLEDGED BY: 		DATE
TELEPHONE: <u>Kris Mojica - Frontier</u>		<u>3-18-2026</u>
ELECTRICAL: _____		_____
CABLE TV: _____		_____
NATURAL GAS: _____		_____
POLICE DEPARTMENT: _____		_____
STREET DEPARTMENT: _____		_____
FIRE DEPARTMENT: _____		_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____		_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____		_____

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.



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.

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>Taylor Clark - Taylor Clark - Stealth Broadband</u>		<u>3/18/2026</u>
ELECTRICAL: _____		_____
CABLE TV: _____		_____
NATURAL GAS: _____		_____
POLICE DEPARTMENT: _____		_____
STREET DEPARTMENT: _____		_____
FIRE DEPARTMENT: _____		_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____		_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____		_____

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:

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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.

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

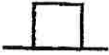
NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: _____	_____
ELECTRICAL: <u>Loup Power District Mike Brabe</u>	<u>3-20-26</u>
CABLE TV: _____	_____
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____	_____

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NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE: _____

_____ 3/20/26

ELECTRICAL: Michael Schell (CPPD)

CABLE TV: _____

NATURAL GAS: _____

POLICE DEPARTMENT: _____

STREET DEPARTMENT: _____

FIRE DEPARTMENT: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____

RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____

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NOTIFICATIONS AS REQUIRED

NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: _____	_____
ELECTRICAL: _____	_____
CABLE TV: <u>Just Stewart</u>	<u>3/13/2020</u>
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____	_____

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NOTIFICATIONS AS REQUIRED

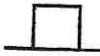
NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE _____	_____
ELECTRICAL _____	_____
CABLE TV: _____	_____
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE:	
<u>Alto Fiber</u> <u>Ross Cohn</u>	<u>3-10-26</u>

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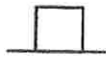
NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: _____	_____
ELECTRICAL: _____	_____
CABLE TV: <u>Vyve Broadband Tony Carroll</u>	<u>3-10-26</u>
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____	_____

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NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE: _____

ELECTRICAL: _____

CABLE TV: _____

NATURAL GAS: Byron Callies - BHE - Byron Callies

3-10-26

POLICE DEPARTMENT: _____

STREET DEPARTMENT: _____

FIRE DEPARTMENT: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____

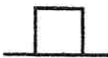
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____

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NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE: _____

ELECTRICAL: _____

CABLE TV: _____

NATURAL GAS: _____

POLICE DEPARTMENT: _____

STREET DEPARTMENT: Clatus Borchers

03/23/2026

FIRE DEPARTMENT: _____

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____

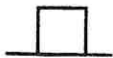
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TELEPHONE: _____	_____
ELECTRICAL: _____	_____
CABLE TV: _____	_____
NATURAL GAS: _____	_____
POLICE DEPARTMENT: <u><i>[Signature]</i></u> _____	_____
STREET DEPARTMENT: _____	03/16/2026
FIRE DEPARTMENT: <u><i>Nate Jones</i></u> _____	03/16/2026
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____

RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____	

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TELEPHONE: _____	_____
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NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: <i>John Jackson</i>	3/23/26
RAILROAD OR OTHER UTILITY THAT HAS LINES CROSSING THE PROPOSED ROUTE: _____	_____

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Grade crossing in Columbus

Matthew Mattiza <mmattiza@rgpc.com>
To: John Williams <williamsmidwest@gmail.com>

Fri, Mar 20, 2026 at 4:41 PM

Thanks John. We consider your email as notification of the crossing.

Thanks,

Matthew Mattiza
Director of Engineering
Rio Grande Pacific Corporation



6100 Southwest Blvd. Suite 320 | Fort Worth, TX 76109
Mobile: 817-480-8042 | Office: 817-737-5885 x 3122
mmattiza@rgpc.com

From: John Williams <williamsmidwest@gmail.com>
Sent: Friday, March 20, 2026 3:40 PM
To: Matthew Mattiza <mmattiza@rgpc.com>
Subject: Re: Grade crossing in Columbus

[Quoted text hidden]

