

Planning Commission
Monday, August 10, 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 July 13, 2026, meeting.

PLANNING COMMISSION
July 13, 2026

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on July 13, 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 July 1, 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, Beth Augustine-Schulte, Robbin Cutsor, Melissa Goc, Tom Lange, Fernando Lopez Jr., Josh Mueller, and Tom Pillen. Member Colleen Bray was absent. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, City Clerk Shuraya Choat, Finance Director Chris Norquest, 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 May 11, 2026, meeting.** The minutes were approved as presented with a motion by Cutsor and a second by Mueller. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent.
3. **Accept Deed of Dedication for Sock Pond Subdivision (eastern lots located on north side of 14th Street west of 48th Avenue).** A recommendation was made with a motion by Anderson and a second by Lopez to accept the Deed of Dedication for Sock Pond Subdivision. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent.
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).** Clark Grant stated that, with permission of the applicant and property owner, CRH, Limited Company he is representing Life is Golden, LLC, who is the purchaser of the proposed third lot to be created within this subdivision. The public hearing closed with a motion by Lopez and a second by Lange. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent. A recommendation was made with a motion by Lopez and a second by Mueller to approve the preliminary plat of Halls Culligan Subdivision as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray was absent.

5. **Public hearing – Application from Clark J. Grant on behalf of CRH, Limited Company for final plat of Halls Culligan Subdivision (southeast corner of East 23rd Street and East 12th Avenue).** Grant stated that all information provided for the preliminary plat also applies to the final plat. The public hearing closed with a motion by Mueller and a second by Pillen. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent. A recommendation was made with a motion by Mueller and a second by Lange to approve 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. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
6. **2026-2027 Capital Improvement Plan.** Vasicek provided an overview of the annual Capital Improvement Plan, pointing out that general fund projects are supported by the one percent sales tax revenues approved by voters and includes both essential needs and discretionary projects intended to enhance the community. Discretionary projects, prioritized by the elected officials, are compiled into a master list which are then funded in order of priority until available funding is exhausted. Additional funding for general fund projects is provided through highway allocation funds and the Federal Funds Purchase Program, both administered by the State of Nebraska Department of Transportation, or from grants or financial contributions from partnering entities. Enterprise fund projects are financed through revenues generated by their respective utilities or divisions, which are self-supporting, so no tax dollars are used. A recommendation was made with a motion by Lopez and a second by Lange to approve the 2026-2027 Capital Improvement Plan. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
7. **By-Laws of the Columbus Planning Commission.** Choat, explained the addition of the Decorum and Debate section which will provide better alignment with City Council’s rules and clearer expectations for meeting conduct. A recommendation was made with a motion by Anderson and a second by Mueller to approve the By-Laws of the Columbus Planning Commission as presented. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
8. **Building report for June 2026.** Woehrer reviewed the report.
9. **Report of Nominating Committee.** Cutsor presented the report of the nominating committee recommending Robbin Cutsor as chair and Tom Lange as vice chair of the Planning Commission. A recommendation was made with a motion by Anderson and a second by Lopez to accept the slate of officers as presented. Anderson, Augustine-Schulte, Cutsor, Goc, Lange, Lopez, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray was absent.
10. **Adjournment.** The meeting adjourned at 6:20 p.m.

PLANNING COMMISSION

July 13, 2026

Page 3

OFFICE OF CITY ENGINEER

: Renee Whiting

3. **Public hearing - Redevelopment Plan for the Odbert Redevelopment Project, (Redevelopment Area No. 6) approximately located to the northeast of the intersection of N Calle Colombo Street and 3rd Avenue.**

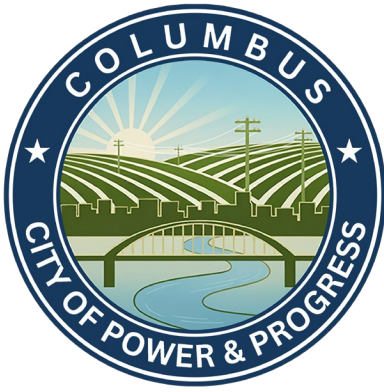
NOTICE OF HEARING

Notice is hereby given that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, August 10, 2026, at 6 P.M., in the Columbus Community Building, Community Room, 2500 14th St., Columbus, NE 68601, to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the Odbert Redevelopment Project," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within a portion of the blighted and substandard 23rd Street Corridor Area (Redevelopment Area 6) in the City, approximately located to the northeast of the intersection of N Calle Columbo Street and 3rd Avenue, in Columbus, Nebraska. A map of the proposed area to be redeveloped and the cost-benefit analysis for the redevelopment project set forth in the redevelopment plan is available for review at the office of the City Clerk at 2500 14th Street, Suite 3, Columbus, NE 68601, telephone number 402-562-4227. At said time and place, all interested parties may appear and be heard.

