

City Council Regular Meeting  
Monday, April 20, 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](http://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. PRAYER**

**3. NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

**4. CONSENT AGENDA - The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.**

4.A. Minutes of April 6, 2026, City Council meeting.

PROCEEDINGS OF CITY COUNCIL  
April 6, 2026

A regular meeting of the mayor and council of the City of Columbus, Nebraska, was convened in open and public session on April 6, 2026, at 6 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 April 1, 2026, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor and city council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Cynthia Alarcòn, Charlie Bahr, Troy Hiemer, Rich Jablonski, Kat Lopez, AJ Palensky, Prent Roth, and Ron Schilling. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, Director of General Services Betsy Eckhardt, City Clerk Shuraya Choat, City Engineer Rick Bogus, Public Works Director Chuck Sliva, Police Chief Bret Strecker, Chief Building and Code Official Andy Woehrer, Finance Director Chris Norquest, Human Resource Director Tammy Orender, Communications Director Rachel Pensick, Planning and Economic Development Coordinator Jean Van Iperen, Communications Manager Matt Lindberg, Computer Network Technician Matt Soukup, and Communication Specialists Diane Drummond and Jennifer Lovell.
2. **PRAYER:** Hiemer led in prayer.
3. **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE:** The National Anthem was played and the Pledge of Allegiance was recited.
4. **CONSENT AGENDA:** The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda. The items on the consent agenda were approved as presented with a motion by Hiemer and a second by Bahr. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".
  - 4.A. **Minutes of March 16, 2026, City Council meeting.**
  - 4.B. **Minutes of March 16, 2026, Community Development Agency meeting.**
  - 4.C. **Minutes of March 30, 2026, Civil Service Commission meeting certifying police officer candidates Alexander Keller, Henry Juarez Babilio, and Dalton Weidner; and additional police officer candidates Rudolph Brunkhorst, Kyle Troost, and Christopher McElwain for potential position in the future.**

**4.D. Resolution No. R26-50 authorizing payment of various improvement projects.** Resolution No. R26-53 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER TO WIT: COMMONWEALTH ELECTRIC COMPANY, FRANKFORT SQUARE LIGHTING, \$5,250; GEHRING CONSTRUCTION AND READY MIX CO., INC., CONCRETE PAVING IMPROVEMENTS 2026, \$7,200; RUTJENS CONSTRUCTION, INC., COLUMBUS NORTH WELL NO. 20, \$93,510.

**4.E. Payroll and bills on file.** B=Bnd Pymnts; CP=Capt'l Proj; E=Expns; G=Grnts; I=Insrnc; L=Lic; M=Mbrshp; P=Pyemt; R=Rfnd; RT=Rent; S=Srcv & Supp; T=Trng. 4/10/26 payroll 907,149.22; 4/10/26 quarterly payroll 12,976.32; 7M Cleaning Sol 400.00 S; Ace Hdwr 696.20 S; Adept Media 110.00 S; Advance Auto 40.59 S; Allo 146.07 S; Amer Legal 10.00 S; Amer Red Cross 762.00 T; Armor Equip 331,060.84 CP; Arnold Mtr Sup 848.93 S; AT&T 1,604.22 S; Auburn Mem Lbry 15.00 S; Auxiant 170,258.44 I; Bauer Blt Tire 220.26 S; A Benesch 13,403.00 CP; Blackstone Pub 171.95 S; Blue to Gold 1,665.00 T; Bomgaars 1,078.57 S; Bound Tree Med 2,112.80 S; B Husmann 100.00 S; Chesterman Co 58.76 S; City of Col 4,158.82 S; Clay Hills 283.60 S; Club Prophet 517.00 S; Col Chmbr of Cmmrc 840.00 S; Col Cstm Emb 70.00 S; Cmmnwth Elect 5,250.00 CP; Core & Main 49,218.60 S; Culligan 582.80 S; DAS St Acctng 1,663.99 S; Dell Mrktng 2,640.49 S; Digitech 2,409.82 S; Drain Srgn 550.00 S; E. H. Wachs 642.98 S; Eakes 1,774.34 S; Ed M Feld 3,462.00 S; Egan Sup 628.88 S; Elect Pump 4,488.08 S; Elect Eng 389.72 S; Engnrd Cntrls 1,590.00 S; Fas-Break 315.00 S; Fedex 8.00 S; 1st Intrst Bank 37.50 S; Front Line Mble Hlth 28,500.00 S; Frontier 115.53 S; Galls 4,042.76 S; Gehring Const 12,088.44 CP; Gene Stffy 577.17 S; Gnrl Trffc Cntrls 2,851.00 S; Gldn West Indstrl Sup 1,649.60 S; Grainger 238.71 S; Grt Plns Bldg Sup 73.87 S; Grt Plns Comm 209.95 S; G Young Chev GMC 888.77 S; H2 Equip 546.00 S; Hach 909.59 S; Hawkins 3,610.75 S; HD Sup 76.48 S; HDR 13,948.76 CP; Hrtlnd Off Clnrs 535.00 S; Hmtwn Lsng 708.59 S; Ingram Lbry 3,382.11 S; Island Sup 430.45 S; Jackson Serv 3,466.15 S; J Deere Fin 98.72 S; T Kapels 16.76 E; Kelly Sup 1,561.43 S; Koch Excvtng 3,884.93 CP; M Krzycki 27.01 R; La Quinta Inn 707.70 S; Lacal Equip 811.00 S; LARM 17,803.56 I; Lawson Prod 165.66 S; J Levander 92.25 E; Lfgrd MD 215.00 S; Lncln Jrnl Star 863.54 S; Lncln Wnwtr Wrks 9,412.34 S; Logan Cntrctrs Sup 187.66 S; M Lugo & S Garcia 83.42 R; M & O Door 9.83 S; Matheson-Lnwld 65.43 S; McMaster-Carr 703.56 S; Menards 2,560.53 S; MARC 458.00 S; Mdwst Ptrlm Equip 8,750.58 S; Mdwst Srcv & Sales 8,400.00 S; Mdwst Tape 47.22 S; Mdwst Turf 2,229.16 S; Miller & Assoc 500.00 S; Miracle Pysystems 5,397.12 S; Mission Comm 2,779.20 S; Mitchellli 4,668.00 S; Motion Ind 1,693.74 S; MPH Ind 28,590.42 CP; Mueller Sprnklr 193.70 S; NAPA 11,029.56 S; NE Law Enfrcmnt 75.00 T;

PROCEEDINGS OF CITY COUNCIL

April 6, 2026

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NE Lbry Comm 5,957.00 S; NE Mun Fire Chiefs Assn 173.00 M; NE Pblc Hlth 726.00 S; NE State Fire Schl 600.00 T; NE St Vol Firefighters Assn 60.00 M; Newman Sgns 921.85 S; L Nickeson 144.31 E; North Amer UV 2,020.00 S; NW Elect 4,592.19 S; NoSwett 295.00 S; Obrist 152.29 S; Occptl Hlth 624.00 S; Olson's Pest 503.00 S; One Source 19.00 S; O'Reilly 619.78 S; Parbar Co 298.00 S; Pete Lien 7,666.37 S; Petty Cash 166.90 S; Pioneer Mfng 22.50 S; Platte Vllly Humane Soc 21,000.00 P; Points Cnsltng 3,450.00 CP; Prestox 152.32 S; Prncpl Life Ins 10,475.09 P; Proj Lfsvr 83.57 S; R & R Prod 1,177.65 S; Reardon Lawn 1,990.93 S; K Reid 2,210.00 S; Relentless 749.00 T; Rensenhous 192.62 S; Rvrsd Prtbls 110.00 S; M Rolf 48.00 R; Rutjens Const 93,510.00 CP; Rutt's Htng 6,444.81 S; Schaeffer Mfg 681.76 S; Schieffer Sgns 2,752.00 S; R Schilling 161.00 E; Security Equip 28,794.04 CP; Srvcmsr by Shevlin 2,661.00 S; Shevlin Sup 504.49 S; Sipple, Hansen, Emerson 2,791.65 S; Sleddens Trust 26.05 R; Southern Water Serv 2,382.75 S; Stericycle 73.96 S; Stryker Sales 701.25 S; Super Svr 86.46 S; The Golf Shop 44.76 S; Tire Outlet 1,250.00 S; Titan Mach 732.45 S; TK Elvtr 850.00 S; Trctr Sup 39.99 S; Traditions 1,100.00 S; Truck Cntr 2,027.39 S; True Ag & Turf 607.13 S; Turfwerks 1,382.85 S; Tweet's 140.00 S; UPS 2.00 S; USA Blue Bk 1,525.62 S; Van Wall 190.49 S; T Vasicek 2,419.80 T; Water Envrnmnt Fed 89.00 M; Water Sfty Prod 629.20 S; Wemhoff Rfg 2,164.34 S; Whentowork 1,540.00 S; White Cap 52.99 S. Total \$1,944,901.10.

5. **APPROVAL OF MINUTES:** Included in Consent Agenda
6. **SPECIAL PRESENTATIONS:**
  - 6.A. **Proclamation declaring April 12 through April 18, 2026, as National Public Safety Telecommunicators Week.** Bulkley read the proclamation declaring the week of April 12, 2026, as National Public Safety Telecommunicators Week and presented it to Pensick, Drummond, and Lovell.
7. **PUBLIC HEARINGS:** None
8. **PETITIONS AND COMMUNICATIONS:** None
9. **REPORTS OF CITY OFFICES:**
  - 9.A. **Columbus in Focus - General Administration.** Lindberg noted that the General Administration team consists of himself, Eckhardt, Van Iperen, Norquest, Choat, Orender, and Soukup. He outlined the goals of the Administration team and each team member provided updates for their respective departments.
10. **REPORTS OF COUNCIL COMMITTEES:** None
11. **REPORTS OF SPECIAL COMMITTEES:** None
12. **REPORTS ON LEGISLATION:** None
13. **NEW BUSINESS:**

- 13.A. 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). (Planning Commission recommends denial.)** John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, clarified that following the Planning Commission meeting, suggested changes were presented at a second meeting held with the property owners. He noted that the length of the cul-de-sac will be approximately 1342 feet which is 15 feet shorter than the proposed plat and comparable to other cul-de-sacs previously approved. Zwingman also discussed the 40-foot street right-of-way platted within the existing four lots and explained that he has been working with city staff to determine the most appropriate layout. He outlined two potential street design options: a 27-foot-wide street with a 4-foot sidewalk, allowing for parking on one side, or a 24-foot-wide street with a 4-foot sidewalk and no on-street parking, which would increase the buffer between the street and existing homes. It was noted that both options would require city council approval, as they do not conform to the current standards set forth in the Columbus Land Development Ordinance. Zwingman clarified that this would only apply to the four existing lots and that the street within the subdivision would have a 60 ft right-of-way. He stated that the projected traffic count meets the Local-road designation of the subdivision. Zwingman also explained that this preliminary plat is a replat of the existing K&S subdivision, which was approved by Platte County several years ago, and confirmed that the property, currently zoned R-1, will be rezoned in conjunction with the final plat and will allow for the development of 16 duplex units. Steve Blaser, 4829 14 Street and Bryan Muhsman, 1454 48 Avenue expressed concerns regarding the proposed street layout in the right-of-way, increased traffic, loss of buffer space, and parking during the construction period, especially for homeowners requiring handicap-accessible accommodations. Vasicek clarified that the developers must maintain reasonable access for the homeowners during the construction period. Both residents spoke in favor of the 24-foot-wide street with a 4-foot sidewalk on the north side. Bogus clarified that the sidewalk could be moved up next to the street curb line. Muhsman stated he preferred that option with the understanding he would be responsible for snow removal of that sidewalk. Bulkley reiterated the importance of communication between the developers and the existing homeowners throughout the entirety of the project. The public hearing closed with a motion by Hiemer and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". The preliminary plat of Sock Pond Addition including a 24-foot street right-of-way with a 4-foot sidewalk in the existing four lots and a waiver of subdivision regulations for length of cul-de-sac was approved with a motion by Hiemer and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, and Palensky, voted "Aye" and Roth and Schilling voted "Nay".
- 13.B. Quote from Downey Drilling, Inc. in the amount of \$48,918 for repair, replacement parts, and lining for Well No. 11.** The quote from Downey

Drilling, Inc. for repair, replacement parts, and well lining was accepted with a motion by Palensky and a second by Alarcòn. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”.

**13.C. Comments from mayor and city council members.** Bulkley acknowledged attending high school seniors Evan Pavlik and Howard Kloke who expressed interest in learning more about city government.

**14. RESOLUTIONS:**

**14.A. Resolution No. R26-51 requesting extension of the completion date for Community Development Block Grant No. 23-DTR-003 for downtown revitalization to May 14, 2027.** Resolution No. R26-51 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AUTHORIZING CITY STAFF TO REQUEST AND APPLY TO THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR AN EXTENSION OF THE COMPLETION DATE FOR COMMUNITY DEVELOPMENT BLOCK GRANT NO 23-DTR-003 FOR DOWNTOWN REVITALIZATION TO MAY 14, 2027, was adopted with a motion by Bahr and a second by Schilling. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”.

**14.B. Resolution No. R26-52 accepting proposal from BergankDV for audit services for fiscal years ending September 30, 2026, 2027, and 2028.** Resolution No. R26-52 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE PROPOSAL FROM BERGANKDV FOR AUDIT SERVICES FOR THE CITY OF COLUMBUS FOR FISCAL YEARS ENDING SEPTEMBER 30, 2026, 2027, AND 2028, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF COLUMBUS; AND TO REPEAL ALL RESOLUTIONS IN CONFLICT HEREWITH was adopted with a motion by Jablonski and a second by Lopez. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted “Aye” and none voted “Nay”.

**14.C. Resolution No. R26-53 approving Amendment No. 1 to the engineering services agreement with HDR Engineering, Inc. in the amount not to exceed \$90,749.40 for right-of-way acquisition services for the 8th Street and 12th Avenue intersection project. CIP #25-35** Bogus explained that the amendment is for right-of-way land acquisition services to construct a roundabout at the intersection of 8th Street and 12th Avenue. Resolution No. R26-53 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AMENDMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT WITH HDR ENGINEERING, INC. IN THE AMOUNT NOT TO EXCEED \$90,749.40 FOR RIGHT-OF-WAY ACQUISITION SERVICES FOR THE 8TH STREET AND 12TH AVENUE INTERSECTION PROJECT; A COPY OF WHICH IS ATTACHED HERETO

PROCEEDINGS OF CITY COUNCIL

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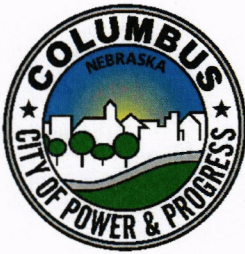
AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HERewith was adopted with a motion by Alarcòn and a second by Palensky. Alarcòn, Bahr, Hiemer, Jablonski, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay".

15. **ORDINANCES ON FIRST READING:** None
16. **ORDINANCES ON SECOND READING:** None
17. **ORDINANCES ON THIRD READING:** None
18. **PAYROLL AND BILLS ON FILE:** Included in Consent Agenda
19. **UNFINISHED BUSINESS:** None
20. **ADJOURNMENT:** The meeting adjourned at 7:09 p.m.

Presented and approved this 20th day of April 2026.

OFFICE OF THE CITY CLERK  
: Shuraya Choat

4.B. Reappointment of Neil Carnes and Mark Bierman to the Board of Adjustment for three-year terms.



City Hall  
2500 14th St. Suite 3  
Columbus, NE 68601  
402-562-4220  
[www.columbusne.us](http://www.columbusne.us)


# MEMORANDUM

**DATE:** April 13, 2026  
**TO:** City Council Members  
**FROM:** James B. Bulkley, Mayor  
**SUBJECT:** Reappointments

With your permission, I wish to submit the following names to you for reappointment at the April 20, 2026, City Council meeting. Per Council Rules, the two-week waiting period is automatically waived for someone who is reappointed to the same or similar position.

## BOARD OF ADJUSTMENT (Three-Year Term)

Neil Carnes  
Mark Bierman

  
James B. Bulkley, Mayor

4.C. Renewal of solid waste hauling licenses for Ace Sanitation Service, Inc., Beemer Lumber LLC dba Discount Dumpster, Hilltop Rolloff LLC dba Callaway Rolloff, S2 Roll-offs Refuse & Recycling, Smash the Trash Sanitation LLC, U & I Sanitation LLC, and Waste Connections of Nebraska, Inc., contingent on bond requirements being met.

# City of Columbus

## **Application for License Solid Waste Hauling**

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$87,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

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Name of Applicant: ACE SANITATION SERVICE, INC.

Business Address of Applicant: 3264 E 15 Ave  
Columbus NE 68601

Business Phone: 402-564-4397

Contact Person: Mary Peterson

Contact Phone: 402-606-9621 (cell)

Email Address: dmp@ace-sanitation.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed: Mary Peterson 3-25-26  
Authorized Representative of Business Date

# City of Columbus

## Application for License Solid Waste Hauling

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$5,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

---

Name of Applicant: BEEMER LUMBER LLC DBA DISCOUNT DUMPSTER

Business Address of Applicant: 4407 W Norfolk Ave  
Norfolk, NE

Business Phone: 402-309-3227

Contact Person: Kelly Haacke

Contact Phone: 402-309-3227

Email Address: haackekelly@gmail.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed: K. Haacke 4/10/26  
Authorized Representative of Business Date

# City of Columbus

## Application for License Solid Waste Hauling

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$18,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

---

Name of Applicant: HILLTOP ROLLOFF LLC DBA CALLAWAY ROLLOFF

Business Address of Applicant: 82405 536 Ave  
Newman Grove, NE 68758

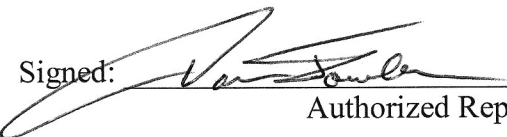
Business Phone: 402 367 3867

Contact Person: Dan Fowler

Contact Phone: 402-741-2218

Email Address: dsfowler@hotmail.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed:  4-13-26  
Authorized Representative of Business Date

# City of Columbus

## Application for License Solid Waste Hauling

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$5,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

---

Name of Applicant: S2 ROLL-OFFS REFUSE & RECYCLING

Business Address of Applicant: 2050 E. 23<sup>rd</sup> St  
Fremont, NE 68025


Business Phone: 402-727-6806

Contact Person: David Poe

Contact Phone: 402-727-6806

Email Address: David.poe@S2rolloffs.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed:  Canyon Ferris 3/25/26  
Authorized Representative of Business Date

# City of Columbus

## **Application for License Solid Waste Hauling**

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$5,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

---

Name of Applicant: SMASH THE TRASH SANITATION LLC

Business Address of Applicant: Po Box 69  
Columbus Ne 68602

Business Phone: 531-230-1453

Contact Person: Tammy or Bill Becker

Contact Phone: 402-910-1070 402-910-0078

Email Address: Smashthetrashsanitation@gmail.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed: Tammy Becker 4/1/26  
Authorized Representative of Business Date

# City of Columbus

## Application for License Solid Waste Hauling

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$354,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

Name of Applicant: U & I SANITATION

Business Address of Applicant: P.O. BOX 1310 - Columbus NE 68602  
2255 48 Ave - Columbus NE 68601

Business Phone: 402-563-2220

Contact Person: Tim Cech

Contact Phone: 402-910-6761

Email Address: Usanitation36@gmail.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed: Tim Cech March 18<sup>th</sup> 2026  
Authorized Representative of Business Date

# City of Columbus

## Application for License Solid Waste Hauling

Honorable Mayor and City Council:

The undersigned hereby applies for a license to remove solid waste from within the corporate city limits of the City of Columbus, Nebraska, as provided for by Chapter 50, Title V of Columbus City Code, accompanied with a City Clerk's receipt for \$150.00 license fee and a bond for \$36,000 as required by Section 50.15.

Above said license expires on the 30<sup>th</sup> day of April each year and must be renewed annually.

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Name of Applicant: WASTE CONNECTIONS OF NEBRASKA, INC.

Business Address of Applicant: 1200 Hamilton St.  
Fremont, NE 68025

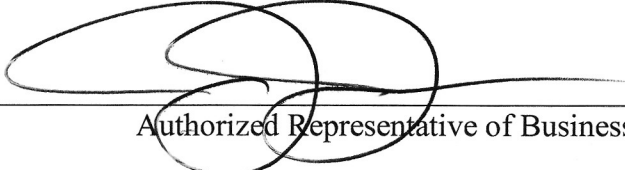
Business Phone: 402-721-7511

Contact Person: Jamie Johnson

Contact Phone: 402-721-7511

Email Address: jamie@wasteconnections.com

The applicant, by his/her signature below, hereby agrees to abide by all DOT, Local, State and Federal regulations pertaining to the collection, transport and disposal of solid waste collected from within the corporate city limits of the City of Columbus.

Signed:  \_\_\_\_\_  
Authorized Representative of Business

3/16/26  
Date

4.D. Finance department report.

CASH SUMMARY BY FUND FOR CITY OF COLUMBUS  
 FROM 12/01/2025 TO 12/31/2025  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 12/01/2025	Total Debits	Total Credits	Ending Balance 12/31/2025
100	GENERAL FUND	8,785,316.16	1,892,934.48	1,826,936.89	8,851,313.75
189	PERPETUAL CARE	89,519.82	168.61	0.00	89,688.43
200	STREETS/ENGINEERING	(2,425,952.21)	399,671.15	350,086.10	(2,376,367.16)
205	AIRPORT	1,360,248.75	156,437.58	25,963.43	1,490,722.90
206	DOWNTOWN BID	104,527.11	11,868.39	21.51	116,373.99
210	SALES TAX	1,927,142.25	553,378.30	214,678.03	2,265,842.52
211	1/2 CENT SALES TAX	2,243,025.71	260,603.49	0.00	2,503,629.20
212	GAMING TAX	588,330.75	49,230.65	55,000.00	582,561.40
220	COMMUNICATIONS - E911	706,261.24	206,267.45	124,173.31	788,355.38
221	COMMUNICATIONS - WIRELESS E911	209,613.75	11,777.85	10,290.51	211,101.09
225	COMMUNICATIONS-EC-911 EQUIPMENT	(53,744.27)	0.00	0.00	(53,744.27)
240	HOUSING REHAB & LOANS	421,261.64	908.44	95.00	422,075.08
260	PROGRESS AND JOBS GROWTH	1,304,356.74	57,775.25	0.00	1,362,131.99
270	KENO	573,712.72	2,002.79	152,062.50	423,653.01
400	DEBT SERVICE FUND	(696,018.58)	2.92	0.00	(696,015.66)
480	COMMUNITY REDEVL AUTH	290,850.77	4,062.50	9,400.00	285,513.27
500	UTILITY SERVICE	22,035,263.45	926,091.07	299,103.61	22,662,250.91
520	WATER	16,421,029.49	564,366.38	223,653.50	16,761,742.37
530	LOUP DISTRIBUTION	3,299,500.99	6,214.81	1,181,201.50	2,124,514.30
560	STORMWATER UTILITY	1,747,979.97	38,437.20	8,304.37	1,778,112.80
570	SOLID WASTE DIVISION	4,627,601.28	340,834.47	166,651.80	4,801,783.95
600	HEALTH INSURANCE	3,033,665.63	125,306.66	251,172.01	2,907,800.28
710	FIRE PENSION	69,733.61	131.35	609.00	69,255.96
730	LICENSES TO SCHOOLS	10,680.00	330.00	0.00	11,010.00
740	LIBRARY FOUNDATION	623,646.18	0.00	0.00	623,646.18
745	LIBRARY ENDOWMENT	1,857,430.24	0.00	0.00	1,857,430.24
750	GERRARD PARK TRUST	161,644.49	1,445.89	0.00	163,090.38
999	PAYROLL CLEARING	(36,959.07)	1,098,728.81	1,028,884.26	32,885.48
	TOTAL - ALL FUNDS	69,279,668.61	6,708,976.49	5,928,287.33	70,060,357.77

4.E. Payroll and bills on file.

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
11391 04/21/2026	5 STAR PUMPING SEPTIC SERVICES INVOICE	1347	GREASE PIT PUMPING	300.00	
			Total:	300.00	
			Net of 1 Invoices / 0 Checks	300.00	
02359 04/21/2026	911 CUSTOM LLC INVOICE	63320	BLACKINTON FLEX BADGE - DREIFURST QM	38.00	
04/21/2026	INVOICE	64190	POLICE PATCH, NAME TAPE - ROMSHEK QM	61.00	
04/21/2026	INVOICE	63321	BLACKINTON FLEX BADGE - MAGDALENO QM	38.00	
			Total:	137.00	
			Net of 3 Invoices / 0 Checks	137.00	
02057 04/21/2026	A TO Z MESSAGING INVOICE	21084	ANSWERING SERVICE	148.50	
			Total:	148.50	
			Net of 1 Invoices / 0 Checks	148.50	
00116 04/21/2026	ACE HARDWARE & GARDEN CNT INVOICE	218558/5	AJAX, HEX FLDUP 9 IN 1	14.58	
04/21/2026	INVOICE	218568/5	RAIN GAUGE	3.59	
04/21/2026	INVOICE	218579/5	PAINT TRAY, TRAY LINERS	19.77	
04/21/2026	INVOICE	218582/5	PAINT PAIL, BRUSH	20.75	
04/21/2026	INVOICE	218586/5	DIAMOND CRYSTAL SOLAR	6.99	
04/21/2026	INVOICE	218589/5	P&F LATEX	32.00	
04/21/2026	INVOICE	218611/5	6 PC SCREWDRIVERS	6.99	
04/21/2026	INVOICE	218632/5	MARKING FLAG 100PK	25.98	
04/21/2026	INVOICE	218637/5	WOOD SCREW	8.49	
04/21/2026	INVOICE	218668/5	ELBOW 45 PVC	14.97	
04/21/2026	INVOICE	218679/5	DRY ERASE MARKER, SUPER GLUE, 2-CYCLE OIL	38.94	
04/21/2026	INVOICE	218692/5	SHARPEN MOWER BLADE, BRIGGS OIL, SCOTTS 3 S'	135.47	
04/21/2026	INVOICE	218693/5	COBALT DRILL BIT	29.99	
04/21/2026	INVOICE	218695/5	RISR REMOVAL TOOL, THREAD SEAL TAPE, NIPPLE	30.32	
04/21/2026	INVOICE	218702/5	COUPLE INSERT, HOSE CLAMP, POLY PIPE	35.96	
04/21/2026	INVOICE	218751/5	6" CABLE TIE	2.99	
			Total:	427.78	
			Net of 16 Invoices / 0 Checks	427.78	
00180 04/21/2026	ADVANCE AUTO PARTS INVOICE	5606609267602	BRAKE CLEANER	162.00	
			Total:	162.00	
			Net of 1 Invoices / 0 Checks	162.00	
01321 04/21/2026	ALL STAR AUTO GLASS INVOICE	WAS1049432	WINDSHIELD	285.00	
			Total:	285.00	
			Net of 1 Invoices / 0 Checks	285.00	
10784 04/21/2026	ALL STAR PRO GOLF INVOICE	INV44134	PENCILS - IMPRINTED	483.88	
04/21/2026	INVOICE	INV44135	PENCILS - IMPRINTED	483.88	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	967.76	
			Net of 2 Invoices / 0 Checks	967.76	
01189 04/21/2026	AMERICAN RED CROSS INVOICE	23182214	LIFEGUARD RECERTIFICATION	144.00	
			Total:	144.00	
			Net of 1 Invoices / 0 Checks	144.00	
00418 04/21/2026	AQUA-CHEM INC INVOICE	00210851	HYPOCHLORITE SOLUTION, HYDROCHLORIC ACID	1,217.70	
04/21/2026	INVOICE	00210852	HYPOCHLORITE SOLUTION, HYDROCHLORIC ACID	6,497.70	
			Total:	7,715.40	
			Net of 2 Invoices / 0 Checks	7,715.40	
00587 04/21/2026	AQUA-PURE INC INVOICE	COLNE033126	MONTHLY SERVICE CONTRACT - SOUTH & NORTH WE:	9,043.33	
			Total:	9,043.33	
			Net of 1 Invoices / 0 Checks	9,043.33	
10561 04/21/2026	ARNOLD MOTOR SUPPLY INVOICE	78NV181136	SPIN-ON, PM 5W20 SYN	49.40	
04/21/2026	INVOICE	78NV181392	AIR, OIL & CABIN AIR FILTERS	26.96	
04/21/2026	INVOICE	78NV180979	AIR, CABIN AIR & OIL FILTERS, PM 5X20 SYN	62.63	
04/21/2026	INVOICE	78NV181035	OIL FILTER HOUSING W/OIL COOLER & FILTER	308.16	
04/21/2026	INVOICE	78NV181054	FUEL INJECTOR O-RING SET	4.51	
04/21/2026	INVOICE	78NV180354	STUD-WHL	14.76	
04/21/2026	INVOICE	78NV180351	STUD-WHL	18.45	
04/21/2026	INVOICE	78NV180188	NUT-WHL, STUD-WHL	41.27	
04/21/2026	INVOICE	78NV180633	20X25X2 PLEATED FILTER	20.46	
04/21/2026	INVOICE	78NV180367	CABIN AIR FILTER	13.27	
04/21/2026	INVOICE	78NV180663	BRAKE LUBE	23.99	
04/21/2026	INVOICE	78NV180662	BRAKE PADS	285.78	
04/21/2026	INVOICE	78NV180501	PM 5W20 SYN	37.43	
04/21/2026	INVOICE	78NV180817	BRAKE ROTOR	250.32	
04/21/2026	INVOICE	78NV181581	AIR FILTER	24.99	
			Total:	1,182.38	
			Net of 15 Invoices / 0 Checks	1,182.38	
11463 04/21/2026	AT&T MOBILITY-CC INVOICE	GGV032026	TABLETS 3/05/26 - 4/04/26	1,586.80	
04/21/2026	INVOICE	GGH032026	TABLETS 3/05/26 - 4/04/26	485.90	
			Total:	2,072.70	
			Net of 2 Invoices / 0 Checks	2,072.70	
10663 04/21/2026	AUXIANT INVOICE	4162026HEALTH	HEALTH FUNDING	52,323.61	
04/21/2026	INVOICE	4162026FLEX	FLEX FUNDING	5,809.99	
04/21/2026	INVOICE	4022026HEALTH	HEALTH FUNDING	39,415.65	
04/21/2026	INVOICE	4092026HEALTH	HEALTH FUNDING	30,767.49	
04/21/2026	INVOICE	4022026FLEX	FLEX FUNDING	7,129.68	
04/21/2026	INVOICE	4092026FLEX	FLEX FUNDING	1,486.87	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	136,933.29	
			Net of 6 Invoices / 0 Checks	136,933.29	
02344	BAIRD HOLM LLP				
04/21/2026	INVOICE	353435	TAX INCREMENT FINANCE	216.00	
			Total:	216.00	
			Net of 1 Invoices / 0 Checks	216.00	
00461	BEHLEN TOWING LLC				
04/21/2026	INVOICE	36152	TOWING	150.00	
04/21/2026	INVOICE	36166	TOWING	150.00	
04/21/2026	INVOICE	36168	TOWING	150.00	
04/21/2026	INVOICE	36175	TOWING	150.00	
04/21/2026	INVOICE	36181	TOWING	150.00	
04/21/2026	INVOICE	36187	TOWING	150.00	
04/21/2026	INVOICE	36193	TOWING	150.00	
			Total:	1,050.00	
			Net of 7 Invoices / 0 Checks	1,050.00	
11324	BENCHMARK GOVERNMENT SOLUTIONS LLC				
04/21/2026	INVOICE	23711	MEALS - POPPE	439.30	
04/21/2026	INVOICE	23693	MEALS - AUTEN	59.75	
			Total:	499.05	
			Net of 2 Invoices / 0 Checks	499.05	
01315	BENESCH ALFRED & COMPANY				
04/21/2026	INVOICE	358009	LIFT STATION #15 WESTBROOK	5,324.50	
04/21/2026	INVOICE	358291	LIFT STATION #28 35TH AVE S OF 26TH ST	6,048.00	
			Total:	11,372.50	
			Net of 2 Invoices / 0 Checks	11,372.50	
11529	BEST BOOKS INC				
04/21/2026	INVOICE	526852	BOOKS	914.82	
04/21/2026	INVOICE	526853	BOOKS	242.89	
			Total:	1,157.71	
			Net of 2 Invoices / 0 Checks	1,157.71	
02555	BGNE INC				
04/21/2026	INVOICE	PI0143125	BRAKE STOP SQUEAL SERVICE KIT	20.30	
			Total:	20.30	
			Net of 1 Invoices / 0 Checks	20.30	
00969	BIERMAN CONTRACTING INC.				
04/21/2026	INVOICE	266811	REMOVE & REPLACE MOTOR FROM DIGESTER	322.50	
04/21/2026	INVOICE	266808	WINDOW REPLACEMENT	1,895.00	
			Total:	2,217.50	
			Net of 2 Invoices / 0 Checks	2,217.50	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
03256	BLACK HILLS ENERGY				
04/21/2026	INVOICE	0778 7198 98 APR	2NATURAL GAS	121.02	
04/21/2026	INVOICE	0815 1921 75 APR	2NATURAL GAS	464.91	
04/21/2026	INVOICE	0975 7626 75 APR	2NATURAL GAS	631.79	
04/21/2026	INVOICE	1450 5796 12 APR	2NATURAL GAS	151.99	
04/21/2026	INVOICE	2278 6168 20 APR	2NATURAL GAS	78.21	
04/21/2026	INVOICE	3343 6679 78 APR	2NATURAL GAS	66.33	
04/21/2026	INVOICE	4086 6115 74 APR	2NATURAL GAS	59.53	
04/21/2026	INVOICE	4447 5106 07 APR	2NATURAL GAS	144.60	
04/21/2026	INVOICE	4665 9615 35 APR	2NATURAL GAS	64.63	
04/21/2026	INVOICE	5048 9157 09 APR	2NATURAL GAS	81.50	
04/21/2026	INVOICE	5317 1214 84 APR	2NATURAL GAS	78.04	
04/21/2026	INVOICE	5389 9420 88 APR	2NATURAL GAS	89.19	
04/21/2026	INVOICE	5431 5180 01 APR	2NATURAL GAS	137.23	
04/21/2026	INVOICE	5915 3548 20 APR	2NATURAL GAS	77.31	
04/21/2026	INVOICE	6007 1329 48 APR	2NATURAL GAS	1,304.18	
04/21/2026	INVOICE	6310 3990 85 APR	2NATURAL GAS	363.08	
04/21/2026	INVOICE	6942 7542 63 APR	2NATURAL GAS	167.40	
04/21/2026	INVOICE	7226 0844 98 APR	2NATURAL GAS	147.74	
04/21/2026	INVOICE	7504 0422 35 APR	2NATURAL GAS	86.05	
04/21/2026	INVOICE	8429 6210 02 APR	2NATURAL GAS	720.80	
04/21/2026	INVOICE	9767 8260 47 APR	2NATURAL GAS	62.91	
			Total:	5,098.44	
			Net of 21 Invoices / 0 Checks	5,098.44	
11148	BOB MCDONALD GARAGE DOOR				
04/21/2026	INVOICE	1462	REPAIR OVERHEAD DOOR AT STATION 1	2,895.32	
			Total:	2,895.32	
			Net of 1 Invoices / 0 Checks	2,895.32	
00240	BOUND TREE MEDICAL LLC				
04/21/2026	INVOICE	86159839	ECG 4 & 6 WIRE CABLE COMB	205.98	
			Total:	205.98	
			Net of 1 Invoices / 0 Checks	205.98	
11340	BRAUNER AUSTIN				
04/21/2026	INVOICE	4.06.2026	PLASMA TIME, CLEANUP/DEBUR	85.00	
			Total:	85.00	
			Net of 1 Invoices / 0 Checks	85.00	
00091	CAROLINA SOFTWARE				
04/21/2026	INVOICE	97597	WASTEWORCS SOFTWARE SUPPORT	600.00	
			Total:	600.00	
			Net of 1 Invoices / 0 Checks	600.00	
10604	CASEY'S MAIL SERVICE LLC				
04/21/2026	INVOICE	5580	WATER STATEMENTS, MISSING POSTAGE	5,410.09	
04/21/2026	INVOICE	5583	LIBRARY/MEDIA MAIL	863.17	
			Total:	6,273.26	
			Net of 2 Invoices / 0 Checks	6,273.26	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
00060	CDW GOVERNMENT				
04/21/2026	INVOICE	AI8PJ9J	SUBSCRIPTION RENEWAL VMWARE SOFTWARE	15,578.88	
04/21/2026	INVOICE	AI7KL7D	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CREATI'	5,398.49	
			Total:	20,977.37	
			Net of 2 Invoices / 0 Checks	20,977.37	
11417	CENTRAL COMMUNITY COLLEGE AG CLUB				
04/21/2026	INVOICE	119	INSTALLATION - WINTER/HOLIDAY	2,069.35	
			Total:	2,069.35	
			Net of 1 Invoices / 0 Checks	2,069.35	
00293	CENTRAL VALLEY AG COOPERATIVE				
04/21/2026	INVOICE	2603563	PERFECTION LAWN	231.25	
			Total:	231.25	
			Net of 1 Invoices / 0 Checks	231.25	
10398	CLAY HILLS AG				
04/21/2026	INVOICE	138839	DUPLICATOR 6 (GLYPHOSATE)	487.50	
			Total:	487.50	
			Net of 1 Invoices / 0 Checks	487.50	
02542	CNC REPAIR LLC				
04/21/2026	INVOICE	8665	LOF, KEY FOBS, BRAKE PADS & ROTORS - VIN #9'	1,030.65	
04/21/2026	INVOICE	8752	LOF - VIN #9729	58.55	
04/21/2026	INVOICE	8776	LOF - VIN #0363	58.55	
04/21/2026	INVOICE	8780	OXYGEN SENSORS, LOF - VIN #6325	1,069.33	
04/21/2026	INVOICE	8819	LOF - SERPENTINE BELT, 4 TIRES - VIN #1009	1,152.97	
04/21/2026	INVOICE	8836	LOF - VIN #2269	58.55	
04/21/2026	INVOICE	8885	ALTERNATOR, SPEED SENSOR - VIN #4596	1,217.27	
			Total:	4,645.87	
			Net of 7 Invoices / 0 Checks	4,645.87	
03141	COLUMBUS COMMUNITY HOSPITAL				
04/21/2026	INVOICE	10002274	PHARMACY	1,189.37	
			Total:	1,189.37	
			Net of 1 Invoices / 0 Checks	1,189.37	
10768	COLUMBUS CREDIT SERVICES				
04/21/2026	INVOICE	ACCTY150 MAR 26	COLLECTIONS	522.02	
04/21/2026	INVOICE	PCCBD01 MAR 26	PRE-COLLECT NOTICES	23.40	
04/21/2026	INVOICE	ACCB100 MAR 26	COLLECTIONS	11.20	
			Total:	556.62	
			Net of 3 Invoices / 0 Checks	556.62	
01638	COLUMBUS FAMILY RESOURCE CTR				
04/21/2026	INVOICE	4/01/2026	MONTHLY LEASE PAYMENT	11,491.30	
			Total:	11,491.30	
			Net of 1 Invoices / 0 Checks	11,491.30	

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11482 04/21/2026	CONNOISSEUR MEDIA COLUMBUS INVOICE	CC-KK-1251230068	ADVERTISING	600.00	
			Total:	600.00	
			Net of 1 Invoices / 0 Checks	600.00	
02718 04/21/2026	CORE & MAIN LP INVOICE	Y817537	18 - 510M M2 S/POINT WIRED	3,685.32	
04/21/2026	INVOICE	Y817541	18 - 510M M2 S/POINT WIRED	3,685.32	
04/21/2026	INVOICE	Y817548	18 - 510M M2 S/POINT WIRED	3,685.32	
04/21/2026	INVOICE	Y817571	24 - 3/4S IPERL+ 1000G	4,897.20	
			Total:	15,953.16	
			Net of 4 Invoices / 0 Checks	15,953.16	
03147 04/21/2026	CORNHUSKER PUBLIC POWER DIST INVOICE	415030001 APR 26	ELECTRICITY	82.07	
04/21/2026	INVOICE	415030005 APR 26	ELECTRICITY	38.71	
04/21/2026	INVOICE	415030006 APR 26	ELECTRICITY	208.00	
04/21/2026	INVOICE	415030008 APR 26	ELECTRICITY	176.53	
			Total:	505.31	
			Net of 4 Invoices / 0 Checks	505.31	
03149 04/21/2026	CULLIGAN OF COLUMBUS INVOICE	303321	5 GALLON WATER DELIVERY	36.50	
04/21/2026	INVOICE	303484	EQUIPMENT - REVERSE OSMOSIS	34.00	
04/21/2026	INVOICE	303489	EQUIPMENT - REVERSE OSMOSIS	67.50	
04/21/2026	INVOICE	303569	EQUIPMENT - COOLER	12.00	
04/21/2026	INVOICE	303702	SERVICE LABOR	189.00	
			Total:	339.00	
			Net of 5 Invoices / 0 Checks	339.00	
01539 04/21/2026	D & K PRODUCTS INVOICE	99333IN	HERBICIDE, ARMORTECH, 21-22-4 STARTER	3,797.50	
04/21/2026	INVOICE	99598IN	EC 35-0-7 .10 DIMENSION	2,031.75	
04/21/2026	INVOICE	99613IN	EC 35-0-7 .10 DIMENSION	1,354.50	
			Total:	7,183.75	
			Net of 3 Invoices / 0 Checks	7,183.75	
00061 04/21/2026	DALE JOHNSON TRUCKING INVOICE	43502	ROAD GRAVEL	4,869.07	
			Total:	4,869.07	
			Net of 1 Invoices / 0 Checks	4,869.07	
11164 04/21/2026	DANIELS PRODUCE LLC INVOICE	3.01.2026-3.31.2026	YARD WASTE REMOVAL 3/01/2026 - 3/31/2026	809.44	
			Total:	809.44	
			Net of 1 Invoices / 0 Checks	809.44	
11528 04/21/2026	DATAVANT INVOICE	0550693462	BASIC FEE	20.00	

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			Total:	20.00	
			Net of 1 Invoices / 0 Checks	20.00	
10276 04/21/2026	DELL MARKETING LP INVOICE	10869936501	DELL PRO RUGGED LAPTOP	2,240.06	
			Total:	2,240.06	
			Net of 1 Invoices / 0 Checks	2,240.06	
00374 04/21/2026	DUNBAR DOUGLAS INVOICE	4.01.2026	MONTHLY COMMISSIONS - GREEN FEES & CART REN'	25,187.48	
04/21/2026	INVOICE	4.01.2026	LIQUOR COMMISSIONS	202.62	
04/21/2026	INVOICE	4.01.2026	MONTHLY CONTRACT	7,379.56	
			Total:	32,769.66	
			Net of 3 Invoices / 0 Checks	32,769.66	
03158 04/21/2026	EAKES OFFICE SOLUTIONS INVOICE	INV758578	COPIER CONTRACT	257.79	
04/21/2026	INVOICE	9314304-0	ENVELOPES - WATER OFFICE	213.93	
04/21/2026	INVOICE	INV759482	COPIER CONTRACT - WATER OFFICE	831.29	
			Total:	1,303.01	
			Net of 3 Invoices / 0 Checks	1,303.01	
03026 04/21/2026	FBI-LEEDA INC. INVOICE	200136738	ELI- COLUMBUS, NE 12/2025 JORGE MAGDALENO	795.00	
04/21/2026	INVOICE	200136866	ELI- COLUMBUS, NE 12/2025	795.00	
04/21/2026	INVOICE	200137183	ELI- COLUMBUS, NE 12/2025 JAYMEE LEVANDER	795.00	
			Total:	2,385.00	
			Net of 3 Invoices / 0 Checks	2,385.00	
00242 04/21/2026	FIRST NATIONAL BANK OMAHA INVOICE	B9HAVX	SOUTHWEST - EXTRA LEGROOM	118.00	
04/21/2026	INVOICE	3.19.2026	CENTRAL SQUARE TRAINING - PARKING, HOTEL, NI	3,131.90	
04/21/2026	INVOICE	4.03.2026	FTO TRAINING IN GRAND ISLAND - MEALS	108.89	
04/21/2026	INVOICE	054CYQ2DD	MODERN SAMURAI PROJECT	630.00	
04/21/2026	INVOICE	1455	BAR 14	42.07	
04/21/2026	INVOICE	3.19.2026	CHICAGO MDW AIRPORT - MEALS	65.80	
04/21/2026	INVOICE	B9HAVX	SOUTHWEST - CHECKED BAGS	70.00	
04/21/2026	INVOICE	B9HAVX	SOUTHWEST - CHECKED BAGS	70.00	
04/21/2026	INVOICE	176	CHIPOTLIE	30.94	
04/21/2026	INVOICE	23	YAMATO SUSHI	65.22	
04/21/2026	INVOICE	3.09.2026	UNIV OF NEBR PESTICIDE CLASS & TESTING	95.00	
04/21/2026	INVOICE	FVAHFGXAD	FUSE LENSES- PRESCRIPTION SUNGLASS LENS - A:	223.64	
04/21/2026	INVOICE	113-5176184-557546	AMAZON - TACTICAL MOLLE RADIO HOLSTER - ALDI	11.89	
04/21/2026	INVOICE	101-0321-373640	OPTICS- RISE ARMAMENT FLAT TRIGGER - BALESTI	133.75	
04/21/2026	INVOICE	711244	KAW VALLEY PRECISION 2.25" LINEAR COMP - BA:	50.94	
04/21/2026	INVOICE	12124123191	PALMETTO - PSA 11.5" 5.56 RIFLE UPPER - VEN:	238.68	
04/21/2026	INVOICE	60092	COLUMBUS CUSTOM EMB - MESH CAP MCLLOUD QM	33.00	
04/21/2026	INVOICE	32121789	TACTICAL GEAR	52.94	
04/21/2026	INVOICE	3.31.2026	NEBRASKA NOTARY - DANIELS	107.00	
04/21/2026	INVOICE	114-4628555-548022	AMAZON - PAPER TOWELS	86.00	
04/21/2026	INVOICE	114-6435804-753220	AMAZON - TOILET BOWL CLEANER	51.98	
04/21/2026	INVOICE	114-6436390-832904	AMAZON - TOILET PAPER	115.80	

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04/21/2026	INVOICE	114-9850289-792983	AMAZON - PLEDGE, HAND SOAP, HAND SANITIZER,	494.44	
04/21/2026	INVOICE	1231712	APCO INTERNATIONAL	770.00	
04/21/2026	INVOICE	3.31.2026	NEBRASKA NOTARY	107.00	
04/21/2026	INVOICE	RINV488345	RAY ALLEN MANUFACTURING	811.16	
04/21/2026	INVOICE	113-8761311-339305	AMAZON - PUFFS, POSTER TUBES, TRASH BAGS, E	147.63	
04/21/2026	INVOICE	97812794	NE STATE FIREMARSHAL ELEVATOR INSPECTION	120.00	
04/21/2026	INVOICE	3.11.2026	NEBRASKA NOTARY - ROMSHEK	107.00	
04/21/2026	INVOICE	52137	GAYLORD HOTEL	317.42	
04/21/2026	INVOICE	113-2777235-613541	AMAZON - DOCUMENT SCANNER, POSTER TUBE	421.88	
04/21/2026	INVOICE	27885234	ELITE K-9 - MARTIN SYSTEM	408.27	
04/21/2026	INVOICE	113-5922010-470100	AMAZON - TRAVEL PET CARRIER	28.99	
04/21/2026	INVOICE	113-0393112-634102	AMAZON - TRASH BAGS, 12V FUSE BOX	105.42	
04/21/2026	INVOICE	90486236	FEDEX	217.36	
04/21/2026	INVOICE	113-6875191-751385	AMAZON - MOTOROLA SCREEN REPLACEMENT KIT, HI	59.97	
04/21/2026	INVOICE	2899	KIRBY K9 - NEOPRENE FULL ARM GAUNTLET	90.00	
04/21/2026	INVOICE	113-9495128-756104	AMAZON - KEYCHAIN CAR ESCAPE TOOL - MEISINGI	12.84	
04/21/2026	INVOICE	2000146-63643319	WALMART - CHIPS, ORIGAMI PAPER, CHEEZ-IT, N	135.70	
04/21/2026	INVOICE	112-0871112-675544	AMAZON - CHECK VALVE COMBO	149.50	
04/21/2026	INVOICE	112-0932482-026181	AMAZON - LAPTOP BACKPACK, CALCULATOR	87.66	
04/21/2026	INVOICE	112-2369334-208746	AMAZON - VACUUM BAGS	25.64	
04/21/2026	INVOICE	112-2399629-188580	AMAZON - KLEENEX	58.39	
04/21/2026	INVOICE	112-3936460-167862	AMAZON - TOWEL ROLL	65.96	
04/21/2026	INVOICE	112-5471776-907462	AMAZON - RGONOMIC KEYBOARD & MOUSE	79.99	
04/21/2026	INVOICE	112-5608704-751780	AMAZON - REPLACEMENT VACUUM CARPET BRUSH & I	88.33	
04/21/2026	INVOICE	112-5622323-699061	AMAZON - WINCH ROPE	27.89	
04/21/2026	INVOICE	112-7308549-661141	AMAZON - PARCHMENT PAPER	29.99	
04/21/2026	INVOICE	112-8148093-368264	AMAZON - CATALOG MAILING ENVELOPES	45.56	
04/21/2026	INVOICE	112-9257979-042580	AMAZON - GEL PENS	12.40	
04/21/2026	INVOICE	112-9268890-743141	AMAZON - SHEET PROTECTORS, SHARPIE MARKERS,	47.21	
04/21/2026	INVOICE	112-9409999-018345	AMAZON - INK CARTRIDGE	130.78	
04/21/2026	INVOICE	114-0410395-191781	AMAZON - WIRELESS KEYBOARD & MOUSE	49.99	
04/21/2026	INVOICE	114-0410395-191781	CREDIT - AMAZON WIRELESS KEYBOARD	(49.99)	
04/21/2026	INVOICE	114-0700424-516980	AMAZON - LAPTOP STAND, WIRELESS KEYBOARD & I	106.01	
04/21/2026	INVOICE	114-0766175-869461	AMAZON - INK CARTRIDGE	123.26	
04/21/2026	INVOICE	114-5974306-591383	AMAZON - 6-PORT RAIL SWITCH, RAIL POWER SUP!	1,427.16	
04/21/2026	INVOICE	114-6093887-506663	AMAZON - WIRELESS SEMTECH AIRLINK AC ADAPTEI	65.39	
04/21/2026	INVOICE	114-6292513-972906	AMAZON - WIRELESS KEYBOARD & MOUSE	49.99	
04/21/2026	INVOICE	114-7097044-340740	AMAZON - WATER FILTER CARTRIDGE	117.88	
04/21/2026	INVOICE	114-9731500-080261	AMAZON - INK CARTRIDGE	129.00	
04/21/2026	INVOICE	INV347369672	ZOOM WORPLACE PRO ANNUAL 3/26/26 - 3/25-27	159.90	
04/21/2026	INVOICE	112-5181199-060504	AMAZON - BOOK	22.37	
04/21/2026	INVOICE	112-7107759-294506	AMAZON - BOOK	34.95	
04/21/2026	INVOICE	112-8360222-905223	AMAZON - BOOK	34.46	
04/21/2026	INVOICE	112-9843628-759304	AMAZON - BOOK	15.87	
04/21/2026	INVOICE	1113-0022391-51874	AMAZON - HARRY POTTER DVD	15.48	
04/21/2026	INVOICE	113-0260282-424582	AMAZON - BOOK	27.19	
04/21/2026	INVOICE	113-0831534-195384	AMAZON - BOOK	6.39	
04/21/2026	INVOICE	113-1706971-554185	AMAZON - BOOKS	253.46	
04/21/2026	INVOICE	113-1827025-633381	AMAZON - HDMI/USB DUAL MODE VISUAL COMMUNIC	263.99	
04/21/2026	INVOICE	113-1863027-767860	AMAZON - BOOKS	174.86	
04/21/2026	INVOICE	113-2610619-206665	AMAZON - BOOK	19.80	
04/21/2026	INVOICE	113-2849701-183302	AMAZON - WARRIORS SKYCLAN	62.34	
04/21/2026	INVOICE	113-3164206-028902	AMAZON - BOOK	25.24	
04/21/2026	INVOICE	113-4107193-064980	WIRELESS ALL IN ONE PRINTER	326.59	
04/21/2026	INVOICE	113-4357237-733303	AMAZON - BOOK	19.98	
04/21/2026	INVOICE	113-4487118-693623	AMAZON - BOOK	8.95	
04/21/2026	INVOICE	113-4622873-595860	AMAZON - BOOK	8.09	