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 3-23-26

James C. Groat
OWNER OF BUILDING

FEES \$100.00

John Williams
BUILDING MOVER

RECEIPT NO. 16419

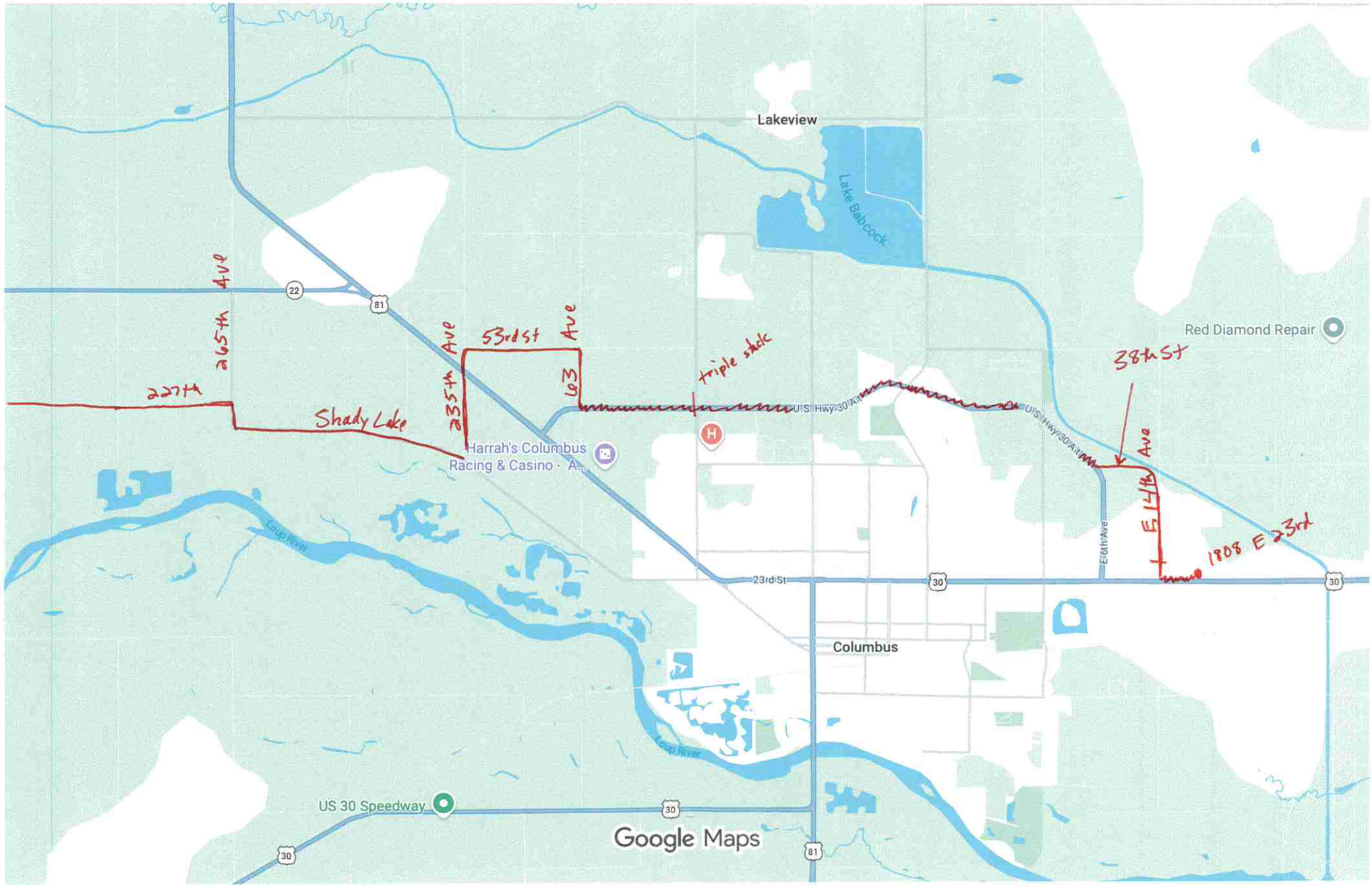
BUILDING INSPECTION

BUILDING INSPECTED BY: Kent Jones

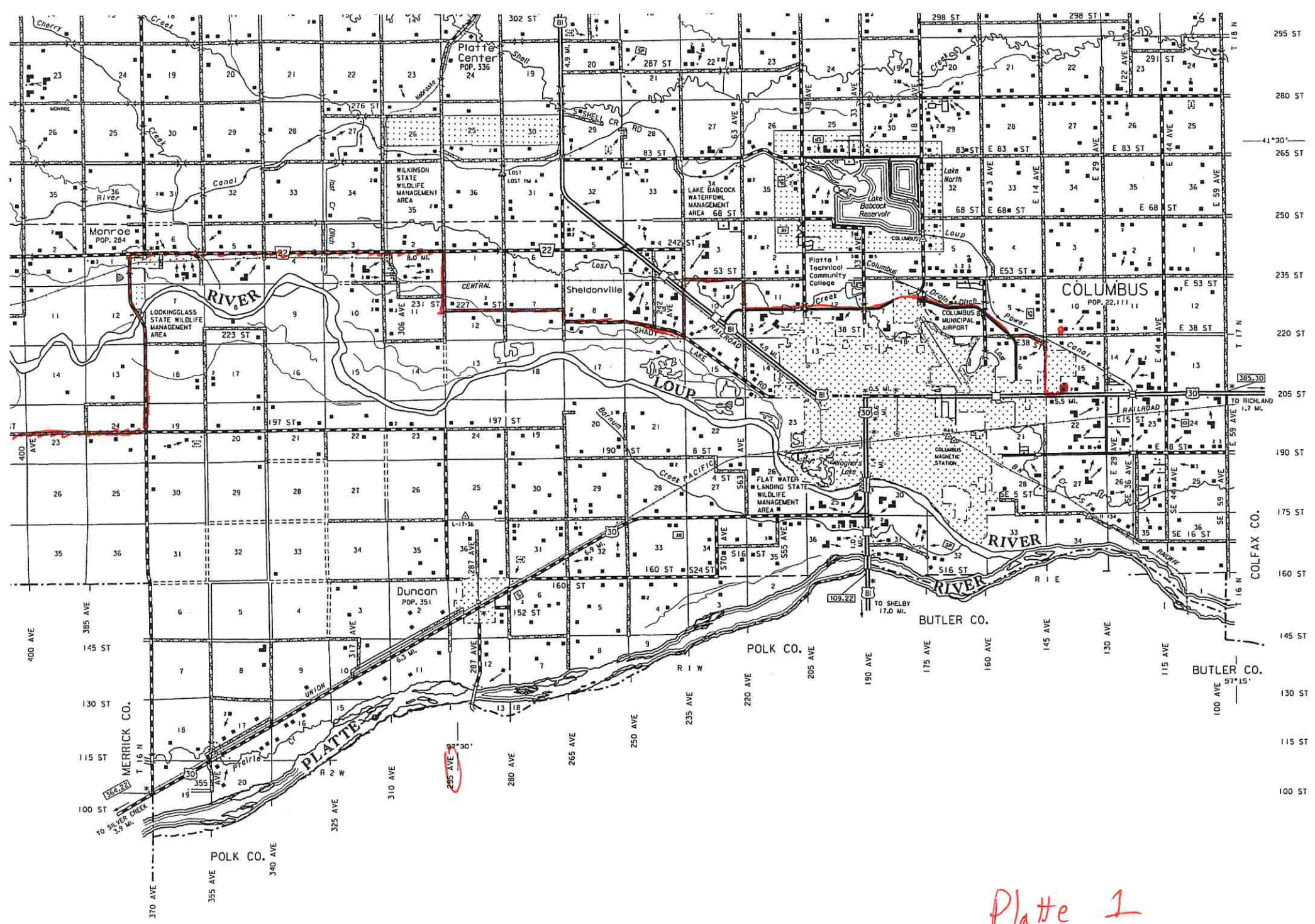
CONDITION SATISFACTORY FOR MOVING: YES NO

Kent Jones
BUILDING INSPECTOR

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



Map data ©2026 Google 1 mi



Platte 1

NANCE CO.

550 AVE

535 AVE

520 AVE

505 AVE

480 AVE

475 AVE

460 AVE

NANCE CO.
T 18 N

41°30'

265 ST

250 ST

235 ST

220 ST

205 ST

190 ST

175 ST

075-95
TO DENDA
2.5 MI.

016-73
TO DENDA
4.3 MI.

445 AVE

430 AVE

415 AVE

400 AVE

385 AVE

145 ST

130 ST

115 ST

100 ST

370 AVE

355 AVE

340 AVE

POLK CO.

POLK CO.

Platte 2

Gg, 520, 160 ST

015-97
TO DENDA
6.2 MI.

445 AVE

415 AVE

400 AVE

385 AVE

145 ST

130 ST

115 ST

100 ST

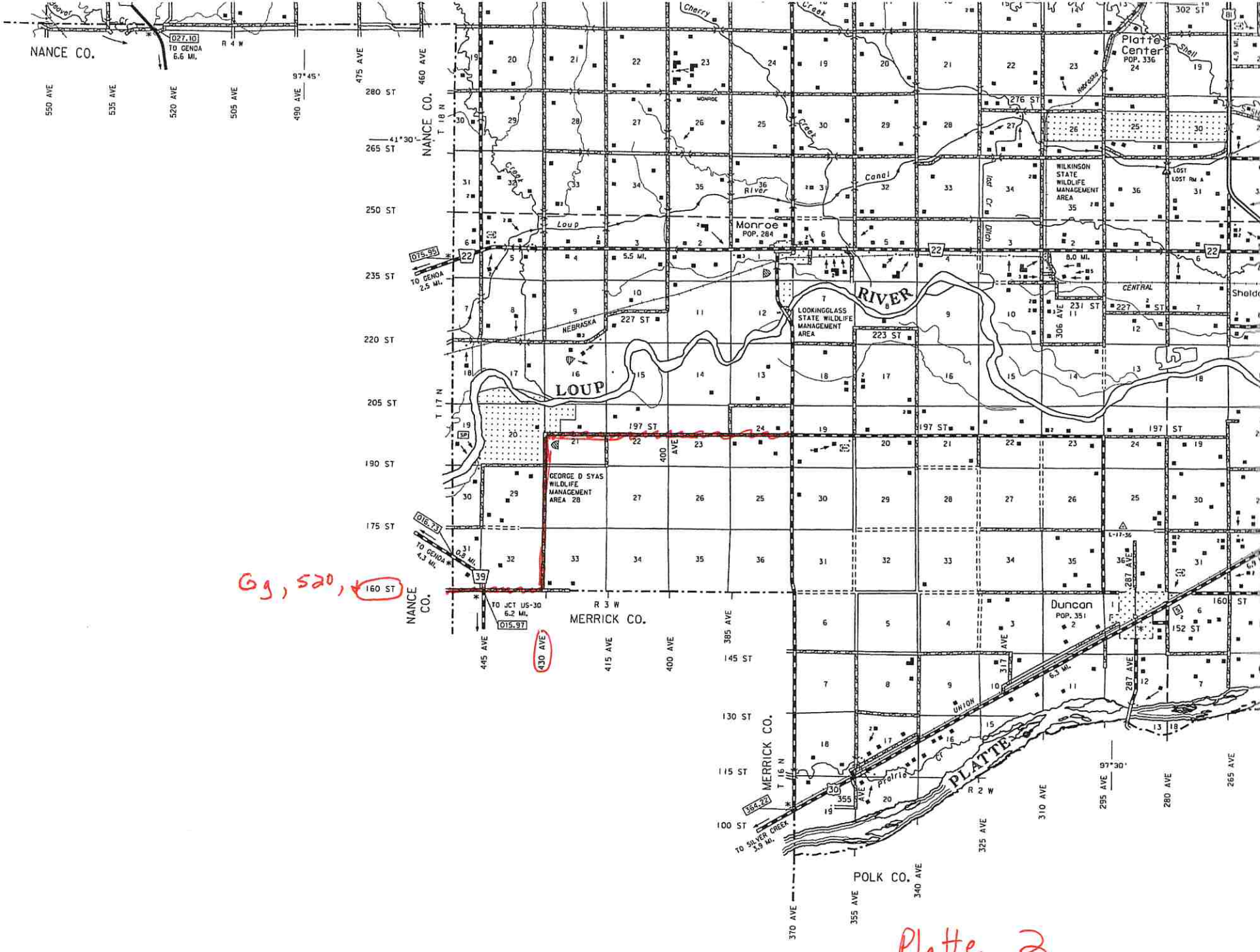
370 AVE

355 AVE

340 AVE

POLK CO.

Platte 2



Platte Center
POP. 336
24

Monroe
POP. 284

Duncan
POP. 351

GEORGE D SYAS
WILDLIFE
MANAGEMENT
AREA 2B

LOOKINGGLASS
STATE WILDLIFE
MANAGEMENT
AREA

WILKINSON
STATE WILDLIFE
MANAGEMENT
AREA

LOST
LOST Rm A
31

NEBRASKA

LOUP RIVER

PLATTE RIVER

CHERRY CREEK

LOUP CREEK

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4. Public hearing - Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for final plat of Dubas Addition (extensions and connections of Isaiah Drive and 44th 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, April 13, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Dubas Addition, a tract of land located Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 88°17'25" W, on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W, on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 01°34'59" W on the East line of said Lot 1, Block A, 134.98 feet to the Northeast corner of said Lot 1, Block A; thence S 88°15'00" W, on the North line of said Lot 1, Block A, 88.47 feet; thence N 01°49'31" W, on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less. (Extensions and connections of Isaiah Drive and 44th Avenue) at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 04:03:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 8, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Dubas Addition – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Dubas Addition as it is consistent with the Preliminary Plat approved by Planning Commission on March 9, 2026, and by City Council on March 16, 2026, and is in accordance with the Columbus Land Development Ordinance (CLDO).