City of Columbus, Nebraska
Shuraya Choat, City Clerk

Publish: 7:23:26; 7:30:26

Affidavit of Publication



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

City Hall | Administrative Office
2500 14th St., Suite 3
Columbus, NE 68601
402-562-4232
columbusne.us

Memorandum

Date: August 4, 2026

To: Tara Vasicek, City Administrator

From: Jean Van Iperen, Planning & Economic Development Coordinator

RE: Redevelopment Plan for the Odbert Redevelopment Project

Recommendation:

Approval of the Redevelopment Plan for the Odbert Development Project

Discussion:

The redevelopment plan outlines a proposed commercial redevelopment project located northeast of the intersection of N Calle Columbo Street and 3rd Avenue within Redevelopment Area 6, also known as the 23rd Street Corridor Area. The project consists of the construction of an approximately 8,400 square foot non-climate-controlled storage facility designed to provide additional commercial storage space while improving an underutilized property within the City's designated blighted and substandard area.

To prepare the property for redevelopment, the project includes site grading, construction of paved access for ingress and egress from N Calle Columbo Street, extension of water and sewer services, utility improvements and other related infrastructure necessary to support the development. These improvements, detailed throughout the redevelopment plan and its exhibits, represent a significant investment in both the property and supporting public infrastructure.

The total estimated cost of the Redevelopment Project is \$898,087. The project is anticipated to utilize Tax Increment Financing (TIF) to reimburse a portion of eligible redevelopment costs, with TIF assistance not to exceed \$117,270. Eligible TIF expenses include land acquisition, demolition and site preparation, eligible paving and legal and architectural/engineering costs. The remaining project costs will be financed through a combination of private equity and traditional financing.

The redevelopment project is consistent with the City's Comprehensive Plan by encouraging investment within an existing redevelopment area, supporting commercial and light industrial growth and utilizing available planning and financial tools to stimulate development while reducing the burden on taxpayers.

It has been determined the cost-benefit analysis prepared in conjunction with the Redevelopment Plan and attached as Exhibit F satisfies the requirements of Section 18-2113 of the Nebraska Revised Statutes. The analysis concludes the project will improve an underutilized property, generate additional tax revenue upon completion of the TIF period, have minimal impacts on existing public infrastructure, create new commercial activity and provide long-term benefits that outweigh the associated costs.

As the plan states, the impacts and opportunities associated with the Odbert Redevelopment Project conform to the objectives and guidance contained within the City's Comprehensive Plan and provide long-term economic and community benefits that outweigh any potential adverse impacts.

Fiscal Impact: None

Alternative: Do Not Approve

Signature: Jean Van Iperen

Concurrence: Betsy Eckhardt

Approved: [Signature]

**REDEVELOPMENT PLAN FOR
THE ODBERT REDEVELOPMENT PROJECT**

PREPARED JULY, 2026

**BY THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF COLUMBUS, NEBRASKA**

A. Introduction

This Redevelopment Plan for the Odbert Redevelopment Project (this “Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Columbus, Nebraska (“City”). The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act").

Prior to the preparation of this Redevelopment Plan, and in compliance with the Act, the Mayor and Council designated a portion of the City as a blighted and substandard community redevelopment area; such area being commonly referred to as the 23rd Street Corridor Area a/k/a Redevelopment Area 6 (referred to herein as the “Redevelopment Area”). Richard B. Odbert and Mary K. Odbert (collectively, “Redeveloper”) propose a redevelopment project located within the Redevelopment Area to optimize the tax increment financing ("TIF") resources available to offset certain costs deemed eligible for reimbursement by TIF under the Act, and to remove existing and avoid future blighted and substandard conditions, all as further described herein. This Redevelopment Plan contemplates the construction of an approximately 8,400 square foot facility for use as a non-climate-controlled storage facility, together with such public and private improvements associated therewith, within the Redevelopment Area (such public and private improvements are collectively referred to herein as the "Redevelopment Project").

B. Project Site; Existing Conditions

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located to the northeast of the intersection of N Calle Columbo Street and 3rd Avenue, in the City. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

C. Conformance with the Comprehensive Plan

It is essential to the City’s comprehensive plan for development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Redevelopment Area and surrounding areas) included within the City's Comprehensive Plan. In accordance therewith, the Project Site straddles the boundary of “Large Lot Residential” and “General Commercial” designations for future use of the Project Site. Given the same and that the Project Site is

currently zoned for light industrial and directly abuts an existing industrial use, the Redevelopment Project is deemed to be in conformance with the Comprehensive Plan's future use map.

