

AGENDA
November 4, 2025

1. Please silence all cell phones
2. Pledge of Allegiance and Prayer
3. Roll call
4. Inform public of the posting of the open meeting laws
5. The meeting notice was published in the Columbus Telegram on October 28th, and the Humphrey Democrat on October 29th, 2025
6. Approve the agenda as written
7. Approve the minutes for October 20th, 2025 as written
8. **Discussion and possible action on the following:**
9. Jon Cannon - NACO Update
10. Sigrid Parker - Register of Deeds
 - 10.a. Consideration to remove from the table the purchase of Fraud Alert Service Subscription
 - 10.b. Consideration of approval of the purchase of Fraud Alert Service Subscription
11. Eric Mullaly - Platte County Veterans Officer
 - 11.a. Consideration of MOU for VetraSpec
12. Tim Hofbauer - Emergency Manager/IT
 - 12.a. Consideration of IT Infrastructure and Server updates
 - 12.b. Consideration of Vending Machine Operations
13. Theresa Grape - Visit Columbus Platte County NE
 - 13.a. Consideration of Improvement Grants for City of Columbus — Gerard Park, Camp Pawnee, Platte County Historical Society,
 - 13.b. Discussion on an Improvement Grant for Columbus Optimist Club
14. Highway Department
 - 14.a. Consideration of Authorization to purchase a new loader
 - 14.b. Road report
15. Consideration of Levy Corrections
16. Consideration of Christmas Eve hours for Platte County Offices
17. Committee Reports
18. Motion to accept, file, and credit the proper accounts on correspondence: NE Commission on Law Enf and Criminal Justice, Jail Standards Division — Conducting annual inspections, Platte Co Treasurer - Fund Balance Listing for 9/30/2025, State of NE, Dept of WEE -NPDES General Permit for Operations Confining Cattle for DT

Live Co. Concentrated Animal Feeding Operation, Issued Permit -
Phased Construction and Operating Permit for Mike and Donna Pfeifer
Livestock Concentrated Animal Feeding Operation, Request for
Additional Information - NPDES General Permit Renewal for Bunker
Hill Farms, Inc. Concentrated Animal Feeding Operation, NPDES
General Permit for Operations Confining Cattle for Beller Corporation
Concentrated Animal Feeding Operation, Treasurer Receipts
\$359,763.77.

19. Motion to approve claims
20. Public Comments
21. Motion to Adjourn to November, 18th, 2025

The agenda for the meeting subject to change, is kept continuously current and is available for public inspection at the office of the County Clerk in the Platte County Courthouse, Columbus, Nebraska.

PROPERTY FRAUD ALERT

PROPERTY FRAUD occurs when someone records a fraudulent document in the county land records office, making it look like they own your home or property.



PROPERTY FRAUD ALERT is a notification service that alerts subscribers against the possibilities of fraudulent activity being committed against their property.

SIGN UP FOR FREE by visiting PropertyFraudAlert.com or by scanning the QR code with your phone camera.



Choose how you want to be notified!



Register in English or Spanish
Registrese en inglés o español

For further details, contact the county's
Land Records Office

Sigrid Parker

From: Peter Ollis <PeterO@fidlar.com>
Sent: Tuesday, September 9, 2025 2:24 PM
To: Sigrid Parker
Subject: RE: Property Fraud Alert Contract



Sigrid,

That sounds great!

Once we have a signed contract the process would go as follows:

1. Kickoff call with project manager to decide desired start date of service
2. Connect with MIPS to set up daily data transfer
3. Create custom website and PFA marketing material for Platte County
4. Launch service

Overall, we would hope to start this by October if the contract is signed around the time of your board meeting.

Please let me know if there is any other information, I can provide you.

Thank you!

Peter

PETER OLLIS
Territory Manager
[563-345-1272](tel:563-345-1272) | Office
[563-214-4599](tel:563-214-4599) | Cell
PeterO@fidlar.com



Search County Records Online with [Tapestry!](#)
Protect your most valuable investment with [Property Fraud Alert!](#)

From: Sigrid Parker <sparker@plattecounty.ne.gov>
Sent: Tuesday, September 9, 2025 9:12 AM
To: Peter Ollis <PeterO@fidlar.com>
Subject: RE: Property Fraud Alert Contract

Property Fraud Alert Service Agreement

Platte County Register of Deed's Office

Columbus, Nebraska

Property Fraud Alert Description:

Fidlar Technologies (Fidlar) Property Fraud Alert (PFA) service is designed to monitor, identify and notify individuals whose name has been indexed from a document recorded in the Platte County Register of Deed's Office. PFA allows subscribers the ability to have their personal/business name monitored within the Platte County Office in order to track possible fraudulent activity. PFA allows for free subscriptions via the PFA website and is accessed by the potential subscriber. Subscribers will be notified only when the name they have submitted is used in any recording activities within the Platte County Office. The alert notification methods provided as options to the subscriber (and selected at the time of subscription) are either phone, text, or email.

The attached Addendum A is a listing of the unique features provided by PFA and must be accepted at the time of the signing of this agreement.

Property Fraud Alert Service Terms and Conditions:

Platte County agrees to participate in the PFA Service by providing the index data required (at no cost to Fidlar) and permitting the use of this information in order to monitor and identify (via the PFA Service) individuals' identity only for the purpose of possible fraudulent activity. Platte County understands that PFA is a service provided by Fidlar in order to offer individual alerts to all participating users. Platte County will post index data via a data format mutually agreed upon by Fidlar and Platte County to a FTP site, at interval timings under full discretion of Platte County. The data once received by the FTP site will then be processed by the PFA system service which is running on a secured system server behind firewall technology. Fidlar reserves the right to make changes to the PFA service as deemed necessary.

Fidlar agrees NOT to retain subscriber's information beyond time period needed to perform PFA services unless required under another agreement.

Fidlar agrees that it may NOT use or share Platte County's data in any other way other than the method outlined above for the PFA service, without the express written consent of Platte County.

Fidlar agrees to provide needed hardware, technology and software in order to perform needed search and notification to subscribers.

PFA Termination:

The license granted under this agreement, with regard to the software, may be terminated by Fidlar for material failure of Platte County to comply with terms and conditions of this agreement. Within thirty (30) days after Platte County has discontinued the use of the License program, or within ten (10) days after FIDLAR has terminated any license. The term of this agreement is one-year (1 year.) If Platte County and Fidlar mutually desire to contract for services beyond the initial one-year (1 year) term of this agreement, the parties can extend this agreement for a period of one-year or until terminated by either party, whichever comes first. Platte County may cancel its subscription by providing thirty (30) days' prior written notice before the annual subscription renewal date.

Fidlar agrees that if/when the service agreement concludes or is terminated, all user data including names, phone numbers, email addresses and PID's will be collected and released to Platte County.

PFA Service Fees:

One-Time charge for PFA licensing, set-up and collateral materials: \$15,000
Annual Maintenance and Support (Fixed for three (3) years): \$3,250

Marketing Release Kit: Included:
Qty 50, Customized PFA Posters
Qty 2500 PFA Customized flyers.
Fidlar will customize, print and ship.

Annual support includes the PFA services described herein and in Addendum A. Annual fee is subject to change based on mutually agreed upon changes/additions/deletions to the PFA service as described in the agreement. Changes/additions/deletions are not guaranteed, but if considered, may result in a proposal for changes in the fee amount.

CLIENT REPRESENTS THAT THIS AGREEMENT HAS BEEN READ AND IS ACCEPTED

PLATTE COUNTY REGISTER OF DEED'S

FIDLAR TECHNOLOGIES

Dated: _____

Dated: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Addendum A

PFA Value Provided to Register of Deed's

- Automatic notification system: Registered constituents receive a text, email or personal phone call (from Fidlar) each time a document is recorded in their name. Register of Deed's does not have to worry about cards to mail or address lists to maintain.
- Flexible sign-up processes: Constituents can sign up via the PFA website or for those not comfortable doing so online or for those who do not have access to a computer; sign-up is available by calling the dedicated PFA toll-free number staffed by Fidlar.
- Notifications are sent out upon the recording of **any** document. Deeds are not the only damaging document that can be fraudulently filed. Powers of Attorney, satisfactions, etc., can also lead to fraudulent activity. PFA notifies the subscriber any time any document is recorded in the name registered with Fidlar.
- PFA is an opt-in notification system. Once subscribed, the constituent does not have to check in on a website for notification status. Email notifications are sent within 24 hours of the document being made available to Fidlar or the next business day, should the 24 hour period fall upon a weekend or holiday. Phone notifications are attempted within 48 regular business hours of the document being made available to Fidlar. When calling a subscriber with an alert notification, Fidlar will attempt the call twice (in consecutive days) and leave voicemails. If a return call is not received, Fidlar will make a third attempt one week after the first call was made. If no return call is made after the third attempt, the call will be closed.
- A customized PFA website will be created for the Register of Deed's office. The Register of Deed's office will have the right to select up to five (5) graphics to be used on the customized homepage.
- PFA requires no changes to existing recording workflow.
- No training required for Register of Deed's employees.
- PFA provides for customization of the text, email and phone notification verbiage.
 - The custom PFA website for the Register of Deed's will be managed by Fidlar.
- PFA provides an online administration tool for use within the Register of Deed's office for the purpose of monitoring subscription levels. Also available via the administration tool is the ability to access the current list of subscribers contact information as well as a list of notification alerts that have been sent.
- The call-center that provides live follow-up to PFA subscribers is fully maintained and staffed by Fidlar. This call-center is staffed from 8:00 – 5:00 CST and is

housed at our corporate office in Davenport, IA. This call center will handle the following calls

- Incoming calls from constituents who wish to sign-up but are either hesitant to do so over the Internet or don't have a computer. Typically, this represents a more elderly demographic.
- Incoming calls from subscribers who have received alerts and have questions. Historically, our attendants are able to answer incoming questions to the subscriber's satisfaction. However, in the event that a question remains that goes beyond our capabilities, it will be forwarded to the Register of Deed's office.
- Outgoing calls providing alerts. Subscribers have the ability to receive alerts via text, email, or phone. Those that opt to receive alerts via phone receive a call from one of our call center attendants. We will make three outgoing calls (and leave a personal message, if needed) to ensure that we have ample opportunity to connect with the subscriber.

MEMORANDUM OF UNDERSTANDING
BETWEEN THE NEBRASKA DEPARTMENT OF VETERANS' AFFAIRS
AND

This Memorandum of Understanding ("MOU") is entered into by and between the Nebraska Department of Veterans' Affairs (hereinafter "NDVA"), and _____, on behalf of the _____ County Veterans Service Office (hereinafter "County"). NDVA and County may be collectively referred to as the "Parties" or individually as a "Party."

PURPOSE. The purpose of this MOU is to allow a Nebraska County to join on NDVA's license as a "User" thereby enabling the County to view and add certain information to the web based database "VetraSpec" in order to assist veterans and/or their eligible dependent(s) to access all benefits which they are entitled by law.

DURATION. This MOU is in effect from January 1, 2026 through December 31, 2028.

DUTIES AND RESPONSIBILITIES.

1. County shall do all of the following:

- 1.1. Receive billing directly from Tyler Technologies, Inc. and remit the annual user fee to Tyler Technologies, Inc. to maintain file access.
- 1.2. Complete and upload the NDVA "Authorization to Disclose Personal Information To A Third Party" to allow authorized County personnel to access information pertaining to veteran benefits.
- 1.3. Only access files in VetraSpec as requested by the veteran, veteran's representative, and/or veteran's eligible dependent(s).
- 1.4. Submit all customizations to access permissions to NDVA for approval and submission. Requests for customization by the County must be in writing and provided to the NDVA Contract contact identified below. Submission requests will be reviewed by NDVA, recorded and submitted by NDVA if deemed appropriate. County shall not submit any such request for customization directly to Tyler Technologies, Inc. unless specifically authorized, in writing, by NDVA.
- 1.5. Only use information from veterans' files to assist the veteran, veteran's spouse and/or veteran's eligible dependent(s) and not for any other purpose including, but not limited to, the following:
 - 1.5.1. Recruitment for membership to organizations;
 - 1.5.2. Solicitation to firms or any other for-profit or non-profit organizations seeking to do business with individuals represented by the database;
 - 1.5.3. Listing names for inclusion/inscription on monuments or memorials.

2. NDVA shall do the following:

- 2.1. Allow Users to access information in VetraSpec under the license held by NDVA.
- 2.2. Monitor usage of VetraSpec and report any violation of its intended use.
- 2.3. Review the information contained within VetraSpec.
- 2.4. Cancel User access to VetraSpec for any violation of the intended use of VetraSpec.
- 2.5. Maintain any written requests for customization by the County.
- 2.6. Cooperate with any authorities legally empowered to investigate, audit, or otherwise review the procedures, data, and conduct, including the operation of VetraSpec and its users under the license held by NDVA.

ANTI-DISCRIMINATION.

The Parties agree to comply fully with Title VII of the Civil Rights Act of 1964, as amended, The Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act Amendments Act of 2008, and the Nebraska Fair Employment Practice Act, as amended, in that there shall be no discrimination in the provision of services or against any employee, any applicant for such employment, or any other

person because of age, race, color, religious creed, national origin, ancestry, disability, sex or marital status. This provision shall include but not be limited to the following: employment, promotion, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship.

ASSIGNMENT.

The Parties agree that they shall not assign their duties or responsibilities under this MOU without receiving prior written permission of the other Party.

GOVERNING LAW.

This MOU shall be governed by and construed under the laws of the State of Nebraska, which shall be the forum for any lawsuits arising from an incident to this MOU.

INDEPENDENT CONTRACTOR.

The Parties mutually agree that this MOU shall not create any type of employment relationship between or among the Parties. Each Party shall employ and direct such personnel as it requires to perform its obligations under this MOU, exercise full authority over its personnel, and comply with all workers' compensation, employer's liability and other federal, state, county, and municipal laws, ordinances, rules and regulations required of an employer providing services as contemplated by this MOU.

SEVERABILITY.

If any term or condition of this MOU is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this MOU did not contain the particular provision held to be invalid or illegal.

TERMINATION.

This MOU may be terminated at any time by either party giving thirty (30) days written notice.

NOTICES.

Notices shall be in writing and shall be effective upon mailing. Written notices, such as notices of termination or notice of breach shall be sent to the following addresses:

<p><u>FOR NDVA:</u> Nebraska Department of Veterans' Affairs Attn: Contracts Attorney PO Box 95083 301 Centennial Mall South Lincoln, NE 68509-5083 ndva.legal@nebraska.gov</p>	<p><u>FOR COUNTY:</u></p>
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BUSINESS ASSOCIATE PROVISIONS.

In order for County to complete the services set forth in this MOU, NDVA may need to disclose to County, or otherwise provide County access to Protected Health Information ("PHI"). NDVA and County intend to protect and provide for the privacy and security of PHI in compliance with the Health Insurance Portability and Accountability Act ("HIPAA"). Accordingly, the Parties agree to the following Business Associate Provisions.

1. Definitions.

- 1.1. "Business Associate" shall generally have the same meaning as the term "business associate" at 45 CFR §160.103, and in reference to the Party to this MOU, shall mean County.
- 1.2. "Covered Entity" shall generally have the same meaning as the term "covered entity" at 45 CFR §160.103, and in reference to the Party in this MOU shall mean NDVA.
- 1.3. "HIPAA Rules" shall mean the Privacy, Security, Breach Notification, and Enforcement Rules at 45 CFR §§160 and 164.
- 1.4. The following terms shall have the same meaning as those terms in the HIPAA Rules: breach, data aggregation, designated record set, disclosure, health care operations, individual, minimum necessary, Notice of Privacy Practices, Protected Health Information, required by law, Secretary, security incident, subcontractor, Unsecured Protected Health Information, and use.
2. County shall do the following:
 - 2.1. Not use or disclose PHI other than as permitted or required by this MOU or as required by law. County may use PHI for purposes of managing its internal business processes relating to its functions and performance under this MOU. Use or disclosure must be consistent with NDVA's minimum necessary policies and procedures.
 - 2.2. Implement and maintain appropriate administrative, physical, and technical safeguards, to prevent access to, and the unauthorized use and disclosure of, PHI. Comply with Subpart C or 45 CFR §164 with respect to electronic PHI, to prevent use or disclosure of PHI other than as provided for in this MOU and assess potential risks and vulnerabilities to the individual health data in its care and custody and develop, implement, and maintain reasonable security measures.
 - 2.3. To the extent County is to carry out one or more of the NDVA's obligations under Subpart E of 45 CFR §164, comply with the requirements of Subpart E that apply to NDVA in the performance of such obligations. County may not use or disclose PHI in a manner that would violate Subpart E of 45 CFR §164 if done by NDVA.
 - 2.4. In accordance with 45 CFR §§164.502(e)(1)(ii) and 164.308(b)(2), if applicable, ensure that any agents and subcontractors that create, receive, maintain, or transmit PHI received from NDVA, or created by or received from County on behalf of NDVA, agree in writing to the same restrictions, conditions, and requirements relating to the confidentiality, care, custody, and minimum use of PHI that apply to County with respect to such information.
 - 2.5. Obtain reasonable assurances from the party to whom the information is disclosed that the information will remain confidential and used or further disclosed only as required by law or for the purposes for which it was disclosed to the person, and the person notifies the County of any instances of which it is aware that the confidentiality of the information has been breached.
 - 2.6. Within fifteen (15) days:
 - 2.6.1. Make available PHI in a designated record set to NDVA as necessary to satisfy NDVA's obligations under 45 CFR §164.524;
 - 2.6.2. Make any amendment(s) to PHI in a designated record set as directed or agreed to by NDVA pursuant to 45 CFR §164.526, or take other measures as necessary to satisfy NDVA's obligations under 45 CFR 164.526; and
 - 2.6.3. Maintain and make available the information required to provide an accounting of disclosures to NDVA as necessary to satisfy NDVA's obligations under 45 CFR §164.528.
 - 2.7. Make its internal practices, books, and records relating to the use and disclosure of PHI received from, or created or recorded by NDVA on behalf of, NDVA available to the Secretary or its designee for purposes of determining compliance with the HIPAA Rules. County will provide NDVA with copies of the information it has made available to the Secretary.
 - 2.8. Report to NDVA, within fifteen (15) days, any unauthorized use or disclosure of PHI made in violation of this MOU or the HIPAA Rules, including any security incident that may put electronic PHI at risk. County shall, as instructed by NDVA, take immediate steps to mitigate any harmful effect of such unauthorized disclosure of PHI pursuant to the conditions of this MOU through the preparation and completion of a written Corrective Action Plan subject to review and approval by

NDVA. County shall report any breach to the individuals affected and to the Secretary, and if warranted, to the media on behalf of the covered entity as required by the HIPAA Rules.

IN WITNESS WHEREOF, the Parties have duly executed this MOU, and the individual signing below has authority to legally bind the Party to this MOU.

NEBRASKA DEPARTMENT OF VETERANS' AFFAIRS	BOARD OF COUNTY COMMISSIONERS OF _____ COUNTY, NEBRASKA
By: _____ (Director or Designee)	By: _____ (Signature of Authorized Official)
JOHN HILGERT, DIRECTOR	_____
_____	_____
(Date)	(Date)



2025 Visitor Improvement Request

Fund Grant Application

Camp Pawnee

Columbus Nebraska's best kept Secret



Columbus, Nebraska USA

- Once you visit Columbus, Neb., you'll quickly discover why Columbus is known as the "City of Power & Progress" – home to powerful people who are making a difference in their community; home to a progressive spirit which continues to move Columbus forward. In 2009, Columbus was selected by CNN/Money Magazine as one of the top 100 best places to live.
- Columbus, located in Platte County, is the largest city and the county seat. It is conveniently situated along the historic Lincoln Highway Scenic & Historic Byway (Hwy. 30) and the Pan American Highway (Hwy. 81). It is located 3 miles north of the Platte River and borders the north side of the Loup River.

Grant Request

- Camp Pawnee (formally Camp Sheldon) was established in 1919 in Platte County on land donated by CC Sheldon. The Camp was developed by the Nebraska YMCA as a youth camp. The camp has operated in part as a youth camp during the entire time. In the mid-80's the camp was sold to a group of local business-people who formed a non-profit 401 (C)3 corporation. In the past the YMCA, 4H, Boy Scouts, Girl Scouts, Omaha Police Department, and others have conducted youth programs at Camp Pawnee. The Columbus YMCA continues to conduct a summer camp to this day.
- Camp Pawnee hosts family reunions, class reunions, weddings camping, day hiking and nature observance and many other groups and activities at this location. We are proposing the renovation of the Red Building that can be used for all the mentioned activities.
- The Red Building is used during the entire year; however, it will primarily target the prime three seasons. Currently, there are few events during the winter months as the buildings are not heated, however the Boy Scout do have several winter camping adventures.
- Camp Pawnee has hosted more than dozen events this year that were conducted outside, and we foresee an even larger attraction to visitors with a more modern looking facility.
- In 2019, Camp Pawnee was decimated by the flood. With the fantastic support of the Columbus area citizens and businesses, Camp Pawnee bounced back, better than before the flood. All the buildings have been restored on the inside to better than original shape, however the outsides of several are showing their age and are in great need of exterior siding replacement.
- The Camp Pawnee board is proud of the progress we have made, and we want to continue to improve the camp for the next +100 years.

2025 Activities at Camp Pawnee

➤ Youth Events

❖ *Youth mentor hunts / Hunter Safety Classes

❖ *Scouting events

❖ *Birthday / Graduation Parties

❖ *YMCA day camp for 5-6 weeks each summer

➤ Multiple Weddings with 150-200 people per event

➤ Behlen's annual employee / guest picnic with 700-800 visitors.

➤ Many Family reunions with 75-80 people each

➤ Previous Power and Progress Band Festival with 1,500-2,000 people over a long weekend

➤ Community Events with 30-35 people each.

➤ Many Campers, facilitating approximately 500 (+) people annually.



10 camping spots with hook-ups





COMPLETED WITH
GRANT FROM

Visit
columbus
platte county  nebraska

VISITORS CENTER



How will this benefit Columbus & Platte County?

- ***Please provide a brief description of the project.***

The red building as it is so fondly named is our largest and most used structure on the property. The building is well over (70) years old and has withstood many floods, including the one of 2019 which devastated much of the camp property. It is used for family reunions, wedding receptions, class reunions, birthday parties as well as many more events. It has been completely gutted and restored on the inside, however the exterior is in need of much improvements. It is our plan to install exterior siding on the outside as an improvement to the structure. A clean attractive building is essential in attracting activities and the siding will help protect the building for future generations and increase visitation and revenue.

- ***How will this project increase visitation to or encourage visitors to stay longer in Columbus/Platte County?***

The red building is used for family type events for which family members and friends frequently come into Columbus to attend. These visitors regularly stay at hotels and motels in Columbus for several days. Refurbishing the appearance of the red building will encourage more use of this building for events.

- ***If this project is not awarded the entire requested amount, will you continue the project?***

If the complete grant is not awarded, we will likely proceed as it is priority for the Camp board.

How to Know If Your Home / Structure Needs New Siding ?

- **Visible Damage and Wear**
 - Check your siding for cracks, warping, or bubbling. These can allow water to seep behind the panels and cause structural damage. Fading or chalky surfaces indicate UV damage and weathering that weaken the material's integrity. Mold or mildew growth on siding surfaces can signal trapped moisture, which risks rot and health concerns.
- **Energy Efficiency Decline**
 - If you notice drafts near your walls, or your heating and cooling bills have steadily increased without other explanation, your siding may no longer be providing an effective thermal barrier. Aging or damaged siding can cause air leaks and reduce insulation effectiveness, making your HVAC system work harder.
- **Pest Intrusion**
 - Gaps or cracks in siding can become entry points for pests like termites or carpenter ants, which can seriously damage the framing beneath. Regular inspections revealing pest activity around siding edges or under trim should be taken seriously.
- **Age and Maintenance History**
 - Most siding materials have a typical lifespan. For example, vinyl siding lasts about 20–40 years, HardiePlank (fiber cement) can last up to 50 years, and Cedar Impression siding ranges from 20–30 years for natural cedar to over 30 years for polymer versions. If your siding is aging, fading, or constantly needing repairs, full replacement is often the smarter long-term choice.