DISCUSSION:

The addition consists of 19 lots for residential use. It will be rezoned after the final plat. Public improvements include roadways, storm sewer, water and sanitary sewer. The roadway connects the street system in the area in accordance with the CLDO and Comprehensive Plan. The storm water treatment facility is located in the rear of lots in Block A and will be part of the Home Owner's Association for operation and maintenance. The property is within the corporate limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woehrer

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: MARCH 18, 2026

NAME OF SUBDIVISION: DUBAS ~~SUBDIVISION~~ Addition *JKR*

NAME OF PROPERTY OWNER: KEYES DEVELOPMENT, LLC

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: LEANNE RITTER, ACES

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):
133 W. WASHINGTON STREET, WEST POINT, 68788

PHONE NUMBER: 402-372-1923

REPRESENTATIVE E-MAIL: LRITTER@ACESNE.COM

NUMBER OF LOTS IN SUBDIVISION: 19

ADDRESS OF SUBDIVISION: PARCEL #710096390

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: KEYES DEVELOPMENT, LLC

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):
2815 14TH STREET, COLUMBUS, NE 68601

PHONE NUMBER: 402-750-7287

PROPERTY OWNER E-MAIL: LANDON.WIETFELD@GMAIL.COM

DEVELOPER INFORMATION:

NAME OF DEVELOPER: KEYES DEVELOPMENT, LLC (LANDON WIETFELD)

ADDRESS (to include City, State, Zip):
2815 14TH STREET, COLUMBUS, NE 68601

PHONE NUMBER: 402-750-7287

DEVELOPER E-MAIL: LANDON.WIETFELD@GMAIL.COM

SURVEYOR INFORMATION:

NAME OF SURVEYOR: TERRY SCHULZ

SURVEYOR LICENSE NO.: 550

ADDRESS (to include City, State, Zip):

133 W. WASHINGTON STREET, WEST POINT, 68788

PHONE NUMBER: 402-372-1923

SURVEYOR E-MAIL: LRITTER@ACESNE.COM

ATTORNEY INFORMATION:

NAME OF ATTORNEY: KATIE SHARP @ JARECKI SHARP & PETERSON P.C., LLO

ADDRESS (to include City, State, Zip):

525 W. STATE STREET, ALBION 68620

PHONE NUMBER: 402-395-1010

ATTORNEY E-MAIL: KATIE@JSPLAWPC.COM

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

Leanne R. Ritter

Owner or Owner's Representative

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

**UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND
ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>**

Once Recorded Return Document To:

Katherine E. Sharp, #26626
Jarecki Sharp & Petersen P.C., L.L.O.
P.O. Box 1588 | 2815 14th Street
Columbus, NE 68601

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That KEYES DEVELOPMENT, LLC, is the owner of the following described real estate:

A tract of land located at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska.

All of which is more particularly described as follows:

A tract of land located Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 88°17'25" W on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 01°34'59" W on the East line of said Lot 1, Block A, 134.98 feet to the Northeast corner of said Lot 1, Block A; thence S 88°15'00" W on the North line of said Lot 1, Block A, 88.47 feet; thence N 01°49'31" W on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus,

Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less;

Said Owner has caused the above described real estate to be laid out into lots, blocks, streets, avenues, and easement areas belong to such Addition under the name of Dubas Addition to the City of Columbus, Platte County, Nebraska, designating explicitly the land so laid out and particularly describing lots, streets, avenues, and easements belonging to said Addition, a plat of which bearing the date of in which plat was signed _____, 2026 and certified by Terry L. Schulz, RLS #550, is attached hereto.

Said Owner hereby dedicates the streets, avenues, and easement areas set out and described on said plat to the use and benefit of the public, together with a perpetual easement for the installation of public utilities and maintenance thereof over and across the lots as set out in said plat and therein designated as easements.

Said Owner covenants and agrees with the City of Columbus to construct and lay, at Owners expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer mains to adequately serve such platted area, and to pave the streets and avenues according to city standards and specifications, and to deliver the same to the City without cost to it.

IN WITNESS WHEREOF, the Grantor named herein has executed these presents this 7 day of April, 2026.

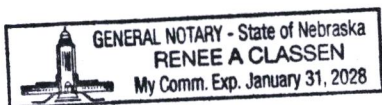
Landon J. Wietfeld
Landon J. Wietfeld, Authorized Representative
of KEYES DEVELOPMENT, LLC, Owner

STATE OF Nebraska)

COUNTY OF Platte) ss.

On this 7 day of April, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Landon J. Wietfeld, Authorized Representative of KEYES DEVELOPMENT, LLC, to me personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledged the said instrument to be his voluntary act and deed, for and on behalf of KEYES DEVELOPMENT, LLC.

Renee A. Classen
Notary Public



(SEAL)

Please return to:
Katherine E. Sharp
Jarecki Sharp & Petersen, PC LLO
P.O. Box 1588 | 2815 14th Street
Columbus, NE 68601
Ph: (402) 395-1010
Email: katie@jsplawpc.com

DUBAS ADDITION
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between Keyes Development, LLC (hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as DUBAS ADDITION, an addition to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within, the Area to be Developed, to the sanitary sewer, water, and storm sewer system of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs; financing costs and miscellaneous costs.

“Property benefited” shall mean property within the Area to be Developed (Exhibit “A”), which will comprise 4.79 acres of property.

“Street intersections” shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

SECTION I

Subdivider and City covenant that the following public improvements shall be installed and provided by Subdivider as set forth herein, at Subdivider’s expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider shall install water, sanitary and storm sewer systems and street improvements, including sidewalks in accordance with City standards. The Subdivider shall be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal streets, dedicated per plat (Exhibit “A”), all of said paving to be a minimum of thirty-three (33) feet in width and six (6) inches thick, and shall be constructed according to City standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of the minimum width or depth required by a Nebraska Licensed Civil Engineer to properly serve the Area to Be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes, lift station, and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”), the same to be located on a sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer system improvements shall be paid by the Subdivider, with exception of storm sewer mains in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed, including incoming runoff, and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to City standards within a dedicated right-of-way and easement areas per plat (Exhibit “A”) on a water plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said water distribution improvements. The entire cost of the water distribution system and improvements shall be paid by the Subdivider, with

exception of water mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement areas dedicated per plat (Exhibit "A"), which Subdivider shall arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required, the costs shall be borne by the Subdivider.

H. Subdivider shall arrange for street lighting for public streets dedicated per plat (Exhibit "A") to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider shall install the concrete sidewalk four feet wide and four inches thick, or six inches through driveways or private streets, in accordance with the Americans with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction. If a lot remains an undeveloped lot, the Subdivider and the lot owner shall be responsible for installing the sidewalk as of the deadline provided for in Section VI herein,

J. Grading for the Area to be Developed shall be completed by the Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by a Nebraska Licensed Civil Engineer, and submitted with the Final Plat. Post construction storm water management systems shall be installed, maintained, and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Subdivider's expense. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Subdivider shall provide a copy of the NOI and SWPPP, name and contact information of the certified person/firm providing the inspections to the City as part of the City's Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the Subdivider shall complete a small lot NOI SWPPP.

K. Subdivider shall provide copies of all required Federal and State permits to City prior to work on or in those respective areas.

L. Subdivider hereby acknowledges that post-construction storm water runoff from City right-of-way will enter into the Dubas Addition storm water treatment and detention facility systems (STF) as a condition of this final plat. Subdivider agrees to grant and create a Home Owner's Association to maintain said STFs for such use with the understanding the City does not assume any responsibility for said STFs treatment, maintenance, dredging, operation, reporting and permitting. Provide a written long term maintenance plan for the STFs as part of this submittal.

M. Developer shall either abide by or revise the existing New Hope 2nd Subdivision Restrictive Covenants on Dubas Subdivision Lots 6 and 7, Block B, and Lots 11 and 12, Block A or file any revisions in the courthouse concurrent with the final plat.

N. All tree, structures, and excess material shall be removed during the initial construction in order to provide the required storm water flow, infrastructure improvements, and meeting the Columbus Land Development Ordinance.

SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, to the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Subdivider's expense, within 30 days of final plat approval.

SECTION VI

The Subdivider shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses (if residential) or businesses (if commercial) shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. An extension of this time period may be requested by the Subdivider and if said request receives a favorable recommendation of Planning Commission and approval by the City Council the deadline will be extended pursuant to the new deadline set by the City Council.

SECTION VII

This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

CITY CLERK

MAYOR

Date

APPROVED AS TO FORM

CITY ATTORNEY

SUBDIVIDER

KEYES DEVELOPMENT, LLC

By Landon J. Wietfeld
Landon J. Wietfeld, Authorized Member of
Keyes Development, LLC

Dated this 10 day of April, 2026

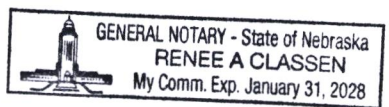
STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this 10 day of April, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Landon J. Wietfeld, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

Renee A Classen
Notary Public

(My commission expires: Jan 31, 2028)

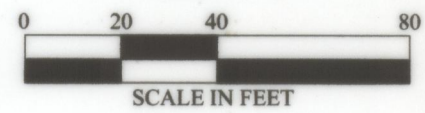


DUBAS ADDITION

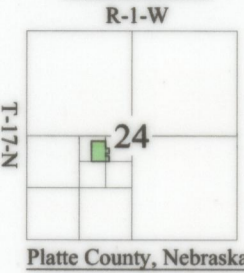
Located in Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska.