The Comprehensive Plan further sets forth the following objectives:

- Maximize the use of planning and financial tools to mitigate the cost of development to the community while providing incentives for well-planned development that achieves stated City principles and goals.
- Develop and enhance the Highway 30 corridor, as one of the primary gateways into the City.
- Capitalize on the significant expansion potential for commercial and light industrial along Highway 30.

The Redevelopment Project will assist in carrying out such objectives. Accordingly, the Redevelopment Project is in conformance with and furthers the objectives under the City's Comprehensive Plan.

D. Redevelopment Project Overview

The Redevelopment Project consists of the construction of an approximately 8,400 square foot facility for use as a non-climate-controlled storage facility. The facility and related improvements is anticipated to consist of: (i) an 80' x 50' building with 16' sidewalls and an 80' x 20' concrete approach; and (ii) a second approximately 88' x 50' building with 16' sidewalls and a 72' x 20' concrete approach. No public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

Exhibit "C", attached hereto and incorporated herein, sets forth the proposed preliminary site plan for the Redevelopment Project.

E. Existing Conditions

1. Existing Land Use

The Project Site primarily consists of unimproved land, with a metal shed located on the eastern boundary of the Project Site.

2. Existing Zoning

The Project Site is currently zoned as ML/C-1 (Light Industrial).

3. Existing Public Improvements

Public access to the Project Site currently exists from abutting N Calle Columbo Street. The Project Site is without internal paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure, but maintains access to the same via the abutting public right of way.

F. Proposed Redevelopment

1. Public Improvements

The Redevelopment Project will require some infrastructure improvements and other public improvements. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

Public access to the Project Site currently exists via abutting N Calle Columbo Street. Redeveloper will construct paving for ingress and egress therefrom. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project, if any. All public infrastructure, if any, constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site.

c. Other incidental improvements

The Project Site is currently undeveloped and will require filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect the buildings. Redeveloper also anticipates the extension of necessary utilities to the improvements on the Project Site. The anticipated public improvements (and costs related to the public improvements) for the Redevelopment Project are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than as detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project. The existing metal shed on the Project Site will be demolished as part of the site preparation for the Redevelopment Project.

f. Population Density

The Project Site is unoccupied. The Redevelopment Project is commercial/industrial in nature and will not increase population density in the area.

g. Land Coverage

The Project Site consists of approximately 50,820 square feet of land. The Redevelopment Project is anticipated to consist of: (i) an 80' x 50' building with 16' sidewalks and an 80' x 20' concrete approach; and (ii) a second approximately 88' x 50' building with 16' sidewalks and a 72' x 20' concrete approach, as shown on the site plan set forth in Exhibit "C". The Redevelopment Project is subject to and must comply with all applicable land coverage ratios required by the City.

h. Parking

The City's zoning code requires one parking space per ten storage units. The Redevelopment Project will be required to comply with this requirement.

i. Zoning, Building Code and Ordinance

The Project Site is currently zoned as ML/C-1 (Light Industrial). Light Industrial allows for "convenience storage" facilities, such as those proposed as part of the Redevelopment Project. Accordingly, no zoning change will be required as part of the Redevelopment Project. Notwithstanding, Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Redevelopment Project, if any.

2. Private Improvements

Private improvements for the Redevelopment Project Area consist of the construction of an approximately 8,400 square foot facility for use as a non-climate-controlled storage facility, in addition to the related facilities and improvements ancillary thereto. The facility and related improvements is anticipated to consist of: (i) an 80' x 50' building with 16' sidewalls and an 80' x 20' concrete approach; and (ii) a second approximately 88' x 50' building with 16' sidewalls and a 72' x 20' concrete approach. Redeveloper or other builders taking conveyance from Redeveloper will construct the private improvements. Paragraph H of this Redevelopment Plan details the anticipated construction schedule for the private improvements.

G. Project Costs

The total estimated costs of the Redevelopment Project are \$898,087. The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2026 pricing, and are subject to change without further amendment of this Redevelopment Plan.

H. Implementation

Redeveloper anticipates that construction of the Redevelopment Project will commence upon final approval of this Redevelopment Plan, and will be completed by the end of 2026. Notwithstanding the foregoing, Redeveloper's timely completion of the Redevelopment Project is subject to extraneous factors, which may necessitate that Redeveloper commences and/or completes the Redevelopment Project later than such projected date(s). As such, the anticipated start and completion dates are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors.