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04/21/2026	INVOICE	113-4975131-762022	AMAZON - BOOK	18.05	
04/21/2026	INVOICE	113-6645009-634261	AMAZON - BOOKS	360.28	
04/21/2026	INVOICE	113-6823467-418743	AMAZON - BOOKS	42.21	
04/21/2026	INVOICE	113-8810139-984984	AMAZON - BOOK	23.58	
04/21/2026	INVOICE	113-8860348-252585	AMAZON - BOOK	13.54	
04/21/2026	INVOICE	113-9218639-111062	AMAZON - BOOK	12.29	
04/21/2026	INVOICE	113-9354035-535702	AMAZON - BOOK	16.72	
04/21/2026	INVOICE	114-2267715-352021	AMAZON - BOOK	6.58	
04/21/2026	INVOICE	114-2913068-348663	AMAZON - LANDMAN DVD	39.97	
04/21/2026	INVOICE	114-4271339-457144	AMAZON - BOOK	11.21	
04/21/2026	INVOICE	114-5528758-520262	AMAZON - BOOKS, TAPE	178.63	
04/21/2026	INVOICE	114-7529804-513863	AMAZON - WHITEBOARD ERASER	5.86	
04/21/2026	INVOICE	112-0774333-327062	CREDIT - AMAZON STERILITE GASKET BOX	(35.22)	
04/21/2026	INVOICE	112-4950783-553700	CREDIT - AMAZON USB C ADAPTER FOR IPHONE	(7.99)	
04/21/2026	INVOICE	608060136479	WALMART - PRETZEL, FROSTING, COOKIES	44.25	
04/21/2026	INVOICE	608744562406	WALMART - POCKY, WHOPPERS, CANDY	51.53	
04/21/2026	INVOICE	173763	WALMART - GIFT CARDS	60.00	
04/21/2026	INVOICE	111-0109108-334424	AMAZON - MOUNTING DOTS	48.79	
04/21/2026	INVOICE	111-2808003-599785	AMAZON - TOY STORY 4	20.99	
04/21/2026	INVOICE	111-8583050-464262	AMAZON - ZOOTOPIA, LIGHTYEAR	22.52	
04/21/2026	INVOICE	111-8639685-429141	AMAZON - TABLE RUNNER	20.98	
04/21/2026	INVOICE	111-9797293-996263	AMAZON - MILK AND HONEY	16.98	
04/21/2026	INVOICE	112-0189708-788747	AMAZON - BOOK	6.64	
04/21/2026	INVOICE	112-0774333-327062	AMAZON - BOOKS	75.98	
04/21/2026	INVOICE	112-0774333-327062	AMAZON - BOOKS	17.80	
04/21/2026	INVOICE	112-0774333-327062	AMAZON - BOOKS, SCISSORS, GASKET BOX	465.96	
04/21/2026	INVOICE	112-2560384-270741	AMAZON - BOOK	30.28	
04/21/2026	INVOICE	112-3394582-353385	AMAZON - STERILITE GASKET BOX	38.70	
04/21/2026	INVOICE	112-4876363-183623	AMAZON - BOOK	46.75	
04/21/2026	INVOICE	112-4950783-553700	AMAZON - BOOKS, CARD STOCK	393.45	
04/21/2026	INVOICE	851687	HYVEE - PLANNING SESSION	24.71	
04/21/2026	INVOICE	3.11.2026	BHM WORLD HERALD NEWSPAPER SUBSCRIPTION	35.99	
04/21/2026	INVOICE	642181	THE TABLE GROUP SIX TYPES - CHRIS NORQUEST	25.00	
04/21/2026	INVOICE	646671	THE TABLE GROUP SIX TYPES - ENGINEERING	125.00	
04/21/2026	INVOICE	114-7889677-974581	AMAZON - DRY ERASE LAPBOARDS	26.99	
04/21/2026	INVOICE	112-2546779-767863	EASEL PAD, STICKY NOTES, LEGAL PADS	81.96	
04/21/2026	INVOICE	114-5151466-189063	AMAZON - HIGH SPEED PETG FILAMENT	281.94	
04/21/2026	INVOICE	114-7895556-344342	AMAZON - THE AI DRIVEN LEADER, ELKAY GPM RE	87.32	
04/21/2026	INVOICE	145658422	NE STATE FIRE MARSHAL - STORAGE TANKS PERMI'	51.25	
04/21/2026	INVOICE	112-5060872-485861	AMAZON - PVC PIPE BEVELING TOOL, PVC DEBURR'	96.98	
04/21/2026	INVOICE	114-4388038-563142	AMAZON - ELKAY GPM REGULATOR, 48 PK PREMIUM	87.82	
04/21/2026	INVOICE	114-0674671-272503	AMAZON - 48 PK PREMIUM 40 HOLES	25.49	
04/21/2026	INVOICE	111-1517712-769460	AMAZON - 5 GALLON BUCKET, FLOWER SCISSORS, I	97.93	
04/21/2026	INVOICE	114-5607540-082826	AMAZON - PAINT MARKERS FOR CREATIVE DISTRIC'	29.99	
04/21/2026	INVOICE	112-2736411-683380	AMAZON - HIGH SPEED PETG FILAMENT	21.99	
04/21/2026	INVOICE	114-0885540-499540	AMAZON - HIGH SPEED PETG FILAMENT	528.77	
04/21/2026	INVOICE	112-8666720-624183	AMAZON - HIGH SPEED PETG FILAMENT	52.99	
04/21/2026	INVOICE	114-6346151-902260	AMAZON - TOP DESIGN 30 PACK	34.99	
04/21/2026	INVOICE	114-0495411-496261	AMAZON - PAINT BRUSHES FOR CREATIVE DISTRIC'	29.97	
04/21/2026	INVOICE	112-2735953-819223	AMAZON - ROTARY LAWNMOWER BLADE	176.91	
04/21/2026	INVOICE	114-3870889-236262	AMAZON - THE AI DRIVEN LEADER, REPORT COVER:	93.96	
04/21/2026	INVOICE	10402831476	SAM'S CLUB - FLOWERS	141.11	
04/21/2026	INVOICE	4.08.2026	PARKS FOUNDATION WEBSITE SUBSCRIPTION	276.00	
04/21/2026	INVOICE	50158549	SURVEY MONKEY ANNUAL SUBSCRIPTION	468.00	
04/21/2026	INVOICE	124853	HYVEE	60.00	
04/21/2026	INVOICE	225744	HYVEE - KINGS HAWAIAN, PRETZEL BITES	90.00	
04/21/2026	INVOICE	543990	WALMART - SIMPLY LEMONADE, NAPKINS, CUPS, P:	11.86	

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04/21/2026	INVOICE	935794	WALMART - AIRHEADS, PLAY DOH, SPRINKLER, DI'	218.90	
04/21/2026	INVOICE	2095	BLICK ART	396.39	
04/21/2026	INVOICE	207348	WALMART - LARGE RG SPK	54.97	
04/21/2026	INVOICE	200401	WALMART	141.44	
04/21/2026	INVOICE	499485	HYVEE - PARKS & REC EVENT	75.00	
04/21/2026	INVOICE	114-8160091-851141	AMAZON - HIGH SPEED PETG FILAMENT	52.99	
04/21/2026	INVOICE	112-6577803-662903	AMAZON - HIGH SPEED PETG FILAMENT	52.99	
04/21/2026	INVOICE	3.19.2026	PMC PARKING	11.00	
04/21/2026	INVOICE	63728	COURTYARD BY MARRIOTT - NICKESON	145.95	
04/21/2026	INVOICE	3.14.2026	COLUMBUS TELEGRAM SUBSCRIPTION	37.99	
04/21/2026	INVOICE	011247	JERSEY MIKE'S	18.27	
04/21/2026	INVOICE	105560	NE STATE FIRE MARSHAL - ANNUAL INSPECTION	240.00	
04/21/2026	INVOICE	26216	HAVEN TECHNOLOGY - REPAIR SC-100 NEW MOTHERI	180.00	
04/21/2026	INVOICE	260	RECEIPTS FROM WILDFIRE DEPLOYMENT - GAS & SI	698.27	
04/21/2026	INVOICE	38212	AMERICAN LIBRARY ASSOC - THE POWER OF BOUND:	80.10	
04/21/2026	INVOICE	3292026	CONSTANT CONTACT	30.40	
04/21/2026	INVOICE	351338	FIVE BELOW	189.50	
04/21/2026	INVOICE	112-1817513-909223	AMAZON - PINK PRINTER PAPER	12.12	
04/21/2026	INVOICE	112-3010242-572105	AMAZON - TONER CARTRIDGE, STICKY NOTES	276.60	
04/21/2026	INVOICE	112-3738084-396180	AMAZON - STICKY EASEL PADS, NOTE PADS, PENC:	55.17	
04/21/2026	INVOICE	112-8247431-143304	AMAZON - USB FEMALE ADAPTER, PACKING TAPE	34.78	
04/21/2026	INVOICE	112-8680398-508824	AMAZON - KILLERS OF THE FLOWER MOON	20.99	
04/21/2026	INVOICE	4048096278	GODADDY - DOMAIN RENEWAL	39.98	
04/21/2026	INVOICE	4049075867	GODADDY - DOMAIN RENEWAL	88.36	
04/21/2026	INVOICE	112-8247431-143304	CREDIT - AMAZON USB ADAPTER	(5.99)	
04/21/2026	INVOICE	1024360296-TED	TED DEKKER - MILLIE MAVEN BOOK BUNDLE	38.98	
04/21/2026	INVOICE	3428381940	THE MARQUETTE HOTEL	978.32	
04/21/2026	INVOICE	1.28.2026	CORNHUSKER MARRIOTT	144.76	
04/21/2026	INVOICE	5531908259	GOOGLE WORKSPACE	12.00	
04/21/2026	INVOICE	4.11.2026	TRAINING MEALS, HOTEL, FUEL - OFFICER AUTEN	992.15	
			Total:	24,661.03	
			Net of 166 Invoices / 0 Checks	24,661.03	
00169	FRONTIER				
04/21/2026	INVOICE	30818801750912722	PHONE/INTERNET/FAX LINES	2,352.19	
04/21/2026	INVOICE	30818802060523942	E911 PHONE CHARGES 3/30/26 TO 4/29/26	89.84	
			Total:	2,442.03	
			Net of 2 Invoices / 0 Checks	2,442.03	
11413	FRONTLINE COUNSELING LLC				
04/21/2026	INVOICE	3.20.2026	OFFICER WELLNESS/MENTAL HEALTH CHECK	1,350.00	
			Total:	1,350.00	
			Net of 1 Invoices / 0 Checks	1,350.00	
03174	GEHRING CONSTRUCTION &				
04/21/2026	INVOICE	89489	19-1/2"X4" ALUMINUM GOLD STANDARD	64.62	
04/21/2026	INVOICE	89552	38TH STREET & 43RD AVE	194.50	
			Total:	259.12	
			Net of 2 Invoices / 0 Checks	259.12	
00303	GENE STEFFY FORD				
04/21/2026	INVOICE	232804	REPLACE STARTER - VIN #6177	563.54	
04/21/2026	INVOICE	232095	REPAIR COOLING SYSTEM ON AMBULANCE	1,202.52	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	1,766.06	
			Net of 2 Invoices / 0 Checks	1,766.06	
01373 04/21/2026	GRAINGER INVOICE	9869443763	ENCLOSER, INTERIOR PANEL	1,131.36	
			Total:	1,131.36	
			Net of 1 Invoices / 0 Checks	1,131.36	
MISC 04/21/2026	GRANVILLE INVOICE	CUSTOM HOMES INC 04/14/2026	UB refund for account: 200-37462-00	24.30	
			Total:	24.30	
			Net of 1 Invoices / 0 Checks	24.30	
02594 04/21/2026	GREAT PLAINS INVOICE	BUILDING SUPPLY 2604-552038	2X4-14 SPF	19.54	
			Total:	19.54	
			Net of 1 Invoices / 0 Checks	19.54	
02075 04/21/2026	GREAT PLAINS INVOICE	COMMUNICATIONS 139461 4025624220	PHONE/INTERNET	1,509.47	
			Total:	1,509.47	
			Net of 1 Invoices / 0 Checks	1,509.47	
10556 04/21/2026 04/21/2026	H2 EQUIPMENT INVOICE INVOICE	LLC INV-9332 INV-9316	REPAIR/RESEAL HYDRAULIC CYLINDER REPAIR STEERING CYLINDER MOUNT	212.53 2,212.23	
			Total:	2,424.76	
			Net of 2 Invoices / 0 Checks	2,424.76	
10970 04/21/2026	HAVANA STONE INVOICE	LLC MIXED	MIXED MEDIA CLASS	245.00	
			Total:	245.00	
			Net of 1 Invoices / 0 Checks	245.00	
00272 04/21/2026 04/21/2026	HAWKINS INVOICE INVOICE	INC 7386089 7376905	CHEMICALS CHEMICALS	4,719.41 6,900.62	
			Total:	11,620.03	
			Net of 2 Invoices / 0 Checks	11,620.03	
03185 04/21/2026 04/21/2026 04/21/2026 04/21/2026	HDR ENGINEERING INVOICE INVOICE INVOICE INVOICE	INC 1200805500 1200812737 1200814799 1200814063	COLUMBUS SAFE STREETS & ROADS FOR ALL NORTH WELL #20 DESIGN PHASE SERVICES SANITARY SEWER HYDRAULIC MODEL CONVERSION COLUMBUS SAFE STREETS & ROADS FOR ALL	22,798.53 24,193.00 5,625.00 32,451.27	
			Total:	85,067.80	
			Net of 4 Invoices / 0 Checks	85,067.80	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
01424	HEARTLAND NATURAL GAS LLC				
04/21/2026	INVOICE	171554	NATURAL GAS	140.58	
04/21/2026	INVOICE	171555	NATURAL GAS	842.12	
04/21/2026	INVOICE	171556	NATURAL GAS	218.94	
04/21/2026	INVOICE	171557	NATURAL GAS	58.06	
04/21/2026	INVOICE	171558	NATURAL GAS	40.58	
04/21/2026	INVOICE	171559	NATURAL GAS	31.81	
04/21/2026	INVOICE	171560	NATURAL GAS	181.62	
04/21/2026	INVOICE	171561	NATURAL GAS	29.97	
04/21/2026	INVOICE	171562	NATURAL GAS	302.35	
04/21/2026	INVOICE	171563	NATURAL GAS	1,075.81	
04/21/2026	INVOICE	171564	NATURAL GAS	919.12	
04/21/2026	INVOICE	171567	NATURAL GAS	52.08	
04/21/2026	INVOICE	171568	NATURAL GAS	1,489.76	
04/21/2026	INVOICE	171569	NATURAL GAS	584.49	
Total:				5,967.29	
Net of 14 Invoices / 0 Checks				5,967.29	
11182	HOPKINS JERI KAY				
04/21/2026	INVOICE	4.08.2026	REIMBURSE MILEAGE & MEALS	705.45	
Total:				705.45	
Net of 1 Invoices / 0 Checks				705.45	
00403	HOWERTER MD MARK S				
04/21/2026	INVOICE	4.01.2026	EMERGENCY MEDICAL DIRECTOR - JCC	616.00	
04/21/2026	INVOICE	4.01.2026	EMERGENCY MEDICAL DIRECTOR	687.75	
Total:				1,303.75	
Net of 2 Invoices / 0 Checks				1,303.75	
01551	HUTCHESON ENGINEERING				
04/21/2026	INVOICE	95049	VOGELSAND CARTRIDGE SEAL KIT	3,695.78	
Total:				3,695.78	
Net of 1 Invoices / 0 Checks				3,695.78	
03192	HY-VEE INC				
04/21/2026	INVOICE	580200092801	CUPS, FOLGERS, COOKIES, DONUTS	67.19	
04/21/2026	INVOICE	580200419254	DONUTS, WATER, COOKIES	37.35	
04/21/2026	INVOICE	580196862104	COOKIES - POLICE INTERVIEWS	15.99	
04/21/2026	INVOICE	580194342950	FRITO LAY CLASSIC, SPRITE	19.97	
04/21/2026	INVOICE	580195347254	FOOD FOR PROLONGED STRUCTURE FIRE	108.33	
Total:				248.83	
Net of 5 Invoices / 0 Checks				248.83	
00480	IMAGETREND INC				
04/21/2026	INVOICE	PS-INV124074	ELITE RESCUE, CAD DISTRIBUTION ANNUAL FEE	8,323.74	
Total:				8,323.74	
Net of 1 Invoices / 0 Checks				8,323.74	
02676	INDUSTRIAL SYSTEMS AND				
04/21/2026	INVOICE	5068615	TAP, COBALT SCREWMACH DRILL	10.68	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	10.68	
			Net of 1 Invoices / 0 Checks	10.68	
03199	JACKSON SERVICES INC				
04/21/2026	INVOICE	5784081	MATS	91.76	
04/21/2026	INVOICE	5784089	UNIFORMS	83.70	
04/21/2026	INVOICE	5786128	MATS, MOPS, POLISH TOWEL, WINDSHIELD WIPE, !	149.95	
04/21/2026	INVOICE	5786133	MATS, SHOP TOWELS, UNIFORMS	352.83	
04/21/2026	INVOICE	5786142	UNIFORMS	162.72	
04/21/2026	INVOICE	5786144	UNIFORMS	35.44	
04/21/2026	INVOICE	5786149	MATS, BAR TOWELS, SHOP TOWELS	37.64	
04/21/2026	INVOICE	5786150	UNIFORMS	78.86	
04/21/2026	INVOICE	5786157	UNIFORMS	65.50	
04/21/2026	INVOICE	5787166	UNIFORMS	99.66	
04/21/2026	INVOICE	5787959	MATS, ROLLER TOWEL, UNIFORMS	137.34	
04/21/2026	INVOICE	5779465	BAR MOP, MICROFIBER TOWEL, APRONS	59.26	
04/21/2026	INVOICE	5779468	UNIFORMS	83.70	
04/21/2026	INVOICE	5779469	MAT	29.03	
04/21/2026	INVOICE	5780583	MATS	49.66	
04/21/2026	INVOICE	5781531	UNIFORMS	303.30	
04/21/2026	INVOICE	5781540	UNIFORMS	162.42	
04/21/2026	INVOICE	5781542	UNIFORMS	30.20	
04/21/2026	INVOICE	5781543	UNIFORMS	96.11	
04/21/2026	INVOICE	5781545	MAT	3.30	
04/21/2026	INVOICE	5782544	UNIFORMS	99.36	
04/21/2026	INVOICE	5783361	UNIFORMS	78.56	
04/21/2026	INVOICE	5788698	BAR MOP, MICROFIBER TOWELS, APRONS	59.66	
			Total:	2,349.96	
			Net of 23 Invoices / 0 Checks	2,349.96	
11532	JASTER LANDSCAPING				
04/21/2026	INVOICE	1051	LABOR TO INSTALL BANNER SIGNS	3,880.00	
			Total:	3,880.00	
			Net of 1 Invoices / 0 Checks	3,880.00	
00532	JEO CONSULTING GROUP INC				
04/21/2026	INVOICE	172753	COLUMBUS FLOODPLAIN ADMINISTRATION SUPPORT	1,633.75	
04/21/2026	INVOICE	172754	COLUMBUS LEVEE EROSION REPAIR	4,150.00	
04/21/2026	INVOICE	172871	COLUMBUS PARK FACILITIES TREE INVENTORY	15,904.00	
04/21/2026	INVOICE	172752	COLUMBUS LEVEE ASSET GIS DEVELOPMENT	10,221.25	
			Total:	31,909.00	
			Net of 4 Invoices / 0 Checks	31,909.00	
03202	KELLY SUPPLY COMPANY				
04/21/2026	INVOICE	S12311974-0	STR8-THRU COUP, STRAIGHT THRU PLUG, BRASS P:	12.25	
04/21/2026	INVOICE	S12311975-0	29 PC METAL DRILL BIT SET	131.54	
			Total:	143.79	
			Net of 2 Invoices / 0 Checks	143.79	
03206	KOCH EXCAVATING CO INC				
04/21/2026	INVOICE	40838	RIP RAP TO CITY YARD	1,815.45	



Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
04/21/2026	INVOICE	169038 APRIL 26	ELECTRICITY	5,886.72	
04/21/2026	INVOICE	169039 APRIL 26	ELECTRICITY	45.62	
04/21/2026	INVOICE	169041 APRIL 26	ELECTRICITY	39.68	
04/21/2026	INVOICE	169043 APRIL 26	ELECTRICITY	47.82	
04/21/2026	INVOICE	169044 APRIL 26	ELECTRICITY	48.92	
04/21/2026	INVOICE	169048 APRIL 26	ELECTRICITY	31.76	
04/21/2026	INVOICE	169049 APRIL 26	ELECTRICITY	83.76	
04/21/2026	INVOICE	169050 APRIL 26	ELECTRICITY	296.88	
04/21/2026	INVOICE	169053 APRIL 26	ELECTRICITY	43.24	
04/21/2026	INVOICE	169056 APRIL 26	ELECTRICITY	45.51	
04/21/2026	INVOICE	169058 APRIL 26	ELECTRICITY	49.58	
04/21/2026	INVOICE	169061 APRIL 26	ELECTRICITY	37.81	
04/21/2026	INVOICE	169062 APRIL 26	ELECTRICITY	162.62	
04/21/2026	INVOICE	169064 APRIL 26	ELECTRICITY	39.24	
04/21/2026	INVOICE	169065 APRIL 26	ELECTRICITY	1,046.48	
04/21/2026	INVOICE	169066 APRIL 26	ELECTRICITY	46.28	
04/21/2026	INVOICE	169069 APRIL 26	ELECTRICITY	86.86	
04/21/2026	INVOICE	169072 APRIL 26	ELECTRICITY	250.00	
04/21/2026	INVOICE	169073 APRIL 26	ELECTRICITY	44.19	
04/21/2026	INVOICE	169074 APRIL 26	ELECTRICITY	35.50	
04/21/2026	INVOICE	169077 APRIL 26	ELECTRICITY	30.88	
04/21/2026	INVOICE	169080 APRIL 26	ELECTRICITY	319.40	
04/21/2026	INVOICE	169081 APRIL 26	ELECTRICITY	43.42	
04/21/2026	INVOICE	169082 APRIL 26	ELECTRICITY	91.37	
04/21/2026	INVOICE	169083 APRIL 26	ELECTRICITY	1,147.50	
04/21/2026	INVOICE	169084 APRIL 26	ELECTRICITY	1,596.07	
04/21/2026	INVOICE	169085 APRIL 26	ELECTRICITY	2,680.99	
04/21/2026	INVOICE	169086 APRIL 26	ELECTRICITY	1,929.89	
04/21/2026	INVOICE	169087 APRIL 26	ELECTRICITY	146.18	
04/21/2026	INVOICE	169089 APRIL 26	ELECTRICITY	39.79	
04/21/2026	INVOICE	169090 APRIL 26	ELECTRICITY	41.88	
04/21/2026	INVOICE	169091 APRIL 26	ELECTRICITY	67.83	
04/21/2026	INVOICE	169092 APRIL 26	ELECTRICITY	68.16	
04/21/2026	INVOICE	169093 APRIL 26	ELECTRICITY	68.15	
04/21/2026	INVOICE	169094 APRIL 26	ELECTRICITY	57.05	
04/21/2026	INVOICE	169096 APRIL 26	ELECTRICITY	689.92	
04/21/2026	INVOICE	169097 APRIL 26	ELECTRICITY	34.62	
04/21/2026	INVOICE	169098 APRIL 26	ELECTRICITY	41.22	
04/21/2026	INVOICE	169107 APRIL 26	ELECTRICITY	64.07	
04/21/2026	INVOICE	169112 APRIL 26	ELECTRICITY	115.03	
04/21/2026	INVOICE	169116 APRIL 26	ELECTRICITY	42.44	
04/21/2026	INVOICE	169118 APRIL 26	ELECTRICITY	43.09	
04/21/2026	INVOICE	169120 APRIL 26	ELECTRICITY	4,614.40	
04/21/2026	INVOICE	169121 APRIL 26	ELECTRICITY	3,576.44	
04/21/2026	INVOICE	169122 APRIL 26	ELECTRICITY	2,218.62	
04/21/2026	INVOICE	169123 APRIL 26	ELECTRICITY	59.59	
04/21/2026	INVOICE	169124 APRIL 26	ELECTRICITY	76.20	
04/21/2026	INVOICE	169125 APRIL 26	ELECTRICITY	51.66	
04/21/2026	INVOICE	169126 APRIL 26	ELECTRICITY	103.15	
04/21/2026	INVOICE	169127 APRIL 26	ELECTRICITY	62.22	
04/21/2026	INVOICE	169130 APRIL 26	ELECTRICITY	40.77	
04/21/2026	INVOICE	169131 APRIL 26	ELECTRICITY	4.15	
04/21/2026	INVOICE	169132 APRIL 26	ELECTRICITY	67.18	
04/21/2026	INVOICE	169133 APRIL 26	ELECTRICITY	6,052.96	
04/21/2026	INVOICE	169135 APRIL 26	ELECTRICITY	2,524.52	
04/21/2026	INVOICE	169136 APRIL 26	ELECTRICITY	112.79	
04/21/2026	INVOICE	169137 APRIL 26	ELECTRICITY	110.93	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
04/21/2026	INVOICE	169138 APRIL 26	ELECTRICITY	78.84	
04/21/2026	INVOICE	169139 APRIL 26	ELECTRICITY	190.55	
04/21/2026	INVOICE	169140 APRIL 26	ELECTRICITY	99.96	
04/21/2026	INVOICE	169141 APRIL 26	ELECTRICITY	93.36	
04/21/2026	INVOICE	169142 APRIL 26	ELECTRICITY	143.48	
04/21/2026	INVOICE	169144 APRIL 26	ELECTRICITY	59.91	
04/21/2026	INVOICE	400001 APRIL 26	ELECTRICITY	511.38	
04/21/2026	INVOICE	400002 APRIL 26	ELECTRICITY	1,305.65	
04/21/2026	INVOICE	400003 APRIL 26	ELECTRICITY	496.61	
04/21/2026	INVOICE	400004 APRIL 26	ELECTRICITY	867.58	
04/21/2026	INVOICE	400005 APRIL 26	ELECTRICITY	32.97	
04/21/2026	INVOICE	400006 APRIL 26	ELECTRICITY	30.00	
04/21/2026	INVOICE	400008 APRIL 26	ELECTRICITY	30.66	
04/21/2026	INVOICE	400009 APRIL 26	ELECTRICITY	49.14	
04/21/2026	INVOICE	400010 APRIL 26	ELECTRICITY	52.00	
04/21/2026	INVOICE	400011 APRIL 26	ELECTRICITY	32.86	
04/21/2026	INVOICE	400012 APRIL 26	ELECTRICITY	35.72	
04/21/2026	INVOICE	400013 APRIL 26	ELECTRICITY	44.08	
04/21/2026	INVOICE	400015 APRIL 26	ELECTRICITY	445.62	
04/21/2026	INVOICE	400016 APRIL 26	ELECTRICITY	57.60	
04/21/2026	INVOICE	400017 APRIL 26	ELECTRICITY	51.23	
04/21/2026	INVOICE	400018 APRIL 26	ELECTRICITY	53.21	
04/21/2026	INVOICE	400019 APRIL 26	ELECTRICITY	142.01	
04/21/2026	INVOICE	400020 APRIL 26	ELECTRICITY	1,351.36	
04/21/2026	INVOICE	400023 APRIL 26	ELECTRICITY	269.36	
04/21/2026	INVOICE	400024 APRIL 26	ELECTRICITY	37.04	
04/21/2026	INVOICE	400025 APRIL 26	ELECTRICITY	92.04	
04/21/2026	INVOICE	400026 APRIL 26	ELECTRICITY	30.66	
04/21/2026	INVOICE	400028 APRIL 26	ELECTRICITY	299.25	
04/21/2026	INVOICE	400029 APRIL 26	ELECTRICITY	95.55	
04/21/2026	INVOICE	400030 APRIL 26	ELECTRICITY	36.16	
04/21/2026	INVOICE	400031 APRIL 26	ELECTRICITY	94.02	
04/21/2026	INVOICE	400032 APRIL 26	ELECTRICITY	90.26	
04/21/2026	INVOICE	400033 APRIL 26	ELECTRICITY	120.10	
04/21/2026	INVOICE	400034 APRIL 26	ELECTRICITY	30.88	
04/21/2026	INVOICE	400036 APRIL 26	ELECTRICITY	370.30	
04/21/2026	INVOICE	400037 APRIL 26	ELECTRICITY	51.23	
04/21/2026	INVOICE	400039 APRIL 26	ELECTRICITY	67.03	
04/21/2026	INVOICE	400040 APRIL 26	ELECTRICITY	24,738.84	
04/21/2026	INVOICE	400041 APRIL 26	ELECTRICITY	253.92	
04/21/2026	INVOICE	400042 APRIL 26	ELECTRICITY	39.24	
04/21/2026	INVOICE	400044 APRIL 26	ELECTRICITY	105.65	
04/21/2026	INVOICE	400046 APRIL 26	ELECTRICITY	31.65	
04/21/2026	INVOICE	400047 APRIL 26	ELECTRICITY	625.91	
04/21/2026	INVOICE	400048 APRIL 26	ELECTRICITY	126.57	
04/21/2026	INVOICE	400049 APRIL 26	ELECTRICITY	94.12	
04/21/2026	INVOICE	400051 APRIL 26	ELECTRICITY	35.83	
04/21/2026	INVOICE	400052 APRIL 26	ELECTRICITY	50.24	
04/21/2026	INVOICE	400055 APRIL 26	ELECTRICITY	30.00	
04/21/2026	INVOICE	400057 APRIL 26	ELECTRICITY	79.82	
04/21/2026	INVOICE	400059 APRIL 26	ELECTRICITY	105.14	
04/21/2026	INVOICE	400060 APRIL 26	ELECTRICITY	13,385.28	
04/21/2026	INVOICE	400061 APRIL 26	ELECTRICITY	366.99	
04/21/2026	INVOICE	400062 APRIL 26	ELECTRICITY	40.34	
04/21/2026	INVOICE	400063 APRIL 26	ELECTRICITY	47.05	
04/21/2026	INVOICE	400065 APRIL 26	ELECTRICITY	5,799.40	
04/21/2026	INVOICE	400068 APRIL 26	ELECTRICITY	66.30	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
04/21/2026	INVOICE	400069 APRIL 26	ELECTRICITY	44.96	
04/21/2026	INVOICE	400070 APRIL 26	ELECTRICITY	1,735.08	
04/21/2026	INVOICE	400071 APRIL 26	ELECTRICITY	63.00	
04/21/2026	INVOICE	400072 APRIL 26	ELECTRICITY	48.37	
04/21/2026	INVOICE	400073 APRIL 26	ELECTRICITY	32.97	
04/21/2026	INVOICE	400075 APRIL 26	ELECTRICITY	48.15	
04/21/2026	INVOICE	400076 APRIL 26	ELECTRICITY	38.25	
04/21/2026	INVOICE	400077 APRIL 26	ELECTRICITY	34.51	
04/21/2026	INVOICE	400079 APRIL 26	ELECTRICITY	207.88	
04/21/2026	INVOICE	400081 APRIL 26	ELECTRICITY	82.02	
04/21/2026	INVOICE	400083 APRIL 26	ELECTRICITY	68.72	
04/21/2026	INVOICE	400084 APRIL 26	ELECTRICITY	153.68	
04/21/2026	INVOICE	400085 APRIL 26	ELECTRICITY	33.52	
04/21/2026	INVOICE	400088 APRIL 26	ELECTRICITY	38.00	
04/21/2026	INVOICE	400089 APRIL 26	ELECTRICITY	88.40	
04/21/2026	INVOICE	400090 APRIL 26	ELECTRICITY	66.62	
04/21/2026	INVOICE	400091 APRIL 26	ELECTRICITY	306.66	
04/21/2026	INVOICE	400092 APRIL 26	ELECTRICITY	32.97	
04/21/2026	INVOICE	400093 APRIL 26	ELECTRICITY	44.63	
04/21/2026	INVOICE	400094 APRIL 26	ELECTRICITY	172.42	
04/21/2026	INVOICE	400095 APRIL 26	ELECTRICITY	122.57	
04/21/2026	INVOICE	400096 APRIL 26	ELECTRICITY	1,371.96	
04/21/2026	INVOICE	400097 APRIL 26	ELECTRICITY	282.14	
04/21/2026	INVOICE	400098 APRIL 26	ELECTRICITY	667.44	
04/21/2026	INVOICE	400099 APRIL 26	ELECTRICITY	383.16	
04/21/2026	INVOICE	400100 APRIL 26	ELECTRICITY	55.51	
04/21/2026	INVOICE	400101 APRIL 26	ELECTRICITY	82.24	
04/21/2026	INVOICE	400102 APRIL 26	ELECTRICITY	52.22	
04/21/2026	INVOICE	400103 APRIL 26	ELECTRICITY	67.18	
04/21/2026	INVOICE	400104 APRIL 26	ELECTRICITY	479.44	
04/21/2026	INVOICE	400105 APRIL 26	ELECTRICITY	47.15	
04/21/2026	INVOICE	400106 APRIL 26	ELECTRICITY	30.00	
Total:				104,160.63	
Net of 165 Invoices / 0 Checks				104,160.63	
02806	MACQUEEN EQUIPMENT				
04/21/2026	INVOICE	W02006	REPAIR TO LIQUID SPRING SYSTEM IN AMBULANCE	1,311.33	
Total:				1,311.33	
Net of 1 Invoices / 0 Checks				1,311.33	
03217	MAILBOX				
04/21/2026	INVOICE	123824	NEBRASKA PUBLIC HEALTH	33.88	
04/21/2026	INVOICE	123579	NEBRASKA PUBLIC HEALTH	15.01	
04/21/2026	INVOICE	123693	NEBRASKA PUBLIC HEALTH	14.73	
04/21/2026	INVOICE	123711	NEBRASKA PUBLIC HEALTH	14.71	
04/21/2026	INVOICE	123371	SHIPPING BOXES TO SEND LUCAS DEVICES	61.20	
Total:				139.53	
Net of 5 Invoices / 0 Checks				139.53	
11470	MATTEO SAND & GRAVEL CO INC				
04/21/2026	INVOICE	32841	GOLF COURSE SAND	1,038.25	
Total:				1,038.25	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Net of 1 Invoices / 0 Checks	1,038.25	
03078 04/21/2026	MCMASTER-CARR INVOICE	62996590	WALL MOUNT LOCKOUT SET WITH PADLOCKS	428.25	
			Total:	428.25	
			Net of 1 Invoices / 0 Checks	428.25	
03220 04/21/2026	MENARDS INVOICE	45578	TOOLBOX, 5 MINUTE EPOXY	6.93	
04/21/2026	INVOICE	45675	10' DOWNSPOUT, ELBOW	46.92	
04/21/2026	INVOICE	45690	VANITY LIGHT	199.98	
04/21/2026	INVOICE	45732	DRYWALL TAPE, PLASTER TAPE, PLUS 3 COMPOUND	188.80	
04/21/2026	INVOICE	45723	1/4" COMPRESSION SLEEVE, 8 PC GREASE FITTING	2.84	
04/21/2026	INVOICE	45252	BREAD, GROOVE JOINT PLIER, TRENCHING SHOVEL	93.49	
04/21/2026	INVOICE	45504	FUEL PREMIX GAS & OIL	34.85	
04/21/2026	INVOICE	45525	6' WHIP HOSE, 1/4" COUPLING MALE	17.48	
04/21/2026	INVOICE	45259	MICROWAVE FOOD COVER, BLUE TOWELS, MICROWAVE	85.56	
04/21/2026	INVOICE	45312	EMT CONDUIT, WASHER, SPRNG NUT, BENDER HEAD	122.99	
04/21/2026	INVOICE	45297	FAUCET, CLOSET SPUDWASHER & SPUD, TOILET VALVE	105.91	
04/21/2026	INVOICE	45299	VULKEM RESURFACER, FINISHER BROOM, HANDLE	60.92	
04/21/2026	INVOICE	45290	GOOGONE, EXT STAIN	13.47	
04/21/2026	INVOICE	45364	SPRING WATER, US FLAG	58.68	
04/21/2026	INVOICE	45353	BATTEN TRIM, 8X1-1/2 PH FLAT SMS	48.93	
04/21/2026	INVOICE	45357	SEA FOAM HIGH MILEAGE, AA BATTERIES, SHARPIE	39.04	
04/21/2026	INVOICE	45405	PVC PIPE, MALE ADAPTER, SNAP	8.07	
04/21/2026	INVOICE	45399	LATEX ULTRA WHITE, SCREWS, WHITE MAGNUM	12.95	
04/21/2026	INVOICE	45404	U-SNAP GUTTER & HANGER	21.95	
04/21/2026	INVOICE	45333	27 GALLON TOTES	95.76	
			Total:	1,265.52	
			Net of 20 Invoices / 0 Checks	1,265.52	
00282 04/21/2026	METTLER-TOLEDO INC INVOICE	655501725	FULL PREVENTIVE MAINTENANCE, CALIBRATE ACC	1,265.03	
			Total:	1,265.03	
			Net of 1 Invoices / 0 Checks	1,265.03	
03222 04/21/2026	MID-AMERICAN RESEARCH INVOICE	0875304-IN	BACTERIZER	149.00	
			Total:	149.00	
			Net of 1 Invoices / 0 Checks	149.00	
10309 04/21/2026	MIDWEST ALARM SERVICES INVOICE	539939	FIRE ALARM MONITORING 5/1/26 - 4/30/27	810.96	
04/21/2026	INVOICE	540271	FIRE ALARM MONITORING 5/1/2026 - 4/30/2027	420.00	
			Total:	1,230.96	
			Net of 2 Invoices / 0 Checks	1,230.96	
03224 04/21/2026	MIDWEST LABORATORIES INC INVOICE	1280241	TESTING & SUPPLIES	77.84	
04/21/2026	INVOICE	1280242	TESTING & SUPPLIES	787.58	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	865.42	
			Net of 2 Invoices / 0 Checks	865.42	
00487	MIDWEST TAPE LLC				
04/21/2026	INVOICE	508661010	DIGITAL AUDIOBOOK, BINGEPASS, COMICS, EBOOK,	547.94	
			Total:	547.94	
			Net of 1 Invoices / 0 Checks	547.94	
03227	MIDWEST TURF & IRRIGATION				
04/21/2026	INVOICE	3961307-00	4" PVC REPAIR CPLR, CONV 1.5IN, 1" BERMAD A:	1,602.99	
04/21/2026	INVOICE	3961307-01	1" BERMAD AR VALVE	235.88	
04/21/2026	INVOICE	3961505-00	BDY, RSRLESS 1 IN	342.60	
04/21/2026	INVOICE	3961704-00	SCREW, HOC PLATE ASM, SPACER	84.69	
04/21/2026	INVOICE	3961594-00	HEAD INSERTS	7,257.25	
			Total:	9,523.41	
			Net of 5 Invoices / 0 Checks	9,523.41	
00204	MIKE'S AUTO SALES & SERVICE				
04/21/2026	INVOICE	1954	2025 NISSAN ROGUE	22,495.00	
			Total:	22,495.00	
			Net of 1 Invoices / 0 Checks	22,495.00	
00463	MIKE'S TOWING				
04/21/2026	INVOICE	40597	TOWING	150.00	
04/21/2026	INVOICE	40598	TOWING	150.00	
04/21/2026	INVOICE	40601	TOWING	150.00	
04/21/2026	INVOICE	40604	TOWING	150.00	
			Total:	600.00	
			Net of 4 Invoices / 0 Checks	600.00	
02850	MOTION PICTURE LICENSING CORP				
04/21/2026	INVOICE	504474935	MPLC BLANKET LICENSE 6/01/26 - 5/31/27	410.66	
			Total:	410.66	
			Net of 1 Invoices / 0 Checks	410.66	
10225	NAPA AUTO PARTS OF COLUMBUS				
04/21/2026	INVOICE	774639	GASKET MAKER	155.94	
04/21/2026	INVOICE	774385	SWITCH - COMBINATION	42.85	
04/21/2026	INVOICE	774401	12 POINT JUMBO RATCHET	213.98	
04/21/2026	INVOICE	774932	BATTERY	74.49	
			Total:	487.26	
			Net of 4 Invoices / 0 Checks	487.26	
03233	NEBRASKA LAW ENFORCEMENT				
04/21/2026	INVOICE	16509	MATERIAL & CHROME BOOK FEES BASIC TRAINING :	142.00	
04/21/2026	INVOICE	16462	TUITION - FIELD TRAINING OFFICER	400.00	
			Total:	542.00	
			Net of 2 Invoices / 0 Checks	542.00	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
00039 04/21/2026	NEBRASKA RURAL WATER ASSOC INVOICE	4.13.2026	NERWA ANNUAL CONFERENCE 2026	1,335.00	
			Total:	1,335.00	
			Net of 1 Invoices / 0 Checks	1,335.00	
00029 04/21/2026	NEBRASKA STATE FIRE MARSHAL INVOICE	138109	ANNUAL BOILER CERTIFICATE	144.00	
			Total:	144.00	
			Net of 1 Invoices / 0 Checks	144.00	
00019 04/21/2026	NEBRASKA UC FUND INVOICE	1ST QTR 2026	UNEMPLOYMENT - 0160130008 - 1ST QUESRTER 20:	4,473.00	
			Total:	4,473.00	
			Net of 1 Invoices / 0 Checks	4,473.00	
03241 04/21/2026	NEWMAN SIGNS INC. INVOICE	TRFINV066568	SIGNS	1,306.41	
			Total:	1,306.41	
			Net of 1 Invoices / 0 Checks	1,306.41	
02038 04/21/2026	NORTHEAST NEBRASKA CLERKS ASSO INVOICE	2026-1	ASSOCIATION DUES 2026	20.00	
			Total:	20.00	
			Net of 1 Invoices / 0 Checks	20.00	
03246 04/21/2026	NORTHEAST NEBRASKA ECONOMIC INVOICE	26510	FY 2026-2027 MEMBERSHIP FEES	27,992.62	
04/21/2026	INVOICE	26453	CDBG DHA FEBRUARY 2026 ADMIN SERVICES	23.75	
			Total:	28,016.37	
			Net of 2 Invoices / 0 Checks	28,016.37	
03245 04/21/2026	NORTHEAST NEBRASKA SOLID INVOICE	3312026	LANDFILL CHARGES	66,752.23	
			Total:	66,752.23	
			Net of 1 Invoices / 0 Checks	66,752.23	
00350 04/21/2026	NOSWETT FENCING INC INVOICE	17408	BRACKET CLAMPS, PIPE CAPS FOR BANNERS	500.00	
			Total:	500.00	
			Net of 1 Invoices / 0 Checks	500.00	
03249 04/21/2026	OCCUPATIONAL HEALTH SERV INVOICE	85387	DRUG SCREEN, IMMUNIZATION	276.00	
04/21/2026	INVOICE	85385	DRUG SCREEN, PHYSICAL CAPACITY TEST	350.00	
04/21/2026	INVOICE	85386	ANTIBODY & VACCINATION	247.00	
			Total:	873.00	
			Net of 3 Invoices / 0 Checks	873.00	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
01451 04/21/2026	ONE CALL CONCEPTS INC INVOICE	6030144	LOCATES FEES	346.06	
			Total:	346.06	
			Net of 1 Invoices / 0 Checks	346.06	
01307 04/21/2026	ONE SOURCE INVOICE	2022202275	BACKGROUND CHECK	38.00	
			Total:	38.00	
			Net of 1 Invoices / 0 Checks	38.00	
00176 04/21/2026	O'REILLY AUTOMOTIVE INC INVOICE	0681-395308	MOTOR OIL, OIL FILTER	31.97	
04/21/2026	INVOICE	0681-394898	ASSEM LUBE	20.98	
04/21/2026	INVOICE	0681-393723	CYLINDR HONE	25.99	
04/21/2026	INVOICE	0681-393802	WIPER BLADES	13.98	
04/21/2026	INVOICE	0681-394065	WASHER NOZZLE	44.56	
			Total:	137.48	
			Net of 5 Invoices / 0 Checks	137.48	
02392 04/21/2026	PACIFIC WINDOW TINT LLC INVOICE	15746	TWO FRONT WINDOWS	140.00	
			Total:	140.00	
			Net of 1 Invoices / 0 Checks	140.00	
10411 04/21/2026	PAPER TIGER SHREDDING INVOICE	234473	64 GALLON CONTAINER	38.00	
			Total:	38.00	
			Net of 1 Invoices / 0 Checks	38.00	
11533 04/21/2026	PERCEPTION SAFETY LLC INVOICE	4.11.2026	SAFETY TRAINING CLASS	2,926.00	
			Total:	2,926.00	
			Net of 1 Invoices / 0 Checks	2,926.00	
00345 04/21/2026	PETE LIEN & SONS INC. INVOICE	CD99402718	QUICKLIME FINES	7,500.98	
			Total:	7,500.98	
			Net of 1 Invoices / 0 Checks	7,500.98	
03258 04/21/2026	PETTY CASH INVOICE	N7-3969-D7DP	PLATTE COUNTY TREASURER - VEHICLE TITLE	15.00	
04/21/2026	INVOICE	4.14.2026	PETTY CASH	151.36	
			Total:	166.36	
			Net of 2 Invoices / 0 Checks	166.36	
00155 04/21/2026	PLATTE COUNTY INVOICE	MONTHLY	COUNTY ATTORNEY SERVICES	4,267.54	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	4,267.54	
			Net of 1 Invoices / 0 Checks	4,267.54	
00758 04/21/2026	PLATTE COUNTY REGISTER OF INVOICE	46	K HERMAN DEVELOPMENT LLC - DEED OF TRUST	134.00	
			Total:	134.00	
			Net of 1 Invoices / 0 Checks	134.00	
01077 04/21/2026 04/21/2026	PLATTE VALLEY COMMUNICATIONS INVOICE INVOICE	022600222 032600198	SERVICE REQUEST - JAIL RX BREAKING UP INSTALL XPRA4350 IN UNIT 42 CAMERA TRUCK	115.00 676.25	
			Total:	791.25	
			Net of 2 Invoices / 0 Checks	791.25	
10445 04/21/2026	PORT-A-JOHNS INVOICE	26-1284	RESTROOM RENTAL QUAIL RUN, VANBURG, CEMETAR	450.00	
			Total:	450.00	
			Net of 1 Invoices / 0 Checks	450.00	
02926 04/21/2026 04/21/2026	POWER TECH LLC INVOICE INVOICE	93063355 93063337	PRE-PAID GENERATOR SERVICE PRE-PAID GENERATOR SERVICE	1,345.00 1,004.00	
			Total:	2,349.00	
			Net of 2 Invoices / 0 Checks	2,349.00	
03261 04/21/2026 04/21/2026	PRESTOX INVOICE INVOICE	94409675 94409674	PEST CONTROL - 4630 HOWARD BLVD PEST CONTROL - 424 E 8TH ST	77.62 74.70	
			Total:	152.32	
			Net of 2 Invoices / 0 Checks	152.32	
10361 04/21/2026	QUADIENT FINANCE USA, INC. INVOICE	3.17.2026	POSTAGE	1,000.00	
			Total:	1,000.00	
			Net of 1 Invoices / 0 Checks	1,000.00	
00138 04/21/2026	R & R PRODUCTS INC INVOICE	CD3131761	ALLOY SOLID TINE, LAPPING COMPOUND, GOLF BA	585.05	
			Total:	585.05	
			Net of 1 Invoices / 0 Checks	585.05	
11508 04/21/2026	REID KIM INVOICE	1	10 WORKSHOP SERIES & EXHIBITION - KIM DARLII	1,980.00	
			Total:	1,980.00	
			Net of 1 Invoices / 0 Checks	1,980.00	
03163 04/21/2026	RENSENHOUSE INVOICE	1145-1034351	12V BATTERY	22.27	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	22.27	
			Net of 1 Invoices / 0 Checks	22.27	
10872 04/21/2026	RIVERSIDE PORTABLES LLC INVOICE	<a href="#">110002</a>	PORTABLE RESTROOM	110.00	
			Total:	110.00	
			Net of 1 Invoices / 0 Checks	110.00	
11531 04/21/2026	ROBERT GEILENKIRCHEN INVOICE	<a href="#">908420</a>	23RD STREET BEAUTIFICATION GRANT	10,262.00	
			Total:	10,262.00	
			Net of 1 Invoices / 0 Checks	10,262.00	
10643 04/21/2026	RUTT'S HEATING & A/C INC INVOICE	<a href="#">15963</a>	COMPRESSOR PROTECTION MODULE REPLACEMENT	683.50	
			Total:	683.50	
			Net of 1 Invoices / 0 Checks	683.50	
01596 04/21/2026	RVW INC INVOICE	<a href="#">20236</a>	NORTH WELL FIBER PROJECT	567.00	
			Total:	567.00	
			Net of 1 Invoices / 0 Checks	567.00	
03270 04/21/2026	SAPP BROS COLUMBUS INC INVOICE	<a href="#">CP0166127</a>	FUEL, DIESEL EXHAUST FLUID	324.48	
04/21/2026	INVOICE	<a href="#">IN4971646</a>	FUEL	6,408.32	
04/21/2026	INVOICE	<a href="#">IN4973860</a>	FUEL	5,720.00	
04/21/2026	INVOICE	<a href="#">IN4976016</a>	DIESEL EXHAUST FLUID	595.25	
04/21/2026	INVOICE	<a href="#">IN4976590</a>	FUEL	1,651.63	
04/21/2026	INVOICE	<a href="#">IN4976593</a>	FUEL	912.42	
04/21/2026	INVOICE	<a href="#">IN4978286</a>	VP RACING GAS	75.83	
04/21/2026	INVOICE	<a href="#">IN4982391</a>	FUEL	7,669.53	
04/21/2026	INVOICE	<a href="#">IN4990426</a>	FUEL	11,073.00	
04/21/2026	INVOICE	<a href="#">IN4993025</a>	FUEL	6,578.00	
04/21/2026	INVOICE	<a href="#">IN4993029</a>	FUEL	8,483.73	
			Total:	49,492.19	
			Net of 11 Invoices / 0 Checks	49,492.19	
03271 04/21/2026	SCHIEFFER SIGNS INC INVOICE	<a href="#">51240</a>	COVER UP FOR HOLE #1	48.00	
			Total:	48.00	
			Net of 1 Invoices / 0 Checks	48.00	
03275 04/21/2026	SECURITY EQUIPMENT INC INVOICE	<a href="#">994016</a>	ACCESS CARDS - COMMUNITY BUILDING	680.00	
			Total:	680.00	
			Net of 1 Invoices / 0 Checks	680.00	
01090	SHEVLIN SUPPLY				

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
04/21/2026	INVOICE	9261	TOILET TISSUE	301.68	
04/21/2026	INVOICE	9266	BATH TISSUE	190.52	
04/21/2026	INVOICE	9230	BATH TISSUE, ROLL TOWEL	564.73	
04/21/2026	INVOICE	9236	CENTERPULL TOWELS	113.40	
Total:				1,170.33	
Net of 4 Invoices / 0 Checks				1,170.33	
11134	SHIRTS ARE US LLC				
04/21/2026	INVOICE	1483	SHIRTS, SWEATSHIRTS - MCCLOUD, WHITE QM	112.00	
Total:				112.00	
Net of 1 Invoices / 0 Checks				112.00	
03280	STATE OF NEBR DEPT OF REVENUE				
04/21/2026	INVOICE	3312026POOLS	SALES TAX - MARCH 2026 POOLS	316.08	
04/21/2026	INVOICE	3312026GOLF	SALES TAX - MARCH 2026 GOLF	12,619.96	
04/21/2026	INVOICE	3312026UTILITY	SALES TAX - MARCH 2026 UTILITY	53,659.03	
Total:				66,595.07	
Net of 3 Invoices / 0 Checks				66,595.07	
00105	SUPER SAVER				
04/21/2026	INVOICE	132671	GROCERIES	36.75	
04/21/2026	INVOICE	132685	GROCERIES	53.28	
04/21/2026	INVOICE	132533	GROCERIES	37.68	
Total:				127.71	
Net of 3 Invoices / 0 Checks				127.71	
00110	SYSCO LINCOLN				
04/21/2026	INVOICE	661835030	GROCERIES	1,528.19	
04/21/2026	INVOICE	661846731	GROCERIES, FILM ROLL, COFFEE	2,067.25	
04/21/2026	INVOICE	661858179	GROCERIES, LINERS, LIDS, FOAM CUPS	2,063.37	
04/21/2026	INVOICE	661869457	GROCERIES, GLOVES, FOAM CUPS, TOGO LID, ALM	1,950.08	
04/21/2026	INVOICE	661881188	GROCERIES, FOAM CONTAINERS, COFFEE	2,098.01	
04/21/2026	INVOICE	16192313P	CREDIT - LID PLASTIC	(49.75)	
04/21/2026	INVOICE	161A3167M	CUPS FOR WATER COOLERS	114.73	
Total:				9,771.88	
Net of 7 Invoices / 0 Checks				9,771.88	
10801	TARGET SOLUTIONS LEARNING LLC				
04/21/2026	INVOICE	INV139002	ANNUAL SUSCRPTION ONLINE LMS/RMS	10,120.98	
Total:				10,120.98	
Net of 1 Invoices / 0 Checks				10,120.98	
10987	THE GOLF SHOP				
04/21/2026	INVOICE	577	MONTHLY TERMINAL USAGE FEE MARCH 2026	3,543.33	
Total:				3,543.33	
Net of 1 Invoices / 0 Checks				3,543.33	
11296	THE SPRINKLER COMPANY				
04/21/2026	INVOICE	1900	WELL INTAKE REPAIR	9,313.28	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	9,313.28	
			Net of 1 Invoices / 0 Checks	9,313.28	
03128	TIRE OUTLET INC				
04/21/2026	INVOICE	264446	REPAIRS	70.00	
04/21/2026	INVOICE	264478	5 - USED TIRES, 3 - REPAIRS	980.00	
04/21/2026	INVOICE	264496	2 - REPAIRS	70.00	
04/21/2026	INVOICE	264489	USED TIRE	205.00	
04/21/2026	INVOICE	264472	TIRE MOUNTED	15.00	
04/21/2026	INVOICE	264547	MOUNT	15.00	
			Total:	1,355.00	
			Net of 6 Invoices / 0 Checks	1,355.00	
10589	TK ELEVATOR CORPORATION				
04/21/2026	INVOICE	3009383731	MAINTENANCE CONTRACT	272.17	
			Total:	272.17	
			Net of 1 Invoices / 0 Checks	272.17	
10412	TRITECH SOFTWARE SYSTEMS				
04/21/2026	INVOICE	462130	FIELD OPS SUBSCRIPTION ANNUAL FEE	496.41	
			Total:	496.41	
			Net of 1 Invoices / 0 Checks	496.41	
00550	TRUCK CENTER COMPANIES				
04/21/2026	INVOICE	RA111008942:01	SERVICE, PURGE VALVE KIT - MEDIC #2	329.39	
04/21/2026	INVOICE	XA111064840:01	ALLIANCE OAT ELC 50/50	66.66	
04/21/2026	INVOICE	XA111064906:01	HALOGEN CAPSULE, HEADLAMP REFLECTOR	59.21	
			Total:	455.26	
			Net of 3 Invoices / 0 Checks	455.26	
00357	TURFWERKS				
04/21/2026	INVOICE	OI59667	TIRE	528.95	
			Total:	528.95	
			Net of 1 Invoices / 0 Checks	528.95	
01413	TWIN RIVERS VETERINARY CLINIC				
04/21/2026	INVOICE	207864	VETERINARY CARE	361.33	
			Total:	361.33	
			Net of 1 Invoices / 0 Checks	361.33	
11530	TWO LANE TACTICS LLC				
04/21/2026	INVOICE	000169	PROACTIVE PATROL TACTICS	90.00	
			Total:	90.00	
			Net of 1 Invoices / 0 Checks	90.00	
03294	USA BLUE BOOK				
04/21/2026	INVOICE	INV01017945	FILTER MEMBRANES	135.59	
04/21/2026	INVOICE	INV01006326	REAGENT, IRON FERROVER	33.76	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	169.35	
			Net of 2 Invoices / 0 Checks	169.35	
00664 04/21/2026	UTILITY SERVICE CO INC INVOICE	646045	646046, 646047, 646048 QUARTERLY TANK/TOWER	23,497.38	
			Total:	23,497.38	
			Net of 1 Invoices / 0 Checks	23,497.38	
02235 04/21/2026	VAN DIEST HEATING & AIR LLC INVOICE	6187	REPLACED THERMOSTAT	225.41	
			Total:	225.41	
			Net of 1 Invoices / 0 Checks	225.41	
10948 04/21/2026	VAN DYKE CARROLL INVOICE	4.01.2026	OPEN/CLOSE CEMETERY GATES	175.00	
			Total:	175.00	
			Net of 1 Invoices / 0 Checks	175.00	
11146 04/21/2026	VANDENBERG ELE & COMMUNICATIONS LLC INVOICE	11248	REPLACE BOTTOM ROLLERS	341.00	
04/21/2026	INVOICE	11265	OPERATOR REPAIR	549.00	
			Total:	890.00	
			Net of 2 Invoices / 0 Checks	890.00	
11160 04/21/2026	WAGNER CINDY INVOICE	1634-49	PATCHES SOWN ON SHIRTS - FRENCH QM	32.00	
			Total:	32.00	
			Net of 1 Invoices / 0 Checks	32.00	
10747 04/21/2026	WANCO INC INVOICE	138684	REPLACEMENT CARDS FOR DISPLAY ON MESSAGE BOI	4,839.70	
			Total:	4,839.70	
			Net of 1 Invoices / 0 Checks	4,839.70	
03154 04/21/2026	WASTE CONNECTIONS OF NEBRASKA INVOICE	7576437T054	GARBAGE SERVICE	691.53	
			Total:	691.53	
			Net of 1 Invoices / 0 Checks	691.53	
03302 04/21/2026	WEMHOFF REFRIGERATION INC INVOICE	FREEZER	20% DOWN PAYMENT FOR WALK IN FREEZER	2,384.84	
04/21/2026	INVOICE	COOLER	20% DOWN PAYMENT FOR WALK IN COOLER	2,284.31	
			Total:	4,669.15	
			Net of 2 Invoices / 0 Checks	4,669.15	
02124 04/21/2026	WHITE CAP LP INVOICE	50036080321	AA ENERGIZER INDUSTRIAL	287.82	