FROM 40¢ TO 10¢

FROM 40¢ TO 10¢
FOR ALL
CASH & CARRY



Construction terminology / description/ details

- **What Is Siding in Construction Terms?**
- Siding, in construction terminology, refers to the exterior cladding material installed on a home's outer walls to protect the structure from environmental exposure.
- It functions as a critical part of the building envelope, forming a barrier that prevents water infiltration, regulates thermal performance, and shields the internal wall assembly from mechanical damage.
- Unlike decorative features, siding is engineered to meet structural, thermal, and weather-resistance standards. It works in tandem with other components like house wrap, sheathing, and insulation to create a complete moisture and air management system.
- Siding systems are available in a range of materials, including vinyl, Hardie plank, cedar impression siding, engineered wood, aluminum, and polymer composites. Each of them offers specific performance characteristics based on climate, budget, and desired lifespan.

Construction terminology / description / details

- **Why Is Siding Important for a Home's Exterior?**
- Siding not only makes your home look good, but it also plays a crucial role in protecting your entire structure from the elements. From keeping moisture out to improving your home's energy efficiency, siding works quietly in the background to maintain the safety, comfort, and value of your property. Here's why it matters more than most people realize:
- **1. It Keeps Moisture Out**
- Rain, snow, and even everyday humidity can cause serious damage if they get past your home's exterior. Siding acts as a barrier that keeps water from reaching the inside layers of your walls. With proper installation, it helps direct rain away instead of letting it soak in and cause damage, like rot, mold, or fungal decay that can compromise the framing and insulation.

Construction terminology / description / details

- **2. It Boosts Energy Efficiency**

- Siding does more than just sit on the surface. When combined with materials like rigid foam or insulated sheathing, it helps seal off air leaks and prevents thermal bridging (the transfer of heat through building materials). That means your home stays warmer in winter, cooler in summer, and your HVAC system doesn't have to work overtime.

- **3. It Stands Up to UV Rays and High Winds**

- Sun exposure can be brutal over time, causing fading, warping, or cracking in unprotected materials. High-quality siding, especially fiber cement and UV-stabilized vinyl, is designed to resist that damage. It also strengthens your home's defense against strong winds. Some siding systems are even rated to withstand wind speeds over 130 mph.

Construction terminology / description/ details

- **4. It Helps Deter Pests**

- Certain siding materials are naturally resistant to pests. For example, fiber cement and engineered wood siding are treated to repel insects like termites, which can silently chew through traditional wood materials. Choosing pest-resistant siding can help prevent costly infestations down the line.

- **5. It Adds Fire Resistance**

- If you live in an area prone to wildfires or want extra peace of mind, siding can play a role in your home's fire defense. Materials like fiber cement and metal offer fire ratings up to Class A, meaning they resist ignition better than standard wood-based options.

- **6. It Preserves Your Home's Structure**

- In short, siding helps your home last longer. By deflecting moisture, blocking UV rays, and standing up to wind and impact, it protects the critical layers underneath, like insulation, sheathing, and framing. That means fewer repairs, less maintenance, and a stronger home overall.

Types of Siding and Their Specific Benefits

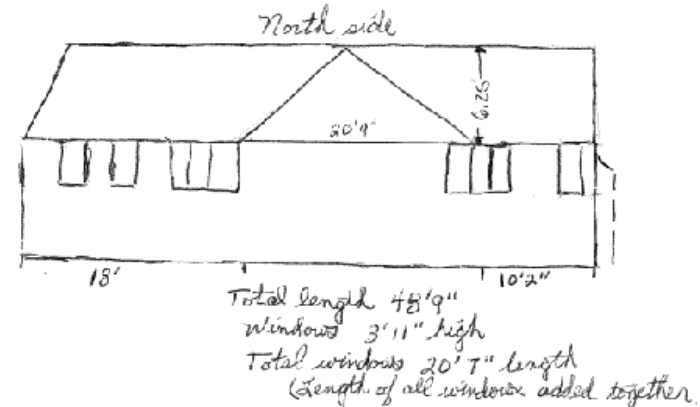
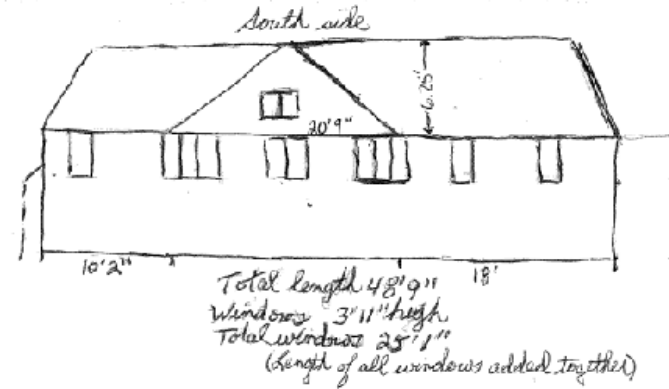
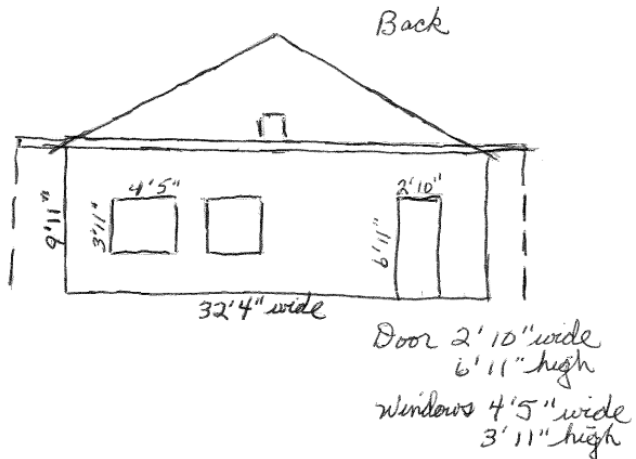
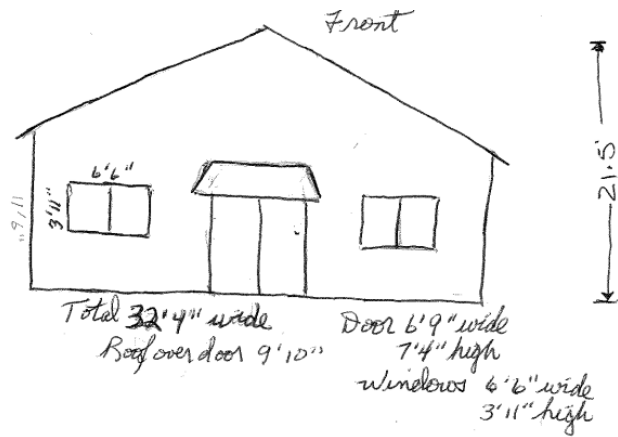
- **Vinyl Siding**
- Vinyl siding is a cost-effective, low-maintenance option made from durable PVC. It resists moisture and insect damage, comes in many colors, and doesn't require painting. This makes it a popular choice for homeowners looking for affordable protection with minimal upkeep.
- **Key benefits:** Moisture resistant, wide color range
- **HardiePlank (Fiber Cement Siding)**
- Fiber cement siding combines cement, sand, and cellulose fibers to create a product that's highly durable and fire-resistant (Class A rated). It resists rot and pests while mimicking the look of real wood, all with less maintenance. This siding is ideal for harsh weather zones and fire-prone areas.
- **Key benefits:** Fire-resistant, long-lasting durability

Types of Siding and Their Specific Benefits

Proposed method of replacement on the Red Building

- ***LP Engineered Wood Pre-finished Siding***
- ***Engineered wood offers the warmth and texture of real wood but at a lighter weight and lower cost. It is treated to resist moisture and insects, making it easier to maintain than natural wood. This option suits homeowners seeking a wood look with improved durability.***
- ***Key benefits: Cost-effective, pest resistant***
- **Aluminum Siding**
- Aluminum siding is fire-resistant and won't rust, rot, or attract pests. Its reflective surface can help reduce cooling costs in hot climates. Lightweight yet strong, it fits well with modern home designs and coastal environments.
- **Key benefits:** Fireproof, corrosion resistant
- **Traditional Wood Siding**
- Natural wood siding provides unmatched beauty and customization options. While it requires regular painting or staining to protect against weather and pests, many homeowners appreciate its authentic appearance and eco-friendliness.
- **Key benefits:** Classic look, renewable material

Red Building Dimensions



Budget Activity

Activity	Grant Amount Requested	Match (cash)	Match (in-kind)	Source & Brief Description of Match	Total Funds to be Spent on this Grant Project / [Per activity]
Purchase siding for Red building See quote for details	\$9,729	\$0	\$0	N/A	\$9,729
Installation of sideing	\$12,000	\$0	\$0	N/A	\$12,000
Totals	\$21,759	\$0	\$0	N/A	\$21,759



Kearney
 1440 W 56th St.
 Kearney, Nebraska 68845

Quotation

Quote No 1389388
Quote Date 09/28/2025
Expiration Date 10/05/2025
Print Date / Time 09/28/25 07:38 PM
Customer 140591
Contact Name NEAL KRATOCHVIL
Contact Number
Quoted JAKE L
Sales Rep M GALL
Ref

Invoice Address
 CAMP PAWNEE
 2330 S 16TH ST
 COLUMBUS, NE, 68601

Delivery Address
 CAMP PAWNEE
 2330 S 16TH ST
 COLUMBUS, NE, 68601



Page 1 of 1

Special Instructions		Notes				
Line	Item	Description	Qty/Footage	Price	Per	Total
1	LPWTOSC	LP WHITE 5/4X4"-10' OSC W/FIN	4 EA	92.09	EA	368.36
2	ST54416WT	5/4X3.5"-16' WHITE LP SMART TRIM	30 EA	33.49	EA	1,004.70
3	LPGR16	8"X16" GRAPHITE CEDAR SMARTSIDE LAP	265 EA	28.69	EA	7,602.85
4	LPGRJM	LP GRAPHITE 8" JOINT MOULD	6 EA	70.49	EA	422.94
5	DAPGY704	DAP DYNAFLEX 920 GY704 GRAPHITE	12 EA	9.49	EA	113.88
6	LPGRTU	LP GRAPHITE TOUCH-UP W/BRUSH 8OZ	3 EA	25.49	EA	76.47
7	214CSN	2 1/4 COIL SIDING NAIL ED23AABH	3 EA	56.49	EA	169.47
8	zz_SPE5_239264	SIDING REPLACEMENT LABOR	1 EA	12,000.00	EA	12,000.00

PRICING: Unless specifically provided otherwise in a writing, all quotes must be accepted within 7 days from the Quote Date and or by the Expiration Date. Buyer must take delivery of all commodity materials within 40 days of the Expiration Date. All material deliveries outside the 40 days will be subject to repricing at date of delivery. All price quotes are valid only for the quantity, type and grade of materials. These pricing parameters also apply to wall panels, floor and roof trusses; even if lead-times extend past the 40 days. **ESTIMATING:** Estimates are not guaranteed to complete a project. As such, they are subject to clerical errors in computations and judgments as to quantities and specifications. Please review quotes carefully. If selective purchasing is made from this quote, we reserve the right to adjust pricing on these items. **RESTOCK:** All unused stock materials returned to Seller for credit are subject to a handling charge of up to 25%. No credit for returns is allowed on special order items unless the Seller's Supplier approves the return. Approved special order returns to Supplier are subject to applicable return charges and require additional time to process. No credit will be issued for dirty, weathered, damaged or unusable merchandise.

Total Amount	\$21,758.67
Sales Tax	\$0.00
Quotation Total	\$21,758.67

2025 Camp Pawnee Board of Directors

- Jane Tooley-*President / Secretary*
- Jeff Uhl- *Vice President*
- Neal Kratochvil-*Treasurer*
- Lanny Moser
- Arron Howland
- Todd Brandt
- Brad Wangler
- Bryon Soper
- Corey Briggs
- Norm Hoadley
- Josh Wessel
- Jake Delp
- Alan Gronenthal
- Board meetings are schedule from April through November, on the second Monday of each month.



CONCLUSION

- The proposed request for new siding is the only viable solution for Camp Pawnee as we cannot rebuild a permanent structure in a flood plain.
- The renovation of new siding will preserve the structure for many years.
- The requested grant, would attract more visitors to the Camp Pawnee as well as the surrounding Columbus area.
- There is no better visibility than the precious outdoors and many people who visit Camp Pawnee return on a regular basis to host or attend events.
- Since it was re-built after the flood of 2019, I have only heard positive comments from people visiting and renting the facilities as many did not know this outdoor treasure existed in Platte County
- Camp Pawnee has entertained over several thousand people and their families in 2025 and I know of no better return on investment for the community of Columbus, Nebraska than to invest in our existing attractions.

It is our GOAL and the continued mission of the Camp Pawnee Board of Directors to improve this legacy property!

A photograph of a person walking away on a path in a sunlit forest. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The trees are tall and thin, with some foliage visible. In the foreground, there are some yellow wildflowers. Overlaid on the image is a graphic consisting of a black banner with white text that reads "LEAVING a LEGACY". The word "a" is in a smaller, cursive font and is enclosed in a black circle. Radiating lines emanate from the top and bottom of the banner, resembling a sunburst or a starburst effect.

LEAVING *a* **LEGACY**

Questions & Comments

- Thank you for your past support and future consideration!

We are very appreciative!





2025 Visitor Improvement Fund Grant Application

Please attach the following documents relating to your organization:

1. List of Board of Directors
2. Copy of bylaws
3. Schedule of Board meetings
4. Copy of determination letter from the IRS confirming tax exempt status.

Please type the following information or print legibly.

Platte County Historical Society 47-0575197
 Tax ID Number

Organization Name _____ Tax ID Number _____

Mike Siedlik _____ Board Member
 Contact Person _____ Title _____

2916 16th Street, PO Box 32
 Address _____

Columbus _____ NE _____ 68601
 City State Zip

402-910-2863 _____ 402-564-0880 _____ signs@megavision.com
 Telephone Fax E-mail

Our organization is _____ Publicly Owned 501(c)3/501(c)4

Attendance

Annual attendance to your facility _____ 558 (as of Oct 9) _____

% of visitors from outside Platte County _____ 16% _____

Method used to determine attendance and % of visitors _____ Count of Sign-Ins _____

Is your attraction open to the public? _____ X _____ Yes _____ No _____

Please check one or more of the following which describe(s) your organization.

- Educational Artistic Cultural
- Recreational Historical Entertainment

Explain:

Our museum here in Platte County/Columbus is a Great way to see and experience what life and culture was like here in Columbus/Platte County. We have groups from grade school classes (15-45+), school class reunions, groups from other communities (10-25+)... We have one of the oldest Original (Not rebuilt) log cabins in Nebraska where people can walk through and see how life was like back in the 1800's.

Total Project Cost \$ 34,200

Visitor Improvement Funds requested for this project \$ 34,200

A detailed budget worksheet must be included.

Please provide a brief description of the project. (If additional room is needed an additional page may be attached.) Description must be limited to no more than one page.

The Platte County Historical Society Museum is looking to update our 3 chairlifts in our school building because 2 of the lifts have been discontinued. Chairlifts were installed in 2009. In the last couple of years, we have been replacing parts to keep them running. A service call through Access Elevator & Lifts (Omaha) and "IF" they are in the area is \$525.00. Next day, \$800.00! If they don't have the part(s) on the truck, it's another service call (\$525.00-800.00). Note: Customer Service has been good about giving ideas to fix the lifts ourselves. I have been blessed with servicing these chairlifts since I guess I can work on vintage cars/machines etc..? The Museum got a grant from the Columbus/Platte County Visitors Bureau back in 2009 for the chairlifts that has helped hundreds of people throughout the years. When one of the chairlifts is out of commission, that Visitor cannot visit that floor in the School Building. We have one volunteer that cannot volunteer on the weekends because she cannot go up or down the stairs. Replacement A: the first two lifts that are now discontinued, I'll call Short (Main Entrance and going down, 7 steps) and Long (Main Entrance and going up to middle floor, 9 steps) has a lead time of 2-3 weeks to get in and a 1 day install time. These 2 lifts would cost \$12,650 installed. Replacement B: the third lift is more complicated and goes from the middle floor up and around to the Upper Floor. "U" shaped. Has a 4-6-week lead time and a 1-2 day install. This "U" shape chairlift system would be \$21,550.00 installed. Total \$34,200.00. Thank You for Your Consideration on these Chairlifts. Mike Siedlik Board Member – Past President PCHS

How will this project increase visitation to or encourage visitors to stay longer in Columbus/Platte County?

We know we have had some people cut their visit short because they can't make the climb up/downstairs like we used to when we were young. Since we don't know if those people left without seeing ALL we had in our collection. Some bring it to our attention, and some don't. Side Note: We have lost one of our Volunteers for the weekends because of the chairlifts being inoperable.

What other agencies or groups are co-sponsoring the project?

NA

If this project is not awarded the entire requested amount will you continue the project?

We will keep asking for donations to help keeping these lifts operational but the service calls and parts cuts into any budgets we may have.

Signature of applicant (I signify that, if awarded, grant funds will only be used for improvements to visitor attractions owned by the public or any nonprofit organization, as the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. (as amended from time to time) provides, as outlined in this application) X	Date
--	-------------

A project budget and letters of support (minimum of 3) MUST be attached.

Platte County Historical Society Board Members 2025

Dennis Hirschbrunner - President

Barb Gay - V. President

Karla Porter – Treasurer

_____ - Secretary

Rich Aerni

Alan Micek

Bud Fleischer

Mike Siedlik

Rick Kubler

Bob Slusarski

Dee Augustin

***PCHS Board Meetings are the Second Thursday of each month at 4:00pm @ Museum Meeting Room.**

BY-LAWS

of

Platte County Historical Society

(A Non-Profit Corporation)

Last revised: February 2022

Article I

Name and Location

Section 1 – Name: The name of this Corporation is and shall be PLATTE COUNTY HISTORICAL SOCIETY

Section 2 – Principal Office: The principal office of the Corporation shall be located in the County of Platte, State of Nebraska, at 2916 16th Street, Columbus, or locations as the Board of Directors may from time to time determine.

Article II

Members of the Corporation

Section 1 – Members of the Corporation: The corporation shall have two classes of members being:

a) A general membership consisting of any and all individuals interested in the history of Platte County, Nebraska and surrounding area, and in seeing its history preserved and memorialized; and having paid at least the lowest class of dues set by the Board of Directors from time to time. This class of membership shall not have a vote except as may be requested by the Board of Directors from time to time.

The Board of Directors may set as many classes of general members from time to time as they deem in the best interest of the Society, and for varying lengths of time from one year up to life memberships. The Board of Directors may also provide for honorary members for individuals determined to have been specifically distinguished for service to the Society or other fields of endeavor bearing an importance to it, and

b) The Board of Directors shall be considered a separate and distinct membership of the Society chosen from the general membership. As provided in the Articles of incorporation, the Board of Directors shall manage the affairs of the corporation, and all real estate and personal property shall be under the complete control of the Board of Directors which is charged with the responsibility of administering the care of said property in accordance with the purposes for which the corporation has been organized and exists in accordance with the terms and conditions of the gift, grant, devise or bequest under which the corporation has received the property in question.

The Board of Directors are authorized to set the number of directors to constitute not less than seven (7) and not more than thirteen (13) in number. The first Board of Directors are those set in the Articles of Incorporation. The number of directors may be

changed from time to time by calling a special meeting for that purpose or at a regular meeting wherein the notice thereof specifies the question as part of the business for the meeting.

Each director shall serve a term of three (3) years commencing with annual meeting of the Board of Directors, and the membership in service shall be staggered so that approximately one-third of the directors shall be elected each year. The present Board of Directors of this corporation, upon the adoption of the By-Law, shall mutually agree among themselves as to the one-third that are serving in their last year, the one-third that will serve for an additional year and the one-third that will hold office for two (2) additional years. If the number of directors is not divisible by three (3), the terms of the first number thereof will fall in the second year following the year of adoption of this By-Law, and if there is a second number, then its term shall fall in the first year from the year of adoption of this By-Law. Any future additional members to the Board will serve a term concurrent with the directors having the longest term to serve. If the number of Board of Directors is reduced, and the Board be divisible by three (3), then the number having the second shortest term to serve, and if there is a larger number of directors terminating in certain years then the term shortest in time remaining shall be the first reduced.

The Board of Directors will annually appoint a Nominating Committee to select nominees to fill vacancies as they occur on the Board of Directors, such selection being made from those individuals who are general members. Any director may make a nomination in addition to the Nominating Committee through Board authorization.

A vacancy in the membership of the Board of Directors caused by death, resignation, removal or otherwise, or where there is an increase in the number of the membership, the Board of Directors may fill the vacancy for the unexpired term. The Nominating Committee shall be responsible for handling the nomination in the same manner as provided above and all directors may make nominations as provided above.

Article III

Dues

Section 1 – Dues: The Board of Directors shall set dues for general membership in the Society from time to time. They may also provide different classes of membership with different dues or contributions as they may so determine from time to time.

Article IV

Meetings Of The General Members

Section 1 – Annual Meeting: There will be an annual meeting of the general members of the corporation that shall be held at such time and place as the Board of Directors may direct. The Board of Directors are responsible for conducting the affairs of the meeting and to report at the meeting the accounting of their conduction of the affairs of the corporation.

Section 2 – Special Meetings: Special meetings of the general members of the corporation may be called at any time by the President or the Board of Directors or by any ten (10) general members of the corporation. The President shall cause the special

meeting of the general members to be held within 30 days after receipt of any such request.

Section 3 – Notice of Meetings: Notice of Meetings, annual and special, may be made by mail to all general members or such other means and methods as may be approved by the Board of Directors from time to time, such as release through appropriate news media.

Section 4 – Regular Meetings: The Board of Directors may set regular, periodic meeting dates for the general members. Such regular meeting dates may be changed by the Board of Directors from time to time in order to assure opportunity for the largest number of members to attend.

Article V

Meetings Of The Board Of Directors

Section 1 – Regular Meetings: The Board of Directors may set regular periodic meeting dates for the Board of Directors. Such regular meeting dates may be changed by the Board of Directors from time to time in order to assure opportunity for the largest number of directors to attend.

Section 2 – Annual Meeting: The annual meeting of the Board of Directors shall be held at such time and place as the Board of Directors may designate.

Section 3 – Special Meetings: The Board of Directors may be called to special meeting by or at the request of the President or two (2) directors. The person or persons authorized to call special meetings of the Board may fix a time and place for the holding of such special meetings called by them.

Section 4 – Notice of Meetings: Notice of such special meetings may be given by mail or such other method as provided by resolution or practice of the Board of Directors.

Section 5 – Quorum: One -half or more of the total number of directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the directors are present then those present may adjourn the meeting from time to time without further notice.

The act of a majority of the directors present shall be the act of the Board of Directors, unless the act of a greater number is required by law or these By-Laws.

Section 6 – Compensation: The directors shall not receive any compensation for their service, but may be reimbursed for any expenditures made at the bequest and in behalf of the corporation.

Section 7 – Waiver of Meeting: Any action required by the provisions of the Non-Profit Corporation Act of the State of Nebraska or by the Articles of Incorporation or these By-Laws, requiring a meeting of the Board of Directors, may be taken without a meeting if a consent in writing, setting forth the action so be taken shall be signed by all members of the board with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote.

Section 8 – Committees: The Board of Directors may appoint committees consisting of an Executive Committee, a Membership Committee, a Nominating Committee, a Finance Committee, a Public Relations Committee and such other committees as it deems necessary or desirable. The Chairman of said committees shall be appointed by the Board of Directors. A member of a committee need not be a member of the Board of Directors.

Article VI

Executive Committee

Section 1 – Composition: The Executive Committee of the corporation shall consist of officers of the corporation, the Executive Director of the corporation, the immediate past president, and the Chairmen of the various committees who are specifically selected by the Board of Directors.

Section 2 – Powers of the Executive Committee: The Executive Committee shall have the general management and control of the business of the corporation; provided however, that all actions of the Executive Committee are subject to review, ratification or rejection by the Board of Directors.

Section 3 – Quorum: One-half of the members of the Executive Committee shall constitute a quorum; a quorum shall be necessary for the transaction of any business except that a lesser number may adjourn a meeting to another time. At all meetings in which a quorum is present, a majority vote shall be necessary for the adoption of any matter voted.