I. Financing

The City and the Community Development Agency of the City (the "Agency") contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid

into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and

- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond/note resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the base tax year and Base Tax Amount for the Redevelopment Project will be set forth in the redevelopment contract and/or the resolution authorizing the TIF Indebtedness (defined below). The Agency and Redeveloper anticipate the issuance of one TIF bond or note for the Redevelopment Project. All TIF Revenues generated by the Redevelopment Project shall only be divided and allocated over the applicable 15-year increment period or until full payment of the TIF Indebtedness, whichever occurs first.

1. Necessity of TIF

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF. In support thereof, Redeveloper provided the following return-on-investment analysis in its TIF application:

NEW PROJECT										
Structure combinations	project cost	Taxes	ins	website +merch proc	payment	gross income	net -Taxes & ins	cash flow after debt	cash flow with TIF	
6-16x50 4-24x50	\$ 839,405	862	1,329	275	(3,194)	5,016	2,550	(644)	130	
loan rate	8	variable								
loan years	15									

Model shows 95% occupancy at \$0.60/sq.ft for storage for the 16'x50' units and \$0.50/sq.ft for the larger 24'x50' units., while financing 50% of improvements except for lot acquisition. Current model shows 8% loan amortized over 15 years. This model uses a variable rate loan, it is reasonable to expect rate will change in 15 years. If the rate increases the cash flow will become even more difficult.

The model shows ten storage areas. Four 24'x50' units, and six 16'x50' units, each with 14' overhead doors.

This project would not cash flow without the use of TIF.

Pursuant to the Act, the City may rely upon the veracity of Redeveloper’s representations when assessing the necessity of TIF. In accordance therewith and the representations of Redeveloper set forth above, the Redevelopment Project, as proposed herein, is not economically

feasible without the assistance of TIF and Redeveloper would not construct the same without TIF.

2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one TIF bond or note (the "TIF Indebtedness") in the principal amount of not to exceed \$117,270. The foregoing TIF Indebtedness principal amount does not account for an interest rate. The Agency may, in its discretion, utilize an interest rate for the TIF Indebtedness; provided that the future value of the TIF Indebtedness does not exceed \$117,270. In accordance therewith, the final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract or resolution authorizing the issuance of the TIF Indebtedness.

The total estimated cost of the Redevelopment Project is \$898,087. Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity and traditional bank financing. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

J. Cost-Benefit Analysis

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

Exhibits:

Exhibit A:	Project Site and Existing Land Use
Exhibit B:	Future Land Use Map
Exhibit C:	Site Plan and Future Land Use
Exhibit D:	Estimated Construction Cost of the Redevelopment Project
Exhibit E:	Sources and Uses of TIF
Exhibit F:	Cost-Benefit Analysis

EXHIBIT "A"

Project Site and Existing Land Use

Legal Description:

A tract of land located in the NW1/4 of Section 21, Township 17 North, Range 1 East of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at a point 370 feet south of the NW corner thereof; thence East 250 feet to the point of beginning; thence east 231 feet; thence south 220 feet parallel to the Section line; thence west 231 feet parallel to the North line; thence 220 feet north to the point of beginning.

* In the event Redeveloper subdivides or replats the Project Site, the legal description(s) of such subdivided or replatted parcel(s) comprising the Project Site, upon final approval of the City with respect thereto, shall replace and supersede the above legal description.

Depiction and Current Condition (outlined in red):