Drawn By: LRR
Date: March 27, 2026
Project Number: S-071-202
Scale: 1" = 40'



Situation Sketch



ZONING
Existing Zone: R-1
Proposed Zone: R-2

LEGEND

- 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 March 19, 2013 and June 24, 2020. (RC) Richard C. Johnson, LS #429, dated December 22, 2011.
- C Calculated Distance

This survey was prepared at the request of John DuBry, Columbus, Nebraska.

LEGAL DESCRIPTION

A tract of land located in Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 89°17'25" W on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 01°50'09" W on the East line of said Lot 1, Block A, 134.98 feet to the Northeast corner of said Lot 1, Block A; thence S 88°15'00" W on the North line of said Lot 1, Block A, 88.47 feet; thence N 01°49'31" W on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, 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 Land Surveyor's Regulation Act in effect at the time of this survey.

Terry L. Schulz, State of Nebraska, LS #550
Date: 3-30-2026



OWNER/DEVELOPER:
Keyes Development, LLC
c/o Landon Wietfeld
2815 14th Street
Columbus, NE 68601
Phone: 402-750-7287

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

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

NOTE:
All existing buildings, driveways, wells, and septic systems within this subdivision will be removed or abandoned.

DEDICATION

We, Keyes Development, LLC and J.L.O. Properties, LLC, owners of the described property, DUBAS ADDITION, 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 DUBAS ADDITION.

Landon Wietfeld
Keyes Development, LLC
John A. Zwiggman
J.L.O. Properties, LLC

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)

On this 2 day of April, 2026, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Landon Wietfeld representative of Keyes Development, 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: Jan 31 2028

Renee A. Classen
Notary Public

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)

On this 2 day of April, 2026, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared John Christ representative 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: Jan 31 2028

Renee A. Classen
Notary Public

COLUMBUS, NEBRASKA SCHOOL BOARD

This Final Plat of DUBAS ADDITION to the City of Columbus, Nebraska is approved by the

Columbus Public Schools on this 2nd day of April, 2026.

School Superintendent

COLUMBUS, NEBRASKA PLANNING COMMISSION

This Final Plat of DUBAS ADDITION to the City of Columbus, Nebraska approved by the

Planning Commission on this day of , 2026.

Chairman

COLUMBUS, NEBRASKA CITY COUNCIL

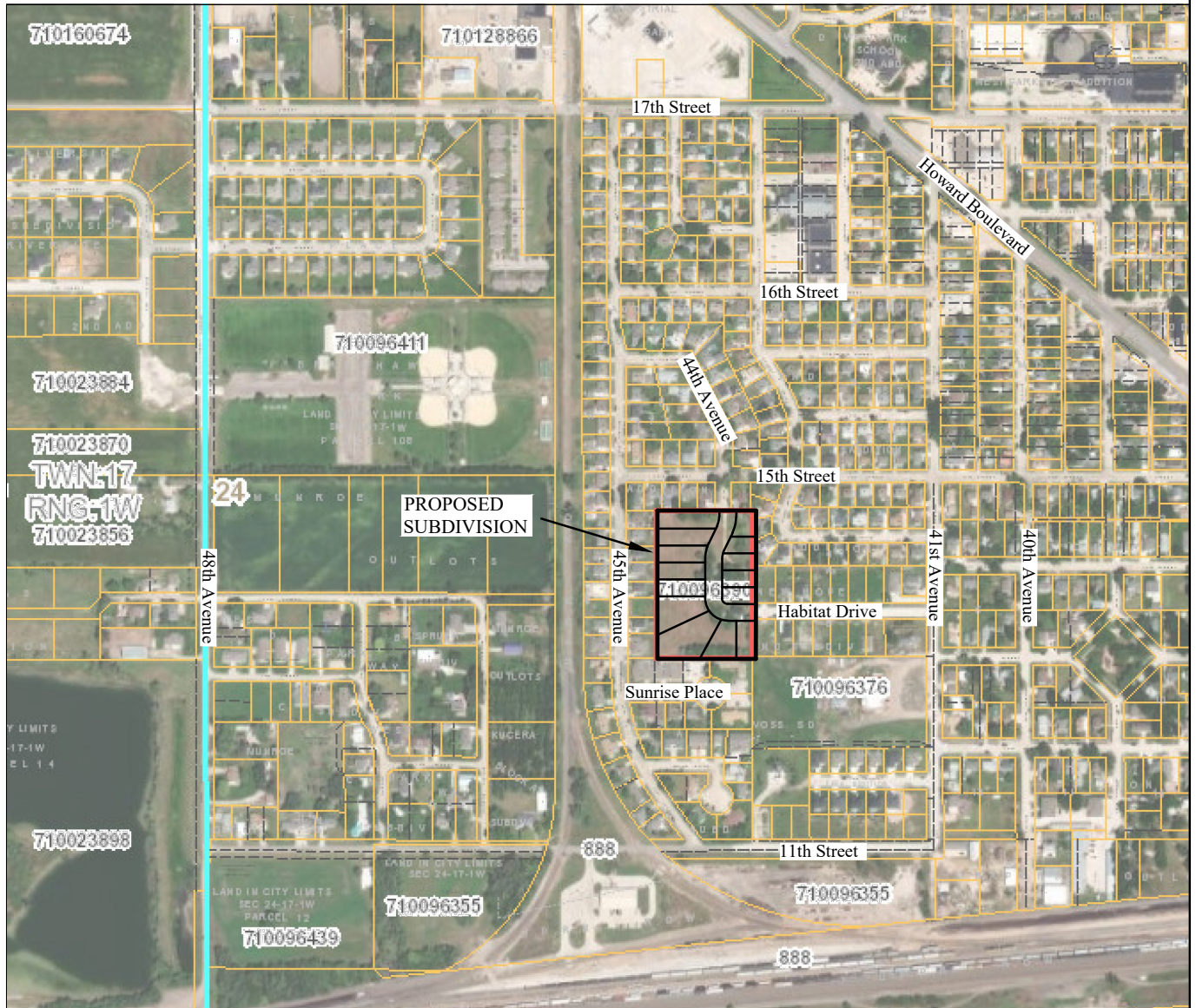
This Final Plat of DUBAS ADDITION to the City of Columbus, Nebraska approved by the City

Council on this day of , 2026.

Mayor

City Clerk





LOCATION MAP
No Scale



Drawn By: LRR
Date: January 16, 2026
Scale: None
Project Number: S-071-202

5. Public hearing - Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall for final plat of J.C. and T.L. Gotschall 2nd Subdivision (west side of 26th Avenue and 33rd Street).

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, April 13, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of J.C. and T.L. Gotschall Subdivision, a tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehringer 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4 all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast corner of said N1/2 N1/2 S1/2 SE1/4 NW1/4; thence N 88°58'55" W, 30.01 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the point of beginning; thence N 88°58'55" W, 473.23 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the Southeast corner of Lot 1 of Assisted Living Estates; thence N 00°01'41" W, 436.03 ft. on the East line of said Lot 1 and other surveyed subdivisions to the Southwest corner of J.C. and T.L. Gotschall Subdivision; thence S 89°00'50" E, 473.61 ft. on the South line of said J.C. and T.L. Gotschall Subdivision to the West right-of-way line of 26th Avenue; thence S 00°01'21" W, 436.29 ft. on the West right-of-way line of said 26th Avenue to the point of beginning, containing 4.74 acres more or less (West side of 26th Avenue and 33rd Street) and at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 04:03:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 8, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: J.C. and T.L. Gotschall 2nd Subdivision – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of J.C. and T.L. Gotschall 2nd Subdivision as it is consistent with the Preliminary Plat approved by Planning Commission on February 9, 2026 and by City Council on February 17, 2026, and is in accordance with the Columbus Land Development Ordinance (CLDO).

DISCUSSION:

The subdivision consists mainly of 11 residential lots (13 lots total) with a private street. The private street traffic volumes meet the CLDO. Improvements include the extension of water, sanitary sewer, and a storm water treatment facility (Block B, Lot 4). It will be rezoned as part of the final plat process. The property is within the corporate limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wehrer

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: March 3, 2026

NAME OF SUBDIVISION: J.C. and T.L. Gotschall 2nd Subdivision

NAME OF PROPERTY OWNER: Dr. Jeffrey Gotschall and Tammi Gotschall

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: Clark J. Grant

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):
1354 27th Ave., Suite 109, Columbus, NE 68601

PHONE NUMBER: 402-564-3274

REPRESENTATIVE E-MAIL: clark@grantattorney.com

NUMBER OF LOTS IN SUBDIVISION: 11

ADDRESS OF SUBDIVISION: 34th Street and 26th Ave., Columbus, NE 68601

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: Dr. Jeffrey Gotschall and Tammi Gotschall

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):
3360 26th Ave., Columbus, NE 68601

PHONE NUMBER: 402-276-0911

PROPERTY OWNER E-MAIL: jcgotschall@neb.rr.com

DEVELOPER INFORMATION:

NAME OF DEVELOPER: Dr. Jeffrey Gotschall and Tammi Gotschall

ADDRESS (to include City, State, Zip):
3360 26th Ave., Columbus, NE 68601

PHONE NUMBER: 402-276-0911

DEVELOPER E-MAIL: jcgotschall@neb.rr.com

SURVEYOR INFORMATION:

