

Planning Commission
Monday, July 13, 2026 6:00 PM
Columbus Community Building/Community Room
2500 14 Street
Columbus, NE 68601

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

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

...4-1407. Act, how cited.

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

Source: Laws 2004, LB 821, § 34.

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

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

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

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

Annotations

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

84-1409. Terms, defined.

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

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

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

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

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

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

Annotations

- A township is a political subdivision, and as such, a township board is subject to the provisions of the public meetings laws. *Steenblock v. Elkhorn Township Bd.*, 245 Neb. 722, 515 N.W.2d 128 (1994).
- A county agricultural society is a public body to which the provisions of the Nebraska public meetings law are applicable. *Nixon v. Madison Co. Ag. Soc'y*, 217 Neb. 37, 348 N.W.2d 119 (1984).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943, and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).
- Although a committee was a subcommittee of a natural resources district board, it was not subject to the Open Meetings Act because there was never a quorum of board members in attendance and the committee did not hold hearings, make policy, or take formal action on behalf of the board. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- Although the Open Meetings Act does not define "subcommittee," a subcommittee is generally defined as a group within a committee to which the committee may refer business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).
- The Open Meetings Act does not require policymakers to remain ignorant of the issues they must decide until the moment the public is invited to comment on a proposed policy. By excluding nonquorum subgroups from the definition of a public body, the Legislature

has balanced the public's need to be heard on matters of public policy with a practical accommodation for a public body's need for information to conduct business. *Koch v. Lower Loup NRD*, 27 Neb. App. 301, 931 N.W.2d 160 (2019).

- As an administrative agency of the county, a county board of equalization is a public body. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- The electors of a township at their annual meeting are a public body under the Open Meetings Act. *State ex rel. Newman v. Columbus Township Bd.*, 15 Neb. App. 656, 735 N.W.2d 399 (2007).
- The meeting at issue in this case was a "meeting" within the parameters of subsection (2) of this section because it involved the discussion of public business, the formation of tentative policy, or the taking of any action of the public power district. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).
- Informational sessions in which the governmental body hears reports are briefings. *Johnson v. Nebraska Environmental Control Council*, 2 Neb. App. 263, 509 N.W.2d 21 (1993).

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

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

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

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

(c) Investigative proceedings regarding allegations of criminal misconduct;

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

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

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

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

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close

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

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

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

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

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

Annotations

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

(1983).

- Negotiations for the purchase of land need not be conducted at an open meeting but the deliberations of a city council as to whether an offer to purchase real estate should be made should take place in an open meeting. *Pokorny v. City of Schuyler*, 202 Neb. 334, 275 N.W.2d 281 (1979).
- Public meeting law was not violated where the Board of Regents of the University of Nebraska voted to hold a closed session to consider the university president's resignation, and also discussed the appointment of an interim president during such session. *Meyer v. Board of Regents*, 1 Neb. App. 893, 510 N.W.2d 450 (1993).

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

(1)(a) Except as provided in subsection (9) of this section, each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committees, such notice shall be given by:

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

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

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

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

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

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

Such notice shall be posted by the public body in the same three places for each meeting.

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

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

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

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

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or (ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

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

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

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

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

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

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

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

- (viii) A community college board of governors;
- (ix) The Nebraska Brand Committee;
- (x) A local public health department;
- (xi) A metropolitan utilities district;
- (xii) A regional metropolitan transit authority; and
- (xiii) A natural resources district.

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

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

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as would be provided if virtual conferencing was not used;

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

(iv) Except as otherwise provided in this subdivision, subsection (1) of section 70-1014, subsection (2) of section 70-1014.02, or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of (A) an organization created under the Interlocal Cooperation Act that sells electricity or natural gas, (B) an organization created under the Municipal Cooperative Financing Act, (C) a governing body of a risk management pool and any advisory committee of such governing body, or (D) any advisory committee of any state entity created in response to the Opioid Prevention and Treatment Act, such organization, governing body, or committee may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing.

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

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

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in

such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

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

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

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

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

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

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

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

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

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

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

Laws 2022, LB908, § 1; Laws 2022, LB922, § 13; Laws 2024, LB287, § 74;
Laws 2024, LB399, § 4; Laws 2024, LB1370, § 8; Laws 2025, LB521, § 82.

Operative Date: May 31, 2025

Cross References

- **Emergency Management Act**, see section 81-829.36.
- **Intergovernmental Risk Management Act**, see section 44-4301.
- **Interlocal Cooperation Act**, see section 13-801.
- **Joint Public Agency Act**, see section 13-2501.
- **Municipal Cooperative Financing Act**, see section 18-2401.
- **Opioid Prevention and Treatment Act**, see section 71-2485.

Annotations

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

violation of the public meeting laws; however, later actions by the board of directors cured the defects in notice, and such actions were in substantial compliance with the statute. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

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

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

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing.

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

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

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

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

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

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

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

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

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

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

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

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

Source: Laws 1975, LB 325, § 5; Laws 1983, LB 43, § 4; Laws 1985, LB 117, § 2; Laws 1987, LB 324, § 5; Laws 1996, LB 900, § 1073; Laws 2001, LB 250, § 2; Laws 2004, LB 821, § 39; Laws 2006, LB 898, § 3; Laws 2008, LB962, § 1; Laws 2021, LB83, § 13; Laws 2024, LB43, § 21.

Annotations

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

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

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

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

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

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

(5) Minutes shall be written or kept as an electronic record and shall be available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing or keeping the minutes is absent due to a serious illness or emergency.

(6) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available

on such entity's public website the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the website at least twenty-four hours before the meeting of the governing body. Minutes shall be placed on the website at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public website for at least six months.

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

Annotations

- Under prior law, if a person present at a meeting observes and fails to object to an alleged public meetings laws violation in the form of a failure to conduct rollcall votes before taking actions on questions or motions pending, that person waives his or her right to object at a later date. *Hauser v. Nebraska Police Stds. Adv. Council*, 264 Neb. 944, 653 N.W.2d 240 (2002).
- Subsection (2) of this section does not require the record to state that the vote was by roll call, but requires only that the record show if and how each member voted. Neither does the statute set a time limit for recording the results of a vote, after which no corrections of the record can be made. If no intervening rights of third persons have arisen, a board of county commissioners has power to correct the record of the proceedings had at a previous meeting so as to make them speak the truth, particularly where the correction supplies some omitted fact or action and is done not to contradict or change the original record but to have the record show that a certain action was taken or thing done, which the original record fails to show. *State ex rel. Schuler v. Dunbar*, 214 Neb. 85, 333 N.W.2d 652 (1983).
- Failure by a public governing body, as defined under section 84-1409, R.R.S.1943, to take and record a roll call vote on an action, as required by section 84-1413(2), R.S.Supp.,1980, grants any citizen the right to sue for the purpose of having the action declared void. In this case such failure could not be later corrected by a nunc pro tunc order because there was no showing that a roll call vote on the disputed action was actually taken, and even if it was the record showed it was not recorded until over a year later. Sections 23-1301, R.R.S.1943, and 23-1302, R.R.S.1943, make it the duty of the county clerk to record proceedings of the board of county commissioners. *State ex rel. Schuler v. Dunbar*, 208 Neb. 69, 302 N.W.2d 674 (1981).
- There is no requirement that a public body make a record of where notice was published or posted. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).

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

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

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

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

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

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

Annotations

- The Legislature has granted standing to a broad scope of its citizens for the very limited purpose of challenging meetings allegedly in violation of the Open Meetings Act, so that they may help police the public policy embodied by the act. *Schauer v. Grooms*, 280 Neb. 426, 786 N.W.2d 909 (2010).
- Any citizen of the state may commence an action to declare a public body's action void. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- The reading of ordinances constitutes a formal action under subsection (1) of this section. *City of Elkhorn v. City of Omaha*, 272 Neb. 867, 725 N.W.2d 792 (2007).
- If a person present at a meeting observes a public meetings law violation in the form of an improper closed session and fails to object, that person waives his or her right to object at a later date. *Wasikowski v. Nebraska Quality Jobs Bd.*, 264 Neb. 403, 648 N.W.2d 756 (2002).
- Under the Public Meetings Act, a county lacks capacity to maintain an action to declare its official conduct "void" for noncompliance with the act. *County of York v. Johnson*, 230 Neb. 403, 432 N.W.2d 215 (1988).
- When a petitioner under this section is successful in the district court, that court may allow attorney fees. *Tracy Corp. II v. Nebraska Pub. Serv. Comm.*, 218 Neb. 900, 360 N.W.2d 485 (1984).
- Informal discussions between the Tax Commissioner and the State Board of Equalization in which instructions were clarified, with such clarification leading to the amendment of hearing notices, did not constitute a public meeting subject to the provisions of this section. *Box Butte County v. State Board of Equalization and Assessment*, 206 Neb. 696, 295 N.W.2d 670 (1980).
- The right to collaterally attack an order made in contravention of the Public Meeting Act must occur within a period of one year as is specifically provided by this section. *Witt v. School District No. 70*, 202 Neb. 63, 273 N.W.2d 669 (1979).
- Statutory change, requiring "publicized notice" for board of education employment hearings, occurring between dates meeting scheduled and conducted, held not to void

proceedings. *Alexander v. School Dist. No. 17*, 197 Neb. 251, 248 N.W.2d 335 (1976).

- Voiding an entire meeting is a proper remedy for violations of the Open Meetings Act. Once a meeting has been declared void pursuant to Nebraska's public meetings law, board members are prohibited from considering any information obtained at the illegal meeting. *Wolf v. Grubbs*, 17 Neb. App. 292, 759 N.W.2d 499 (2009).
- Actions by the board of directors were merely voidable under this section, and not void. Pursuant to subsection (3) of this section, the plaintiffs were awarded partial attorney fees because they were successful in having the court declare that the board of directors was in substantial violation of the statute, even though the plaintiffs did not get the relief requested of having the board's actions declared void. *Hansmeyer v. Nebraska Pub. Power Dist.*, 6 Neb. App. 889, 578 N.W.2d 476 (1998).