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
			Total:	287.82	
			Net of 1 Invoices / 0 Checks	287.82	
02571 04/21/2026	WILSON & COMPANY, INC INVOICE	148556	R25-91 HWY 81 & 63RD AVE TRAFFIC SIGNAL STU	3,694.14	
			Total:	3,694.14	
			Net of 1 Invoices / 0 Checks	3,694.14	
00215 04/21/2026	ZIMCO SUPPLY CO INVOICE	INV-03505	25" TOUR PRO/72" GREEN	1,497.60	
04/21/2026	INVOICE	INV-02768	CREW CADDY, CUP SAVER CUP, AUGER, CUP PLUGS	718.25	
04/21/2026	INVOICE	INV-02765	25" TOUR PRO/72" GREEN, CUP-WHITE, SMART FI	828.00	
			Total:	3,043.85	
			Net of 3 Invoices / 0 Checks	3,043.85	
			invoices and 0 checks for 154 vendors:	990,871.41	

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
125272	LOUP POWER DISTRICT	04/01/2026	04/21/2026	24,738.84	24,738.84	Open	N
125285	LOUP POWER DISTRICT	04/01/2026	04/21/2026	13,385.28	13,385.28	Open	N
125385	UTILITY SERVICE CO INC	04/01/2026	04/21/2026	23,497.38	23,497.38	Open	N
125419	SAPP BROS COLUMBUS INC	03/26/2026	04/21/2026	11,073.00	11,073.00	Open	N
125444	STATE OF NEBR DEPT OF REVENUE	03/31/2026	04/21/2026	12,619.96	12,619.96	Open	N
125455	COLUMBUS FAMILY RESOURCE CTR	04/01/2026	04/21/2026	11,491.30	11,491.30	Open	N
125694	JEO CONSULTING GROUP INC	04/02/2026	04/21/2026	15,904.00	15,904.00	Open	N
125695	HDR ENGINEERING INC	03/02/2026	04/21/2026	22,798.53	22,798.53	Open	N
125696	HDR ENGINEERING INC	03/31/2026	04/21/2026	24,193.00	24,193.00	Open	N
125753	MIKE'S AUTO SALES & SERVICE	04/08/2026	04/21/2026	22,495.00	22,495.00	Open	N
125758	JEO CONSULTING GROUP INC	03/30/2026	04/21/2026	10,221.25	10,221.25	Open	N
125833	ROBERT GEILENKIRCHEN	04/13/2026	04/21/2026	10,262.00	10,262.00	Open	N
125841	CDW GOVERNMENT	04/11/2026	04/21/2026	15,578.88	15,578.88	Open	N
125849	TARGET SOLUTIONS LEARNING LLC	05/09/2026	04/21/2026	10,120.98	10,120.98	Open	N

# of Invoices:	14	# Due:	14	Totals:	228,379.40	228,379.40
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00

Net of Invoices and Credit Memos: 228,379.40      228,379.40

--- TOTALS BY FUND ---

100 - GENERAL FUND	88,210.12	88,210.12
200 - STREETS/ENGINEERING	68,831.62	68,831.62
480 - COMMUNITY REDEVL AUTH	10,262.00	10,262.00
500 - UTILITY SERVICE	13,385.28	13,385.28
520 - WATER	47,690.38	47,690.38

--- TOTALS BY DEPT/ACTIVITY ---

000 -	10,262.00	10,262.00
100 - GENERAL ADMINISTRATION	15,578.88	15,578.88
103 - COLUMBUS SENIOR CENTER	11,491.30	11,491.30
110 - POLICE	22,495.00	22,495.00
120 - FIRE	4,404.14	4,404.14
121 - RESCUE	4,404.14	4,404.14
125 - VOLUNTEER FIRE DEPARTMENT	1,312.70	1,312.70
150 - PARKS	15,904.00	15,904.00
155 - VAN BERG GOLF COURSE	3,058.62	3,058.62
156 - QUAIL RUN GOLF COURSE	9,561.34	9,561.34
200 - STREETS	68,831.62	68,831.62
501 - WASTEWATER TREATMENT FAC	13,385.28	13,385.28
520 - WATER	47,690.38	47,690.38

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
125177	LOUP POWER DISTRICT	04/01/2026	04/21/2026	5,886.72	5,886.72	Open	N
125230	LOUP POWER DISTRICT	04/01/2026	04/21/2026	6,052.96	6,052.96	Open	N
125289	LOUP POWER DISTRICT	04/01/2026	04/21/2026	5,799.40	5,799.40	Open	N
125329	HAWKINS INC	03/31/2026	04/21/2026	6,900.62	6,900.62	Open	N
125344	CASEY'S MAIL SERVICE LLC	04/04/2026	04/21/2026	5,410.09	5,410.09	Open	N
125372	THE SPRINKLER COMPANY	01/31/2026	04/21/2026	9,313.28	9,313.28	Open	N
125412	SAPP BROS COLUMBUS INC	03/02/2026	04/21/2026	6,408.32	6,408.32	Open	N
125413	SAPP BROS COLUMBUS INC	03/04/2026	04/21/2026	5,720.00	5,720.00	Open	N
125418	SAPP BROS COLUMBUS INC	03/16/2026	04/21/2026	7,669.53	7,669.53	Open	N
125420	SAPP BROS COLUMBUS INC	03/30/2026	04/21/2026	6,578.00	6,578.00	Open	N
125421	SAPP BROS COLUMBUS INC	03/30/2026	04/21/2026	8,483.73	8,483.73	Open	N
125456	DUNBAR DOUGLAS	04/01/2026	04/21/2026	7,379.56	7,379.56	Open	N
125697	HDR ENGINEERING INC	04/07/2026	04/21/2026	5,625.00	5,625.00	Open	N
125699	AQUA-CHEM INC	04/09/2026	04/21/2026	6,497.70	6,497.70	Open	N
125702	AUXIANT	04/02/2026	04/21/2026	7,129.68	7,129.68	Open	N
125711	BENESCH ALFRED & COMPANY	04/09/2026	04/21/2026	5,324.50	5,324.50	Open	N
125712	BENESCH ALFRED & COMPANY	04/10/2026	04/21/2026	6,048.00	6,048.00	Open	N
125718	AQUA-PURE INC	03/31/2026	04/21/2026	9,043.33	9,043.33	Open	N
125728	PETE LIEN & SONS INC.	04/02/2026	04/21/2026	7,500.98	7,500.98	Open	N
125808	MIDWEST TURF & IRRIGATION	04/10/2026	04/21/2026	7,257.25	7,257.25	Open	N
125839	CDW GOVERNMENT	04/02/2026	04/21/2026	5,398.49	5,398.49	Open	N
125847	IMAGETREND INC	04/08/2026	04/21/2026	8,323.74	8,323.74	Open	N
125874	AUXIANT	04/16/2026	04/21/2026	5,809.99	5,809.99	Open	N
# of Invoices:	23	# Due:	23	Totals:	155,560.87	155,560.87	
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00	
Net of Invoices and Credit Memos:					155,560.87	155,560.87	

Inv Ref#	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
--- TOTALS BY FUND ---							
	100 - GENERAL FUND			67,909.35	67,909.35		
	200 - STREETS/ENGINEERING			39.09	39.09		
	500 - UTILITY SERVICE			24,723.22	24,723.22		
	520 - WATER			27,378.18	27,378.18		
	560 - STORMWATER UTILITY			9.78	9.78		
	570 - SOLID WASTE DIVISION			22,561.58	22,561.58		
	999 - PAYROLL CLEARING			12,939.67	12,939.67		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 -			12,939.67	12,939.67		
	100 - GENERAL ADMINISTRATION			3,082.64	3,082.64		
	105 - FINANCE			586.29	586.29		
	110 - POLICE			195.43	195.43		
	120 - FIRE			4,357.30	4,357.30		
	121 - RESCUE			4,161.87	4,161.87		
	130 - LIBRARY			6,443.82	6,443.82		
	145 - COMMUNITY DEVELOPMENT			234.52	234.52		
	150 - PARKS			12,512.97	12,512.97		
	151 - PAWNEE PLUNGE WATER PARK			6,497.70	6,497.70		
	152 - AQUATIC CENTER POOL			5,886.72	5,886.72		
	155 - VAN BERG GOLF COURSE			2,435.31	2,435.31		
	156 - QUAIL RUN GOLF COURSE			21,514.78	21,514.78		
	200 - STREETS			39.09	39.09		
	500 - WASTEWATER COLLECTION			17,026.81	17,026.81		
	501 - WASTEWATER TREATMENT FAC			7,696.41	7,696.41		
	520 - WATER			27,378.18	27,378.18		
	560 - STORMWATER UTILITY			9.78	9.78		
	570 - TRANSFER STATION			22,561.58	22,561.58		

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 100 GENERAL ADMINISTRATION					
100-100-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	EASEL PAD, STICKY NOTES, LEGAL PADS	263.24	
100-100-53200	PROFESSIONAL SERVICES	BAIRD HOLM LLP	TAX INCREMENT FINANCE	216.00	
100-100-53200-CREAT	PROFESSIONAL SERVICES	FIRST NATIONAL BANK OMAHA	GOOGLE WORKSPACE	6.00	
100-100-53200-CREAT	PROFESSIONAL SERVICES	HAVANA STONE LLC	MIXED MEDIA CLASS	245.00	
100-100-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL VMWARE SOFTWARE	18,661.52	
100-100-53400	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	ZOOM WORPLACE PRO ANNUAL 3/26/26 - 3/26	159.90	
100-100-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	255.00	
100-100-53400	COMPUTER SUPPORT/MAINT	SECURITY EQUIPMENT INC	ACCESS CARDS - COMMUNITY BUILDING	680.00	
100-100-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	SHARPEN MOWER BLADE, BRIGGS OIL, SCOTTS	135.47	
100-100-54310	BUILDING MAINTENANCE	CULLIGAN OF COLUMBUS	SERVICE LABOR	189.00	
100-100-54310	BUILDING MAINTENANCE	FIRST NATIONAL BANK OMAHA	AMAZON - VACUUM BAGS	411.85	
100-100-54310	BUILDING MAINTENANCE	JACKSON SERVICES INC	MATS	91.76	
100-100-54380	MAINTENANCE AGREEMENTS	FIRST NATIONAL BANK OMAHA	NE STATE FIRE MARSHAL - ANNUAL INSPECTI	240.00	
100-100-55500	PUBLICATIONS AND NOTICES	LINCOLN JOURNAL STAR	HEARING NOTICE, MINUTES, LEGALS	279.65	
100-100-55920	MISC FEES	PLATE COUNTY REGISTER OF	K HERMAN DEVELOPMENT LLC - DEED OF TRUS	134.00	
100-100-56010-CREAT	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - PAINT MARKERS FOR CREATIVE DIS	456.35	
100-100-56010-CREAT	SUPPLIES	NOSWETT FENCING INC	BRACKET CLAMPS, PIPE CAPS FOR BANNERS	500.00	
100-100-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - LAPTOP BACKPACK, CALCULATOR	260.77	
100-100-56030	CLEANING SUPPLIES/SERVICE	FIRST NATIONAL BANK OMAHA	AMAZON - TOWEL ROLL	65.96	
100-100-56040	POSTAGE AND FREIGHT	QUADIANT FINANCE USA, INC.	POSTAGE	1,000.00	
100-100-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	2,524.52	
100-100-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	32.25	
100-100-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	422.88	
100-100-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	161.14	
100-100-56250	REFUSE	PAPER TIGER SHREDDING	64 GALLON CONTAINER	38.00	
100-100-56250	REFUSE	WASTE CONNECTIONS OF NEBR	GARBAGE SERVICE	149.74	
100-100-56410	BOOKS AND PUBLICATIONS	FIRST NATIONAL BANK OMAHA	BHM WORLD HERALD NEWSPAPER SUBSCRIPTION	73.98	
100-100-56620	EMERGENCY MANAGEMENT	BLACK HILLS ENERGY	NATURAL GAS	77.31	
100-100-56620	EMERGENCY MANAGEMENT	HEARTLAND NATURAL GAS LLC	NATURAL GAS	29.97	
100-100-56620	EMERGENCY MANAGEMENT	LOUP POWER DISTRICT	ELECTRICITY	377.30	
100-100-56650	MEMBERSHIP DUES	NORTHEAST NEBRASKA ECONOMI	FY 2026-2027 MEMBERSHIP FEES	27,992.62	
Total For Dept 100 GENERAL ADMINISTRATION				56,131.18	
Dept 102 COLUMBUS AREA TRANSIT					
100-102-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MAT	29.03	
100-102-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	86.05	
100-102-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	52.08	
100-102-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	115.03	
100-102-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	69.75	
100-102-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	19.25	
100-102-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	34.73	
Total For Dept 102 COLUMBUS AREA TRANSIT				405.92	
Dept 103 COLUMBUS SENIOR CENTER					
100-103-53400-III-B	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	AMAZON - WIRELESS KEYBOARD & MOUSE	24.99	
100-103-53400-III-C	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	AMAZON - WIRELESS KEYBOARD & MOUSE	22.49	
100-103-53400-III-E	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	AMAZON - WIRELESS KEYBOARD & MOUSE	2.51	
100-103-54320-III-C	EQUIPMENT MAINTENANCE	5 STAR PUMPING SEPTIC SERV	GREASE PIT PUMPING	300.00	
100-103-54510-III-B	BUILDING RENTAL/LEASE	COLUMBUS FAMILY RESOURCE	(MONTHLY LEASE PAYMENT	7,929.00	
100-103-54510-III-C	BUILDING RENTAL/LEASE	COLUMBUS FAMILY RESOURCE	(MONTHLY LEASE PAYMENT	3,562.30	
100-103-55900	MISCELLANEOUS	MENARDS	27 GALLON TOTES	95.76	
100-103-55900	MISCELLANEOUS	WEMHOFF REFRIGERATION INC	20% DOWN PAYMENT FOR WALK IN FREEZER	4,669.15	
100-103-56010-III-B	SUPPLIES	CULLIGAN OF COLUMBUS	EQUIPMENT - REVERSE OSMOSIS	33.75	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 103 COLUMBUS SENIOR CENTER					
100-103-56010-III-B	SUPPLIES	SYSCO LINCOLN	GROCERIES, LINERS, LIDS, FOAM CUPS	156.33	
100-103-56010-III-C	SUPPLIES	CULLIGAN OF COLUMBUS	EQUIPMENT - REVERSE OSMOSIS	33.75	
100-103-56010-III-C	SUPPLIES	JACKSON SERVICES INC	BAR MOP, MICROFIBER TOWEL, APRONS	56.38	
100-103-56010-III-C	SUPPLIES	SYSCO LINCOLN	GROCERIES, FILM ROLL, COFFEE	328.42	
100-103-56030-III-C	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	BAR MOP, MICROFIBER TOWEL, APRONS	62.54	
100-103-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	30.12	
100-103-56300-III-C	FOOD COSTS	SUPER SAVER	GROCERIES	127.71	
100-103-56300-III-C	FOOD COSTS	SYSCO LINCOLN	GROCERIES	9,168.16	
100-103-56400-III-B	PROGRAMS	MOTION PICTURE LICENSING (MPLC	BLANKET LICENSE 6/01/26 - 5/31/27	410.66	
100-103-56400-III-B	PROGRAMS	SYSCO LINCOLN	GROCERIES, FILM ROLL, COFFEE	118.97	
Total For Dept 103 COLUMBUS SENIOR CENTER				27,132.99	
Dept 105 FINANCE					
100-105-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	THE TABLE GROUP SIX TYPES - CHRIS NORQU	25.00	
100-105-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	586.29	
100-105-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	39.33	
Total For Dept 105 FINANCE				650.62	
Dept 106 CITY CLERK					
100-106-53400	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	AMAZON - RGNOMIC KEYBOARD & MOUSE	79.99	
100-106-55800	TRAVEL	FIRST NATIONAL BANK OMAHA	PMC PARKING	156.95	
100-106-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	44.77	
100-106-56650	MEMBERSHIP DUES	NORTHEAST NEBRASKA CLERKS	ASSOCIATION DUES 2026	20.00	
Total For Dept 106 CITY CLERK				301.71	
Dept 108 HUMAN RESOURCES					
100-108-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	134.70	
100-108-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	14.64	
Total For Dept 108 HUMAN RESOURCES				149.34	
Dept 110 POLICE					
100-110-52700	TRAINING AND TUITION	BENCHMARK GOVERNMENT SOLUTIONS	MEALS - POPPE	499.05	
100-110-52700	TRAINING AND TUITION	FBI-LEEDA INC.	ELI- COLUMBUS, NE 12/2025 JORGE MAGDALE	2,385.00	
100-110-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	SOUTHWEST - EXTRA LEGROOM	4,757.24	
100-110-52700	TRAINING AND TUITION	NEBRASKA LAW ENFORCEMENT	MATERIAL & CHROME BOOK FEES BASIC TRAIN	542.00	
100-110-52700	TRAINING AND TUITION	PETTY CASH	PETTY CASH	144.95	
100-110-52700	TRAINING AND TUITION	TWO LANE TACTICS LLC	PROACTIVE PATROL TACTICS	90.00	
100-110-52710	EMPLOYEE RECRUITMENT/RETENTION	HY-VEE INC	COOKIES - POLICE INTERVIEWS	15.99	
100-110-52810	UNIFORMS-QUARTERMASTER	911 CUSTOM LLC	BLACKINTON FLEX BADGE - DREIFURST QM	137.00	
100-110-52810	UNIFORMS-QUARTERMASTER	FIRST NATIONAL BANK OMAHA	FUSE LENSES- PRESCRIPTION SUNGLASS LENS	757.68	
100-110-52810	UNIFORMS-QUARTERMASTER	SHIRTS ARE US LLC	SHIRTS, SWEATSHIRTS - MCCLOUD, WHITE QM	112.00	
100-110-52810	UNIFORMS-QUARTERMASTER	WAGNER CINDY	PATCHES SOWN ON SHIRTS - FRENCH QM	32.00	
100-110-53200	PROFESSIONAL SERVICES	DATAVANT	BASIC FEE	20.00	
100-110-53200	PROFESSIONAL SERVICES	FRONTLINE COUNSELING LLC	OFFICER WELLNESS/MENTAL HEALTH CHECK	1,350.00	
100-110-53200	PROFESSIONAL SERVICES	LANGUAGE LINE SERVICES INC	OVER THE PHONE INTERPRETATION	234.28	
100-110-53200	PROFESSIONAL SERVICES	OCCUPATIONAL HEALTH SERV	DRUG SCREEN, IMMUNIZATION	276.00	
100-110-53200	PROFESSIONAL SERVICES	PLATTE COUNTY	COUNTY ATTORNEY SERVICES	4,267.54	
100-110-53200	PROFESSIONAL SERVICES	TWIN RIVERS VETERINARY CLINIC	VETERINARY CARE	361.33	
100-110-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	195.43	
100-110-54310	BUILDING MAINTENANCE	FIRST NATIONAL BANK OMAHA	NE STATE FIREMARSHAL ELEVATOR INSPECTIC	120.00	
100-110-54330	VEHICLE MAINTENANCE	ALL STAR AUTO GLASS	WINDSHIELD	285.00	
100-110-54330	VEHICLE MAINTENANCE	CNC REPAIR LLC	LOF, KEY FOBS, BRAKE PADS & ROTORS - VI	4,645.87	
100-110-54330	VEHICLE MAINTENANCE	FIRST NATIONAL BANK OMAHA	AMAZON - TRASH BAGS, 12V FUSE BOX	18.98	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 110 POLICE					
100-110-54330	VEHICLE MAINTENANCE	O'REILLY AUTOMOTIVE INC	WIPER BLADES	58.54	
100-110-54330	VEHICLE MAINTENANCE	PACIFIC WINDOW TINT LLC	TWO FRONT WINDOWS	140.00	
100-110-54380	MAINTENANCE AGREEMENTS	MIDWEST ALARM SERVICES	FIRE ALARM MONITORING 5/1/26 - 4/30/27	810.96	
100-110-54380	MAINTENANCE AGREEMENTS	POWER TECH LLC	PRE-PAID GENERATOR SERVICE	1,345.00	
100-110-54380	MAINTENANCE AGREEMENTS	TK ELEVATOR CORPORATION	MAINTENANCE CONTRACT	272.17	
100-110-54380	MAINTENANCE AGREEMENTS	TRITECH SOFTWARE SYSTEMS	FIELD OPS SUBSCRIPTION ANNUAL FEE	461.78	
100-110-54530	VEHICLE TOWING	BEHLEN TOWING LLC	TOWING	1,050.00	
100-110-54530	VEHICLE TOWING	MIKE'S TOWING	TOWING	600.00	
100-110-56010	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - PUFFS, POSTER TUBES, TRASH BAG	357.91	
100-110-56010	SUPPLIES	PETTY CASH	PETTY CASH	6.41	
100-110-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - DOCUMENT SCANNER, POSTER TUBE	387.00	
100-110-56165	K9 PROGRAM	FIRST NATIONAL BANK OMAHA	RAY ALLEN MANUFACTURING	2,518.94	
100-110-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	374.63	
100-110-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	308.81	
100-110-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	4,953.57	
100-110-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	1,108.60	
100-110-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	371.73	
100-110-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	334.82	
100-110-56250	REFUSE	WASTE CONNECTIONS OF NEBRASKA	GARBAGE SERVICE	48.40	
100-110-57510-26001	CAPITAL-EQUIPMENT	FIRST NATIONAL BANK OMAHA	AMAZON - WIRELESS SEMTECH AIRLINK AC A	65.39	
100-110-57520-21008	CAPITAL-VEHICLES	MIKE'S AUTO SALES & SERVICE	2025 NISSAN ROGUE	22,495.00	
Total For Dept 110 POLICE				59,317.00	
Dept 120 FIRE					
100-120-52700	TRAINING AND TUITION	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	2,100.32	
100-120-52710	EMPLOYEE RECRUITMENT/RETENTION	OCCUPATIONAL HEALTH SERV	ANTIBODY & VACCINATION	247.00	
100-120-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	195.43	
100-120-53400	COMPUTER SUPPORT/MAINT	IMAGETREND INC	ELITE RESCUE, CAD DISTRIBUTION ANNUAL F	4,161.87	
100-120-53400	COMPUTER SUPPORT/MAINT	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	197.50	
100-120-54310	BUILDING MAINTENANCE	BOB MCDONALD GARAGE DOOR	REPAIR OVERHEAD DOOR AT STATION 1	1,447.66	
100-120-54310	BUILDING MAINTENANCE	MIDWEST ALARM SERVICES	FIRE ALARM MONITORING 5/1/2026 - 4/30/2	210.00	
100-120-54310	BUILDING MAINTENANCE	NEBRASKA STATE FIRE MARSHAL	ANNUAL BOILER CERTIFICATE	72.00	
100-120-54310	BUILDING MAINTENANCE	PRESTOX	PEST CONTROL - 4630 HOWARD BLVD	76.16	
100-120-54310	BUILDING MAINTENANCE	RUTT'S HEATING & A/C INC	COMPRESSOR PROTECTION MODULE REPLACEMEN	341.75	
100-120-54310	BUILDING MAINTENANCE	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	299.87	
100-120-54310	BUILDING MAINTENANCE	VANDENBERG ELE & COMMUNICAT	REPLACE BOTTOM ROLLERS	445.00	
100-120-54310	BUILDING MAINTENANCE	WASTE CONNECTIONS OF NEBRASKA	GARBAGE SERVICE	70.34	
100-120-54320	EQUIPMENT MAINTENANCE	WHITE CAP LP	AA ENERGIZER INDUSTRIAL	287.82	
100-120-54330	VEHICLE MAINTENANCE	O'REILLY AUTOMOTIVE INC	MOTOR OIL, OIL FILTER	15.99	
100-120-54330	VEHICLE MAINTENANCE	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	1,806.45	
100-120-55900	MISCELLANEOUS	FIRST NATIONAL BANK OMAHA	RECEIPTS FROM WILDFIRE DEPLOYMENT - GAS	71.23	
100-120-55900	MISCELLANEOUS	HY-VEE INC	FOOD FOR PROLONGED STRUCTURE FIRE	108.33	
100-120-56010	SUPPLIES	MENARDS	6' WHIP HOSE, 1/4" COUPLING MALE	76.16	
100-120-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MATS, MOPS, POLISH TOWEL, WINDSHIELD WI	107.73	
100-120-56050	FUEL	FIRST NATIONAL BANK OMAHA	RECEIPTS FROM WILDFIRE DEPLOYMENT - GAS	627.04	
100-120-56050	FUEL	MENARDS	FUEL PREMIX GAS & OIL	17.43	
100-120-56050	FUEL	SAPP BROS COLUMBUS INC	FUEL, DIESEL EXHAUST FLUID	324.48	
100-120-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	292.97	
100-120-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	491.35	
100-120-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	1,458.91	
100-120-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	202.30	
100-120-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	63.85	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 120 FIRE					
100-120-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	49.38	
Total For Dept 120 FIRE				15,866.32	
Dept 121 RESCUE					
100-121-52700	TRAINING AND TUITION	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	2,100.32	
100-121-53200	PROFESSIONAL SERVICES	HOWERTER MD MARK S	EMERGENCY MEDICAL DIRECTOR	687.75	
100-121-53400	COMPUTER SUPPORT/MAINT	IMAGETREND INC	ELITE RESCUE, CAD DISTRIBUTION ANNUAL F	4,161.87	
100-121-53400	COMPUTER SUPPORT/MAINT	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	197.50	
100-121-54310	BUILDING MAINTENANCE	BOB MCDONALD GARAGE DOOR	REPAIR OVERHEAD DOOR AT STATION 1	1,447.66	
100-121-54310	BUILDING MAINTENANCE	MIDWEST ALARM SERVICES	FIRE ALARM MONITORING 5/1/2026 - 4/30/2	210.00	
100-121-54310	BUILDING MAINTENANCE	NEBRASKA STATE FIRE MARSH	ANNUAL BOILER CERTIFICATE	72.00	
100-121-54310	BUILDING MAINTENANCE	PRESTOX	PEST CONTROL - 4630 HOWARD BLVD	76.16	
100-121-54310	BUILDING MAINTENANCE	RUTT'S HEATING & A/C INC	COMPRESSOR PROTECTION MODULE REPLACEMEN	341.75	
100-121-54310	BUILDING MAINTENANCE	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	299.87	
100-121-54310	BUILDING MAINTENANCE	VANDENBERG ELE & COMMUNIC	REPLACE BOTTOM ROLLERS	445.00	
100-121-54310	BUILDING MAINTENANCE	WASTE CONNECTIONS OF NEBR	GARBAGE SERVICE	70.33	
100-121-54330	VEHICLE MAINTENANCE	GENE STEFFY FORD	REPLACE STARTER - VIN #6177	1,766.06	
100-121-54330	VEHICLE MAINTENANCE	MACQUEEN EQUIPMENT	REPAIR TO LIQUID SPRING SYSTEM IN AMBUI	1,311.33	
100-121-54330	VEHICLE MAINTENANCE	O'REILLY AUTOMOTIVE INC	MOTOR OIL, OIL FILTER	15.98	
100-121-54330	VEHICLE MAINTENANCE	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	1,806.45	
100-121-54330	VEHICLE MAINTENANCE	TRUCK CENTER COMPANIES	SERVICE, PURGE VALVE KIT - MEDIC #2	329.39	
100-121-55930	REFUNDS	COLUMBUS CREDIT SERVICES	COLLECTIONS	522.02	
100-121-56010	SUPPLIES	BOUND TREE MEDICAL LLC	ECG 4 & 6 WIRE CABLE COMB	205.98	
100-121-56010	SUPPLIES	COLUMBUS COMMUNITY HOSPIT	PHARMACY	1,189.37	
100-121-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MATS, MOPS, POLISH TOWEL, WINDSHIELD WI	107.72	
100-121-56040	POSTAGE AND FREIGHT	MAILBOX	SHIPPING BOXES TO SEND LUCAS DEVICES	61.20	
100-121-56050	FUEL	MENARDS	FUEL PREMIX GAS & OIL	17.42	
100-121-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	292.96	
100-121-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	491.35	
100-121-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	1,458.91	
100-121-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	202.30	
100-121-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	63.85	
100-121-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	49.38	
Total For Dept 121 RESCUE				20,001.88	
Dept 125 VOLUNTEER FIRE DEPARTMENT					
100-125-52700	TRAINING AND TUITION	RIVERSIDE PORTABLES LLC	PORTABLE RESTROOM	110.00	
100-125-52700	TRAINING AND TUITION	TARGET SOLUTIONS LEARNING	ANNUAL SUSCRPTION ONLINE LMS/RMS	1,312.70	
Total For Dept 125 VOLUNTEER FIRE DEPARTMENT				1,422.70	
Dept 130 LIBRARY					
100-130-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	AMERICAN LIBRARY ASSOC - THE POWER OF F	1,058.42	
100-130-52700	TRAINING AND TUITION	HOPKINS JERI KAY	REIMBURSE MILEAGE & MEALS	705.45	
100-130-52710	EMPLOYEE RECRUITMENT/RETENTION	ONE SOURCE	BACKGROUND CHECK	19.00	
100-130-53400-PATRN	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	GODADDY - DOMAIN RENEWAL	128.34	
100-130-53400-PCLAB	COMPUTER SUPPORT/MAINT	FIRST NATIONAL BANK OMAHA	AMAZON - TONER CARTRIDGE, STICKY NOTES	269.81	
100-130-53400-STAFF	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	390.86	
100-130-55400	ADVERTISING AND PROMOTION	FIRST NATIONAL BANK OMAHA	AMAZON - BOOKS, TAPE	73.53	
100-130-56010-BUILD	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - KLEENEX	58.39	
100-130-56010-BUILD	SUPPLIES	SHEVLIN SUPPLY	BATH TISSUE	190.52	
100-130-56010-MTRLS	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - USB FEMALE ADAPTER, PACKING TP	28.79	
100-130-56010-PATRN	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - WHITEBOARD ERASER	17.10	
100-130-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - BOOKS, SCISSORS, GASKET BOX	71.32	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 130 LIBRARY					
100-130-56030	CLEANING SUPPLIES/SERVICE	FIRST NATIONAL BANK OMAHA	AMAZON - STICKY EASEL PADS, NOTE PADS,	14.30	
100-130-56040-ILILO	POSTAGE AND FREIGHT	CASEY'S MAIL SERVICE LLC	LIBRARY/MEDIA MAIL	863.17	
100-130-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	6,052.96	
100-130-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	154.86	
100-130-56250	REFUSE	WASTE CONNECTIONS OF NEBRASKA	GARBAGE SERVICE	149.74	
100-130-56400-ADULT	PROGRAMS	FIRST NATIONAL BANK OMAHA	AMAZON - TABLE RUNNER	20.98	
100-130-56400-CHILD	PROGRAMS	FIRST NATIONAL BANK OMAHA	WALMART - PRETZEL, FROSTING, COOKIES	104.25	
100-130-56400-CHILD	PROGRAMS	REID KIM	10 WORKSHOP SERIES & EXHIBITION - KIM I	1,980.00	
100-130-56400-MAKRS	PROGRAMS	FIRST NATIONAL BANK OMAHA	WIRELESS ALL IN ONE PRINTER	326.59	
100-130-56400-YASCH	PROGRAMS	FIRST NATIONAL BANK OMAHA	WALMART - CHIPS, ORIGAMI PAPER, CHEEZ-I	187.23	
100-130-56400-YASRP	PROGRAMS	FIRST NATIONAL BANK OMAHA	AMAZON - HDMI/USB DUAL MODE VISUAL COMM	453.49	
100-130-56410-ADULT	BOOKS AND PUBLICATIONS	FIRST NATIONAL BANK OMAHA	AMAZON - BOOK	117.29	
100-130-56410-CHILD	BOOKS AND PUBLICATIONS	BEST BOOKS INC	BOOKS	1,157.71	
100-130-56410-CHILD	BOOKS AND PUBLICATIONS	FIRST NATIONAL BANK OMAHA	AMAZON - BOOK	2,388.90	
100-130-56410-SUBSC	BOOKS AND PUBLICATIONS	MIDWEST TAPE LLC	DIGITAL AUDIOBOOK, BINGEPASS, COMICS, E	547.94	
100-130-56410-YOUNG	BOOKS AND PUBLICATIONS	FIRST NATIONAL BANK OMAHA	AMAZON - BOOK	81.99	
Total For Dept 130 LIBRARY				17,612.93	
Dept 140 CEMETERY					
100-140-53520	CONTRACT SERVICES	VAN DYKE CARROLL	OPEN/CLOSE CEMETERY GATES	175.00	
100-140-54310	BUILDING MAINTENANCE	PORT-A-JOHN	RESTROOM RENTAL QUAIL RUN, VANBURG, CEM	75.00	
100-140-54320	EQUIPMENT MAINTENANCE	ACE HARDWARE & GARDEN CNT	6" CABLE TIE	2.99	
100-140-56010	SUPPLIES	ACE HARDWARE & GARDEN CNT	DRY ERASE MARKER, SUPER GLUE, 2-CYCLE C	38.94	
100-140-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	274.09	
100-140-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	18.75	
100-140-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	10.04	
Total For Dept 140 CEMETERY				594.81	
Dept 145 COMMUNITY DEVELOPMENT					
100-145-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	234.52	
100-145-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	340.00	
100-145-55500	PUBLICATIONS AND NOTICES	LINCOLN JOURNAL STAR	HEARING NOTICE, MINUTES, LEGALS	15.51	
100-145-55930	REFUNDS	COLUMBUS CREDIT SERVICES	PRE-COLLECT NOTICES	34.60	
100-145-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - SHEET PROTECTORS, SHARPIE MARK	47.21	
100-145-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	34.73	
Total For Dept 145 COMMUNITY DEVELOPMENT				706.57	
Dept 150 PARKS					
100-150-52710	EMPLOYEE RECRUITMENT/RETENTION	ONE SOURCE	BACKGROUND CHECK	19.00	
100-150-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	65.64	
100-150-53200	PROFESSIONAL SERVICES	FIRST NATIONAL BANK OMAHA	SURVEY MONKEY ANNUAL SUBSCRIPTION	468.00	
100-150-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	214.97	
100-150-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	170.00	
100-150-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	PAINT TRAY, TRAY LINERS	79.51	
100-150-54310	BUILDING MAINTENANCE	FIRST NATIONAL BANK OMAHA	AMAZON - 6-PORT RAIL SWITCH, RAIL POWEF	1,478.41	
100-150-54310	BUILDING MAINTENANCE	GRAINGER	ENCLOSER, INTERIOR PANEL	1,131.36	
100-150-54310	BUILDING MAINTENANCE	MENARDS	DRYWALL TAPE, PLASTER TAPE, PLUS 3 COME	363.70	
100-150-54320	EQUIPMENT MAINTENANCE	ARNOLD MOTOR SUPPLY	SPIN-ON, PM 5W20 SYN	74.39	
100-150-54320	EQUIPMENT MAINTENANCE	MENARDS	1/4" COMPRESSION SLEEVE, 8 PC GREASE FI	2.84	
100-150-54320	EQUIPMENT MAINTENANCE	TURFWERKS	TIRE	528.95	
100-150-54330	VEHICLE MAINTENANCE	TIRE OUTLET INC	TIRE MOUNTED	30.00	
100-150-54520	EQUIPMENT RENTAL/PURCHASE	ACE HARDWARE & GARDEN CNT	COBALT DRILL BIT	29.99	
100-150-54520	EQUIPMENT RENTAL/PURCHASE	FIRST NATIONAL BANK OMAHA	AMAZON - ROTARY LAWNMOWER BLADE	176.91	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 150 PARKS					
100-150-56010	SUPPLIES	CLAY HILLS AG	DUPLICATOR 6 (GLYPHOSATE)	487.50	
100-150-56010	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - ELKAY GPM REGULATOR, 48 PK PRE	113.31	
100-150-56010	SUPPLIES	MID-AMERICAN RESEARCH	BACTERIZER	149.00	
100-150-56010	SUPPLIES	SHEVLIN SUPPLY	TOILET TISSUE	866.41	
100-150-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - DRY ERASE LAPBOARDS	26.99	
100-150-56050	FUEL	SAPP BROS COLUMBUS INC	FUEL	12,298.00	
100-150-56070	FERTILIZER	D & K PRODUCTS	EC 35-0-7 .10 DIMENSION	2,031.75	
100-150-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	315.90	
100-150-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	5,009.55	
100-150-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	39.33	
100-150-56400	PROGRAMS	FIRST NATIONAL BANK OMAHA	AMAZON - 5 GALLON BUCKET, FLOWER SCISSC	983.30	
100-150-57300-20047	CAPITAL-NEW CONSTRUCTION	JEO CONSULTING GROUP INC	COLUMBUS PARK FACILITIES TREE INVENTORY	15,904.00	
Total For Dept 150 PARKS				43,058.71	
Dept 151 PAWNEE PLUNGE WATER PARK					
100-151-52710	EMPLOYEE RECRUITMENT/RETENTION	OCCUPATIONAL HEALTH SERV	DRUG SCREEN, PHYSICAL CAPACITY TEST	180.00	
100-151-54310	BUILDING MAINTENANCE	ACE HARDWARE & GARDEN CNT	WOOD SCREW	74.77	
100-151-54310	BUILDING MAINTENANCE	MENARDS	U-SNAP GUTTER & HANGER	21.95	
100-151-56060	CHEMICALS	AQUA-CHEM INC	HYPOCHLORITE SOLUTION, HYDROCHLORIC ACI	6,497.70	
100-151-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	167.40	
100-151-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	1,735.08	
100-151-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	123.98	
100-151-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	38.51	
100-151-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 POOLS	23.28	
Total For Dept 151 PAWNEE PLUNGE WATER PARK				8,862.67	
Dept 152 AQUATIC CENTER POOL					
100-152-52700	TRAINING AND TUITION	AMERICAN RED CROSS	LIFEGUARD RECERTIFICATION	144.00	
100-152-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MATS	49.66	
100-152-56060	CHEMICALS	AQUA-CHEM INC	HYPOCHLORITE SOLUTION, HYDROCHLORIC ACI	1,217.70	
100-152-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	720.80	
100-152-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	1,489.76	
100-152-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	5,886.72	
100-152-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	127.70	
100-152-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	34.73	
100-152-56300	FOOD COSTS	FIRST NATIONAL BANK OMAHA	WALMART - AIRHEADS, PLAY DOH, SPRINKLEF	42.61	
100-152-56300	FOOD COSTS	HY-VEE INC	FRITO LAY CLASSIC, SPRITE	19.97	
100-152-56400	PROGRAMS	FIRST NATIONAL BANK OMAHA	WALMART - AIRHEADS, PLAY DOH, SPRINKLEF	176.29	
100-152-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 POOLS	292.80	
Total For Dept 152 AQUATIC CENTER POOL				10,202.74	
Dept 155 VAN BERG GOLF COURSE					
100-155-53500	COMMISSION ON CARTS	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	2,181.76	
100-155-53510	COMMISSION ON LIQUOR	DUNBAR DOUGLAS	LIQUOR COMMISSIONS	202.62	
100-155-53520	CONTRACT SERVICES	DUNBAR DOUGLAS	MONTHLY CONTRACT	2,435.31	
100-155-53530	COMMISSION ON GREEN FEES	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	1,515.05	
100-155-53540	COMMISSION ON PASSES	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	1,736.75	
100-155-53545	COMMISSION ON GOLF SIMULATOR	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	911.61	
100-155-54350	GOLF CART/COURSE MAINT	FIRST NATIONAL BANK OMAHA	AMAZON - HIGH SPEED PETG FILEMENT	603.75	
100-155-54350	GOLF CART/COURSE MAINT	SCHIEFFER SIGNS INC	COVER UP FOR HOLE #1	48.00	
100-155-54490	IRRIGATION MAINTENANCE	FIRST NATIONAL BANK OMAHA	AMAZON - PVC PIPE BEVELING TOOL, PVC DE	96.98	
100-155-54490	IRRIGATION MAINTENANCE	MIDWEST TURF & IRRIGATION	4" PVC REPAIR CPLR, CONV 1.5IN, 1" BERM	1,602.99	
100-155-54520	EQUIPMENT RENTAL/PURCHASE	PORT-A-JOHN	RESTROOM RENTAL QUAIL RUN, VANBURG, CEM	75.00	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 100 GENERAL FUND					
Dept 155 VAN BERG GOLF COURSE					
100-155-56010	SUPPLIES	ACE HARDWARE & GARDEN CNT	AJAX, HEX FLDUP 9 IN 1	25.16	
100-155-56050	FUEL	SAPP BROS COLUMBUS INC	FUEL	912.42	
100-155-56110	PRO-SHOP SUPPLIES	ALL STAR PRO GOLF	PENCILS - IMPRINTED	483.88	
100-155-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	137.23	
100-155-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	181.62	
100-155-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	748.97	
100-155-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	19.25	
100-155-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 GOLF	3,058.62	
Total For Dept 155 VAN BERG GOLF COURSE				16,976.97	
Dept 156 QUAIL RUN GOLF COURSE					
100-156-52710	EMPLOYEE RECRUITMENT/RETENTION	OCCUPATIONAL HEALTH SERV	DRUG SCREEN, PHYSICAL CAPACITY TEST	170.00	
100-156-53200	PROFESSIONAL SERVICES	CULLIGAN OF COLUMBUS	5 GALLON WATER DELIVERY	48.50	
100-156-53200	PROFESSIONAL SERVICES	JACKSON SERVICES INC	UNIFORMS	157.42	
100-156-53500	COMMISSION ON CARTS	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	6,766.45	
100-156-53520	CONTRACT SERVICES	DUNBAR DOUGLAS	MONTHLY CONTRACT	4,944.25	
100-156-53530	COMMISSION ON GREEN FEES	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	2,234.26	
100-156-53540	COMMISSION ON PASSES	DUNBAR DOUGLAS	MONTHLY COMMISSIONS - GREEN FEES & CARI	9,841.60	
100-156-54320	EQUIPMENT MAINTENANCE	H2 EQUIPMENT LLC	REPAIR STEERING CYLINDER MOUNT	2,212.23	
100-156-54320	EQUIPMENT MAINTENANCE	MIDWEST TURF & IRRIGATION	SCREW, HOC PLATE ASM, SPACER	84.69	
100-156-54320	EQUIPMENT MAINTENANCE	NAPA AUTO PARTS OF COLUMBU	BATTERY	74.49	
100-156-54320	EQUIPMENT MAINTENANCE	THE SPRINKLER COMPANY	WELL INTAKE REPAIR	9,313.28	
100-156-54350	GOLF CART/COURSE MAINT	MATTEO SAND & GRAVEL CO IN	GOLF COURSE SAND	1,038.25	
100-156-54350	GOLF CART/COURSE MAINT	R & R PRODUCTS INC	ALLOY SOLID TINE, LAPPING COMPOUND, GOI	585.05	
100-156-54350	GOLF CART/COURSE MAINT	ZIMCO SUPPLY CO	25" TOUR PRO/72" GREEN	3,043.85	
100-156-54490	IRRIGATION MAINTENANCE	MIDWEST TURF & IRRIGATION	1" BERHAD AR VALVE	7,835.73	
100-156-54520	EQUIPMENT RENTAL/PURCHASE	PORT-A-JOHN	RESTROOM RENTAL QUAIL RUN, VANBURG, CEM	300.00	
100-156-55400	ADVERTISING AND PROMOTION	CONNOISSEUR MEDIA COLUMBUS	ADVERTISING	600.00	
100-156-55920	MISC FEES	THE GOLF SHOP	MONTHLY TERMINAL USAGE FEE MARCH 2026	3,543.33	
100-156-56010	SUPPLIES	ACE HARDWARE & GARDEN CNT	MARKING FLAG 100PK	25.98	
100-156-56010	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - HIGH SPEED PETG FILAMENT	387.92	
100-156-56010	SUPPLIES	MENARDS	TOOLBOX, 5 MINUTE EPOXY	113.89	
100-156-56050	FUEL	SAPP BROS COLUMBUS INC	FUEL	1,651.63	
100-156-56070	FERTILIZER	D & K PRODUCTS	HERBICIDE, ARMORTECH, 21-22-4 STARTER	5,152.00	
100-156-56110	PRO-SHOP SUPPLIES	ALL STAR PRO GOLF	PENCILS - IMPRINTED	483.88	
100-156-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	81.50	
100-156-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	40.58	
100-156-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	2,823.90	
100-156-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	27.00	
100-156-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	127.70	
100-156-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	38.51	
100-156-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 GOLF	9,561.34	
Total For Dept 156 QUAIL RUN GOLF COURSE				73,309.21	
Total For Fund 100 GENERAL FUND				352,704.27	
Fund 200 STREETS/ENGINEERING					
Dept 200 STREETS					
200-200-52500	UNEMPLOYMENT	NEBRASKA UC FUND	UNEMPLOYMENT - 0160130008 - 1ST QUESRTE	4,473.00	
200-200-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	UNIV OF NEBR PESTICIDE CLASS & TESTING	364.76	
200-200-52700	TRAINING AND TUITION	HY-VEE INC	CUPS, FOLGERS, COOKIES, DONUTS	20.91	
200-200-52700	TRAINING AND TUITION	PERCEPTION SAFETY LLC	SAFETY TRAINING CLASS	585.20	
200-200-52800	UNIFORMS	JACKSON SERVICES INC	MATS, SHOP TOWELS, UNIFORMS	575.63	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 200 STREETS/ENGINEERING					
Dept 200 STREETS					
200-200-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	39.09	
200-200-53400	COMPUTER SUPPORT/MAINT	DELL MARKETING LP	DELL PRO RUGGED LAPTOP	2,240.06	
200-200-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	340.00	
200-200-54310	BUILDING MAINTENANCE	ARNOLD MOTOR SUPPLY	20X25X2 PLEATED FILTER	20.46	
200-200-54310	BUILDING MAINTENANCE	MENARDS	MICROWAVE FOOD COVER, BLUE TOWELS, MIF	69.99	
200-200-54450	STREET MAINTENANCE	GEHRING CONSTRUCTION &	19-1/2"X4" ALUMINUM GOLD STANDARD	259.12	
200-200-54450	STREET MAINTENANCE	GREAT PLAINS BUILDING SUPPLY	2X4-14 SPF	19.54	
200-200-56010	SUPPLIES	DALE JOHNSON TRUCKING	ROAD GRAVEL	4,869.07	
200-200-56010	SUPPLIES	MENARDS	MICROWAVE FOOD COVER, BLUE TOWELS, MIF	15.57	
200-200-56010	SUPPLIES	SHEVLIN SUPPLY	CENTERPULL TOWELS	37.80	
200-200-56050	FUEL	SAPP BROS COLUMBUS INC	VP RACING GAS	11,148.83	
200-200-56120	TRAFFIC SIGNS	NEWMAN SIGNS INC.	SIGNS	1,306.41	
200-200-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	254.16	
200-200-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	409.14	
200-200-56220	ELECTRICITY	CORNHUSKER PUBLIC POWER DISTRICT	ELECTRICITY	208.00	
200-200-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	28,441.08	
200-200-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	36.80	
200-200-56240	TELEPHONE	GREAT PLAINS COMMUNICATIONS	PHONE/INTERNET	57.76	
200-200-56250	REFUSE	WASTE CONNECTIONS OF NEBRASKA	GARBAGE SERVICE	57.78	
200-200-57200-22023	CAPITAL-LAND & BUILDINGS	JEO CONSULTING GROUP INC	COLUMBUS LEVEE ASSET GIS DEVELOPMENT	10,221.25	
200-200-57200-25026	CAPITAL-LAND & BUILDINGS	WILSON & COMPANY, INC	R25-91 HWY 81 & 63RD AVE TRAFFIC SIGNAL	3,694.14	
200-200-57200-26010	CAPITAL-LAND & BUILDINGS	JEO CONSULTING GROUP INC	COLUMBUS LEVEE EROSION REPAIR	4,150.00	
200-200-57200-26010	CAPITAL-LAND & BUILDINGS	KOCH EXCAVATING CO INC	RIP RAP TO CITY YARD	1,815.45	
200-200-57300-20070	CAPITAL-NEW CONSTRUCTION	HDR ENGINEERING INC	COLUMBUS SAFE STREETS & ROADS FOR ALL	40,525.17	
200-200-57300-25024	CAPITAL-NEW CONSTRUCTION	HDR ENGINEERING INC	COLUMBUS SAFE STREETS & ROADS FOR ALL	14,724.63	
Total For Dept 200 STREETS				130,980.80	
Dept 202 MECHANICS SHOP					
200-202-52800	UNIFORMS	JACKSON SERVICES INC	MATS, SHOP TOWELS, UNIFORMS	80.50	
200-202-56010	SUPPLIES	ADVANCE AUTO PARTS	BRAKE CLEANER	162.00	
200-202-56010	SUPPLIES	BGNE INC	BRAKE STOP SQUEAL SERVICE KIT	20.30	
200-202-56010	SUPPLIES	KELLY SUPPLY COMPANY	STR8-THRU COUP, STRAIGHT THRU PLUG, BR	12.25	
200-202-56010	SUPPLIES	NAPA AUTO PARTS OF COLUMBUS	GASKET MAKER	155.94	
200-202-56010	SUPPLIES	O'REILLY AUTOMOTIVE INC	ASSEM LUBE	20.98	
200-202-56090	SMALL TOOLS	KELLY SUPPLY COMPANY	29 PC METAL DRILL BIT SET	131.54	
200-202-56090	SMALL TOOLS	O'REILLY AUTOMOTIVE INC	CYLINDR HONE	25.99	
200-202-56130	SUPPLIES FOR RESALE	ARNOLD MOTOR SUPPLY	AIR, OIL & CABIN AIR FILTERS	1,087.53	
200-202-56130	SUPPLIES FOR RESALE	BRAUNER AUSTIN	PLASMA TIME, CLEANUP/DEBUR	85.00	
200-202-56130	SUPPLIES FOR RESALE	FIRST NATIONAL BANK OMAHA	AMAZON - CHECK VALVE COMBO	177.39	
200-202-56130	SUPPLIES FOR RESALE	NAPA AUTO PARTS OF COLUMBUS	SWITCH - COMBINATION	42.85	
Total For Dept 202 MECHANICS SHOP				2,002.27	
Total For Fund 200 STREETS/ENGINEERING				132,983.07	
Fund 205 AIRPORT					
Dept 205 AIRPORT					
205-205-54320	EQUIPMENT MAINTENANCE	H2 EQUIPMENT LLC	REPAIR/RESEAL HYDRAULIC CYLINDER	212.53	
205-205-54320	EQUIPMENT MAINTENANCE	LAKEVIEW SMALL ENGINE INC	BLADES, ELEMENT SAFETY, AIR FILTER, 10W	201.03	
205-205-54480	HANGAR MAINTENANCE	BIERMAN CONTRACTING INC.	WINDOW REPLACEMENT	1,895.00	
205-205-54480	HANGAR MAINTENANCE	MENARDS	10' DOWNSPOUT, ELBOW	46.92	
205-205-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	807.13	
205-205-56240	TELEPHONE	GREAT PLAINS COMMUNICATIONS	PHONE/INTERNET	20.08	
205-205-56260	UTILITIES - FSS BUILDING	LOUP POWER DISTRICT	ELECTRICITY	685.98	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 205 AIRPORT					
Dept 205 AIRPORT					
205-205-56260	UTILITIES - FSS BUILDING	WASTE CONNECTIONS OF NEBR	GARBAGE SERVICE	48.40	
				<hr/>	
Total For Dept 205 AIRPORT				3,917.07	
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Total For Fund 205 AIRPORT				3,917.07	
Fund 206 DOWNTOWN BID					
Dept 206 DOWNTOWN BID					
206-206-53200	PROFESSIONAL SERVICES	FIRST NATIONAL BANK OMAHA	GOOGLE WORKSPACE	6.00	
206-206-53200	PROFESSIONAL SERVICES	JASTER LANDSCAPING	LABOR TO INSTALL BANNER SIGNS	3,880.00	
206-206-56010	SUPPLIES	CENTRAL COMMUNITY COLLEGE	INSTALLATION - WINTER/HOLIDAY	2,069.35	
				<hr/>	
Total For Dept 206 DOWNTOWN BID				5,955.35	
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Total For Fund 206 DOWNTOWN BID				5,955.35	
Fund 220 COMMUNICATIONS - E911					
Dept 220 E911					
220-220-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	NEBRASKA NOTARY - DANIELS	984.00	
220-220-53200	PROFESSIONAL SERVICES	HOWERTER MD MARK S	EMERGENCY MEDICAL DIRECTOR - JCC	616.00	
220-220-53200	PROFESSIONAL SERVICES	LANGUAGE LINE SERVICES INC	OVER THE PHONE INTERPRETATION	156.42	
220-220-54320	EQUIPMENT MAINTENANCE	PLATTE VALLEY COMMUNICATIO	SERVICE REQUEST - JAIL RX BREAKING UP	115.00	
220-220-54320	EQUIPMENT MAINTENANCE	POWER TECH LLC	PRE-PAID GENERATOR SERVICE	1,004.00	
220-220-54380	MAINTENANCE AGREEMENTS	TRITECH SOFTWARE SYSTEMS	FIELD OPS SUBSCRIPTION ANNUAL FEE	34.63	
220-220-56010	SUPPLIES	CULLIGAN OF COLUMBUS	EQUIPMENT - REVERSE OSMOSIS	34.00	
220-220-56010	SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - PAPER TOWELS	632.42	
220-220-56020	OFFICE SUPPLIES	EAKES OFFICE SOLUTIONS	COPIER CONTRACT	257.79	
220-220-56030	CLEANING SUPPLIES/SERVICE	FIRST NATIONAL BANK OMAHA	AMAZON - TOILET PAPER	115.80	
220-220-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	685.98	
220-220-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	73.60	
220-220-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	595.82	
220-220-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	86.59	
220-220-56250	REFUSE	WASTE CONNECTIONS OF NEBR	GARBAGE SERVICE	48.40	
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Total For Dept 220 E911				5,440.45	
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Total For Fund 220 COMMUNICATIONS - E911				5,440.45	
Fund 240 HOUSING REHAB & LOANS					
Dept 240 HOUSING REHAB & LOANS					
240-240-56780	HOUSING LOANS & ADMIN	NORTHEAST NEBRASKA ECONOMIC	DBG DHA FEBRUARY 2026 ADMIN SERVICES	23.75	
				<hr/>	
Total For Dept 240 HOUSING REHAB & LOANS				23.75	
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Total For Fund 240 HOUSING REHAB & LOANS				23.75	
Fund 480 COMMUNITY REDEVL AUTH					
Dept 000					
480-000-21582	TIF PAY NEIGHBORHOOD BEAUT GRANT	ROBERT GEILENKIRCHEN	23RD STREET BEAUTIFICATION GRANT	10,262.00	
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Total For Dept 000				10,262.00	
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Total For Fund 480 COMMUNITY REDEVL AUTH				10,262.00	
Fund 500 UTILITY SERVICE					
Dept 000					
500-000-20100	SAM-42	GRANVILLE	CUSTOM HOMES INUB refund for account: 200-37462-00	10.11	
				<hr/>	
Total For Dept 000				10.11	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBUS, NE  
 EXP CHECK RUN DATES 04/21/2026 - 04/21/2026  
 BOTH JOURNALIZED AND UNJOURNALIZED  
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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 500 UTILITY SERVICE					
Dept 500 WASTEWATER COLLECTION					
500-500-52700	TRAINING AND TUITION	HY-VEE INC	CUPS, FOLGERS, COOKIES, DONUTS	20.91	
500-500-52700	TRAINING AND TUITION	PERCEPTION SAFETY LLC	SAFETY TRAINING CLASS	585.20	
500-500-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	162.42	
500-500-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	29.31	
500-500-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	255.00	
500-500-54310	BUILDING MAINTENANCE	MENARDS	VANITY LIGHT	199.98	
500-500-54310	BUILDING MAINTENANCE	VAN DIEST HEATING & AIR LI	REPLACED THERMOSTAT	225.41	
500-500-54320	EQUIPMENT MAINTENANCE	LAKEVIEW SMALL ENGINE INC	REPAIR & SERVICE MOWER	1,354.76	
500-500-54320	EQUIPMENT MAINTENANCE	WANCO INC	REPLACEMENT CARDS FOR DISPLAY ON MESSAG	2,419.85	
500-500-54390	SYSTEM MAINTENANCE	ACE HARDWARE & GARDEN CNT	ELBOW 45 PVC	14.97	
500-500-54390	SYSTEM MAINTENANCE	CENTRAL VALLEY AG COOPERA	PERFECTION LAWN	115.63	
500-500-54390	SYSTEM MAINTENANCE	JACKSON SERVICES INC	UNIFORMS	162.72	
500-500-54390	SYSTEM MAINTENANCE	LINCOLN WINWATER WORKS	MANHOLE RINGS	3,831.89	
500-500-54390	SYSTEM MAINTENANCE	ONE CALL CONCEPTS INC	LOCATES FEES	173.03	
500-500-56010	SUPPLIES	SHEVLIN SUPPLY	CENTERPULL TOWELS	37.80	
500-500-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - CATALOG MAILING ENVELOPES	22.78	
500-500-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	1,080.93	
500-500-56240	TELEPHONE	A TO Z MESSAGING	ANSWERING SERVICE	74.25	
500-500-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	207.60	
500-500-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	79.09	
500-500-56250	REFUSE	WASTE CONNECTIONS OF NEBR	GARBAGE SERVICE	24.20	
500-500-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 UTILITY	43,927.99	
500-500-57300-20093	CAPITAL-NEW CONSTRUCTION	BENESCH ALFRED & COMPANY	LIFT STATION #15 WESTBROOK	5,324.50	
500-500-57300-20094	CAPITAL-NEW CONSTRUCTION	LINCOLN JOURNAL STAR	HEARING NOTICE, MINUTES, LEGALS	11.28	
500-500-57300-21081	CAPITAL-NEW CONSTRUCTION	BENESCH ALFRED & COMPANY	LIFT STATION #28 35TH AVE S OF 26TH ST	6,048.00	
500-500-57300-21081	CAPITAL-NEW CONSTRUCTION	HDR ENGINEERING INC	SANITARY SEWER HYDRAULIC MODEL CONVERSI	5,625.00	
500-500-57510-26027	CAPITAL-EQUIPMENT	PLATTE VALLEY COMMUNICATIO	INSTALL XPRA4350 IN UNIT 42 CAMERA TRUC	676.25	
Total For Dept 500 WASTEWATER COLLECTION				72,690.75	
Dept 501 WASTEWATER TREATMENT FAC					
500-501-52700	TRAINING AND TUITION	HY-VEE INC	CUPS, FOLGERS, COOKIES, DONUTS	20.91	
500-501-52700	TRAINING AND TUITION	PERCEPTION SAFETY LLC	SAFETY TRAINING CLASS	585.20	
500-501-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	199.02	
500-501-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	195.43	
500-501-54310	BUILDING MAINTENANCE	MENARDS	BATTEN TRIM, 8X1-1/2 PH FLAT SMS	61.88	
500-501-54320	EQUIPMENT MAINTENANCE	BIERMAN CONTRACTING INC.	REMOVE & REPLACE MOTOR FROM DIGESTER	322.50	
500-501-54320	EQUIPMENT MAINTENANCE	HUTCHESON ENGINEERING	VOGELSAND CARTRIDGE SEAL KIT	3,695.78	
500-501-54320	EQUIPMENT MAINTENANCE	MCMASTER-CARR	WALL MOUNT LOCKOUT SET WITH PADLOCKS	428.25	
500-501-54330	VEHICLE MAINTENANCE	PETTY CASH	PLATTE COUNTY TREASURER - VEHICLE TITLE	15.00	
500-501-55640	COMPLIANCE TESTING	MIDWEST LABORATORIES INC	TESTING & SUPPLIES	787.58	
500-501-56010	SUPPLIES	MENARDS	EMT CONDUIT, WASHER, SPRNG NUT, BENDER	162.03	
500-501-56020	OFFICE SUPPLIES	EAKES OFFICE SOLUTIONS	ENVELOPES - WATER OFFICE	523.62	
500-501-56030	CLEANING SUPPLIES/SERVICE	JACKSON SERVICES INC	MATS, BAR TOWELS, SHOP TOWELS	40.94	
500-501-56060	CHEMICALS	PETE LIEN & SONS INC.	QUICKLIME FINES	7,500.98	
500-501-56100	LABORATORY	METTLER-TOLEDO INC	FULL PREVENTIVE MAINTENANCE, CALIBRATE	1,265.03	
500-501-56100	LABORATORY	USA BLUE BOOK	FILTER MEMBRANES	135.59	
500-501-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	1,304.18	
500-501-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	2,297.28	
500-501-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	16,961.72	
500-501-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	134.70	
500-501-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	24.69	
500-501-56250	REFUSE	NORTHEAST NEBRASKA SOLID	LANDFILL CHARGES	136.96	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 500 UTILITY SERVICE					
Dept 501 WASTEWATER TREATMENT FAC					
Total For Dept 501 WASTEWATER TREATMENT FAC				36,799.27	
Total For Fund 500 UTILITY SERVICE				109,500.13	
Fund 520 WATER					
Dept 000					
520-000-20100	WAM-42	GRANVILLE	CUSTOM HOMES INUB refund for account: 200-37462-00	7.55	
Total For Dept 000				7.55	
Dept 520 WATER					
520-520-52700	TRAINING AND TUITION	FIRST NATIONAL BANK OMAHA	JERSEY MIKE'S	18.27	
520-520-52700	TRAINING AND TUITION	HY-VEE INC	CUPS, FOLGERS, COOKIES, DONUTS	20.91	
520-520-52700	TRAINING AND TUITION	NEBRASKA RURAL WATER ASSOC	NERWA ANNUAL CONFERENCE 2026	1,335.00	
520-520-52700	TRAINING AND TUITION	PERCEPTION SAFETY LLC	SAFETY TRAINING CLASS	585.20	
520-520-52800	UNIFORMS	JACKSON SERVICES INC	UNIFORMS	167.40	
520-520-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	224.74	
520-520-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	255.00	
520-520-54320	EQUIPMENT MAINTENANCE	INDUSTRIAL SYSTEMS AND	TAP, COBALT SCREWMACH DRILL	10.68	
520-520-54320	EQUIPMENT MAINTENANCE	LAKEVIEW SMALL ENGINE INC	REPAIR & SERVICE MOWER	1,354.76	
520-520-54320	EQUIPMENT MAINTENANCE	WANCO INC	REPLACEMENT CARDS FOR DISPLAY ON MESSAG	2,419.85	
520-520-54390	SYSTEM MAINTENANCE	CENTRAL VALLEY AG COOPERAT	PERFECTION LAWN	115.62	
520-520-54390	SYSTEM MAINTENANCE	LINCOLN JOURNAL STAR	HEARING NOTICE, MINUTES, LEGALS	20.12	
520-520-54390	SYSTEM MAINTENANCE	LINCOLN WINWATER WORKS	BRASS PARTS	5,724.97	
520-520-54390	SYSTEM MAINTENANCE	MIDWEST LABORATORIES INC	TESTING & SUPPLIES	77.84	
520-520-54390	SYSTEM MAINTENANCE	ONE CALL CONCEPTS INC	LOCATES FEES	173.03	
520-520-54390	SYSTEM MAINTENANCE	UTILITY SERVICE CO INC	646046, 646047, 646048 QUARTERLY TANK/1	23,497.38	
520-520-54420	WELL MAINTENANCE	RENSENHOUSE	12V BATTERY	22.27	
520-520-56010	SUPPLIES	SHEVLIN SUPPLY	CENTERPULL TOWELS	37.80	
520-520-56020	OFFICE SUPPLIES	EAKES OFFICE SOLUTIONS	ENVELOPES - WATER OFFICE	521.60	
520-520-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - CATALOG MAILING ENVELOPES	22.78	
520-520-56040	POSTAGE AND FREIGHT	CASEY'S MAIL SERVICE LLC	WATER STATEMENTS, MISSING POSTAGE	5,410.09	
520-520-56040	POSTAGE AND FREIGHT	MAILBOX	NEBRASKA PUBLIC HEALTH	78.33	
520-520-56060	CHEMICALS	AQUA-PURE INC	MONTHLY SERVICE CONTRACT - SOUTH & NORI	9,043.33	
520-520-56060	CHEMICALS	HAWKINS INC	CHEMICALS	11,620.03	
520-520-56100	LABORATORY	USA BLUE BOOK	REAGENT, IRON FERROVER	33.76	
520-520-56135	AMR RADIO EXPENSE	CORE & MAIN LP	18 - 510M M2 S/POINT WIRED	15,953.16	
520-520-56210	NATURAL GAS	BLACK HILLS ENERGY	NATURAL GAS	993.35	
520-520-56210	NATURAL GAS	HEARTLAND NATURAL GAS LLC	NATURAL GAS	175.35	
520-520-56220	ELECTRICITY	CORNHUSKER PUBLIC POWER DI	ELECTRICITY	297.31	
520-520-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	21,031.82	
520-520-56240	TELEPHONE	A TO Z MESSAGING	ANSWERING SERVICE	74.25	
520-520-56240	TELEPHONE	AT&T MOBILITY-CC	TABLETS 3/05/26 - 4/04/26	93.75	
520-520-56240	TELEPHONE	FRONTIER	PHONE/INTERNET/FAX LINES	255.87	
520-520-56240	TELEPHONE	GREAT PLAINS COMMUNICATIO	PHONE/INTERNET	83.69	
520-520-56250	REFUSE	WASTE CONNECTIONS OF NEBR	GARBAGE SERVICE	24.20	
520-520-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 UTILITY	7,600.48	
520-520-57200-25067	CAPITAL-LAND & BUILDINGS	HDR ENGINEERING INC	NORTH WELL #20 DESIGN PHASE SERVICES	24,193.00	
520-520-57200-25067	CAPITAL-LAND & BUILDINGS	RVW INC	NORTH WELL FIBER PROJECT	567.00	
Total For Dept 520 WATER				134,133.99	
Total For Fund 520 WATER				134,141.54	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBUS, NE  
 EXP CHECK RUN DATES 04/21/2026 - 04/21/2026  
 BOTH JOURNALIZED AND UNJOURNALIZED  
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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 560 STORMWATER UTILITY					
Dept 000					
560-000-20100	SUF-6	GRANVILLE	CUSTOM HOMES INUB refund for account: 200-37462-00	4.21	
Total For Dept 000				4.21	
Dept 560 STORMWATER UTILITY					
560-560-53200	PROFESSIONAL SERVICES	JEO CONSULTING GROUP INC	COLUMBUS FLOODPLAIN ADMINISTRATION SUPE	1,633.75	
560-560-53400	COMPUTER SUPPORT/MAINT	CDW GOVERNMENT	SUBSCRIPTION RENEWAL ADOBE ACROBAT & CF	9.78	
560-560-53400	COMPUTER SUPPORT/MAINT	LABORDE, ADAM	GIS SUPPORT SERVICES	85.00	
560-560-56690	SALES TAX REMITTANCE	STATE OF NEBR DEPT OF REVE	SALES TAX - MARCH 2026 UTILITY	2,130.56	
Total For Dept 560 STORMWATER UTILITY				3,859.09	
Total For Fund 560 STORMWATER UTILITY				3,863.30	
Fund 570 SOLID WASTE DIVISION					
Dept 000					
570-000-20100	SWD-1	GRANVILLE	CUSTOM HOMES INUB refund for account: 200-37462-00	2.43	
Total For Dept 000				2.43	
Dept 570 TRANSFER STATION					
570-570-52700	TRAINING AND TUITION	HY-VEE INC	CUPS, FOLGERS, COOKIES, DONUTS	20.90	
570-570-52700	TRAINING AND TUITION	PERCEPTION SAFETY LLC	SAFETY TRAINING CLASS	585.20	
570-570-52800	UNIFORMS	JACKSON SERVICES INC	MATS, ROLLER TOWEL, UNIFORMS	233.45	
570-570-53400	COMPUTER SUPPORT/MAINT	CAROLINA SOFTWARE	WASTEWORCS SOFTWARE SUPPORT	600.00	
570-570-54330	VEHICLE MAINTENANCE	TIRE OUTLET INC	REPAIRS	1,325.00	
570-570-54330	VEHICLE MAINTENANCE	TRUCK CENTER COMPANIES	ALLIANCE OAT ELC 50/50	125.87	
570-570-54550	LANDFILL DISPOSAL	NORTHEAST NEBRASKA SOLID	LANDFILL CHARGES	66,615.27	
570-570-54580	COMPOSTING	DANIELS PRODUCE LLC	YARD WASTE REMOVAL 3/01/2026 - 3/31/202	809.44	
570-570-56020	OFFICE SUPPLIES	FIRST NATIONAL BANK OMAHA	AMAZON - INK CARTRIDGE	383.04	
570-570-56050	FUEL	SAPP BROS COLUMBUS INC	FUEL	23,156.83	
570-570-56090	SMALL TOOLS	NAPA AUTO PARTS OF COLUMBU	12 POINT JUMBO RATCHET	213.98	
570-570-56220	ELECTRICITY	LOUP POWER DISTRICT	ELECTRICITY	1,046.48	
570-570-56240	TELEPHONE	GREAT PLAINS COMMUNICATION	PHONE/INTERNET	29.30	
Total For Dept 570 TRANSFER STATION				95,144.76	
Total For Fund 570 SOLID WASTE DIVISION				95,147.19	
Fund 999 PAYROLL CLEARING					
Dept 000					
999-000-21510	HEALTH ACCOUNT PAYABLE	AUXIANT	HEALTH FUNDING	122,506.75	
999-000-21530	FLEXIBLE SPEND PAYABLE	AUXIANT	FLEX FUNDING	14,426.54	
Total For Dept 000				136,933.29	
Total For Fund 999 PAYROLL CLEARING				136,933.29	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBUS, NE  
EXP CHECK RUN DATES 04/21/2026 - 04/21/2026  
BOTH JOURNALIZED AND UNJOURNALIZED  
OPEN