Section 4 – Meeting: The Executive Committee of the corporation shall meet monthly as such place or places as shall from time to time be fixed by the Executive Committee, and written notice of each meeting shall be given each member of the Executive Committee and the Board of Directors at least three (3) days prior to the meeting, such notice to specify the time, place and general business to be transacted at the meeting.

Article VII

Officers

Section 1 – Composition: The officers of the corporation shall be a President, one or more Vice Presidents, a Treasurer, a Secretary, and Executive Director, and such other officers as the Board of Directors may consider necessary. All officers shall be elected by the Board of Directors at their annual meeting, and shall be elected to serve for a term of one (1) year until the next succeeding annual meeting of the Board of Directors and until respective successors are duly elected. Any officers except that of President and Vice President may be held by one and the same person. Any officer may be removed whether with or without cause, by a majority of the members elected to the Board of Directors at any annual or special meeting of the Board. Vacancies in any office shall be filled by the Board of Directors at any annual or special meeting.

Section 2 – Duties of the President: The President shall be the presiding officer of the corporation and shall, subject to the control of the Board of Directors,

have general supervision over the affairs of the corporation. He/she shall preside at all meetings of the members of the corporation and of the Board of Directors, and shall be ex-officio a member of all standing committees; he/she shall appoint the members of various committees, subject to ratification by the Board, and shall have such other powers and duties as may from time to time be prescribed by the Board of Directors.

Section 3 – Duties of the Vice President: A Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President, and shall perform such other duties as the President shall from time to time prescribe. The Board of Directors shall prescribe the order in which one of several Vice Presidents shall succeed to the authority of the President in the absence or disability of the President.

Section 4 – Duties of the Secretary: The Secretary shall keep or cause to be kept a book of minutes at the principle office of the corporation or such other places as the Board of Directors may direct, of all meetings of directors and of the members, showing the time and place of holding such meetings, whether regular or special meetings and recording the business transacted at such meeting.

The Secretary shall keep or cause to be kept at the principal office of the corporation, a membership roster showing the names of the members and their addresses.

The Secretary shall give or cause to be given notice of all meetings of the members and of the Board of Directors provided by these By-Laws to be given and the Secretary shall have such other powers and perform such other duties as may be prescribed by the Board of Directors from time to time.

Section 5 – Duties of the Treasurer: The Treasurer shall receive and keep all the funds of the corporation and pay them out only by check of the corporation signed in the manner authorized by the Board of Directors.

Section 6 – Remuneration: No officer of the corporation (other than the Executive Director) and no member of the Board of Directors shall receive any compensation for his services.

Article VIII

Amendments

Section 1 – Procedure: The By-Laws of the corporation may be amended or repealed by vote of a majority of all the members of the Board of Directors at any annual meeting of the Board of Directors or any special meeting of the Board of Directors called for such purpose, or by consent executed by all the directors.

INTERNAL REVENUE SERVICE
District Director

DEPARTMENT OF THE TREASURY
1100 Commerce St., Dallas, TX 75242

Platte County Historical Society
P.O. Box 31
Columbus, NE 68602-0031

Person to Contact:
Barbara Mitchell

Telephone Number:
(214) 767-6023

Refer Reply to:
Mail Code 4940 DAL

Date:
October 18, 1996

Employer Identification Number:
47-0575197

Dear Sir or Madam:

Our records show that Platte County Historical Society is exempt from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code. This exemption was granted May 1976 and remains in full force and effect. Contributions to your organization are deductible in the manner and to the extent provided by section 170 of the Code.

We have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization described in section 170(b)(1)(A)(vi).

This letter may be used to verify tax-exempt status.

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Sincerely,



W. Mann
Chief, Employee Plans
and Exempt Organizations
Customer Service Section



A Straight

Omaha 402-553-7000
Sioux Falls 605-368-2885
Kansas City 816-822-2192
Oklahoma City 405-381-9009
Des Moines 515-243-8000
Omaha Fax 402-553-7611

www.accesslevatorinc.com

BID

PROJECT: Stairlifts – Accessibility Bid

SUBMITTED TO: Platte County Historical Society

PHONE NUMBER: 402-910-2863

ATTENTION: Mike Siedlik

BID DATE: 10/01/2025

BIDDING FIRM: AEL, Inc.
501 SW 7th St., Suite 0
Des Moines, IA 50309
800-397-4000 Phone
402-553-7611 Fax

FOB JOBSITE: YES NO N/A
INSTALLED: YES NO
BOND INCLUDED: YES NO
ADDENDA: YES NO

CONTACT: Chris Kline 515-419-2365

SPECIFICATIONS SECTION	DESCRIPTION	BID AMOUNT
Bruno Elite Stairlifts	AEL agrees to furnish and install (2) right hand indoor Bruno Elite stairlifts with non-retractable rails. Features include 400 lbs. capacity, overspeed governor, (2) remotes, manual swivel seat, wider & longer armrests, one handed retractable seatbelt and manual folding footrest. Plugs into standard 110V household outlet. Lift is not in stock and has a (2-3) week lead time. Once onsite the lifts takes (1) day to install. New stairlifts come with a (1) year labor (2) year parts warranty.	\$12,650.00
PER PLANS & SPECS YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Total: \$12,650.00
SPECIFIC QUALIFICATIONS OR EXCLUSIONS: Owner is responsible for removal and disposal of the (2) old lifts and for providing a 110V outlet at the top and/or bottom of each staircase. All work is to be performed during normal working hours Monday-Friday. Bid is good for 30 days.		
NOT INCLUDED IN BID: There will be a 3.5% service fee for credit card amounts over \$3,999.00. Bid good for 90 days.		

Chris Kline 10/01/25
AEL, Inc. Representative

THIS BID IS NOT BINDING ON AEL, INC. UNLESS AND UNTIL AEL, INC. AND THE CUSTOMER HAVE SIGNED AEL, INC.'S STANDARD FORM OF CUSTOMER CONTRACT.



Omaha 402-553-7000
 Sioux Falls 605-368-2885
 Kansas City 816-822-2192
 Oklahoma City 405-381-9009
 Des Moines 515-243-8000

Omaha Fax 402-553-7611
 www.accesslevatorinc.com

BID

PROJECT: Stairlifts – Accessibility Bid

SUBMITTED TO: Platte County Historical Society
ATTENTION: Mike Siedlik

PHONE NUMBER: 402-910-2863
BID DATE: 10/07/2025

BIDDING FIRM: AEL, Inc.
 501 SW 7th St., Suite O
 Des Moines, IA 50309
 800-397-4000 Phone
 402-553-7611 Fax

FOB JOBSITE: YES NO N/A
INSTALLED:
BOND INCLUDED:
ADDENDA:

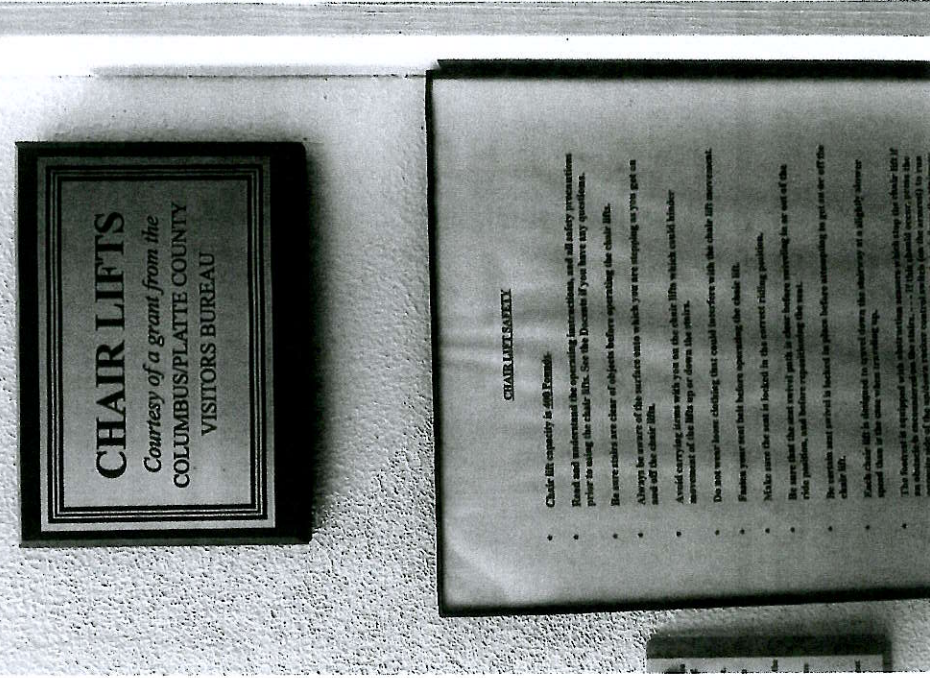
CONTACT: Chris Kline 515-419-2365

SPECIFICATIONS SECTION	DESCRIPTION	BID AMOUNT
Curved Bruno Elite Stairlift	AEL agrees to furnish and install (1) new curved left-hand Bruno Elite stairlift with an incline start at the bottom, (1) 180 degree left turn at the mid-landing and an incline finish at the top. Features include 400 lbs. capacity, (2) remotes, manual swivel seat, wider & longer armrests, one hand retractable seatbelt, manual folding footrest & a lifetime factory warranty on the motor and gearbox. Plugs into standard 110V household outlet. Lift takes 4-6 weeks to manufacture and once onsite it takes (1) day to install.	\$21,550.00
PER PLANS & SPECS YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	New stairlifts will have (1) year labor & (2) year parts warranty.	Total: \$21,550.00
SPECIFIC QUALIFICATIONS OR EXCLUSIONS: Owner is responsible for providing a 110V outlet at the top and/or bottom of each staircase and for removal and disposal of existing lift. All work is to be performed during normal working hours Monday-Friday.		
NOT INCLUDED IN BID: There will be a 3.5% service fee for credit card amounts over \$3,999.00. Bid good for 30 days.		

Chris Kline 10/07/2025

AEL, Inc. Representative


THIS BID IS NOT BINDING ON AEL, INC. UNLESS AND UNTIL AEL, INC. AND THE CUSTOMER HAVE SIGNED AEL, INC.'S STANDARD FORM OF CUSTOMER CONTRACT.



CHAIR LIFTS

Courtesy of a grant from the
COLUMBUS/PLATTE COUNTY
VISITORS BUREAU

CHAIR LIFT SAFETY

- * Chair lift capacity is 400 Pounds.
- * Read and understand the operating instructions, and all safety precautions prior to using the chair lifts. See the Documents if you have any questions.
- * Be sure stairs are clear of objects before operating the chair lifts.
- * Always be aware of the surface onto which you are stepping as you get on and off the chair lifts.
- * Avoid carrying items with you on the chair lifts which could hinder movement of the lifts up or down the stairs.
- * Do not wear loose clothing that could interfere with the chair lift movement.
- * Fasten your seat belt before operating the chair lift.
- * Make sure the seat is locked in the correct riding position.
- * Be sure that the seat swivel path is clear before swivelling in or out of the ride position, and before repositioning the seat.
- * Be certain seat swivel is locked in place before attempting to get on or off the chair lift.
- * Each chair lift is designed to travel down the stairway at a slightly slower speed than is the case when travelling up.
- * The footrest is equipped with obstruction sensors which stop the chair lift if an obstacle is encountered on the stairs. - - If this should occur, press the  button (on the armrest) to run

Memo to: Platte County Historical Society Board

Oct. 8, 2025

From: Jerry Kneifel

Subject: Museum Chair Lifts

I have been asked by Board Member Mike Siedlik to provide my opinion as to the importance of having chair lifts in the Museum School Building. Based on this request I am giving my thoughts on this matter.

* Since we are a 501 (c) (3) nonprofit organization, and provide services to the public in our museum. it is my opinion that the Americans with Disabilities Act (ADA) pertains to us and requires us to *“provide services to people with disabilities, mandating equal access to goods, services, and facilities.”*

* Most Grants for funding our facilities ask specific questions relating to compliance with the ADA. Since our past and future desires are to apply and qualify for Grant Funding, so that we remain financially sound, it is important to remain compliant. Handicap Access is very important for our visitors and both paid and volunteer staff members.

* The Columbus Area Chamber of Commerce and Visitor’s Bureau are two of our partner organizations in Platte County who wish us to provide our services to local and out of town visitors.

Therefore, if our chair lifts are, or become, inoperable it is our responsibility to take the necessary action to repair or replace those lifts that are inoperable.

Past Board Member and President

Jerry Kneifel

Museum Chairlifts

Please be advised that I am in favor of the museum getting new chairlifts. The current ones appear to be out of order more than working.

I believe we should ensure that folks who aren't mobile enough to maneuver stairs can still enjoy the schoolhouse museum facility.

If possible, outside financial assistance should be sought.

Thank you for considering "my two cents worth" on the subject.

Cathy Sansoni
Columbus, NE

Museum Chairlifts

I have lived in Columbus almost all my life and enjoy seeing history here. Before I retired I did have problems with steps. And now, it's almost impossible to go up my 5 steps at my own home. Mike tells me of some items I would enjoy seeing but when I would like to go over Mike says that I can only go downstairs and look at the military items. But the chairlift going up doesn't work. It would be nice to go and see all 3 floors at once.

My sister is typing this for me.

Thank You, Joe Bejvancesky



PLATTE COUNTY

IMPROVEMENT FUND GRANT GUIDELINES AND APPLICATION

PURPOSE OF FUNDS

The purpose of the Platte County Improvement Fund grant is to provide funding for the improvement of existing or creation of new visitor attractions and facilities in Platte County. The funds available through this program are provided from the lodging tax revenue fund and are to be used for visitor attractions or recreational facilities that attract visitors to Platte County, Nebraska, owned by the public or any nonprofit organization, as the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. provides.

USE OF FUNDS

Tax revenues are deposited in one or both of two funds: 1) a County Visitors Promotion Fund and/or 2) a County Visitors Improvement Fund.

For the County Visitors Promotion Fund, a maximum 2% lodging tax can be collected for use in tourism promotion and marketing, but not for construction of attractions or other tourism facilities.

For the County Visitors Improvement Fund, a maximum 2% lodging tax can be collected for: 1) making grants for planning, construction, renovation, expanding, and improving attractions owned by the public or any nonprofit organization (except for attractions where pari-mutuel wagering is conducted), or 2) tourism promotion and marketing, when the attractions in a county are determined to be adequate and not needing improvement. Revenues in only the County Visitors Improvement Fund can be used for capital construction and must be for attractions that are open to the public and are of educational, cultural, historical, artistic, or recreational significance. Revenues may also be used for acquiring or expanding exhibits for existing attractions. The maximum grant from the Improvement Fund cannot be greater than the annual proceeds from a 1% lodging tax for a term not to exceed 20 years.

Revenues in both funds can be used for printing brochures, erecting signs, mass media advertising, and other tourism promotion and marketing.

CRITERIA FOR GRANTS:

Applications for funding from the Improvement Fund will be considered based on the Committee's assessment of these criteria:

- a project's potential to draw overnight guests to Platte County will be given priority consideration.
- long-term investment in the community, and will provide a good "rate of return" to the region comparing the amount of money requested with the total revenue from out-of-town.
- is unique to the area; something that can be identified with Platte County and when visitors think of the attraction, they think of Platte County.
- will encourage and solicit attendance from the general public.
- attraction must generate positive visibility for Platte County.

EXCLUSIONS

No part of the grant funds may be used for:

- general operating funds
- for additional or current personnel salaries
- for supplies and equipment
- for general maintenance of an existing facility
- for items not included in the approved grant application
- in any manner that would violate the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. All grants are discretionary, based upon available funds, other anticipated uses, appropriateness and anticipated effectiveness of proposed use.

APPLICATION PROCESS

APPLICATION

Each grant application must include a complete grant application; project description, timeline and budget; contractor bids, proof of nonprofit status and letters of support (minimum of 3). No faxed or emailed copies of the grant will be accepted. Failure to complete the entire application may result in rejection of your fund request.

DEADLINES

All Visitor Improvement Fund Grant applications must be submitted to the Columbus Area Convention & Visitors Bureau office by 12:00 pm CT Wednesday, October 1, 2025. NO EXCEPTIONS. One original application and 8 complete copies must be submitted at this time. No faxed or email copies will be accepted.

The Columbus Area Convention & Visitors Bureau Advisory Committee will review each grant application. Upon approval or modification by the Platte County Board of Supervisors, considering the Advisory Committee recommendation, notification will be made in writing to the winning applicants.

Projects funded through the Improvement Fund must be completed within 18 months of the date of application approval, unless written authorization of deadline extension is received from Platte County. For projects not completed within the 18-month time frame without written authorization of extension, the grant will immediately be terminated, and funds will not be distributed. Multi-year projects must provide a progress report quarterly.

PRESENTATION

- Applicants must be present at the Advisory Committee meeting at which their application is reviewed.
- Applicants will be notified of presentation date & time by the Convention & Visitors Bureau Director.
- Presentations must not be longer than 15 minutes.

ANNOUNCEMENT OF AWARD

Approved applicants will be notified by the Columbus/Platte County Convention & Visitors Bureau and additional paperwork will be required.

CONTRACT

All awards are subject to Platte County (Grantor) and awarded applicant (Grantee) entering into a contract detailing each parties' obligations. If the parties are unable to enter into a mutually agreeable contract, then the awarded grant will be disallowed.

The Grantee will obtain all necessary local and state permits.

CREDITING REQUIREMENT

Upon project completion a permanent sign or plaque acknowledging the Columbus Area Convention & Visitors Bureau's support shall be placed in a prominent location. For multi-year improvement projects, temporary signage acknowledging the support of Columbus Area Convention & Visitors Bureau should be placed in a prominent location.

REPORTING

Thirty days after the completion of the project, or the end of the calendar year for multi-year projects, a report will be submitted to the Convention & Visitors Bureau giving final results or progress toward results. The report must outline if the objectives of the project were met, if not, what were the circumstances that led to the lack of progress. The report will also include copies of all paid receipts/invoices and copies of checks used to pay the invoices. No money will be released until the final report is presented and approved. Furthermore, no money will be released beyond those expenses documented by paid receipts.

PAYMENT

- Grants are paid directly to the grantee, not to vendors of products or services.
- Upon receipt and acceptance of the final project report or the end-of-year progress report, the Columbus Area Convention & Visitors Bureau will request a check from the Platte County Clerk for the payment of grant funds, depending upon availability of funds. This check will be sent by the Clerk directly to the grantee.
- The Platte County Board of Supervisors and the Columbus Area Convention & Visitors Bureau can only use proceeds from the Platte County Visitors Improvement Fund to fund any project herein and shall not obligate itself to use any money outside the Platte County Visitors Improvement Fund to fund any project herein.
- Furthermore, the Convention & Visitors Bureau shall not give multi-year grants (taking into consideration all other grants) that obligate Platte County to amounts over and above amounts accruing in the Improvement Fund through the collection of the 2% Lodging Tax.

REVIEW PROCESS

Grants are discretionary, based upon available funds, other anticipated uses, appropriateness and anticipated effectiveness of the accepted project. Furthermore, said project must continue to comply with the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq.



2025 Visitor Improvement Fund Grant Application

Please attach the following documents relating to your organization:

1. List of Board of Directors
2. Copy of bylaws
3. Schedule of Board meetings
4. Copy of determination letter from the IRS confirming tax exempt status.

Please type the following information or print legibly.

City of Columbus: Parks and Recreation	47-6006144	
Organization Name	Tax ID Number	
Betsy Eckhardt	Park and Recreation Director	
Contact Person	Title	
2500 14th St, Suite 3, PO Box 1677		
Address		
Columbus	NE	68602
City	State	Zip
402-562-4234	Fax	parksandrec@columbusne.us
Telephone	Fax	E-mail

Our organization is Publicly Owned 501(c)3/501(c)4

Attendance

Annual attendance to your facility Avg of 38,000

% of visitors from outside Platte County 70%

Method used to determine attendance and % of visitors Placer AI

Is your attraction open to the public? Yes No

Please check one or more of the following which describe(s) your organization.

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Educational | <input type="checkbox"/> Artistic | <input type="checkbox"/> Cultural |
| <input checked="" type="checkbox"/> Recreational | <input type="checkbox"/> Historical | <input type="checkbox"/> Entertainment |

Explain:

See Attached: Section A

Total Project Cost \$ 1,280,051.00

Visitor Improvement Funds requested for this project \$ 100,000.00

A detailed budget worksheet must be included.

Please provide a brief description of the project. (If additional room is needed an additional page may be attached.) Description must be limited to no more than one page.

See Attached Section B:

How will this project increase visitation to or encourage visitors to stay longer in Columbus/Platte County?

See Attached: Section C.

What other agencies or groups are co-sponsoring the project?

See Attached: Section D.

If this project is not awarded the entire requested amount will you continue the project?

Yes we still plan to explore additional funding routes to support this project.

Signature of applicant (I signify that, if awarded, grant funds will only be used for improvements to visitor attractions owned by the public or any nonprofit organization, as the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. (as amended from time to time) provides, as outlined in this application) x Betsy Eckhardt Digitally signed by Betsy Eckhardt Date: 2025.09.23 08:51:28 -05'00'	Date 09/23/2025
---	---------------------------

A project budget and letters of support (minimum of 3) MUST be attached.

Please see attachments.

Improvement Grant Attachment:

Section A:

- Gerrard Park in Columbus, Nebraska, is a well-developed community recreation site featuring six baseball/softball fields, four tennis courts, three pickleball courts, and a playground. The park offers a mix of open grass areas, gravel driveways, and an asphalt parking lot, making it both accessible and functional. Visitors benefit from two restroom facilities and three storage buildings that support recreational use and maintenance. The landscape combines new and mature trees, providing shade and enhancing the park's natural appeal. Flat terrain ensures accessibility for all users, while the variety of amenities makes Gerrard Park a vital hub for sports, play, and community activities.

Section B:

- Gerrard Park is well-suited for a centralized concession stand due to its high use and diverse amenities. Currently, two separate concession/restroom buildings divide the park and fail to serve all six ballfields, tennis and pickleball courts, and playground equally. A central facility will provide convenient access for all users, improve ADA compliance, and better accommodate the large number of participants and spectators welcomed each year. Consolidating into one building reduces duplicated staffing and maintenance, allowing the Parks and Recreation Department to operate more efficiently while enhancing the overall visitor experience.

Section C:

- The Gerrard Park Centralized Concession and Restroom Project will increase visitation by creating a more functional, comfortable, and inclusive experience for park users. With six ballfields, tennis and pickleball courts, and playgrounds, Gerrard Park already attracts an average of 38,000 visitors during summer months. Modern, ADA-compliant restrooms and centralized concessions will enhance the park's ability to host large-scale tournaments, encouraging teams and families from across the region to stay longer in Columbus. These improvements reduce barriers for spectators, older adults, and families with children, making the park more accommodating and enjoyable. Updated amenities also keep Columbus competitive with larger communities like Lincoln and Omaha, ensuring we remain a destination of choice for regional events. As visitors spend more time at tournaments, they are more likely to explore dining, lodging, and attractions throughout Platte County. By upgrading core infrastructure, the project ensures Gerrard Park remains a premier recreation destination, strengthening both local quality of life and regional tourism.

Section D:

- The City of Columbus is the primary sponsor of this project. An application has been submitted to the **Land and Water Conservation Fund** for \$600,000 in support, though it has not yet been awarded. The remaining project costs will be funded through the **City of Columbus Capital Improvement Budget**, supported by the voter-approved 1% sales tax. No additional agencies or groups are serving as co-sponsors at this time.

**BY-LAWS
OF
COLUMBUS BOARD OF PARKS COMMISSIONERS**

The principal office of the Columbus Board of Parks Commissioners will be located at Columbus Community Building, City Hall, 2500 14 Street, Columbus, Platte County, Nebraska.

**I
SEAL**

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

**II
MEMBERS**

1. The Columbus Board of Parks Commissioners (CBPC) shall consist of nine members. All members shall be residents of the city of Columbus, Nebraska, who shall be appointed by the mayor by and with the approval of the city council. 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. Members shall serve for a term of three years and may serve for more than one term of office.
2. Meetings of the CBPC will be held in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska, unless written notice of a different location is given to each member at least one day in advance of the scheduled meeting.
3. Regular meetings of the CBPC will be held the first Tuesday of each month and the Board may meet as necessary to perform duties described in Article V. Notice of any Special Meeting of the CBPC shall be given to the chair and each member by notifying said chair and member personally by telephone or electronic mail or leaving a verbal or written message at the members' usual place of business or residence.
4. A majority of the members (five or more) of the CBPC 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. At all meetings, regular or special, only those members present shall be entitled to vote.