NAME OF SURVEYOR: Thomas Tremel

SURVEYOR LICENSE NO.: 455

ADDRESS (to include City, State, Zip):

1 Driftwood Drive, Columbus, NE 68601

PHONE NUMBER: 402-276-3690

SURVEYOR E-MAIL: ttremel@hotmail.com

ATTORNEY INFORMATION:

NAME OF ATTORNEY: Clark J. Grant

ADDRESS (to include City, State, Zip):

1354 27th Ave., Suite 109, Columbus, NE 68601

PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL: clark@grantattorney.com

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 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

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

**UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND
ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>**

Once Recorded Return Document To:

Clark J. Grant, Grant & Grant
1354 27th Ave., Suite 109
Columbus, NE 68601

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Jeffrey C. Gotschall and Tammi L. Gotschall, husband and wife, are the Owners of the following described real estate:


A tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehringer 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4 all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast corner of said N1/2 N1/2 S1/2 SE1/4 NW1/4; thence N 88°58'55" W, 30.01 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the point of beginning; thence N 88°58'55" W, 473.23 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the Southeast corner of Lot 1 of Assisted Living Estates; thence N 00°01'41" W, 436.03 ft. on the East line of said Lot 1 and other surveyed subdivisions to the Southwest corner of J.C. and T.L. Gotschall Subdivision; thence S 89°00'50" E, 473.61 ft. on the South line of said J.C. and T.L. Gotschall Subdivision to the West right-of-way line of 26th Avenue; thence S 00°01'21" W, 436.29 ft. on the West right-of-way line of said 26th Avenue to the point of beginning, containing 4.74 acres more or less., which includes 0.20 acres used for county road purposes.

Said Owners have caused the above described real estate to be laid out into lots, blocks, streets, and avenues with appropriate utility and drainage easements under the name of J.C. & T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, designating explicitly the land so laid out and particularly describing lots, streets, avenues, and easements belonging to said Subdivision, a plat of which bearing the date of March 2nd, 2026, and certified by Thomas Tremel, RLS #455, is attached hereto.

Said Owners hereby dedicate the streets, avenues, and easement areas set out and described on said plat to the use and benefit of the public, together with a perpetual easement for the installation of public utilities and maintenance thereof over and across the lots as set out in said plat and therein designated as easements.

Said Owners covenant and agree with the City of Columbus to construct and lay, at Owners' expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer mains to adequately serve such platted area, and to pave the private streets and avenues according to city standards and specifications, and to deliver the same to the City without cost to it.

IN WITNESS WHEREOF, the Owner named herein has executed these presents this 9th day of April, 2026.

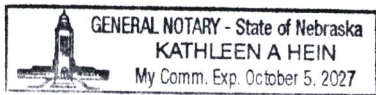


Jeffrey C. Gotschall


Tammi L. Gotschall

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this 8th day of April 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Jeffrey C. Gotschall**, personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledge the said instrument to be his voluntary act and deed.

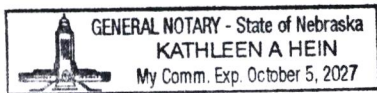


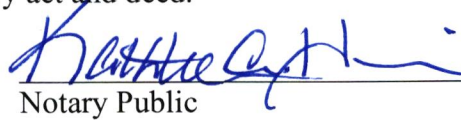


Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this 9th day of April, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Tammi L. Gotschall**, personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledge the said instrument to be her voluntary act and deed.





Notary Public

Please return to: Clark J. Grant, Grant & Grant, 1354 27th Ave., Columbus, NE 68601
J.C. & T.L. GOTSCHALL 2ND SUBDIVISION
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on the ___ day of April, 2026, by and between JEFFREY C. GOTSCHALL AND TAMMI L. GOTSCHALL, husband and wife, (hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City").

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as J.C. AND T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within the Area to be Developed, to the sanitary sewer, water, and storm sewer system of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs; financing costs and miscellaneous costs.

“Property benefited” shall mean property within the Area to be Developed (Exhibit “A”), which will comprise 4.74 acres of property.

“Street intersections” shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

SECTION I

Subdivider and City covenant that the following public improvements shall be installed and provided by Subdivider as set forth herein, at Subdivider’s expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider shall install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with City standards. The Subdivider shall be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal private streets, dedicated per plat (Exhibit “A”), all of said paving to be a minimum of twenty-five (25) feet in width and six (6) inches thick, and shall be constructed according to City standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of the minimum width or depth required by a Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”), the same to be located on a sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer system improvements shall be paid by the Subdivider, with exception of storm sewer mains in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed, including incoming runoff, and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to City standards within a dedicated right-of-way and easement areas per plat (Exhibit “A”) on a water plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said water distribution improvements. The

entire cost of the water distribution system and improvements shall be paid by the Subdivider, with exception of water mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement areas dedicated per plat (Exhibit "A"), which Subdivider shall arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed, to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required, the costs shall be borne by the Subdivider.

H. Subdivider shall arrange for street lighting for public streets dedicated per plat (Exhibit "A"), to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider shall install the concrete sidewalk four feet wide and four inches thick, or six inches thick through driveways or private streets in accordance with the Americans with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by a Nebraska Licensed Civil Engineer and submitted with the Final Plat. Post construction storm water management systems shall be installed, maintained, and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Subdivider's expense. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Subdivider shall provide a copy of the NOI and SWPPP, name and contact information of the certified person/firm providing the inspections to the City as part of the City's Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the Subdivider shall complete a small lot NOI SWPPP.

K. Subdivider shall provide copies of all required Federal and State permits to City prior to work on or in those respective areas.

L. Subdivider acknowledges the J.C. AND T.L. Gotschall 2nd Subdivision final plat dedicates drainage easements for drainage and stormwater treatment facility purposes for said Subdivision, including runoff from outside of this development into these areas. Subdivider agrees to construct all of the stormwater drainage ditches, grading, pipes, overflow system and storm water treatment facilities prior to the sale of any lot or prior to any receipt of any building permits in said Subdivision. Mowing, weed control, tree control, and general maintenance along with periodic cleaning, dredging, shaping or other maintenance of said drainage and storm water treatment facility systems shall

be undertaken by Subdivider or a filed Homeowner's Association established by the Subdivider, so that the drainage and stormwater treatment facility systems continue to provide adequate and City acceptable drainage and treatment for said Subdivision and is aesthetical appropriate for the residential area in accordance with City Ordinances and Code.

M. Block A, Lot 2 shall be limited to the existing two access points to 26th Avenue. Block B, Lot 4, and Block C, Lot 7 shall have not direct access to 26th Avenue and driveway locations on the private street to Block C, Lot 7, is subject to the approval of the City Engineer. The existing Block C, Lot 7, driveway shall be removed, the 26th Avenue full curb and gutter constructed (9-inch thick concrete), and the sidewalk constructed to meet Americans with Disability Act regulations.

N. Block B, Lot 3, access and utility easement shall provide such to Block A, Lot 1.

O. The private street turn-around located adjacent to Block B, Lot 1 and Block C, Lot 1 shall be signed "No Parking" by the Subdivider and shall be enforced, as this is a State Fire Marshall Office required turnaround for emergency vehicles. It shall remain even if Block A, Lot 1 is developed in the future.

P. Subdivider hereby acknowledges that post-construction storm water runoff from City right-of-way will enter into the J.C. and T.L. Gotschall 2nd Subdivision regional storm water treatment and detention facility system (STF) as a condition of this major platting. Subdivider agrees to grant and maintain STF for such use with the understanding the City will not assume any responsibility for the STF treatment, maintenance, dredging, operation, reporting and permitting.

Q. The existing house shown to be removed shall be part of the initial work on the subdivision as it is within the drainage easement. The garage will need to be removed as it cannot stand alone without a residence on a lot. The existing house driveway shall be removed, the 26th Avenue full curb and gutter constructed (9-inch thick concrete), and the sidewalk constructed to meet Americans with Disability Act regulations.

R. Subdivider has prepared Articles of Incorporation for creation of a Homeowner's Association which will operate and maintain the stormwater treatment facility located in Lot 4, Block B of J.C. and T.L. Gotschall 2nd Subdivision.

SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, to the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed.

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Subdivider's expense, within 30 days of final plat approval.

SECTION VI

The Subdivider shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses (if residential) or businesses (if commercial) shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. An extension of this time period may be requested by the Subdivider and if said request receives a favorable recommendation of Planning Commission and approval by the City Council the deadline will be extended pursuant to the new deadline set by the City Council.

SECTION VII

This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

CITY CLERK

MAYOR

Date: _____

APPROVED AS TO FORM

CITY ATTORNEY

SUBDIVIDERS:

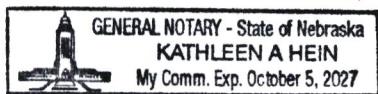
Jeffrey Gotschall
Dr. Jeffrey C. Gotschall
Dated this 8th day of April, 2026.

Tammi Gotschall
Tammi L. Gotschall
Dated this 9th day of April, 2026.