2. Minutes of May 11, 2026, meeting.

PLANNING COMMISSION
May 11, 2026

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on May 11, 2026, at 6:00 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on April 29, 2026, with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the Planning Commission. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and roll call.** Chair Goc announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Colleen Bray, Robbin Cutsor, Bob Elsasser, Melissa Goc, Tom Lange, and Fernando Lopez Jr. Members Josh Mueller and Tom Pillen were absent and excused. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Chief Building and Code Official Andy Woehrer, Engineering Coordinator Renee Whiting, and Permit Technician Lindsay Smith. Also present was Mayor James Bulkley.
2. **Minutes of April 13, 2026, meeting.** The minutes were approved as presented with a motion by Lange and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted “Aye” and none voted “Nay”. Mueller and Pillen were absent.
3. **Selection of Nominating Committee for chair and vice chair.** Chair Goc selected members Lange and Cutsor to serve as members of the Nominating Committee and to bring nominations for chair and vice chair to the June 8, 2026, meeting.
4. **Accept Deed of Dedication for McDonald Subdivision (33rd Avenue south of Weil Drive).** A recommendation was made with a motion by Lopez and a second by Lange to accept the Deed of Dedication for McDonald Subdivision. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted “Aye” and none voted “Nay”. Mueller and Pillen were absent.
5. **Public hearing – Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for final plat of Sock Pond Addition (14th Street west of 48th Avenue).** Vasicek provided baseline facts regarding the final plat for Sock Pond Addition, clarifying that annexation only applies to the land within the addition and does not include the four existing lots in K&S Subdivision. She explained that the roadway through K&S Subdivision will consist of a 24-foot-wide street with an abutting four-foot-sidewalk on the north side, all centered within the existing 40-foot-right-of-way, and no on-street parking will be allowed until the road transitions to the city standard width of 33-feet with

4-foot sidewalks on each side, all within the proposed development of Sock Pond Addition. The developer will fund all 14th Street concrete paving from 48th Avenue through K&S Subdivision to the cul-de-sac, along with extensions of water and sewer infrastructure. Vasicek noted that the reduced roadway width is unique to this subdivision and is justified due to the limited right-of-way width and previous special use permits that allowed structures to be built closer to the roadway. John Zwingman, Advanced Consulting Engineering Services on behalf of the applicant, explained the plat is substantially consistent with the preliminary plat approved on April 6, 2026, and noted that residents' preferences regarding sidewalk placement will be considered during street design. He further explained that water and sewer infrastructure will extend from 48th Avenue through Sock Pond Addition and storm sewer inlets will be routed through two filtration systems before entering Sock Pond. Adjacent property owners will have access to Sock Pond; however, similarly to a city park, no boats, docks, steps, or structures will be permitted under the Development Agreement because the lots do not extend into the pond itself. In regards to unrestricted access and potential city liability, Vasicek confirmed the city has legal protections in place and that residents using the facilities will do so at their own risk. Katie Sharp, attorney representing the developer, stated that the developer and engineer have met multiple times with the Sock Pond neighbors to maintain open communication and address concerns. Galen Stehlik, attorney representing K&S Subdivision residents, raised concerns regarding increased traffic on 14th Street due to the proposed development and noted the residents' preference for 14th Street, near the four existing lots, to remain a gravel road. Steve Blaser, 4829 14 Street, referenced subdivisions near the Armory where gravel areas abut newer paved subdivisions. Bogus stated that a paved connection from the already paved 48th Avenue to the Addition is a requirement under the Columbus Land Development Ordinance and explained that the subdivision referenced near the Armory complies with ordinance requirements because it connects to a paved arterial roadway, just as this Addition would do. Bogus further clarified that no property will be taken from K&S property owners as the existing abutting right-of-way will not change. He noted that the engineer of record completed traffic calculations for the area, estimating a maximum of approximately 256 vehicles per day. According to the Board of Classification Standards and the Columbus Land Development Ordinance, local city streets are intended to accommodate between 250-1000 vehicles per day, placing 14th Street well within the standards for a local street designation. Tracy Schultz questioned whether differing zoning classifications between K&S Subdivision Lot 15 and adjacent Sock Pond Addition Lot 32 could create conflicts and Zwingman stated that Lot 32 will comply with all required city setbacks between the two zoning districts and that no issues are anticipated. The public hearing closed with a motion by Elsasser and a second by Lange. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted "Aye" and none voted "Nay". Mueller and Pillen were absent. A recommendation was made with a motion by Elsasser and a second by Lange to approve the final plat of Sock Pond Addition as it is consistent with the preliminary plat and in accordance with the Columbus Land Development Ordinance. Anderson,

Elsasser, Goc, Lange, and Lopez voted “Aye” and Bray and Cutsor voted “Nay”. Mueller and Pillen were absent.

- 5.A Public hearing – Determine whether Sock Pond Addition should be included within the corporate city limits.** Zwingman requested that this property be included within the corporate city limits, noting that it will be served by public water, sewer, and paving. Brian Muhsman, 1454 48 Avenue, stated he is not in favor of K&S Subdivision being annexed into the city and Vasicek clarified that the annexation request pertains only to Sock Pond Addition. The public hearing closed with a motion by Anderson and a second by Elsasser. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted “Aye” and none voted “Nay”. Mueller and Pillen were absent. A recommendation was made with a motion by Anderson and a second by Lange that Sock Pond Addition be included within the corporate city limits. Anderson, Elsasser, Goc, Lange & Lopez voted “Aye” and none voted “Nay”. Bray and Cutsor abstained. Mueller and Pillen were absent.
- 6. Public hearing – Application from Keyes Development, LLC to rezone property located in Lots 1-32, Sock Pond Addition Original 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 (14th Street west of 48th Avenue).** Sharp explained that rezoning from “R-1” to “R-2” would allow the developer to construct 16 duplexes resulting in a total of 32 units. The units will be stick built with approximately 1482 square feet of living space and each featuring three bedrooms, two bathrooms, no basement, and attached two-car garage. The development will meet all setbacks per Columbus Land Development Ordinance. Sharp confirmed that the street within the development will be the standard 60-foot right-of-way. Brian Muhsman, questioned whether the new structures would be sold or rented and Vasicek stated that the city does not require the developer to specify that information as part of the application process. Following a concern from Stehlik regarding the lot line running through the midpoint between the units, Woehrer clarified that the structures are not classified as duplexes, but instead, two-unit townhomes with a lot line separating the units and a required two-hour firewall between them. Vasicek further clarified that it is the developer’s intent to construct the townhomes in a manner that allows them to be either rented or sold which is consistent with the Columbus Land Development Ordinance. The public hearing closed with a motion by Anderson and a second by Lange. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted “Aye” and none voted “Nay”. Mueller and Pillen were absent. A recommendation was made with a motion by Elsasser and a second by Lange to approve the application of Keyes Development LLC and amend the Future Land Use Map as the proposed zoning is a good fit and is in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Elsasser, Goc, Lange & Lopez voted “Aye” and none voted “Nay”. Cutsor abstained. Mueller and Pillen were absent.

6. **Public hearing – Application from Keyes Development, LLC to rezone property located in Lots 1-12, Block A and Lots 1-7, Block B, Dubas Addition, Original 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 (Habitat Drive and 44th Avenue).** Sharp explained that rezoning from “R-1” to “R-2” would allow the developer to construct nine duplexes, resulting in a total of eighteen units. The homes will be stick built with approximately 1482 square feet of living space and each featuring three bedrooms, two bathrooms, no basement, and attached two-car garage. Adriana Gutierrez, 1474 44 Avenue, questioned whether safety, increased traffic, or school overcrowding had been considered and Zwingman noted that plats are submitted to the school district for review and used for master planning of the school districts. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted “Aye” and none voted “Nay”. Mueller and Pillen were absent. A recommendation was made with a motion by Anderson and a second by Lange to approve the application of Keyes Development LLC and amend the Future Land Use Map as the proposed zoning is a good fit and is in conformance with the Columbus Land Development Ordinance. Anderson, Bray, Cutsor, Elsasser, Goc, Lange, and Lopez voted “Aye” and none voted “Nay”. Mueller and Pillen were absent.
8. **Building report for April 2026.** Woehrer reviewed the report.
9. **Adjournment.** The meeting adjourned at 6:48 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting

3. **Deed of Dedication for Sock Pond Subdivision (eastern lots located on north side of 14th Street west of 48th Avenue).**



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Sock Pond Subdivision – Deed of Dedication, Minor Plat

RECOMMENDATION:

I recommend the approval of the Deed of Dedication of Sock Pond Subdivision

DISCUSSION:

Sock Pond Subdivision is a two-lot minor plat within Lots 1 and 2, Block A, Sock Pond Addition, requiring the dedication of easements. The property is within the corporate limits. A recommendation is required by the Planning Commission and approval by the City Council. The minor plat will be approved and signed administratively upon City Council approval.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woehner

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

Once Recorded Return Document To:
Attn: 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 in Lots 1 and 2, Block A, Sock Pond Addition to the City of Columbus, Platte County, Nebraska

all of which is more particularly described as follows:

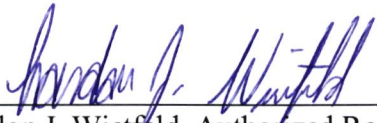
A tract of land located in Lots 1 and 2, Block A, Sock Pond Addition to the City of Columbus, Platte County, Nebraska

Said Owner has caused the above described real estate to be laid out into lots, blocks, streets, avenues, and easement areas belong to such Subdivision under the name of Sock Pond 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 Sock Pond Subdivision, a plat of which bearing the date of July 2, 2026, and certified by Terry L. Schultz, RLS #550, is attached hereto.

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

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

IN WITNESS WHEREOF, the Owner named herein has executed these presents this 2
day of July, 2026.



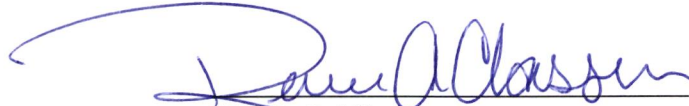
Landon J. Wietfeld, Authorized Representative
Of KEYES DEVELOPMENT, LLC, Owner

STATE OF NEBRASKA

: ss.

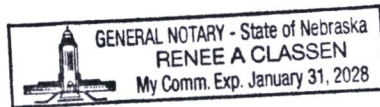
COUNTY OF PLATTE

On this 2 day of July, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Landon J. Wietfeld, Authorized Representative of KEYES DEVELOPMENT, LLC, to me personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledged the said instrument to be his voluntary act and deed.