III OFFICERS

1. The officers of the CBPC shall consist of a chair, a vice chair, and a secretary. The chair and vice chair shall be elected annually at the January meeting of the CBPC and will serve during the calendar year.
2. The chair shall be a member of the Board 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 Board. The chair shall be responsible for carrying out the orders and resolutions of the Board.
3. The vice chair shall be a member of the Board 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 Board may prescribe from time to time.
4. The secretary shall be a city staff member who shall keep the minutes and records of the CBPC, 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 CBPC, and such other duties as are normally carried out by a secretary.
5. In the absence or disability of any officer of the Board, the Board may delegate duties of any officer to a member of the Board as it may deem necessary.
6. It shall be considered neglect of duty for any member of the CBPC to neglect or fail to attend two consecutive meetings without first notifying the chair or secretary prior to such absence. The CBPC may recommend to the mayor and city council that said member be removed from the Board. Any member may, after public hearing before the city council, be removed by the mayor with the consent of the majority vote of the members elected to the city 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 portion of the term by the mayor.

IV CONDUCT

The CBPC 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 16-696, et seq., Nebraska Reissue Revised Statutes and amendments and supplements thereto, and shall take charge of all facilities as defined in Section 32.019, Columbus City Code. CBPC has the power to establish rules for the management, care and use of the facilities. It shall be the duty of the CBPC to layout, beautify, and improve all facilities to the extent funds may be provided for such purposes. CBPC is not authorized to execute any contracts or to make any expenditure that has not been budgeted.

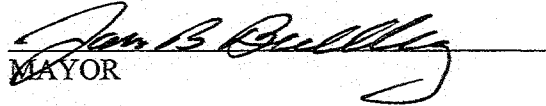
V
PROCEDURE

The Rules of Parliamentary Procedure, comprised in the current edition of "Robert's Rules of Order" shall be used as a guideline for all proceedings of the CBPC; however, will not be used to govern the proceedings of the CBPC or in cases where they are inconsistent with state statutes or local ordinances.

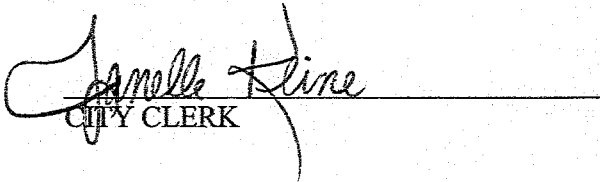
VI
AMENDMENTS

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 Board 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 COLUMBUS CITY COUNCIL THIS 7 DAY OF
August, 2023.


MAYOR

ATTEST:


CITY CLERK





Columbus Parks and Recreation

402-562-4234

Board of Park Commissioners

Brad Hansen

Nick Larson

Stacy Smith

Araceli Esquivel

Bruce Schmidt

Gary Puetz

Lynn Sjuts- Vice Chair

Jon Brezenski-Chair

Tina Pelan

Liaison: Sydney Mroczek

Liaison- Tom Ek

Liaison- Betsy Eckhardt

**The Columbus Board of Park Commissioners meet on the first
Tuesday of the Month at 12pm in the City Council Chambers.**

Instructions

Who May Issue a Resale Certificate. Purchasers are to give the seller a properly completed Form 13, Section A, when making purchases of property or taxable services that will subsequently be resold in the purchaser's normal course of business. The property or services must be resold in the same form or condition as when purchased, or as an ingredient or component part of other property that will be resold.

Who May Issue an Exempt Sale Certificate. Form 13, Section B, may be completed and issued by governmental units or organizations that are exempt from paying Nebraska sales and use taxes. See this list in the Nebraska Sales Tax Exemptions Chart. Most nonprofit organizations are not exempt from paying sales and use tax. Enter the appropriate number from "Exemption Categories" (listed below) that properly reflects the basis for your exemption.

For additional information about proper issuance and use of this certificate, please review Reg-1-013, Sale for Resale - Resale Certificate, and Reg-1-014, Exempt Sale Certificate.

Contractors. Contractors complete Form 13, Section C, part 1 or part 2 based on the option elected on the Contractor Registration Database.

To make tax-exempt purchases of building materials and fixtures, Option 1 or Option 3 contractors must complete Form 13, Section C, Part 1. To make tax-exempt purchases of building materials and fixtures pursuant to a construction project for an exempt governmental unit or an exempt nonprofit organization, Option 2 contractors must complete Form 13, Section C, Part 2. The contractor must also attach a copy of a properly completed Purchasing Agent Appointment and Delegation of Authority for Sales and Use Tax, Form 17, to the Form 13, and both documents must be given to the supplier when purchasing building materials. See the contractor information guides and Reg-1-017, Contractors, for additional information. Also, see the Important Note under "Exemption Categories" number 3.

When and Where to Issue. The Form 13 must be given to the seller at the time of the purchase to document why sales tax does not apply to the purchase. The Form 13 must be kept with the seller's records for audit purposes.

Sales Tax Number. A purchaser who is engaged in business as a wholesaler or manufacturer is not required to provide an ID number when completing Section A. Out-of-state purchasers may provide their home state sales tax number. Section B does not require a Nebraska ID number when exemption category 1, 2, or 5 is indicated.

Fully Completed Resale or Exempt Sale Certificate. A fully completed resale or exempt sale certificate is proof for the retailer that the sale was for resale or is exempt. For a resale certificate to be fully completed, it must include: (1) identification of the purchaser and seller, type of business engaged in by the purchaser; (2) sales tax permit number; (3) signature of an authorized person; and (4) the date of issuance.

For an exempt sale certificate to be fully completed, it must include: (1) identification of purchaser and seller; (2) a statement that the certificate is for a single purchase or is a blanket certificate covering future sales; (3) a statement of the basis for exemption, including the type of activity engaged in by the purchaser; (4) signature of an authorized person; and (5) the date of issuance.

Penalties. Any purchaser who gives a Form 13 to a seller for any purchase which is other than for resale, lease, or rental in the normal course of the purchaser's business, or is not otherwise exempted from sales and use tax under the Nebraska Revenue Act, is subject to a penalty of \$100 or ten times the tax, whichever is greater, for each instance of presentation and misuse. In addition, any purchaser, or their agent, who fraudulently signs a Form 13 may be found guilty of a Class IV misdemeanor.

Exemption Categories

(Insert appropriate number from the list below in Section B)

1. Governmental units, identified in Neb. Rev. Stat. §§ 77-2704.15, Reg-1-072, United States Government and Federal Corporations, and Reg-1-093, Governmental Units. Governmental units are not assigned exemption numbers.

Sales to the U.S. government, its agencies, instrumentalities, and corporations wholly owned by the U.S. government are exempt from sales tax. However, sales to institutions chartered or created under federal authority, but which are not directly operated and controlled by the U.S. government for the benefit of the public, generally are taxable.

Purchases by governmental units that are not exempt from Nebraska sales and use taxes include, but are not limited to: governmental units of other states or countries; sanitary and improvement districts; rural water districts; railroad transportation safety districts; and county historical societies.

2. Purchases when the intended use renders it exempt. See Nebraska Sales Tax Exemptions Chart.
3. Purchases made by organizations that have been issued a Nebraska Exempt Organization Certificate of Exemption (Certificate of Exemption). Reg-1-090, Nonprofit Organizations; Reg-1-091, Religious Organizations; and Reg-1-092, Educational Institutions. Identify these organizations. These organizations are issued a Certificate of Exemption with a state ID number which must be entered in Section B of Form 13.

Important Note: Nonprofit educational institutions must be accredited regionally or nationally and have their primary campus in Nebraska to be exempt from sales and use tax. Also nonprofit organizations providing any of the types of health care or services that qualify to be exempt must be licensed or certified by the Nebraska Department of Health and Human Services (DHHS) to be exempt from sales and use taxes. There is no sales and use tax exemption prior to these entities being accredited, licensed, or certified. They CANNOT issue either a Resale or Exempt Sale Certificate, Form 13, or a Purchasing Agent Appointment, Form 17, to any retailer or contractor relating to purchases of building materials for construction or repair projects performed prior to being accredited, licensed, or certified. After an entity becomes accredited, licensed, or certified upon completion of the construction project, it may submit a Nebraska Exemption Application for Sales and Use Tax, Form 4.

Nonprofit health care organizations that hold a Certificate of Exemption are exempt for purchases for use at their facility, or portion of the facility, covered by the license issued under the Nebraska Health Care Facility Licensure Act. Only specific types of health care facilities and activities are exempt. Purchases of items for use at facilities that are not covered under the license, or for any other activities that are not specifically exempt, are taxable. The exemption is not for the entire organization that offers different levels of health care or other activities, but is limited to the specific type of health care that is exempt. Purchases for non-exempt types of health care are taxable.

4. Purchases of motor vehicles, trailers, semitrailers, watercraft, and aircraft used predominately as common or contract carrier vehicles; accessories that physically become part of the common or contract carrier vehicle; and repair and replacement parts for these vehicles. The exemption ID number must be entered in Section B of the Form 13. An individual or business that has been issued a common or contract carrier certificate of exemption may only use it to purchase those items described above prior to the expiration date on the certificate. The certificate of exemption expires every 5 years. (See Nebraska Common or Contract Carrier Information Guide).
5. Purchases of manufacturing machinery and equipment made by a person engaged in the business of manufacturing, including repair and replacement parts or accessories, for use in manufacturing.
6. Occasional sales of used business or farm machinery or equipment productively used by the seller as a depreciable capital asset for more than one year in his or her business. The seller must have previously paid tax on the item being sold. The seller must complete, sign, and give the Exempt Sale Certificate to the purchaser. (See Reg-1-022, Occasional Sales). The Form 13 must be kept with the purchaser's records for audit purposes.

Budget Narrative – Gerrard Park Centralized Concession Stand Project

The proposed project consolidates two outdated concession/restroom facilities into a **new centralized concession and restroom building** at Gerrard Park. This improvement supports accessibility, efficiency, and visitor experience while reducing long-term maintenance.

Construction & Site Preparation

The largest portion of the budget covers general construction, including the new building foundation, structure, plumbing, and utilities. Site preparation includes grading and utility connections, essential for ADA access and proper drainage. Landscaping around the facility incorporates **native plants and shade trees**, reducing long-term maintenance and conserving natural resources.

Amenities & Accessibility

The project includes ADA-compliant restrooms, accessible paths from parking areas to the building, and connections to nearby fields and courts. These upgrades address SCORP priorities by ensuring inclusivity and safety for all visitors.

Parking & Connectivity

Minor adjustments to existing driveways and walkways are included to improve pedestrian flow and meet ADA standards. This ensures safe and efficient movement of the estimated **38,000+ annual visitors** during peak months.

Demolition/Replacement

The existing north and south concession/restroom buildings will be **replaced** by the new centralized facility. This reduces duplicate maintenance, staffing, and utility costs, aligning with long-term operational efficiency.

Professional Services & Contingency

Design, engineering, and project management costs are included to ensure compliance with state and federal standards. A contingency allocation covers potential cost fluctuations in materials or labor.

Matching Funds

Local match for the project will be provided through the **1% voter-approved sales tax**, demonstrating strong community support and investment in the park system.

Overall, this project directly supports Gerrard Park's role as a **regional hub for baseball, softball, tennis, and pickleball**, while ensuring sustainable and inclusive infrastructure for future generations.



Statement of Probable Costs
Schematic Design
Gerrard Park Restroom/Concessions- R2

B-D Construction, Inc.
 2154 E. 32nd Ave.
 Columbus, NE 68601

DIV	Item/Material	Unit Cost	No. of Units	Unit Type	Item Total	Comments	Subtotal
Division 01 - General Requirements							
1.01	General Conditions	\$13,875	4	mo	\$ 55,500	Supervision, Construction Aides, etc.....	
1.30	Procure	\$2,250	1	ea	\$ 2,250	Construction Management Software	
1.30	Architecture / Engineering	\$95,000	1	ea	\$ 95,000	Professional Project Design	
DIV. 1 TOTAL							\$152,750.00
Division 03 - Concrete							
3.20	Reinforcing- Foundations	\$1,795.00	3.30	tons	\$ 5,924	Rebar for foundations	
3.20	Reinforcing- Floor Slab Wire Mesh	\$59,75	27	csf	\$ 1,583	24 Sheets of 6x6- 8'x15'	
3.20	Reinforcing- Masonry	\$1,795.00	2.50	tons	\$ 4,488	Rebar for CMU Walls	
3.30	Concrete- Foundations Grade Beams	\$85.00	255	lf	\$ 21,675	2'-0" x 3'-4" Trench footing Exterior Walls CF-1	
3.30	Concrete- Foundations Grade Beams	\$75.00	265	lf	\$ 19,875	1'-4" x 3'-4" Trench footing Interior Walls CF-2	
3.30	Concrete- Foundations Grade Beams	\$75.00	86	lf	\$ 6,450	2'-0" x 3'-4" Trench footing Retaining Walls CF-1	
3.30	Concrete- Foundations Pad Footings	\$750.00	10	ea	\$ 7,500	3' x 3' x 3'-4" Column Pad Footings	
3.30	Concrete- Foundations Sloop	\$55.00	80	lf	\$ 4,400	1'-0" x 3'-0" Trench footing	
3.30	Concrete- Slab on Grade	\$6.75	2,650	sf	\$ 17,888	4" conc. SOG, vapor barrier, granular fill, exp joint.	
DIV. 3 TOTAL							\$89,781.88
Division 04 - Masonry							
4.22	Unit Masonry- CMU	\$26.00	4,060	sf	\$ 105,560	8" CMU walls	
4.22	Unit Masonry- 12" Spillface	\$38.00	740	sf	\$ 28,120	12" Spillface Block	
4.22	Unit Masonry- 8" Spillface	\$33.00	1,340	sf	\$ 44,220	8" Spillface Block	
4.72	Unit Masonry- Stone	\$95.00	150	lf	\$ 14,250	Precast Stone Caps, Ledger, Coping	
DIV. 4 TOTAL							\$192,150.00
Division 05 - Metals							
5.12	Structural Steel (Misc. Steel)	\$5,100.00	2.00	tons	\$ 10,200	1.5 lb/sf x 2,950 sf = 2.0 tons x \$5,100.00/ton	
5.12	Structural Steel Framing Labor	\$1.50	2,950	sf	\$ 4,425	Steel Erection labor	
DIV. 5 TOTAL							\$14,625.00
Division 06 - Woods							
6.10	Rough Carpentry-Bucks	\$8.50	125	lf	\$ 1,063	Window exterior bucks, Interior wood jamb backing	
6.10	Rough Carpentry- Misc.	\$22,000.00	1	ls	\$ 22,000	Misc. Rough Carpentry, Sub Fascia, Bracing	

6.10	Cedar Beams	\$105.00	148	If	\$	15,540	6x12 Cedar Beams at Covered Porch Area
6.10	Cedar Post	\$620.00	13	ea	\$	8,060	6x6 Exterior Cedar Posts at Covered Area
6.16	Rough Carpentry- Roof Sheathing	\$2.25	4,407	If	\$	9,916	5/8" CDX Roof Decking
6.17	Rough Carpentry-Roof Trusses	\$7.50	5,055	Sf	\$	37,913	Wood Engineered Roof Trusses
6.20	Finish Carpentry - Misc.	\$7,500.00	1	ls	\$	7,500	Misc. Finish Carpentry Install
6.41	Casework- Base Cabinets	\$210.00	16	If	\$	3,360	PLam base cabinets
6.41	Casework- Wall Cabinets	\$175.00	6	If	\$	1,050	PLam Wall cabinets In Kitchen
6.41	Casework- Tall Cabinets	\$310.00	0	If	\$	-	24"x84" PLam Tall Cabinets at Meeting Area
6.41	Countertops- Plastic Laminate	\$65.00	21	If	\$	1,365	Plastic Laminate Tops at casework In Kitchen
6.41	Countertops- Solid Surface	\$115.00	105	Sf	\$	12,075	Corian- Solid Surface Counters at Colling Doors

DIV. 6 TOTAL

\$119,840.75

Division 07 - Thermal & Moisture Protection							
7.21	Thermal Insulation - Roof Attic	\$2.30	530	Sf	\$	1,219	R-58, Fiberglass Batt Insulation In Attic
7.21	Rigid Interior Insulation	\$3.75	1,110	Sf	\$	4,163	2.5" Rigid Insulation at Interior Walls- Conditioned Rooms
7.46	Fiber Cement Soffit	\$16.00	2,015	Sf	\$	32,240	James Hardie Fiber Cement Soffit
7.46	Fiber Cement Siding	\$14.00	1,110	Sf	\$	15,540	James Hardie Fiber Cement Siding Board & Battan
7.61	Sheet Metal Roofing	\$24.00	4,407	Sf	\$	105,768	Metal Sales Standing Seam Roof
7.53	EPDM Roofing	\$17.50	540	Sf	\$	9,450	Fully adhered 60 EPDM over R-30 min tapered Iso, cap flashing
7.70	Roof Accessories	\$2,500.00	1	ea	\$	2,500	Snow Retention
7.90	Joint Sealants- Building	\$6,000.00	1	ls	\$	6,000	Urethan Joint Sealants at Brick, Interior caulking

DIV. 7 TOTAL

\$176,879.50

Division 08 - Openings							
8.11	Hollow Metal Frame- 3070	\$420.00	8	ea	\$	3,360	Welded HM Frames
8.11	Hardware Sets- Metal Doors	\$425.00	8	ea	\$	3,400	Sargent mortised levers, closers, hinges
8.14	Metal Doors	\$625.00	8	ea	\$	5,000	Pre-finished, plain sliced red oak, 3070 Wood Door Slabs
8.31	Access Doors	\$300.00	2	ea	\$	600	Access doors at restroom chases
8.33	Colling Counter Doors	\$4,750.00	3	ea	\$	14,250	Overhead colling counter doors at concession area
8.33	Colling Overhead Doors	\$5,500.00	2	ea	\$	11,000	Overhead colling doors at Storage and Tournney HQ
8.43	Aluminum Framed Storefronts	\$85.00	250	Sf	\$	21,250	Kawneer 451 Framing System
8.81	Window Glazing	\$13.75	250	Sf	\$	4,688	1/4" Float Glass at Borrowed Light and Wood Doors

DIV. 8 TOTAL

\$63,547.50

Division 09 - Finishes							
9.29	Gypsum Board Ceiling	\$3.45	2,210	Sf	\$	7,625	Drywall Ceilings, Level 4 Finish
9.29	Gypsum Board Walls	\$3.45	1,110	Sf	\$	3,830	Drywall Walls at Conditioned Spaces
9.51	Acoustical Panel Ceilings ACT-1	\$5.85	422	Sf	\$	2,469	Aluminum Capped Grid with Armstrong Clean Rom #868 Tile

DIV. 9 TOTAL

\$14,924.00

9.99	Painting	\$5.50	2,950	sf	\$	16,225	Interior Painting, Staining, Cedar Finishing, Fiber Cement Paint	
								DIV. 9 TOTAL
								\$22,523.20

Division 10 - Specialties								
10.14	Signage- Interior	\$125.00	9	ea	\$	1,125	ASI-Room Identification Signage	
10.14	Signage- Exterior	\$7,425.00	1	ea	\$	7,425	GERRARD LETTERS	
10.14	Signage- Exterior	\$6,200.00	1	ea	\$	6,200	Concessions Letter / Wayfinding Sign / Restrooms	
10.21	Plastic Toilet Compartments	\$750.00	12	ea	\$	9,000	Plastic Toilet Partitions	
10.21	Urinal Screens	\$300.00	3	ea	\$	900	Plastic Urinal Screen	
10.28	Toilet Accessories	\$3,500.00	1	ls	\$	3,500	Grab Bars, TP Holders, soap dispensers, waste receptacles.....	
10.44	Fire Protection Specialties	\$300.00	2	ea	\$	600	Fire Extinguisher Cabinets	
10.73	Mapes Canopies	\$5,084.00	1	ea	\$	5,084	Mapes Canopies at North Concession Colling Door	
								DIV. 10 TOTAL
								\$28,750.00

Division 22 - Plumbing								
22.00	Plumbing	\$41.00	2,950	sf	\$	120,950	Plumbing	
								DIV. 22 TOTAL
								\$120,950.00

Division 23 - HVAC								
23.00	HVAC	\$18.00	2,950	sf	\$	53,100	3 Areas with Mini Splits, Restroom General Exhaust	
								DIV. 23 TOTAL
								\$53,100.00

Division 26 - Electrical								
26.00	Electrical Package	\$52.00	2,950	sf	\$	153,400	Electrical, New Service, Low Voltage	
								DIV. 26 TOTAL
								\$153,400.00

Division 30 - Site Utilities								
30.00	Water Service	\$38.00	277	lf	\$	10,526	2" Water Service Line	
30.01	Sanitary Sewer	\$89.00	232	lf	\$	20,648	6" PVC Sanitary Sewer	
								DIV. 30 TOTAL
								\$31,174.00

Division 31 - Earthwork								
31.23	Construction Staking		1	4,500	ea	\$	4,500	Staking
31.23	Silt Fence	\$5.00	520	lf	\$	2,600	Site silt fencing	
31.23	Strip Site	\$5.00	743	yds	\$	3,715.00	Strip and stockpile existing vegetation	
31.23	Building / Paving Fill	\$15	320	yds	\$	4,800	Structural fill material	
31.23	Fine Grade	\$3,500.00	1	ea	\$	3,500	Fine grading around pavement	
31.23	Rock Entrance	\$3,000.00	1	ea	\$	3,000.00	Rock construction Entrance	
								DIV. 31 TOTAL
								\$22,115.00

Division 32 - Site Improvements								
32.13	Concrete Sidewalks- 5"	\$5.85	6,575	sf	\$	38,464	5" Sidewalks, Stoop Caps	
								DIV. 32 TOTAL
								\$38,464.00

32.92	Underground Sprinklers	\$1.45	6,613	sf	\$	9,589	Underground Sprinkler System	
32.92	Sod	\$0.52	6,613	sf	\$	3,439	Sod / Fine Grading	
32.93	Plantings	\$5,800.00	1	ea	\$	5,800	Plants / Shrubs / Mulch	
							DIV. 32 TOTAL	\$38,463.75

Construction Costs Subtotal: \$1,280,050.58

Indirect Costs:

CM Fee (8%)	8.00%	ea	1	\$	102,404	Construction Management Fee	\$102,404.05
Contingency- 3%	3.00%	ea	1	\$	38,402	3% Construction Contingency at SD Phase	\$38,401.52
Insurance	1	ls	1	\$	1,798	Builders Risk	\$1,798.00
Bonding	\$14,160	ls	1	\$	14,160	Performance and Payment Bond	\$14,160.00
Indirect Costs Total:							\$156,763.56

Total Construction Costs (Direct Cost + Indirect Cost) \$1,436,814.14

August 19th, 2025

To Whom It May Concern,

I am writing in strong support of the Gerrard Park renovation project and the opportunity to secure grant funding to bring this vision to life.

As a lifelong resident of the Columbus area for more than 50 years, I have witnessed firsthand the value our parks bring to families, athletes, and visitors alike. From cheering in the stands to watching family members participate in sporting events, I have always appreciated the efforts of the Parks and Recreation Department to continually improve and maintain these community treasures. Their dedication has made Columbus a welcoming destination for both residents and guests.

Gerrard Park, in particular, plays a central role in hosting countless ball games throughout the year. Upgrading the concession stand will not only enhance the experience for our local families but also serve the hundreds of visiting teams and their supporters who travel here for tournaments and events. This investment will strengthen Columbus's reputation as a community that values hospitality and provides facilities that meet the needs of all who come here.

As Vice President of the Columbus Area Chamber of Commerce, I can confidently say that this project will support both community pride and economic growth by ensuring our guests enjoy their time in Columbus and feel encouraged to return.

If you have any questions, please feel free to contact me.