GL Number                      Invoice Line Desc                      Vendor                      Invoice Description                      Amount                      Check #

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Fund Totals:

Fund 100 GENERAL FUND	352,704.27
Fund 200 STREETS/ENGINEER	132,983.07
Fund 205 AIRPORT	3,917.07
Fund 206 DOWNTOWN BID	5,955.35
Fund 220 COMMUNICATIONS	5,440.45
Fund 240 HOUSING REHAB	23.75
Fund 480 COMMUNITY REDEV	10,262.00
Fund 500 UTILITY SERVICE	109,500.13
Fund 520 WATER	134,141.54
Fund 560 STORMWATER UTIL	3,863.30
Fund 570 SOLID WASTE DIV	95,147.19
Fund 999 PAYROLL CLEARIN	136,933.29
<b>Total For All Funds:</b>	<b>990,871.41</b>

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

**6. SPECIAL PRESENTATIONS**

6.A. Proclamation declaring the week of April 26, 2026, as National Apprenticeship Week.



Accountability – Dedication – Honesty  
Integrity – Respect

City Hall  
2500 14th St., Suite 3  
Columbus, NE 68601  
402-562-4220  
[www.columbusne.us](http://www.columbusne.us)

# PROCLAMATION

## NATIONAL APPRENTICESHIP WEEK

**WHEREAS,** National Apprenticeship Week annually raises awareness of the vital role Registered Apprenticeships provide in meeting critical industry workforce demands. Registered Apprenticeship programs develop the highly skilled workforce that employers need and create pathways for Americans to catapult into in-demand, high-paying careers; and

**WHEREAS,** Registered Apprenticeship programs are industry-driven, high-quality career pathways that enable employers to develop and train their future workforce, and individuals can obtain paid work experience with a mentor, receive progressive wage increases, classroom instruction, and a portable, nationally recognized credential; and

**WHEREAS,** the City of Columbus recognizes the urgent need to prepare and maintain a highly skilled workforce that is capable of meeting the current and future demands of the industry we serve and fortifying our economy; and

**WHEREAS,** the City of Columbus recognizes the pivotal role educators, school counselors, and educational institutions serve in not only bringing awareness of Registered Apprenticeship opportunities to students and parents, but also serving as training providers, program sponsors, and intermediaries; and

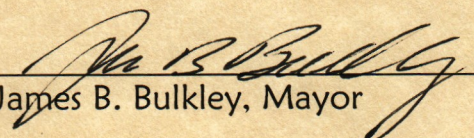
**WHEREAS,** Registered Apprenticeship programs are uniquely able to meet the changing demands of the City of Columbus economy.

**NOW, THEREFORE, I, James B. Bulkley, Mayor of the City of Columbus, Nebraska, do hereby declare April 26 to May 2, 2026, as**

### **“National Apprenticeship Week”**

in the City of Columbus, Nebraska, and call upon stakeholders and partners to recognize the value of Registered Apprenticeship, and to promote awareness and expansion during National Apprenticeship Week.



  
James B. Bulkley, Mayor

6.B. Proclamation declaring April 28, 2026, as Kind Columbus Day.

# KIND COLUMBUS DAY

## PROCLAMATION

WHEREAS, acts of kindness—both large and small—have the power to strengthen our community, uplift our neighbors, and create a more connected and compassionate Columbus; and

WHEREAS, fostering a culture of kindness encourages individuals, businesses, and organizations to support one another and contribute to the overall well-being of our city; and

WHEREAS, Kind Columbus Day is an opportunity to inspire intentional acts of generosity, promote positivity, and recognize the impact that kindness can have on improving lives; and

WHEREAS, residents, businesses, schools, and community organizations are encouraged to participate in Kind Columbus Day by performing simple acts of kindness, volunteering their time, or creating meaningful experiences for others; and

WHEREAS, by working together to spread kindness, we help build a stronger, more welcoming community for all who live, work, and visit Columbus.

NOW, THEREFORE, I, James B. Bulkley, Mayor of the City of Columbus, Nebraska, do hereby proclaim Tuesday, April 28, 2026, as

## ***KIND COLUMBUS DAY***

in Columbus, Nebraska and encourage all citizens to celebrate this day by sharing kindness, compassion, and goodwill throughout our community.

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**James B. Bulkley, Mayor**

An illustration at the bottom of the page shows several hands of different skin tones holding up red hearts. The hands are positioned around the central text, with some hearts held high and others lower. The background is white with some faint floral and leaf patterns at the bottom.

Bethe reason someone smiles today.  
Pass it on!

## **7. PUBLIC HEARINGS**

- 7.A. Public hearing - Application from Williams Midwest Housemovers, on behalf of Jim Connot, for a permit to move a house from 1808 E 23rd Street, Columbus, NE to land outside of city jurisdiction. (Planning Commission recommends approval.)

## NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 20, 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 1808 E 23 Street 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 1808 E 23 Street heading north on E 14<sup>th</sup> Ave continuing west on E 38<sup>th</sup> Street and heading west on U.S. Hwy 30 leaving city jurisdiction.

City of Columbus  
Shuraya Choat, City Clerk

Publish: 04:09:26

Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## 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 23<sup>rd</sup> Street to 1565 3<sup>rd</sup> Road- Worms, NE 68872

**RECOMMENDATION:**

I recommend approval of the permit to move a house from 1808 E 23<sup>rd</sup> Street to 1565 3<sup>rd</sup> 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. 23<sup>rd</sup> Street to 1565 3<sup>rd</sup> 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]

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# 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

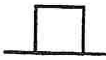
Should the building in its height exceed 18 feet, a request to allow the same shall be submitted along with the application for moving permit setting forth the height of the loaded building. The notices required under Section 5-9-9 shall include the proposed request to exceed the height limitation and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

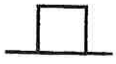
NOTIFICATION ACKNOWLEDGED BY: 		DATE
TELEPHONE: <u>Kris Mojica - Frontier</u>		<u>3-18-2026</u>
ELECTRICAL: _____		_____
CABLE TV: _____		_____
NATURAL GAS: _____		_____
POLICE DEPARTMENT: _____		_____
STREET DEPARTMENT: _____		_____
FIRE DEPARTMENT: _____		_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____		_____
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.



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**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: _____		_____
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**NOTIFICATIONS AS REQUIRED**

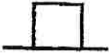
NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: _____	_____
ELECTRICAL: <u>Loup Power District Mike Brabe</u>	<u>3-20-26</u>
CABLE TV: _____	_____
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: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

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**NOTIFICATIONS AS REQUIRED**

NOTIFICATION ACKNOWLEDGED BY:

DATE

TELEPHONE: \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_  
3/20/26  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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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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 licensed and registered with the City of Columbus as provided in Section 5-9-21 of the Columbus City Code stating that any needed trimming of trees or shrubbery will not damage or otherwise disturb said trees or shrubbery

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**NOTIFICATIONS AS REQUIRED**

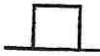
NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE _____	_____
ELECTRICAL _____	_____
CABLE TV: _____	_____
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____
RAILROAD OR OTHER UTILITY THAT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

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**NOTIFICATIONS AS REQUIRED**

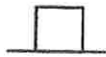
NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: _____	_____
ELECTRICAL: _____	_____
CABLE TV: <u>Vyve Broadband Tony Carroll</u>	<u>3-10-26</u>
NATURAL GAS: _____	_____
POLICE DEPARTMENT: _____	_____
STREET DEPARTMENT: _____	_____
FIRE DEPARTMENT: _____	_____
COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: _____	_____
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 Collins - BHE - Byron Collins

3-10-26

POLICE DEPARTMENT: \_\_\_\_\_

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STREET DEPARTMENT: \_\_\_\_\_

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FIRE DEPARTMENT: \_\_\_\_\_

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COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: \_\_\_\_\_

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

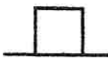
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TELEPHONE: \_\_\_\_\_

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ELECTRICAL: \_\_\_\_\_

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CABLE TV: \_\_\_\_\_

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NATURAL GAS: \_\_\_\_\_

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POLICE DEPARTMENT: \_\_\_\_\_

\_\_\_\_\_

STREET DEPARTMENT: Clatus Borchers

03/23/2026

FIRE DEPARTMENT: \_\_\_\_\_

\_\_\_\_\_

COUNTY HIGHWAY DEPARTMENT IF APPLICABLE: \_\_\_\_\_

\_\_\_\_\_

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

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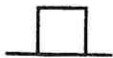
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NOTIFICATION ACKNOWLEDGED BY:	DATE
TELEPHONE: _____	_____
ELECTRICAL: _____	_____
CABLE TV: _____	_____
NATURAL GAS: _____	_____
POLICE DEPARTMENT: <u><i>[Signature]</i></u> _____	_____
STREET DEPARTMENT: _____	03/16/2026
FIRE DEPARTMENT: <u><i>Nate 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: _____	_____
ELECTRICAL: _____	_____
CABLE TV: _____	_____
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**

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**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](mailto:mmattiza@rgpc.com)

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**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

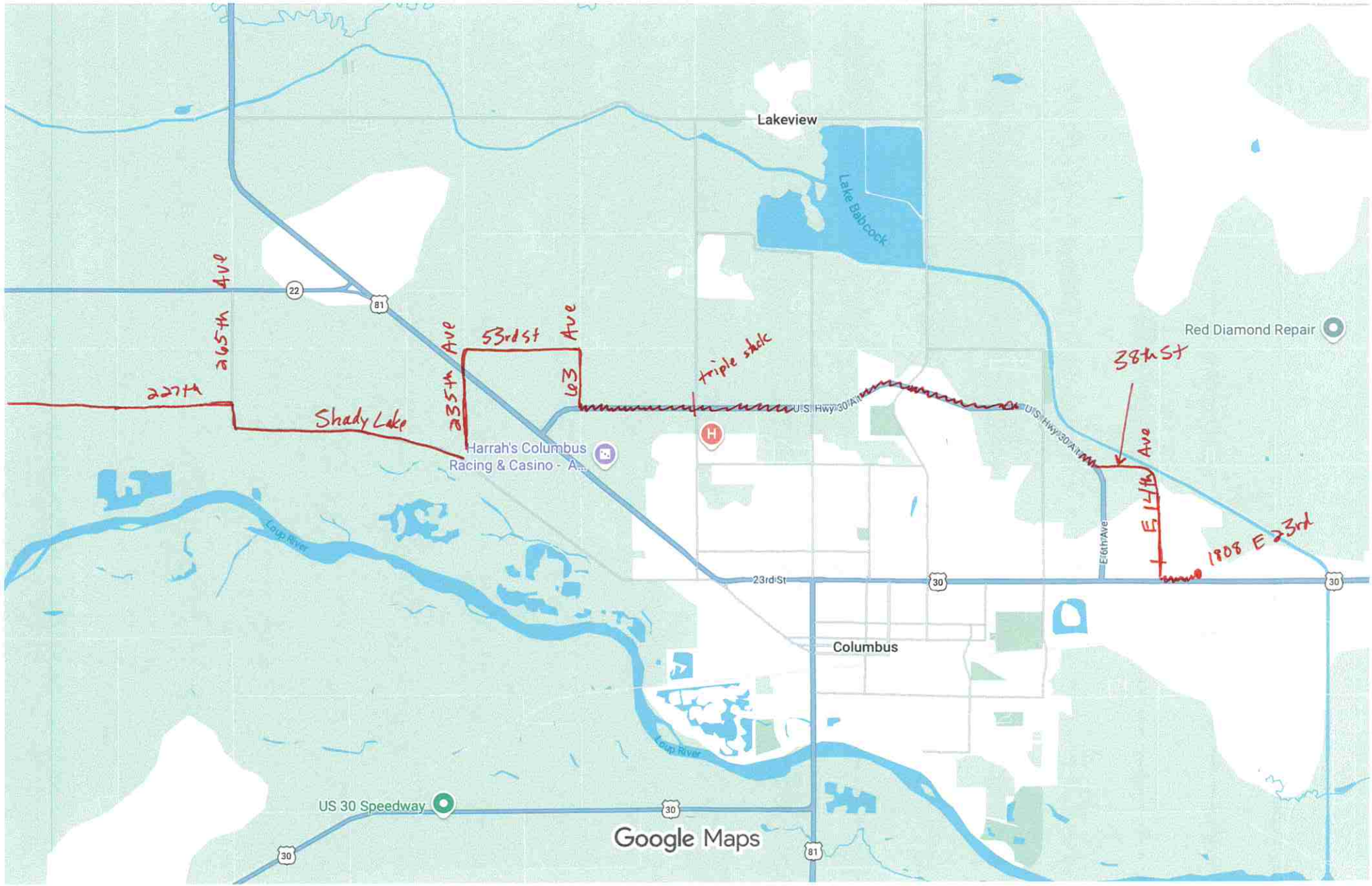
PLANNING COMMISSION APPROVED  DENIED  DATE \_\_\_\_\_  
CITY COUNCIL APPROVED  DENIED  DATE \_\_\_\_\_  
PERMIT NO. ISSUED \_\_\_\_\_  
WORK COMPLETED DATE: \_\_\_\_\_

value 165,635

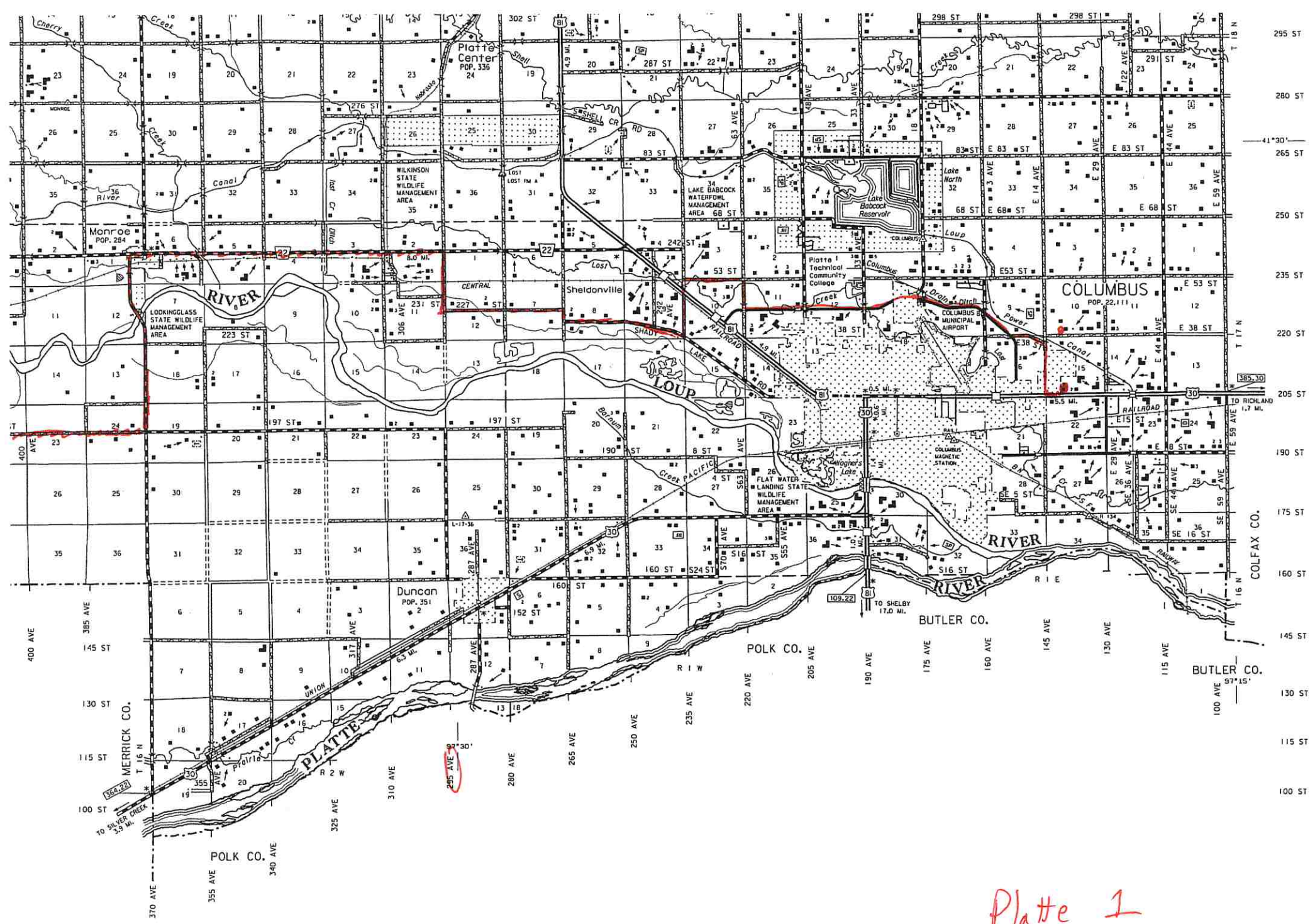
1723 E. 33rd St



Map data ©2026 Google 2000 ft



Map data ©2026 Google 1 mi



Platte 1

NANCE CO.

550 AVE

535 AVE

520 AVE

505 AVE

97°45'

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 GENDA  
2.5 MI.

016-73  
TO GENDA  
4.3 MI.

445 AVE

430 AVE

415 AVE

400 AVE

385 AVE

145 ST

130 ST

115 ST

100 ST

MERRICK CO.  
T 15 N

370 AVE

POLK CO.

355 AVE

340 AVE

370 AVE

355 AVE

310 AVE

310 AVE

255 AVE

280 AVE

265 AVE



Gg, 520, 160 ST

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 R. A.





7.B. Public hearing - Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for final plat and development agreement of Dubas Addition (extensions and connections of Isaiah Drive and 44th Avenue). (Planning Commission recommends approval.)

## NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 20, 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: 04:09:26  
Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## 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]

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**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

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PHONE NUMBER: 402-372-1923

SURVEYOR E-MAIL: LRITTER@ACESNE.COM

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**ATTORNEY INFORMATION:**

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

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ADDRESS (to include City, State, Zip):

525 W. STATE STREET, ALBION 68620

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PHONE NUMBER: 402-395-1010

ATTORNEY E-MAIL: KATIE@JSPLAWPC.COM

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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](mailto:nvalorz@1492law.com)

Gene G. Schumacher – [gschum@1492law.com](mailto: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>**

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](mailto: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 2<sup>nd</sup> 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<sup>th</sup> day of April, 2020

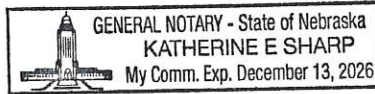
STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF PLATTE )

On this 10<sup>th</sup> day of April, 2020, 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.

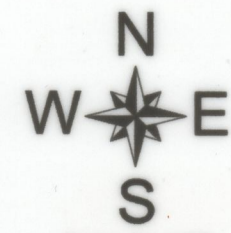
Katherine E Sharp  
Notary Public

(My commission expires: 12/13/24)



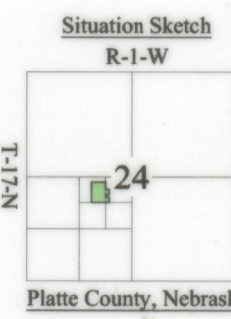
DUBAS ADDITION

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'

SCALE IN FEET



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: 402-372-7287

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

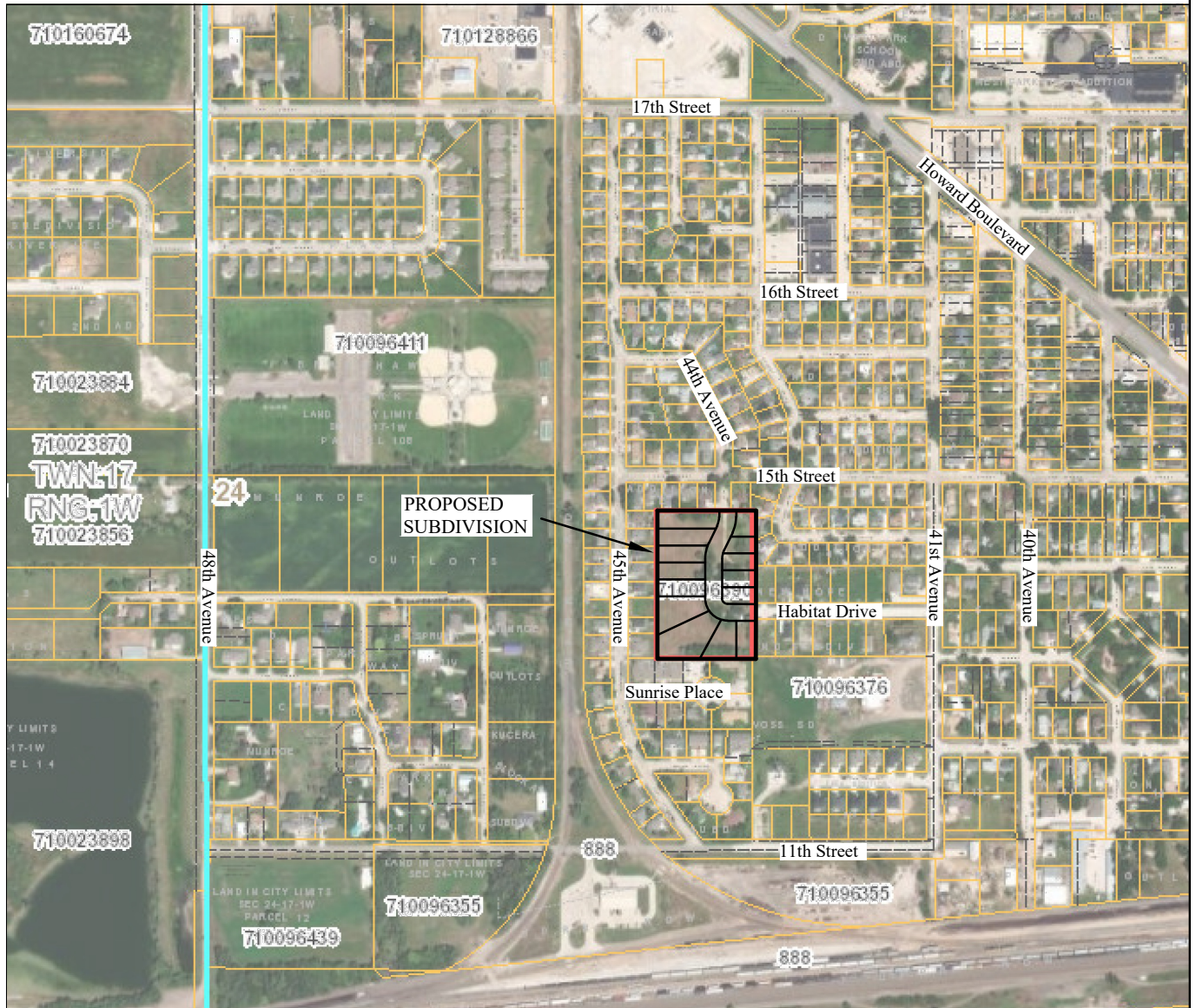
COLUMBUS, NEBRASKA CITY COUNCIL

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

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 2<sup>nd</sup> 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,



7.B.1. Resolution No. R26-54 approving final plat and development agreement.

**RESOLUTION NO. R26-54**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS: 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; HEREINAFTER TO BE KNOWN AS DUBAS ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; APPROVING THE PLAT THEREOF; APPROVING INCLUSION OF SAID PLAT INTO THE CITY CORPORATE LIMITS; AND APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND KEYES

DEVELOPMENT, LLC, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID ADDITION; AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS ADDITION.

WHEREAS, Keyes Development, LLC, is the owner of real estate 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

which is presently platted land which is located within the corporate boundaries of the City of Columbus, Nebraska; and

WHEREAS, said Owner has laid out said land into lots, blocks, streets and avenues with appropriate utility easement areas under the name of Dubas Addition to the City of Columbus, Platte County, Nebraska; and

WHEREAS, said Owner has caused an accurate plat thereof to be made, designating explicitly the land so laid out and particularly describing the lots, blocks, streets and avenues and easement areas belonging to such addition, all as provided by law, a copy of which plat is attached hereto; and

WHEREAS, said Owner has executed an instrument of dedication of the public ways and utilities easements to the use and benefit of the public, all as provided by law, said instrument being attached to said plat; and

WHEREAS, said plat has attached thereon a certificate of a competent land surveyor certifying the same as provided by law, and said plat and deed of dedication in no way changes the present zoning classification of the area included therein; and

WHEREAS, the plat referred to herein is the plat bearing the certificate of Terry L. Schulz, Registered Land Surveyor, under the date of March 30, 2026, which plat has been heretofore approved by the Columbus Planning Commission; and

WHEREAS, said owner has agreed to pay all costs necessary to extend water and sewer mains to serve said addition and to pay all costs for laying such water and sewer mains associated with the addition, to pave the associated streets and ways according to the regulations of the City of Columbus and the requirements of the City Engineer and deliver the same to the City without costs to it; and

WHEREAS, said proposed addition and plan for development has been heretofore submitted to the Planning Commission of Columbus, Nebraska, the City Engineer and Platte County School District No. 71-0001-000, Columbus, Nebraska; and

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of the hearings called for the purpose of approving the final plat; and

WHEREAS, after public hearing, the Planning Commission recommended approval of the plat of Dubas Addition to the City of Columbus, Nebraska; and

WHEREAS, a Development Agreement has been prepared for said Addition setting forth in the agreement between the City of Columbus and the developer, including duties and responsibilities of the developer and lot owners, said agreement is attached hereto marked **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, the Mayor and City Council have held a separate public hearing on the approval of the Final Plat of said Addition and following each such public hearing, and having heard all persons appearing at such hearing, approved said Final Plat.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Columbus, Nebraska, that the Deed of Dedication for Dubas Addition to the City of Columbus, Platte County, Nebraska, be and the same is hereby accepted, and the plat thereof be and the same hereby is approved as provided by law, and that the Mayor and Clerk be and hereby are authorized and instructed to endorse such approval on said original plat, and that the Dubas Addition Development Agreement attached hereto as **Exhibit "A"** is hereby approved and accepted and the Mayor and City Clerk are hereby authorized to sign the same.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

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](mailto: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 2<sup>nd</sup> 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<sup>th</sup> day of April, 2020

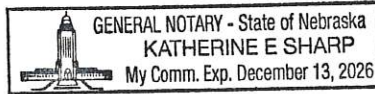
STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF PLATTE )

On this 10<sup>th</sup> day of April, 2020, 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.

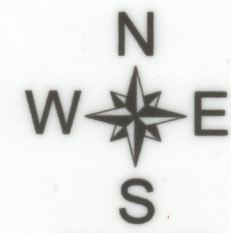
Katherine E Sharp  
Notary Public

(My commission expires: 12/13/24)



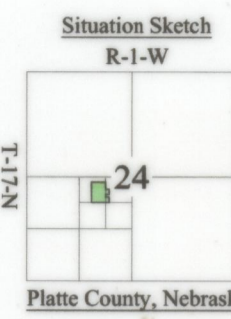
DUBAS ADDITION

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'

SCALE IN FEET



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

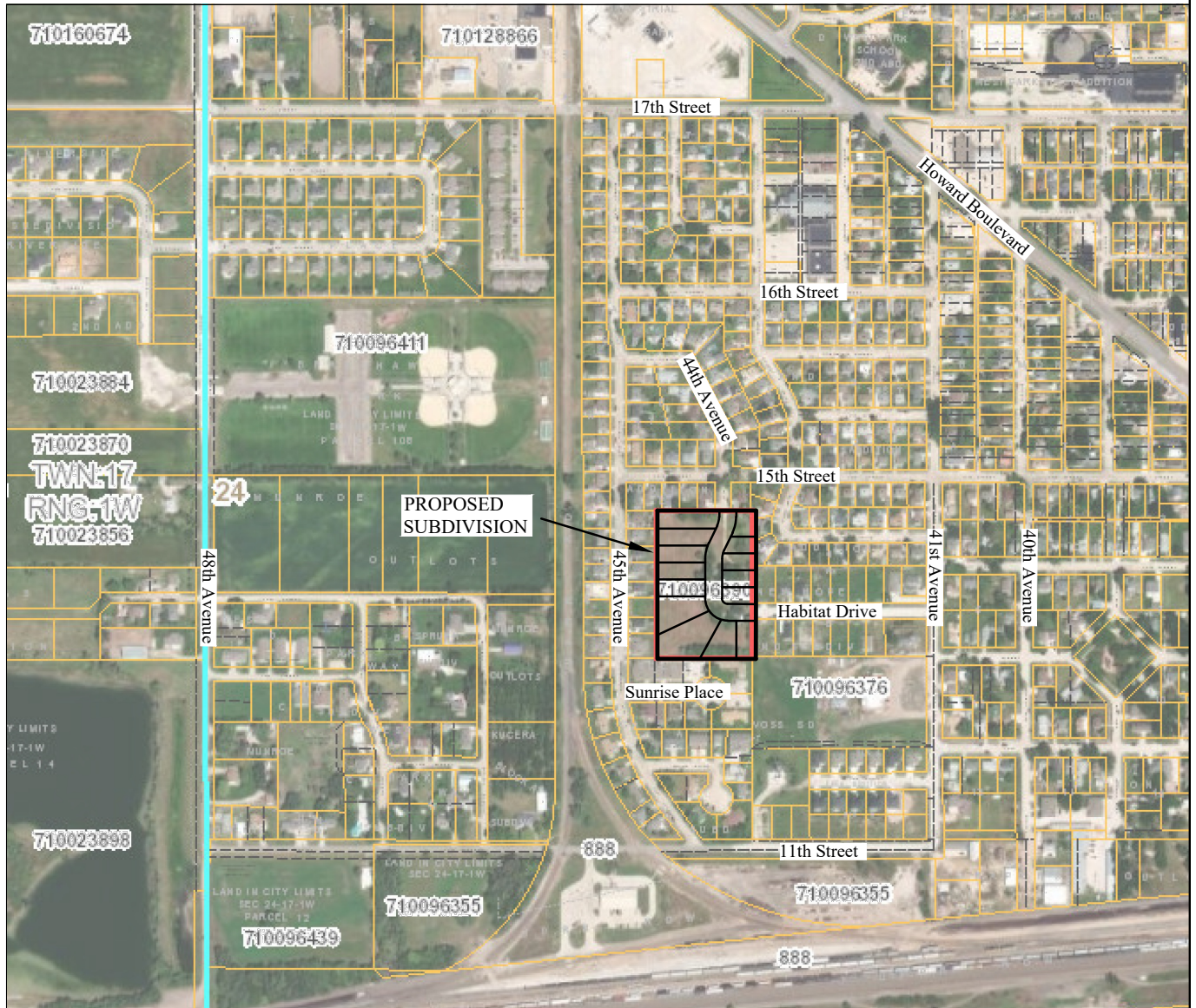
COLUMBUS, NEBRASKA CITY COUNCIL

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

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 2<sup>nd</sup> 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,



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

## NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 20, 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 26<sup>th</sup> Avenue and 33<sup>rd</sup> Street) and at said time and place you may appear and be heard.

City of Columbus  
Shuraya Choat, City Clerk

Publish: 04:09:26  
Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

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

**RECOMMENDATION:**

I recommend the approval of the final plat of J.C. and T.L. Gotschall 2<sup>nd</sup> 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]

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**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

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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

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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](mailto:nvalorz@1492law.com)

Gene G. Schumacher – [gschum@1492law.com](mailto: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>**

Please return to: Clark J. Grant, Grant & Grant, 1354 27<sup>th</sup> Ave., Columbus, NE 68601  
J.C. & T.L. GOTSCHALL 2<sup>ND</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 26<sup>th</sup> Avenue. Block B, Lot 4, and Block C, Lot 7 shall have not direct access to 26<sup>th</sup> 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 26<sup>th</sup> 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 2<sup>nd</sup> 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 26<sup>th</sup> 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 2<sup>nd</sup> 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 C. Gotschall  
Dr. Jeffrey C. Gotschall

Dated this 8<sup>th</sup> day of April, 2026.

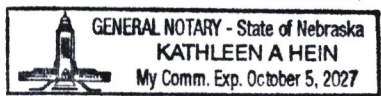
Tammi L. Gotschall  
Tammi L. Gotschall

Dated this 9<sup>th</sup> day of April, 2026.

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF PLATTE    )

On this 8<sup>th</sup> 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.

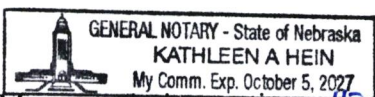


Kathleen A. Hein  
Notary Public

(My commission expires: 10-5-27)

On this 9<sup>th</sup> 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

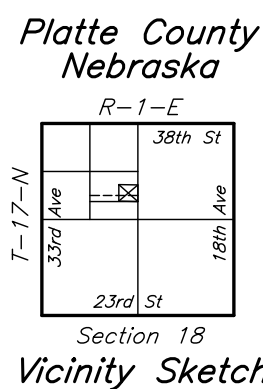
**Owner:**  
Jeffrey & Tammi Gotschall  
3360 26th Avenue  
Columbus, NE 68601

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

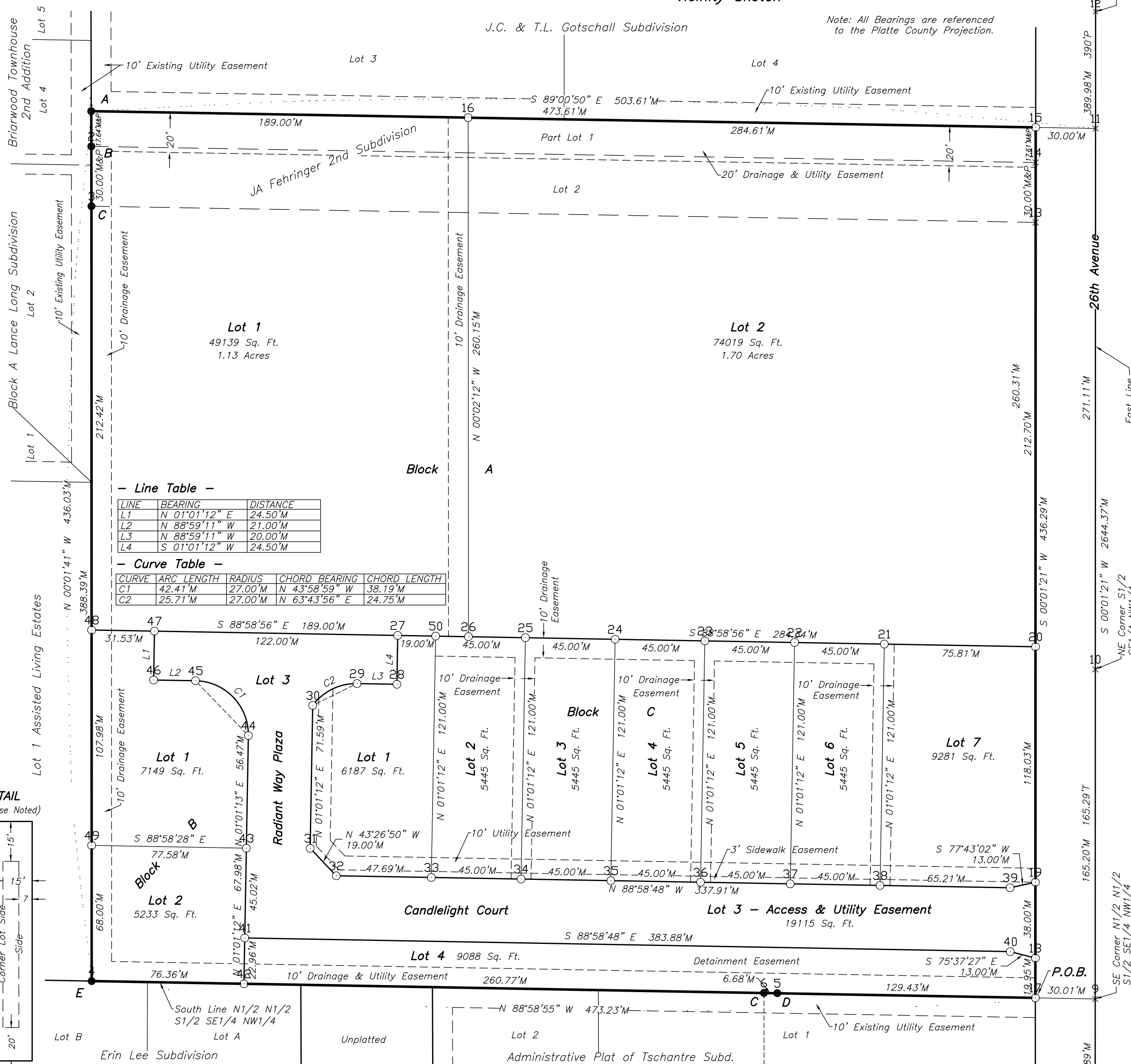
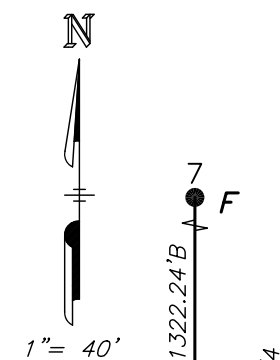
**Engineer:**  
Merlin Lindahl  
9271 18th Avenue  
Columbus, NE 68601

**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 -**

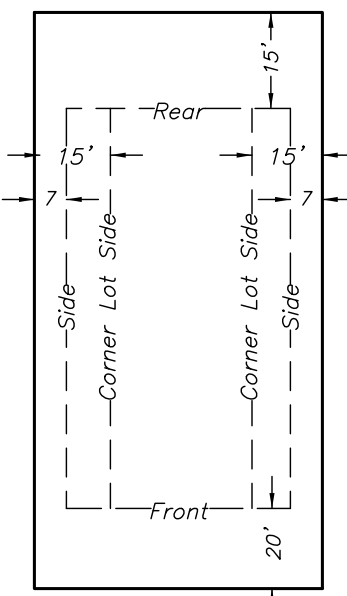
LINE	BEARING	DISTANCE
L1	N 01°01'12" E	24.50'M
L2	N 88°59'11" W	21.00'M
L3	N 88°59'11" W	20.00'M
L4	S 01°01'12" W	24.50'M

**- 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

**SETBACK DETAIL**

(Typical Unless Otherwise Noted)



**Field Notes:**

- A. Found 1" iron pipe with plastic cap (L.S. #536)
- B. Found 5/8" rebar with plastic cap (L.S. #455)
- C. Found 1" iron pipe
- D. Found 3/4" iron pipe
- E. 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

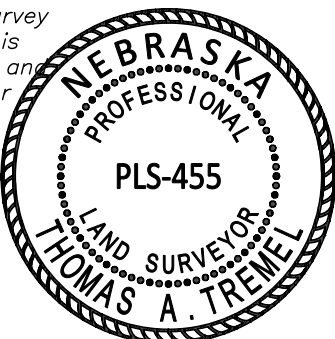
**Description:**

A tract of land located in part of Lot 1 and all of Lot 2, J.A. 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.

**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
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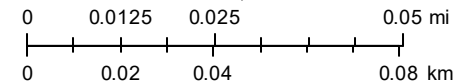


June 25, 2025  
15:16 PM

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



Once Recorded Return Document To:

Clark J. Grant, Grant & Grant  
1354 27<sup>th</sup> 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 2<sup>nd</sup> 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 27th, 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.

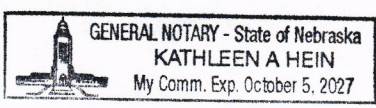
Said Owners covenant and agree with the City of Columbus to construct and lay, at Owners' expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer 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 9<sup>th</sup> day of April, 2026.

Jeffrey C. Gotschall  
Jeffrey C. Gotschall  
Tammi L. Gotschall  
Tammi L. Gotschall

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF PLATTE )

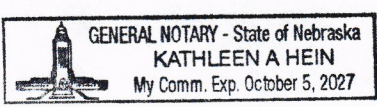
On this 8<sup>th</sup> day of April 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Jeffrey C. Gotschall**, personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledge the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



Kathleen A. Hein  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF PLATTE )

On this 9<sup>th</sup> 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.