Notary Public

(SEAL)



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

SOCK POND 2ND SUBDIVISION
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 SOCK POND 2ND SUBDIVISION, to the City of Columbus, Platte County, Nebraska (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

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

WHEREAS, the Subdivider wishes to connect the existing system of sanitary sewers, water, and storm sewer system serving the Area to be Developed,

WHEREAS, The Subdivision herein, desires to ratify and confirm the terms and provisions contained in the Sock Pond Addition Development Agreement so that said prior agreement along with the written agreement shall be applicable to the Sock Pond 2nd Subdivision.

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 0.20 acres of property.

SECTION I

Subdivider and City covenant that the following public and private 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. Natural gas distribution mains, if any, shall be located within dedicated adjacent street rights-of-way or easement (Exhibit "A"), which Subdivider will 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.

B. 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.

C. Subdivider shall maintain or install the concrete sidewalk four feet wide and four inches thick or six inches thick at driveways or trails 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.

D. Grading for the Area to be Developed shall be completed by the Subdivider at the Subdivider's expense. A City Small Lot NOI shall be provided prior to any grading work.

SECTION II

Subdivider and City covenant and agree that the Subdivider shall 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 and structures 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, simultaneously with the Plat and Deed of Dedication but no later than 30 days of final plat approval.

SECTION VI

The Subdivider shall install all public and private improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses 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 shall be made by favorable recommendation of Planning Commission and approval 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

CITY ADMINISTRATOR

Dated this ____ day of _____, 20__.

APPROVED AS TO FORM

CITY ATTORNEY

SUBDIVIDER

KEYES DEVELOPMENT LLC

By: _____

Landon Wietfield, Authorized Member of
Keyes Development, LLC

Dated this 2nd day of July, 2026.

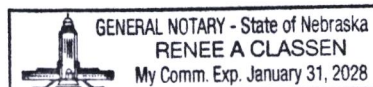
STATE OF Nebraska)
)ss
COUNTY OF Platte)

On this 2nd day of July, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Landon Wietfield, authorized representative of Keyes Development, LLC, 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.

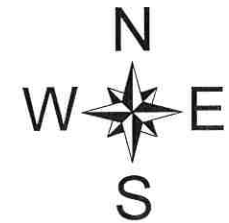
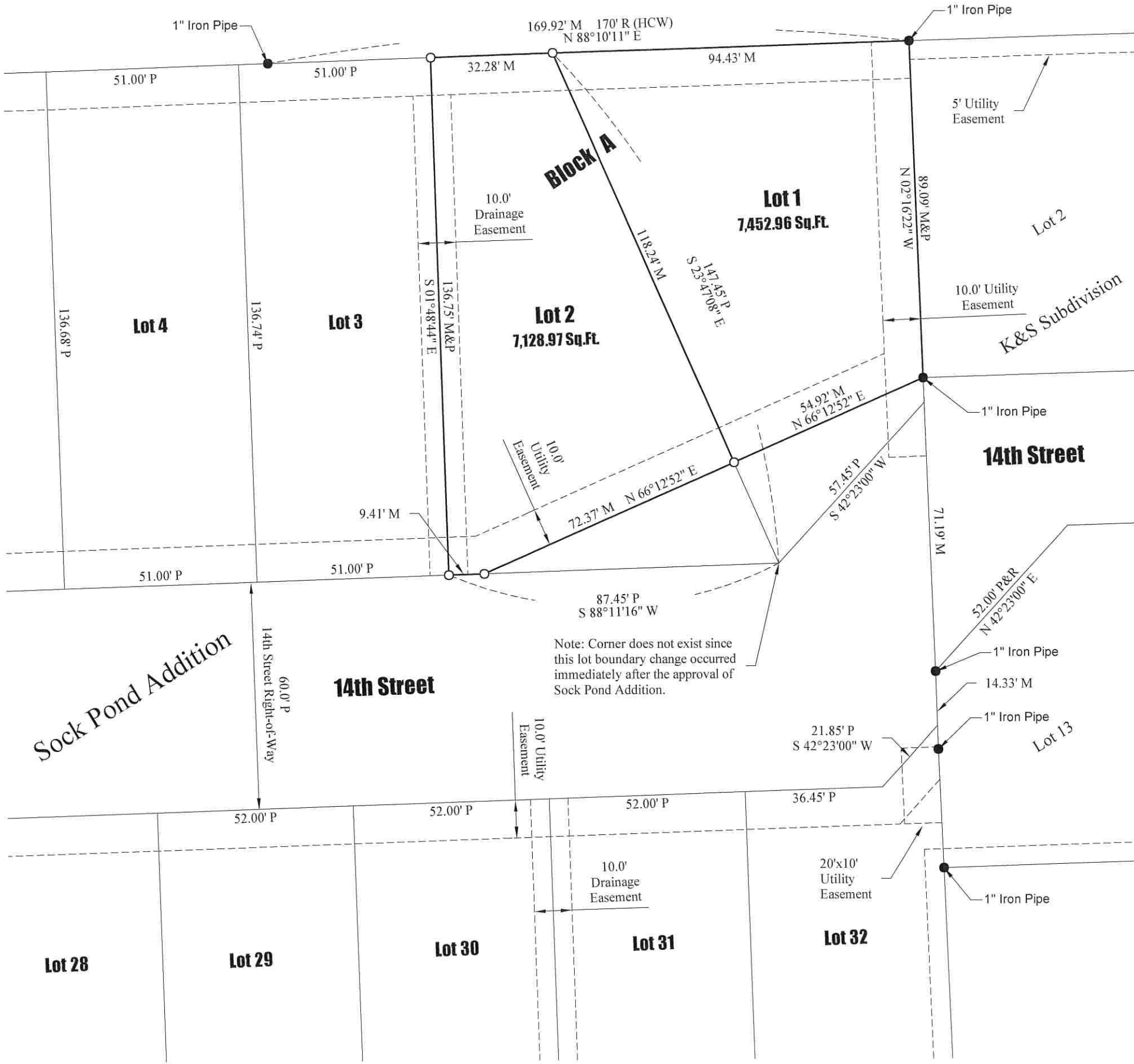
Notary Public

(My commission expires: Jan 31, 2028)

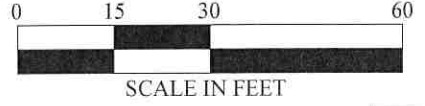


SOCK POND SUBDIVISION

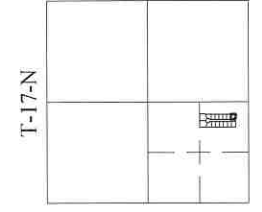
A Minor Subdivision of Lots 1 and 2, Block A, Sock Pond Addition to the City of Columbus, Platte County, Nebraska.



Drawn By: LRR
Date: June 1, 2026
Project Number: S-071-210
Scale: 1" = 30'



Situation Sketch
R-1-W



SECTION 23
Platte County, Nebraska

Existing Zone: R-2

LEGEND

- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- M Measured Distance
- P Platted Distance
- C Calculated Distance

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

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

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

This survey was prepared at the request of Landon Wietfeld, Columbus, Nebraska.

LEGAL DESCRIPTION
Lots 1 and 2, Block A, Sock Pond Addition to the City of Columbus, Platte County, Nebraska.

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.

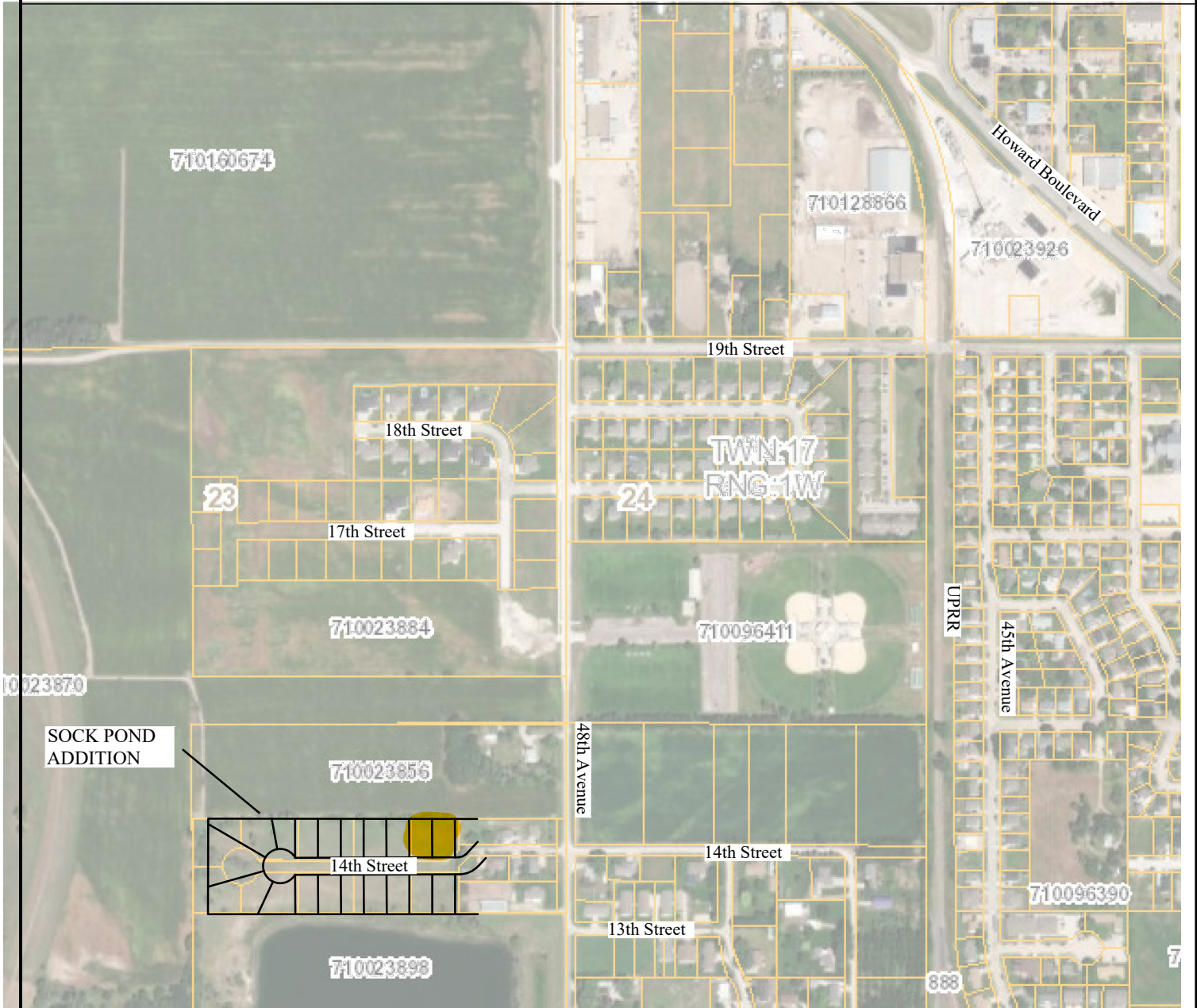
Terry L. Schulz
Terry L. Schulz, State of Nebraska, LS #550

7-9-2026
Date

CITY OF COLUMBUS APPROVAL
This plat of SOCK POND SUBDIVISION, a Minor Subdivision of Lots 1 and 2, Block A, Sock Pond Addition to the City of Columbus, Platte County, Nebraska, approved by the City of Columbus this _____ day of _____, 2026.