Sincerely,

Sandie Fischer

Vice President

Columbus Area Chamber of Commerce



Columbus Outlaws Baseball Organization

August 18, 2025

Centralized Concession Project Letter of Support

To whom it may concern,

I am writing to express my strong support for a centralized concession upgrade for Gerrard Park in Columbus Nebraska. As a member of the Columbus Outlaws Board, and an active coach, I have had the privilege of witnessing firsthand the outstanding work and effort put forth by the city of Columbus Parks and Rec staff at our city parks, including Gerrard Park.

The Parks and Rec staff has taken great efforts to utilize the facilities we currently have at Gerrard Park by maintaining a busy calendar of events. Adult activities, such as slow pitch softball, continue to be a staple at Gerrard Park with the addition of pickle ball and tennis courts. The demand for baseball and softball fields at Gerrard Park continues to grow each year with the growing number of teams for youth sports.

In my opinion, a much needed upgrade to Gerrard Park is the concession stand and bathroom area. It is very difficult to schedule and support two separate concession stands at Gerrard Park, especially if all events are being held on the opposite side of the park. A centralized concession building would eliminate this issue. The bathrooms are outdated and do not provide much accessibility for individuals with disabilities.

As stated above, the need for these improvement are not going away and will only continue to grow in the future. Columbus is a growing community with outstanding sports organizations and citizens willing to get into our city parks and stay active. The Columbus Outlaws are one of these organizations! The Outlaws are in full support of a centralized concession stand project at Gerrard Park.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeremy Zywiec", written in a cursive style.

Jeremy Zywiec
Columbus Outlaws Baseball



City Hall
2500 14th St.
Columbus, NE 68601
402-562-4232
columbusne.us

August 19, 2025

Dear Fund Committee,

I am writing in support of the City of Columbus Park and Recreation's grant application for the Gerrard Park Centralized Concession Stand project. This project represents an important step forward in improving the efficiency, accessibility and overall quality of services offered at one of our community's most heavily used recreational facilities.

Currently, Gerrard Park has two separate concession stands and restroom areas that require staffing and maintenance. During large tournament weekends, this creates a strain on City staff and volunteers, as resources are divided between two locations. A centralized concession and restroom facility would allow for more efficient operations, reduce staffing challenges and improve service to park visitors.

In addition to operational improvements, this project will ensure Gerrard Park's facilities meet ADA standards, making the park more welcoming and accessible to all members of our community. This is a vital step in ensuring inclusivity and providing equitable access to recreational opportunities for residents and visitors of all abilities.

Gerrard Park is a hub for youth sports, family activities and community gatherings. By investing in this centralized concession stand, the City is not only enhancing the visitor experience but also ensuring the park remains a high-quality, functional, and accessible recreational space for years to come.

I fully support the Parks and Recreation Department in this project and strongly encourage your consideration of funding for the project. This investment will strengthen our community, improve efficiency for City staff and provide much-needed accessibility upgrades.

Thanks for your consideration.

Sincerely,

Jean Van Iperen
Planning and Economic Development Coordinator

August 18, 2025

To Whom it May Concern:

I am a retired educator from the Columbus Public Schools and have lived in Columbus for over 30 years. I currently serve on the Board of Parks Commissioners. During my residence in Columbus, I have seen a great deal of development to improve the quality of life here.

I am fully supportive of the Improvement Grant application which would help fund a new centralized concession stand at Gerrard Park. The area provides a much needed recreational activity in this part of Columbus. It has been heavily used since it was first constructed and is now in need of replacement.

Columbus is a fast growing community and this park is a great benefit to the quality of life here, especially in this part of our city. Our city leaders have been very dedicated to providing the infrastructure and this park will demonstrate a commitment to the development of this area. Our myriad of churches are a key component of our great quality of life as is our strong school system (public and private.)

In conclusion, I have raised two boys and we have used the parks in Columbus regularly all these years. Besides my educational and administrative duties, I have played on and coached on and watched many events at Gerrard Park. I am a regular user of Gerrard Park and can attest to the high use of the area, it is very popular and in dire need of an upgrade! Thanks for your time and consideration.

Brad Hansen
22 Lottie Lane, Columbus

402.910.0454

Gerrard Park Concession + Restroom Building

City Council Meeting
August 18, 2025



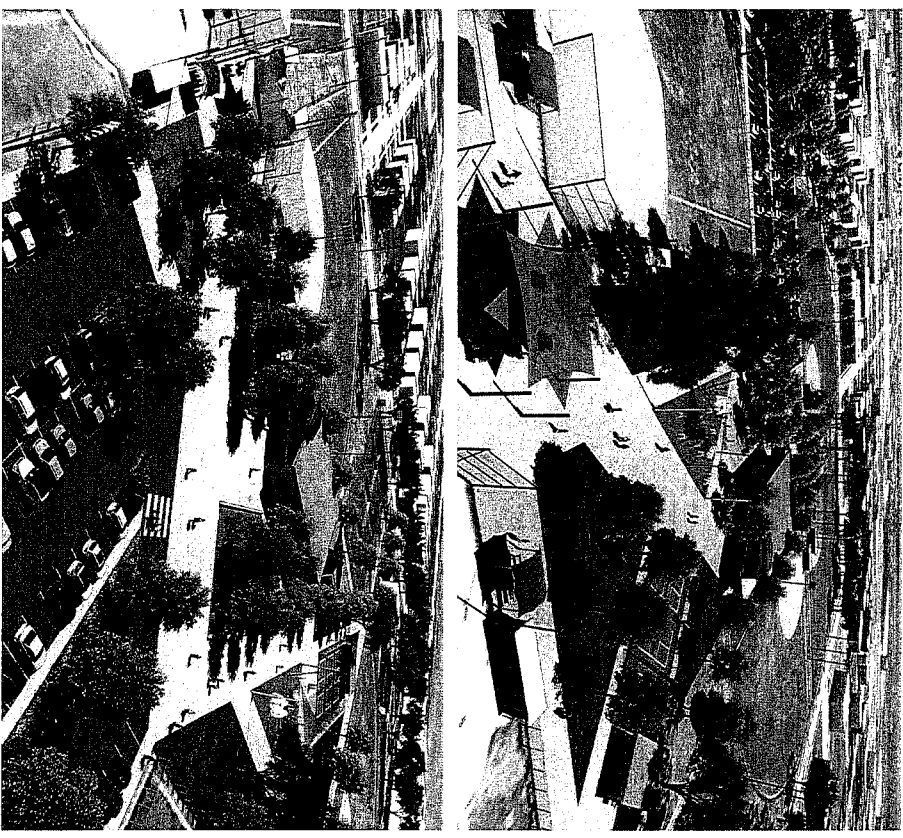
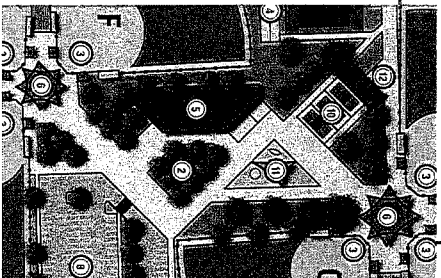
Project Team

- B-D Construction - General Contractor
 - Bryan Kearney
 - Kevin Ruback
- 1x2 Architecture - Architecture
 - Matt Smith
 - Bruce Yoder
- Consultant Team
 - MEP: MEI (Morrissey Engineering)
 - Structural: LSG (Lange Structural Group)
 - Civil: RW Engineering
 - Landscape: Confluence
- City Team
 - Betsy Eckhart
 - Rick Bogus
 - Sydney Mroczek
 - Braden Labenz
 - Tom Ek

Gerrard Park Master Plan

OVERALL VISION STATEMENT

Enhance Gerrard Park with modern ballfield updates including new lighting, fencing, dugouts and shaded spectator areas. Provide centralized concessions and restrooms with gathering spaces and play activities for families. Improve parking to provide safe pedestrian connections through dedicated walkways and crosswalks, well-lit motion sensor lighting, and shaded parking lot islands. Support the neighborhood by providing an accessible playground as well as a more inviting use of the entire park.



Overall Project Goals

This project will be a success if...

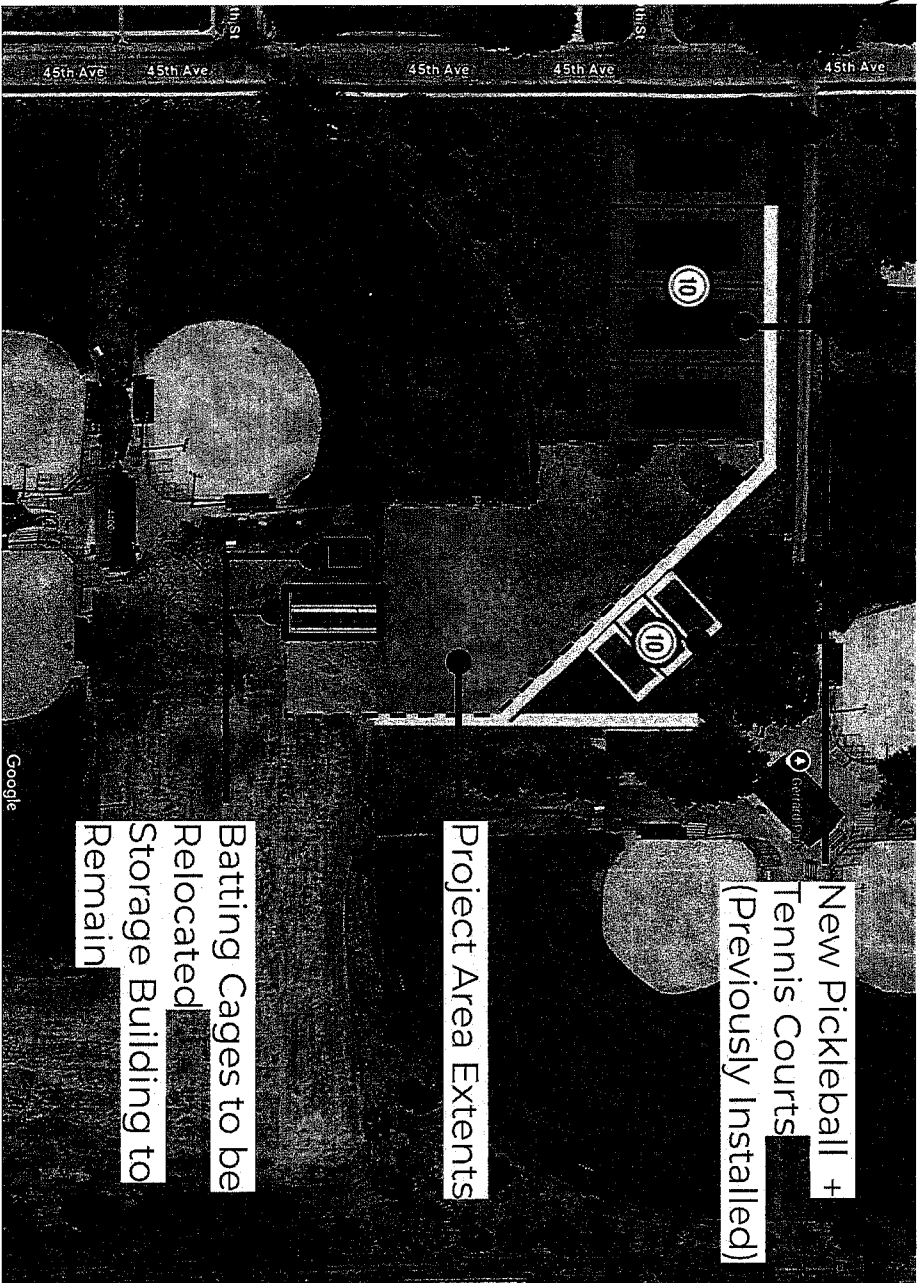
- It is a facility that will compete against Lincoln/Omaha facilities
- Style - More Modern
- Functional and ease of wayfinding to facilities
- One centralized location for all
- Flexible concessions for all park activities
- Womens RR size
- Easily cleanable + maintenance

Initial Project Program (From Master Plan)

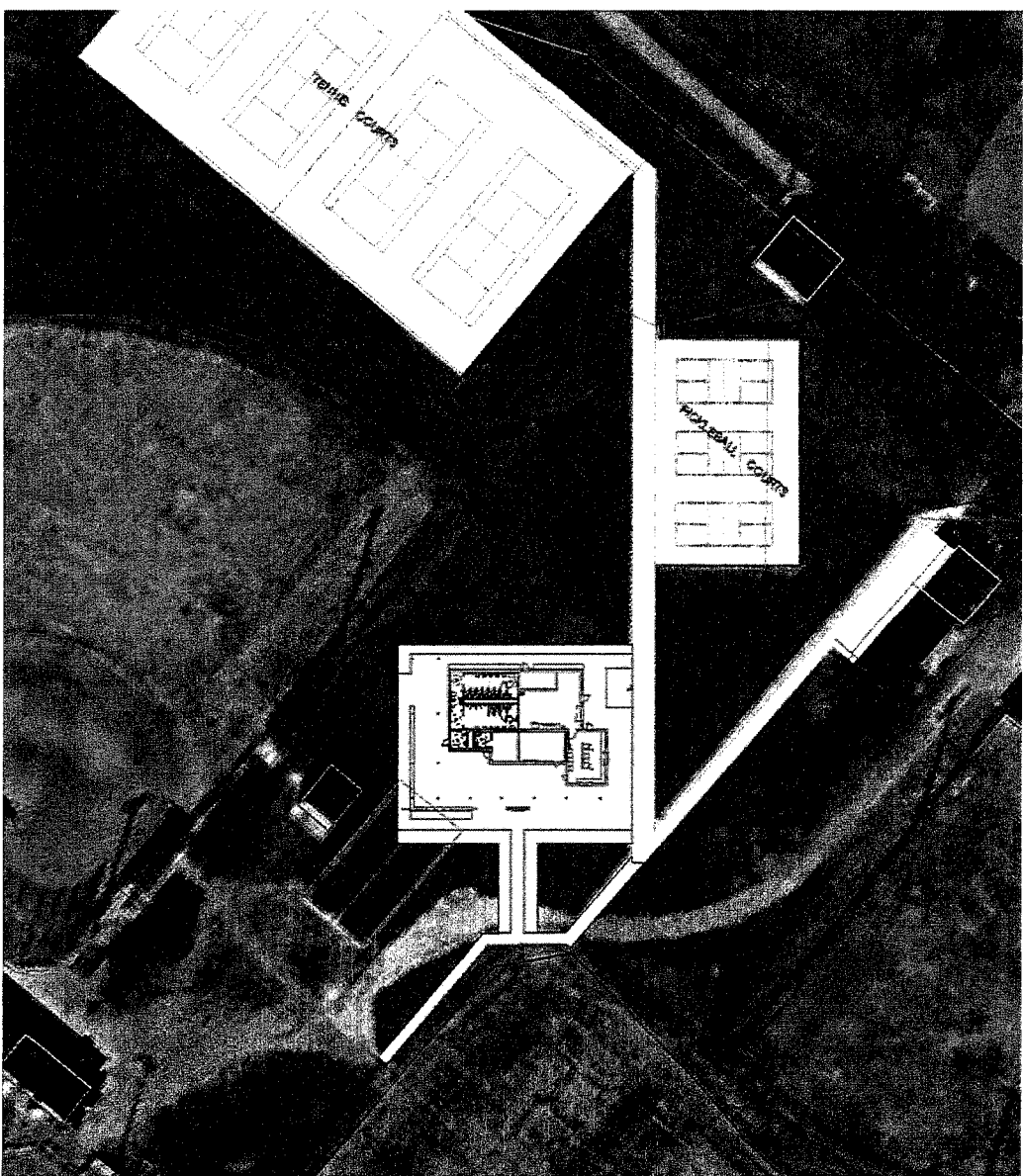
Gerrard Park Concession + Restroom Building Program

Program Spaces	Qty	Net SF/Space
RR	2	600
Family RR	1	80
Umpire Room	1	200
Umpire RR	1	80
Multipurpose Room / Meeting Room	1	800
Tourney HQ/Office	1	250
Concessions	1	500
General/Concession Storage	1	500
Mech/Elec	1	200
IT/AV	1	80

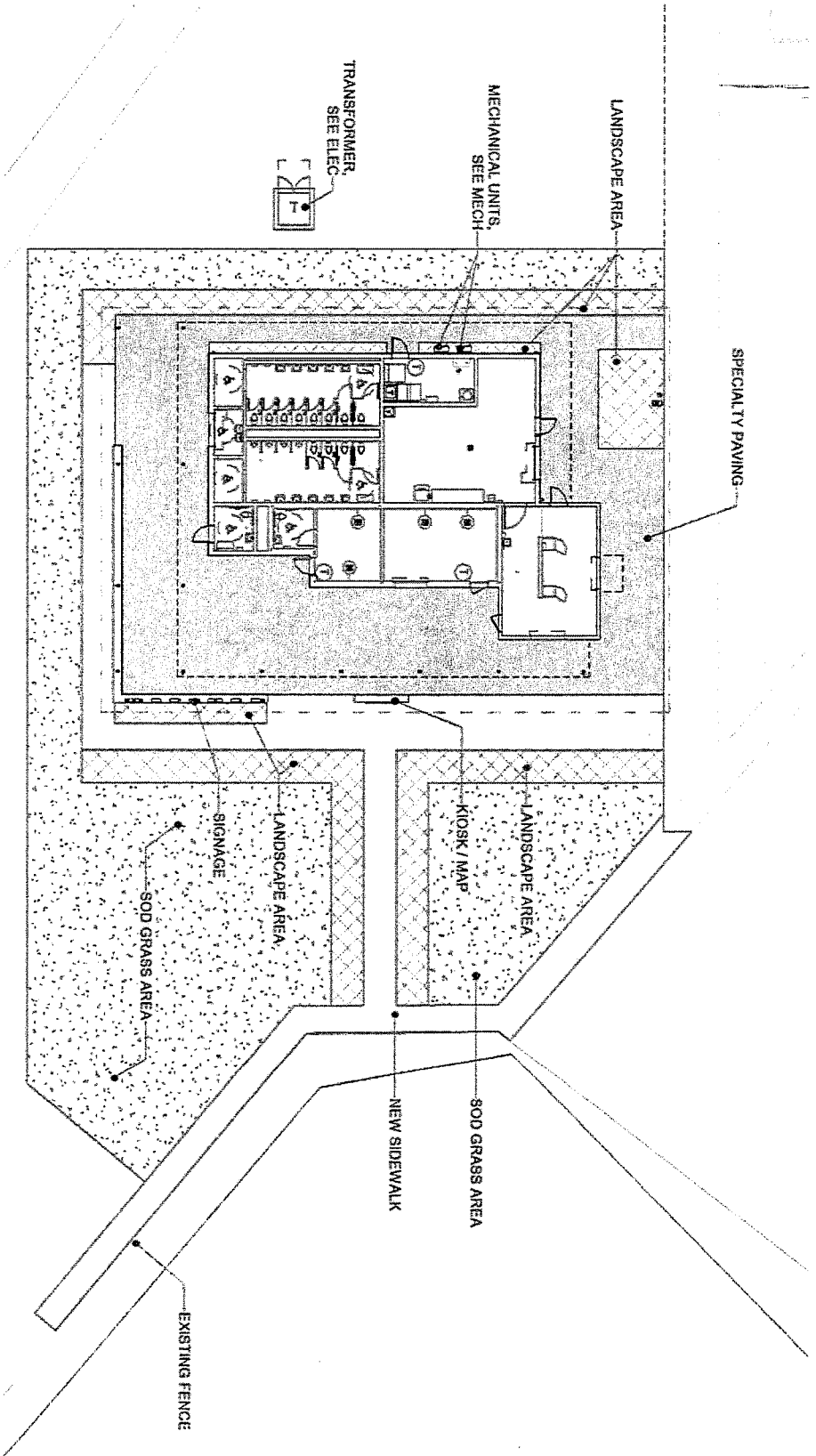
Project Location + Extents



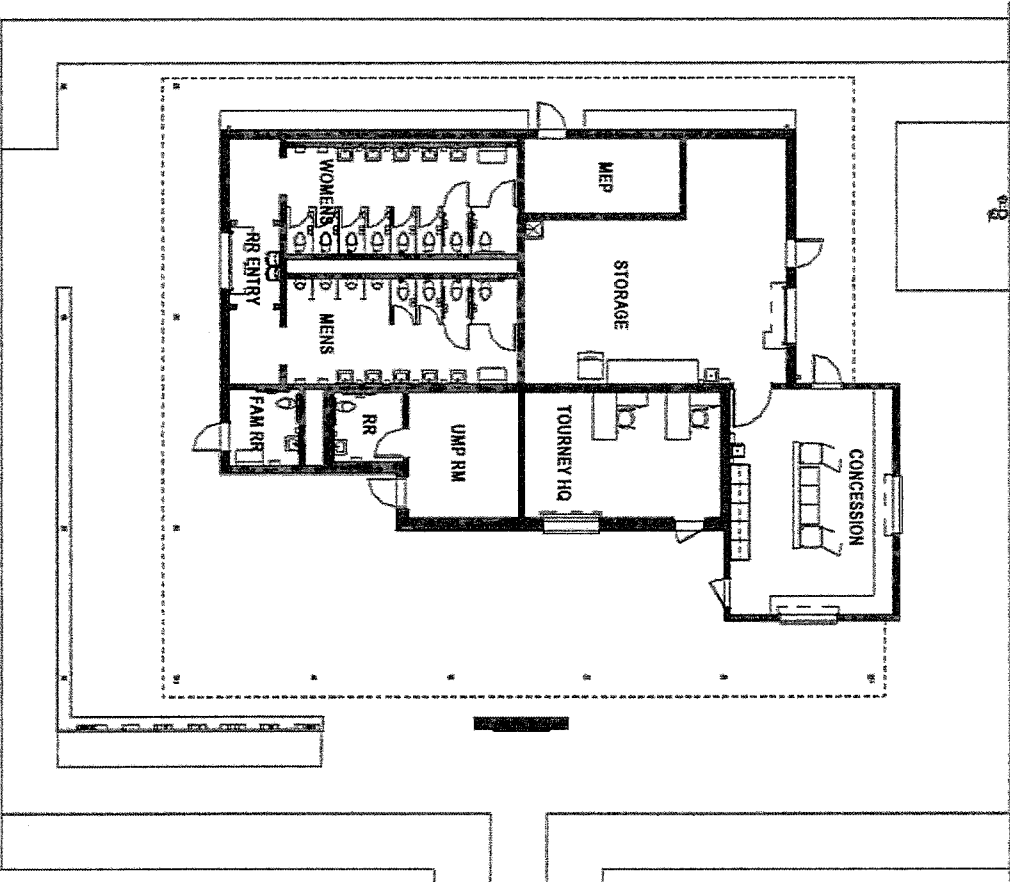
Site Plan



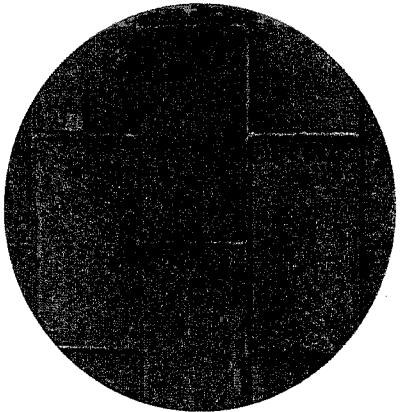
Site Plan



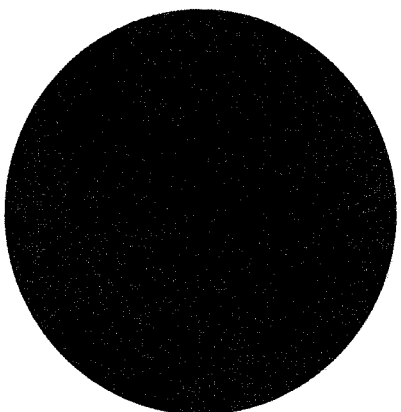
Floor Plan



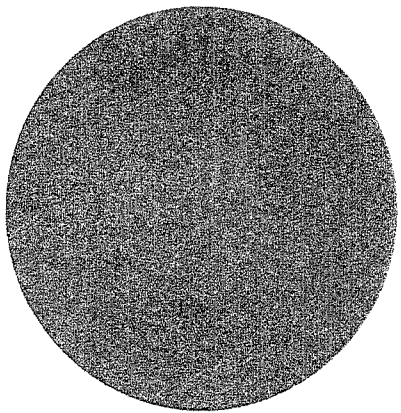
Interior Material Palette



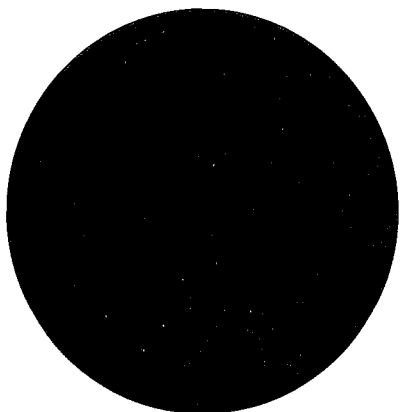
Standard CMU Block
Standard Gray
Running Bond
Concave Jointing