Kathleen A. Hein  
Notary Public

7.C.1. Resolution No. R26-55 approving final plat and development agreement.

**RESOLUTION NO. R26-55**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS: 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, HEREINAFTER TO BE KNOWN AS J.C. AND T.L. GOTSCHALL 2<sup>ND</sup> SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; APPROVING THE PLAT THEREOF; AND APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND DR. JEFFREY C. GOTSCHALL AND TAMMI L. GOTSCHALL, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID SUBDIVISION AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS SUBDIVISION.

WHEREAS, Jeffrey C. Gotshall and Tammi L. Gotschall, husband and wife, are the owners of real estate described as follows:

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

all of which is presently an unplatted tract of land located within the corporate boundaries of the City of Columbus, Nebraska; and

WHEREAS, said Owners have laid out said land into lots, blocks, streets and avenues with appropriate utility, access, and drainage easements areas under the name of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska; and

WHEREAS, said Owners have caused an accurate plat thereof to be made, designating explicitly the land so laid out and particularly describing the lots, blocks, streets and avenues and easement areas belonging to such addition, all as provided by law, a copy of which plat is attached hereto; and

WHEREAS, said Owners have executed an instrument of dedication of the public ways and utilities easements to the use and benefit of the public, all as provided by law, said instrument being attached to said plat; and

WHEREAS, said plat has attached thereon a certificate of a competent land surveyor certifying the same as provided by law, and said plat and deed of dedication in no way changes the present zoning classification of the area included therein; and

WHEREAS, the plat referred to herein is the plat bearing the certificate of Thomas A. Tremel, Registered Land Surveyor, under the date of March 2<sup>nd</sup>, 2026, which plat has been heretofore approved by the Columbus Planning Commission; and

WHEREAS, said Owners have agreed to pay all costs necessary to extend water and sewer mains to serve said addition and to pay all costs for laying such water and sewer mains associated with the addition to pave the associated streets and ways according to the regulations of the City of Columbus and the requirements of the City Engineer and deliver the same to the City without costs to it; and

WHEREAS, said proposed addition and plan for development has been heretofore submitted to the Planning Commission of Columbus, Nebraska, the City Engineer and Platte County School District No. 001, Columbus, Nebraska; and

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of the hearings called for the purpose of approving the final plat; and

WHEREAS, after public hearing, the Planning Commission recommended approval of the plat of J.C. and T.L. Gotschall 2nd Subdivision, to the City of Columbus, Nebraska; and

WHEREAS, a Development Agreement has been prepared for said Subdivision setting forth in the agreement between the City of Columbus and the developer, including duties and responsibilities of the developer and lot owners, said agreement is attached hereto marked **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, the Mayor and City Council have held a public hearing on the approval of the Final Plat of said Subdivision and following such public hearing, and having heard all persons appearing at such hearing, approved said Final Plat.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Columbus, Nebraska, that the Deed of Dedication for J.C. and T.L. Gotschall 2nd Subdivision, to the City of Columbus, Platte County, Nebraska, be and the same is hereby accepted, and the plat thereof be and the same hereby is approved as provided by law, and that the Mayor and Clerk be and hereby are authorized and instructed to endorse such approval on said original plat, and that the J.C. and T.L. Gotschall Subdivision Development Agreement attached hereto as **Exhibit "A"** is hereby approved and accepted and the Mayor and City Clerk are hereby authorized to sign the same.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

Please return to: Clark J. Grant, Grant & Grant, 1354 27<sup>th</sup> Ave., Columbus, NE 68601  
J.C. & T.L. GOTSCHALL 2<sup>ND</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 26<sup>th</sup> Avenue. Block B, Lot 4, and Block C, Lot 7 shall have not direct access to 26<sup>th</sup> 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 26<sup>th</sup> 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 2<sup>nd</sup> 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 26<sup>th</sup> 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 2<sup>nd</sup> 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 C. Gotschall  
Dr. Jeffrey C. Gotschall

Dated this 8<sup>th</sup> day of April, 2026.

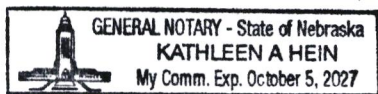
Tammi L. Gotschall  
Tammi L. Gotschall

Dated this 9<sup>th</sup> day of April, 2026.

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF PLATTE    )

On this 8<sup>th</sup> 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.

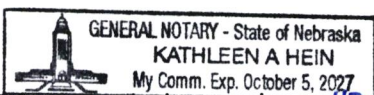


Kathleen A. Hein  
Notary Public

(My commission expires: 10-5-27)

On this 9<sup>th</sup> 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

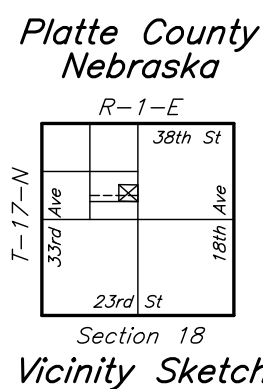
**Owner:**  
Jeffrey & Tammi Gotschall  
3360 26th Avenue  
Columbus, NE 68601

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

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

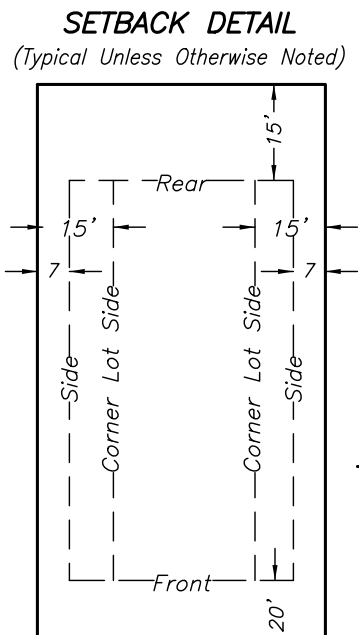
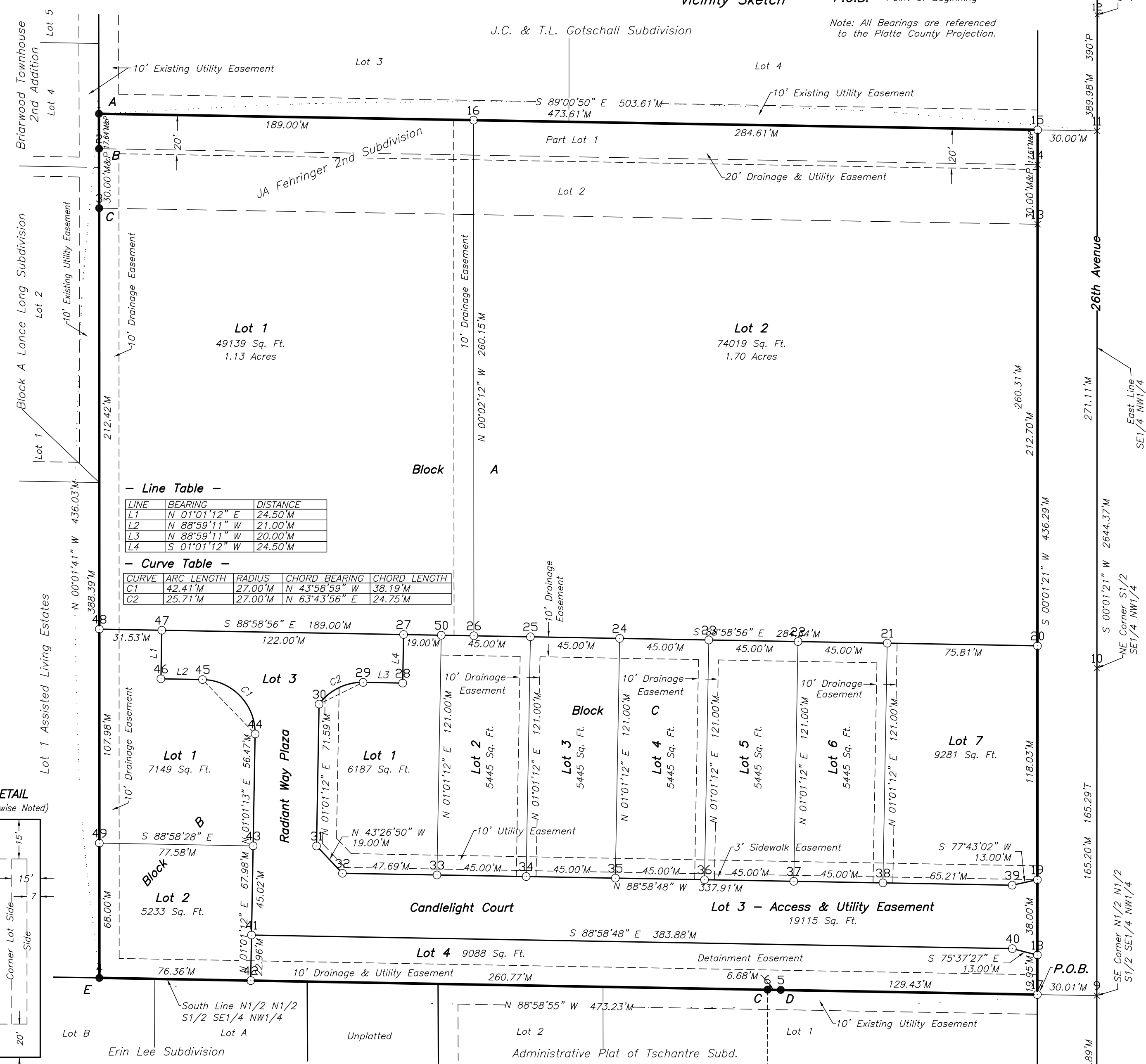
**Zoning:**  
Current Zoning: R-1  
Proposed Zoning Blocks B & C: R-2

**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.



**Field Notes:**

A. Found 1" iron pipe with plastic cap (L.S. #536)  
 B. Found 5/8" rebar with plastic cap (L.S. #455)  
 C. Found 1" iron pipe  
 D. Found 3/4" iron pipe  
 E. 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

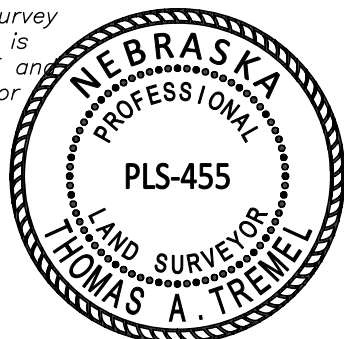
F. N1/4 Corner, Section 18, T17N, R1E – found 1" iron pipe with aluminum cap in monument well as recorded by B.D. Benck, L.S. #536 on December 13, 2013.  
 Ties: 22.39' NW to survey mark in top of curb  
 42.58' SW to survey mark in top of curb  
 44.02' SE to survey mark in top of curb  
 1' E to centerline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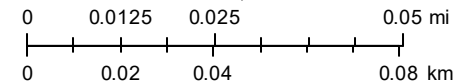


June 25, 2025  
15:16 PM

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



Once Recorded Return Document To:

Clark J. Grant, Grant & Grant  
1354 27<sup>th</sup> 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:

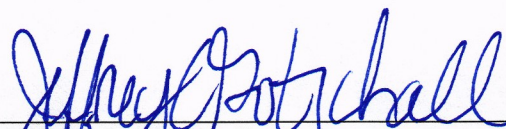
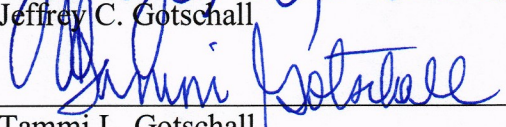
A tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehringer 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4 all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly 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 2<sup>nd</sup> 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 27th, 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.

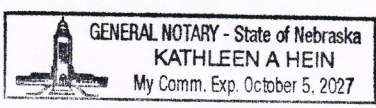
Said Owners covenant and agree with the City of Columbus to construct and lay, at Owners' expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer 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.

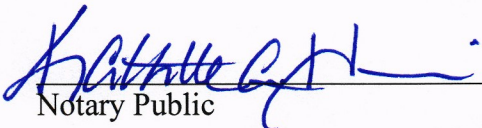
IN WITNESS WHEREOF, the Owner named herein has executed these presents this 9<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Jeffrey C. Gotschall  
  
\_\_\_\_\_  
Tammi L. Gotschall

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF PLATTE                    )

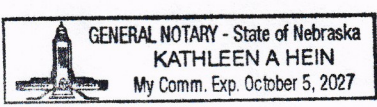
On this 8<sup>th</sup> day of April 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Jeffrey C. Gotschall**, personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledge the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

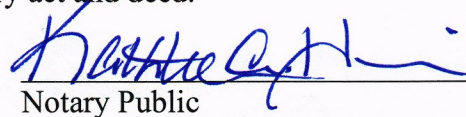


  
\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF PLATTE                    )

On this 9<sup>th</sup> 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

7.D. 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). (Planning Commission recommends approval.)

## NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 20, 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: 04:09:26  
Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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]

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# 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

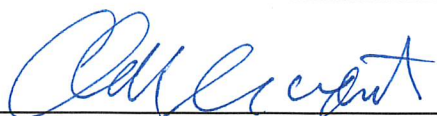
DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:

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



# Zoning and Future Land Use



7.D.1. Ordinance No. 26-06 approving rezoning.

DRAFT

**ORDINANCE NO. 26-06**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE COLUMBUS LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, PASSED AND ADOPTED NOVEMBER 18, 2024, AS THE ZONING CODE FOR THE CITY OF COLUMBUS, NEBRASKA, BY ORDINANCE NO. 24-32, AND AS AMENDED THEREAFTER, TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: 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 THE PRESENT ZONING CLASSIFICATION OF "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT); TO AMEND THE ZONING MAP AND THE FUTURE LAND USE MAP WHICH HAVE BEEN ADOPTED AND MADE A PART OF SAID CITY OF COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE.

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of hearings called for the purpose of rezoning and reclassifying the following described real estate, to wit:

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 the present zoning classification of "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District); and to amend the ZONING MAP and the FUTURE LAND USE MAP which have been adopted and made a part of the CITY OF COLUMBUS LAND DEVELOPMENT ORDINANCE, ZONING CHAPTER, to show said rezoning and reclassification as provided by law; and

WHEREAS, the Planning Commission held a hearing thereon, and has heard all persons appearing at such hearing and in consideration of the evidence and the premises, has voted to recommend approval of the rezoning application; and

WHEREAS, the mayor and city council have held a separate hearing thereon and have heard all persons appearing at such hearing and in consideration of the evidence and the premises hereby find and determine that said rezoning will be for the public good and general welfare and will provide for the proper, appropriate, and best use of said real estate.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE

CITY OF COLUMBUS, NEBRASKA;

Section 1. That the Columbus Land Development Ordinance, Zoning Chapter, passed and adopted November 18, 2024, as the Zoning Code for the City of Columbus by Ordinance No. 24-32 and as amended thereafter, be and the same is hereby amended to show that the following described real estate, to-wit:

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

has been rezoned and reclassified from the present zoning classification of "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District); and that the Future Land Use Map as well as the Zoning Map which have been adopted and made a part of said Columbus Land Development Ordinance, Zoning Chapter, be and the same are hereby amended to show such rezoning and reclassification.

Section 2. That all ordinances and resolutions or parts thereof in conflict herewith be and the same are hereby repealed.

Section 3. That this ordinance shall become effective immediately upon and be in full force and effect after its passage, adoption, and publication as provided by law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the city offices.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

7.E. 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). (Planning Commission recommends approval.)

## NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, April 20, 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: 04:09:26  
Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## 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: Andrew J. Woehrer

Approved By: [Signature]

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# 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.

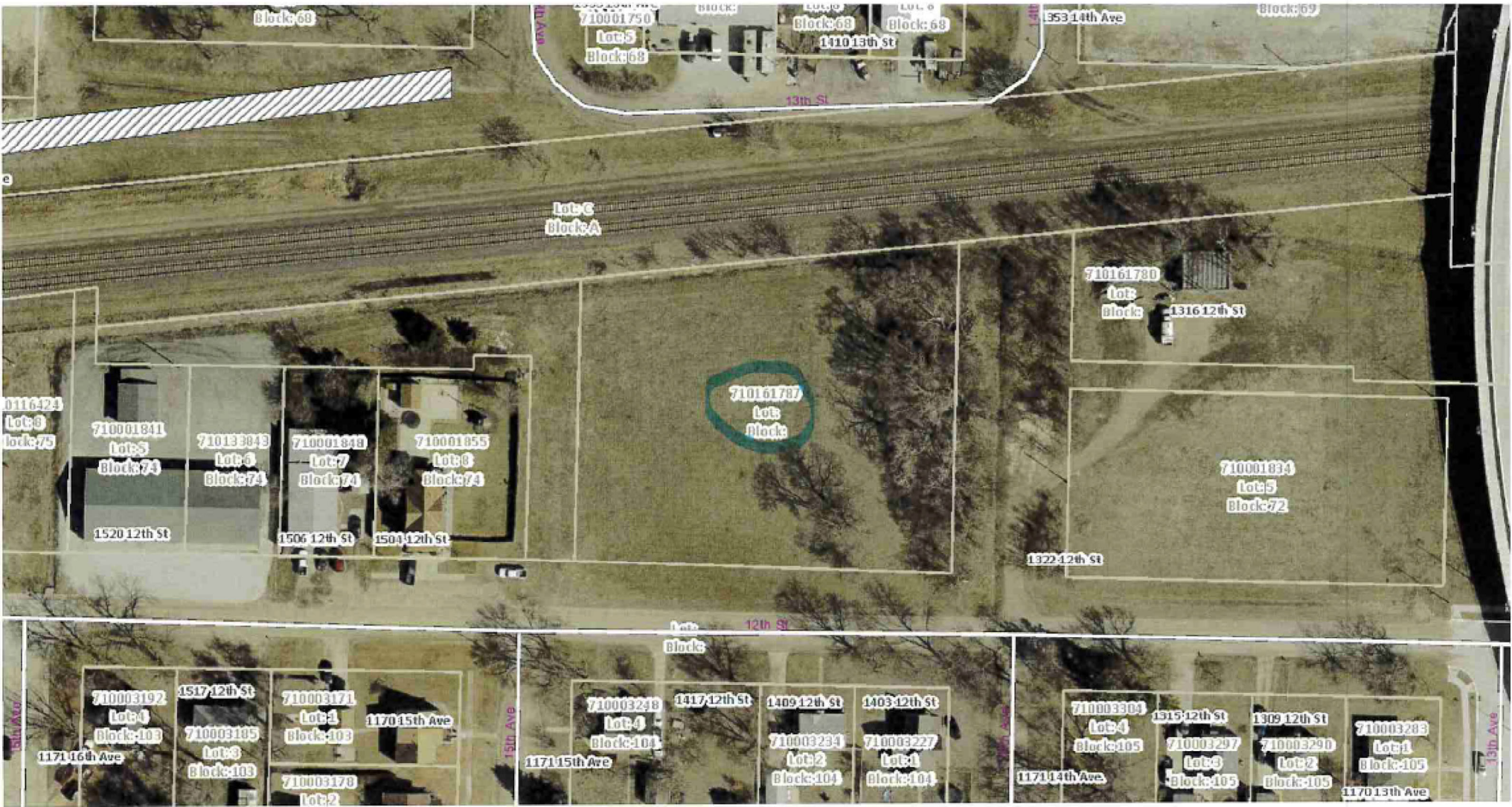
DATED THIS 13 DAY OF March, 2026.

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 15<sup>th</sup> 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.









REZONE   PROPOSED ZONING MAP		No.	Revision	Date
Block 73 Storage				
SCALE: 1:20	DIGGERS HOTLINE: 1-800-331-5666			
STATE: NE	COUNTY: Platte			
CITY: Columbus				
DRAWN BY:	CHECKED BY:			
PROJECT NO: 26000	DATE: 02/20/2026			
SHEET				
REZONE				

7.E.1. Ordinance No. 26-07 approving rezoning.

DRAFT

**ORDINANCE NO. 26-07**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AMENDING THE COLUMBUS LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS, ZONING CHAPTER, PASSED AND ADOPTED NOVEMBER 18, 2024, AS THE ZONING CODE FOR THE CITY OF COLUMBUS, NEBRASKA, BY ORDINANCE NO. 24-32, AND AS AMENDED THEREAFTER, TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: 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., FROM THE PRESENT ZONING CLASSIFICATION OF "R-3" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO "ML/C-1" (LIGHT INDUSTRIAL DISTRICT); TO AMEND THE ZONING MAP AND THE FUTURE LAND USE MAP WHICH HAVE BEEN ADOPTED AND MADE A PART OF SAID CITY OF COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE.

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of hearings called for the purpose of rezoning and reclassifying the following described real estate, to wit:

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

from the present zoning classification of "R-3" (Multiple-Family Residential District) TO "ML/C-1" (Light Industrial District); and to amend the ZONING MAP and the FUTURE LAND USE MAP which have been adopted and made a part of the CITY OF COLUMBUS LAND DEVELOPMENT ORDINANCE, ZONING CHAPTER, to show said rezoning and reclassification as provided by law; and

WHEREAS, the Planning Commission held a hearing thereon, and has heard all persons appearing at such hearing and in consideration of the evidence and the premises, has voted to recommend approval of the rezoning application; and

WHEREAS, the mayor and city council have held a separate hearing thereon and have heard all persons appearing at such hearing and in consideration of the evidence and the premises hereby find and determine that said rezoning will be for the public good and general welfare and will provide for the proper, appropriate, and best use of said real estate.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA;

Section 1. That the Columbus Land Development Ordinance, Zoning Chapter, passed and adopted November 18, 2024, as the Zoning Code for the City of Columbus by Ordinance No. 24-32 and as amended thereafter, be and the same is hereby amended to show that the following described real estate, to-wit:

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

has been rezoned and reclassified from the present zoning classification of "R-3" (Multiple-Family Residential District) TO " ML/C-1" (Light Industrial District); and that the Future Land Use Map as well as the Zoning Map which have been adopted and made a part of said Columbus Land Development Ordinance, Zoning Chapter, be and the same are hereby amended to show such rezoning and reclassification.

Section 2. That all ordinances and resolutions or parts thereof in conflict herewith be and the same are hereby repealed.

Section 3. That this ordinance shall become effective immediately upon and be in full force and effect after its passage, adoption, and publication as provided by law. Publication shall be in pamphlet form as authorized by §16-405 of Nebraska Revised Statutes with distribution to be made by making copies available to the public upon request at the city offices.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**8. PETITIONS AND COMMUNICATIONS: None**

**9. REPORTS OF CITY OFFICES: Finance department report included in Consent Agenda**

9.A. 2025 tax increment financing report.



Finance Department  
(402) 562-4229  
Email: [finance@columbusne.us](mailto:finance@columbusne.us)  
[www.columbusne.us](http://www.columbusne.us)

The Community [Development Agency/Redevelopment Authority] of the City of Columbus, Nebraska, provides this report in compliance with the requirements under Section 18-2117.02, Nebraska Revised Statutes, Sections 18-2101, et. seq. (the "Nebraska Community Development Law"). The Nebraska Community Development Law governs the use of tax-increment financing. Pursuant to Section 18-2117.02 of the Nebraska Community Development Law, this report contains the following information:

**(1) The total number of active redevelopment projects within the city that have been financed in whole or in part through the division of taxes as provided in section 18-2147:**

To date, 28 redevelopment projects within the city have been financed in whole or in part through the division of taxes as provided in section 18-2147.

**(2) The total estimated project costs for all such redevelopment projects:**

The total estimated project costs for all such redevelopment projects listed in item 1 above is \$397,892,045.

**(3) A comparison between the initial projected valuation of property included in each such redevelopment project as described in the redevelopment contract and the assessed value of the property included in each such redevelopment project as of January 1 of the year of the report:**

Please see the attached Redevelopment Project Matrix.

**(4) The number of such redevelopment projects for which financing has been paid in full during the previous calendar year and for which taxes are no longer being divided pursuant to section 18-2147:**

No redevelopment projects utilizing the division of taxes were paid in full during the previous calendar year.



**(5) The number of such redevelopment projects approved by the governing body in the previous calendar year:**

Four redevelopment projects were approved by the City Council of the City of Columbus in the previous calendar year.

**(6) Information specific to each such redevelopment projects approved by the governing body in the previous calendar year, including the project area, project type, amount of financing approved, and total estimated project costs:**

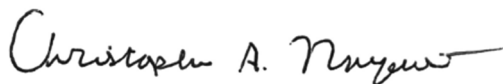
1. Cottonwood Heights, Area 13, \$14,462,400 Financed, \$68,508,164 Estimated Cost
2. Quail Meadows LLC, Area 11, \$1,665,000 Financed, \$14,601,006. Estimated Cost
3. Crekitt LLC, Area 2, \$197,000 Financed, \$1,082,000 Estimated Cost
4. Zegar Investments, Area 8, \$2,268,293 Financed, \$19,741,000 Estimated Cost

**(7) The percentage of the city that has been designated as blighted.**

Currently, 25% of the City of Columbus, Nebraska, has been designated as blighted, substandard and in need of redevelopment.

If you have any questions concerning the contents of this report, please contact Chris Norquest, Finance Director at 402-562-4229. Thank you.

Sincerely,



Chris Norquest  
Finance Director  
City of Columbus

**2025 CITY OF COLUMBUS ANNUAL TIF REPORTING**

Project Description	Redevel Area	Year Approved	Amount of Financing	Est. Project Cost	Base Valuation	2025 Valuation	Estimated Valuation per Redevel. Plan	2024 TIF Taxes Collected (2025 Taxes won't be paid until May and August)	Project Paid In Full
Cottonwood Heights	Area 13	2025	14,462,400.00	68,508,164.00			95,222,824.00	-	No
Quail Meadows LLC	Area 11	2025	1,665,000.00	14,601,006.00			11,550,000.00	-	No
Crekitt LLC	Area 2	2025	197,000.00	1,082,000.00			1,408,244.00	-	No
Zegar Investments	Area 8	2024/2025	2,268,293.00	19,741,000.00			14,275,600.00	-	No
Innate Concepts	Area 12	2024	2,970,000.00	20,005,275.00			17,500,000.00	-	No
Vitality Village	Area 8	2024	2,068,000.00	4,758,170.00			36,960,000.00	-	No
Rback Enterprises	Area 8	2023	2,525,000.00	18,500,337.00	197,640.00	3,664,880.00	16,962,600.00	-	No
Convergence	Area 10	2022	13,250,000.00	89,039,538.00	2,193,000.00	78,751,000.00	77,316,729.00	816,691.20	No
B&R Stores-Super Saver	Area 1	2022	1,500,000.00	21,486,147.00	2,645,060.00	7,516,340.00	10,776,000.00	-	No
Freddy's	Area 1	2020	215,000.00	3,351,000.00	137,175.00	1,068,750.00	1,200,000.00	17,577.37	No
Starbucks Coffee Shop	Area 1	2020	277,000.00	1,591,000.00	89,985.00	534,375.00	1,500,000.00	8,384.94	No
Ace Oversize Storage-Armory Neighborhood	Area 9	2021	123,400.00	744,160.00	120,855.00	1,349,425.00	1,198,815.00	17,933.18	No
SERC LLC	Area 8	2018	1,006,636.00	6,970,000.00	493,000.00	8,141,910.00	6,970,000.00	108,690.54	No
EKEA	Area 3	2020	800,000.00	4,800,000.00	163,670.00	3,374,585.00	4,800,000.00	29,314.76	No
FRC Housing LLC	Area 2	2019	232,067.00	5,224,844.00	250,000.00	1,291,705.00	1,226,600.00	29,348.77	No
4J Capital Redevelopment Proj.	Area 6	2019	2,866,500.00	26,738,280.00	561,815.00	19,232,800.00	14,624,071.00	310,871.96	No
Sequoia	Area 3	2018	83,000.00	387,537.00	117,565.00	295,315.00	325,000.00	2,959.53	No
Frontier Project-Armory Neighborhood	Area 9	2018	2,629,356.00	17,269,408.00	520,590.00	11,334,570.00	17,325,000.00	150,051.67	No
Farm View	Area 5	2018	3,354,938.00	30,377,499.00	402,255.00	14,694,585.00	8,305,000.00	188,251.85	No
West Elks	Area 1	2018	155,650.00	1,091,650.00	146,650.00	914,050.00	1,000,000.00	12,777.21	No
23rd St Corridor Project	Area 6	2021	6,663,837.00	9,379,030.00	110,043,615.00	143,730,205.00	143,816,467.00	442,688.57	No
33rd Ave-Phase I Retail Project	Area 1	2018	375,000.00	2,330,000.00	527,710.00	2,671,875.00	2,250,000.00	48,872.96	No
33rd Ave-Phase 2 Retail Project	Area 1	2020	575,000.00	3,295,000.00	370,285.00	2,956,500.00	2,870,285.00	41,159.65	No
33rd Ave-Apartment Project	Area 1	2018	1,225,000.00	7,891,000.00	234,805.00	6,575,800.00	6,675,000.00	65,867.66	No
33rd Ave-Hotel Project	Area 1	2018	975,000.00	8,530,000.00	181,815.00	3,613,500.00	4,000,000.00	64,750.47	No
Westgate I (Hobby Lobby)	Area 2	2014	226,000.00	3,500,000.00	1,089,785.00	2,928,165.00	1,089,785.00	30,609.04	No
NBC Capital-(Ramada)	Area 4	2013	510,000.00	2,500,000.00	625,915.00	6,036,190.00	625,915.00	55,043.83	No
Westgate II (Slumberland)	Area 2	2010	368,694.00	4,200,000.00	1,712,260.00	3,952,750.00	1,712,260.00	27,784.10	No
			<b>63,567,771.00</b>	<b>397,892,045.00</b>	<b>122,825,450.00</b>	<b>324,629,275.00</b>	<b>503,486,195.00</b>	<b>2,469,629.26</b>	

**25% of The City of Columbus is Blighted**

9.B. Update on Nebraska Department of Transportation Loup River South Bridges project.



**Accountability - Dedication  
Honesty - Integrity - Respect**

City Hall | Engineering Department  
2500 14<sup>th</sup> St., Suite 3  
Columbus, NE 68601  
402-562-4309  
EngDept@columbusne.us  
[www.columbusne.us](http://www.columbusne.us)

## **Nebraska Department of Transportation Columbus South Bridges Project**

### **April 2026 Update**

- Nebraska Department of Transportation project
    - City is the Local Public Agency of record
  - Substantially completed the Pawnee Park Underpass Reconstruction
    - Pedestrian trail use till a date to be determined in 2027
  - Working on south three piers, outside of the river channel
  - Piers and girders will need to be substantially complete before start of any deck work
  - City submitted Amendment to NEPA for construction of box culvert wall along Levee by Higgins Memorial.
    - Upon approval, Change Order to general contractor will be needed
  - NDOT will include removal and replacement of the traffic “bump” on north end of the east bridge structure
    - Temporary asphalt wedge may be placed if sink area gets lower
  - Project remains on schedule for fall 2027 completion
-

9.C. Columbus in Focus - General Services.



# General Services

*Building a stronger city through  
people, places, and progress*

# *WHO WE ARE*

- ◇ Director of General Services Betsy Eckhardt
- ◇ Public Communications Manager Matt Lindberg
- ◇ Planning and Economic Development Coordinator Jean Van Iperen
- ◇ Library Director Jeri Kay Hopkins
- ◇ Parks Director Sydney Mroczek

# WHAT WE'RE ABOUT

“Some people want it to happen, some wish  
it would happen, others make it happen.”

*- Michael Jordan*

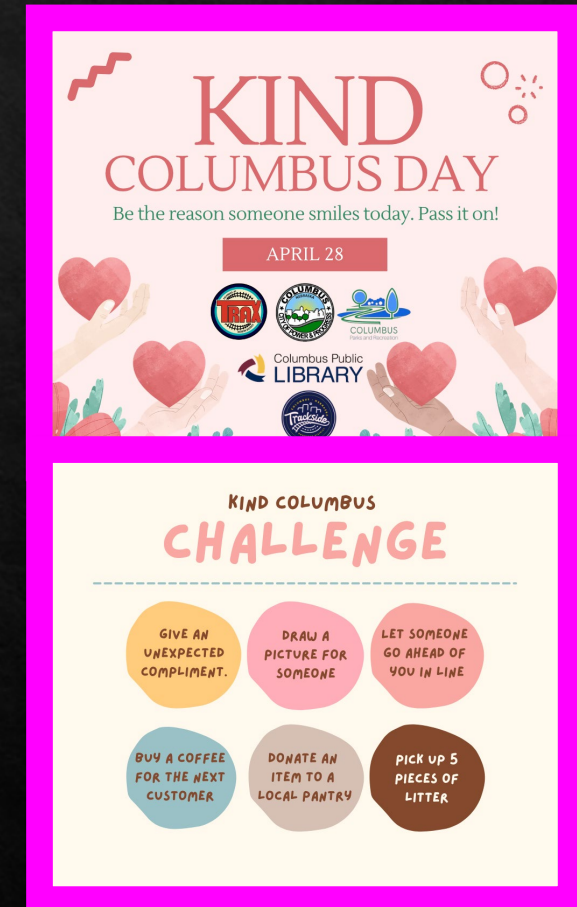
## OUR MISSION:

To serve our community by creating opportunities,  
maintaining welcoming spaces, and delivering clear  
communication that connects residents to their city.



# *PUBLIC COMMUNICATIONS: LAST 90 DAYS*

- ◊ Worked with Parks and Recreation, Traxside District, Columbus Public Library and Trax Creative District on consistent Kind Columbus NE branding and messaging.
- ◊ Produced Reels and other videos with City staff and elected officials. Kind Columbus Reel has generated more than 12,000 views since its release before the last Council meeting.
- ◊ Working with Parks, Traxside and Trax on creating marketing plans inspired by City Hall's marketing plan.
- ◊ Worked with Police, Fire, Public Works, JCC and General Services on more than **two dozen** forms of public messaging.
- ◊ Responded and interacted with **15** members of the public who sent messages to City social media with questions and concerns.



# ARTS: LAST 90 DAYS

- ◇ **All Ages One Canvas Reception on Friday** (exhibit of all art created during the residency programs at Senior Center with adults and in Library with teens and tweens. The groups collaboratively worked on a large canvas that will find its permanent home in the Senior Center.
- ◇ **Two week long program**
  - 20-25 kids per day participated in the program in the library
  - 4-6 per day at the Senior Center.
- ◇ We have had inquires about future events from Cottonwood and the Senior Center. And are working on creating a quarterly program for the teens.
- ◇ Art providing the instruction was Kim Darling from Omaha.





## *LIBRARY: LAST 90 DAYS*

- ◇ Spring MasterClass in the MakerStudios: May Day baskets.
- ◇ Kelli Keyes, Youth Librarian helped with the Week of the Young Child events with the Columbus Area United Way, Community & Family Partnerships, and We Care for Kids.
- ◇ Jackie Anderson read to the children for Story Time.
- ◇ Friends of the Library presented: From This Day Forward, a historical view of wedding fashion in partnership with Humanities Nebraska.
- ◇ Library Director Jeri Kay Hopkins, presented a webinar on our new catalog system to librarians across the country in partnership with the Nebraska Library Commission and Pioneer Consortium.



# *PARKS AND RECREATION: LAST 90 DAYS*

- ◇ Youth Sign Up day was held on March 7<sup>th</sup> and 358 kids attended with parents.
- ◇ Trivia Night: 16 couples attended.
- ◇ Floral Arrangement Class: 16 attendants
- ◇ Summer Brochure is published and all programs are ready for registration.
- ◇ 54 teens completed Lifeguard Certification Courses
- ◇ Over 50 Kids attended the Underwater Easter Egg Hunt
- ◇ 88 people attended the Glow-in-the-Dark swim
- ◇ Work with JEO across both Golf and Parks to complete the Tree Inventory. Findings will be coming early summer.
- ◇ Collaborated with the Trax Creative District on an Artist in Residency project at the Senior Center.



# One Team. One Mission.

- ❖ **Connecting** people through communication
- ❖ **Growing** opportunity through development
- ❖ **Creating** spaces through arts and parks & recreation
- ❖ **Inspiring** learning through the library

**Together**, we shape the everyday  
experience of our community.

*That's General Services.*

**10. REPORTS OF COUNCIL COMMITTEES**

10.A. Public Property, Safety, and Works Committee - April 20, 2026.

10.A.1. Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska (Howard Blvd and Evans Lane)



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** April 15, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** JLO Properties – Utility Easement

**RECOMMENDATION:**

I recommend the approval of utility easement of JLO Properties Subdivision.

**DISCUSSION:**

Utility easement over an access easement located on the south side JLO Properties Subdivision along Howard Boulevard.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made and entered into on \_\_\_\_\_, 2026 by and between JLO Properties, LLC., (Grantor) and the City of Columbus, a Municipal Corporation in the State of Nebraska (City/Grantee).

Grantor hereby grants and conveys to Grantee, its successors, assigns, employees, agents, contractors, invitees and licensees a permanent utility easement over and upon the following-described real estate, to-wit:

**Permanent Utility Easement**

A 10.00 foot wide Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, JLO Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, Lot 1, Block C, Evans-Plugge Subdivision, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21"E; thence N 50°46'20"W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20"E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

The Easement is further described and defined on the attached map included as **EXHIBIT A**.

The purpose of the utility easement is to provide the Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, with access to the aforementioned described real estate for the purpose of construction, inspection, maintenance, operation, or repair of water main facilities and related improvements, and removal of vegetation and hazards, over, across, in, and through the easement, all at the will of the Grantee. Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, is further hereby granted the right of ingress and egress to and from said premises to carry out the rights prescribed in this utility easement. The Grantor has executed this Permanent Utility Easement on the day and year first above written.

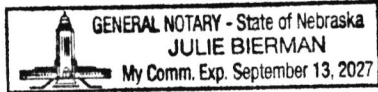
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GRANTOR:

*[Handwritten Signature]*  
John Obrist  
JLO Properties, LLC

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on April 13<sup>th</sup>, 2020, by John Obrist Jr.



*[Handwritten Signature]*  
Notary Public

GRANTEE:

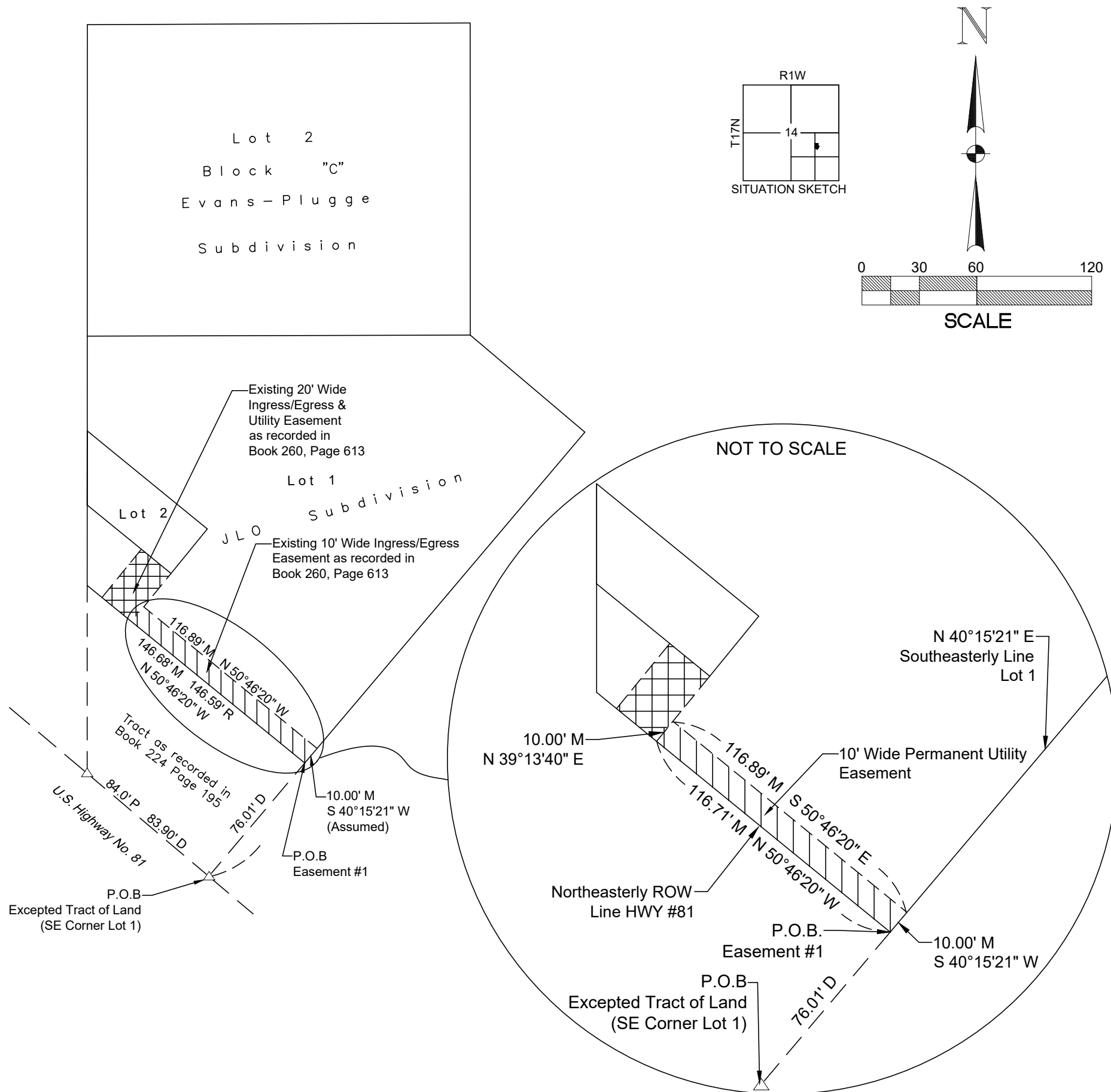
\_\_\_\_\_  
James B. Bulkley, Mayor  
City of Columbus, Nebraska

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

# EXHIBIT "A"




## Legal Description Easement 1

A 10.00 foot wide Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, JLO Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, Lot 1, Block C, Evans-Plugge Subdivision, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

Plat Showing  
10-FOOT WIDE PERMANENT UTILITY EASEMENT  
To be Acquired from Land Owned by  
Owners: JLO Properties

Scale: 1" = 60'  
Date: April 08, 2026  
Drawn By: J.M.L.

 Easement #1: 1168.0 sq. ft more or less

10.A.2. Minutes of January 21, 2026, Americans with Disabilities Compliance Committee meeting.

AMERICANS WITH DISABILITIES COMPLIANCE  
January 21, 2026

A meeting of the Americans with Disabilities Compliance Committee of the City of Columbus, Nebraska, was convened in open and public session on January 21, 2026, at 12 p.m. in the 3<sup>rd</sup> Floor Conference Room, City Hall, 2500 14 Street, Columbus, Nebraska.

The meeting is open to the public. An agenda, kept continuously current, will be available for public inspection at the City Clerk's Office, 2500 14 Street, Columbus, Nebraska during regular business hours. Except for items of an emergency nature, the agenda shall not be altered later than 24 hours before the scheduled commencement of the meeting. The Committee shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Perault announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Pam Perault, Tom Wunderlich, Jill Zaruba and Keri Homolka; Absent was Lela Schaecher. City staff members present included Chief Building and Code Official Andy Woehrer and City Engineer Rick Bogus.
2. **Minutes of July 22, 2025 meeting:** The minutes were approved as presented with a motion by Homolka and a second by Wunderlich. All voted "Aye" and none voted "Nay", Absent Schaecher.
3. **Election of Officers:** Homolka made a motion and a second by Wunderlich to keep the slate of offices as presented the same for 2026. No other nominations were proposed. Chair, Pam Perault; Vice-Chair, Lela Schaecher; and Secretary, Jill Zaruba. All voted "Aye" and none voted "Nay", Absent Schaecher.
4. **2026 Meeting Dates:** Set April 21, 2026, July 21, 2026, October 20, 2026, and January 19, 2027 meeting dates.
5. **Updates on City Projects with ADA Features:** Chief Building and Code Official, Andy Woerher and City Engineer Rick Bogus presented and updated on current fiscal year projects, ongoing building and infrastructure projects, and projected projects in regards to ADA construction, regulations, and compliance.
6. **Review of ADA needs within the City of Columbus:** No current ADA compliance concerns were noted by the committee.
7. **Adjournment:** The meeting adjourned at 12:20 pm.

Respectfully submitted,  
Richard J. Bogus, City Engineer

10.A.3. Traffic Control Device Committee report for 1st Quarter 2026.

# TRAFFIC CONTROL DEVICE COMMITTEE

## Quarterly Report

January – March 2026

### January

#### **A. 38<sup>th</sup> Street / 18<sup>th</sup> Avenue Intersection:**

Discussion: A request was presented to install a flashing stop sign at the intersection of 38<sup>th</sup> Street and 18<sup>th</sup> Avenue. The Street Department conducted a traffic count with speed data on the three legs of the intersection. Motion made by Vasicek and a second by Sliva to approve the installation of a flashing stop on eastbound 38<sup>th</sup> Street to be consistent of the City's Use of LEDs for Conspicuity Enhancement of Stop Signs policy. Vasicek, Bogus, Sherer, Sliva and Levander voted "Aye" and none voted "Nay". Absent Borchers.

#### **B. Review of Traffic Device needs with the City:**

None.

#### **OLD BUSINESS**

A. None

#### **UNFINISHED BUSINESS**

A. None

### February

No Meeting held this month.

### March

#### **A. Citizen request to evaluate the need for a stop sign and marked crosswalk on southbound 7<sup>th</sup> Avenue intersection with 3<sup>rd</sup> Street:**

Discussion: The Street Department will install a traffic data collector at the intersection to gather vehicle counts and review traffic and pedestrian patterns. The collected data will be used to evaluate whether a stop sign and marked crosswalk are warranted at this location.

#### **B. Citizen request to evaluate the need of addition of stop signs and marked crosswalks on both north bound and south bound 9<sup>th</sup> Avenue intersection with 5<sup>th</sup> Street.**

Discussion: Traffic appears to use this route to travel from 8<sup>th</sup> Street Centennial School. The intersections at 9<sup>th</sup> Avenue and 5<sup>th</sup> Street for both northbound and southbound traffic as well as the southbound approach at 10<sup>th</sup> Avenue and 5<sup>th</sup> Street, are currently uncontrolled. The northbound approach at 10<sup>th</sup> Avenue and 5<sup>th</sup> Street is protected by a stop sign. Motion made by Vasicek and a second by Borchers to approve the installation of stop signs at 9<sup>th</sup> Avenue and 5<sup>th</sup> Street intersection for both northbound and southbound traffic and at the southbound approach of 10<sup>th</sup> Avenue and 5<sup>th</sup> Street. Vasicek, Bogus, Sliva, Borchers and Strecker voted "Aye" and none voted "Nay".

#### **C. Review of Traffic Device needs with the City:**

Discussion: 18<sup>th</sup> Avenue north of 23<sup>rd</sup> Street the roadway is approximately 41 feet wide to 38<sup>th</sup> Street and is currently striped for two lane traffic. When vehicles stop to make left turns, following vehicles often pass on the right-hand side, creating a safety issue. Discussion was to restripe the roadway to include a left-hand turn lane configuration on 18<sup>th</sup> Avenue at the intersection of 32<sup>nd</sup> Street and 38<sup>th</sup> Street. The intersection areas, and parking around the 28<sup>th</sup> Avenue intersection will be further evaluated. Motion made by Vasicek and a second by Sliva to approve striping a left-hand turn lane configuration

on 18<sup>th</sup> Avenue at the intersection of 32<sup>nd</sup> Street and 38<sup>th</sup> Street. The layout, lengths and signage will be determined by the Engineering Department and provided to the Public Works Department for installation. Vasicek, Bogus, Sliva, Borchers and Strecker voted "Aye" and none voted "Nay"

**OLD BUSINESS**

A. None

**UNFINISHED BUSINESS**

A. None

11. **REPORTS OF SPECIAL COMMITTEES: None**

12. **REPORTS ON LEGISLATION: None**

13. **NEW BUSINESS**

13.A.Appointment of Greg Sealock to the Civil Service Commission for five-year term.



City Hall  
2500 14th St. Suite 3  
Columbus, NE 68601  
402-562-4220  
[www.columbusne.us](http://www.columbusne.us)

## MEMORANDUM

**DATE:** April 13, 2026  
**TO:** City Council Members  
**FROM:** James B. Bulkley, Mayor  
**SUBJECT:** Appointment

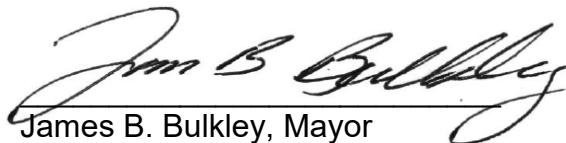
With your permission, I wish to submit the following name to you for consideration and appointment at the April 20, 2026, City Council meeting per City Council rules.

### CIVIL SERVICE COMMISSION (five-year term)

#### GREG SEALOCK

Greg Sealock grew up in Lincoln, NE and graduated from Lincoln Pius X High School in 1989. He received his bachelor's degree in criminal justice from the University of Nebraska-Kearney in 1993 and in 1994 was hired as a police officer for the City of Columbus. During his 28-year career with the Columbus Police Department he served as a patrol officer, field training officer, criminal investigator, drug investigator, polygraph examiner, sergeant, and field training supervisor. Greg retired from CPD in 2022.

Following his retirement, Greg attended mortuary school and graduated with an Associate Degree in Mortuary Science from Des Moines Metropolitan Community College. Greg is now a licensed funeral director for Gass Haney Funeral Home. He and his wife Cara have three children, Amanda (Nathan) Freudenberg, Hannah (Zack) McDuffee, and Micah Sealock.

  
James B. Bulkley, Mayor

13.B. Appointment of Bret Kumpf to the Board of Adjustment for three-year term.



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## MEMORANDUM

**DATE:** April 13, 2026  
**TO:** City Council Members  
**FROM:** James B. Bulkley, Mayor  
**SUBJECT:** Appointment

With your permission, I wish to submit the following name to you for appointment at the April 20, 2026, City Council meeting per City Council rules.

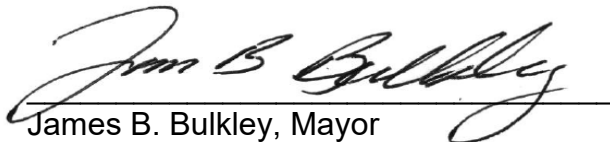
### **BOARD OF ADJUSTMENT (three-year term)**

#### **BRET KUMPF**

Bret Kumpf grew up in Columbus in a family with strong community roots. His father, Tom Kumpf, was a longtime realtor and former Columbus City Council member. Bret graduated from Scotus Central Catholic High School in 1981 and received his business degree from Midland College in 1985, where he also played basketball and golf.

Bret has been in the real estate industry for 26 years, currently working with the Century 21 Realty Team. Prior to his career in real estate, he managed the Diamond Vogel Paint Store in Columbus for 13 years, building strong relationships throughout the community.

Bret and his wife, Connie, have been married for 21 years. They have three grown daughters, all married, and seven grandchildren. In his free time, Bret enjoys the outdoors and staying connected with the community.

  
James B. Bulkley, Mayor

13.C.Appointment of Russ Strehle to the Board of Adjustment for three-year term.



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402-562-4220  
[www.columbusne.us](http://www.columbusne.us)

## MEMORANDUM

**DATE:** April 13, 2026  
**TO:** City Council Members  
**FROM:** James B. Bulkley, Mayor  
**SUBJECT:** Appointment

With your permission, I wish to submit the following name to you for appointment at the April 20, 2026, City Council meeting per City Council rules.

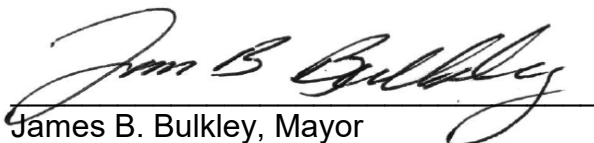
### **BOARD OF ADJUSTMENT (three-year term)**

#### **RUSS STREHLE**

Russ Strehle was born and raised in Columbus and graduated from Columbus High School in 1978. He then attended Central Community College for two years where he studied architectural drafting and structural welding.

Russ worked in the construction industry until 1994 when he accepted a position as truss shop manager at Mead Lumber in Columbus. In 1998, he founded Russ Strehle Construction and Design, specializing in light commercial and residential construction and in 2008 established Strehle Building Solutions, Inc., a material sales company that assists area contractors with drafting services and building material supply. In 2016, he closed Russ Strehle Construction and Design to focus exclusively on growing Strehle Building Solutions, Inc. Russ served the last five years as a member of the Civil Service Commission for Columbus.

Russ and his wife, Lynn, have two grown children and one granddaughter. He is grateful for the opportunity to serve on this committee and give back to the Columbus community, which has provided him with many opportunities and a safe place to raise his family.

  
James B. Bulkley, Mayor

13.D.Appointment of Michael Duesman as an alternate to the Board of Adjustment for three-year term.



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402-562-4220  
[www.columbusne.us](http://www.columbusne.us)

## MEMORANDUM

**DATE:** April 13, 2026  
**TO:** City Council Members  
**FROM:** James B. Bulkley, Mayor  
**SUBJECT:** Appointment

With your permission, I wish to submit the following name to you for appointment at the April 20, 2026, City Council meeting per City Council rules.

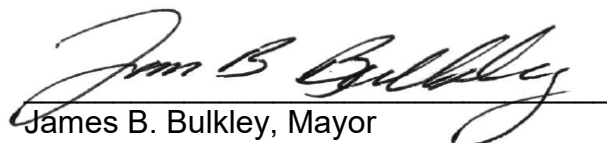
### **BOARD OF ADJUSTMENT (three-year term)**

#### **MICHAEL DUESMAN, Alternate**

Michael Duesman grew up in Humphrey, Nebraska, and attended St. Francis High School before continuing his education at the University of Nebraska, where he earned a Master's Degree in Accounting with a minor in Computer Science.

Following college, Michael began his 33-year career with Fiserv in Lincoln, Nebraska, in a variety of roles, including Chief Technology Officer for the Financial Division. He retired from Fiserv in 2022 and now lives in Columbus with his wife Sally.

Michael currently serves as Secretary/Treasurer for the Wagner Lakes Association and also provides consulting services for other organizations.

  
James B. Bulkley, Mayor

13.E. Plans, specifications, estimate of cost in the amount of \$204,590, and authorization to advertise for bids for Columbus Loup River Bridge Mitigation 2026 (plans and specifications on file in the engineering department) CIP# 25-25



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** April 15, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Loup River Bridge NHPA Section 106  
Professional Services Agreement for Design Phase Services

**RECOMMENDATION:**

I recommend approval of the plans, specifications, Burns McDonnell cost estimate in the amount of \$204,509 for the above-referenced project, and to authorize staff to advertise for bids.

**DISCUSSION:**

The City's quality-based consultant selection process was followed.

The Nebraska Department of Transportation (NDOT) plans to carry out the replacement of the US 30/81 Loup River southbound truss bridge. Said southbound truss bridge is on the Register of Historic Places. The NDOT will be using federal funds for the project and therefore required to meet the Nebraska Historic Preservation Act (NHPA), Section 106, which requires mitigation of adverse effect.