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this 8th day of April, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared **Jeffrey C. Gotschall**, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

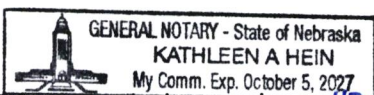


Kathleen A. Hein
Notary Public

(My commission expires: 10-5-27)

On this 9th day of April, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared **Tammi L. Gotschall**, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be her voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.



Kathleen A. Hein
Notary Public

(My commission expires: 10-5-27)

Final Plat – J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska

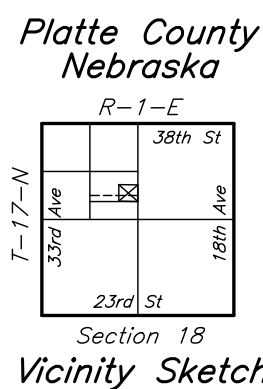
Owner:
Jeffrey & Tammi Gotschall
3360 26th Avenue
Columbus, NE 68601

Surveyor:
Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive
Columbus, NE 68601

Engineer:
Merlin Lindahl
9271 18th Avenue
Columbus, NE 68601

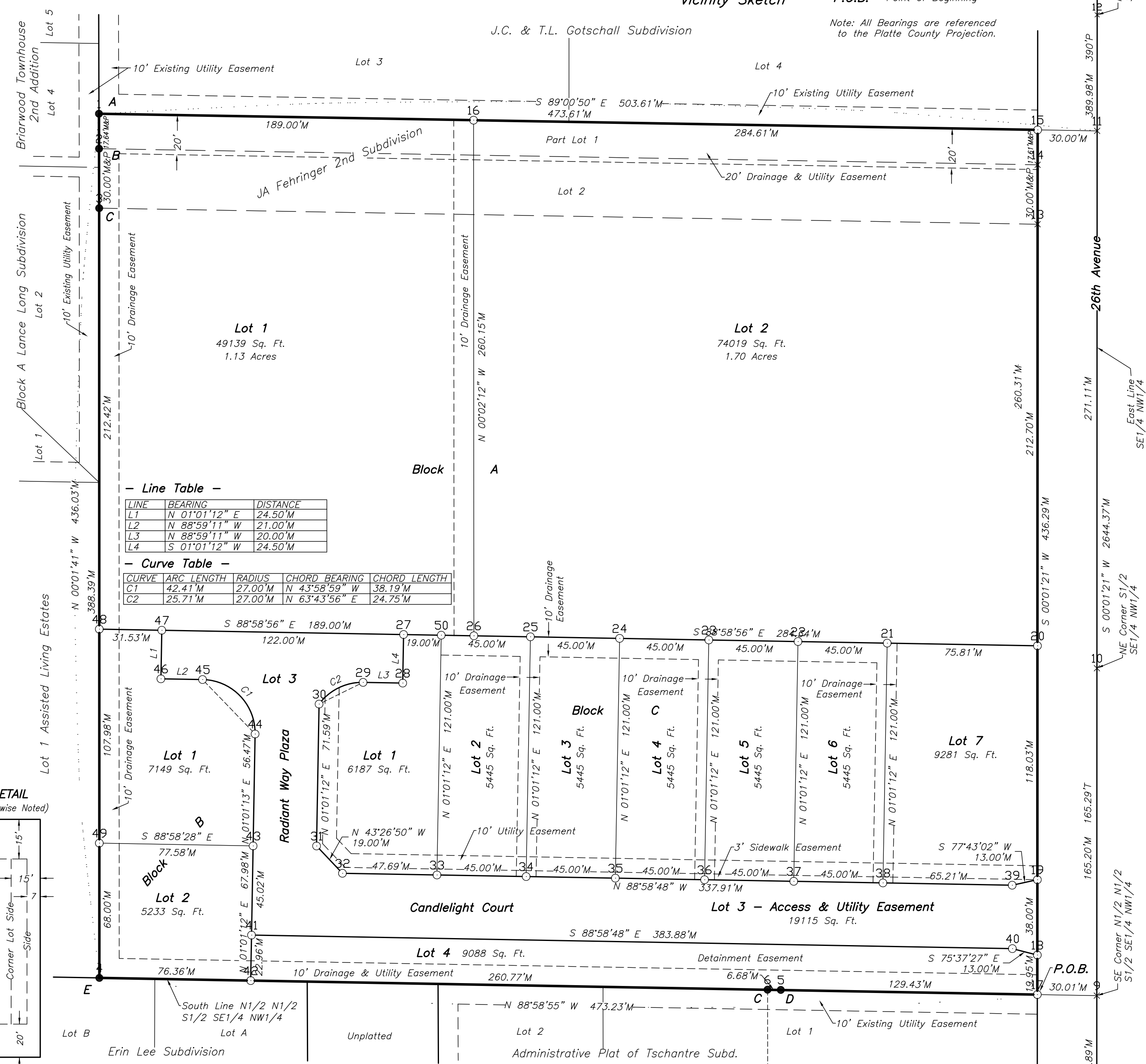
Zoning:
Current Zoning: R-1
Proposed Zoning Blocks B & C: R-2

Flood Plane:
Flood Zone: Zone X
Map Number: 31141C0330E
Effective Date: 04/19/2010
Community: City of Columbus 315272



- Legend-**
- Found Monument
 - Set 5/8" x 24" Rebar w/ Plastic Survey Cap (After City Approval)
 - × Computed Location
 - M Measured this Survey
 - T Recorded Measurement T.A. Tremel, L.S. #455
 - B Recorded Measurement B.D. Benck, L.S. #536
 - P Plat Measurement
 - P.O.B. Point of Beginning

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

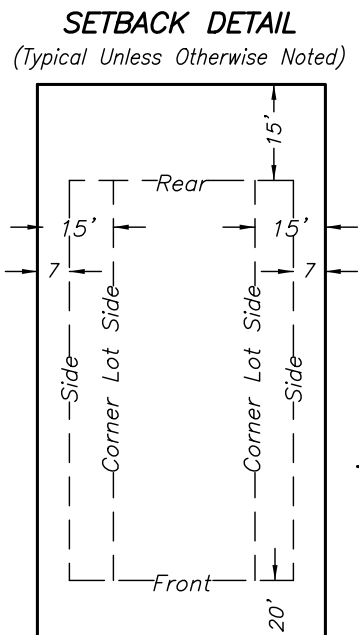


- Line Table -

LINE	BEARING	DISTANCE
L1	N 01°01'12" E	24.50'M
L2	N 88°59'11" W	21.00'M
L3	N 88°59'11" W	20.00'M
L4	S 01°01'12" W	24.50'M

- Curve Table -

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	42.41'M	27.00'M	N 43°58'59" W	38.19'M
C2	25.71'M	27.00'M	N 63°43'56" E	24.75'M



Field Notes:

- Found 1" iron pipe with plastic cap (L.S. #536)
- Found 5/8" rebar with plastic cap (L.S. #455)
- Found 1" iron pipe
- Found 3/4" iron pipe
- Found 5/8" rebar as called out in deed, found 3/4" Iron Bar S 79°50'32" E, 0.07 ft. from 5/8" Rebar

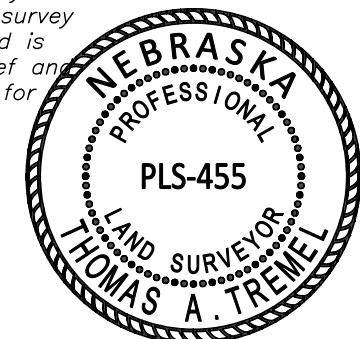
F. N1/4 Corner, Section 18, T17N, R1E – found 1" iron pipe with aluminum cap in monument well as recorded by B.D. Benck, L.S. #536 on December 13, 2013.
Ties: 22.39' NW to survey mark in top of curb
42.58' SW to survey mark in top of curb
44.02' SE to survey mark in top of curb
1' E to centerline of 26th Avenue South
0.5' South to centerline of 38th Street E&W

G. C1/4 Corner, Section 18, T17N, R1E – found 1" iron stake in monument well as recorded by T.A. Tremel, L.S. #455 on May 6, 1996.
Ties: 50.09' NW to NE corner of house
65.53' SE to NW corner of house
59.29' NE to chiseled "X" in concrete
30.81' North to centerline of 31st Street East
On centerline of 26th Avenue N&S

Description:
A tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehring 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4, all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast corner of said N1/2 N1/2 S1/2 SE1/4 NW1/4; thence N 88°58'55" W, 30.01 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the point of beginning; thence N 88°58'55" W, 473.23 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the Southeast corner of Lot 1 of Assisted Living Estates; thence N 00°01'41" W, 436.03 ft. on the East line of said Lot 1 and other surveyed subdivisions to the Southwest corner of J.C. and T.L. Gotschall Subdivision; thence S 89°00'50" E, 473.61 ft. on the South line of said J.C. and T.L. Gotschall Subdivision to the West right-of-way line of 26th Avenue; thence S 00°01'21" W, 436.29 ft. on the West right-of-way line of said 26th Avenue to the point of beginning, containing 4.74 acres more or less.

Surveyor's Statement:
I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.