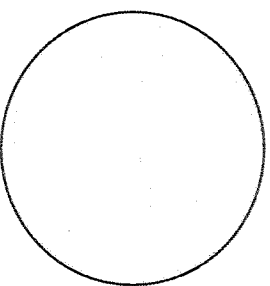
Casework/Cabinet Laminate
Formica 6413A-58
Silver Riftwood Antimicrobial
Matte Texture



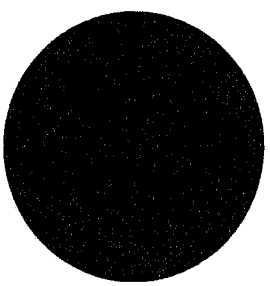
Solid Surface
Countertops
Formica 416 Luna Pewter



Rubber Base
Mannington BurkeBase 4" Cove
Color: Black 701
At Drywall Walls

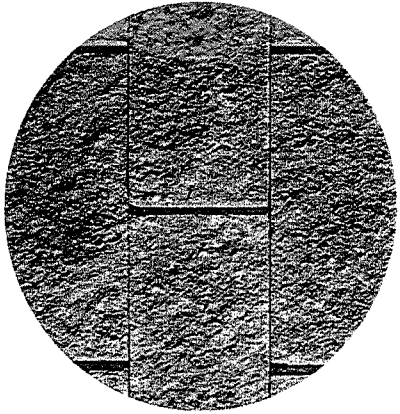


Drywall Ceilings + Walls
Color: SW 7757 High
Reflective White

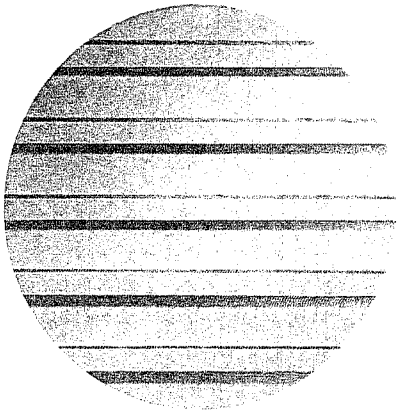


HM Door and Frames
Color: SW 7069 Iron Ore

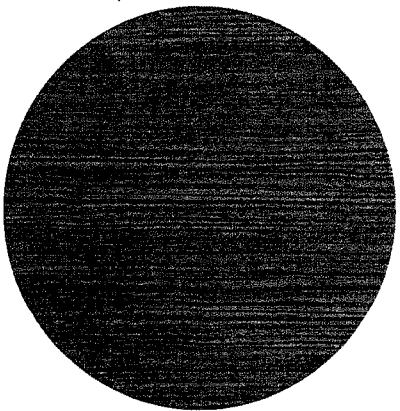
Exterior Material Palette



Rock Face CMU Block
Style to match existing
on-site (Watkins Gray)



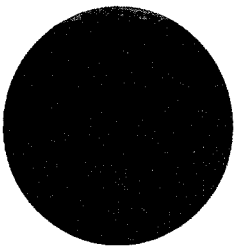
James Hardie
Board and Batten
Color: Arctic White
Style: Cedarmill



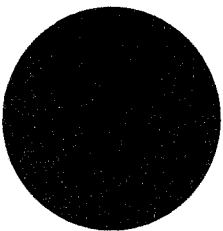
Heavy Timber Posts &
Beams
Species - Cedar
Finish - Clear Coat Sealer



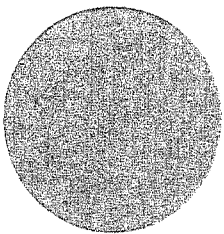
Green Standing Seam Metal Roof
Basis of Design: MBCI LokSeam
Width: 18"
Thickness: 24 GA
Texture: Smooth
Color: Signature 300 Classic
Green



Miscellaneous
Flashing, Gutters,
Downspouts, Etc
To match Standing
Seam Metal Roof
(Green Color)

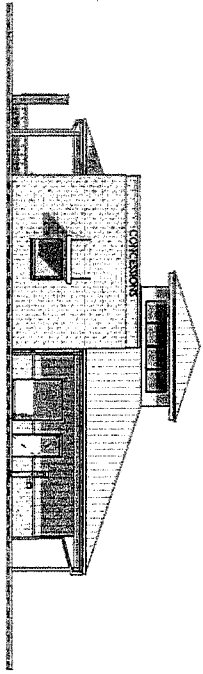


HM Door and Frames
Color: SW 7069 Iron Ore



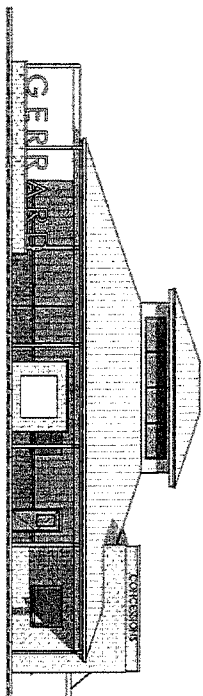
HM Door and Frames
Color: SW 7015 Repose
Gray

Exterior Elevations



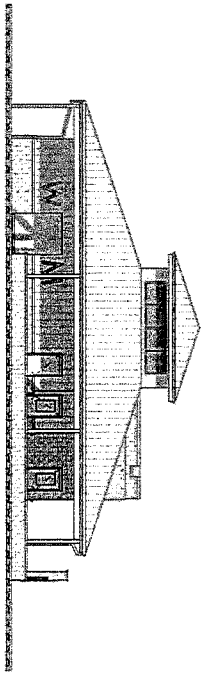
--- BUILDING FOOT ↕
 --- 1.0. FINISH 11.0.0 ↕
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 --- 1.0. FINISH 11.0.0 ↕
 --- 1.0. FINISH 11.0.0 ↕

4 NORTH ELEVATION



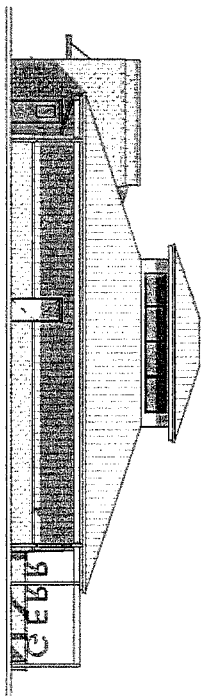
--- BUILDING FOOT ↕
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3 EAST ELEVATION



--- BUILDING FOOT ↕
 --- 1.0. FINISH 11.0.0 ↕
 --- 1.0. FINISH 11.0.0 ↕
 --- 1.0. FINISH 11.0.0 ↕

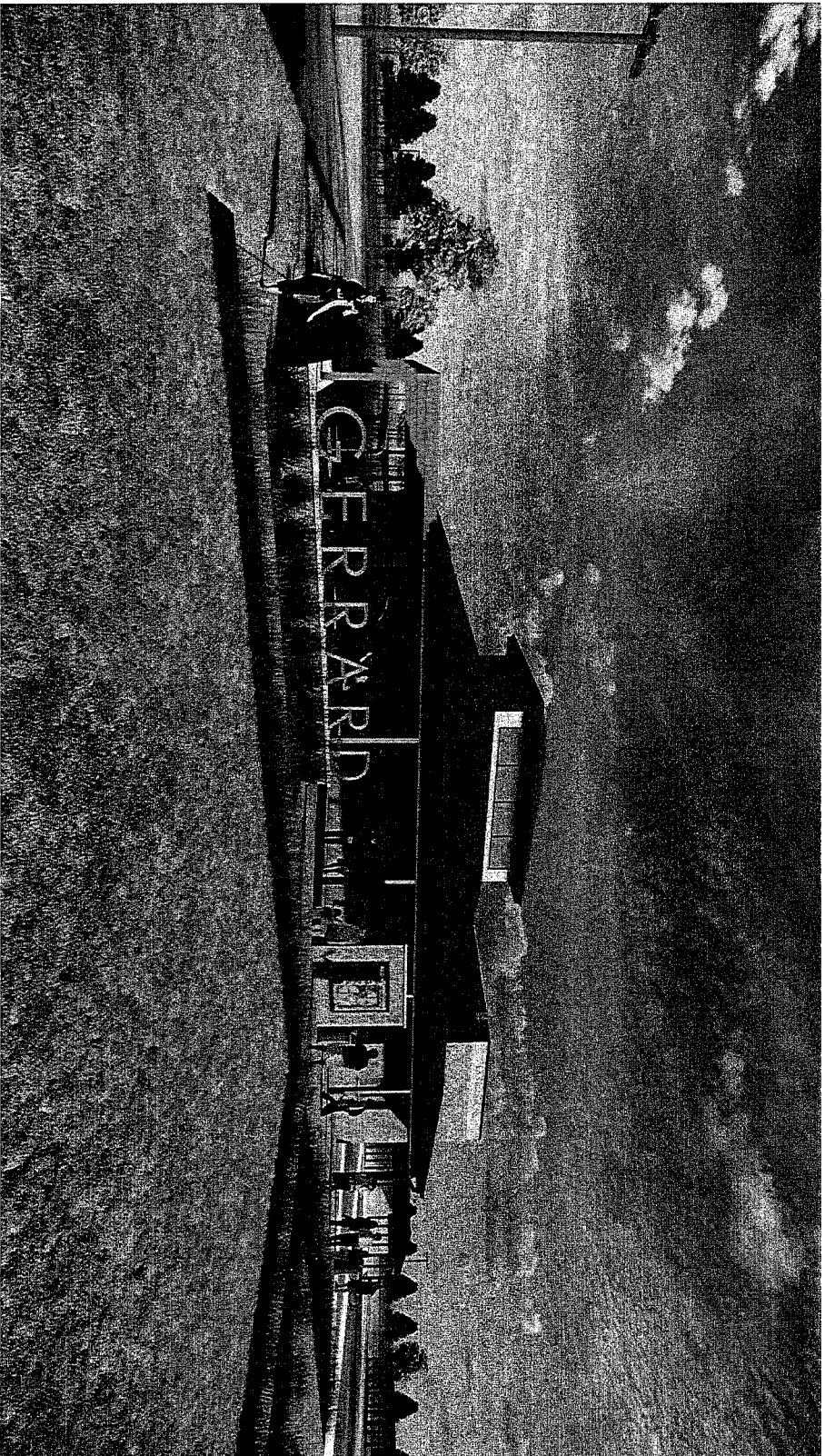
2 SOUTH ELEVATION



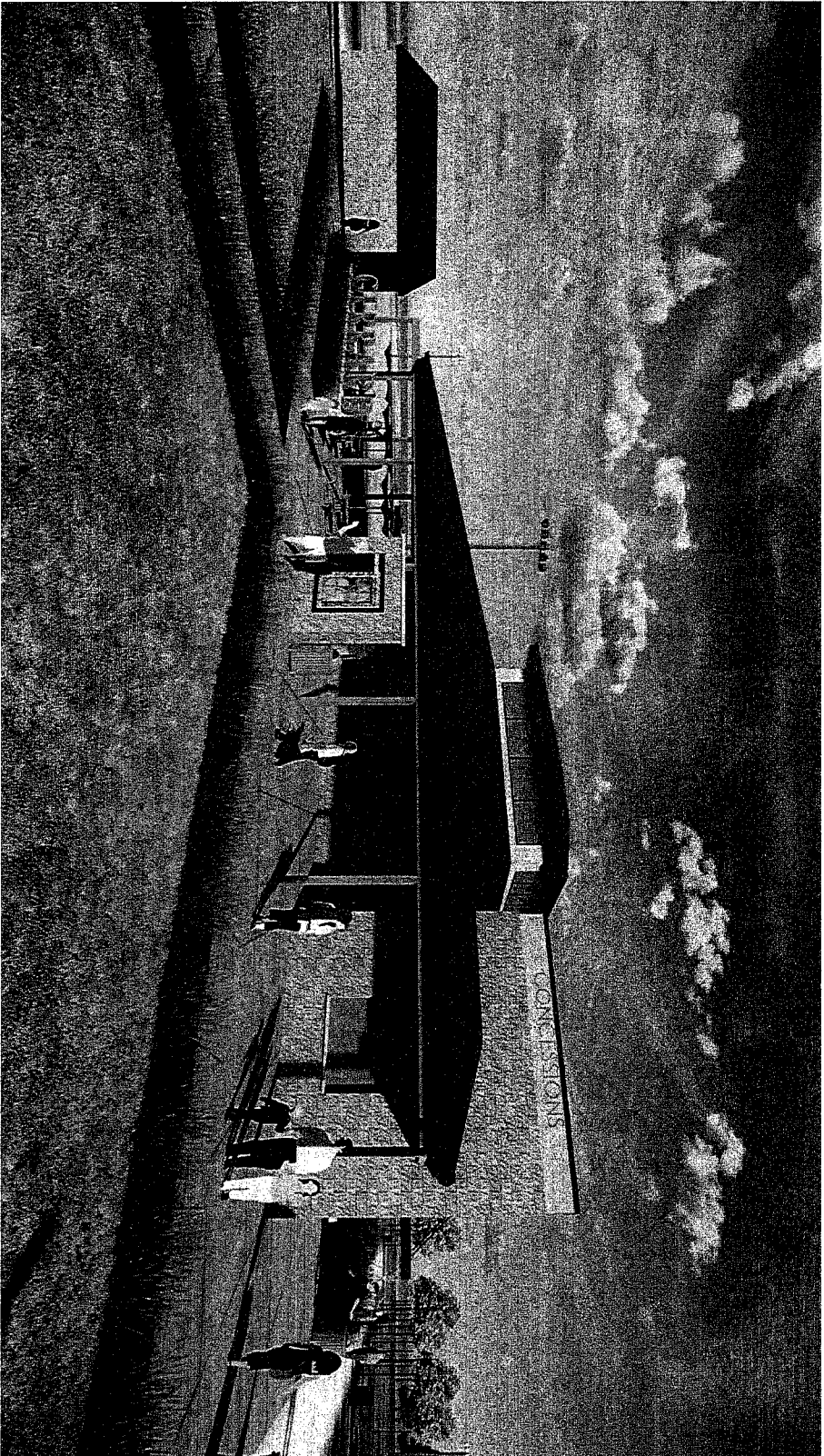
--- BUILDING FOOT ↕
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1 WEST ELEVATION