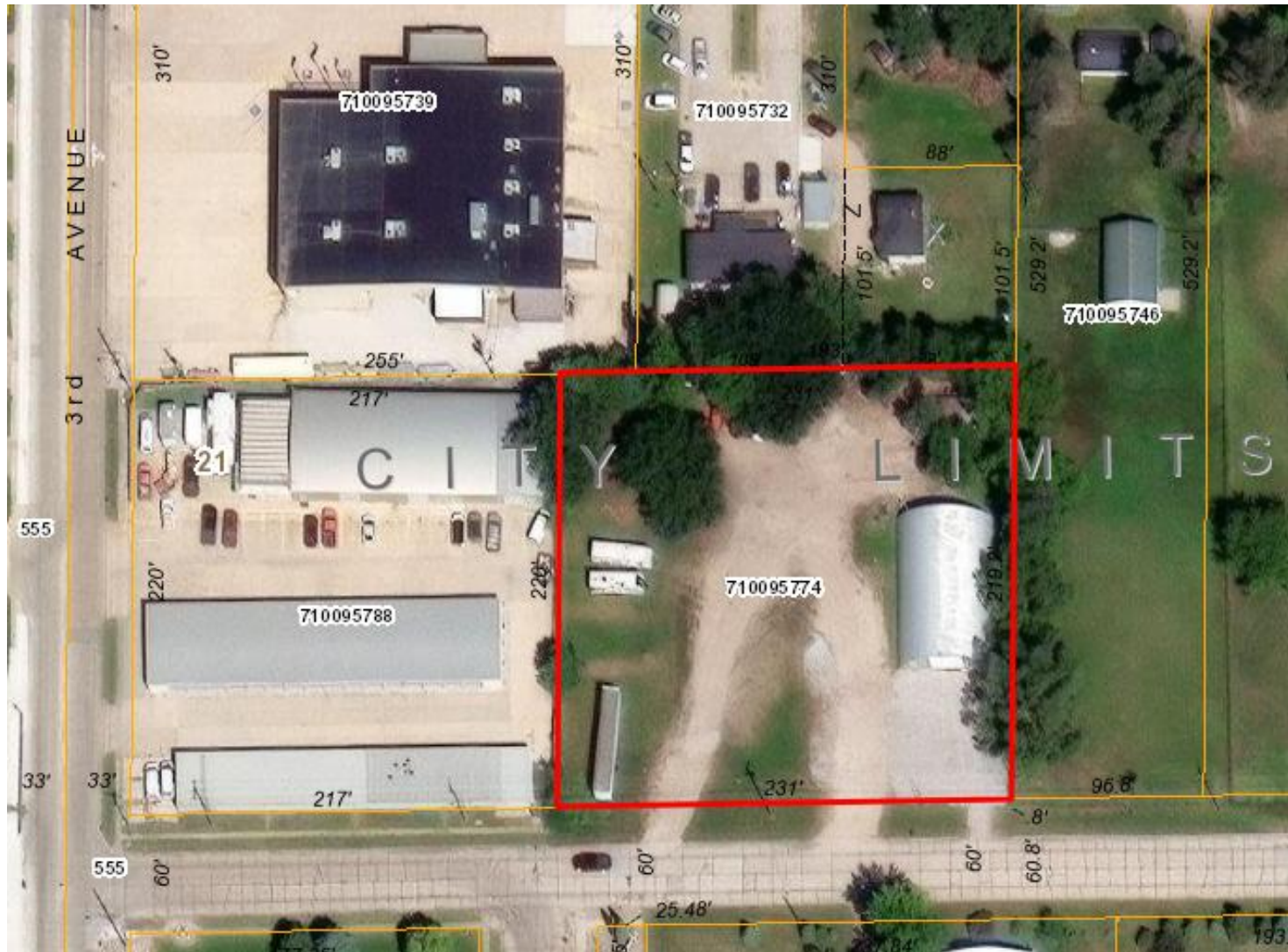