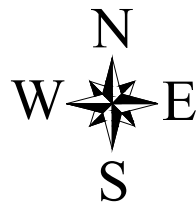
City Administrator _____ City Clerk _____





LOCATION MAP

No Scale



Drawn By: LRR
 Date: January 16, 2026
 Scale: None
 Project Number: S-071-203

4. **Public hearing - Application from Clark J. Grant on behalf of CRH, Limited Company for preliminary plat of Halls Culligan Subdivision (southeast corner of East 23rd Street and East 12th Avenue).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, July 13, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Halls Culligan Subdivision, a tract of land located on Lot 2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte County, Nebraska, a Minor Subdivision of Lot 2, Block C, Sand Subdivision, Platte County, Nebraska, containing 3.69 acres more or less (southeast corner of East 23rd Street and East 12th Avenue) at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 07:02:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Halls Culligan Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Hall Culligan Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The subdivision consists of 3 lots for commercial use. The south lot is being sold. The property is within the corporate limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woehner

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

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

☒ **PRELIMINARY PLAT**

☐ **FINAL PLAT**

DATE: June 5, 2026

NAME OF SUBDIVISION OR ADDITION: Halls Culligan Subdivision

NAME OF PROPERTY OWNER: CRH, LIMITED COMPANY, a Kansas limited liability company

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/ADDITION: 3

ADDRESS OF SUBDIVISION/ADDITION: 2257 E. 12th Ave., Columbus, NE 68601

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: CRH LIMITED COMPANY

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

10821 E. 26th Street, North, Wichita, KS 67226

PHONE NUMBER: 316-293-2202

PROPERTY OWNER E-MAIL: chall@hallswater.com

DEVELOPER INFORMATION:

NAME OF DEVELOPER: Life is Golden, LLC

ADDRESS (to include City, State, Zip):

245 Sandy Banks Street, Leigh, NE 68643

PHONE NUMBER: 402-276-6831

DEVELOPER E-MAIL: pritz@agri-city.com

SURVEYOR INFORMATION:

NAME OF SURVEYOR: Thomas Tremel

45

SURVEYOR LICENSE NO.: 5

ADDRESS (to include City, State, Zip):

1 Driftwood Drive, Columbus, NE 68601

PHONE NUMBER: 402-563-4589

SURVEYOR E-MAIL: ttremel@hotmail.com

ATTORNEY INFORMATION:

NAME OF ATTORNEY: Clark J. Grant

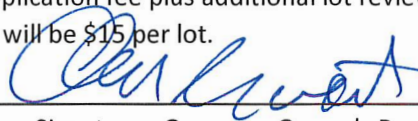
ADDRESS (to include City, State, Zip):

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

PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL: clark@grantattorney.com

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



Signature: Owner or Owner's Representative

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

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

Halls Culligan Subdivision Preliminary Plat
a Major Subdivision of Lots 2 thru 3, Sand Bar Subdivision
to the City of Columbus, Platte County, Nebraska

Centerline of Westbound Lane, U.S. Highway No. 30

Notes:

1.) Present and Proposed Zoning: B-2
2.) This property is shown on FIRM Map
No. 31141C0330E, 31141C0335E,
31141C0340E, and 31141C0345E
All Effective Date: April 19, 2010.
Located in Zone X,
Community: City of Columbus, Number
315272

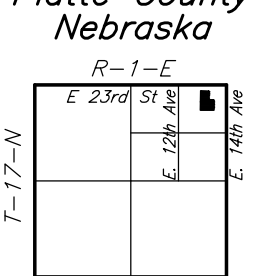
Owner/Developer:

CRH Limited Company
10821 E. 26th Street North
Wichita, KS 67226

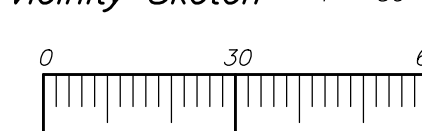
Surveyor:

Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive
Columbus, NE 68601
402.276.3690

Platte County
Nebraska



Section 21
Vicinity Sketch



Legend

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- Measured This Survey
- Recorded Measurement T.A. Tremel, L.S. #455
- Plat Distance
- Water Valve
- Fire Hydrant
- Power Pole
- Anchor
- Mail Box
- A.C. Unit
- Light Fixture
- Culligan Sign
- Flag Pole
- Septic/Sanitary Cleanout
- Guard Post
- T-Post
- Telephone Pedestal
- Gas Meter
- Overhead Electric
- Fence
- Underground Telephone Fiber Optic
- Underground Telephone
- Underground Gas
- Underground Sanitary Sewer
- Underground Water
- Underground Fiber Optic
- Underground Electric
- Underground Private Sanitary Sewer
- Underground Private Water

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

Utility Note:

Private water and private sanitary sewer locations were located based on the Site Plan prepared by Bierman Contracting, Inc. for Sand Bar Solutions LLC dated June 5, 2014, with a project number of 14-019.

Lot 1

Everett 2nd Subdivision
Owner: SABA Foundation Inc.
G/O True Real Estate

Lot 2

Everett 2nd Subdivision
Owner: Midland Resources LLC

Field Notes:

- A. Found 5/8" Iron Bar
- B. Found 5/8" Iron Bar w/psc
- C. Found 1" iron pipe
- D. Found 5/8" Rebar w/psc 3" below grade

Description:

Lot 2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte County, Nebraska, a Minor Subdivision of Lot 2, Block C, Sand Subdivision, Platte County, Nebraska, containing 3.69 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, P.L.S. #455
July 1, 2026



Planning Commission:

This Preliminary Plat of Halls Culligan Subdivision to the City of Columbus, Platte County, Nebraska, has received a recommendation from the Planning Commission

on _____ Day of _____, 2026.

Chairman

City Council:

This Preliminary Plat of Halls Culligan Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the City Council on

____ Day of _____, 2026.

Mayor City Clerk

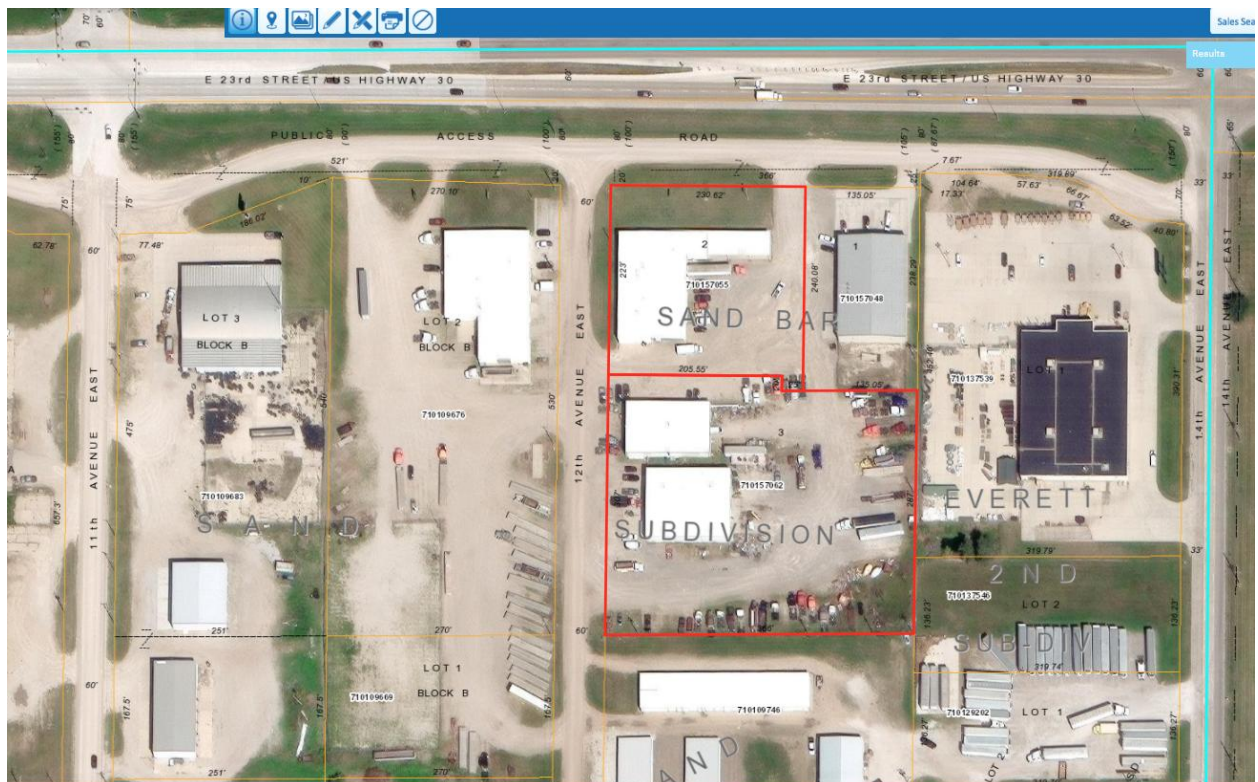
Preliminary Plat

HALLS CULLIGAN SUBDIVISION, A MAJOR SUBD.
OF LOT 2-3 SAND BAR SUBD, TO THE
CITY OF COLUMBUS, PLATTE COUNTY, NE

WAS	TMB	4/14/2026
DRAWN	SURVEYED	DATE



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



5. **Public hearing - Application from Clark Grant on behalf of CRH, Limited Company for final plat of Halls Culligan Subdivision (southeast corner of East 23rd Street and East 12th Avenue).**