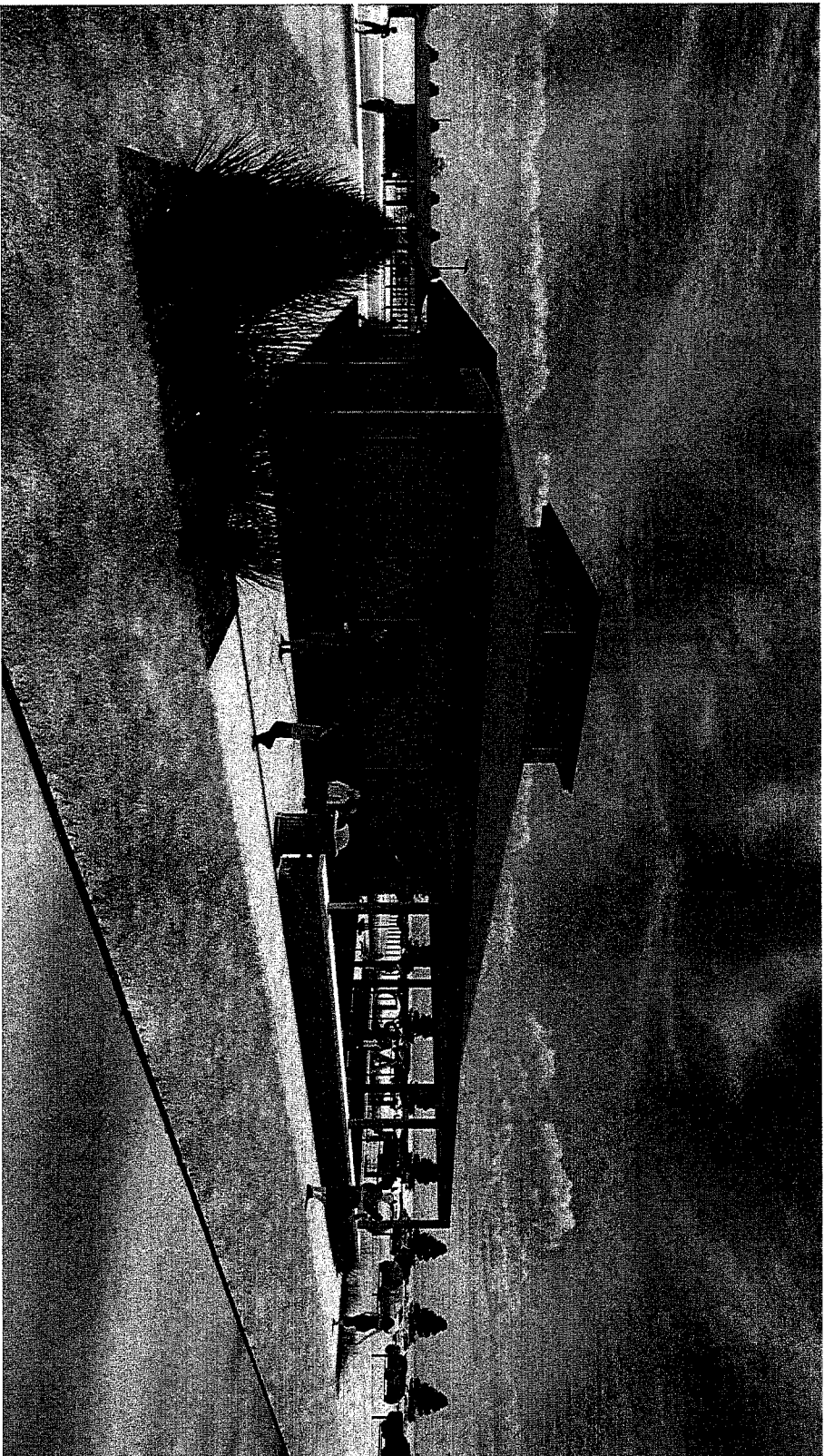
Exterior Perspective - Looking North



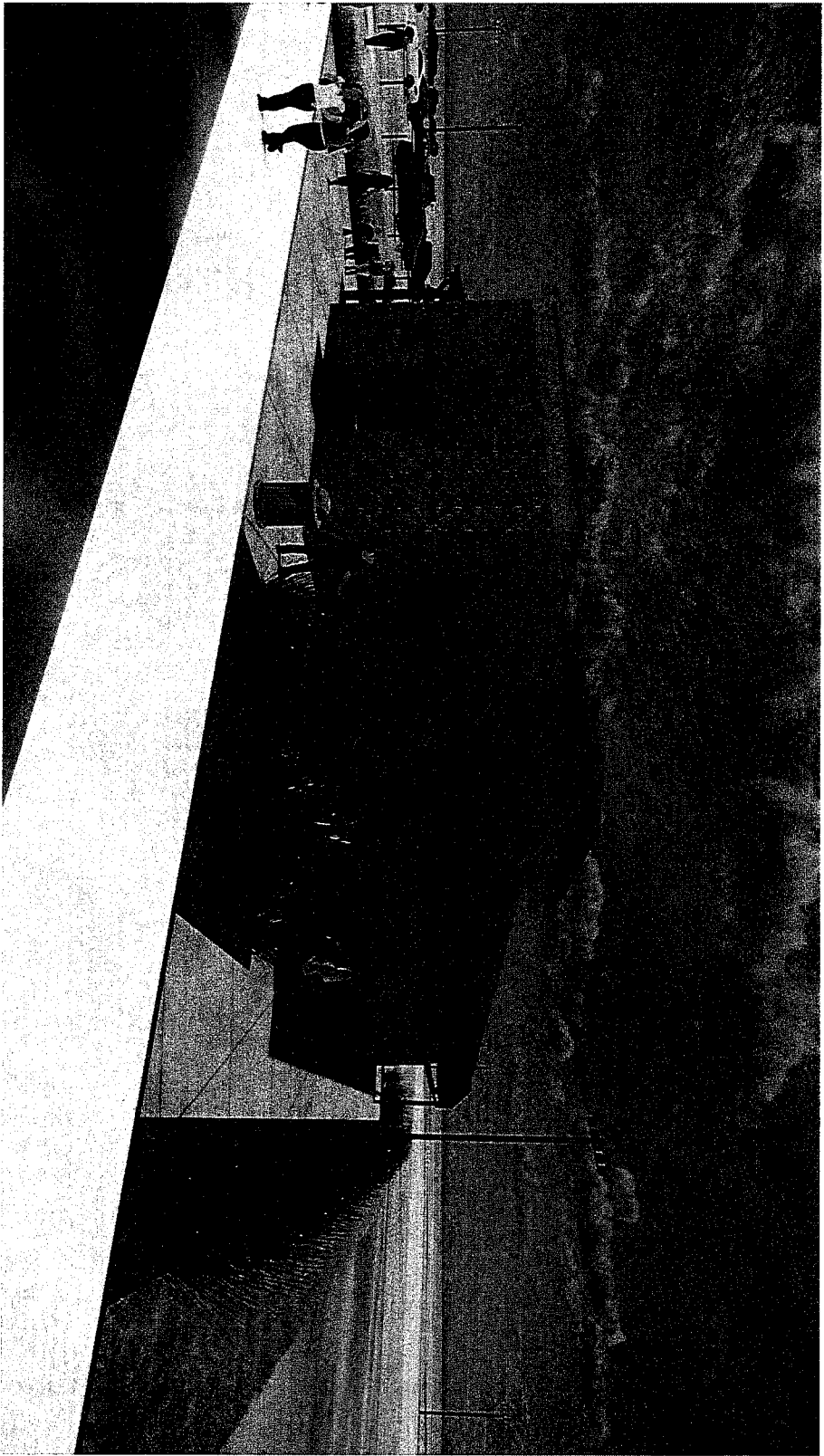
Exterior Perspective - Looking West



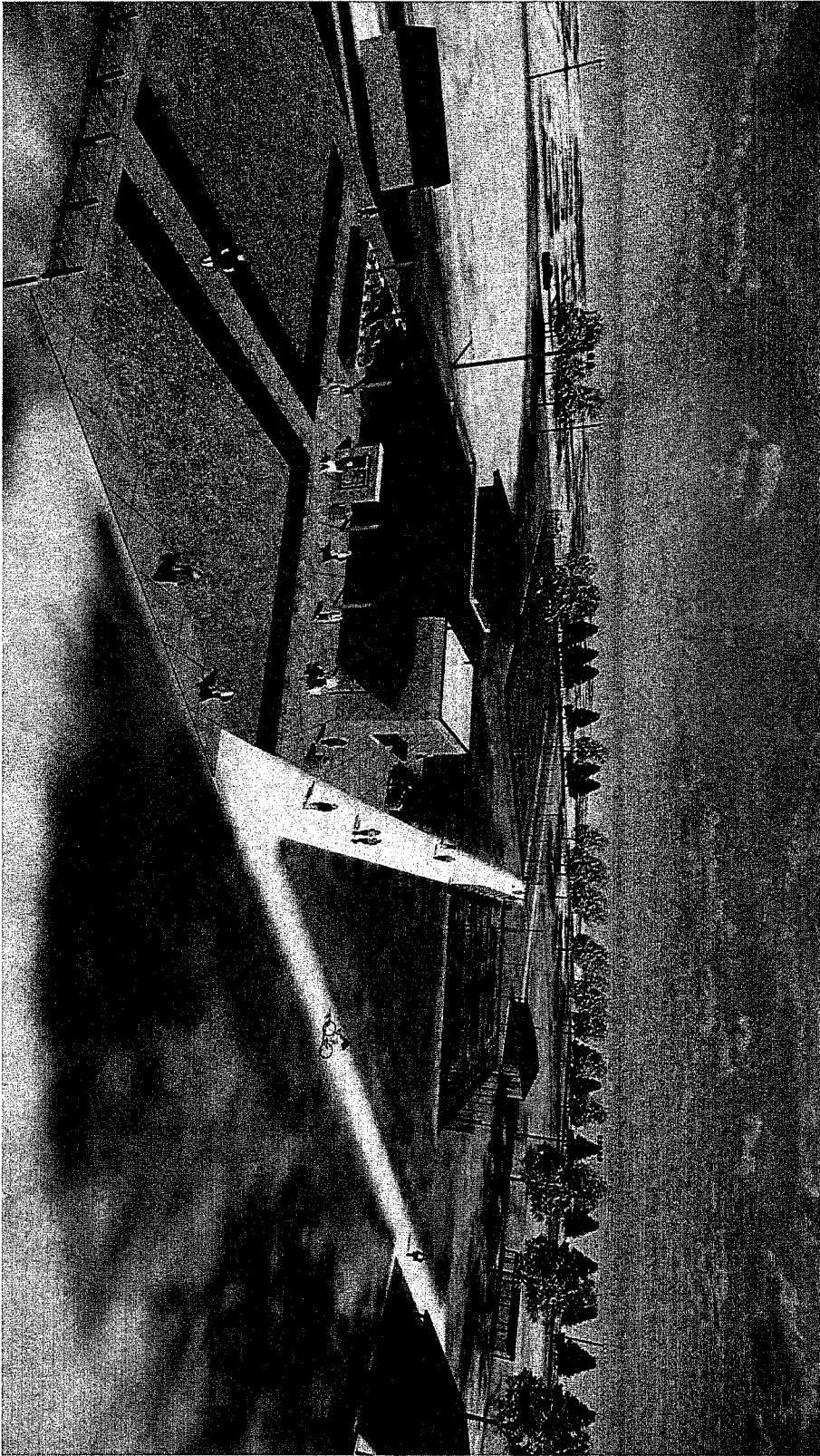
Exterior Perspective - Looking East



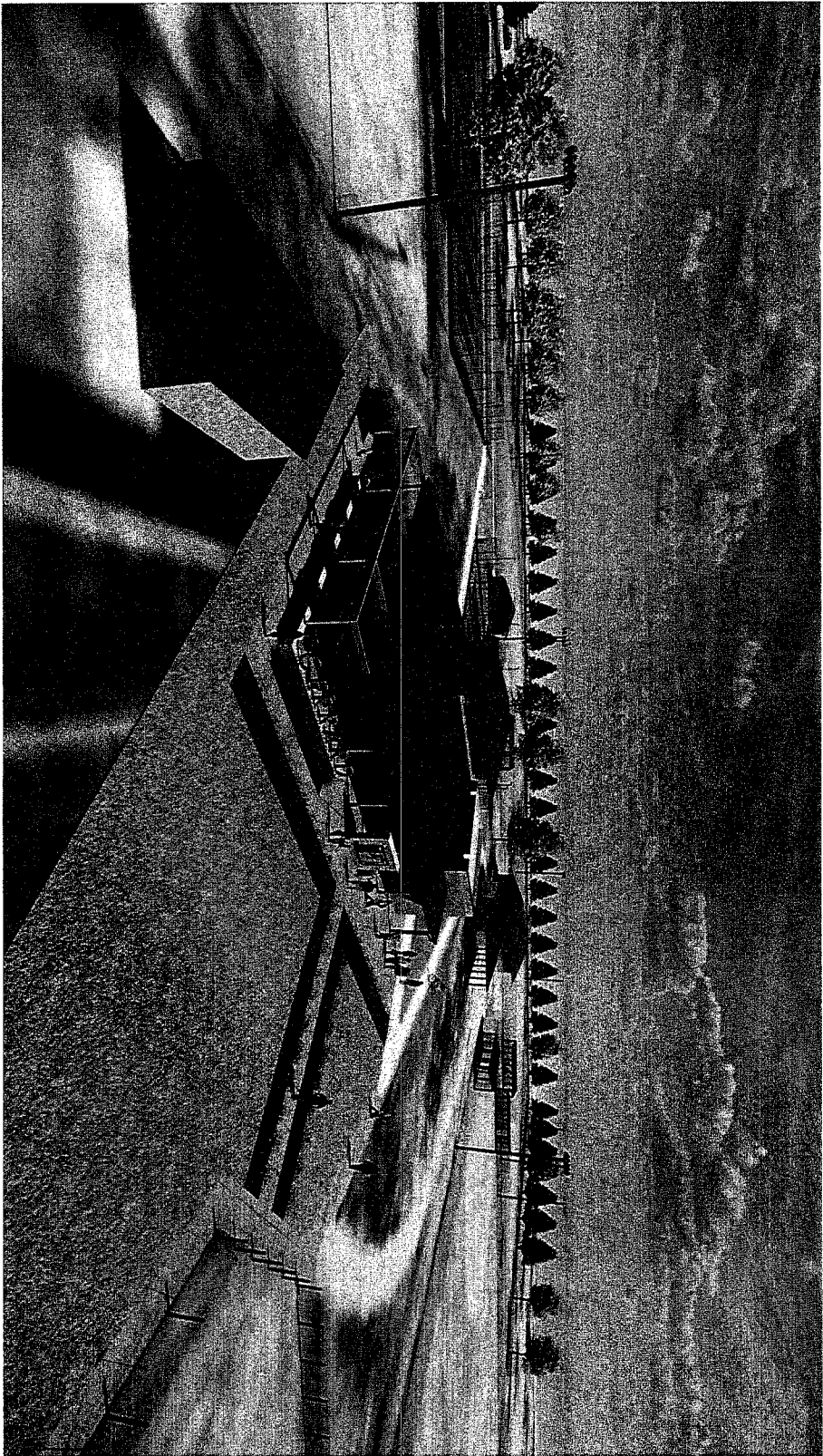
Exterior Perspective - Looking South



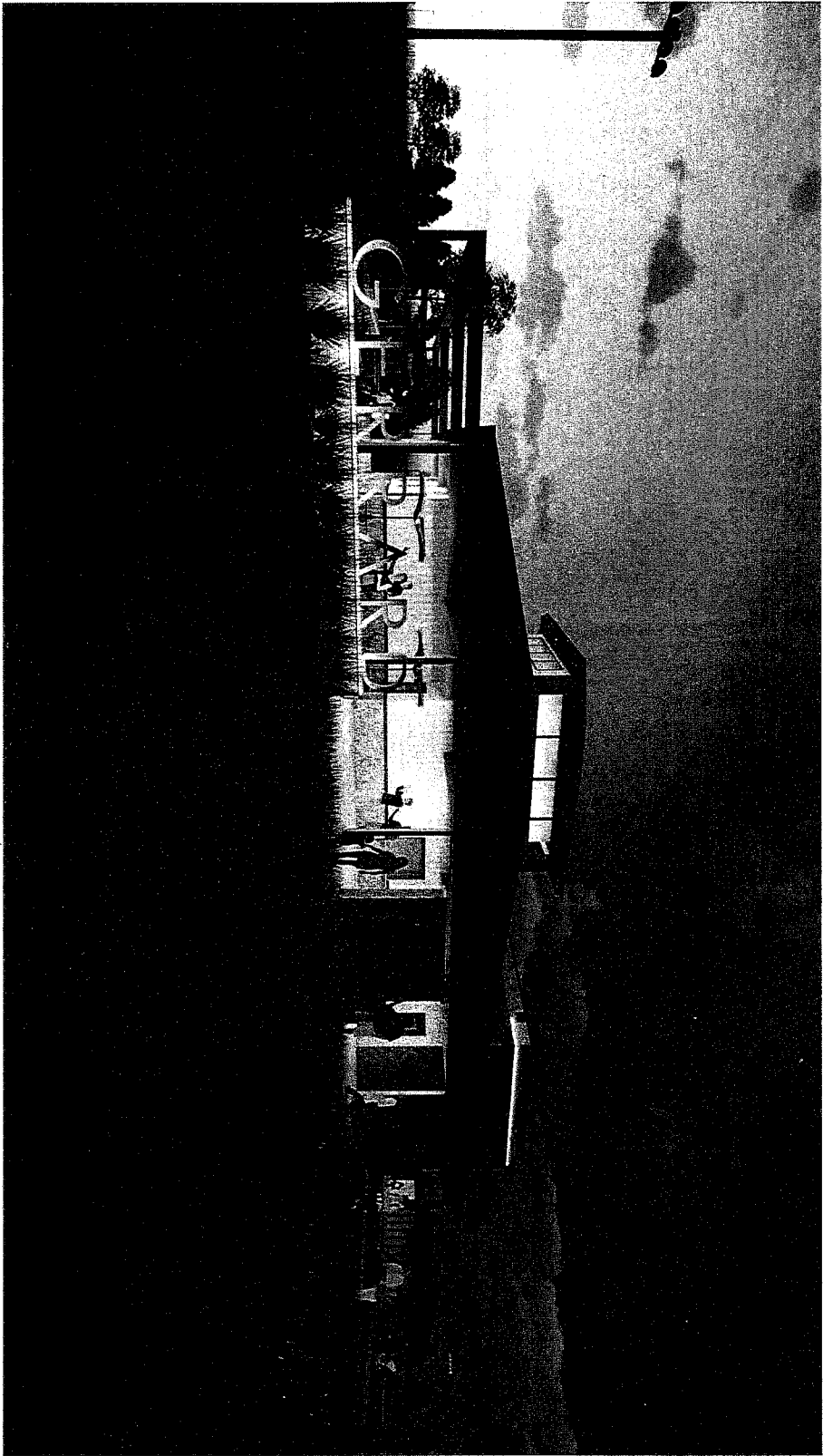
Exterior Perspective - Looking Northwest



Exterior Perspective - Looking Northeast



Exterior Perspective - Front Facade at Night



Exterior Perspective - Birds Eye at Night



Project Next Steps

- August 29, 2025
 - Construction Documents Completed
 - Originally Contracted Phase 1 Design Services Completed
 - Project Construction to be put on hold till next fiscal year
- September 11, 2025
 - Final Phase 1 Review Meeting - Review Construction Document Drawings with City
- Late Summer/Early Fall 2026
 - Potential Bidding of Project
- Late 2026 - Early 2027
 - Construction Timeline of Proposed Project (Pending City Approval)



PLATTE COUNTY

IMPROVEMENT FUND GRANT GUIDELINES AND APPLICATION

PURPOSE OF FUNDS

The purpose of the Platte County Improvement Fund grant is to provide funding for the improvement of existing or creation of new visitor attractions and facilities in Platte County. The funds available through this program are provided from the lodging tax revenue fund and are to be used for visitor attractions or recreational facilities that attract visitors to Platte County, Nebraska, owned by the public or any nonprofit organization, as the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. provides.

USE OF FUNDS

Tax revenues are deposited in one or both of two funds: 1) a County Visitors Promotion Fund and/or 2) a County Visitors Improvement Fund.

For the County Visitors Promotion Fund, a maximum 2% lodging tax can be collected for use in tourism promotion and marketing, but not for construction of attractions or other tourism facilities.

For the County Visitors Improvement Fund, a maximum 2% lodging tax can be collected for: 1) making grants for planning, construction, renovation, expanding, and improving attractions owned by the public or any nonprofit organization (except for attractions where pari-mutuel wagering is conducted), or 2) tourism promotion and marketing, when the attractions in a county are determined to be adequate and not needing improvement. Revenues in only the County Visitors Improvement Fund can be used for capital construction and must be for attractions that are open to the public and are of educational, cultural, historical, artistic, or recreational significance. Revenues may also be used for acquiring or expanding exhibits for existing attractions. The maximum grant from the Improvement Fund cannot be greater than the annual proceeds from a 1% lodging tax for a term not to exceed 20 years.

Revenues in both funds can be used for printing brochures, erecting signs, mass media advertising, and other tourism promotion and marketing.

CRITERIA FOR GRANTS:

Applications for funding from the Improvement Fund will be considered based on the Committee's assessment of these criteria:

- a project's potential to draw overnight guests to Platte County will be given priority consideration.
- long-term investment in the community, and will provide a good "rate of return" to the region comparing the amount of money requested with the total revenue from out-of-town.
- is unique to the area; something that can be identified with Platte County and when visitors think of the attraction, they think of Platte County.
- will encourage and solicit attendance from the general public.
- attraction must generate positive visibility for Platte County.

EXCLUSIONS

No part of the grant funds may be used for:

- general operating funds
- for additional or current personnel salaries
- for supplies and equipment
- for general maintenance of an existing facility
- for items not included in the approved grant application
- in any manner that would violate the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. All grants are discretionary, based upon available funds, other anticipated uses, appropriateness and anticipated effectiveness of proposed use.

APPLICATION PROCESS

APPLICATION

Each grant application must include a complete grant application; project description, timeline and budget; contractor bids, proof of nonprofit status and letters of support (minimum of 3). No faxed or emailed copies of the grant will be accepted. Failure to complete the entire application may result in rejection of your fund request.

DEADLINES

All Visitor Improvement Fund Grant applications must be submitted to the Columbus Area Convention & Visitors Bureau office by 12:00 pm CT Wednesday, October 1, 2025. NO EXCEPTIONS. One original application and 8 complete copies must be submitted at this time. No faxed or email copies will be accepted.

The Columbus Area Convention & Visitors Bureau Advisory Committee will review each grant application. Upon approval or modification by the Platte County Board of Supervisors, considering the Advisory Committee recommendation, notification will be made in writing to the winning applicants.

Projects funded through the Improvement Fund must be completed within 18 months of the date of application approval, unless written authorization of deadline extension is received from Platte County. For projects not completed within the 18-month time frame without written authorization of extension, the grant will immediately be terminated, and funds will not be distributed. Multi-year projects must provide a progress report quarterly.

PRESENTATION

- Applicants must be present at the Advisory Committee meeting at which their application is reviewed.
- Applicants will be notified of presentation date & time by the Convention & Visitors Bureau Director.
- Presentations must not be longer than 15 minutes.

ANNOUNCEMENT OF AWARD

Approved applicants will be notified by the Columbus/Platte County Convention & Visitors Bureau and additional paperwork will be required.

CONTRACT

All awards are subject to Platte County (Grantor) and awarded applicant (Grantee) entering into a contract detailing each parties' obligations. If the parties are unable to enter into a mutually agreeable contract, then the awarded grant will be disallowed.

The Grantee will obtain all necessary local and state permits.

CREDITING REQUIREMENT

Upon project completion a permanent sign or plaque acknowledging the Columbus Area Convention & Visitors Bureau's support shall be placed in a prominent location. For multi-year improvement projects, temporary signage acknowledging the support of Columbus Area Convention & Visitors Bureau should be placed in a prominent location.

REPORTING

Thirty days after the completion of the project, or the end of the calendar year for multi-year projects, a report will be submitted to the Convention & Visitors Bureau giving final results or progress toward results. The report must outline if the objectives of the project were met, if not, what were the circumstances that led to the lack of progress. The report will also include copies of all paid receipts/invoices and copies of checks used to pay the invoices. No money will be released until the final report is presented and approved. Furthermore, no money will be released beyond those expenses documented by paid receipts.

PAYMENT

- Grants are paid directly to the grantee, not to vendors of products or services.
- Upon receipt and acceptance of the final project report or the end-of-year progress report, the Columbus Area Convention & Visitors Bureau will request a check from the Platte County Clerk for the payment of grant funds, depending upon availability of funds. This check will be sent by the Clerk directly to the grantee.
- The Platte County Board of Supervisors and the Columbus Area Convention & Visitors Bureau can only use proceeds from the Platte County Visitors Improvement Fund to fund any project herein and shall not obligate itself to use any money outside the Platte County Visitors Improvement Fund to fund any project herein.
- Furthermore, the Convention & Visitors Bureau shall not give multi-year grants (taking into consideration all other grants) that obligate Platte County to amounts over and above amounts accruing in the Improvement Fund through the collection of the 2% Lodging Tax.

REVIEW PROCESS

Grants are discretionary, based upon available funds, other anticipated uses, appropriateness and anticipated effectiveness of the accepted project. Furthermore, said project must continue to comply with the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq.

Annual attendance to your facility Avg of 38,000

% of visitors from outside Platte County 70%

Method used to determine attendance and % of visitors Placer AI

Is your attraction open to the public? Yes No

Please check one or more of the following which describe(s) your organization.

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Educational | <input type="checkbox"/> Artistic | <input type="checkbox"/> Cultural |
| <input checked="" type="checkbox"/> Recreational | <input type="checkbox"/> Historical | <input type="checkbox"/> Entertainment |

Explain:

See Attached: Section A

Total Project Cost \$ 1,280,051.00

Visitor Improvement Funds requested for this project \$ 100,000.00

A detailed budget worksheet must be included.

Please provide a brief description of the project. (If additional room is needed an additional page may be attached.) Description must be limited to no more than one page.

See Attached Section B:

How will this project increase visitation to or encourage visitors to stay longer in Columbus/Platte County?

See Attached: Section C.

What other agencies or groups are co-sponsoring the project?

See Attached: Section D.

If this project is not awarded the entire requested amount will you continue the project?

Yes we still plan to explore additional funding routes to support this project.

Signature of applicant (I signify that, if awarded, grant funds will only be used for improvements to visitor attractions owned by the public or any nonprofit organization, as the Nebraska Visitors Development Act, Neb. Rev. Stat. §81-3701 through §81-3724, et seq. (as amended from time to time) provides, as outlined in this application) x Betsy Eckhardt Digitally signed by Betsy Eckhardt Date: 2025.09.23 08:51:28 -05'00'	Date 09/23/2025
---	---------------------------

A project budget and letters of support (minimum of 3) MUST be attached.

Please see attachments.

Improvement Grant Attachment:

Section A:

- Gerrard Park in Columbus, Nebraska, is a well-developed community recreation site featuring six baseball/softball fields, four tennis courts, three pickleball courts, and a playground. The park offers a mix of open grass areas, gravel driveways, and an asphalt parking lot, making it both accessible and functional. Visitors benefit from two restroom facilities and three storage buildings that support recreational use and maintenance. The landscape combines new and mature trees, providing shade and enhancing the park's natural appeal. Flat terrain ensures accessibility for all users, while the variety of amenities makes Gerrard Park a vital hub for sports, play, and community activities.

Section B:

- Gerrard Park is well-suited for a centralized concession stand due to its high use and diverse amenities. Currently, two separate concession/restroom buildings divide the park and fail to serve all six ballfields, tennis and pickleball courts, and playground equally. A central facility will provide convenient access for all users, improve ADA compliance, and better accommodate the large number of participants and spectators welcomed each year. Consolidating into one building reduces duplicated staffing and maintenance, allowing the Parks and Recreation Department to operate more efficiently while enhancing the overall visitor experience.

Section C:

- The Gerrard Park Centralized Concession and Restroom Project will increase visitation by creating a more functional, comfortable, and inclusive experience for park users. With six ballfields, tennis and pickleball courts, and playgrounds, Gerrard Park already attracts an average of 38,000 visitors during summer months. Modern, ADA-compliant restrooms and centralized concessions will enhance the park's ability to host large-scale tournaments, encouraging teams and families from across the region to stay longer in Columbus. These improvements reduce barriers for spectators, older adults, and families with children, making the park more accommodating and enjoyable. Updated amenities also keep Columbus competitive with larger communities like Lincoln and Omaha, ensuring we remain a destination of choice for regional events. As visitors spend more time at tournaments, they are more likely to explore dining, lodging, and attractions throughout Platte County. By upgrading core infrastructure, the project ensures Gerrard Park remains a premier recreation destination, strengthening both local quality of life and regional tourism.

Section D:

- The City of Columbus is the primary sponsor of this project. An application has been submitted to the **Land and Water Conservation Fund** for \$600,000 in support, though it has not yet been awarded. The remaining project costs will be funded through the **City of Columbus Capital Improvement Budget**, supported by the voter-approved 1% sales tax. No additional agencies or groups are serving as co-sponsors at this time.

**BY-LAWS
OF
COLUMBUS BOARD OF PARKS COMMISSIONERS**

The principal office of the Columbus Board of Parks Commissioners will be located at Columbus Community Building, City Hall, 2500 14 Street, Columbus, Platte County, Nebraska.

**I
SEAL**

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

**II
MEMBERS**

1. The Columbus Board of Parks Commissioners (CBPC) shall consist of nine members. All members shall be residents of the city of Columbus, Nebraska, who shall be appointed by the mayor by and with the approval of the city council. 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. Members shall serve for a term of three years and may serve for more than one term of office.
2. Meetings of the CBPC will be held in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska, unless written notice of a different location is given to each member at least one day in advance of the scheduled meeting.
3. Regular meetings of the CBPC will be held the first Tuesday of each month and the Board may meet as necessary to perform duties described in Article V. Notice of any Special Meeting of the CBPC shall be given to the chair and each member by notifying said chair and member personally by telephone or electronic mail or leaving a verbal or written message at the members' usual place of business or residence.
4. A majority of the members (five or more) of the CBPC 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. At all meetings, regular or special, only those members present shall be entitled to vote.

III OFFICERS

1. The officers of the CBPC shall consist of a chair, a vice chair, and a secretary. The chair and vice chair shall be elected annually at the January meeting of the CBPC and will serve during the calendar year.
2. The chair shall be a member of the Board 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 Board. The chair shall be responsible for carrying out the orders and resolutions of the Board.
3. The vice chair shall be a member of the Board 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 Board may prescribe from time to time.
4. The secretary shall be a city staff member who shall keep the minutes and records of the CBPC, 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 CBPC, and such other duties as are normally carried out by a secretary.
5. In the absence or disability of any officer of the Board, the Board may delegate duties of any officer to a member of the Board as it may deem necessary.
6. It shall be considered neglect of duty for any member of the CBPC to neglect or fail to attend two consecutive meetings without first notifying the chair or secretary prior to such absence. The CBPC may recommend to the mayor and city council that said member be removed from the Board. Any member may, after public hearing before the city council, be removed by the mayor with the consent of the majority vote of the members elected to the city 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 portion of the term by the mayor.

IV CONDUCT

The CBPC 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 16-696, et seq., Nebraska Reissue Revised Statutes and amendments and supplements thereto, and shall take charge of all facilities as defined in Section 32.019, Columbus City Code. CBPC has the power to establish rules for the management, care and use of the facilities. It shall be the duty of the CBPC to layout, beautify, and improve all facilities to the extent funds may be provided for such purposes. CBPC is not authorized to execute any contracts or to make any expenditure that has not been budgeted.

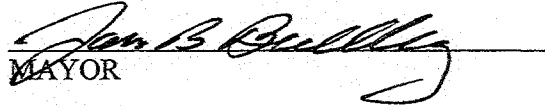
V
PROCEDURE

The Rules of Parliamentary Procedure, comprised in the current edition of "Robert's Rules of Order" shall be used as a guideline for all proceedings of the CBPC; however, will not be used to govern the proceedings of the CBPC or in cases where they are inconsistent with state statutes or local ordinances.

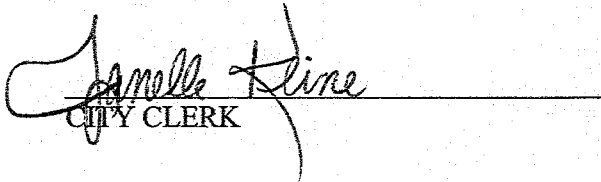
VI
AMENDMENTS

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 Board 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 COLUMBUS CITY COUNCIL THIS 7 DAY OF
August, 2023.


MAYOR

ATTEST:


CITY CLERK





Columbus Parks and Recreation

402-562-4234

Board of Park Commissioners

Brad Hansen

Nick Larson

Stacy Smith

Araceli Esquivel

Bruce Schmidt

Gary Puetz

Lynn Sjuts- Vice Chair

Jon Brezenski-Chair

Tina Pelan

Liaison: Sydney Mroczek

Liaison- Tom Ek

Liaison- Betsy Eckhardt

**The Columbus Board of Park Commissioners meet on the first
Tuesday of the Month at 12pm in the City Council Chambers.**

Instructions

Who May Issue a Resale Certificate. Purchasers are to give the seller a properly completed Form 13, Section A, when making purchases of property or taxable services that will subsequently be resold in the purchaser's normal course of business. The property or services must be resold in the same form or condition as when purchased, or as an ingredient or component part of other property that will be resold.