The NDOT provided the public with the opportunity to comment on the undertaking, including stakeholders and public meetings, with the conclusion that the mitigation of adverse effect to the Loup River Bridge shall be accomplished by the installation of a bridge mitigation display structure and associated interpretive panel. The location of the mitigated bridge structure and display will be west of the Pawnee Park West Shelter over the existing trail. Refer to attached Exhibit labeled "Attachment 1: Exhibit 3" for approximate proposed location for the bridge mitigation display structure and concept.

**FISCAL IMPACT:**

2025-2026 budget CIP 25-25 in the amount of \$150,000 and additional fiscal year 2026-2027 budgeted funds for construction and testing. All costs are refundable through the NDOT.

**ALTERNATIVE:**

NHPA Section 106 is a requirement for the Loup River Bridge Reconstruction project.

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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— Temporary Limits of Construction

0 60 120  
Feet



Attachment 1: Exhibit 3  
Truss Recreation Rendering  
Columbus South Bridges  
NDOT  
Platte County, Nebraska

13.F. Comments from mayor and city council members.

14. **RESOLUTIONS**

14.A. Resolution No. R26-56 approving and accepting permanent utility easement with JLO Properties, LLC located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska (Howard Boulevard and Evans Lake).

**RESOLUTION NO. R26-56**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AND ACCEPTING THE PERMANENT UTILITY EASEMENT AGREEMENT WITH JLO PROPERTIES, LLC, LOCATED IN LOT 1, JLO SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 1, JLO SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY NEBRASKA, SAID POINT BEING 76.01 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF ORIGINALLY PLATTED, LOT 1, BLOCK C, EVANS-PLUGGE SUBDIVISION, AND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 81, AND ASSUMING THE SOUTHEASTERLY LINE OF SAID LOT 1 TO HAVE A BEARING OF N 40°15'21"E; THENCE N 50°46'20"W AND ON SAID NORTHEASTERLY RIGHT OF WAY LINE, 116.71 FEET; THENCE N 39°13'40"E, 10.00 FEET; THENCE S 50°46'20"E AND PARALLEL TO SAID RIGHT OF WAY LINE, 116.89 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE S 40°15'21" W AND ON SAID SOUTHEASTERLY LINE, 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 1168.0 SQUARE FEET MORE OR LESS. A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the permanent utility easement with JLO Properties, LLC, in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska, as stated in the Easement Agreement and executed by JLO Properties, LLC, a copy of which is attached hereto and incorporated herein by this reference, be approved and accepted by the City of Columbus, Nebraska.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
CITY CLERK

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made and entered into on \_\_\_\_\_, 2026 by and between JLO Properties, LLC., (Grantor) and the City of Columbus, a Municipal Corporation in the State of Nebraska (City/Grantee).

Grantor hereby grants and conveys to Grantee, its successors, assigns, employees, agents, contractors, invitees and licensees a permanent utility easement over and upon the following-described real estate, to-wit:

**Permanent Utility Easement**

A 10.00 foot wide Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, JLO Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, Lot 1, Block C, Evans-Plugge Subdivision, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21"E; thence N 50°46'20"W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20"E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

The Easement is further described and defined on the attached map included as **EXHIBIT A**.

The purpose of the utility easement is to provide the Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, with access to the aforementioned described real estate for the purpose of construction, inspection, maintenance, operation, or repair of water main facilities and related improvements, and removal of vegetation and hazards, over, across, in, and through the easement, all at the will of the Grantee. Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, is further hereby granted the right of ingress and egress to and from said premises to carry out the rights prescribed in this utility easement. The Grantor has executed this Permanent Utility Easement on the day and year first above written.

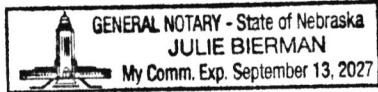
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GRANTOR:

*John Obrist*  
John Obrist  
JLO Properties, LLC

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on April 13<sup>th</sup>, 2020, by John Obrist Jr.



*Julie Bierman*  
Notary Public

GRANTEE:

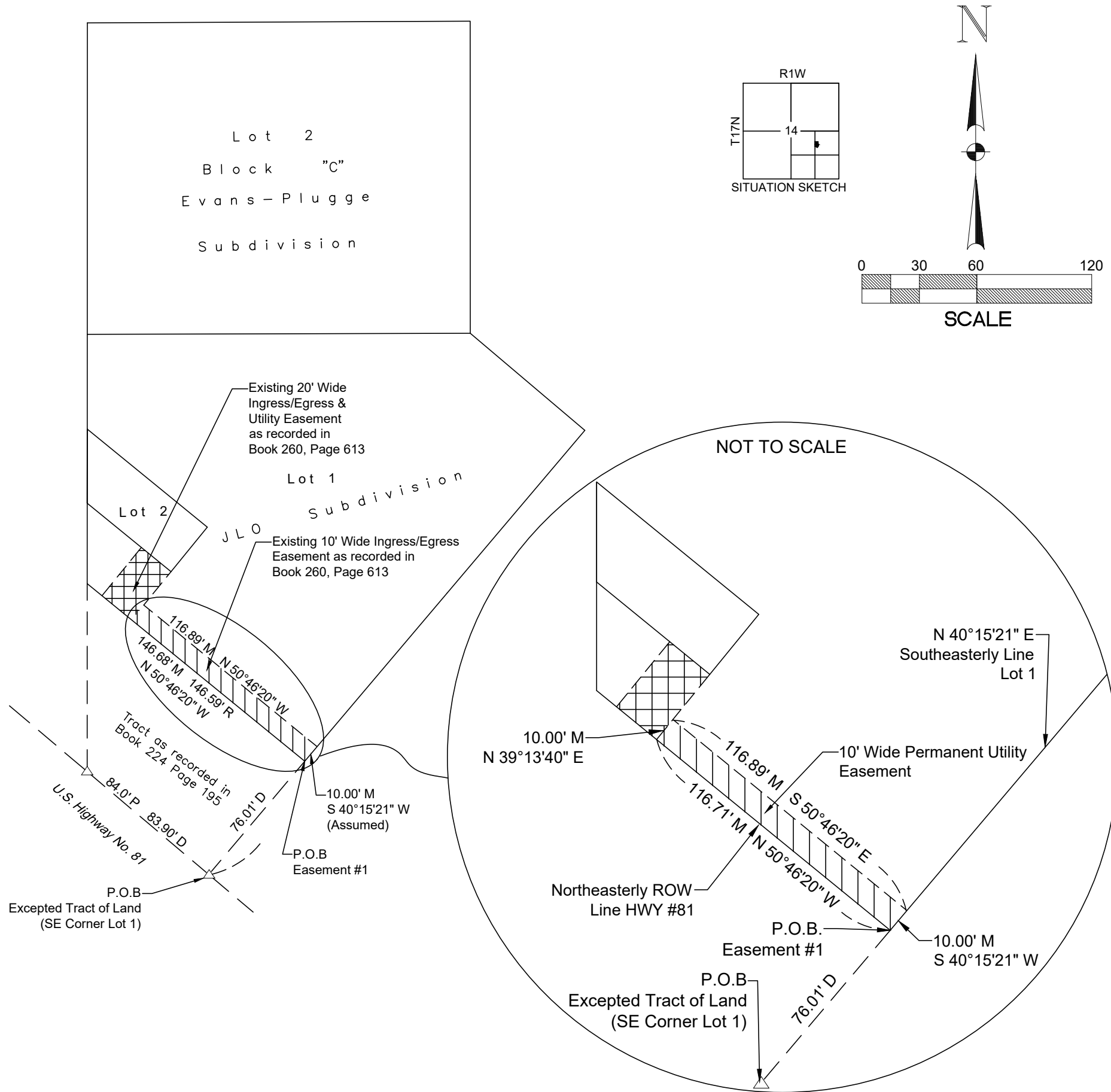
\_\_\_\_\_  
James B. Bulkley, Mayor  
City of Columbus, Nebraska

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

# EXHIBIT "A"




## Legal Description Easement 1

A 10.00 foot wide Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, JLO Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, Lot 1, Block C, Evans-Plugge Subdivision, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

Plat Showing  
10-FOOT WIDE PERMANENT UTILITY EASEMENT  
To be Acquired from Land Owned by  
Owners: JLO Properties

Scale: 1" = 60'  
Date: April 08, 2026  
Drawn By: J.M.L.

 Easement #1: 1168.0 sq. ft more or less

14.B. Resolution R26-57 awarding contract to Midlands Contracting dba Johnson Service Co.  
in the amount of \$133,409.75 for Sanitary Sewer Rehabilitation 2026. CIP #20-94

DRAFT

**RESOLUTION NO. R26-57**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AWARDING A CONTRACT TO MIDLANDS CONTRACTING, INC. DBA JOHNSON SERVICE CO. IN THE AMOUNT OF \$133,409.75 FOR SANITARY SEWER REHABILITATION 2026.

WHEREAS, the City of Columbus received two bids for Sanitary Sewer Rehabilitation 2026 on April 14, 2026, with Midlands Contracting, Inc. dba Johnson Service Co. submitting the lowest bid in the amount of \$133,409.75, as detailed in the attached bid tabulation.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the award of the contract with Midlands Contracting dba Johnson Service Co., in the amount of \$133,409.75 be accepted and the mayor be authorized, directed, and empowered to execute the same on behalf of the City of Columbus.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

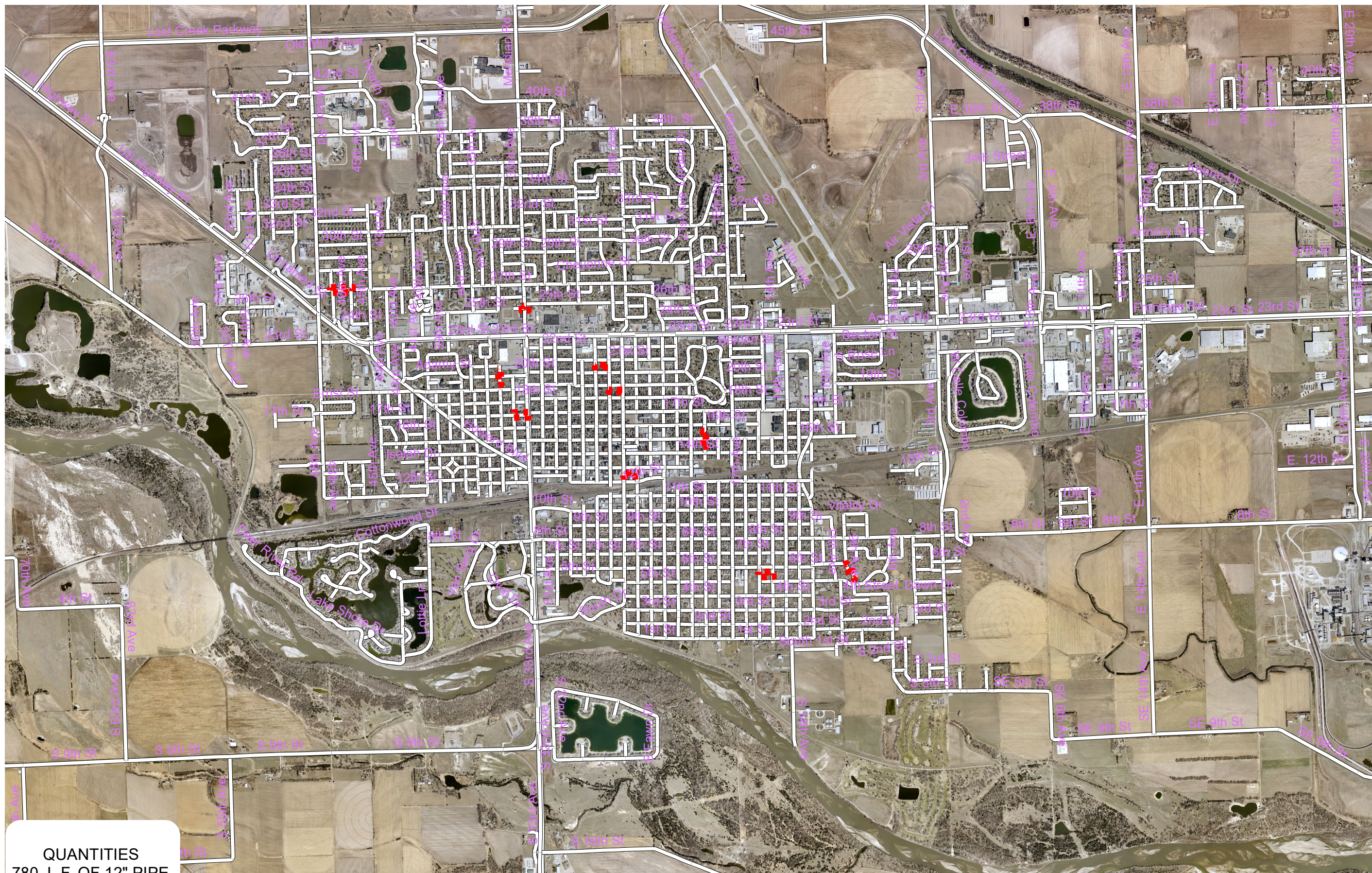
ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY





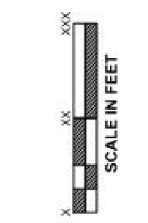
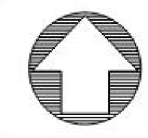
**QUANTITIES**  
 780 L.F. OF 12" PIPE  
 770 L.F. OF 8" PIPE  
 1600 L.F. OF 6" PIPE  
 60 SERVICE TAPS

**PROJECT LOCATIONS**



REVISIONS

**COLUMBUS NEBRASKA**  
 ENGINEERS DEPARTMENT  
 (402) 462-4309



**SANITARY SEWER  
 REHABILITATION 2026**

DRN BY: BLI  
 DATE: 3/11/2026  
 REV No.:  
 CIP No.:



CS

**CITY OF COLUMBUS  
 BID TABULATION  
 SANITARY SEWER REHABILITATION 2025  
 BID OPENING: APRIL 14, 2026 AT 2:00 P.M.**

	Midlands Contracting dba Johnson Service Co. PO Box 1065 Kearney, NE 68848	Municipal Pipe Tool Company, LLC 515 5th Street, PO Box 398 Hudson, IA 50643	
	Bid Bond: X	Bid Bond: X	Bid Bond:
<b>ADDENDUM(S) ACKNOWLEDGED</b>			
<b>Description</b>	<b>Unit Price</b>	<b>Unit Price</b>	<b>Unit Price</b>
Base Bid	133,409.75	179,074.90	
Total Base	133,409.75	179,074.90	-

<b>PROJECT A START DATE</b>	August 3, 2026	August 15, 2026	
<b>SUBSTANTIAL COMPLETION DATE</b>	September 11, 2026	August 25, 2026	
<b>FINAL COMPLETION DATE</b>	September 25, 2026	August 30, 2026	

14.C. Resolution R26-58 approving professional engineering services agreement with Kirkham Michael & Associates, Inc. in the amount of \$125,384.19 for Airport Runway and Taxiway Lighting Improvements. Reallocated CIP #26-15

**RESOLUTION NO. R26-58**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH KIRKHAM MICHAEL & ASSOCIATES, INC. IN THE AMOUNT OF \$125,384.19 FOR AIRPORT RUNWAY AND TAXIWAY LIGHTING IMPROVEMENTS PROJECT; A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF COLUMBUS; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH.

WHEREAS, Kirkham Michael & Associates, Inc. (KMA) is the selected engineer and architect multi-year consultant for City's airport; and

WHEREAS, KMA will provide professional engineering design and related services in connection with the project; and

WHEREAS, the City reserves the right to add, by addendum to this KMA agreement, additional professional engineering services, such as but not limited to, bidding, construction engineering, and post-construction phase services.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the professional services agreement with Kirkham Michael & Associates, Inc. in the amount of \$125,384.19 for the Airport Runway and Taxiway Lighting Improvements Project, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved and the mayor is authorized, directed, and empowered to execute the same on behalf of the City of Columbus, Nebraska.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
CITY CLERK



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** April 14, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Airport Runway and Taxiway Lighting Improvements

**RECOMMENDATION:**

I recommend the approval for design phase services with Kirkham Michael in the amount of \$125,384.19 to provide Airport Consulting Services for Airport Runway and Taxiway Lighting Improvements.

**DISCUSSION:**

The runway lighting entire system is in bad condition. The lights have been on low power for a couple of years as to not blow the system. The result limits pilots use of high intensity for the runway approaches.

The replacement of the airport main runway project is the top priority of the 2027 Airport Improvement Plan (AIP).

The agreement is for design phase services for replacement runway 14/32 and taxiway lighting with LEDs, including new conduit, base cans and wiring. Review conditions of existing regulators and housing for replacement. Design to be in compliance with Nebraska Department of Transportation Division of Aeronautics and the Federal Aviation Administration.

Bidding, Construction and Post-Construction phase services are not included in this agreement. However, the agreement could be amended to provide said services.

**FISCAL IMPACT:**

\$125,382.19 from 2025-2026 reallocated budget CIP 26-15 with the amount of \$425,000. The following is an explanation on how CIP 26-15 ended up with additional sales tax funding to be reallocated.

CIP 26-15 is budgeted in the amount of \$425,000 and was broken down as follows:

:

- \$150,000 of annual AIP entitlement funds, \$36,000 Building Infrastructure Law (BIL) federal grant money, and \$239,000 in sales tax for use on the VASI (now is a PAPI) project.

The City with assistance from KMA applied for, interviewed and received a state grant for use at the airport in the amount of \$371,960. This allowed the airport AIP entitlement funds and BIL

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grant to be continued and to use the state grant instead on this CIP. The AIP and BIL grant funds are both carried over to the 2026-2027 fiscal year and on airport construction projects. Applying the state grant on CIP 26-15 and not the federal grant or entitlement funds for CIP 26-15 results in the saving of sales tax dollars.

- CIP 26-15 is budgeted at \$425,000 with the revised breakdown using the state grant of \$371,960 and \$53,040 in sales tax.
  - Thus, the sales tax that was originally \$239,000 and is now \$53,040 is for the PAPI project

Therefore, we are requesting to reallocate \$20,000 for Airport GIS Approach Zones and \$125,394.19 for Airport Runway Lighting Design from the sales tax portion of CIP 26-15.

- The total sales tax use is now \$198,034.19 with a savings of \$40,565.81 in sales tax
- Two more airport projects in their list
- AIP Entitlement and BIL grant money continue for use in construction this next fiscal year on the PAPI project.

I know this may seem complicated. If anyone has any questions on this, please feel free to reach out to me or Ross Niedbalski.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Boyer

Approved By: [Signature]

**Airport Improvement Program (AIP) Project No. 3-31-0019-\_\_\_\_\_**  
**Columbus Municipal Airport**  
**Columbus, Nebraska**

THIS CONTRACT is made and entered into by and between the consulting firm of Kirkham, Michael & Associates, Inc. of Omaha, Nebraska, hereinafter called the "Consultant" and the City of Columbus, Nebraska, hereinafter called the "Sponsor".

For and in consideration of the mutual agreements hereinafter contained, the parties hereto agree as follows:

**SECTION 1: GENERAL**

The Sponsor agrees to employ the Consultant to provide the services described in Sections 3 through 6 for the following project.

- 1. Replace runway and taxiway lighting**
- 2. New conduit, base cans, and wiring**
- 3. Review condition of existing regulators and housing for new regulator**

Cory Gaston, P.E., will represent the Consultant as Project Engineer, and Eric Johnson will represent the Consultant as Project Manager in the performance of this agreement. No one else will be assigned to act in this capacity without the Sponsor's prior written approval. The Project Manager shall be responsible for directing and coordinating all the activities necessary to complete this project.

The Consultant will provide all equipment and personnel necessary to do the tasks listed herein, except as otherwise provided. The Consultant shall be responsible for the quality, accuracy, and coordination of the design, drawings, reports, surveys, and other items furnished as part of this agreement.

**SECTION 2: PRELIMINARY PHASE**

"THIS PHASE NOT USED."

**SECTION 3: DESIGN PHASE**

Under this phase, the Consultant agrees to prepare the necessary construction plans and contract documents that will include special and general conditions, construction specifications, contract forms, labor provisions, notice to bidders, and proposal forms for the airport improvements listed in Section 1.

The Consultant will affix the seal of a registered Professional Engineer licensed to practice in the State of Nebraska to the construction plans and specification/contract bound volume. The Consultant agrees to provide the following services:

- a. Project management and coordination. Coordinate with the Sponsor, Nebraska Department of Transportation Division of Aeronautics (NDOT), and Federal Aviation Administration (FAA) to provide information on developments and decisions that are made concerning the project. Assist with preliminary project formulation and refinement of project scope.
- b. Conduct a project kickoff meeting via teleconference with the Sponsor and will invite NDOT and FAA in accordance with AIP Sponsor Guide No. 910 *Predesign Conference*. Kirkham Michael shall

prepare a summary of the meeting that highlights critical project issues and distribute them to all parties.

- c. Prepare detailed plans, specifications, contract documents, and Engineer's Design Report. FAA's current (at contract date) Advisory Circular (AC) 150/5370-10, Standards for Specifying Construction of Airports (current as of the date of this contract), will be used when preparing the plans and specifications. At a minimum, the Engineer's Design Report will include the following items in accordance with FAA AIP Sponsor Guide No. 920 *Engineer's Report*:

- General Scope of Project
- Photographs of the existing site
- Design Standards
- Pavement Condition
- Pavement Design Considerations
- Airport Operational Safety
- Airport Lighting and Signage
- Navigational aids
- Environmental Considerations
- Underground Utility Lines in Work Areas
- Miscellaneous Work Items
- Application of Life Cycle Cost Analysis (as applicable)
- FAA Owned Facilities
- Non-AIP Work
- Engineers Estimate
- Project Schedule
- Project Budget
- Sponsor Modifications to Design or Construction Standards
- DBE Participation
- Pre-design Meeting Minutes

- d. Present the preliminary results and recommendations via teleconference with the Sponsor. Incorporate applicable comments into the final plans and specifications.

- e. Provide field measurements for completing final design. This will include elevations and measurements of existing runway and taxiway lights and pavement extents. The field measurements will not be in accordance with AC 150/5300-18B which is for surveying runways.

- f. Prepare and submit a Construction Safety and Phasing Plan (CSPP) in accordance with current Advisory Circular (AC) 150/5370-2 (current as of the date of this contract)

- g. Conduct a plan-in-hand on-site visit at the Airport to review preliminary project plans, specifications, and Engineer's Report prior to submittal. This will include the Sponsor, Airport Manager, NDOT, and FAA if able to attend, to verify all improvements are correct and shown on the plans.

- h. The consultant agrees to follow the FAA AIP Sponsor Guides (current as of the date of this contract) numbered below:

- FAA/AIP Sponsor Guide No. 200 – Civil Rights

- FAA/AIP Sponsor Guide No. 700 – Grant Issuance
  - FAA/AIP Sponsor Guide No. 910 - Predesign Conference
  - FAA AIP Sponsor Guide No. 920 - Engineer’s Design Report
  - FAA AIP Sponsor Guide No. 930 - Plans and Specifications
  - FAA AIP Sponsor Guide No. 940 - Regional Approved Modifications to AC 150/5370-10
  - FAA AIP Sponsor Guide No. 950 - Sponsor Modifications of FAA Standards
  - FAA AIP Sponsor Guide No. 951 - Use of State Standards
  - FAA AIP Sponsor Guide No. 960 - Operational Safety on Airport During Construction
  - FAA/AIP Sponsor Guide No. 1500 – Grant Payments
- i. Perform Quality Control review of the above documents by a senior airport engineer prior to submittal to Sponsor and FAA.
  - j. Submit plans, specifications, contract documents, and Engineer’s Design Report. The detailed plans, specifications, contract documents, and Engineer’s Design Report will be submitted to the NDOT and FAA (pdf copy) for review within 90 days of this agreement. Submit final plans, specifications, contract documents, and Engineer’s Design Report within 15 days of receipt of comments from the FAA.
  - k. Prepare and submit electronically FAA Form 7460-1 for the airspace analysis for haul routes and staging area that coincide with submittal of the Construction Safety and Phasing Plan.

The original documents, such as tracings, plans, specifications, maps, basic survey notes and sketches, charts, computations, and other data prepared or obtained under the terms of this contract are instruments of service and shall remain the Consultant's property. Reproducible copies of drawings and copies of other pertinent data will be made available to the sponsor upon request. Copies of disks containing all drawings will be furnished to the sponsor for their use. The Consultant will provide, without cost to the Sponsor and approving agencies, the necessary number of copies for review and approval.

This phase will be complete upon completion of all items listed above.

#### **SECTION 4: BIDDING PHASE (To be added by amendment)**

Under this phase of the contract, the Consultant will assist the Sponsor in advertising and securing bids. The Consultant agrees to provide the following services.

- a. Provide sufficient copies of the approved plans and specifications to the Sponsor, plan rooms, and [www.QuestCDN.com](http://www.QuestCDN.com) for advertising and bidding. Copies of the documents will be furnished to prospective bidders at a cost fixed by Kirkham Michael. Kirkham Michael shall perform in accordance with AIP Sponsor Guide No. 1010 *Bidding*.
- b. Mail and/or email Notices to potential bidders and plan rooms. Contact contractors as needed to promote general interest in the project. Maintain a plan holders list.
- c. Answer questions raised during the bidding process.
- d. Issue addenda as required.
- e. Attend the bid opening at the Sponsor’s location.

- f. Tabulate and analyze bid results.
- g. Review bidders' qualifications. Evaluate bidders' compliance with Buy American Certification and DBE participation requirements.
- h. Furnish a written recommendation to the Sponsor regarding the award of the construction contract. The recommendation will include:
  - 1. Bid date
  - 2. Summarized bid table
  - 3. Evaluation of unit price extensions and total base bid, including an error check
  - 4. Addendums and acknowledgements
  - 5. Additional insured cost if any
  - 6. DBE utilization, DBE letter of intent, DBE goal, and good faith effort (GFE) (if any) review for compliance with Sponsor's DBE program requirements
  - 7. Buy American compliance
  - 8. Confirmation of bidder's signature on proposal form
  - 9. Bid guarantee
  - 10. Pre-qualification requirements
  - 11. Pre-bid meeting (if any)
  - 12. Review of qualifications
  - 13. Debarment list verification
  - 14. Provide list of subcontractors
  - 15. Recommendation to award
- i. Conduct one teleconference to present bids to the Sponsor.
- j. Assist the Sponsor with the submission of documents necessary to obtain construction contract approval in accordance with AIP Sponsor Guide No. 1020 *Contract Award*.
- k. After FAA's, NDOT's, and Sponsor's approvals, prepare all executed contract documents necessary for the project including bonds, insurance, contracts, drawings, etc. Bind the contract documents with the specifications and provide one bound set each to FAA, Sponsor, and Contractor. In addition to the hard copies for FAA, provide a PDF of the fully bound executed construction contracts.

This phase will be considered complete when the executed contracts have been approved by the Sponsor, NDOT, and FAA. Re-advertising, if necessary, will be negotiated under a supplemental agreement to this contract.

**SECTION 5: CONSTRUCTION PHASE (To be added by amendment)**

(INCLUDES OBSERVATION)

Based on Estimated 50 Working Days (Estimated Construction Contract Time)

Under this phase, the Consultant agrees to perform the following services.

- a. Project administration. Provide general consultation and technical assistance to the Sponsor during all construction phases. Coordinate with the Sponsor, NDOT, and FAA to ensure all parties have

timely information on developments and decisions that are made concerning the project.

- b. Prepare and submit Quarterly Performance Reports.
- c. Assign a Project Engineer to the project who will periodically perform construction observation of the work in progress. It is estimated that the Project Engineer will make 3 site visits: 1 visit prior to the start of installation, 1 visit during installation, and 1 towards the end.
- d. Review shop drawings and all materials data submitted by Construction Contractors for general compliance with design concepts and Buy American provisions. Kirkham Michael's review of such information is not a guarantee of suitability, does not relieve the Contractor of any of its responsibilities, and the Contractor shall remain solely responsible and liable for the quality and completion of the Project in compliance with contract documents.
- e. Conduct a preconstruction conference per AIP Sponsor Guide No. 1040 *Preconstruction Conference*. Submit a formal report on the conference discussions to all parties.
- f. Upon receipt of FAA, NDOT, and Sponsor authorization, issue the Notice to Proceed to the Construction Contractor. FAA authorization will not be issued until all conditions are met in accordance with AIP Sponsor Guide No. 1050 *Notice to Proceed*.
- g. Provide part-time on-site Construction Observation. Observation and construction services will be in accordance with project plans, specifications, and AIP Sponsor Guide No. 1070 *Inspections: For Development Projects*. Full-time observation will be provided during concrete placement.
- h. Submit weekly FAA Form 5370-1 "Construction Progress and Inspection Reports" and testing reports to the Sponsor and FAA.
- i. Provide a weekly photo log with the Construction Reports for each week that the contractor is on-site from the start of construction until substantial completion.
- j. Monitor compliance with Davis-Bacon requirements, DBE requirements, and E.E.O. requirements per AIP Sponsor Guide No. 1060 *Labor Provisions: Development Projects* and Guide No. 1073 *Monitoring Labor and Civil Rights Requirements Development Projects*. Provide Davis-Bacon compliance documentation to Sponsor during the project closeout.
- k. Prepare and negotiate construction contract modifications, change orders, and supplemental agreements per AIP Sponsor Guide No. 1080 *Contract Modifications*.
- l. Construction material testing to include concrete testing and observation of megohm testing.
- m. Review amounts owed to Construction Contractors and prepare progress estimate forms certified by Construction Contractor(s).
- n. Arrange and conduct a substantial completion walk-through with Sponsor and Construction Contractor. Prepare punch list.
- o. Monitor completion of punch list items.

- p. Arrange and conduct final inspection.

#### **SECTION 5A: CLOSEOUT PHASE (To be added by amendment)**

Under this phase, the Consultant agrees to perform the following services for final closeout documents which, shall be provided to the FAA and NDOT within 90 days of the final acceptance date (per FAA AIP Sponsor Guide No. 1610 Development Project Closeout) and prior to the consultant's final pay request.

- a. Final Inspection Report Form 5100-17
- b. Final Outlay Report (SF-271) – prepared by NDOT
- c. Final Federal Financial Report (SF-425) – prepared by NDOT
- d. Final Project Cost Summary – prepared by NDOT
- e. Summary of DBE Utilization – to be included in the Final Construction Report
- f. Final Construction Report – one copy each to Sponsor, NDOT, and FAA (provide PDF (1-each) copies
- g. to FAA, NDOT, and Sponsor)
- h. As-built Drawings – Provide PDF copy to NDOT of the as-built plans and final report
- i. As-built Airport Layout Plan – will be completed showing the project improvements only.

#### **SECTION 6: SPECIAL SERVICES**

Under this phase, the Consultant will provide the following services. Services not listed in Sections 3 through 6 can only be added by supplemental agreement to this contract. All supplemental agreements are subject to the same approvals as this agreement.

- a. Morrissey Engineering Inc., 4940 N 118<sup>th</sup> Street, Omaha, NE 68164 will provide electrical engineering services.

#### **SECTION 7: FEES AND CHARGES**

The Sponsor shall pay the Consultant for the services described in this agreement as follows:

Section 2: Preliminary Phase. “THIS PHASE NOT USED.”

Section 3: Design Phase. Payment for the items included in Section 3: Design Phase shall be the lump sum of \$125,384.19 shown on Exhibit B, attached and made a part hereto. Payment shall be due according to the following payment schedule:

Payment shall be due monthly based on the percentage of work completed;

Section 4: Bidding Phase. Will be added by amendment.

Section 5: Construction Phase. Will be added by amendment.

Section 5A: Closeout Phase. Will be added by amendment.

Section 6: Special Services.

If Special Services are added during the course of this contract, a supplemental agreement will be executed to cover any added fees when the services are authorized. All supplemental agreements are subject to the same approvals as this agreement.

Section 7: Payment Provisions and Adjustments. All payments shall be made based on the lump sum amounts or unit charges and fixed fees, as provided. If the scope of consultant services changes, causing an increase or decrease in the Consultant's costs, this contract shall be adjusted to cover the increase or decrease in costs. If circumstances beyond the control of the Consultant require more than 18 months from the date of this agreement to complete the work specified herein, this contract may be adjusted to cover any increase in the Consultant's costs yet to be incurred. All adjustments shall be negotiated in the same manner as this contract and shall be executed as a Supplemental Agreement to the original contract. The Sponsor will not reduce the Consultant's final payment for any part of the project designed but not actually constructed.

The Consultant shall attach a separate Exhibit to this agreement for each subconsultant used in each phase for any part of the services to be performed by subconsultant. Subconsultant Exhibits shall break out hours, rates, and fees necessary for determination of reasonableness of cost.

Federal Contract Provisions dated March 17, 2026, are attached to this Agreement and shall be considered incorporated and be an integral part of this agreement.

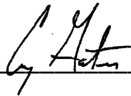
**APPROVALS.**

It is understood and agreed that this contract and any subcontracts or supplemental agreements are subject to approval by the Federal Aviation Administration before any state or federal funds are obligated.


IN TESTIMONY WHEREOF, the parties hereto have caused this contract to be executed by their duly authorized representatives on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, with copies to be filed with the Federal Aviation Administration.

**CONSULTING FIRM**

Kirkham, Michael & Associates, Inc.  
12700 West Dodge Road  
Omaha, Nebraska 68154

  
\_\_\_\_\_

ATTEST

  
\_\_\_\_\_

Eric Johnson, Vice President  
Name and Title

**AIRPORT SPONSOR**

City of Columbus  
P.O. Box 1677  
Columbus, Nebraska 68602

\_\_\_\_\_

ATTEST

\_\_\_\_\_

\_\_\_\_\_  
Name and Title

# FEDERAL CONTRACT PROVISIONS FOR A/E AGREEMENTS

ALL REFERENCES MADE HEREIN TO “CONTRACTOR”, “PRIME CONTRACTOR”, “BIDDER”, “OFFEROR”, AND “APPLICANT” SHALL PERTAIN TO THE ARCHITECT/ENGINEER (A/E).

ALL REFERENCES MADE HEREIN TO “SUBCONTRACTOR”, “SUB-TIER CONTRACTOR” OR “LOWER TIER CONTRACTOR” SHALL PERTAIN TO ANY SUBCONSULTANT UNDER CONTRACT WITH THE A/E.

ALL REFERENCES MADE HEREIN TO “SPONSOR” AND “OWNER” SHALL PERTAIN TO THE STATE, CITY, AIRPORT AUTHORITY OR OTHER PUBLIC ENTITY EXECUTING CONTRACTS WITH THE A/E.

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## PROVISIONS APPLICABLE TO ALL CONTRACTS

### **ACCESS TO RECORDS AND REPORTS**

Reference: 2 CFR § 200.334  
2 CFR § 200.337  
FAA Order 5100.38

The Contractor must maintain an acceptable cost accounting system. The Contractor agrees to provide the Owner, the Federal Aviation Administration and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The Contractor agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

### **CIVIL RIGHTS – GENERAL**

Reference: 49 USC § 47123

In all its activities within the scope of its airport program, the Contractor agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin, creed, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

### **CIVIL RIGHTS – TITLE VI ASSURANCE**

Reference: 49 USC § 47123  
FAA Order 1400.11

#### *Title VI Solicitation Notice*

As a condition of a grant award, the Sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq) and implementing regulations (49 CFR part 21) including amendments thereto, the Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. A completed FAA Title VI Pre-Grant Award Checklist is required for every grant application, unless excused by the FAA. The Sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with Federal civil rights requirements. Failure to comply with civil rights requirements will be

considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

#### Title VI List of Pertinent Nondiscrimination Acts and Authorities

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964) including amendments thereto;
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 USC § 12101, *et seq.*) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC § 1681, *et seq.*).

#### Nondiscrimination Requirements / Title VI Clauses for Compliance

##### **Compliance with Nondiscrimination Requirements:**

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”) agrees as follows:

1. **Compliance with Regulations:** The Contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, creed, sex, age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21 including amendments thereto.
3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the Sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Contractor's noncompliance with the non-discrimination provisions of this contract, the Sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
  - a. Withholding payments to the Contractor under the contract until the Contractor complies; and/or
  - b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the Sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the Sponsor to enter into any litigation to protect the interests of the Sponsor. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

## **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT**

Reference: 2 CFR § 200, Appendix II(K)  
2 CFR § 200.216

Contractor and Subcontractor agree to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [Public Law 115-232 § 889(f)(1)].

## **FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)**

Reference: 29 USC § 201, et seq  
2 CFR § 200.430

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR Part 201, et seq, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

## **OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970**

Reference: 20 CFR Part 1910

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The employer must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The employer retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (29 CFR Part 1910). The employer must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

## **RIGHT TO INVENTIONS**

Reference: 2 CFR Part 200, Appendix II(F)  
37 CFR Part 401

Contracts or agreements that include the performance of experimental, developmental, or research work must provide for the rights of the Federal Government and the Owner in any resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This contract incorporates by reference the patent and inventions rights as specified within 37 CFR § 401.14. Contractor must include this requirement in all sub-tier contracts involving experimental, developmental, or research work.

## **SEISMIC SAFETY**

Reference: 49 CFR Part 41

In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard that provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a “certification of compliance” that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

## **TAX DELINQUENCY AND FELONY CONVICTIONS**

Reference: Section 8113 of the Consolidated Appropriations Act, 2022 (P.L. 117-103) and similar provisions in subsequent appropriations acts  
DOT Order 4200.6 – Appropriations Act Requirements for Procurement and Non-Procurement Regarding Tax Delinquency and Felony Convictions

The Contractor certifies:

- 1) It is not a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
- 2) It is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months. A felony conviction is a conviction within the preceding twenty four (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. Code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 USC § 3559.

The Contractor agrees to incorporate the above certification in all lower tier subcontracts.

## **TRADE RESTRICTION CERTIFICATION**

Reference: 49 USC § 50104  
49 CFR Part 30

By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror:

- 1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);
- 2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and

- 3) has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC § 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR § 30.17, no contract shall be awarded to an Offeror or subcontractor:

- 1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR; or
- 2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list; or
- 3) who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

#### **VETERAN'S PREFERENCE**

Reference: 49 USC § 47112(c)

In the employment of labor (excluding executive, administrative, and supervisory positions), the Contractor and all sub-tier contractors must give preference to covered veterans as defined within 49 U.S.C. § 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 U.S.C. § 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

## **PROHIBITION OF COVERED UNMANNED AIRCRAFT SYSTEMS (UAS)**

Reference: FAA Reauthorization Act of 204 (Public Law 118-63), Section 936  
49 USC § 44801 note

The Bidder or Offeror certifies that they are aware of and comply with relevant Federal statutes and regulations, including those from the Federal Aviation Administration (FAA), for operating unmanned aircraft systems (UAS) in accordance, and in compliance with all related requirements in the FAA Reauthorization Act of 2024 (Public Law 118-63), section 936 (49 U.S.C. § 44801 note).

Contractor warrants that all UAS operations will be conducted in full compliance with all applicable Federal Aviation Administration (FAA) regulations, including but not limited to 14 CFR Part 107, and any other applicable local, state, or Federal laws and regulations.

Sponsors and subgrant recipients cannot use AIP grant funds to enter into, extend, or renew a contract related to covered unmanned aircraft systems (UAS). This includes both procurement and operational contracts, as well as contracts with entities that operate such systems.

### **PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$10,000**

#### **TERMINATION OF CONTRACT**

Reference: 2 CFR Part 200, Appendix II(B)  
FAA Advisory Circular 150/5370-10, Section 80-09

##### **Termination for Convenience (Professional Services)**

The Owner may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Owner, the Contractor must immediately discontinue all services affected.

Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

##### **Termination for Cause (Professional Services)**

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party seven (7) days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights

and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

a) **Termination by Owner:** The Owner may terminate this Agreement for cause in whole or in part, for the failure of the Consultant to:

1. Perform the services within the time specified in this contract or by Owner approved extension;
2. Make adequate progress so as to endanger satisfactory performance of the Project; or
3. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

b) **Termination by Consultant:** The Consultant may terminate this Agreement for cause in whole or in part, if the Owner:

1. Defaults on its obligations under this Agreement;
2. Fails to make payment to the Consultant in accordance with the terms of this Agreement;
3. Suspends the project for more than one hundred eighty (180) days due to reasons beyond the control of the Consultant.

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract.

In the event of termination due to Owner breach, the Consultant is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

## PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$15,000

### **DISTRACTED DRIVING**

Reference: Executive Order 13513  
DOT Order 3902.10

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving", (10/1/2009) and DOT Order 3902.10, "Text Messaging While Driving", (12/30/2009), the Federal Aviation Administration encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or subgrant.

In support of this initiative, the Owner encourages the Contractor to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Contractor must include the substance of this clause in all sub-tier contracts exceeding \$15,000 that involve driving a motor vehicle in performance of work activities associated with the project.

## PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$25,000

### **DEBARMENT AND SUSPENSION**

Reference: 2 CFR Part 180 (Subpart B)  
2 CFR Part 200, Appendix II(H)  
2 CFR Part 1200  
DOT Order 4200.5  
Executive Orders 12549 and 12689

#### Certification of Offeror/Bidder Regarding Debarment

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

#### Certification of Lower Tier Contractors Regarding Debarment

The successful bidder, by administering each lower tier subcontract that exceeds \$25,000 as a "covered transaction", must confirm each lower tier participant of a "covered transaction" under the project is not presently debarred or otherwise disqualified from participation in this federally-assisted project. The successful bidder will accomplish this by:

1. Checking the System for Award Management at website: <http://www.sam.gov>.
2. Collecting a certification statement similar to the Certification of Offeror/Bidder Regarding Debarment, above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract.

If the Federal Aviation Administration later determines that a lower tier participant failed to disclose to a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedies, including suspension and debarment of the non-compliant participant.

**PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$100,000**

**CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS**

Reference: 2 CFR Part 200, Appendix II(E)  
29 CFR § 5.5(b)  
40 USC § 3702  
40 USC § 3704

1. Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this clause, in the sum of \$29 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this clause.

3. Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration (FAA) or the Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this clause.

4. Subcontractors.

The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this clause.

## **LOBBYING AND INFLUENCING FEDERAL EMPLOYEES**

Reference: 31 USC § 1352 – Byrd Anti-Lobbying Amendment  
2 CFR Part 200, Appendix II(I)  
49 CFR Part 20, Appendix A

### Certification Regarding Lobbying

The Bidder or Offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder or Offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## **PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$150,000**

### **CLEAN AIR AND WATER POLLUTION CONTROL**

References: 2 CFR Part 200, Appendix II(G)  
42 USC § 7401, et seq  
33 USC § 1251, et seq

Contractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). The Contractor agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration.

The Contractor must include this requirement in all subcontracts that exceed \$150,000.

## **PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$350,000**

### **BREACH OF CONTRACT TERMS**

Reference: 2 CFR Part 200, Appendix II(A)

Any violation or breach of terms of this contract on the part of the Contractor or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement.

Owner will provide Contractor written notice that describes the nature of the breach and corrective actions the Contractor must undertake in order to avoid termination of the contract. Owner reserves the right to withhold payments to Contractor until such time the Contractor corrects the breach or the Owner elects to terminate the contract. The Owner's notice will identify a specific date by which the Contractor must correct the breach. Owner may proceed with termination of the contract if the Contractor fails to correct the breach by the deadline indicated in the Owner's notice.

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

## **PROVISIONS APPLICABLE TO CONTRACTS CUMULATIVELY EXCEEDING \$250,000 IN ONE YEAR**

### **DISADVANTAGED BUSINESS ENTERPRISE**

Reference: 49 CFR Part 26  
49 USC § 47113

#### **Solicitation Language (Solicitations with a DBE Contract Goal)**

##### **Bid Information Submitted as a matter of *responsiveness*:**

The Owner's award of this contract is conditioned upon Bidder or Offeror satisfying the good faith effort requirements of 49 CFR § 26.53.

As a condition of responsiveness, the Bidder or Offeror must submit the following information with its proposal on the forms provided herein:

- 1) The names and addresses of Disadvantaged Business Enterprise (DBE) firms that will participate in the contract;
- 2) A description of the work that each DBE firm will perform;
- 3) The dollar amount of the participation of each DBE firm listed under (1);
- 4) Written statement from Bidder or Offeror that attests their commitment to use the DBE firm(s) listed under (1) to meet the Owner's project goal;
- 5) Written confirmation from each listed DBE firm that it is participating in the contract in the kind and amount of work provided in the prime contractor's commitment; and
- 6) If Bidder or Offeror cannot meet the advertised project DBE goal, evidence of good faith efforts undertaken by the Bidder or Offeror as described in appendix A to 49 CFR part 26 including any amendments thereto. The documentation of good faith efforts must include

copies of each DBE and non-DBE subcontractor quote submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract.

**Bid Information submitted as a matter of bidder responsibility:**

The Owner's award of this contract is conditioned upon Bidder or Offeror satisfying the good faith effort requirements of 49 CFR § 26.53.

As a condition of responsibility, every Bidder or Offeror must submit the following information on the forms provided herein within five days after bid opening.

- 1) The names and addresses of Disadvantaged Business Enterprise (DBE) firms that will participate in the contract;
- 2) A description of the work that each DBE firm will perform;
- 3) The dollar amount of the participation of each DBE firm listed under (1);
- 4) Written statement from Bidder or Offeror that attests their commitment to use the DBE firm(s) listed under (1) to meet the Owner's project goal;
- 5) Written confirmation from each listed DBE firm that it is participating in the contract in the kind and amount of work provided in the prime contractor's commitment; and
- 6) If Bidder or Offeror cannot meet the advertised project DBE goal, evidence of good faith efforts undertaken by the Bidder or Offeror as described in appendix A to 49 CFR part 26 including any amendments thereto. The documentation of good faith efforts must include copies of each DBE and non-DBE subcontractor quote submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract.

**Bid Information requirements for negotiated procurement**

In a negotiated procurement, such as a procurement for professional services, the Sponsor may allow the bidder/offeror to make a contractually binding commitment to meet the goal at the time of bid submission or the presentation of initial proposals but provide the information required under the above *responsiveness* or *responsibility* procedures before the final selection for the contract is made by the recipient.

**Bid Information submitted for Design-Build projects**

In a design-build contracting situation, in which the Sponsor solicits proposals to design and build a project with minimal-project details at time of letting, the Sponsor may set a DBE goal that proposers must meet by submitting a DBE Open-Ended DBE Performance Plan (OEPP) with the proposal. The OEPP replaces the requirement to provide the information required in [paragraph \(b\)](#) of 49 CFR § 26.53 that applies to design-bid-build contracts. To be considered responsive, the OEPP must include a commitment to meet the goal and provide details of the types of subcontracting work or services (with projected dollar amount) that the proposer will solicit DBEs to perform. The OEPP must include an estimated time frame in which actual DBE subcontracts would be executed. Once the design-build contract is awarded, the recipient must provide ongoing monitoring and oversight to evaluate whether the design-builder is using good faith efforts to comply with the OEPP and schedule. The recipient and the design-builder may agree to make written revisions of the OEPP throughout the life of the project, *e.g.*, replacing the type of work items the design-builder will solicit DBEs to perform and/or adjusting the proposed schedule, as long as the design-builder continues to use good faith efforts to meet the goal.

Solicitation Language (Solicitations with No DBE Contract Goal)

The requirements of 49 CFR Part 26 including any amendments thereto apply to this contract. It is the policy of the Owner to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Owner encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

Prime Contracts (Contracts Covered by a DBE Program)

Contract Assurance (49 CFR § 26.13)

The Contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Contractor shall carry out applicable requirements of 49 CFR Part 26, including any amendments thereto, in the award and administration of DOT-assisted contracts. Failure by the Contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:

- 1) Withholding monthly progress payments;
- 2) Assessing sanctions;
- 3) Liquidated damages; and/or
- 4) Disqualifying the Contractor from future bidding as non-responsible.

Prompt Payment (49 CFR § 26.29)

The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty (30) calendar days from the receipt of each payment the prime contractor receives from Owner. The prime contractor agrees further to return retainage payments to each subcontractor within thirty (30) calendar days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the Owner. This clause applies to both DBE and non-DBE subcontractors.

Termination of DBE Subcontracts (49 CFR § 26.53(f))

The prime contractor must not terminate a DBE subcontractor listed in response to the above *Solicitation Language (Solicitations that include a Contract Goal)* section (or an approved substitute DBE firm) without prior written consent of Owner. This includes, but is not limited to, instances in which the prime contractor seeks to perform work originally designated for a DBE subcontractor with its own forces or those of an affiliate, a non-DBE firm, or with another DBE firm.

The prime contractor shall utilize the specific DBEs listed to perform the work and supply the materials for which each is listed unless the contractor obtains written consent from the Owner. Unless the Owner's consent is provided, the prime contractor shall not be entitled to any payment for work or material unless it is performed or supplied by the listed DBE.

The Owner may provide such written consent only if the Owner agrees, for reasons stated in the concurrence document, that the prime contractor has good cause to terminate the DBE firm. For purposes of this paragraph, good cause includes the circumstances listed in 49 CFR §26.53.

Before transmitting to the Owner its request to terminate and/or substitute a DBE subcontractor, the prime contractor must give notice in writing to the DBE subcontractor, with a copy to the Owner, of its intent to request to terminate and/or substitute, and the reason for the request.

The prime contractor must give the DBE five days to respond to the prime contractor's notice and advise the Owner and the contractor of the reasons, if any, why it objects to the proposed

termination of its subcontract and why the Owner should not approve the prime contractor's action. If required in a particular case as a matter of public necessity (e.g., safety), the Owner may provide a response period shorter than five days.

In addition to post-award terminations, the provisions of this section apply to pre-award deletions of or substitutions for DBE firms put forward by offerors in negotiated procurements.

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# Exhibit A



## General Terms and Conditions

### 1. AUTHORIZATION TO PROCEED

Signing of the accompanying agreement for engineering and related services shall be authorization by the client for Kirkham Michael & Associates, Inc. (Kirkham Michael) to proceed with the professional services described, unless otherwise stated in the agreement form.

### 2. DEFINITION

These mutually agreed covenants which include as a minimum the attached written proposal (Proposal) including a Scope of Services and these General Terms and Conditions constitute the "Agreement." This Agreement defines the relationship between the Client as identified in the Proposal and Kirkham Michael for the Project as defined in the Proposal. The professional services of Kirkham Michael shall include services performed by employees of Kirkham Michael, its affiliates, subsidiaries, independent professional associates, consultants and subconsultants.

### 3. STANDARD OF PRACTICE AND ABSENCE OF WARRANTY

Services performed by Kirkham Michael under this agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in the agreement or in any report, opinion, document, or otherwise. All estimates, recommendations, opinions, and decisions of Kirkham Michael will be made upon the basis of the information available to Kirkham Michael and Kirkham Michael's experience, technical qualifications, and professional judgment. Kirkham Michael makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with Kirkham Michael's services.

Client expressly acknowledges that subsurface conditions may vary at locations other than at a particular location where borings, explorations, surveys and samplings are made, and that the data interpretations and recommendations of Kirkham Michael are based solely upon information available to Kirkham Michael. Client also acknowledges that Kirkham Michael shall not be responsible for interpretations by others of the information developed. All data obtained during investigative phases are subject to confirmation of conditions encountered during subsequent phases of the Project. Client recognizes that the scope of services under this Agreement is limited by Client's available budget and schedule and those additional services may yield more accurate and reliable information regarding conditions at or near the site.

### 4. PROJECT SITE AND RIGHT OF ENTRY

Client shall furnish or cause to be furnished to Kirkham Michael all documents and information known to CLIENT that relates to the identity, location, quantity, nature or characteristics of any hazardous waste at, on, or under the site. In addition, Client shall furnish and pay for such other reports, aerial photographs, data, studies, drawings, specifications, documents, and other information regarding surface and subsurface site conditions, which will be required by Kirkham Michael for performance of its services. Kirkham Michael shall be entitled to rely upon documents and information provided by Client in performing the services required under this Agreement; however, Kirkham Michael assumes no responsibility or liability for the accuracy or completeness of said documents and information. Client provided documents will remain the property of Client.

Kirkham Michael will not direct, supervise or control the work of contractors or their subcontractors. Kirkham Michael's services do not include a review or evaluation of a contractor's (subcontractor's) safety measures.

Kirkham Michael shall be responsible only for its activities and those of its employees on any site. Neither the professional activities nor the presence of Kirkham Michael, its employees, or its subconsultants on a site shall imply that Kirkham Michael controls the operations of others; nor shall this be construed to be an acceptance by Kirkham Michael of any responsibility for Project site safety.

Client shall provide right of entry for Kirkham Michael personnel, Kirkham Michael subconsultants and all equipment and vehicles necessary to perform services. Kirkham Michael will take reasonable measures to minimize damage to property; however, Client understands that some damage may occur and the cost of repair of such damage will be borne by the Client.

Client understands that Client will be responsible for designating the location of below grade structures, foundations, utilities and other subterranean obstacles. Kirkham Michael will take reasonable effort to avoid damage to these items. In the event these items cannot be located, Kirkham Michael, by Client written authorization, at Client's cost, will deploy feasible locating methods and employ specialty "dig up" crews to confirm locations. However, Client agrees to hold Kirkham Michael harmless for damages to or damages caused by any subsurface or subterranean utilities or structures which are not correctly located by Client or which Kirkham Michael could not locate using a reasonable standard of care.

### 5. INVOICING AND PAYMENT

The Client, recognizing that timely payment is a material part of the consideration of this agreement, shall promptly pay Kirkham Michael for services performed in accordance with the rates and charges set forth herein. Invoices will be submitted by Kirkham Michael on a monthly basis and shall be due and payable upon receipt. The Client shall pay an additional charge of one and one half percent (1.5%) (or the maximum percentage allowed by law, whichever is lower,) of the invoiced amount per month for any payment received by Kirkham Michael more than thirty (30) calendar days from the invoice date. Payment thereafter shall first be applied to accrued interest and then to principal unpaid amount.

If the Client for any reason fails to pay the undisputed portion of Kirkham Michael's invoices within thirty calendar days from the invoice date, Kirkham Michael may cease work on the project and the Client shall waive any claim against Kirkham Michael and shall defend and indemnify Kirkham Michael from and against any claims for injury or loss stemming from Kirkham Michael's cessation of services. Client shall also pay Kirkham Michael the cost associated with premature project demobilization. In the event the project is remobilized, Client shall also pay the cost of remobilization and shall renegotiate appropriate contract terms and conditions such as those associated with the budget, schedule or scope of services.

Unless the specific provisions of Proposal provide otherwise or the Current Year Schedule of Fees is not incorporated, then payment under this Agreement is based upon cost reimbursement (e.g., hourly rate, time and materials, direct personnel expense or per diem), and the provisions of the following sub-paragraphs shall apply:

a. The minimum time segment for billing field work is four (4) hours. The minimum time segment for billing work performed at an office is one-half (1/2) hour.

b. Project subcontracts (e.g. drilling, trenching, special testing, surveying, etc.) will be billed at cost plus 15% for handling and administration.

c. Other direct costs, excluding travel and subsistence, are payable at actual documented cost plus 10% for handling and administration. This shall include such items as shipping, communication, printing and reproduction, computer services, supplies and equipment, and equipment items rented from commercial sources. Travel and subsistence expenses of personnel when on business connected with the Project are reimbursable at cost plus 10%. The use of reusable field and support equipment owned by Kirkham Michael will be billed at negotiated rates. In the event that equipment does not have a current rate, a daily rate of 2% of purchase price of equipment will be used.

d. When applicable, rental charges will be applied to cover the cost of pilot-scale facilities or equipment, apparatus, instrumentation, or other technical machinery. When such charges are applicable, Client will be advised at the start of an assignment, task or phase. Analyses performed in Kirkham Michael or Kirkham Michael's subconsultants' laboratories will be billed on a unit-cost-per-analysis basis, unless specified otherwise in the accompanying Proposal (Scope of Services).