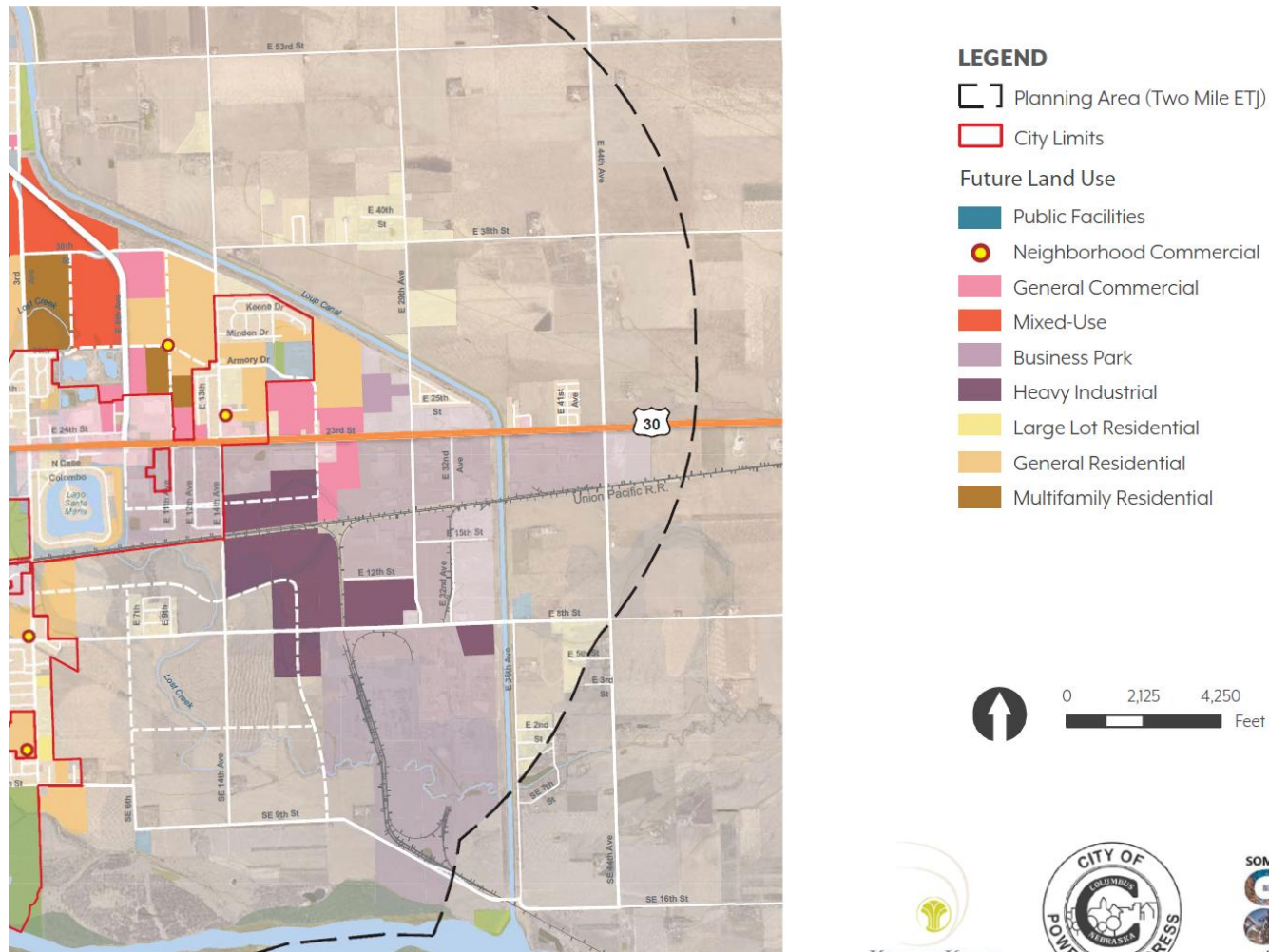