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, July 13, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Halls Culligan Subdivision, a tract of land located on Lot 2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte County, Nebraska, a Minor Subdivision of Lot 2, Block C, Sand Subdivision, Platte County, Nebraska, containing 3.69 acres more or less (southeast corner of East 23rd Street and East 12th Avenue) at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 07:02:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 7, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Halls Culligan Subdivision – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Halls Culligan Subdivision as it is consistent with the Preliminary Plat and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The addition consists of 3 lots for commercial use. The property is within the corporate limits.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woehner

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

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

☐ **PRELIMINARY PLAT**

☒ **FINAL PLAT**

DATE: June 12, 2026

NAME OF SUBDIVISION OR ADDITION: Halls Culligan Subdivision

NAME OF PROPERTY OWNER: CRH, Limited Company, a Kansas limited liability company

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/ADDITION: 3

ADDRESS OF SUBDIVISION/ADDITION: 2257 E. 12th Ave., Columbus, NE 68601

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: CRH Limited Company

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

10821 E. 26th Street, North, Wichita, KS 67226

PHONE NUMBER: 316-293-2202

PROPERTY OWNER E-MAIL: chall@hallswater.com

DEVELOPER INFORMATION:

NAME OF DEVELOPER: Life is Golden, LLC, a Nebraska limited liability company

ADDRESS (to include City, State, Zip):

245 Sandy Banks Street, Leigh, NE 68643

PHONE NUMBER: 402-276-6831

DEVELOPER E-MAIL: pritz@agri-city.com

SURVEYOR INFORMATION:

NAME OF SURVEYOR: Thomas Tremel

SURVEYOR LICENSE NO.: 455

ADDRESS (to include City, State, Zip):

1 Driftwood Drive, Columbus, NE 68601

PHONE NUMBER: 402-563-4589

SURVEYOR E-MAIL: ttremel@hotmail.com

ATTORNEY INFORMATION:

NAME OF ATTORNEY: Clark J. Grant

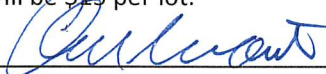
ADDRESS (to include City, State, Zip):

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

PHONE NUMBER: 402-564-3274

ATTORNEY E-MAIL: clark@grantattorney.com

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



Signature: Owner or Owner's Representative

City Attorney

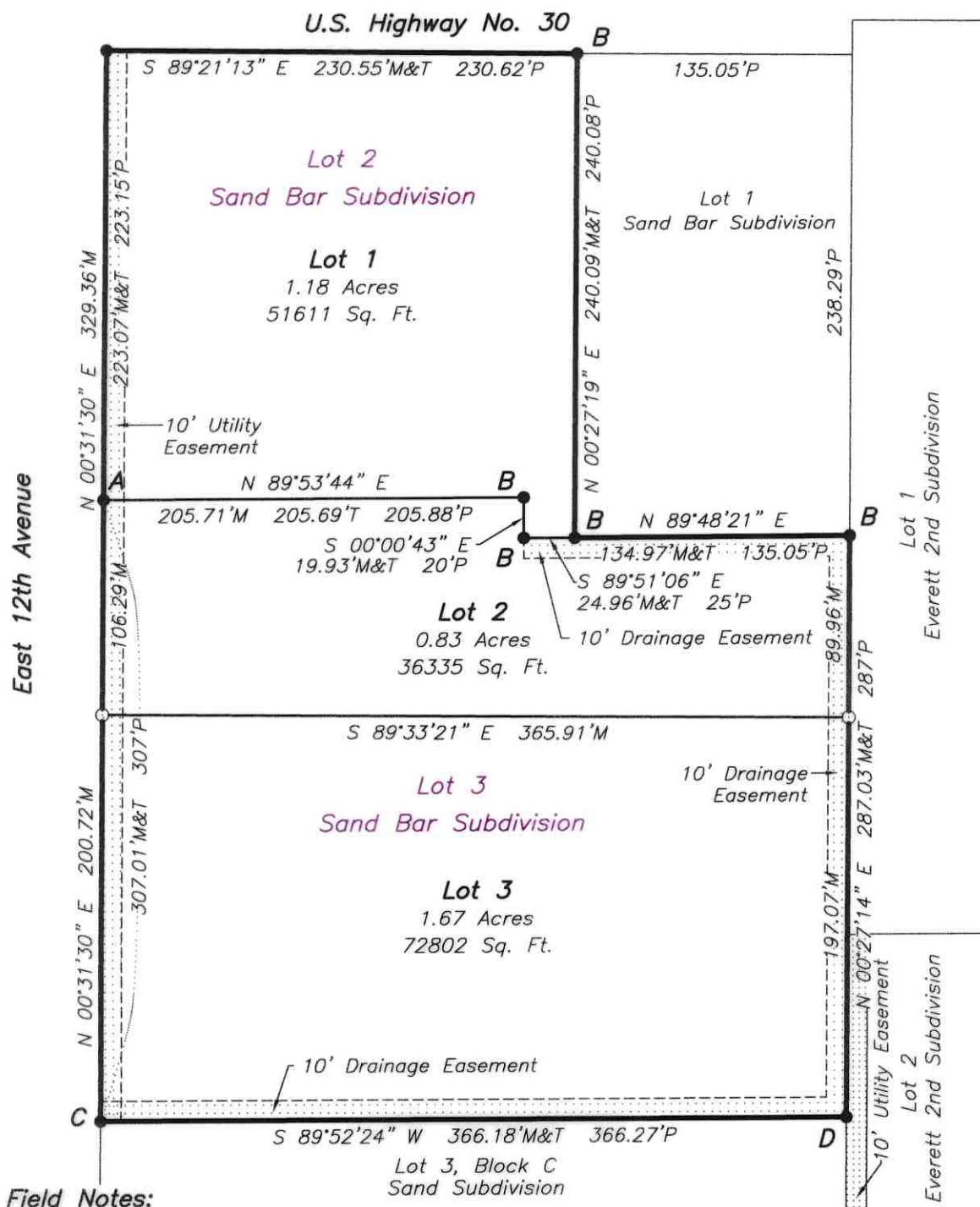
Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND

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

Halls Culligan Subidivision Final Plat
A Major Subdivision of Lots 2 and 3, Sand Bar Subdivision
to the City of Columbus, Platte County, Nebraska



- 1"= 80'
- Legend-**
- Found Monument
 - Set 5/8" x 24" Rebar w/ Plastic Survey Cap
 - x Computed Location
 - M Measured this Survey
 - T Recorded Measurement T.A. Tremel, L.S. #455
 - P Plat Measurement
- Note: All Bearings are referenced to the Platte County Projection.

Owner/Developer:
CRH Limited Company
10821 E 26th Street North
Wichita, KS 67226

Surveyor:
Thomas A. Tremel
Tremel Surveying, Inc.
1 Driftwood Drive
Columbus, NE 68601
402.276.3690

- Notes:**
- 1.) Present and Proposed Zoning: B-2
 - 2.) This property is shown on FIRM Map No. 31141C0330E, 31141C0335E, 31141C0340E, and 31141C0345E. All with an Effective Date of April 19, 2010. Located in Zone X, Community: City of Columbus, Number 315272

- Field Notes:**
- A. Found 5/8" Iron Bar
 - B. Found 5/8" Iron Bar w/psc
 - C. Found 1" iron pipe
 - D. Found 5/8" Rebar w/psc 3" below grade

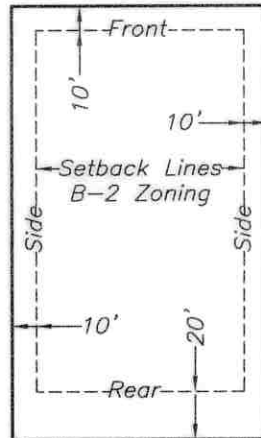
Description:
Lot 2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte County, Nebraska, a Minor Subdivision of Lot 2, Block C, Sand Subdivision, Platte County, Nebraska, containing 3.69 acres more or less.

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
July 1, 2026



- Setback Detail -



School Board:
This Final Plat of Halls Culligan Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District
on 8th Day of July, 2026.

Jan M
Secretary
[Signature]
President

Planning Commission:
This Final Plat of Halls Culligan Subdivision to the City of Columbus, Platte County, Nebraska, has received a recommendation from the Planning Commission
on _____ Day of _____, 2026.

Chairman

City Council:
This Final Plat of Halls Culligan 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

HALLS CULLIGAN SUBDIVISION LOTS 2 & 3 SAND BAR SUBDIVISION COLUMBUS, PLATTE COUNTY, NE				
TMB	TMB, WAS	05/15/2026	No. 1 Driftwood Drive - Columbus, NE 68601 Phone (402) 563-4589 - Fax (402) 563-3922	
DRAWN	SURVEYED	DATE		



Once Recorded Return Document To: Clark J. Grant, 1354 27th Ave., Suite 109 Columbus, NE 68601.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That CRH, Limited Company, is the Owner of real estate and Life is Golden, LLC, collectively are the Subdividers of the following described real estate:

Lots 2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte County, Nebraska, a Minor Subdivision of Lot 2, Block C, Sand Subdivision, Platte County, Nebraska, containing 3.69 acres more or less.

Said Owner/Subdivider has 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 Hall Culligan 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 June 12, 2026, and certified by Thomas A. Tremel, RLS #455 is attached hereto.

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

Said Owner/Subdivider covenants and agrees with the City of Columbus to construct and lay, at Owner's/Subdivider's 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 service lines to adequately serve such platted area according to city standards and specifications, and to deliver the same to the City without cost to it.

Said Owner/Subdivider agree to not object to the East 12 Avenue and East 23 Street Frontage

Road concrete paving, storm sewer, sidewalk, and street lighting as it will be required when a Street, Stormwater, Sidewalk or related improvement or extension districts is created. Subdivider/Owner, their successors and assigns, including all subsequent owners of property within the Subdivision or Area to be Developed, agree to be responsible for the installation and payment of all such improvements and further agree to not object to the creation of any improvement or extension districts, and agree to be responsible for any special assessments for any lots with in the Subdivision or Area to be Developed levied on or arising out of said improvement or extension districts 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.