# Exhibit A



## General Terms and Conditions

e. Invoices based upon cost reimbursement will be submitted showing labor (hours worked) and total expense, but not actual documentation. If requested by Client, documentation will be supplied at the cost of providing such documentation, including labor and copying costs.

### 6. CHANGES OR DELAYS

Unless the accompanying Proposal provides otherwise, the proposed fees constitute Kirkham Michael's estimate to perform the services required to complete the Project as Kirkham Michael understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the Project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. Kirkham Michael will inform CLIENT of such situations so that negotiation and compensation can be accomplished as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any order, an equitable adjustment shall be made, and the Agreement modified accordingly. Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of either party's obligations results from any cause beyond either party's reasonable control and without either party's negligence.

### 7. LIMITATION OF LIABILITY

Kirkham Michael's liability is limited to amount of Kirkham Michael's compensation or the amount of fifty thousand dollars (\$50,000) whichever is less. To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Kirkham Michael and Kirkham Michael's directors, officers, principals, managers, employees, agents and Kirkham Michael's consultants and subconsultants, and any of them, to Client and anyone claiming, by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Kirkham Michael or Kirkham Michael's directors, officers, principals, managers, employees, agents and Kirkham Michael's consultants and subconsultants, or any of them, shall not exceed the total compensation received by Kirkham Michael under this Agreement.

### 8. INSURANCE

Kirkham Michael agrees to purchase, at its own expense, Workers' Compensation Insurance and Comprehensive General Liability Insurance and will upon request, furnish insurance certificates to Client. Kirkham Michael agrees to indemnify Client for the claims covered by Kirkham Michael's insurance subject to the limitation of liability contained in Section 7. Kirkham Michael agrees to purchase additional insurance if requested by Client (presuming such insurance is reasonably available from carriers acceptable to Kirkham Michael), provided the costs for additional insurance are reimbursed by Client.

### 9. INDEMNIFICATION

Client and Kirkham Michael each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Kirkham Michael, they shall be borne by each party in proportion to its negligence.

### 10. CONSEQUENTIAL DAMAGES

The Client shall not be liable to Kirkham Michael and Kirkham Michael shall not be liable to the Client for any consequential damages incurred by either party due to the fault of the other, regardless of the nature of

Revised: 09-02-11

this fault or whether it was committed by the Client or Kirkham Michael, their employees, agents, or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

### 11. TERMINATION

Either party may terminate the Agreement, in whole or in part, fourteen (14) days after giving written notice, if the other party substantially fails to fulfill its obligations under the Agreement through no fault of the terminating party. Where method of payment is "lump sum," the final invoice will include all services and expenses associated with the Project up to the effective date of termination. Where method of payment is based upon cost reimbursement, the final invoice will include all services and expenses associated with the Project up to the effective date of termination. In any event, an equitable adjustment shall be made to provide for termination settlement costs Kirkham Michael incurs relating to commitments that had become firm before termination, and for a reasonable profit for services performed.

### 12. GOVERNING LAW

This Agreement is to be governed by and construed in accordance with the laws of the State of Nebraska, unless mutually agreed in writing by Client and Kirkham Michael to be in accordance with the laws of the state where the Project is located.

### 13. DISPUTE RESOLUTION

Client and Kirkham Michael agree that as a prerequisite to the filing of a lawsuit or a demand for arbitration, they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement.

### 14. HAZARDOUS ENVIRONMENTAL CONDITIONS AND DISPOSAL OF CONTAMINATED MATERIAL

It is understood and agreed that Kirkham Michael is not, and has no responsibility as a handler, generator, treater, or storer, transporter, or disposer of hazardous or toxic substances found or identified at the Project site. It is acknowledged by both parties that Kirkham Michael's scope of services does not include any services related to the presence or discovery at the site of asbestos, PCBs, petroleum, hazardous waste, radioactive materials or any other hazardous material or toxic substance. Client acknowledges that Kirkham Michael is performing professional services for Client and Kirkham Michael is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA). CLIENT shall undertake or arrange for the handling, removal, treatment, storage, transportation, and disposal of hazardous substances or constituents found or identified at the Project site.

### 15. CONFIDENTIALITY

Kirkham Michael shall maintain as confidential and not disclose to others without Client's prior written consent all information obtained from Client that was not otherwise previously known to Kirkham Michael or in the public domain and is expressly designated by Client in writing to be "CONFIDENTIAL." The provisions of this paragraph shall not apply to information in whatever form that (1) is published or comes into the public domain through no fault of Kirkham Michael, (2) is furnished by or obtained from a third party who is under no obligation to keep the information confidential, or (3) is required to be disclosed by law on order of a court, administrative agency, or other authority with proper jurisdiction.

Client agrees that Kirkham Michael may use and publish Client's name and a general description of Kirkham Michael's services with respect to the Project in describing Kirkham Michael's experience and qualifications to other Clients or potential Clients.

# Exhibit A



## General Terms and Conditions

### 16. OWNERSHIP OF DOCUMENTS, RE-USE OF DOCUMENTS AND USE OF ELECTRONIC MEDIA

All documents including drawings and specifications prepared or furnished by Kirkham Michael (and Kirkham Michael's affiliates, subsidiaries, independent professional associates, consultants, and subconsultants) pursuant to this Agreement are instruments of service in respect of the Project, and Kirkham Michael shall retain an ownership and property interest therein, whether or not the Project is completed. Client may make and retain copies for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for re-use by Client or others as extensions of the Project or on any other project. Any Client re-use without written verification or adaptation by Kirkham Michael for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Kirkham Michael or Kirkham Michael's affiliates, subsidiaries, independent professional associates, consultants, and subconsultants with respect to any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting there from. Any such verification or adaptation will entitle Kirkham Michael to further compensation at rates to be agreed upon by Client and Kirkham Michael.

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Kirkham Michael. Files in electronic media format or text, data, graphic or other types that are furnished by Kirkham Michael to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Kirkham Michael makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Kirkham Michael at the time electronic files were furnished to the Client.

### 17. CONTROLLING AGREEMENT

These General Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document regarding Kirkham Michael's services. If any of these General Terms and Conditions are determined to be invalid or unenforceable in whole or part by a court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties hereto. The parties agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that as closely as possible expresses the intention of the stricken provision.

These General Terms and Conditions shall survive the completion of the services under this Agreement and the termination of this Agreement for any cause. This Agreement between Client and Kirkham Michael shall pertain only to the benefit of the parties hereto, and no third party shall have rights hereunder.

### 18. OPINIONS OF PROBABLE COST

Opinions of probable cost, cost estimates, and construction cost estimates provided herein are made based upon Kirkham Michael's experience and qualifications as professional engineers. However, since Kirkham Michael has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s) methods of determining prices, or over competitive bidding or other market conditions, any opinions of cost shall be accepted by Client subject to Paragraph 3 of these General Terms and Conditions.

In the event Client desires a level of accuracy of an estimate which establishes cost ceilings or detailed cost component analyses, Kirkham Michael will upon written authorization from Client secure the services of a specialized cost estimating and analyzing firm acceptable to Client. The Client shall agree to the payment of additional compensation as required.

### 19. CONSTRUCTION PHASE SERVICES

If this Agreement provides for any construction phase services by Kirkham Michael, it is understood that the Contractor, not Kirkham Michael is responsible for the construction of the project, and that Kirkham Michael is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

Kirkham Michael understands that the Client has sole right to decide whether to engage Kirkham Michael for Construction Phase Services. In the event the Client chooses to not include Kirkham Michael in Construction Phase Services, the Client shall be solely responsible for interpreting the Contract Documents and observing the Work of the Contractor to discover, correct or mitigate errors, inconsistencies or omissions. If the Client authorizes deviations, recorded or unrecorded, from the documents prepared by Kirkham Michael, the Client shall not bring any claim against Kirkham Michael and shall indemnify and hold Kirkham Michael, its agents and employees harmless from and against any claims, losses, damages and expenses, including but limited to defense costs and time of Kirkham Michael professionals, to the extent such claim, loss, damage or expense arises out such deviations.

### 20. PROPRIETARY DATA

The technical and pricing information contained in the accompanying Proposal or this Agreement is to be considered Confidential and Proprietary, and is not to be disclosed or otherwise made available to third parties without the express written consent of Kirkham Michael.

# Kirkham Michael

Exhibit B  
Design Phase  
Columbus Municipal Airport  
Runway and Taxiway Lighting  
AIP 3-19-0018-\_\_

## Item No. 1 - Direct Salary Costs

Title	Hours	Direct Salary Rate/Hour	Costs
Principal	8	\$112.98	\$ 903.84
Sr. Project Engineer	16	\$103.37	\$ 1,653.92
Project Manager	80	\$69.23	\$ 5,538.40
Project Engineer	120	\$63.46	\$ 7,615.20
CADD Tech.	160	\$45.50	\$ 7,280.00
Asst. Engineer	140	\$56.73	\$ 7,942.20
Survey Manager	8	\$93.75	\$ 750.00
Party Chief	16	\$45.50	\$ 728.00
Clerical	56	\$30.20	\$ 1,691.20
	<u>604</u>		
<b>Total Direct Salary</b>			<b>\$ 34,102.76</b>

## Item No. 2 - Labor and General & Administrative Overhead

Percentage of Direct Salary Costs 176.25% \$ 60,106.11

**Item No 3 - Subtotal of Items 1 & 2** \$ **94,208.87**

**Item No. 4 - Fixed Fee: 12% of Item 3** \$ **11,305.06**

## Item No. 5 - Direct Non-Salary Expenses

Travel	450	\$0.725	\$ 326.25
Meals	8	\$68.00	\$ 544.00
Hotel		\$110.00	\$ -
Printing			\$ -
<b>Total Non-Salary Expenses</b>			<b>\$ 870.25</b>

## Item No. 6 - Subconsultants

Morrissey for electrical \$ 19,000.00

Total Subs \$ 19,000.00

**Item No. 7 - Hourly Not to Exceed 3, 4, 5 & 6** \$ 125,384.19

14.D. Resolution R26-59 approving professional engineering services agreement with Kirkham Michael & Associates, Inc. in the amount of \$20,000 to provide geographical information system and AutoCAD files for runway approach zones for Columbus Municipal Airport.  
Reallocated CIP #26-15

DRAFT

**RESOLUTION NO. R26-59**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH KIRKHAM MICHAEL & ASSOCIATES, INC. IN THE AMOUNT OF \$20,000 TO PROVIDE GEOGRAPHICAL INFORMATION SYSTEM AND AUTOCAD FILES FOR RUNWAYS 14/32 AND 02/20 APPROACH ZONES FOR COLUMBUS MUNICIPAL AIRPORT; A COPY OF SAID AGREEMENT IS ATTACHED HERETO; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH.

WHEREAS, Kirkham Michael & Associates, Inc. (KMA) is the selected engineer and architect multi-year consultant for the City's airport; and

WHEREAS, KMA will provide professional engineering services in connection with the project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the professional services agreement with Kirkham Michael & Associates, Inc., in the amount of \$20,000 to provide geographical information services and AutoCAD files for runways 14/32 and 02/20 approach zones for Columbus Municipal Airport, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved and ratified and the mayor is authorized, directed, and empowered to execute the same on behalf of the City of Columbus, Nebraska.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
CITY CLERK



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** April 15, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** GIS Airspace Approach Zones

**RECOMMENDATION:**

I recommend the approval of the services with Kirkham Michael & Associates, Inc. in the amount of \$20,000 to provide geographical information system (GIS) and AutoCAD files for runways 14/32 and 02/20 approach zones.

**DISCUSSION:**

As the community and surrounding area grows it is imperative that both runway approach zones and related elevations are well defined. It is a Federal Aviation Administration requirement that there are no undocumented obstructions or any new penetrations in the approach zones. Undocumented obstructions in the approach zone could affect federal and state funding for the airport, such as entitlement funds and grants. Approach zones directly from the end of the runway extend 10 miles and limitations 3 miles in all directions from the airport of the City's size.

The deliverables will include both GIS and AutoCAD drawings detailing a latitude and longitudinal grid, including detailed elevations, for use by staff. The data will be mainly used by the Airport Division, Community Development Department, Engineering Department, and the cell tower consultant.

**FISCAL IMPACT:**

\$20,000 from 2025-2026 reallocated budget CIP 26-15 with the amount of \$425,000. The following is an explanation on how CIP 26-15 ended up with additional sales tax funding to be reallocated.

CIP 26-15 is budgeted in the amount of \$425,000 and was broken down as follows:

:

- \$150,000 of annual AIP entitlement funds, \$36,000 Building Infrastructure Law (BIL) federal grant money, and \$239,000 in sales tax for use on the VASI (now is a PAPI) project.

The City with assistance from KMA applied for, interviewed and received a state grant for use at the airport in the amount of \$371,960. This allowed the airport AIP entitlement funds and BIL grant to be continued and to use the state grant instead on this CIP. The AIP and BIL grant funds are both carried over to the 2026-2027 fiscal year and on airport construction projects.

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Applying the state grant on CIP 26-15 and not the federal grant or entitlement funds for CIP 26-15 results in the saving of sales tax dollars.

- CIP 26-15 is budgeted at \$425,000 with the revised breakdown using the state grant of \$371,960 and \$53,040 in sales tax.
  - Thus, the sales tax that was originally \$239,000 and is now \$53,040 is for the PAPI project

Therefore, we are requesting to reallocate \$20,000 for Airport GIS Approach Zones and \$125,394.19 for Airport Runway Lighting Design from the sales tax portion of CIP 26-15.

- The total sales tax use is now \$198,034.19 with a savings of \$40,565.81 in sales tax
- Two more airport projects in their list
- AIP Entitlement and BIL grant money continue for use in construction this next fiscal year on the PAPI project.

I know this may seem complicated. If anyone has any questions on this, please feel free to reach out to me or Ross Niedbalski.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Boger

Approved By: [Signature]

April 13, 2026

RE: Engineering Services Agreement Letter  
Airspace Zoning Map  
Columbus Municipal Airport  
Columbus, Nebraska

Mr. Richard Bogus  
Columbus City Engineer  
2500 14<sup>th</sup> Street, Suite 3  
Columbus, Nebraska 68602  
402.562.4235

Dear Mr. Bogus:

This letter agreement outlines our proposal to provide Airport Consulting Services for the Columbus Municipal Airport and the City of Columbus, Nebraska, for the above referenced project.

### **Scope of Services**

Provide graphical representation of airspace elevations. We will utilize the current airport layout plan and zoning map provided by the Nebraska Department of Transportation Division of Aeronautics dated 11/5/13 with a revision date of 3/3/14 to develop the limits using geographic information system (GIS) and AutoCAD.

### **Tasks**

- a. Meet with the Airport Manager and city staff to review areas within the approach zones, turning zones, and operation zones of Runways 14/32 and 02/20.
- b. Provide detailed elevation limits within the areas at a scale acceptable to the Airport Manager.
- c. Provide a latitude and longitudinal grid.
- d. Provide AutoCAD files and GIS.

### **Anticipated Schedule**

Upon receipt of a signed copy of this agreement, Kirkham Michael will begin working on the project. The schedule will be mutually determined by the City and Kirkham Michael.

### **Fee Estimate and Billing Information**

Total lump sum            \$20,000.00

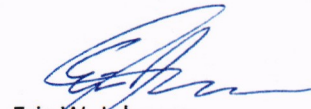


Payment shall be lump sum due monthly for incurred charges and expenses based on detailed invoices. Should you find this proposal acceptable, please return a signed copy of this letter with the attached Exhibit A which describes the terms and conditions of this agreement. This letter, once signed by you, serve as a contract between the City of Columbus, Nebraska, and Kirkham Michael.

We look forward to working with you on this project. If you have any questions, please feel free to contact me 402.858.8852.

Sincerely,

**KIRKHAM, MICHAEL & ASSOCIATES, INC.**

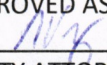
  
Eric W. Johnson  
Vice President

Attachment: Exhibit A – Terms and Conditions

**ACCEPTANCE OF PROPOSAL AND AUTHORIZATION TO PROCEED:**

\_\_\_\_\_  
Owner

Date: \_\_\_\_\_

APPROVED AS TO FORM  
BY   
CITY ATTORNEY

# Exhibit A



## General Terms and Conditions

### 1. AUTHORIZATION TO PROCEED

Signing of the accompanying agreement for engineering surveying or related services shall be authorization by the Client for Kirkham Michael & Associates, Inc. (Kirkham Michael) to proceed with the work described, unless otherwise stated in the agreement form.

### 2. STANDARD OF PRACTICE

Services performed by Kirkham Michael under this agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in the agreement or in any report, opinion, document, or otherwise.

### 3. INVOICING AND PAYMENT

The client, recognizing that timely payment is a material part of the consideration of this agreement, shall promptly pay Kirkham Michael for services performed in accordance with the rates and charges set forth herein. Invoices will be submitted by Kirkham Michael on a monthly basis and shall be due and payable upon receipt. The client shall pay an additional charge of one and one half percent (1.5%) (or the maximum percentage allowed by law, whichever is lower,) of the invoiced amount per month for any payment received by Kirkham Michael more than thirty (30) calendar days from the invoice date. Payment thereafter shall first be applied to accrued interest and then to principal unpaid amount.

If the client for any reason fails to pay the undisputed portion of Kirkham Michael's invoices within thirty calendar days from the invoice date, Kirkham Michael may cease work on the project and the client shall waive any claim against Kirkham Michael and shall defend and indemnify Kirkham Michael from and against any claims for injury or loss stemming from Kirkham Michael's cessation of services. Client shall also pay Kirkham Michael the cost associated with premature project demobilization. In the event the project is remobilized, client shall also pay the cost of remobilization and shall renegotiate appropriate contract terms and conditions such as those associated with the budget, schedule or scope of services.

If the client objects to all or a portion of the invoice, the client shall so notify Kirkham Michael in writing within ten calendar days of the date of the invoice in question, and shall pay that portion of the invoice not in dispute. In the event any bill or portion thereof is disputed by the client, client shall notify Kirkham Michael within ten (10) calendar days of the date of the invoice in question. Client and Kirkham Michael shall work together to resolve the matter within sixty (60) calendar days of its being called to Kirkham Michael's attention. If resolution of the matter is not attained within sixty (60) calendar days, either party may terminate this agreement.

### 4. ADDITIONAL SERVICES

Any services beyond those specified in the agreement will be provided for separately under an additional agreement or a supplemental agreement.

### 5. CONSTRUCTION COST ESTIMATES

Construction cost estimates provided by Kirkham Michael are prepared from experience and judgment. Kirkham Michael has no control over market conditions or construction procedures and does not warrant that proposals, bids or actual construction costs will not vary from Kirkham Michael estimates.

### 6. LIMITATION OF LIABILITY

In order for the client to obtain the benefits of a fee which includes a lesser allowance for risk funding, the client agrees to limit Kirkham Michael's liability arising from Kirkham Michael's professional acts, errors or omissions, such that the total aggregate liability of Kirkham Michael shall not exceed Kirkham Michael's total fee for the services rendered on this project, or the amount of fifty thousand dollars (\$50,000), whichever is less.

### 7. CONSEQUENTIAL DAMAGES

The client shall not be liable to Kirkham Michael and Kirkham Michael shall not be liable to the client for any consequential damages incurred by either party due to the fault of the other, regardless of the nature of this fault or whether it was committed by the client or Kirkham Michael, their employees, agents, or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

### 8. INDEMNIFICATION

Client and Kirkham Michael, their respective officers, employees, agents, and representatives, each agree to indemnify and hold the other harmless, from and against liability for claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. IN the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Kirkham Michael, they shall be borne by each party in proportion to its negligence.

### 9. OWNERSHIP OF DOCUMENTS

All plans, drawings, reports, notes, calculations, estimates and other documents prepared by Kirkham Michael as instruments of service shall remain the property of Kirkham Michael, and copies will be provided at the request of the client.

### 10. TERMINATION

In the event termination becomes necessary, the party (client or Kirkham Michael) effecting the termination shall so notify the other party and termination will become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause of termination, the client shall within thirty (30) calendar days of termination remunerate Kirkham Michael for services rendered and costs incurred up to the effective time of termination, in accordance with Kirkham Michael's prevailing fee schedule and expense reimbursement policy.

### 11. GOVERNING LAW

This agreement is to be governed by and construed in accordance with the laws of the State of Nebraska.

### 12. CONTROLLING AGREEMENT

The agreement and these terms and conditions express the entire agreement between the parties. These terms and conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, notice to proceed, or like document regarding Kirkham Michael's services. If any one or more of the provisions contained in this agreement shall be held unenforceable, the enforceability of the remaining provisions shall not be impaired.

14.E. Resolution No. R26-60 amending award of Community Development Block Grant funds to the amount of \$19,126.70 to Melissa Spearman for downtown revitalization.

DRAFT

**RESOLUTION NO. R26-60**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AWARD OF PROCEEDS IN THE AMENDED AMOUNT OF \$19,126.70 FROM COMMUNITY DEVELOPMENT BLOCK GRANT NO. 23-DTR-003 TO MELISSA SPEARMAN AS RECOMMENDED BY THE BUSINESS IMPROVEMENT BOARD, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY.

WHEREAS, the City of Columbus, Nebraska, has been awarded Community Development Block Grant No. 23-DTR-003 from the Nebraska Department of Economic Development in the amount of \$435,000 with said grant to be used for commercial rehabilitation activities; and

WHEREAS, the City of Columbus, Nebraska accepted applications for project funding. Applications were reviewed by the City's Business Improvement Board and the Northeast Nebraska Economic Development District staff verified the improvements are listed as an eligibility activity of said grant; and

WHEREAS, Melissa Spearman, owner of Mother Nature's Emporium, Inc. submitted an application for facade improvements for the property located at 2707 13 Street, Columbus, Nebraska. These improvements include painting, new signage, and door and window replacement. These improvements meet eligibility requirements for the grant and the award of \$18,492.09 in grant funding was approved by the Columbus City Council on November 18, 2024, via Resolution No. R24-131; and

WHEREAS, Melissa Spearman amended her application on April 7, 2026, to accommodate bid increases from the original application due to the length of time it took to get approval from the State Historical Preservation Office. The amended total of the award will be \$19,126.70 reflecting the increase of \$634.61 on the amended application.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the awarding of an additional \$634.61 to Melissa Spearman from proceeds of the City's Community Development Block Grant No. 23-DTR-003 for a total award amount of \$19,126.70 is hereby approved and the mayor is authorized, directed, and empowered to execute the same on behalf of the City of Columbus.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



City Hall  
2500 14th St., Suite 3  
Columbus, NE 68601  
402-562-4220  
columbusne.us

## memorandum

DATE: April 15, 2026  
TO: Tara Vasicek, City Administrator  
FROM: Jean Van Iperen, Planning & Economic Development Coordinator  
RE: Downtown Revitalization Grant Awards

### RECOMMENDATION:

Approval of the amended application for the Downtown Revitalization Grant funds

### DISCUSSION:

The Downtown Business Improvement Board met on Monday, April 13, 2026 for their regular monthly meeting at which time the board reviewed the amended application that was received from Mother Nature's Emporium.

An amended application reflects project cost adjustments resulting from delays associated with review and coordination with the State Historical Preservation Office (SHPO). These delays contributed to increased costs for both windows and signage since the time of the original application.

The original application included the replacement of a wooden awning; however, this component has been removed from the project due to cost increases identified following the SHPO evaluation. Additionally, updated pricing reflects an increase in signage costs from \$3,425.00 to \$4,195.00 and window costs from \$26,946.00 to \$29,364.75.

The originally awarded grant amount was \$18,492.09. Based on the revised project scope and updated costs, the amended grant award amount is \$19,126.70.

A motion to approve the amended application was made by J. Johnson and seconded by K. Johnson. The motion carried with a 6-0 vote, with Spearman abstaining. Board members in attendance were Josh Johnson, Brent Rains, Kevin Johnson, Barb Duffy, Cory Reeder, Melissa Spearman, and Melanie Jensen.

### ALTERNATIVE:

Do not approve.

Signature: \_\_\_\_\_

Concurrence By: \_\_\_\_\_

Approved By: \_\_\_\_\_

# 10—Commercial Rehabilitation Improvement Program Application Form

Applicant Name Melissa Spearman  
 Applicant's Phone Number 402-709-7157  
 Applicant's Email Address MotherNatureSemp@gmail.com  
 Business Name Mother Nature's Emporium, Inc.  
 Is this business an individual or sole proprietor? Yes  No   
 Business UEI Number and SAM's Registration Expiration Date M/M/11-6TC, 9BZ1  
 Business Owner Melissa Spearman  
 Property Owner Melissa Spearman  
 Property Physical Address 2707 13th Street  
 Property Mailing Address 2707 13th Street  
 Property Legal Description \_\_\_\_\_

Type of façade improvement planned (See Design Guidelines)

- Restoration     Renovation     Replacement     Reconstruction     Code Enforcement

Type of Signage improvement planned

- Removal     New     Alteration     Repair

Structural alterations \_\_\_\_\_

Cosmetic alterations (moldings, etc.) \_\_\_\_\_

Painting (approximate sq. ft. area) Front facade

Other work – Please specify (awnings, etc.): Paint, Sipling and Door + Windows Replacement

Total Cost of Project \$30,000.00 + \$38,253.40

Amount requested \$30,000.00 \$19,126.70

I hereby submit the attached plans, specifications and color samples for the proposed project and understand these must be approved by the DTR Committee. No work should begin until I have received written notice to proceed from the Northeast Nebraska Economic Development District. I further understand the project should be completed within twelve (12) months from date of project approval and loan monies will not be paid until the project is completed. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion. I understand a Deed of Trust, in the amount equal to the loan amount will be placed upon the property at the time the client(s) signs the promissory note. This lien, in favor of the City of Columbus, will take a subordinate position to all existing liens.

Melissa Spearman  
 Signature of Property Owner

\_\_\_\_\_  
 Signature of Tenant (if applicable)

Melissa Spearman  
 Printer Name & Title of Property Owner

\_\_\_\_\_  
 Printed Name & Title of Tenant (if applicable)

9/16/24 Amended 4/7/2026  
 Date

\_\_\_\_\_  
 Date

## 11--SUPPORTING DATA CHECKLIST

**Please submit this checklist as part of your final application**

### **Major facade alteration:**

- Provide a rendering of major changes, including paint and awning colors where applicable
- Provide a rendering of proposed changes for windows and doors
- Submit **two (2)** written estimates from contractor and subcontractors

### **Signs:**

- Provide a color rendering of the design chosen
  - Include specifications as to the size and width of the sign
  - Note how and where the sign will be hung on the building
  - Submit **two (2)** written estimates from a sign company or qualified contractor
  - Submit written verification that design, and size comply with City codes
- Note: Sign design must take into account the architectural style of the building*

### **Paint:**

- Provide samples of the colors chosen
- Mark which color will be body color, and which will be accent colors
- Note where each color will be used
- Submit **two (2)** written estimates from painter of your choice

### **Awnings:**

- Provide information about color and style of awning chosen
  - Note where awning will be placed on building
  - Submit **two (2)** written estimates from qualified contractor
  - Submit written verification that design, and size comply with City codes
- Note: Awning design must take into account the architectural style of the building*

### **Required Application Documents:**

- Two contractor bids from outside source
- Submit signed Hold Harmless Agreement (see attachment)
- If applying as an individual or sole proprietor, submit signed US Citizenship Attestation Form (see attached)
- Provide Business's registered UEI (Unique Entity Identifier) Number for confirmation of SAM's registration (Contact Northeast Nebraska Economic Development District for assistance)
- Submit copy of current Occupational License and Certificate of Use (if applicable)

**12 - Release and Hold Harmless**

Release executed on the 16 day of September 2024, by  
(Property Owner)

Melissa Spearman and (Tenant if  
Applicable)

2707 13th Street, of (Street  
Address)

Columbus, NE 68601

City of Columbus, County of Platte, State of Nebraska, referred to as Releasor(s).

In consideration of being granted monies for restoration, modifications, signage, or other physical changes to the property located at the above address, the Releasor(s), understands they are solely responsible for providing their own contractors, and to assure those contractors are fully insured and registered and have obtained all necessary permits in accordance with City regulations. The Releasor(s) waives, releases, discharges, and covenants not to sue the Columbus Downtown Business Improvement District Board, the Northeast Nebraska Economic Development District or the City of Columbus, Nebraska for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines related to the façade and signage improvement program.

Releasor(s) agrees this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Nebraska and that if any portion of the agreement is held invalid, it is agreed the balance shall; notwithstanding, continue in full legal force and effect.

Releasor(s) further states it has carefully read the above release and knows the contents of the release and signs this release of its own free act.

Releasor's obligations and duties hereunder shall in no manner be limited or restricted by the maintaining of any insurance coverage related to the above referenced event.

This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and not a mere recital.

Melissa Spearman  
Signature of Property Owner

Melissa Spearman  
Printed Name/Title of Property Owner

\_\_\_\_\_  
Signature of Tenant (if applicable)

\_\_\_\_\_  
Printed Name & Title of Tenant

9/16/24 Amended 4/7/2026  
Date

\_\_\_\_\_  
Date

## Mother Nature's Emporium Façade Improvement

In keeping with the Spanish Colonial architecture for the building the color palette will follow a suite to restore to its original style.

### Proposed Exterior Materials and Finishes



Exterior White Paint



Updated windows and doors/aluminum finish



New Paint for exterior

New Signage

Existing wood door to remain

Update windows to new double pane windows

*Walter's Naturals*  
**EMPORIUM**  
HEALTH FOOD STORE

HEALTH FOODS  
NUTRITION





# PROPOSAL

241442-01

Date: 06/25/2024

Expires: 07/09/2024

Drawing Numbers:

**Project:** Mother Nature's Emporium /  
COLUMBUS / Exterior sign  
2707 13th Street  
Columbus, NE 68601

**Client:** Mother Nature's Emporium  
2707 13th Street  
Columbus, NE 68601

**Contact:** Melissa 402-709-7157 mothernaturesemp@gmail.com

We are pleased to offer this proposal for the following services at the above location.

**Project Description:** \_\_\_\_\_ **Item Total:** \_\_\_\_\_

**Love Signs to manufacture and install the following:**

**Non-Illuminated sign option: = \$2,142.77**

A.) One (1) decorated sign panel to replace existing sign on exterior brick wall.

**Illuminated sign option: = \$6,843.89**

B.) One (1) internally illuminated sign cabinet to replace existing sign on exterior brick wall.

**Deposit Rate: 50%**

**Subtotal: \$0.00**

**Total: \$0.00**

**Notes:** All prices are subject to applicable sales tax. Prices are based on available information given at the time and are subject to change.

**Exclusions:** Sign permits, structural engineering, traffic control equipment and permits are not included in the above quotations and if required shall be invoiced on a time and material basis. Electrical services to the proposed sign(s), unless specifically quoted above, is assumed to be existing or provided by others.

**Terms:** All signs are custom built products and, at the option of the seller, require payment in advance with order. Installation price is due upon installation. Fifty percent is due upon acceptance and the balance due upon installation. 2% discount if paid in full upon acceptance. Contract prices are guaranteed for 14 days and may be subject to change after that time. An additional 3% transaction fee for credit card payments (2% Prepay discount does not apply if paying by credit or debit card).

**Please remit payments to:**

Love Signs, Inc.  
P.O. Box 807  
Norfolk, NE 68702

**Salesperson: Tony Maxey \*\***

Buyer's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Seller's Acceptance \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**A** #241442-01



norfolk • grand island • lincoln

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One (1) decorated 6mm aluminum sign panel with digital print to replace existing sign on exterior brick wall.



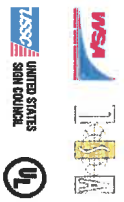
DIBOND PANEL  
W/ VINYL PRINT



**NOTICE:** BEFORE APPROVING THIS ARTWORK PLEASE CHECK ALL NAMES AND WORDS FOR PROPER SPELLING, AS WELL AS ALL COLORS AND SIGNAGE PLACEMENT IF NECESSARY. QUESTIONS AND OR CHANGES NEED TO BE ADDRESSED BEFORE FINAL APPROVAL. ONCE THE SIGNAGE IS PRODUCED AFTER APPROVAL, ANY AND ALL MISPELLINGS OR COLOR ISSUES ARE THE RESPONSIBILITY OF THE CLIENT AND WILL BE CORRECTED AT THE EXPENSE OF THE PURCHASER.

**CLIENT:** Mother Nature's Emporium  
**LOCATION:** Columbus, NE  
**SALES:** Tony Maxey  
**DESIGN:** Megan Falter

Customer Approval Signature \_\_\_\_\_



**A** #241442-01



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**CLIENT: Mother Nature's Emporium**

**LOCATION: Columbus, NE**

**SALES: Tony Maxey**

**DESIGN: Megan Falter**

Customer Approval Signature \_\_\_\_\_



**B** #241442-01



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One (1) internally illuminated sign cabinet to replace existing sign on exterior brick wall.



ILLUMINATED CABINET SIGN

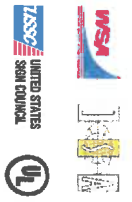


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**CLIENT:** Mother Nature's Emporium  
**LOCATION:** Columbus, NE  
**SALES:** Tony Maxey

**DESIGN:** Megan Falter

Customer Approval Signature

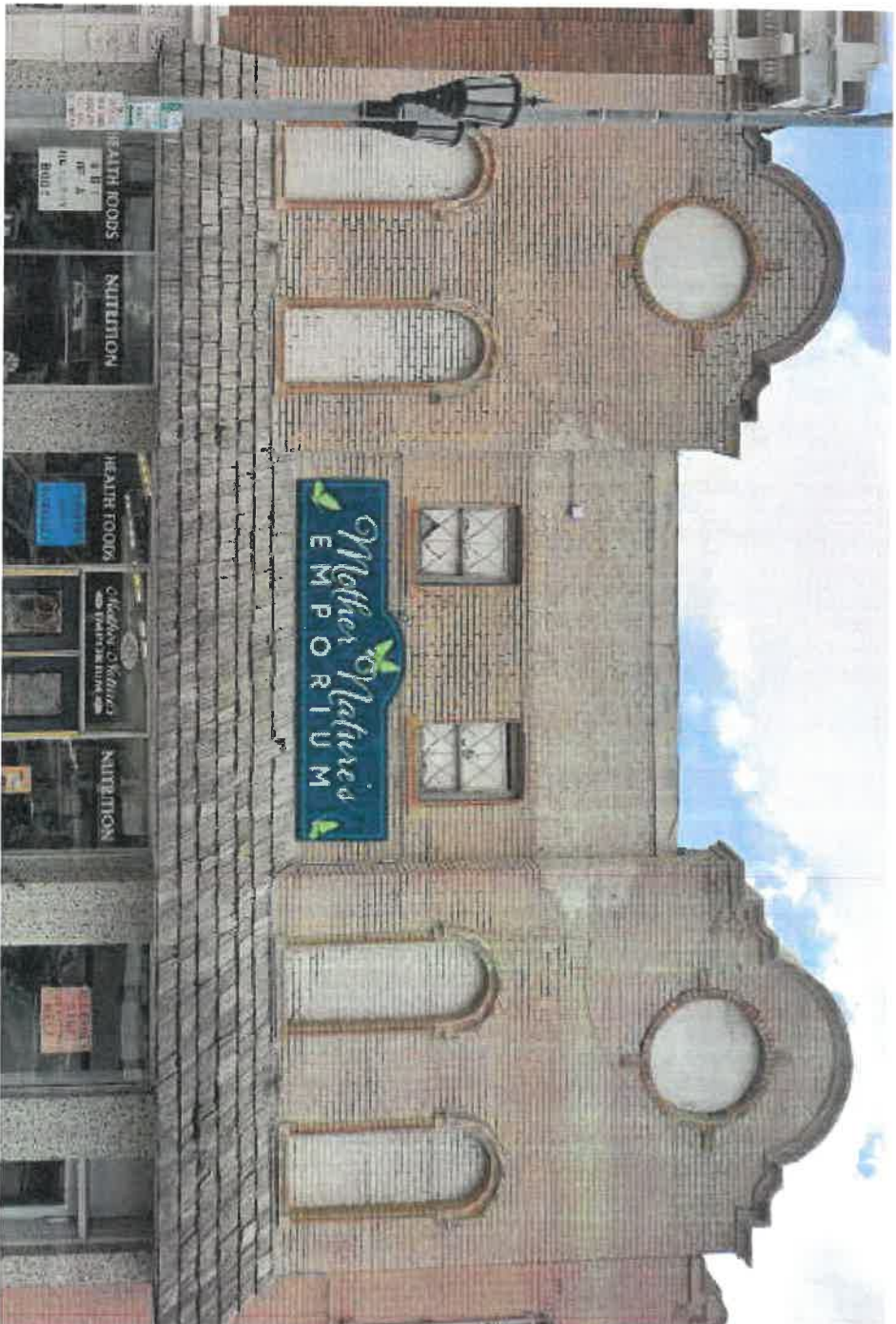


**B** #241442-01



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**CLIENT: Mother Nature's Emporium**

**LOCATION: Columbus, NE**

**SALES: Tony Maxey**

**DESIGN: Megan Falter**

Customer Approval Signature \_\_\_\_\_

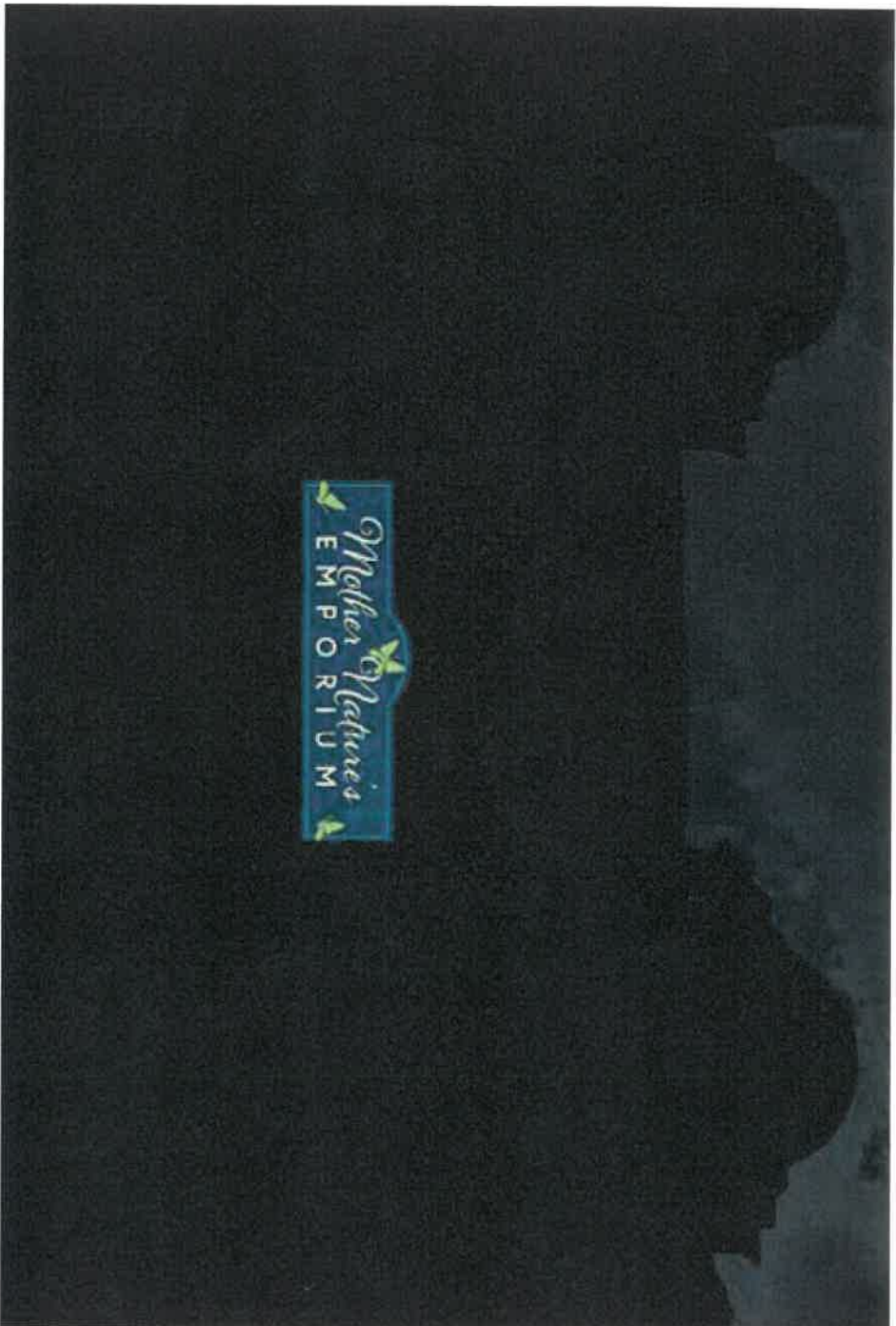


**B** #241442-01



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**CLIENT: Mother Nature's Emporium**

**LOCATION: Columbus, NE**

**SALES: Tony Maxey**

**DESIGN: Megan Falter**

Customer Approval Signature \_\_\_\_\_



SCHIEFFER SIGNS, INC

# Estimate

1516 East 23rd Street  
 Columbus, NE 68601  
 Phone: 402-564-5081

Date	Estimate #
3/24/2026	408

Name / Address
MOTHER NATURES EMPORIUM 2707 13TH ST. COLUMBUS, NE 68601

Project

Description	Qty	Rate	Total
INSTALL WINDOW GRAPHICS	1	425.00	425.00T
INSTALL 42" X 168" LIGHTED SINGLE FACED CABINET SIGN WITH TRANSLUCENT FACE (ELECTRICAL HOOKUPS TO POWER NOT INCLUDED)	1	4,195.00	4,195.00T

<b>Subtotal</b>		\$4,620.00
<b>Sales Tax (7.0%)</b>		\$323.40
<b>Total</b>		\$4,943.40

# Proposal

\$ 4,400.00

## Master Care Services, LLC

PO Box 1067 \* Columbus, NE 68601 \* (402) 564-1919 \* (402) 564-3505  
Web: gomastercleaning.com E-Mail: mastercareservices@frontier.com

PROPOSAL SUBMITTED TO:	DESCRIPTION OF JOB:
Mother Natures Emporium	Job
2707 13 <sup>th</sup> St. Melissa Spearman 709-7157	Address
Columbus, NE 68601	City State
mothernaturesemp@gmail.com	Date: 07-08-24 Page No. 1 of 1 Pages

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Prep & paint two coats front of building. Windows included.

\$3,800.00

If have to rent lift – add \$600.00

WE HEREBY PROPOSE TO FURNISH LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS, FOR THE SUM OF

\$ See above as follows

WITH PAYMENT TO BE MADE AS FOLLOWS:

UPON COMPLETION

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK IS TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS THAT ARE BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION/LIABILITY INSURANCE.

SIGNATURE \_\_\_\_\_

Troy Shotkoski, Owner

**Acceptance of Proposal** THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE \_\_\_\_\_

DATE ACCEPTED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

# PAINTING ESTIMATE



JOB NAME	ESTIMATE PREPARED BY	TOTAL SQ FT	WORK TYPE	ESTIMATE NUMBER
Mother Natures Emp	Rick			
DATE OF ESTIMATE	ESTIMATED START DATE	ESTIMATED END DATE	ESTIMATE VALID THROUGH	
	June 26, 2024			

## INTERIOR

INTERIOR MATERIALS DESCRIPTION	QTY	COST	AMOUNT	INTERIOR LABOR DESCRIPTION	HOURS	RATE	AMOUNT
INTERIOR MATERIALS TOTAL				INTERIOR LABOR TOTAL			
				EST. INTERIOR TOTAL			

## EXTERIOR

EXTERIOR MATERIALS DESCRIPTION	QTY	COST	AMOUNT	EXTERIOR LABOR DESCRIPTION	HOURS	RATE	AMOUNT
Exterior Facade of Mother Natures	1						\$4,200.00
EXTERIOR MATERIALS TOTAL				EXTERIOR LABOR TOTAL			
				EST. EXTERIOR TOTAL			

ADDITIONAL COMMENTS: includes all prep and materials

ADDRESS OF JOB: 2707 13th Street, Columbus, NE 68601

CLIENT BILLING ADDRESS: 2707 13th Street, Columbus, NE 68601

CLIENT PHONE: \_\_\_\_\_

CLIENT EMAIL: mothernaturesemp@gmail.com

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED TOTAL: \_\_\_\_\_



M & O Door Products, LLC  
 2781 54th Avenue  
 Columbus NE 68601-2065

# Estimate

#114056  
 3/30/2026

**Bill To**

C4099 MOTHER NATURES EMPORIUM  
 2707 13TH STREET  
 COLUMBUS NE 68601  
 United States

**Ship To**

C4099 MOTHER NATURES  
 EMPORIUM  
 2707 13TH STREET  
 COLUMBUS NE 68601  
 United States

**TOTAL**

**\$29,364.75**

Expires: 4/29/2026

Expires	Exp. Close	Project	Sales Rep	Shipping Method
4/29/2026	3/30/2026		Ian M Ciurej	

Quantity	Item
----------	------

1 **2PR Special Order Storefront & Glass**

- 1" Insulated Glass
- 1/4" Soft Coat Low-E Clear SN-68
- HT LE-T Tempered #2
- 1/2" Tri-Seal Black Air Spacer
- 1/4" Clear Tempered
- DSE Sealant
- 2 53 1/8 76 1/8
- 2 53 1/8 29 5/8
- 1 72 5/8 29 5/8
- 2 27 9/16 68 7/8
- 2 59 5/8 99 1/8
- 1 61 5/8 99 1/8
- Additional Charges
- Glass Energy Surcharge - IG
- Store Front Elevation
- 1 : ELEVATION A01- 3LTS WIDE,  
2LTS HIGH 2450CG, Black
- 1 185.00 117.00
- 2 : ELEVATION A02- 2LTS WIDE,  
1LTS HIGH 2450CG, Black
- 1 124.00 103.00
- 3 : ELEVATION A03- 1LTS WIDE,  
1LTS HIGH 2450CG, Black
- 1 65.00 103.00
- Standard Store Front Door
- Continuous Hinge (Rim Panics) 135  
Series, Black 135-3305P-3 : 6-0 x  
7-0 PR
- 1 72 84
- 100-13369 : Sub 1" Glass Stops 2
- 100-20121 : Factory Doorlight  
Glazing
- 2
- 100-13360 : Sub 10" Bottom Rail  
(1223)
- 2
- Standard Store Front Door Frame
- Continuous Hinge (Rim Panics)  
Black 1450T-3305P-3 : 6-0 x 7-0 PR
- 1450T
- 1 76 117
- 33-5027F-31 : Sub Transom Tubular  
Door Frame
- 2

**2LB Installation Labor MOD**

1 **SUND**  
 JOBSITE SUNDRIES



114056



M & O Door Products, LLC  
2781 54th Avenue  
Columbus NE 68601-2065

# Estimate

#114056

3/30/2026

Quantity	Item
1	<b>SHOP WORK</b> SHOP WORK
1	<b>FUEL</b> FUEL SURCHARGE

<b>Subtotal</b>	\$29,364.75
<b>Tax Total (%)</b>	\$0.00
<b>Total</b>	\$29,364.75

To the fullest extent permitted by law, service and items sold by M & O Door Products, LLC are provided without any additional warranties, expressed or implied of any kind.

Special order doors and hardware will be billed out 30 days after arrival in our warehouse. Labor will be invoiced separately! Doors stored for longer than 90 days will be subject to storage fees at a rate of \$10/month/door. Neither the manufacturer or dealer will cover concealed damage after 60 days. Purchaser agrees that doors shall remain in Seller's possession until paid for in full. There shall be a 1% service charge per month for all payments due and owing after 30 days.



114056



M & O Door Products, LLC  
2781 54th Avenue  
Columbus NE 68601-2065

# Estimate

#114056  
3/30/2026

## Finish Painting & Staining Warranty

M&O Door Products provides finish-painting for hollow metal doors and frames, and stain/clear-coat finishing for wooden doors. To keep expectations clear, the following warranty terms apply to all painted or stained products.

### 1. Warranty Coverage

M&O Door Products warrants that all finish-painted hollow metal doors, frames, and stained wood doors will be free from defects in material or workmanship at the time they leave our possession or upon completion of installation (when installation is part of the contract).

This warranty covers:

- Paint adhesion defects
- Peeling, blistering, or flaking related to improper application
- Clear-coat failure related to improper application
- Premature surface failure caused by faulty preparation or workmanship

### 2. When the Warranty Ends

To protect the integrity of the finish and avoid disputes, the warranty ends at the following point depending on the service:

#### A. Pick-Up or Delivery (Customer Install)

Once the painted or stained product is picked up from our Columbus location or delivered/drop-shipped to the jobsite, M&O Door Products is no longer responsible for damage, including but not limited to:

- Scratches
- Dents
- Abrasions
- Transport or handling damage
- Smudges, scuffs, rub marks
- Finish damage from improper storage, stacking, humidity, or temperature exposure

Any damage occurring after pick-up or drop-ship becomes the sole responsibility of the purchaser, installer, or receiving party.

#### B. Projects Installed by M&O Door Products

- The finish is warranted up until the point of installation completion and approval by the authorized site contact.
- After approval is obtained, any damage to the finish — paint or stain — from other trades, building movement, weather exposure, impacts, misuse, or alterations — is not covered by this warranty.

### 3. Exclusions

This warranty does not cover:

- Damage caused by jobsite conditions, other trades, or vandalism
- Abrasive cleaners, harsh chemicals, or improper maintenance
- Touch-ups, sanding, or refinishing performed by others
- Environmental effects such as moisture, humidity fluctuations, salt, UV exposure, or improper ventilation
- Wear and tear from regular use
- Wood movement or grain raise from humidity changes (a natural behavior of wood)

### 4. Claims

Any concerns about workmanship must be documented and reported before:

- The product leaves our facility (if picked up)
- Within 24 hours of drop-ship delivery
- Before installation approval on M&O-installed projects

Claims made after these points cannot be honored.



114056

All Finishes for Frames Changed to Light Aluminum

# YOUR PROFESSIONAL-CLASS PRODUCT

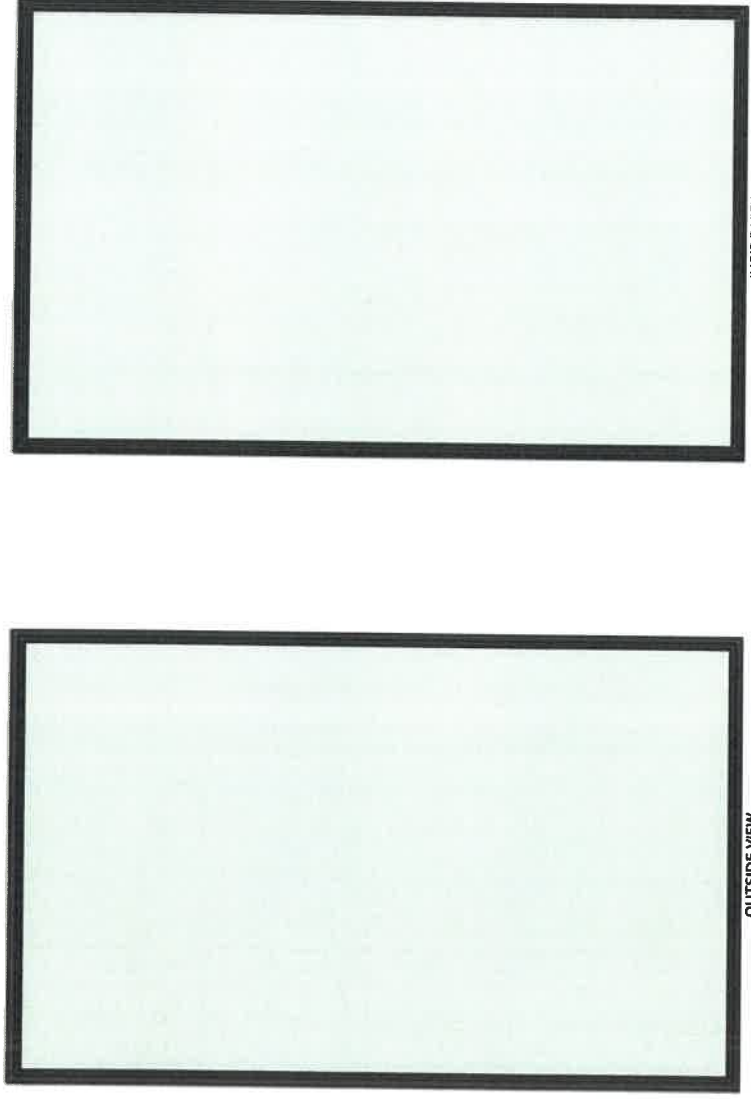
Endure EN600 Series 609 - Picture Window



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Melissa Spearman  
Tag: East Side of Front Door  
PO #1984  
Order #11988099-1  
Qty: 2



## DETAILS

**Endure Window - EN600 Series**  
609 - Picture Window  
Textured Matte Coal Black  
FineLine  
Opening Size: 62" x 98 1/2"  
Unit Size: 61 1/2" x 98"  
Graphite Foam Insulation  
Polyfoam Wrap (Four-sided)  
Brickmold Nail Fin w/ (4 Sides) Factory Installed  
Snow Mist White Poplar Flat 3 1/2" x 3/4" Casing  
Snow Mist White Poplar 5 1/2" Jamb Extension (Unattached)  
ComforTech DLA-UV  
6mm Glass (1/4") (Tempered)  
1" IG Thickness

**INFORMATION AND WARNINGS**  
Custom color windows require additional lead time.

<b>SIZING</b>	<b>Structural</b>	<b>ENERGY</b>
Brickmold Size: 65 1/4" x 101 3/4" Opening Width Range: 61 3/4" to 62" Opening Height Range: 98 1/4" to 98 1/2" Window Size: 61 1/2" x 98" United Inches: 160 Fixed Glass Size: 57 5/16" x 93 15/16" x 1" Fixed Glass Viewable Size: 56 7/16" x 93"	N/A  Installation Instructions 	<b>ENERGY PERFORMANCE RATINGS</b> U-Factor (U-SI-P) <b>0.26</b> Solar Heat Gain Coefficient <b>0.22</b>  <b>ADDITIONAL PERFORMANCE RATINGS</b> Visible Transmittance <b>0.52</b> Condensation Resistance <b>60.00</b> Air Infiltration (cfm/ft2) <b>&lt;= 0.01</b>

**ENERGY STAR**  
Southern / South-Central

# YOUR PROFESSIONAL-CLASS PRODUCT

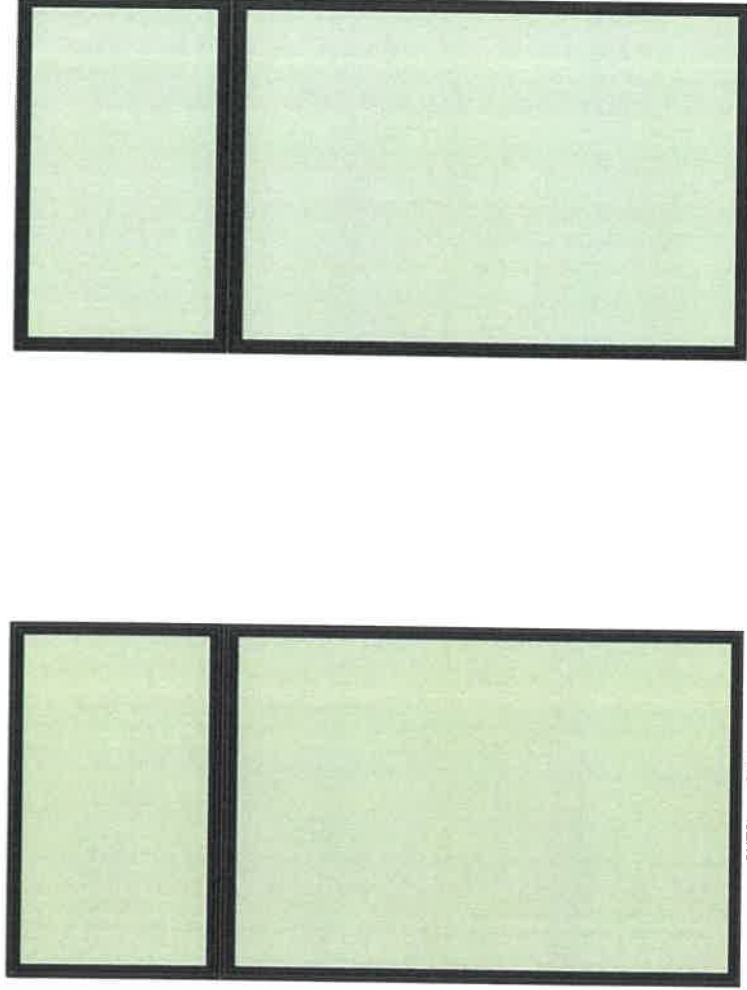
Endure EN600 Series Mullled Unit



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Melissa Spearman  
Tag: Front Door On Both Sides And T  
PO #1984  
Order #11988099-4  
Qty: 2



OUTSIDE VIEW

INSIDE VIEW

## SIZING

Overall Unit Size: 54 1/2" x 111 1/2"  
Brickmold Size: 58 1/4" x 115 1/4"  
Opening Width Range: 54 3/4" to 55"  
Opening Height Range: 111 3/4" to 112"  
609 - Picture Window: 54 1/2" x 32 1/2"  
609 - Picture Window: 54 1/2" x 79"

## Air/Water/Structural

N/A

Installation Instructions



## ENERGY

ENERGY PERFORMANCE RATINGS  
U-Factor (U5/H-P) 0.27

Solar Heat Gain Coefficient 0.23

ADDITIONAL PERFORMANCE RATINGS  
Visible Transmittance 0.52

Condensation Resistance 57.00

Air Infiltration (cfm/ft2)

<= 0.01

ENERGY STAR

Southern / South-Central

## DETAILS

### Endure Window - EN600 Series

Textured Matte Coal Black  
FineLine  
Opening Size: 55" x 112"  
Two Down - Custom Mullion Location(s)  
Mull 1: 32 1/2" From Top  
Graphite Foam Insulation  
Polyfoam Wrap (Four-sided)  
Mull Strap Kits (1)  
Brickmold Nail Fin w/ (4 Sides)  
Snow Mist White Poplar Flat 3 1/2" x 3/4" Casing  
Snow Mist White Poplar 5 1/2" Jamb Extension (Unattached)

### Window B3 - 609 - Picture Window

Unit Size: 54 1/2" x 32 1/2"  
Comfortech DLA-UV  
Single Strength Glass  
3/4" IG Thickness

### Window A1 - 609 - Picture Window

Unit Size: 54 1/2" x 79"  
Comfortech DLA-UV  
Triple Strength Glass  
3/4" IG Thickness

## INFORMATION AND WARNINGS

The customer is responsible for ensuring that the opening is self-supporting for combo units taller than 96".