Thomas A. Tremel
Thomas A. Tremel, P.L.S. #455
March 27, 2026



School Board:
This Final Plat of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District
on _____ Day of _____, 2026.
Secretary _____
President _____

Planning Commission:
This Final Plat of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission
on _____ Day of _____, 2026.
Chairman _____

City Council:
This Final Plat of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by
Resolution _____ by the City Council
on _____ Day of _____, 2026.
Mayor _____
City Clerk _____

FINAL PLAT
J.C. AND T.L. GOTSCHALL 2ND SUBDIVISION
COLUMBUS, PLATTE COUNTY, NEBRASKA



TMB DRAWN	TMB SURVEYED	02/27/2026 DATE	No. 1 Driftwood Drive – Columbus, NE 68601 Phone (402) 563-4589 – Fax (402) 563-3922
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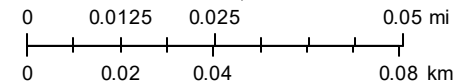


June 25, 2025
15:16 PM

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

1:1,622

- Lot Lines
- Sections
- Parcels
- Townships



- 6. Public hearing - Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall to rezone property located in Lots 1, 2, 3, and 4, Block B, and Lots 1, 2, 3, 4, 5, 6, and 7, Block C J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska from "R-1" (Single-Family Residential) to "R-2" (Two-Family Residential) and to amend the Future Land Use Map of the Comprehensive Plan (west side of 26th Avenue and 33rd Street).**

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, April 13, 2026, 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 in Lots 1, 2, 3 and 4, Block B and Lots 1, 2, 3, 4, 5, 6 and 7, Block C, J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska (west side of 26th Avenue and 33rd Street), from "R-1" (Single Family Residential) to "R-2" (Two-Family Residential) 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
Shuraya Choat, City Clerk

Publish: 04:02:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Andy Woehrer, Chief Building & Code Official
RE: Rezone Lots 1, 2, 3 and 4, Block B and Lots 1, 2, 3, 4, 5, 6 and 7, Block C, J.C. and T.L. Gotschall 2nd Subdivision from R-1 Single-Family Residential to R-2 Two-Family Residential.

RECOMMENDATION:

I recommend approval of the proposed rezoning from R-1 Single-Family Residential District to R-2 Two-Family Residential District and to amend the Future Land Use Map accordingly.

DISCUSSION:

We have received a rezoning application for Lots 1, 2, 3 and 4, Block B and Lots 1, 2, 3, 4, 5, 6 and 7, Block C, J.C. and T.L. Gotschall 2nd from R-1 Single-Family Residential to R-2 Two-Family Residential. The owner intends to develop the site for residential use. This rezoning is consistent with the Columbus Land Development Ordinance and is suitable for the surrounding area.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request for 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.

PROPERTY OWNER NAME: Jeffrey Gotschall and Tammi Gotschall

APPLICANT: Jeffrey Gotschall and Tammi Gotschall

APPLICANT MAILING ADDRESS: 3360 26th Ave., Columbus, NE 68601

APPLICANT PHONE NUMBER: 402-276-0911

APPLICANT EMAIL ADDRESS: jcgotschall@neb.rr.com

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

ATTORNEY PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL ADDRESS: clark@grantattorney.com

ADDRESS OF PROPERTY TO BE REZONED: 34th Street and 26th Ave., Columbus, NE 68601

LEGAL DESCRIPTION OF PROPERTY:

Lots 1, 2, 3 and 4, Block B, and Lots 1, 2, 3, 4, 5, 6 and 7, Block C J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska.

PRESENT ZONING CLASSIFICATION: R-1, Single-Family Residential

REQUESTED ZONING CLASSIFICATION: R-2, Two-Family Residential

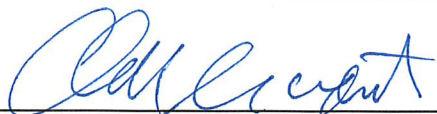
DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

Developing Subdivision

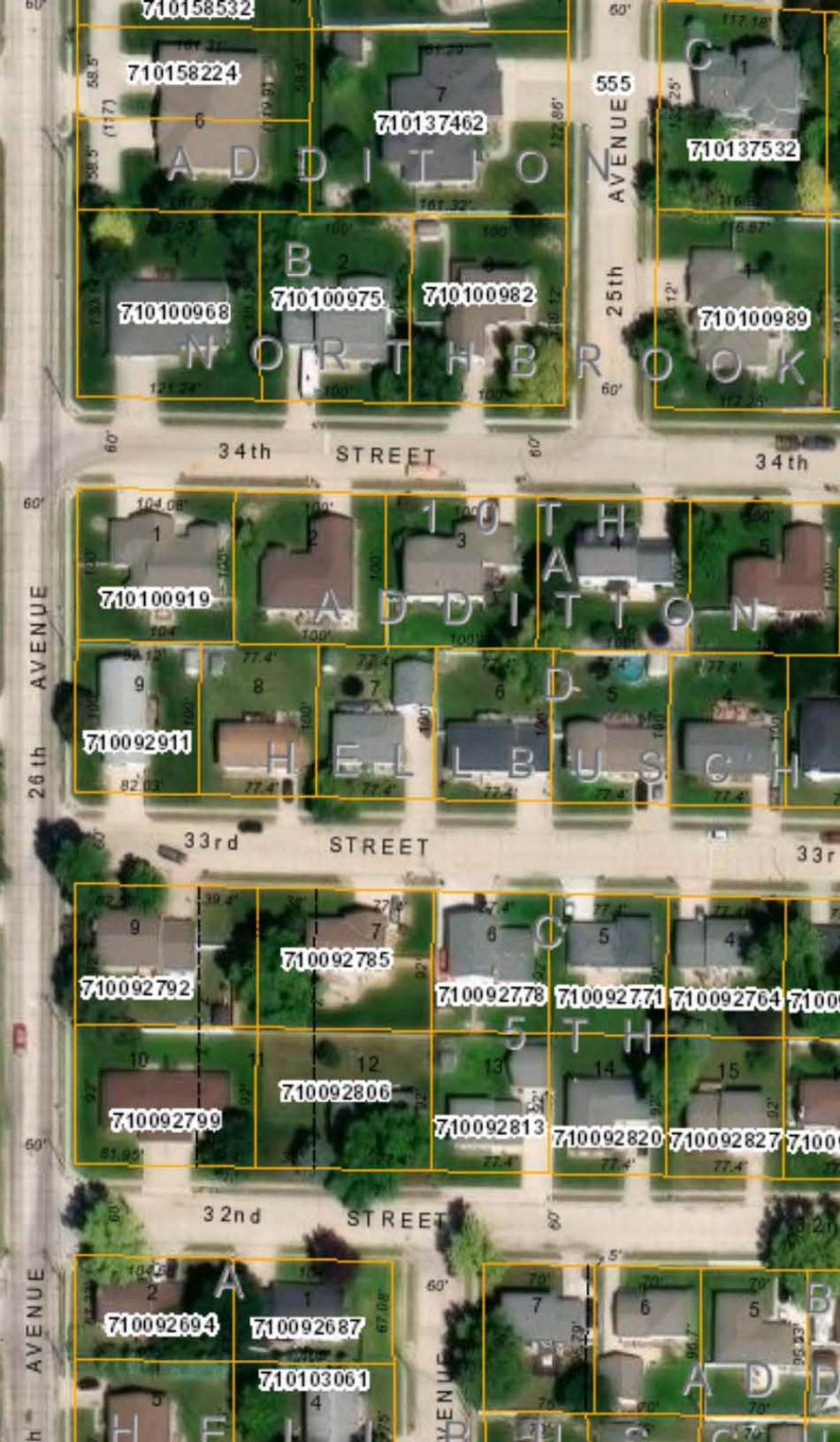
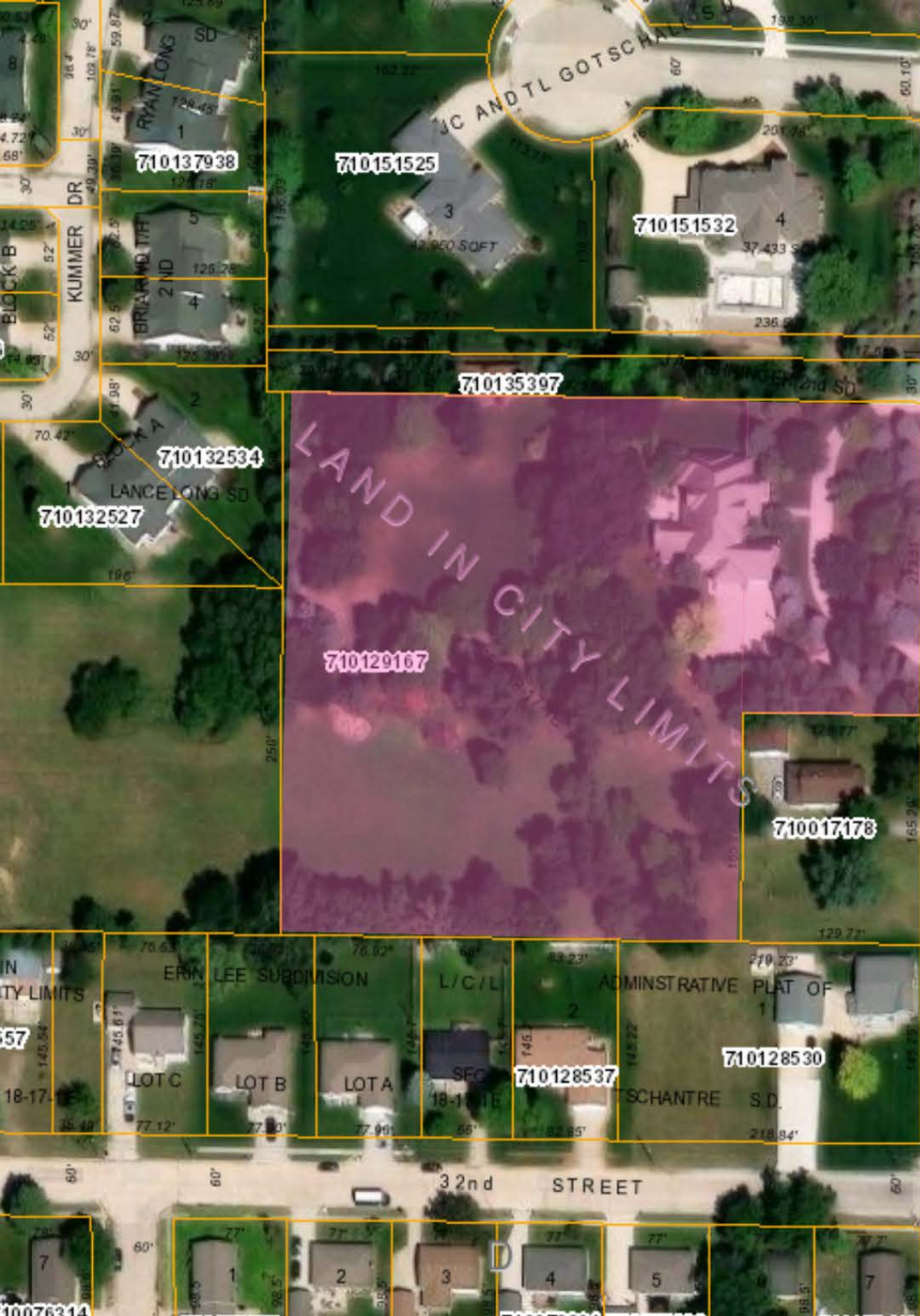
NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