IN WITNESS WHEREOF, the Owner named herein has executed these presents this 19 day of June, 2026.

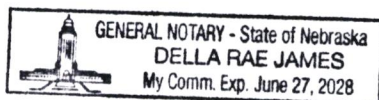
LIFE IS GOLDEN, LLC, Subdivider

Paige Ritz

By: Paige Ritz, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this 19 day of June, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Paige Ritz**, 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.



Della Rae James
Notary Public

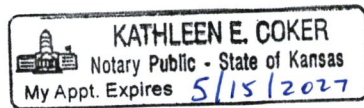
CRH, Limited Company, a Kansas limited liability company

C.R. Hall

By: C.R. Hall, President

STATE OF Kansas)
) ss.
COUNTY OF Sedgwick)

On this 18 day of June, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **C.R. Hall**, 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 E. Coker

Notary Public

Please return to: Clark J. Grant, 1354 27th Ave., Suite 109 Columbus, NE 68601

HALLS CULLIGAN SUBDIVISION
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on ____ day of _____, 2026, by and between LIFE IS GOLDEN, LLC, a Nebraska limited liability company, and CRH, LIMITED COMPANY, a Kansas limited liability company, (collectively 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 Halls Culligan 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 3.69 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 sewer service lines and public storm sewer systems and street improvements, including sidewalks, and street lighting in accordance with City standards. The Subdivider shall be responsible for the design, financing and construction of said required infrastructure improvements as detailed herein. Due to the location of the Halls Culligan Subdivision abutting East 12th Avenue and the East 23rd Street Frontage Road, the roads are both gravel surfaced, and both road connections on all ends are gravel, it has been determined the initial construction of the public storm sewer, concrete paving, sidewalk, and street lighting on East 12th Avenue and East 23rd Street frontage road will not be required prior to final plat approval. However, The East 12th Avenue and East 23rd Street Frontage Road concrete paving, storm sewer, sidewalk, and street lighting will be required if and when a Street, Stormwater, Sidewalk or related improvement or extension districts are created. The Subdivider, their successors and assigns, including all subsequent owners of property within the Area to be Developed, agree to be responsible for the installation and payment of all such improvements and further agree to not object to the creation of any improvement or extension districts, and agree to be responsible for any special assessments for any lots within the subdivision or Area to be Developed levied on or arising out of said improvement or extension districts.

B. Concrete paving of East 12th Avenue and East 23rd Street Frontage Road will be required as noted in Section I, Paragraph A of this Development Agreement.

C. The sanitary sewer system, including, but not limited to: service lines, cleanouts, fittings and related appurtenances, shall be constructed according to City standards. The service line shall connect to existing public sanitary sewer mains within the East 12th Avenue or East 23rd Street Frontage Road right-of-way.

D. The storm water sewer system, including, but not limited to: internal mains, inlets, manholes, ditches, storm water treatment facility overflow piping, and related appurtenances shall be constructed according to City standards. They shall connect to existing public storm sewer systems within East 12th Avenue or East 23rd Street Frontage Road right-of-way.

E. The water distribution system, including, but not limited to: water service lines, corporation stops, curb stops, and related appurtenances shall be constructed according to City standards. The service line shall connect to existing public water mains within the East 12th Avenue or East 23rd Street Frontage Road right-of-way.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement area(s) 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. Street lighting for public streets will be part of future improvement or extension districts as noted in Section I, paragraph A of this Development Agreement.

I. Concrete sidewalk in public rights-of-way will be part of future improvement or extension districts as noted in Section I, paragraph A of this Development Agreement.

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.

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 therefore, 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 service line improvements within a time period of two (2) years after the signing of this Development Agreement and shall be constructed before the Occupancy Certificate is issued. 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

PROPERTY OWNER/SUBDIVIDER

CRH, LIMITED COMPANY, a Kansas
limited liability company

By CR Hall

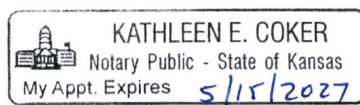
C.R. Hall, President

Dated this 18 day of June, 2026.

STATE OF Kansas)
) ss.
COUNTY OF Sedgwick)

On this 18 day of June, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared C.R. Hall, President, 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 E. Coker

Notary Public

SUBDIVIDER

LIFE IS GOLDEN, LLC, a Nebraska
limited liability company

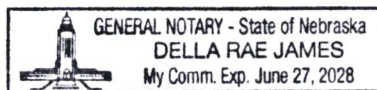
Paige Ritz
By: Paige Ritz, Manager

Dated this 19 day of June, 2026.

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this 19 day of June, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Paige Ritz, 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.



Della Rae James
Notary Public

6. 2026-2027 Capital Improvement Plan.

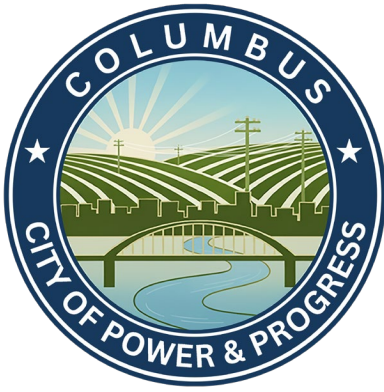
2026-2027 Capital Improvement Plan												
			Requested 2027 Budget	2027 Budget Funding Source				2028 Budget	2029 Budget	2030 Budget	2031 Budget	
				1% Sales Tax	1/2% Sales Tax	HWY & FFPP	OTHER					Total
General	City Hall Bond Payment	551,150	551,150	-	-	-	551,150	553,850	551,100	553,050	551,000	
	FEMA Regional Hazard Mitigation HMGP Grant	125,000	12,500	-	-	112,500	125,000	75,000	50,000	-	-	
	Misc IT Expenses	70,000	70,000	-	-	-	70,000	70,000	70,000	70,000	70,000	
	Downtown Revitalization Match	150,000	15,000	-	-	135,000	150,000	-	-	-	-	
	Eagle View/Pictometry Upgrade	18,200	18,200	-	-	-	18,200	20,000	20,000	20,000	20,000	
	Downtown Business Improvement District Matching Funds	50,000	50,000	-	-	-	50,000	50,000	-	-	-	
	City Hall elevator packing	21,000	21,000	-	-	-	21,000	-	-	-	-	
Airport	Lighting Project	1,200,000	500,000	-	-	700,000	1,200,000	-	-	-	-	
	Crack & Joint Replacement	-	-	-	-	-	-	-	580,000	-	-	
Fire/Rescue	Fire Engine	470,000	470,000	-	-	-	470,000	-	-	-	-	
	Ladder Truck	1,075,000	1,075,000	-	-	-	1,075,000	-	-	-	-	
	Class A Uniforms	12,000	12,000	-	-	-	12,000	-	-	-	-	
	Personal Protective Equipment	10,000	10,000	-	-	-	10,000	-	-	-	-	
	Class A Uniforms	12,000	12,000	-	-	-	12,000	-	-	-	-	
	Ambulance	-	-	-	-	-	-	500,000	-	-	-	
JCC	Tower/Radio Equipment Contingency	35,000	-	-	-	35,000	35,000	-	-	-	-	
	E911 Video Server	26,000	-	-	-	26,000	26,000	-	-	-	-	
	Radio Console Replacement	-	-	-	-	-	-	175,000	1,000,000	1,000,000	-	
Parks	Flowrider Service	18,500	18,500	-	-	-	18,500	-	-	-	-	
	Tree Purchases	30,000	-	-	-	30,000	30,000	-	-	-	-	
	Tree Removal and Purchases	25,000	-	-	-	25,000	25,000	-	-	-	-	
Police	Police Fleet Vehicle	84,800	84,800	-	-	-	84,800	89,888	95,280	101,000	107,060	
	Police Fleet Vehicle	84,800	84,800	-	-	-	84,800	89,888	95,280	101,000	107,060	
	Police Fleet Vehicle	84,800	84,800	-	-	-	84,800	89,888	95,280	101,000	107,060	
	Police Admin Vehicle	25,000	25,000	-	-	-	25,000	25,000	25,000	25,000	25,000	
Library	Door Fobs	18,613	-	-	-	18,613	18,613	-	-	-	-	
VanBerg	Roof Replacement	55,000	55,000	-	-	-	55,000	-	-	-	-	
Quail Run	Weather Station	5,000	5,000	-	-	-	5,000	-	-	-	-	
Streets	Loup River Bridge, Section 106	175,000	-	-	-	175,000	175,000	-	-	-	-	
	Hwy 81/63rd Avenue Traffic Signal	200,000	200,000	-	-	-	200,000	100,000	2,000,000	-	-	
	Loup River Bridge, City share	1,360,000	-	-	1,360,000	-	1,360,000	1,360,000	1,360,000	750,000	-	
	Subdivision and Misc Improvements	300,000	300,000	-	-	-	300,000	325,000	325,000	350,000	350,000	
	City Wide Pavement Rehabilitation	2,000,000	-	-	2,000,000	-	2,000,000	2,500,000	3,000,000	3,500,000	3,500,000	
	ADA Improvements and Services	60,000	60,000	-	-	-	60,000	65,000	70,000	75,000	80,000	
	3rd Avenue Viaduct Joint Replacement	150,000	150,000	-	-	-	150,000	-	-	-	-	
	Howard Blvd and 33rd Ave reconstruction (only w/ grant)	1,000,000	200,000	-	-	800,000	1,000,000	1,500,000	750,000	8,000,000	8,000,000	
	Replace street sweeper	440,000	440,000	-	-	-	440,000	-	-	-	-	
	Replace dump truck hydraulic system	55,000	55,000	-	-	-	55,000	-	-	-	-	
	Front end rubber tire loader	-	-	-	-	-	-	300,000	-	-	-	
	5 yd snowplow ready dumptruck	-	-	-	-	-	-	200,000	-	-	-	
	3/4 ton pickup for daily use	-	-	-	-	-	-	50,000	-	-	-	
	5yd snowplow ready dumptruck	-	-	-	-	-	-	-	200,000	-	-	
	3/4 ton pickup for daily use	-	-	-	-	-	-	-	50,000	-	-	
	motorgrader used in snow removal & gravel roads	-	-	-	-	-	-	-	350,000	-	-	
	5yd snow plow ready dumptruck used in snow removal	-	-	-	-	-	-	-	-	200,000	-	
	front end end loader	-	-	-	-	-	-	-	-	-	350,000	
	Total Non-Discretionary		9,996,863	4,579,750	-	3,360,000	2,057,113	9,996,863	8,138,514	10,686,940	14,846,050	13,267,180