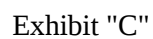
Exhibit "A"

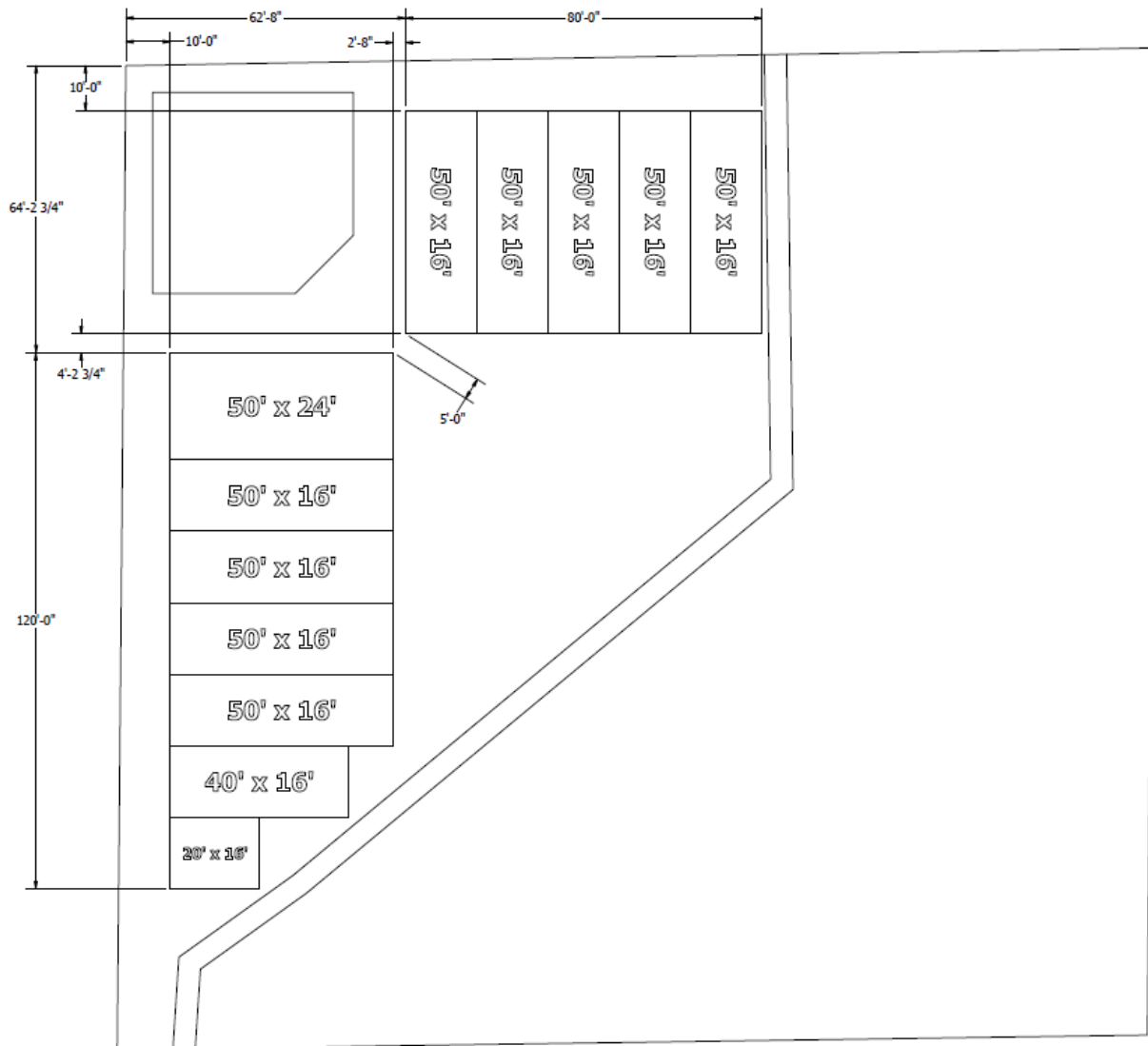
Future Land Use Map



* Project Site currently on the boundary of Large Lot Residential and General Commercial.

Site Plan and Future Land Use





* The above site plans are preliminary and subject to change.

EXHIBIT "D"

Estimate of Construction Costs

Land Acquisition	\$171,000
Demolition & Site Prep	\$35,500
Paving	\$123,040
Building Cost	\$446,490
Soft Costs	\$122,057
TOTAL	\$898,087

* The above figures are estimated values based on current pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of construction.

EXHIBIT "E"

Sources and Uses of TIF

USES:

Land Acquisition	\$171,000
Demolition & Site Prep	\$35,500
Eligible Paving	\$25,200
Legal and A&E Fees	\$22,740
TOTAL	\$254,440

* The above "Uses" are preliminary estimates based on current pricing and are subject to change.

SOURCES:

General Assumptions:

Base Value:	\$156,390
Final Value:	\$640,841
Tax Levy (2025):	1.630042
TIF Indebtedness:	NTE \$117,270
Interest Rate:	TBD

* The above figures are based on assumed values and levy rates. Actual amounts and rates will vary from those assumptions, and it is understood that the actual TIF sources may vary materially from the projected amounts.

Projected Amortization:

	Total Taxable	Less Pre- Development	TIF Taxable	Tax Levy	Tax Revenues	Treasurer's 1% Collection	Revenues Available					Loan	Capitalized	Interest at
DATE	Valuation	Base	Valuation			Fee	For TIF Loan	Principal	Interest at 0.00%	Total		Balance	Interest	0.00%
-----	-----	-----	-----	----	-----	-----	-----					-----	-----	-----
0												\$117,270		
0.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$113,361	0	0
1	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$109,452	0	0
1.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$105,543	0	0
2	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$101,634	0	0
2.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$97,725	0	0
3	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$93,816	0	0
3.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$89,907	0	0
4	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$85,998	0	0
4.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$82,089	0	0
5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$78,180	0	0
5.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$74,271	0	0
6	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$70,362	0	0
6.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$66,453	0	0
7	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$62,544	0	0
7.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$58,635	0	0
8	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$54,726	0	0
8.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$50,817	0	0
9	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$46,908	0	0
9.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$42,999	0	0
10	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$39,090	0	0
10.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$35,181	0	0
11	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$31,272	0	0
11.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$27,363	0	0
12	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$23,454	0	0
12.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$19,545	0	0
13	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$15,636	0	0
13.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$11,727	0	0
14	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$7,818	0	0
14.5	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$3,909	0	0
15	\$ 640,841	\$156,390	\$ 484,451	1.630042	\$ 3,948	\$ 39	\$ 3,909	\$3,909	\$0	\$3,909		\$0	0	0
=====	=====	=====	=====									=====	-----	
					\$118,440	\$1,170	\$117,270	\$117,270	\$0	\$117,270			\$0	
					=====	=====	=====	=====	=====	=====			=====	
													(F9 = calculate)	
								\$117,270						
								\$0				ASSUMPTIONS:		
								\$0				1. Loan Amount:	\$117,270	
												2. Interest Rate:	0.00%	
												3. Base Value:	\$156,390	
												4. Future Value:	\$640,841	
								=====						

* The above figures are estimates based upon the assumptions in this Exhibit “E” and are subject to change.