Custom color windows require additional lead time.

# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

## SIZING

Brickmold Size: 78 1/4" x 35 3/4"  
Opening Width Range: 74 3/4" to 75"  
Opening Height Range: 32 1/4" to 32 1/2"  
Window Size: 74 1/2" x 32"  
Unit Inches: 107  
Fixed Glass Size: 70 5/16" x 27 15/16" x 3/4"  
Fixed Glass Viewable Size: 69 7/16" x 27"

## Structural

N/A

## Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

U-Factor (U-5iHP) Solar Heat Gain Coefficient

0.25

0.22

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.53

59.00

Air Infiltration (cfm/ft2)

<= 0.01

ENERGY STAR

North-Central / South-Central /  
Southern Regions



877.389.0835  
2150 State Route 39  
Sugar Creek, OH 44681

## QUOTE INFORMATION

Job: Melissa Spearman

Tag: Front Door On Both Sides And T

PO #1984

Order #11988099-7

Qty: 1

## DETAILS

### Endure Window - EN600 Series

609 - Picture Window

Textured Matte Coal Black

FineLine

Opening Size: 75" x 32 1/2"

Unit Size: 74 1/2" x 32"

Graphite Foam Insulation

Polyfoam Wrap (Four-sided)

Brickmold Nail Fin w/J (4 Sides) Factory Installed

Snow Mist White Poplar Flat 3 1/2" x 3/4" Casing

Snow Mist White Poplar 5 1/2" Jamb Extension

(Unattached)

ComforTech DLA-UV

Double Strength Glass

3/4" IG Thickness

## INFORMATION AND WARNINGS

Custom color windows require additional lead time.

# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



## QUOTE INFORMATION

Job: Melissa Spearman  
 Tag: West Side of Front Door  
 PO #1984  
 Order #11988099-8  
 Qty: 1

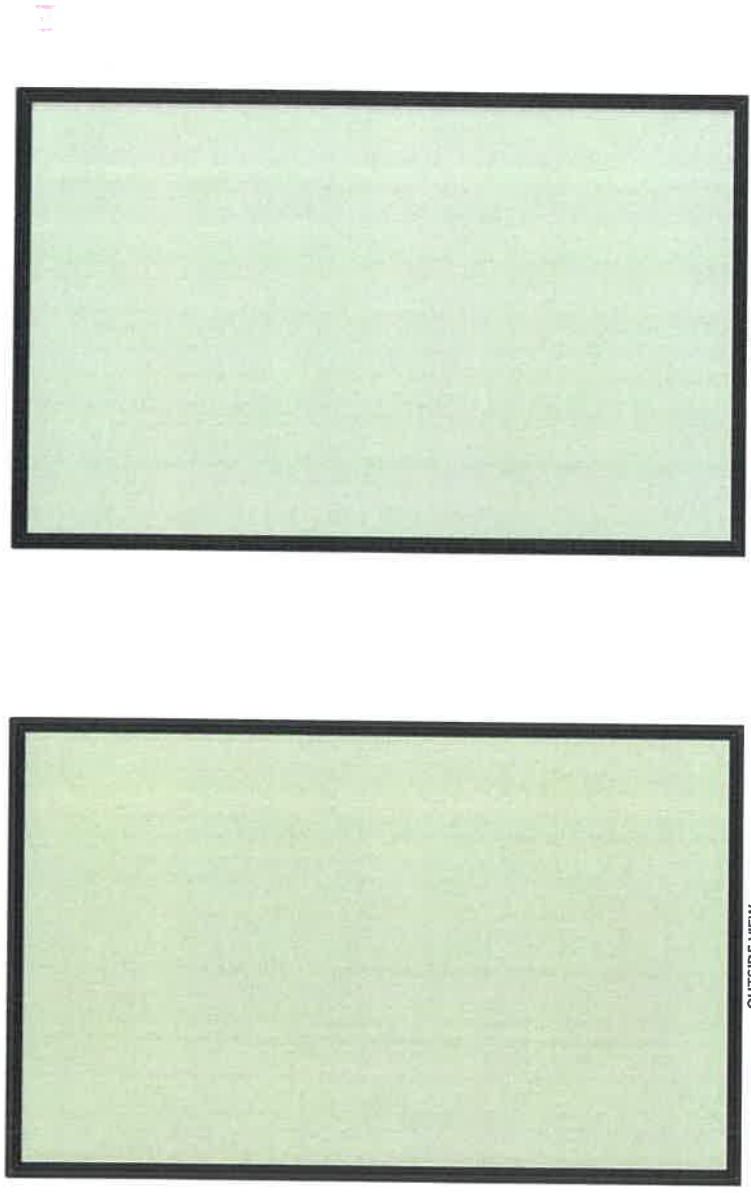
## DETAILS

### Endure Window - EN600 Series

- 609 - Picture Window
- Textured Matte Coal Black FineLine
- Opening Size: 62 1/2" x 98 1/2"
- Unit Size: 62" x 98"
- Graphite Foam Insulation
- Polyfoam Wrap (Four-sided)
- Brickmold Nail Fin w/J (4 Sides) Factory Installed
- Snow Mist White Poplar Flat 3 1/2" x 3/4" Casing
- Snow Mist White Poplar 5 1/2" Jamb Extension (Unattached)
- ComforTech DLA-UV
- 6mm Glass (1/4") (Tempered)
- 1" IG Thickness

## INFORMATION AND WARNINGS

Custom color windows require additional lead time.



SIZING		ENERGY	
Brickmold Size: 65 3/4" x 101 3/4"	Structural: N/A	ENERGY PERFORMANCE RATINGS	
Opening Width Range: 62 1/4" to 62 1/2"	Installation Instructions:	U-Factor (U.S./F)	Solar Heat Gain Coefficient
Opening Height Range: 98 1/4" to 98 1/2"		0.26	0.22
Window Size: 62" x 98"		ADDITIONAL PERFORMANCE RATINGS	
Unit Inches: 160		Visible Transmittance	Condensation Resistance
Fixed Glass Size: 57 13/16" x 93 15/16" x 1"		0.52	60.00
Fixed Glass Viewable Size: 56 15/16" x 93"		Air Infiltration (cfm/ft2)	
		<= 0.01	
		ENERGY STAR Southern / South-Central	

# YOUR PROFESSIONAL-CLASS PRODUCT

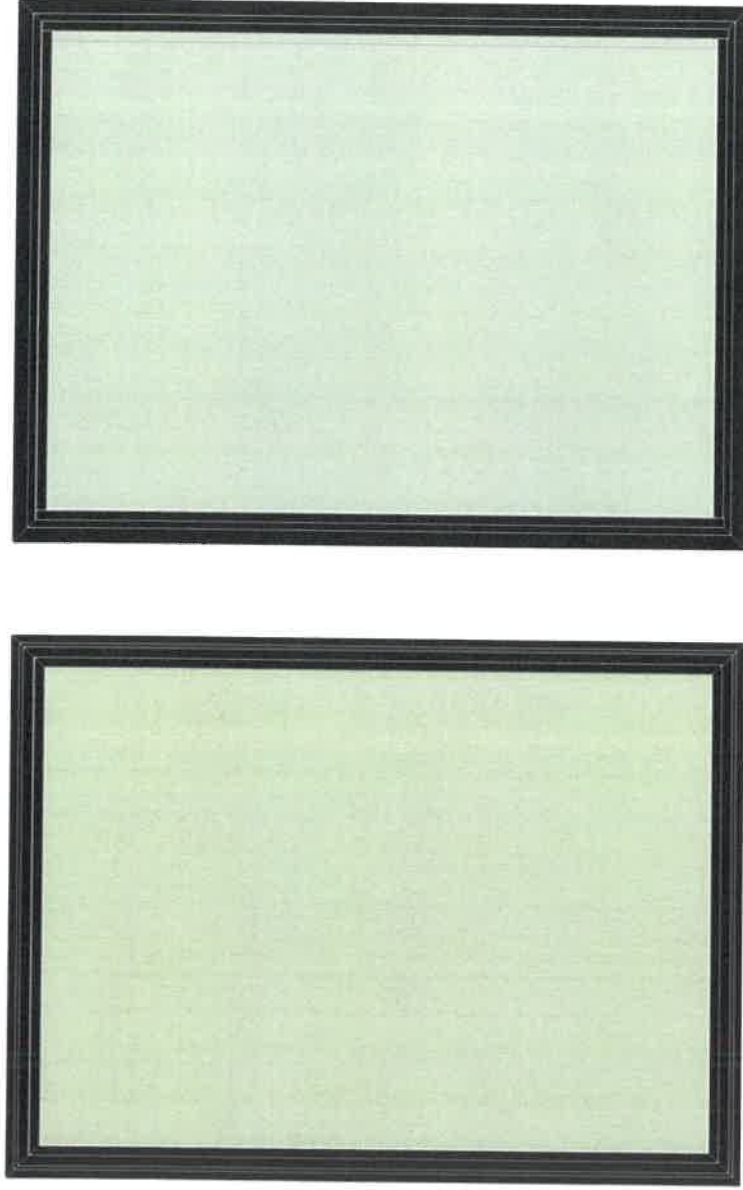
Endure EN600 Series 609 - Picture Window



877.889.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Melissa Spearman  
Tag: Upstairs Windows  
PO #1984  
Order #11988099-9  
Qty: 2



OUTSIDE VIEW

INSIDE VIEW

## DETAILS

### Endure Window - EN600 Series

- 609 - Picture Window
- Textured Matte Coal Black Fineline
- Opening Size: 36" x 48"
- Unit Size: 35 1/2" x 47 1/2"
- Graphite Foam Insulation
- Polyfoam Wrap (Four-sided)
- Brickmold Nail Fin w/ (4 Sides) Factory Installed
- Snow Mist White Poplar Flat 3 1/2" x 3/4" Casing
- Snow Mist White Poplar 5 1/2" Jamb Extension (Unattached)
- ComforTech DLA-UV
- Single Strength Glass
- 3/4" IG Thickness

## INFORMATION AND WARNINGS

Custom color windows require additional lead time.

SIZING		Structural		ENERGY	
Brickmold Size: 39 1/4" x 51 1/4"		N/A		ENERGY PERFORMANCE RATINGS	
Opening Width Range: 35 3/4" to 36"				U-Factor (U, SI-F)	Solar Heat Gain Coefficient
Opening Height Range: 47 3/4" to 48"				0.26	0.22
Window Size: 35 1/2" x 47 1/2"		Installation Instructions		ADDITIONAL PERFORMANCE RATINGS	
United Inches: 84				Visible Transmittance	Condensation Resistance
Fixed Glass Size: 31 5/16" x 43 7/16" x 3/4"				0.53	60.00
Fixed Glass Viewable Size: 30 7/16" x 42 1/2"				Air Infiltration (cfm/ft2)	
				<= 0.01	
				ENERGY STAR	
				Southern / South-Central	

# YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel French Door with Constance Decorative Glass



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Melissa Spearman  
Tag: Front Entry Door  
PO #1984  
Order #11988099-10  
Qty: 1

## DETAILS

### Legacy French Entry Door in FrameSaver Frame

Non Residential Warranty  
Light Duty Non-Residential Door  
72" x 80" Nominal Size  
Unit Size: 74 1/8" x 80 3/4"  
Frame Depth: 6 9/16"  
2" Standard Brickmold  
Adjust Brickmold Width: 1" [78 7/16" Overall]  
Adjust Brickmold Height: 1" [83 3/8" Overall]  
Left Hand Outswing - Right Door Active (OSL)

### French Doors

1 Panel 440 Style 20-Gauge Smooth Steel Door  
Constance Decorative Glass with Zinc Caming and Low-E (CO2)  
Coal Black Inside and Outside

### Hardware

Stainless Steel Round Pull Bar - Both Doors (Roller Latches)  
Satin Nickel Emtek Modern Disc Deadbolt - Both Doors (2 3/8" Backset)  
Satin Nickel Kickplate - Both Sides  
Aluminum QDC311 Stanley Closer (Includes Reinforcement) - Active Door

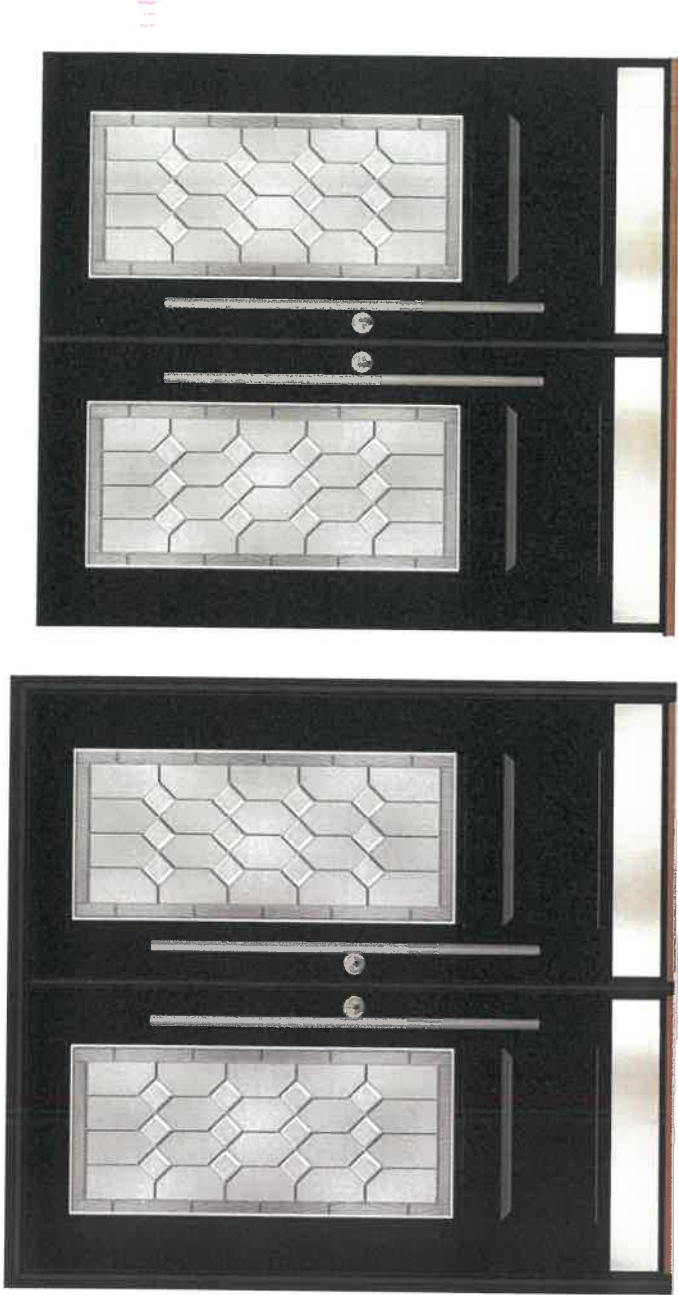
### Frame

TUFTEX Smooth Coal Black Aluminum Brickmold Cladding - In Separate Box  
Coal Black Inside Frame  
Standard Astragal (Flip Lever)  
Mill Finish ADA Compliant Threshold  
7 9/16" Threshold Depth  
Stainless Steel Ball Bearing Hinges  
4 Hinges

Poplar Flat Casing (3 1/2" x 3/4") - Snow Mist White  
Poplar Quarter Round (3/4" x 3/4") Shoe Mold - Snow Mist White

## INFORMATION AND WARNINGS

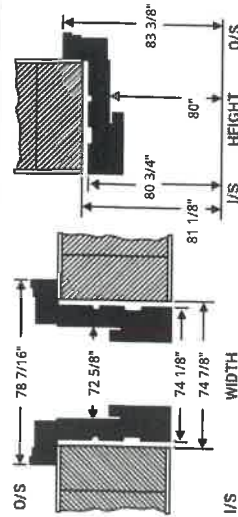
Outswing doors include stainless steel hinges.  
On outswing doors with brickmold and cladding, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected.



OUTSIDE VIEW

INSIDE VIEW

### SIZING



### HANDING

OUTSIDE



INSIDE

Installation Instructions



### ENERGY

ENERGY PERFORMANCE RATINGS  
U-Factor (U.S./FP) **0.28** Solar Heat Gain Coefficient **0.10**

ADDITIONAL PERFORMANCE RATINGS  
Visible Transmittance **0.17**

Air Infiltration (cfm/ft2) **<= 0.10**

ENERGY STAR

Southern / South-Central

# YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door

**ProVia**  
THE PROFESSIONAL WAY

877-389-0835  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Melissa Spearman  
Tag: Side Entry Door Upstairs  
PO #1984  
Order #11988099-11  
Qty: 1

## DETAILS

### Legacy Single Entry Door in Framesaver Frame

Non-Residential Warranty  
Light Duty Non-Residential Door  
36" x 80" Nominal Size  
Due to large unit size, ship the transom separately.  
Unit Size: 37 9/16" x 119 1/2"  
Frame Depth: 6 9/16"  
Mullion Height Adjustment: 2"  
2" Flat Brickmold  
Adjust Brickmold Width: 1" [41 7/8" Overall]  
Adjust Brickmold Height: 1" [122 1/8" Overall]  
Left Hand Outswing - Outside Looking In

### Entry Door

002-440 Style 20-Gauge Smooth Steel Door  
Coal Black Inside and Outside  
**Rectangular Transom**  
Custom Transom Size: 37 9/16" x 36 5/8"  
ComforTech DLA-UV  
Ship Transom Separately (Due to Large Unit Size)

### Hardware

Satin Nickel Georgian Lockset  
Satin Nickel Double Key Deadbolt  
Aluminum QDC311 Stanley Closer (Includes Reinforcement)

### Frame

TUFITEX Smooth Coal Black Aluminum Brickmold Cladding - In Separate Box  
Coal Black Inside Frame  
Framesaver Inside Mull Cover - Coal Black  
Mill Finish ZOB Outswing Bumper Threshold (7 5/8" Depth)  
Stainless Steel Ball Bearing Hinges  
4 Hinges  
Security Plate  
Poplar Flat Casing (3 1/2" x 3/4") - Snow Mist White

## INFORMATION AND WARNINGS

Outswing doors include stainless steel hinges.  
On outswing doors with brickmold and cladding, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected. Because of the large unit size, the transom will be shipped separately and field assembly will be required.  
Custom size rectangular transoms require additional lead time.



OUTSIDE VIEW

INSIDE VIEW

### SIZING

O/S 41 7/8"  
I/S 36 1/16"  
I/S 37 9/16"  
I/S 38"  
I/S 119 1/2"  
I/S 120"  
O/S 122 1/8"  
I/S 118 3/4"  
O/S HEIGHT

### HANDING

OUTSIDE

INSIDE

Installation Instructions

### ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./ft<sup>2</sup>) **0.18**

Solar Heat Gain Coefficient **0.01**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance **0.00**

Air Infiltration (cfm/ft<sup>2</sup>) **<= 0.10**

# PURCHASE AGREEMENT



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681

## Terms & Conditions:

Total Labor/materials/tax: \$ 55,548.37

Terms of Payment: 50% down payment <27,774.19> with signed contract and remainder due when job is completed.

## Scope of Work:

- remove store front glass and entry door and door that goes upstairs and dispose of all
- Supply & install new wood framing of store front as needed to accommodate new insulated glass and entry doors as out lined in this contract
- Supply & install new ProVia windows and entry doors as outlined in this contract. Color to be black on interior and exterior of windows and doors with white trim on interior. Doors to be Light duty commercial grade doors.
- Supply & install caulk and foam insulation as needed during the installation of all new windows and new doors.

Thank You,

Mark Wurdeman

Wurdeman's Windows & Doors LLC

3103-23rd Street

Columbus, NE 68601

Office: 402-563-3965

Cell: 402-276-2495

wurdemanswindowsanddoors.com

## QUOTE INFORMATION

Job: Melissa Spearman

PO #1984

Order #11988099

Qty: 0

Dealer

Purchaser

Name (Print)

Name (Print)

Name (Sign)

Name (Sign)

Date

Date

## MAINTENANCE & CARE FOR YOUR VINYL WINDOW OR PATIO DOOR

### KEY POINTS TO REMEMBER

1. Small scratches and nicks in the vinyl can occur. These small imperfections can be buffed out with a fine buffing compound suitable for vinyl surfaces.
2. Water can enter into the sill area of several different styles of windows. These windows are designed to capture this water before it enters your home and drain it to the outside. The presence of water in the sill of the window does not indicate a problem unless it has overflowed the window sill and into your interior sill or wall. If this has happened, check to make sure there is no debris in the window sill preventing water to drain through the drainage holes.
3. Condensation is often a result of high humidity in the home. If you have found condensation on your window or patio door, you must take steps to reduce the humidity level in your home by either adding a dehumidifier or using a kitchen exhaust fan to remove water vapors from cooking.

### CARE AND MAINTENANCE

Maintenance of your window or patio door is important to keep it operating at its full potential. Here are some important steps to take throughout the year to keep your windows and doors looking beautiful.

1. Keep sill track clean of dirt and debris so water can flow freely to outside.
2. Keep all weep holes free of obstructions so water can flow freely to outside.
3. Inspect exterior caulking regularly and replace when necessary.
4. Clean and check operation of hardware and weather-stripping regularly and repair if necessary.
5. Keep weatherstrip clean of dirt and grit for proper seal. Wash with mild soap and water, rinse with water and wipe dry. Apply a light coat of wax (Lemon Pledge®) and wipe off excess.
6. Determine the source of any moisture that you see around your windows or doors and stop its entry and accumulation.
7. Immediately dry out any areas around your windows or doors that you observe are wet (immediate action is necessary to mitigate any damage to your home). The use of a dehumidifier, fan, or any warm air source will help dry out affected area.
8. Maintain relative humidity at moderate levels.

### Vinyl Finish:

1. To clean, wash with mild soap and water. Heavy dirt and stains may require stronger cleaning compounds such as a vinyl siding cleaner. The surface can be wiped down with solvents such as turpentine, naphtha, nail polish remover (acetone) and alcohol. CAUTION: as some cleaners may mar or scratch vinyl.

2. Abrasive cleaners will scratch the surface and are not recommended.

### Hardware:

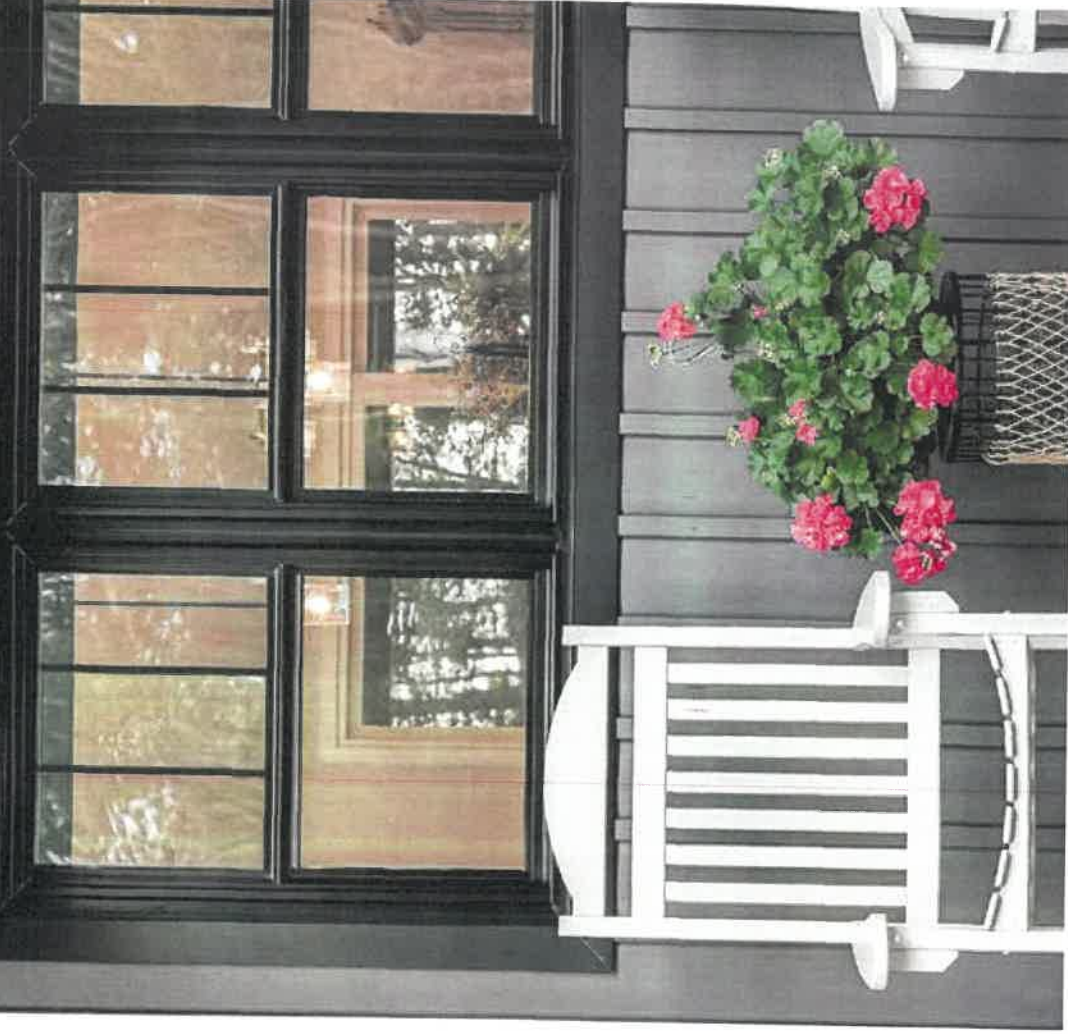
1. Much like sterling silver even the finest brass will react naturally to the elements surrounding it. To maintain, polish with a nonabrasive automotive or furniture wax. By keeping your hardware cleaned and maintained you will be rewarded with a long-lasting finish.
2. Tighten screws when necessary.
3. Lightly oil as needed. Wipe off excess.

**CAUTION: DO NOT USE paint thinners, lacquer thinner, gasoline, kerosene or any other harsh chemical to clean surfaces or hardware.**



**Aeris™  
Endure™  
& Aspect™  
Windows &  
Patio Doors**

Lifetime Limited Transferable  
**WARRANTY**



**DOORS | WINDOWS  
SIDING | STONE | ROOFING**

[provia.com](http://provia.com)

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S-MK-03055-24 | 12/23

# AERIS™, ENDURE™ & ASPECT™ WINDOWS & PATIO DOORS

ProVia LLC, hereinafter "ProVia", warrants to the original consumer purchaser, that under normal use this product will be free from defects in material and workmanship for as long as the purchaser owns and lives in the single family residence, hereinafter "Home", in which the product was installed. The details of the warranty are as follows:

## **BASIC WINDOW OR PATIO DOOR UNIT - LIFETIME TRANSFERABLE**

The rigid vinyl and factory-applied wood components of the window or patio door (not including factory installed jamb extensions), are warranted against chipping, cracking, peeling, pitting, blistering, warping or delamination for as long as you own and live in the Home in which the product was originally installed.

This warranty is transferable to one subsequent purchaser.

## **PAINT/STAIN FINISH - 15 YEAR / 10 YEAR**

ProVia further warrants the factory-applied paint on vinyl window components against cracking, pitting, peeling, blistering or suffering from non-uniform fading discoloration (non-uniform fading discoloration resulting from unequal exposure of surfaces to the sun and elements is not covered by this warranty) and defects in material and workmanship for a period of fifteen (15) years from date of installation.

ProVia further warrants the factory-applied paint or stain finish on interior wood components against flaking, checking, blistering or peeling and defects in material and workmanship for a period of ten (10) years from date of installation. Damage to the paint or stain finish caused by condensation and normal wear are not covered.

## **HARDWARE - LIFETIME**

ProVia further warrants the moving parts, such as balances on double-hung windows and locking mechanisms in all units, for as long as the original purchaser owns and lives in the Home in which the product was originally installed, if those parts are not free from defects in material and workmanship under conditions of normal use and wear.

## **PATIO DOOR HANDLES LIFETIME / 1 YEAR**

ProVia further warrants all patio door handles with a Bright Brass, Satin Nickel or Aged Bronze finish against tarnishing for as long as you own and live in the Home in which the product was installed.

Patio door handles with a painted finish, Flat Bronze, Modern Bronze or Antique Brass finish are warranted against flaking, checking, blistering or peeling for a period of (1) year from date of installation.

## **INSULATED GLASS UTILIZING SUPER SPACERS® - LIFETIME**

ProVia further warrants the insulated glass units utilizing Super Spacer in its vinyl windows or patio doors against defects resulting in material obstruction of vision as the result of film formation between the interior glass surfaces caused by failure of the air-tight seal, for as long as the original purchaser owns and lives in the Home in which the product was originally installed. Small spots, marks, lint, and scratches not exceeding applicable glass manufacturing specifications imposed by Federal Specification 1036-90 will not constitute defects under this warranty.

## **INTERNAL BLINDS - 10 YEAR**

Internal blind units are warranted against seal failure and defects in material and workmanship for a period of ten (10) years from date of installation.

## **GLASS BREAKAGE - LIFETIME**

ProVia further warrants the insulated glass units utilizing Super Spacer in its vinyl windows or patio doors against breakage as follows:

- (1) If the glass in a properly registered and warranty covered unit breaks as the result of a manufacturing defect; (2) In the event of an accident in the Home that is not covered by insurance or is of an amount that is within the insurance policy deductible, ProVia will replace the glass free of charge, for as long as the original purchaser owns and lives in the Home in which it was originally installed. Glass breakage is not covered for insulated glass units with internal blinds or insulated glass units in Garden Windows.

## **SCREENS - LIFETIME**

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed; for manufacturing defects, if the fiberglass, aluminum or stainless steel screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

## **FLEXSCREENS - LIFETIME**

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed; for manufacturing defects, if the fiberglass screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

## **BAY, BOW & GARDEN WINDOWS - 10 YEAR**

Bay and Bow windows (frames and roof kits) and Garden Windows (frames, sashes, hardware and insulated glass units) are warranted against defects in material and workmanship for a period of ten (10) years from date of installation. Garden windows are not available in the Aeris series.

## **TRANSFERABLE WARRANTY**

The Warranty on the basic window or patio door unit is transferable by the original purchaser to one subsequent purchaser for purchaser's personal residence provided the warranty transfer is completed within thirty (30) days after the date of transfer of ownership. Warranty transfers must be completed online at [www.provia.com/warranty](http://www.provia.com/warranty).

## **NON-RESIDENTIAL & MULTI-FAMILY APPLICATIONS**

Where the structure in which the product is installed is not a single family residence occupied by the purchaser, or is owned by a public or private corporation for profit or non-profit, an unincorporated association or other business entity of any type recognized by law, a church, a school, a governmental or public authority, the time periods stated in this warranty shall be limited as follows: Basic Window or Patio Door Unit - 5 Year (non-transferable); Hardware - 1 Year; Insulated Glass - 10 Year (glass breakage not included); Internal Blinds - 5 Year; Screens - 5 Year; and Finishes - 1 Year.

## REGISTER YOUR WARRANTY

For all warranty-related matters, including registering and transferring an existing warranty, scan this QR Code or visit [www.provia.com/warranty](http://www.provia.com/warranty)

## COASTAL APPLICATIONS

For products that are installed in a Coastal region the time periods stated in this warranty shall be limited as follows: Non stainless steel hardware mechanisms in Casement Window & Patio Door units - 5 year mechanical warranty; Aged Bronze, Bright Brass or Satin Nickel Patio Door Handles - 10 Year Finish.

Definition of Coastal Regions: For information and maps of Coastal regions please go to [www.provia.com/coastalwarranty](http://www.provia.com/coastalwarranty).

## WARRANTY CONDITIONS

No warranty herein covers natural weathering or fading of surfaces, torn screening, non-factory applied finishes (e.g. customer applied tints, films or paint finishes), damages resulting from customer applied tints, films or paint finishes, damages resulting from improper installation, abuse, negligence, abnormal or unreasonable use (including failure to provide reasonable and necessary maintenance), damage resulting from fire or lightning, windstorms, earthquakes, wind-borne objects, strain applied to the unit by movement of the building, inadequate provision for expansion or contraction of framing members, installation in ships or vehicles, installation outside the Continental United States, seal failure, if the seal has been subject to dissimilar in water, acts of God, or other causes beyond the control of ProVia except as expressly warranted, whether similar or dissimilar to the foregoing. Condensation on units may occur as the natural result of humidity within the house or building area. This natural result may come from changes in interior or exterior temperatures and does not indicate a defect in the unit. This warranty does not cover condensation, nor frost or freezing from condensation on the unit.

On some installations, caulking is used to seal the frames or trim packages against water or air penetration. Caulking is not considered a part of the window or door, and therefore, is not covered under this Warranty. Caulking is normally considered a maintenance responsibility of the purchaser.

The procedure for obtaining performance of the obligations of this warranty is as follows: if you believe your unit to be defective, contact the contractor for inspection. If the contractor determines the unit or parts thereof to be defective, the manufacturer at its exclusive option will repair, provide a new product or part of a product after having determined that it does not conform to the limited warranties contained herein. The manufacturer reserves the right to discontinue or make changes in any of its products. If the products covered by this warranty are not available, the manufacturer shall have the right to substitute a product that is of equal quality or value. The manufacturer will ship the replacement product or part to the nearest authorized dealer and the purchaser must pay for any and all labor necessary to install such product or part and for the transportation from the nearest authorized dealer to his/her residence.

Any claim must be accompanied by a copy of the Warranty certificate and a copy of the contract evidencing purchase of the ProVia products.

PROVIA SHALL NOT BE LIABLE TO PURCHASER FOR CONSEQUENTIAL DAMAGES, SUCH AS, BUT NOT LIMITED TO, DAMAGES OR LOSS TO OTHER PROPERTY OR EQUIPMENT; LOSS OF USE, OR CLAIMS OF SERVICE INTERRUPTION, FOR BREACH OF ANY WRITTEN OR IMPLIED WARRANTIES ON ITS PRODUCT.

PURCHASER'S EXCLUSIVE REMEDY SHALL BE THE REPLACEMENT OF DEFECTIVE FINISH, COMPONENTS, OR PARTS, ALL AS PROVIDED HEREIN. IN ANY EVENT, THE LIABILITY OF PROVIA WITH RESPECT TO ANY CONTRACT, OR ANYTHING DONE IN CONNECTION THEREWITH SUCH AS THE PERFORMANCE OR BREACH THEREOF OR FROM THE MANUFACTURE, SALE, DELIVERY, RESALE, INSTALLATION OR TECHNICAL DIRECTION OF INSTALLATION, REPAIR OR USE OF ANY WINDOW, PATIO DOOR, COMPONENT OR PART COVERED BY OR FURNISHED UNDER THIS CONTRACT WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, EXCEED THE PRICE OF THE WINDOW, PATIO DOOR, PART OR COMPONENT ON WHICH SUCH LIABILITY IS BASED.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to purchaser.

THIS WRITING CONTAINS THE ENTIRE AGREEMENT BETWEEN PROVIA AND PURCHASER. DEALERS, CONTRACTORS, APPLICATORS, OR DISTRIBUTORS OF PROVIA PRODUCTS HAVE NO AUTHORITY TO GIVE WARRANTIES ON PROVIA'S BEHALF, THAT ARE DIFFERENT FROM OR EXCEED THOSE LISTED HEREIN. PURCHASER SHOULD THEREFORE EXAMINE THIS LIMITED WARRANTY CAREFULLY.

ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE TERMS HEREOF.

Some states do not allow limitations on how long an implied warranty lasts; so the above limitations may not apply to purchaser. This Lifetime Limited Warranty extends only to the windows and/or patio doors which were originally installed in your Home or other structure as recorded on the warranty registration and shall not be valid or enforceable if you cannot prove that the windows and/or patio doors were so installed. To establish a record of your purchase please register your warranty online at [www.provia.com/warranty](http://www.provia.com/warranty).

**Important Note:** Failure to fill out the online warranty registration form will not affect your rights under the warranty if you can show the date of purchase and the location the windows and/or patio doors were installed in a reasonable way. (Your receipt of purchase and the receipt from the contractor who made the installation in your Home showing the address is one such way. Please keep them in a safe place.)

This warranty gives purchaser specific legal rights and he or she may also have other rights which vary from state to state.

# NON-RESIDENTIAL WARRANTY

## 5-YEAR LIMITED WARRANTY

### BASIC DOOR & SIDELITE - 5-YEAR

The Fiberglass, 20-gauge Smooth & Woodgrain Textured Steel door and sidelite slabs are warranted not to shrink, warp, split, crack or delaminate for a period of five (5) years from the date of installation, provided they are installed without alteration and in accordance with applicable building codes.

### GLASS UTILIZING SUPER SPACER® - 10-YEAR

Somerset, Carrington, Crystalline, Emerald, Essence, Symphony, Eclipse, Tacoma, Liberte, Jewel, Gemstone, Florence, Tranquility, Cheyenne, Brilliance, Inspirations™ Art Glass, Barcelona Wrought Iron, Twilight, Taffeta, Chinchilla, Waterfall, Gluechip, Obscure Pebble-glass with Internal Grids, Comfortech™ DLA, TLA, TLK, and Clear glass units are warranted against seal failure and defects in material and workmanship (not including glass breakage) for a period of ten (10) years from date of installation.

### DECORATIVE GLASS & INTERNAL BLINDS - 5-YEAR

Decorative glass and internal blind units are warranted against seal failure and defects in material and workmanship for a period of five (5) years from date of installation.

### FULL WOOD DOOR FRAME & COMPONENTS - 1 YEAR / 90 DAY

The FrameSaver™ Full Wood frame and brickmold for Doors and Sidelites, and Full Wood Transom Frames are warranted against defects in material and workmanship, and against rotting and decay for a period of one (1) year from date of installation, provided that (i) it is installed without alteration and in accordance with applicable building codes and (ii) all exposed wood parts are protected with an aluminum frame cladding system, installed and caulked as specified by ProVia's installation instructions. For (i) inswing installations where all exposed wood parts are only protected with a quality latex paint topcoat or exterior grade wood stain instead of an aluminum frame cladding system or (ii) an outswing frame, this time period will be limited to ninety (90) days from date of installation. The Exclure™ threshold system, bottom sweep, hinges, weatherstripping, PVC vinyl coated aluminum frame cladding and the sliding patio screen are warranted against defects in material and workmanship for a period of one (1) year from date of installation.

### COMPOSITE FRAME - 1 YEAR

The PermaTech™ Composite Frame and Brickmold for Doors, Sidelites, and Transoms are warranted against defects in material and workmanship, and against rotting and decay for a period of one (1) year from date of installation provided that (i) it is installed without alteration and in accordance with applicable building codes and (ii) it is installed and caulked as specified by ProVia's installation instructions and (iii) there is no storm door installed into the same opening and (iiii) if exterior frame & brickmold are painted, the paint must have a LRV of 57 or higher (where 100 is white and 0 is black).

The terms of this Limited Warranty excludes (i) weathering or discoloring of the unfinished white frame and brickmold and (ii) warping or failures of the frame and brickmold which are the result of or involve stress caused by localized application of heat, movement of building or building components, or expansion/contraction of building or building components.

### HOLLOW METAL & REDIFLEX™ STEEL FRAME - 1 YEAR

16 and 18-Gauge Hollow Metal and Redi-Flex™ Adjustable Steel Frames are warranted against defects in material and workmanship for a period of one (1) year from date of installation.

### FINISHES - 1 YEAR / 90 DAY

Paint and stain finishes on the door slab and metal frame components are warranted against flaking, checking, blistering or peeling for a period of one (1) year from date of installation.

Paint finishes on the interior components of the Full Wood frame are warranted against flaking, checking, blistering or peeling for a period of ninety (90) days from date of installation.

### DORMAKABA™ COMMERCIAL HARDWARE - LIFETIME / 3 YEAR / 1 YEAR

Dormakaba™ Security Solutions Inc. products (QCL 100 Series Heavy Duty Cylindrical Locks, QDB 100 Series Heavy Duty Deadbolts, QDC 300 Standard Duty Door Closers) are warranted against defects in material and workmanship for a limited lifetime for a period of the useful life of the building in which the products are originally installed.

Finishes shall be warranted for three (3) years excluding US10B/E13 Oil Rubbed Bronze finish.

Electrical products shall be warranted for one (1) year from the date of sale.

This warranty does not cover defects or damage arising from failure to perform normal maintenance, faulty installation, ordinary wear and tear, misuse, abuse, freight damage or application for which the product was not designed.

### DORMAKABA™ EXIT DEVICES - 5-YEAR / 3 YEAR / 1 YEAR

Dormakaba™ Security Solutions Inc. products that are sold under the "BEST HARDWARE" trade name (Apex Series, 800 Series Removable Mullions) are warranted against defects in material and workmanship for five (5) years from the date of sale.

Reliant Series and Olympian Series are warranted against defects in material and workmanship for three (3) years from the date of sale.

Finishes shall be warranted for three (3) years excluding US10B/E13 Oil Rubbed Bronze finish.

Electrical products shall be warranted for one (1) year from the date of sale.

This warranty does not cover defects or damage arising from failure to perform normal maintenance, faulty installation, ordinary wear and tear, misuse, abuse, freight damage or application for which the product was not designed.

### BEST CLOSERS - 30 YEAR

Best Closers are warranted against defects in material and workmanship for thirty (30) years from the date of sale.

This warranty does not cover defects or damage arising from failure to perform normal maintenance, faulty installation, ordinary wear and tear, misuse, abuse, freight damage or application for which the product was not designed.

### LIFETIME FINISH HARDWARE & ACCESSORIES - 10 YEAR / 1 YEAR

Schlage® Lifetime Finish hardware, Trilennium™ Lifetime Finish Multi-Point Locking Hardware, Emtek® Lifetime Finish hardware, Kick Plates, Mail/Magazine Slots, Door Knockers and Door Knocker Viewers with Lifetime Bright Brass, Satin Nickel and Aged Bronze finish are warranted against tarnishing for a period of ten (10) years from date of installation and warranted against mechanical defects for a period of one (1) year from date of installation. Schlage® Lifetime Finish Keypad Electronic Access Locksets and Deadbolts are warranted against electronic defects for a period of one (1) year from date of installation.

Emtek® handlesets and Colonial Door Knockers with an Oil Rubbed Bronze finish are not warranted against tarnishing.

### SCHLAGE® HARDWARE - 1 YEAR

Schlage® lock products with standard finish are warranted against mechanical defects and tarnishing for a period of one (1) year from date of installation.

### HARDWARE ACCESSORIES - 1 YEAR

Kick Plates, Mail/Magazine Slots, Door Knockers, Door Knocker Viewers, Perpsites, Decorative Long Trim Handles, and Push/Pull Plates with standard finish are warranted against mechanical defects and tarnishing for a period of one (1) year from date of installation.

### WINDOW TRIM - 1 YEAR

Window trim is warranted against defects in material and workmanship for a period of one (1) year from date of installation. This includes doors that are installed behind a storm door.

## MULTI-FAMILY

### GLASS UTILIZING SUPER SPACER® - 10 YEAR

Taffeta, Chinchilla, Waterfall, Gluechip, Obscure Pebble, glass with Internal Grids, Comfortech™ DLA, TLA, TLK are warranted against seal failure and defects in material and workmanship (not including glass breakage) for a period of (10) years from date of installation.

### GLASS UTILIZING SUPER SPACER® WITH BLINDS - 1 YEAR

Glass with internal Blinds are warranted against seal failure and defects in material and workmanship (not including glass breakage) for a period of (1) year from date of installation.

### GLASS UTILIZING INTERCEPT® BLACKLINE SPACER - 5 YEAR

Clear units and units with Low-E w/ Argon are warranted against seal failure and defects in material and workmanship (not including glass breakage) for a period of (5) years from date of installation.

### BASIC ALUMINUM STORM DOOR, VINYL PATIO DOOR AND WINDOW WARRANTY

The aluminum storm doors, aluminum storm windows, vinyl patio door, vinyl and aluminum windows are warranted against defects in material and workmanship for a period of five (5) years from date of installation with the following exceptions:

- Insulated Glass Units are warranted against seal failure for a period of ten (10) years from date of installation.
- Insulated Glass Units with Internal Blinds are warranted against seal failure for a period of one (1) year from date of installation.
- Hardware Components are warranted for a period of one (1) year from date of installation.
- Screens are warranted for five (5) years from date of installation.
- Aluminum products finishes are warranted for one (1) year from date of installation.

### WINDOW TRIM - 1 YEAR

Window trim is warranted against defects in material and workmanship for a period of one (1) year from date of installation.

**Downtown Business Improvement District Board**  
**Meeting Minutes**  
**April 13, 2026**

Members Present: Kevin Johnson, Josh Johnson, Barb Duffy, Brett Rains, Melanie Jensen, and Cory Reeder. Absent: Nicole Lindhorst, Kiara Ziemba, and Melissa Spearman.

Others Present: Jean Van Iperen – Planning & Economic Development Coordinator, Kimberly Henggeler- RSVP Designs by Kimberly, Karen Schlutman - Columbus Area Convention and Visitors Bureau, Wade Hilker – Central Community College, Kim Dreher – It’s All Fun n Games, Tara Vasicek – City of Columbus, John Martin – Daylight Donuts, Scott Chaphe – The Oasis Bar, Bob and Trent Earley, Vanessa Oceguela – Keep Columbus Beautiful, Bev French, Kristy Frauendorfer, Bret Strecker and Jaymee Levander – Columbus Police Department, Chuck Sliva – Columbus Public Works Department, Shuraya Choat – Columbus City Clerk.

Meeting was called to order at 1:00 p.m. Statement of compliance with Open Meeting Act was read and Roll Call was taken. Melissa Spearman arrived at 1:01 p.m.

1. A motion was made by Duffy, seconded by Reeder, to approve the minutes of the March 9, 2026 meeting. Motion carried 7–0.
2. Finances were reviewed. Motion by Duffy, second by Spearman to approve the bill of No Swett Fencing for bracket clamps in the amount of \$500.00. Motion carried 7-0. Motion by Reeder, second by Jensen to approve the bill of Central Community Ag Club for winter plantings for flower pots in the amount of \$2,069.35. Motion carried 7-0. Motion by J Johnson, second by K Johnson to approve the bill of Jaster Landscaping in the amount of \$3880.00 for installation of banner signs and bolts. Motion carried 7-0.
3. Committee Report
  - a. Marketing – Jensen discussed upcoming Board engagement activities for businesses in the district. Board members will meet at 8 a.m. on Tuesday, April 28 to distribute hearts to district businesses as part of Kind Columbus Day. Jensen also shared the 13<sup>th</sup> Street Again group will be meeting to discuss Lemon Days and Sidewalk Sales. An update from that meeting will be provided at next month’s BID meeting.
  - b. Business/Economic Development – Reeder reported the contract for the Legacy Billboard near T-Bones is up for renewal. Pricing options were presented for both a six-month and one-year contract. Reeder noted a desire to refresh the billboard design after one year and is continuing to explore additional potential locations. A motion was made by Reeder to approve the 6-month contract with Legacy, seconded by Spearman. Motion passed 7-0. Reeder also encouraged the Board to consider strategies to attract new businesses to the district, noting several current vacancies and the importance of filling those spaces.

- c. Project Management – The Board discussed placement options for a second Christmas swag. The proposed location is on the south side of the tracks with several options considered. Chuck Sliva from the City advised the Board to consider factors such as wind load, building attachment points, and appropriate height when determining placement. The Board will take these considerations into account during their budget discussions for next fiscal year. Kim Henggeler expressed support for placing the swag on 11<sup>th</sup> Street rather than 26<sup>th</sup> Avenue. The Board is seeking input from business owners regarding preferred placement locations. Discussion as also held regarding a Christmas tree for Frankfort Square. This item will need to be included in next year's budget. Options include purchasing a live tree to be planted at the square or a panel tree that can be expanded in size each year. The Board was also informed the banner installation remains an ongoing project.
  - d. Physical Grounds – With warmer weather approaching, the Board is encouraging business owners to maintain their properties by cleaning curb areas, picking up trash and removing weeds around their buildings.
4. Discussion of Downtown Parking – The Columbus City Administrator requested input from the Board regarding the current two-hour parking ordinance in the downtown area. The Police Department has recently received several complaints related to violations of the two-hour limit. A lengthy discussion was held among Board members, business owners and residents in attendance. Options considered included implementing parking permits, removing time restrictions in favor of the existing 24-hour citywide ordinance, maintaining the current two-hour parking or adopting a hybrid approach of two-hour parking on streets and 24-hour parking on avenues. Following discussion, Jensen made a motion to recommend two-hour parking on streets and 24-hour parking on avenues in the downtown area. The motion was seconded by J. Johnson. Motion carried 5-2 with Duffy and K Johnson casting dissenting votes.

The group also discussed making a recommendation on the possibility of restricting parking hours for street cleaning and snow removal. Currently, street sweeping occurs on Mondays and Fridays, with posted restrictions from 2 a.m. to 6 a.m. Sliva indicated the City would be flexible if alternative days would better serve the district. No formal decision was made. Jensen suggested the Board send seasonal reminders to businesses regarding snow removal and street sweeping schedules.

- 5. Letter of Support for Opportunity Zone Application – The Board considered a request from the City for a Letter of Support for an Opportunity Zone application. A motion to endorse the letter was made by J Johnson and seconded by Spearman. Motion carried 7-0.
- 6. Budget Discussion – The Board confirmed the regular meeting on May 11 will include budget discussions. Materials outlining projects and associated costs will be distributed in advance to allow Board members time for review prior to decision-making.

7. Downtown Revitalization Grant Application – An amended application for Mother Nature’s Emporium was presented for the Downtown Revitalization Grant. The amendment reflects increased costs for windows and signage due to delays associated with review and coordination with the State Historical Preservation Office. A motion to approve the amended application was made by J. Johnson and seconded by K. Johnson. Motion carried 6-0 with Spearman abstaining.
8. City Information – Van Iperen provided an update on the Frankfort Square Permanent Lighting Project. Commonwealth, the contractor, anticipates beginning bollard installation around April 20, weather permitting, with the goal of completing the project by early to mid-June.
9. Guest Comments – Wade Hilker shared the Columbus Community College Ag Club will begin planting planters throughout the community. Planting along the 23<sup>rd</sup> Street Corridor is scheduled to begin April 24 with downtown planters to follow. Hilker noted additional planters ordered for this year by the BID are not expected to ship until April 27 and will be planted at a later date than the current ones in the downtown area. He also shared this year’s planters will be placed at block corners rather than in front of specific businesses to maintain neutrality. Additionally, Hilker announced an upcoming Ag Club fundraiser featuring hanging baskets available in eight different designs. More information will be released soon.
10. Next Meeting – Monday, May 11, 2026 at 1 p.m. in the large conference room.  
Jensen departed the meeting at 3:05 p.m.
11. Meeting adjourned at 3:06 p.m.

15. **ORDINANCES ON FIRST READING: None**
16. **ORDINANCES ON SECOND READING: None**
17. **ORDINANCES ON THIRD READING: None**
18. **PAYROLL AND BILLS ON FILE: Included in Consent Agenda**
19. **UNFINISHED BUSINESS: None**
20. **ADJOURNMENT**