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

DATED THIS 10th DAY OF February, 2026.



Owner or Owner's Representative





- 7. Public hearing - Application from Dale and Patricia Labenz to rezone property located in Lots 1, 2, 3, and 4 Lying South of the Union Pacific Right-of-Way and all of Lots 5, 6, 7, and 8, Block 73 and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska from "R-3" (Multiple-Family Residential) to "ML/C-1" (Light Industrial District) and to amend the Future Land Use Map of the Comprehensive Plan (northwest corner of 12th Street and 14th 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, April 13, 2026, 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 in Lots 1, 2, 3, and 4 Lying South of the Union Pacific Railroad Right-of-Way and all of Lots 5, 6, 7 and 8, Block 73, Original City of Columbus, Platte County Nebraska and the vacated alley adjacent thereto and the E 1/2 of vacated 15th Avenue from the northern boundary of 12th Street to the southern boundary of the Burlington Northern Railroad Right-of-Way and from the southern boundary of the Burlington Northern Right-of-Way to the southern boundary of the Union Pacific Right-of-Way, and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska lying South of Union Pacific Railroad Right-of-Way and all of the vacated alley lying south of and adjacent to said Lot 1, and all of that portion of the W 1/2 of vacated 15th Avenue lying east of and adjoining said Lot 1 and north of the south line of alley to the south line of the Union Pacific Railroad Right-of-Way (northwest corner of 12th Street and 14th Avenue) from "R-3" (Multiple-Family Residential) to "ML/C-1" (Light Industrial 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
Shuraya Choat, City Clerk

Publish: 04:03:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: April 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Andy Woehrer, Chief Building & Code Official
RE: Rezone Parcel # 710161787 from R-3 Multi-Family Residential District to ML/C-1 Light Industrial District

RECOMMENDATION:

I recommend approval of the proposed rezoning from R-3 Multi-Family Residential District to ML/C-1 Light Industrial District and to amend the Future Land Use Map accordingly.

DISCUSSION:

We have received a rezoning application for Parcel # 710161787 from R-3 Multi-Family Residential to ML/C-1 Light Industrial District. The owner intends to develop the site for convenience storage. This rezoning is consistent with the Columbus Land Development Ordinance and is suitable for the surrounding area.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request for 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.

PROPERTY OWNER NAME: Dale & Patricia Labenz

APPLICANT: Dale & Patricia Labenz

APPLICANT MAILING ADDRESS: 2210 37th Street, Columbus NE, 68601

APPLICANT PHONE NUMBER: 402-562-6128

APPLICANT EMAIL ADDRESS: dlabenz@neb.rr.com

~~ATTORNEY/FIRM:~~ Braden Labenz

~~ATTORNEY PHONE NUMBER:~~ 402-910-9150

~~ATTORNEY E-MAIL ADDRESS:~~ blabenz15@gmail.com

ADDRESS OF PROPERTY TO BE REZONED: No street address - Block 73 and Part of Block 74 Orig. City of Col

LEGAL DESCRIPTION OF PROPERTY:

See attached.

PRESENT ZONING CLASSIFICATION: R3

REQUESTED ZONING CLASSIFICATION: ML/C1

DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

Development of real property for building of improvements permitted under ML/C-1 (Light Industrial District) zoning including storage units/convenience storage.

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 13 DAY OF March, 2026.

Braden Labenz

Owner or Owner's Representative

Legal Description for Rezone

Lots 1, 2, 3, and 4 Lying South of the Union Pacific Railroad Right-of-Way and all of Lots 5, 6, 7 and 8, Block 73, Original City of Columbus, Platte County Nebraska and the vacated alley adjacent thereto and the E 1/2 of vacated 15th Avenue from the northern boundary of 12th Street to the southern boundary of the Burlington Northern Railroad Right-of-Way and from the southern boundary of the Burlington Northern Right-of-Way to the southern boundary of the Union Pacific Right-of-Way, and Lot 1, Block 74, Original City of Columbus, Platte County, Nebraska lying South of Union Pacific Railroad Right-of-Way and all of the vacated alley lying south of and adjacent to said Lot 1, and all of that portion of the W ½ of vacated 15th Avenue lying east of and adjoining said Lot 1 and north of the south line of alley to the south line of the Union Pacific Railroad Right-of-Way.





8. Building report for March 2026.



City of Columbus

Building Department

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

March Building Report Comments

For the Residential area, permits were issued for three single-family homes, as well as various residential alterations and additions. Additionally, permits were issued for five decks, six accessory structures, and eleven fences during the month of March.

On the Commercial side, permits were issued for alterations at Peace Lutheran Church, Amazon, and 3154 18th Ave Suite 3, as well as an addition to the Loup Public Power storage building.

Plan reviews are currently underway for the Tremel's building, addition to Blossom's Floral, Les Schwab Tire Center, and a couple wireless tower projects.

Andy Woehrer
Chief Building and Code Official
City of Columbus



City of Columbus Building Department Monthly Report

04/01/2026

MARCH 2026 2025

	MARCH 2026			MARCH 2025		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structu	6	\$696.75	\$124400.00	5	\$410.34	\$418963.00
Com Addition	1	\$996.13	\$254000.00	1	\$1122.63	\$300000.00
Com Alteration	4	\$11163.74	\$4744340.00	7	\$25996.69	\$11097697.00
Com New Constr	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Com Plumbing	3	\$91.00	\$31813.00	4	\$466.00	\$65300.00
Deck	5	\$617.42	\$87000.00	3	\$549.29	\$86000.00
Demolition	0	\$0.00	\$0.00	1	\$32.00	\$200000.00
Egress Window	0	\$0.00	\$0.00	3	\$97.30	\$6000.00
Fence	11	\$377.00	\$42200.00	10	\$320.00	\$41700.00
Gas line	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Addition	2	\$373.05	\$60000.00	1	\$200.44	\$31000.00
Res Addition Wo	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Alteration	6	\$504.15	\$66800.00	2	\$272.61	\$38999.08
Res New Construc	3	\$5000.55	\$1710000.00	14	\$13975.02	\$4311236.00
Res Plumbing	22	\$1960.00	\$693500.00	9	\$541.00	\$84100.00
Res Pool	1	\$92.75	\$12000.00	0	\$0.00	\$0.00
Signs	6	\$722.00	\$154000.00	3	\$176.00	\$64393.00
Sprinklers	6	\$132.00	\$125000.00	4	\$66.00	\$27400.00
Tree Removal	1	\$77.00	\$1.00	0	\$0.00	\$0.00
Wireless Tower	0	\$0.00	\$0.00	2	\$134.00	\$42000.00
YEAR TOTAL	77	\$22803.54	\$8105054.00	69	\$44359.32	\$16814788.08

Population: All Records
 Permit.DateIssued Between 3/1/2025 12:00:00 AM
 AND 3/31/2026 11:59:59 PM

9. Adjournment.