EXHIBIT "F"

Cost-Benefit Analysis (Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15 year tax shift for the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan, and is adopted hereby.

Notes:

- 1. The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2025 levy rate. There has been no accounting for incremental growth over the 15-year TIF period.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the Redevelopment Project:

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires minimal public infrastructure installation. The Project Site will require the construction of vehicular access from N Calle Columbo Street, along with the construction and/or extension of utilities to serve the improvements on the Project Site. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. The Project Site will be filled and graded to provide for effective surface water runoff. The Agency

and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Redevelopment Project should create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment Project should generate immediate tax growth for the City. The storage facilities will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the Project Site:

The Redevelopment Project will result in a new business within the Project Site, requiring the staffing of one full-time employee. Accordingly, it is anticipated that the Redevelopment Project will have a positive impact on employers and employees locating or expanding within the boundaries of the Project Site.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the Project Site:

It is not anticipated that the Redevelopment Project will materially impact surrounding employers and/or employees.

5. Impacts on student populations of school districts within the City:

The Redevelopment Project is commercial/industrial in nature and will not impact student populations in the City.

6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will improve and occupy an underutilized space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the

consideration of the costs or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

7718930.2

4. Building report for July 2026.



City of Columbus

Building Department

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

July Building Report Comments

For the Residential area, a permit was issued for a new single-family home, along with various residential alterations and additions. Additionally, permits were issued for ten decks, three accessory structures, and twenty-three fences during the month of July.

On the Commercial side, an alteration permit was issued for the property located at 3021 23rd Street. In addition, one permit was issued for a new commercial building at 659 S 33rd Avenue.

Plan reviews are currently underway for Trinity Lutheran Church project, an ADM building, an addition at 2917 23rd street, and a couple wireless tower projects.

Andy Woehrer

Chief Building and Code Official
City of Columbus

City of Columbus

Building Department Monthly Report

08/03/2026

JULY 2026 2025

	JULY 2026			JULY 2025		
	Count	Permit Fees	Value	Count	Permit Fees	Value
Accessory Structu	3	\$187.80	\$21640.00	3	\$507.82	\$84000.00
Com Addition	0	\$0.00	\$0.00	1	\$0.00	\$250000.00
Com Alteration	1	\$696.38	\$145000.00	6	\$10390.21	\$4031519.00
Com New Constr	1	\$404.19	\$65000.00	6	\$72976.43	\$45283332.00
Com Plumbing	3	\$169.00	\$30900.00	3	\$141.00	\$78566.00
Deck	10	\$768.91	\$96089.00	6	\$491.72	\$70454.98
Demolition	2	\$64.00	\$26.00	1	\$32.00	\$1000.00
Egress Window	5	\$211.47	\$18300.00	2	\$64.78	\$3500.00
Fence	23	\$761.00	\$131356.00	27	\$907.00	\$82850.00
Gas line	7	\$192.00	\$18499.99	1	\$32.00	\$8000.00
Res Addition	5	\$710.48	\$106220.00	2	\$1008.30	\$215000.00
Res Alteration	5	\$437.58	\$55674.01	9	\$965.38	\$131791.05
Res New Construc	1	\$1052.46	\$326573.00	9	\$6853.84	\$2665800.00
Res Plumbing	70	\$6112.00	\$1100837.00	12	\$1139.00	\$265837.00
Res Pool	1	\$92.31	\$11926.94	1	\$292.40	\$50000.00
Signs	6	\$417.00	\$43160.50	7	\$289.00	\$91128.00
Sprinklers	5	\$170.00	\$20000.00	13	\$286.00	\$69500.00
Wireless Tower	0	\$0.00	\$0.00	0	\$0.00	\$0.00
YEAR TOTAL	148	\$12446.58	\$2191202.44	109	\$96376.88	\$53382278.03

Population: All Records
 Permit.DateIssued Between 7/1/2025 12:00:00 AM
 AND 7/31/2026 11:59:59 PM AND
 Permit.PermitType Not = Tree Removal AND
 Permit.PermitType Not = Excavation

5. Adjournment.