DISCRETIONARY - Ranked by Elected Officials				carryover	new								
36	Streets	8th St and 12th Ave Improvements (Roundabout)	1,900,000	1,229,829	-	670,171	-	1,900,000		500,000	-	-	-
37	Parks	Security Cameras	36,500	36,500	-	-	-	36,500		-	-	-	-
38	Police	45 Firearms With Red Dot Sights/Flashlights/Holsters	75,000	75,000	-	-	-	75,000		-	-	-	-
	Parks	Centennial Park Splash Pad	800,000		-	-	-	-		800,000	-	-	-
39	Pawnee Plunge	Plunge Motor Replacement	30,000	30,000	-	-	-	30,000		12,500	13,000	13,500	14,000
40	Police	Phone Lockers	10,000	10,000	-	-	-	10,000		-	-	-	-
41	Streets	33rd Ave & 27th St Right turn lane and signal upgrades	650,000	200,000	-	-	-	200,000		500,000	-	-	-
42	BID	Frankfurt Square Stage Improvements	100,000	100,000	-	-	-	100,000		-	-	-	-
43	Parks	11' Mower	100,000	100,000	-	-	-	100,000		-	-	-	-
44	Parks	Gerrard Park LED Light Conversion	310,000	310,000	-	-	-	310,000		-	-	-	-
45	Quail Run	New Heads for Greens	30,000	30,000	-	-	-	30,000		-	-	-	-
46	Streets	Loader push plow attachment	19,200	19,200	-	-	-	19,200		-	-	-	-
47	Streets	Fiberglass Brine Storage Tank	18,000	18,000	-	-	-	18,000		-	-	-	-
48	Parks	Bradshaw Park Scoreboards	10,000	10,000	-	-	-	10,000		-	-	-	-
49	Parks	Track & Long Jump Resurfacing	215,000	215,000	-	-	-	215,000		-	-	-	-
	Airport	V-Blade for Pickup (snow removal)	11,000		-	-	-	-		11,000	-	-	-
50	Cemetery	Replace 60" Mower	10,000	10,000	-	-	-	10,000		-	-	-	-
51	Police	Copy Machine for 2nd Floor	10,000	10,000	-	-	-	10,000		-	-	-	-
	Airport	Chevy Silverado HD 3500 Pickup	55,000		-	-	-	-		55,000	-	-	-
	Parks	Hanover Court Resurfacing	140,000		-	-	-	-		140,000	-	-	-
	Streets	Lover's Lane Area Armor Coat Surfacing	150,000		-	-	-	-		150,000	-	-	-
	CAT	New Bus (80/20)	45,000		-	-	-	-		45,000	-	-	-
	Parks	4 Door Truck	50,000		-	-	-	-		50,000	-	-	-
	BID	Downtown Public Parking	58,500		-	-	-	-		58,500	-	-	-
	Parks	Bell Tower Controller	20,000		-	-	-	-		20,000	-	-	-
	Streets	Lost Creek Pkwy and 10th Ave Street Lighting	400,000		-	-	-	-		400,000	-	-	-
	Parks	Armor Coat Wilderness Park	100,000		-	-	-	-		100,000	-	-	-
	Parks	Pawnee Park Legion Outfield Fence	100,000		-	-	-	-		100,000	-	-	-
	Streets	42nd St Connection to roundabout & 48th Ave (40% SA)						-		200,000	2,000,000	-	-
New Discretionary Subtotal:			5,453,200	1,581,329				2,251,500					
Total General Fund Capital:				6,983,279		4,030,171	2,057,113	13,070,563		11,280,514	12,699,940	14,859,550	13,281,180
Target:				\$7,000,000		4,030,171							
Remaining:				\$16,721		\$0							

ENTERPRISE FUNDS											
52	System CIP Lining	175,000	-	-	-	175,000	175,000	-	-	-	-
53	College lift renovation	600,000	-	-	-	600,000	600,000	-	-	-	-
54	New Fernus for WU shop	7,000	-	-	-	7,000	7,000	-	-	-	-
55	Lift station spare pumps	55,000	-	-	-	55,000	55,000	-	-	-	-
56	Pressure Transducers	20,000	-	-	-	20,000	20,000	-	-	-	-
57	Tin work on outside of shed	28,000	-	-	-	28,000	28,000	-	-	-	-
58	Electrical for Tin Work	5,000	-	-	-	5,000	5,000	-	-	-	-
59	Overhead door for shed	6,500	-	-	-	6,500	6,500	-	-	-	-
60	Message board	19,500	-	-	-	19,500	19,500	-	-	-	-
61	Automatic Gate for Water Utility Office/ parks	20,250	-	-	-	20,250	20,250	-	-	-	-
62	Replace old unit in poor condition-2028	50,000	-	-	-	50,000	50,000	-	-	-	-
63	Lift Station No. 28 25th St and 35th Ave	700,000	-	-	-	700,000	700,000				
64	College force main upsize	100,000	-	-	-	100,000	100,000	100,000	-	-	-
65	100kw generator	120,000	-	-	-	120,000	120,000	-	-	-	-
66	Scag mower	14,000	-	-	-	14,000	14,000	-	-	-	-
67	Combo Vac Truck	750,000	-	-	-	750,000	750,000	-	-	-	-
	Lift station renovation and upsizing-2028	-	-	-	-	-	-	600,000	-	-	-
	Replace old unit in poor condition-2028	-	-	-	-	-	-	50,000	-	-	-
	Several lifts need a spare pump	-	-	-	-	-	-	50,000	-	-	-
	Replace old unit in poor condition-2029	-	-	-	-	-	-	-	50,000	-	-
	Replace old unit in poor condition-2029	-	-	-	-	-	-	-	50,000	-	-
	Lift station renovation and upsizing-2029	-	-	-	-	-	-	-	300,000	-	-
	Replace the old Jetter truck due to age and use.-2030	-	-	-	-	-	-	-	-	500,000	-
Total for Wastewater Collection		2,670,250	-	-	-	2,670,250	2,670,250	800,000	400,000	500,000	-
68	Replace old portable gas monitor	6,000	-	-	-	6,000	6,000	-	-	-	-
69	Upgrade SCADA system	75,000	-	-	-	75,000	75,000	-	-	-	-
70	Old maintenance program crashed and is 20+ years old	35,000	-	-	-	35,000	35,000	-	-	-	-
71	Start replacing Infuent ABS Pumps	120,000	-	-	-	120,000	120,000	-	125,000	-	125,000
	Ultraviolet Light Bulbs and Sleeves	-	-	-	-	-	-	25,000	-	-	-
	Replace primary Sampler	-	-	-	-	-	-	15,000	-	-	-
	Sand Blast and Repaint South 2 Final Clarifirers	-	-	-	-	-	-	80,000	-	-	-
	Blowers getting near hours for rebuild-if hours met	-	-	-	-	-	-	12,000	-	-	-
	Truck Mounted Spreader	-	-	-	-	-	-	-	185,000	-	-
	Bioset screw auger tub	-	-	-	-	-	-	-	-	40,000	-
Total for Wastewater Treatment		236,000	-	-	-	236,000	236,000	132,000	310,000	40,000	125,000

72	So. Water Trt Plant Sand Filter	1,300,000	-	-	-	1,300,000	1,300,000	10,000,000	3,000,000	-	-
73	HSP pull and inspect	35,000	-	-	-	35,000	35,000	-	-	-	-
74	Chlorine Analyzer	7,500	-	-	-	7,500	7,500	-	-	-	-
75	WWTF & residential development loop	750,000	-	-	-	750,000	750,000	750,000	-	-	-
76	System Improvements & Upsizing	150,000	-	-	-	150,000	150,000	150,000	150,000	150,000	150,000
77	Scag mower	14,000	-	-	-	14,000	14,000	-	-	-	-
78	Scada System Upgrade	325,000	-	-	-	325,000	325,000	-	-	-	-
	New Northwest Elevated Water Storage Tank	-	-	-	-	-	-	-	7,670,000	-	-
	NWP Manganese Greensand Filter	-	-	-	-	-	-	-	-	34,096,000	-
Total for Water		2,581,500	-	-	-	2,581,500	2,581,500	10,900,000	10,820,000	34,246,000	150,000
79	STF Bank Design and Construction	500,000	-	-	-	500,000	500,000	500,000	500,000	500,000	500,000
80	Storm and Flood Evaluation and Improvements	125,000	-	-	-	125,000	125,000	125,000	125,000	125,000	125,000
81	Storm Sewer Trunk Line Cleaning	50,000	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000
Total for Stormwater Utility		675,000	-	-	-	675,000	675,000	675,000	675,000	675,000	675,000
82	2 new trailers	269,500	-	-	-	269,500	269,500	-	-	-	-
83	Semi	170,000	-	-	-	170,000	170,000	-	-	-	-
	Tipping floor replacement	-	-	-	-	-	-	160,000	-	-	-
	Extend grass pad	-	-	-	-	-	-	75,000	-	-	-
	Burn box for trees	-	-	-	-	-	-	195,000	-	-	-
	Front end loader	-	-	-	-	-	-	-	225,000	-	-
	Packer loader	-	-	-	-	-	-	-	-	250,000	-
Transfer Station		439,500	-	-	-	439,500	439,500	430,000	225,000	250,000	-

7. By-Laws of the Columbus Planning Commission.



**Accountability – Honesty
Dedication – Integrity – Respect**

City Clerk's Office
2500 14th St., Suite 3
Columbus, NE 68601
402-562-4227
columbusne.us

Memorandum

Date: July 8, 2026

To: Tara Vasicek, City Administrator

From: Shuraya Choat, City Clerk

RE: Amend the By-Laws of the Columbus Planning Commission

Recommendation: I recommend approval of the amended By-Laws of the Columbus Planning Commission.

Discussion: I have added a section regarding **Decorum and Debate**, which better aligns with the City Council Rules. This helps create consistency across all of the City's governing and recommending bodies and provides clear expectations for meeting conduct. I also made a few minor cleanup edits throughout the document for clarity and consistency.

Per the By-Laws, a copy of the proposed revisions was emailed to the Planning Commission members at least 15 days prior to the meeting to allow time for their review and input. No comments or feedback were received. The By- Laws will be presented at the Planning Commission meeting for a recommendation on 7/13/26 and then forwarded to the City Council meeting on 7/20/26 to be adopted via resolution.

Attached is the redlined copy of the proposed changes.

Fiscal Impact: None

Alternative: Do not approve.

Signature: *Shuraya Choat*

Concurrence: *Betsy Eckhardt*

Approved: *[Signature]*

**BY-LAWS
OF
COLUMBUS PLANNING COMMISSION**

The principal office of the Columbus Planning Commission will be located at Columbus City Hall, 2500 14th Street, Suite 3 Columbus, Platte County, Nebraska.

PREAMBLE

In compliance with §19-925, Nebraska Revised Statutes, the City of Columbus, Platte County, Nebraska, has, by ordinance, authorized the existence of a planning commission to be known as Columbus Planning Commission (CPC). The purpose of said commission is to advise and make recommendations to the City Council on matters of municipal government as referred to in §19-901 through §19-933 Neb. Rev. Stat., and to exercise such other authority as granted by law or by the City Council. These by-laws are adopted as required by §19-927, Neb. Rev. Stat.

**I
SEAL**

The Commission shall have no seal, but in the event any document to be executed by the Commission requires the affixing of a seal, the secretary may inscribe on such document the name of the Commission in these words "Columbus Planning Commission" followed by the signature of the Chair.

**II
MEMBERS AND MEETINGS CONDUCT OF BUSINESS**

- A. The Columbus Planning Commission (CPC) shall consist of nine members. A minimum of seven members shall be residents of the city of Columbus, Nebraska; at least one member shall be a resident of the area over which the city is authorized to exercise extraterritorial zoning and subdivision regulations. Members shall take an oath of office and shall faithfully perform the duties of the office and will not be actuated or influenced therein by personal or political motives, and shall serve for a term of three years and may serve for more than one term of office. Members shall be appointed by the Mayor with the approval of the City Council.
- B. Meetings of the Columbus Planning Commission will be held at the Columbus Community Building, Community Room, 2500 14 Street, in the city of Columbus unless written notice of a different location is given to each member at least one day in advance of the scheduled meeting.
- C. Regular meetings of the CPC will be held on the second Monday of each month unless changed by the Commission and the Commission may meet as necessary to perform duties described in Article VI. Notice of any Special Meeting of the CPC shall be given to the Chair and each member by notifying said Chair and member personally by telephone, electronic mail, or verbal or written message at the members usual place of business or residence.

D. A majority of the members of the CPC must be present to constitute a quorum for the transaction of business and a simple majority of the members present shall be necessary and sufficient to take affirmative action by the CPC. At all meetings, regular or special, only those members present shall be entitled to vote.

E. It shall be considered neglect of duty for any members of the CPC to neglect or fail to attend two consecutive meetings of the CPC without first notifying the Chair or Secretary of each such absence. The CPC may recommend to the Mayor and City Council that said member be removed from the Commission. Any member may, after a public hearing before the City Council, be removed by the Mayor with the consent of the majority vote of the members elected to the Council for inefficiency, neglect of duty or malfeasance in office, or other good and sufficient cause. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term by the Mayor with the approval of the City Council.

III OFFICERS

A. The officers of the CPC shall consist of a Chair, Vice Chair, a Secretary and such officers as the CPC may from time to time choose to appoint.

B. The Chair shall be a member of the CPC and shall preside at all meetings unless absent or disqualified. The Chair shall have general authority to supervise, direct and manage the business and affairs of the CPC. The Chair shall be responsible for carrying out the orders and resolutions of the CPC.

C. The Vice Chair shall be a member of the CPC and shall, in the absence, disability or disqualification of the Chair, perform duties and exercise the powers of the Chair and shall perform other duties as the Commission may prescribe from time to time.

D. The Secretary shall be a city staff member selected by the City Administrator and shall keep the minutes and records of the CPC, prepare the agendas for regular and special meetings, provide notice of meetings to members, arrange proper and legal notices of hearings, attend to correspondence of the CPC and such other duties as are normally carried out by a Secretary.

E. In the absence or disability of any officer of the CPC, the CPC may delegate the duties of any officer to a member of the CPC as it may deem necessary.

IV ELECTION OF OFFICERS

- A. Nomination of Chair and Vice Chair shall be made through a nominating committee that is appointed by the Chair at the regular meeting in May of each year.
- A.B. At the following regular CPC meeting, the report from the nominating committee will be presented and the ~~and the~~ election of said officers shall be held ~~the following month during the regular CPC meeting.~~ A candidate receiving a majority of the vote of the members present of the CPC shall be declared elected and shall take office at the next meeting.

V DECORUM AND DEBATE

- A. Each person desiring to address the Planning Commission shall step up to the podium at the appropriate time; state his or her name and address for the record; state whom he or she is representing if such person represents an organization or other persons; and, limit his or her remarks to five (5) minutes, unless additional time is granted by the presiding officer or by a majority vote of the CPC. The presiding officer shall have the right to limit or exclude the presentation of information or testimony which is irrelevant or redundant. The presiding officer may reasonably limit the number of times during any meeting a person, not a member of the CPC, may address the Planning Commission at the meeting.
- B. When any Planning Commission member is about to speak in debate or deliver any matter to the CPC, such member shall respectfully address the chair or presiding officer, shall confine himself or herself to the question under debate, and avoid references to personal traits of any individual.
- C. When at all possible, members shall avoid motions containing negative statements.
- D. Every member of the CPC present at a meeting when the question is put shall give his or her vote as is his/her duty, unless he/she abstains when required by law or as may be permitted under Robert's Rules of Order.
- E. Upon calls of the CPC, or in taking the ayes and nays upon any question, the names of the members shall be called in regular order and so as to rotate the calling of the first name among the various members of the CPC, except when electronic balloting is used. All members of the CPC must vote on all issues unless excused from voting pursuant to the procedure set forth in Paragraph E. above.
- G. A Planning Commission member shall have the absolute right to change their vote up to the time the result of the vote is announced and the authority to change their vote with permission of five (5) members of the CPC up to the time the meeting is adjourned.

VI

DUTIES

The CPC shall conduct its meetings in accord with the Open Meetings Act, Nebraska Revised Statutes Section 84-1407 to 84-1414, and shall perform those duties as set forth in Section 19-901, et seq., Nebraska Reissue Revised Statutes and amendments and supplements thereto, and shall have those powers and duties delegated to it by the City Council. The Rules of Parliamentary Procedure, comprised in "Robert's Rules of Order" Twelfth Edition shall govern the CPC in all cases where they are applicable and not inconsistent with state statutes or local ordinances.

VII

HEARINGS

In addition to those required by law, the CPC may at its discretion hold public hearings when it decides that such hearings will be in the public interest. Notice of such hearings will be published in the official newspaper of the city or in a newspaper of general circulation at least ten days prior to the time of the public hearing. A record of such hearing and those speaking at the hearing will be kept.

VIII

AMENDMENTS

These by-laws and any part thereof may be altered, amended, changed, repealed or added to by a vote of the majority of the members present at a CPC meeting, provided written notice of the proposed amendment shall have been provided to the members at least 15 days prior to the meeting at which action is to be taken. Such amendments will be presented to the City Council for approval following an affirmative vote.

APPROVED BY THE PLANNING COMMISSION THIS ____ DAY OF _____, 2026.

CHAIR

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

8. Building report for June 2026.



City of Columbus

Building Department

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

June Building Report Comments

For the Residential area, permits were issued for two single-family homes, along with various residential alterations and additions. Additionally, permits were issued for seven decks, three accessory structures, and fourteen fences during the month of June.

On the Commercial side, alteration permits were issued for properties located at 2502 13th street and Connection Christian Church. Commercial addition permits were also issued for Columbus Community College and Hy-Vee. In addition, two new commercial building permits were issued for the Well 20 building and the Drive-In Theater screen.

Plan reviews are currently underway for Trinity Lutheran Church project, an ADM building, and a couple wireless tower projects.

Andy Woehrer
Chief Building and Code Official
City of Columbus

City of Columbus

Building Department Monthly Report

07/01/2026

JUNE 2026 2025

	JUNE 2026			JUNE 2025		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structu	3	\$198.78	\$25500.00	4	\$438.36	\$70180.00
Com Addition	2	\$14875.64	\$6590492.00	0	\$0.00	\$0.00
Com Alteration	2	\$952.76	\$160000.00	5	\$1336.78	\$222050.97
Com New Construc	2	\$0.00	\$119500.00	0	\$0.00	\$0.00
Com Plumbing	2	\$429.00	\$1833664.00	3	\$341.00	\$55000.00
Deck	7	\$601.42	\$77020.00	9	\$565.79	\$62850.00
Demolition	0	\$0.00	\$0.00	2	\$0.00	\$2.00
Egress Window	2	\$91.73	\$8500.00	3	\$121.23	\$10000.00
Fence	14	\$448.00	\$68500.00	26	\$768.00	\$118113.41
Gas line	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Res Addition	4	\$1449.48	\$322900.00	1	\$452.65	\$87840.00
Res Alteration	2	\$276.20	\$40840.02	3	\$291.24	\$66847.53
Res New Construc	2	\$2620.32	\$866122.00	7	\$6966.75	\$2120540.00
Res Plumbing	6	\$310.00	\$88999.98	13	\$1011.00	\$174500.00
Res Pool	0	\$0.00	\$0.00	1	\$292.40	\$50000.00
Signs	4	\$348.00	\$64750.00	1	\$67.00	\$23000.00
Sprinklers	7	\$154.00	\$39500.00	12	\$264.00	\$62200.00
Wireless Tower	0	\$0.00	\$0.00	0	\$0.00	\$0.00
YEAR TOTAL	59	\$22755.33	\$10306288.00	90	\$12916.20	\$3123123.91

Population: All Records
 Permit.DateIssued Between 6/1/2025 12:00:00 AM
 AND 6/30/2026 11:59:59 PM AND
 Permit.PermitType Not = Tree Removal AND
 Permit.PermitType Not = Excavation

9. Report of Nominating Committee

10. Adjournment.