Who May Issue an Exempt Sale Certificate. Form 13, Section B, may be completed and issued by governmental units or organizations that are exempt from paying Nebraska sales and use taxes. See this list in the Nebraska Sales Tax Exemptions Chart. Most nonprofit organizations are not exempt from paying sales and use tax. Enter the appropriate number from "Exemption Categories" (listed below) that properly reflects the basis for your exemption.

For additional information about proper issuance and use of this certificate, please review Reg-1-013, Sale for Resale - Resale Certificate, and Reg-1-014, Exempt Sale Certificate.

Contractors. Contractors complete Form 13, Section C, part 1 or part 2 based on the option elected on the Contractor Registration Database.

To make tax-exempt purchases of building materials and fixtures, Option 1 or Option 3 contractors must complete Form 13, Section C, Part 1. To make tax-exempt purchases of building materials and fixtures pursuant to a construction project for an exempt governmental unit or an exempt nonprofit organization, Option 2 contractors must complete Form 13, Section C, Part 2. The contractor must also attach a copy of a properly completed Purchasing Agent Appointment and Delegation of Authority for Sales and Use Tax, Form 17, to the Form 13, and both documents must be given to the supplier when purchasing building materials. See the contractor information guides and Reg-1-017, Contractors, for additional information. Also, see the Important Note under "Exemption Categories" number 3.

When and Where to Issue. The Form 13 must be given to the seller at the time of the purchase to document why sales tax does not apply to the purchase. The Form 13 must be kept with the seller's records for audit purposes.

Sales Tax Number. A purchaser who is engaged in business as a wholesaler or manufacturer is not required to provide an ID number when completing Section A. Out-of-state purchasers may provide their home state sales tax number. Section B does not require a Nebraska ID number when exemption category 1, 2, or 5 is indicated.

Fully Completed Resale or Exempt Sale Certificate. A fully completed resale or exempt sale certificate is proof for the retailer that the sale was for resale or is exempt. For a resale certificate to be fully completed, it must include: (1) identification of the purchaser and seller, type of business engaged in by the purchaser; (2) sales tax permit number; (3) signature of an authorized person; and (4) the date of issuance.

For an exempt sale certificate to be fully completed, it must include: (1) identification of purchaser and seller; (2) a statement that the certificate is for a single purchase or is a blanket certificate covering future sales; (3) a statement of the basis for exemption, including the type of activity engaged in by the purchaser; (4) signature of an authorized person; and (5) the date of issuance.

Penalties. Any purchaser who gives a Form 13 to a seller for any purchase which is other than for resale, lease, or rental in the normal course of the purchaser's business, or is not otherwise exempted from sales and use tax under the Nebraska Revenue Act, is subject to a penalty of \$100 or ten times the tax, whichever is greater, for each instance of presentation and misuse. In addition, any purchaser, or their agent, who fraudulently signs a Form 13 may be found guilty of a Class IV misdemeanor.

Exemption Categories

(Insert appropriate number from the list below in Section B)

1. Governmental units, identified in Neb. Rev. Stat. §§ 77-2704.15, Reg-1-072, United States Government and Federal Corporations, and Reg-1-093, Governmental Units. Governmental units are not assigned exemption numbers.

Sales to the U.S. government, its agencies, instrumentalities, and corporations wholly owned by the U.S. government are exempt from sales tax. However, sales to institutions chartered or created under federal authority, but which are not directly operated and controlled by the U.S. government for the benefit of the public, generally are taxable.

Purchases by governmental units that are not exempt from Nebraska sales and use taxes include, but are not limited to: governmental units of other states or countries; sanitary and improvement districts; rural water districts; railroad transportation safety districts; and county historical societies.

2. Purchases when the intended use renders it exempt. See Nebraska Sales Tax Exemptions Chart.

3. Purchases made by organizations that have been issued a Nebraska Exempt Organization Certificate of Exemption (Certificate of Exemption). Reg-1-090, Nonprofit Organizations; Reg-1-091, Religious Organizations; and Reg-1-092, Educational Institutions, identify these organizations. These organizations are issued a Certificate of Exemption with a state ID number which must be entered in Section B of Form 13.

Important Note: Nonprofit educational institutions must be accredited regionally or nationally and have their primary campus in Nebraska to be exempt from sales and use tax. Also nonprofit organizations providing any of the types of health care or services that qualify to be exempt must be licensed or certified by the Nebraska Department of Health and Human Services (DHHS) to be exempt from sales and use taxes. There is no sales and use tax exemption prior to these entities being accredited, licensed, or certified. They CANNOT issue either a Resale or Exempt Sale Certificate, Form 13, or a Purchasing Agent Appointment, Form 17, to any retailer or contractor relating to purchases of building materials for construction or repair projects performed prior to being accredited, licensed, or certified. After an entity becomes accredited, licensed, or certified upon completion of the construction project, it may submit a Nebraska Exemption Application for Sales and Use Tax, Form 4.

Nonprofit health care organizations that hold a Certificate of Exemption are exempt for purchases for use at their facility, or portion of the facility, covered by the license issued under the Nebraska Health Care Facility Licensure Act. Only specific types of health care facilities and activities are exempt. Purchases of items for use at facilities that are not covered under the license, or for any other activities that are not specifically exempt, are taxable. The exemption is not for the entire organization that offers different levels of health care or other activities, but is limited to the specific type of health care that is exempt. Purchases for non-exempt types of health care are taxable.

4. Purchases of motor vehicles, trailers, semitrailers, watercraft, and aircraft used predominately as common or contract carrier vehicles; accessories that physically become part of the common or contract carrier vehicle; and repair and replacement parts for these vehicles. The exemption ID number must be entered in Section B of the Form 13. An individual or business that has been issued a common or contract carrier certificate of exemption may only use it to purchase those items described above prior to the expiration date on the certificate. The certificate of exemption expires every 5 years. (See Nebraska Common or Contract Carrier Information Guide).
5. Purchases of manufacturing machinery and equipment made by a person engaged in the business of manufacturing, including repair and replacement parts or accessories, for use in manufacturing.
6. Occasional sales of used business or farm machinery or equipment productively used by the seller as a depreciable capital asset for more than one year in his or her business. The seller must have previously paid tax on the item being sold. The seller must complete, sign, and give the Exempt Sale Certificate to the purchaser. (See Reg-1-022, Occasional Sales). The Form 13 must be kept with the purchaser's records for audit purposes.

Budget Narrative – Gerrard Park Centralized Concession Stand Project

The proposed project consolidates two outdated concession/restroom facilities into a **new centralized concession and restroom building** at Gerrard Park. This improvement supports accessibility, efficiency, and visitor experience while reducing long-term maintenance.

Construction & Site Preparation

The largest portion of the budget covers general construction, including the new building foundation, structure, plumbing, and utilities. Site preparation includes grading and utility connections, essential for ADA access and proper drainage. Landscaping around the facility incorporates **native plants and shade trees**, reducing long-term maintenance and conserving natural resources.

Amenities & Accessibility

The project includes ADA-compliant restrooms, accessible paths from parking areas to the building, and connections to nearby fields and courts. These upgrades address SCORP priorities by ensuring inclusivity and safety for all visitors.

Parking & Connectivity

Minor adjustments to existing driveways and walkways are included to improve pedestrian flow and meet ADA standards. This ensures safe and efficient movement of the estimated **38,000+ annual visitors** during peak months.

Demolition/Replacement

The existing north and south concession/restroom buildings will be **replaced** by the new centralized facility. This reduces duplicate maintenance, staffing, and utility costs, aligning with long-term operational efficiency.

Professional Services & Contingency

Design, engineering, and project management costs are included to ensure compliance with state and federal standards. A contingency allocation covers potential cost fluctuations in materials or labor.

Matching Funds

Local match for the project will be provided through the **1% voter-approved sales tax**, demonstrating strong community support and investment in the park system.

Overall, this project directly supports Gerrard Park's role as a **regional hub for baseball, softball, tennis, and pickleball**, while ensuring sustainable and inclusive infrastructure for future generations.



Statement of Probable Costs
Schematic Design
Gerrard Park Restroom/Concessions- R2

B-D Construction, Inc.
2154 E. 32nd Ave.
Columbus, NE 68601

DIV	Item/Material	Unit Cost	No. of Units	Unit Type	Item Total	Comments	Subtotal
Division 01 - General Requirements							
1.01	General Conditions	\$13,875	4	mo	\$ 55,500	Supervision, Construction Aides, etc.....	
1.30	Procure	\$2,250	1	ea	\$ 2,250	Construction Management Software	
1.30	Architecture / Engineering	\$95,000	1	ea	\$ 95,000	Professional Project Design	
DIV. 1 TOTAL							\$152,750.00
Division 03 - Concrete							
3.20	Reinforcing- Foundations	\$1,795.00	3.30	tons	\$ 5,924	Rebar for foundations	
3.20	Reinforcing- Floor Slab Wire Mesh	\$59,75	27	csf	\$ 1,583	24 Sheets of 6x6- 8'x15'	
3.20	Reinforcing- Masonry	\$1,795.00	2.50	tons	\$ 4,488	Rebar for CMU Walls	
3.30	Concrete- Foundations Grade Beams	\$85.00	255	lf	\$ 21,675	2'-0" x 3'-4" Trench footing Exterior Walls CF-1	
3.30	Concrete- Foundations Grade Beams	\$75.00	265	lf	\$ 19,875	1'-4" x 3'-4" Trench footing Interior Walls CF-2	
3.30	Concrete- Foundations Grade Beams	\$75.00	86	lf	\$ 6,450	2'-0" x 3'-4" Trench footing Retaining Walls CF-1	
3.30	Concrete- Foundations Pad Footings	\$750.00	10	ea	\$ 7,500	3' x 3' x 3'-4" Column Pad Footings	
3.30	Concrete- Foundations Sloop	\$55.00	80	lf	\$ 4,400	1'-0" x 3'-0" Trench footing	
3.30	Concrete- Slab on Grade	\$6.75	2,650	sf	\$ 17,888	4" conc. SOG, vapor barrier, granular fill, exp joint.	
DIV. 3 TOTAL							\$89,781.88
Division 04 - Masonry							
4.22	Unit Masonry- CMU	\$26.00	4,060	sf	\$ 105,560	8" CMU walls	
4.22	Unit Masonry- 12" Spilface	\$38.00	740	sf	\$ 28,120	12" Spilface Block	
4.22	Unit Masonry- 8" Spilface	\$33.00	1,340	sf	\$ 44,220	8" Spilface Block	
4.72	Unit Masonry- Stone	\$95.00	150	lf	\$ 14,250	Precast Stone Caps, Ledger, Coping	
DIV. 4 TOTAL							\$192,150.00
Division 05 - Metals							
5.12	Structural Steel (Misc. Steel)	\$5,100.00	2.00	tons	\$ 10,200	1.5 lb/sf x 2,950 sf = 2.0 tons x \$5,100.00/ton	
5.12	Structural Steel Framing Labor	\$1.50	2,950	sf	\$ 4,425	Steel Erection labor	
DIV. 5 TOTAL							\$14,625.00
Division 06 - Woods							
6.10	Rough Carpentry-Bucks	\$8.50	125	lf	\$ 1,063	Window exterior bucks, Interior wood jamb backing	
6.10	Rough Carpentry- Misc.	\$22,000.00	1	ls	\$ 22,000	Misc. Rough Carpentry, Sub Fascia, Bracing	

6.10	Cedar Beams	\$105.00	148	If	\$	15,540	6x12 Cedar Beams at Covered Porch Area
6.10	Cedar Post	\$620.00	13	ea	\$	8,060	6x6 Exterior Cedar Posts at Covered Area
6.16	Rough Carpentry- Roof Sheathing	\$2.25	4,407	If	\$	9,916	5/8" CDX Roof Decking
6.17	Rough Carpentry-Roof Trusses	\$7.50	5,055	Sf	\$	37,913	Wood Engineered Roof Trusses
6.20	Finish Carpentry - Misc.	\$7,500.00	1	ls	\$	7,500	Misc. Finish Carpentry Install
6.41	Casework- Base Cabinets	\$210.00	16	If	\$	3,360	Plam base cabinets
6.41	Casework- Wall Cabinets	\$175.00	6	If	\$	1,050	Plam Wall cabinets In Kitchen
6.41	Casework- Tall Cabinets	\$310.00	0	If	\$	-	24"x84" Plam Tall Cabinets at Meeting Area
6.41	Countertops- Plastic Laminate	\$65.00	21	If	\$	1,365	Plastic Laminate Tops at casework In Kitchen
6.41	Countertops- Solid Surface	\$115.00	105	Sf	\$	12,075	Corian- Solid Surface Counters at Colling Doors

DIV. 6 TOTAL \$119,840.75

Division 07 - Thermal & Moisture Protection							
7.21	Thermal Insulation - Roof Attic	\$2.30	530	Sf	\$	1,219	R-58, Fiberglass Batt Insulation In Attic
7.21	Rigid Interior Insulation	\$3.75	1,110	Sf	\$	4,163	2.5" Rigid Insulation at Interior Walls- Conditioned Rooms
7.46	Fiber Cement Soffit	\$16.00	2,015	Sf	\$	32,240	James Hardie Fiber Cement Soffit
7.46	Fiber Cement Siding	\$14.00	1,110	Sf	\$	15,540	James Hardie Fiber Cement Siding Board & Battan
7.61	Sheet Metal Roofing	\$24.00	4,407	Sf	\$	105,768	Metal Sales Standing Seam Roof
7.53	EPDM Roofing	\$17.50	540	Sf	\$	9,450	Fully adhered 60 EPDM over R-30 min tapered Iso, cap flashing
7.70	Roof Accessories	\$2,500.00	1	ea	\$	2,500	Snow Retention
7.90	Joint Sealants- Building	\$6,000.00	1	ls	\$	6,000	Urethan Joint Sealants at Brick, Interior caulking

DIV. 7 TOTAL \$176,879.50

Division 08 - Openings							
8.11	Hollow Metal Frame- 3070	\$420.00	8	ea	\$	3,360	Welded HM Frames
8.11	Hardware Sets- Metal Doors	\$425.00	8	ea	\$	3,400	Sargent mortised levers, closers, hinges
8.14	Metal Doors	\$625.00	8	ea	\$	5,000	Pre-finished, plain sliced red oak, 3070 Wood Door Slabs
8.31	Access Doors	\$300.00	2	ea	\$	600	Access doors at restroom chases
8.33	Colling Counter Doors	\$4,750.00	3	ea	\$	14,250	Overhead colling counter doors at concession area
8.33	Colling Overhead Doors	\$5,500.00	2	ea	\$	11,000	Overhead colling doors at Storage and Tournney HQ
8.43	Aluminum Framed Storefronts	\$85.00	250	Sf	\$	21,250	Kawneer 451 Framing System
8.81	Window Glazing	\$13.75	250	Sf	\$	4,688	1/4" Float Glass at Borrowed Light and Wood Doors

DIV. 8 TOTAL \$63,547.50

Division 09 - Finishes							
9.29	Gypsum Board Ceiling	\$3.45	2,210	Sf	\$	7,625	Drywall Ceilings, Level 4 Finish
9.29	Gypsum Board Walls	\$3.45	1,110	Sf	\$	3,830	Drywall Walls at Conditioned Spaces
9.51	Acoustical Panel Ceilings ACT-1	\$5.85	422	Sf	\$	2,469	Aluminum Capped Grid with Armstrong Clean Rom #868 Tile

DIV. 9 TOTAL \$14,924.00

9.99	Painting		\$5.50	2,950	sf	\$	16,225	Interior Painting, Staining, Cedar Finishing, Fiber Cement Paint	
DIV. 9 TOTAL									\$22,523.20
Division 10 - Specialties									
10.14	Signage- Interior		\$125.00	9	ea	\$	1,125	ASI-Room Identification Signage	
10.14	Signage- Exterior		\$7,425.00	1	ea	\$	7,425	GERRARD LETTERS	
10.14	Signage- Exterior		\$6,200.00	1	ea	\$	6,200	Concessions Letter / Wayfinding Sign / Restrooms	
10.21	Plastic Toilet Compartments		\$750.00	12	ea	\$	9,000	Plastic Toilet Partitions	
10.21	Urinal Screens		\$300.00	3	ea	\$	900	Plastic Urinal Screen	
10.28	Toilet Accessories		\$3,500.00	1	ls	\$	3,500	Grab Bars, TP Holders, soap dispensers, waste receptacles.....	
10.44	Fire Protection Specialties		\$300.00	2	ea	\$	600	Fire Extinguisher Cabinets	
10.73	Mapes Canopies		\$5,084.00	1	ea	\$	5,084	Mapes Canopies at North Concession Colling Door	
DIV. 10 TOTAL									\$28,750.00
Division 22 - Plumbing									
22.00	Plumbing		\$41.00	2,950	sf	\$	120,950	Plumbing	
DIV. 22 TOTAL									\$120,950.00
Division 23 - HVAC									
23.00	HVAC		\$18.00	2,950	sf	\$	53,100	3 Areas with Mini Splits, Restroom General Exhaust	
DIV. 23 TOTAL									\$53,100.00
Division 26 - Electrical									
26.00	Electrical Package		\$52.00	2,950	sf	\$	153,400	Electrical, New Service, Low Voltage	
DIV. 26 TOTAL									\$153,400.00
Division 30 - Site Utilities									
30.00	Water Service		\$38.00	277	lf	\$	10,526	2" Water Service Line	
30.01	Sanitary Sewer		\$89.00	232	lf	\$	20,648	6" PVC Sanitary Sewer	
DIV. 30 TOTAL									\$31,174.00
Division 31 - Earthwork									
31.23	Construction Staking			1	4,500	ea	\$	4,500	Staking
31.23	Silt Fence		\$5.00	520	lf	\$	2,600	Site silt fencing	
31.23	Strip Site		\$5.00	743	yds	\$	3,715.00	Strip and stockpile existing vegetation	
31.23	Building / Paving Fill		\$15	320	yds	\$	4,800	Structural fill material	
31.23	Fine Grade		\$3,500.00	1	ea	\$	3,500	Fine grading around pavement	
31.23	Rock Entrance		\$3,000.00	1	ea	\$	3,000.00	Rock construction Entrance	
DIV. 31 TOTAL									\$22,115.00
Division 32 - Site Improvements									
32.13	Concrete Sidewalks- 5"		\$5.85	6,575	sf	\$	38,464	5" Sidewalks, Stoop Caps	

32.92	Underground Sprinklers	\$1.45	6,613	sf	\$	9,589	Underground Sprinkler System	
32.92	Sod	\$0.52	6,613	sf	\$	3,439	Sod / Fine Grading	
32.93	Plantings	\$5,800.00	1	ea	\$	5,800	Plants / Shrubs / Mulch	
							DIV. 32 TOTAL	\$38,463.75

Construction Costs Subtotal: \$1,280,050.58

Indirect Costs:								
	CM Fee (8%)	8.00%	ea	1	\$	102,404	Construction Management Fee	\$102,404.05
	Contingency- 3%	3.00%	ea	1	\$	38,402	3% Construction Contingency at SD Phase	\$38,401.52
	Insurance	1	ls	1	\$	1,798	Builders Risk	\$1,798.00
	Bonding	\$14,160	ls	1	\$	14,160	Performance and Payment Bond	\$14,160.00
Indirect Costs Total:								\$156,763.56

Total Construction Costs (Direct Cost + Indirect Cost) \$1,436,814.14

August 19th, 2025

To Whom It May Concern,

I am writing in strong support of the Gerrard Park renovation project and the opportunity to secure grant funding to bring this vision to life.

As a lifelong resident of the Columbus area for more than 50 years, I have witnessed firsthand the value our parks bring to families, athletes, and visitors alike. From cheering in the stands to watching family members participate in sporting events, I have always appreciated the efforts of the Parks and Recreation Department to continually improve and maintain these community treasures. Their dedication has made Columbus a welcoming destination for both residents and guests.

Gerrard Park, in particular, plays a central role in hosting countless ball games throughout the year. Upgrading the concession stand will not only enhance the experience for our local families but also serve the hundreds of visiting teams and their supporters who travel here for tournaments and events. This investment will strengthen Columbus's reputation as a community that values hospitality and provides facilities that meet the needs of all who come here.

As Vice President of the Columbus Area Chamber of Commerce, I can confidently say that this project will support both community pride and economic growth by ensuring our guests enjoy their time in Columbus and feel encouraged to return.

If you have any questions, please feel free to contact me.

Sincerely,

Sandie Fischer

Vice President

Columbus Area Chamber of Commerce



Columbus Outlaws Baseball Organization

August 18, 2025

Centralized Concession Project Letter of Support

To whom it may concern,

I am writing to express my strong support for a centralized concession upgrade for Gerrard Park in Columbus Nebraska. As a member of the Columbus Outlaws Board, and an active coach, I have had the privilege of witnessing firsthand the outstanding work and effort put forth by the city of Columbus Parks and Rec staff at our city parks, including Gerrard Park.

The Parks and Rec staff has taken great efforts to utilize the facilities we currently have at Gerrard Park by maintaining a busy calendar of events. Adult activities, such as slow pitch softball, continue to be a staple at Gerrard Park with the addition of pickle ball and tennis courts. The demand for baseball and softball fields at Gerrard Park continues to grow each year with the growing number of teams for youth sports.

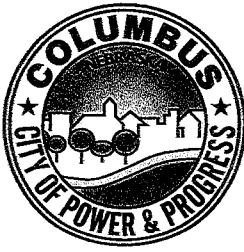
In my opinion, a much needed upgrade to Gerrard Park is the concession stand and bathroom area. It is very difficult to schedule and support two separate concession stands at Gerrard Park, especially if all events are being held on the opposite side of the park. A centralized concession building would eliminate this issue. The bathrooms are outdated and do not provide much accessibility for individuals with disabilities.

As stated above, the need for these improvement are not going away and will only continue to grow in the future. Columbus is a growing community with outstanding sports organizations and citizens willing to get into our city parks and stay active. The Columbus Outlaws are one of these organizations! The Outlaws are in full support of a centralized concession stand project at Gerrard Park.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeremy Zywiec", written in a cursive style.

Jeremy Zywiec
Columbus Outlaws Baseball



City Hall
2500 14th St.
Columbus, NE 68601
402-562-4232
columbusne.us

August 19, 2025

Dear Fund Committee,

I am writing in support of the City of Columbus Park and Recreation's grant application for the Gerrard Park Centralized Concession Stand project. This project represents an important step forward in improving the efficiency, accessibility and overall quality of services offered at one of our community's most heavily used recreational facilities.

Currently, Gerrard Park has two separate concession stands and restroom areas that require staffing and maintenance. During large tournament weekends, this creates a strain on City staff and volunteers, as resources are divided between two locations. A centralized concession and restroom facility would allow for more efficient operations, reduce staffing challenges and improve service to park visitors.

In addition to operational improvements, this project will ensure Gerrard Park's facilities meet ADA standards, making the park more welcoming and accessible to all members of our community. This is a vital step in ensuring inclusivity and providing equitable access to recreational opportunities for residents and visitors of all abilities.

Gerrard Park is a hub for youth sports, family activities and community gatherings. By investing in this centralized concession stand, the City is not only enhancing the visitor experience but also ensuring the park remains a high-quality, functional, and accessible recreational space for years to come.

I fully support the Parks and Recreation Department in this project and strongly encourage your consideration of funding for the project. This investment will strengthen our community, improve efficiency for City staff and provide much-needed accessibility upgrades.

Thanks for your consideration.

Sincerely,

Jean Van Iperen
Planning and Economic Development Coordinator

August 18, 2025

To Whom it May Concern:

I am a retired educator from the Columbus Public Schools and have lived in Columbus for over 30 years. I currently serve on the Board of Parks Commissioners. During my residence in Columbus, I have seen a great deal of development to improve the quality of life here.

I am fully supportive of the Improvement Grant application which would help fund a new centralized concession stand at Gerrard Park. The area provides a much needed recreational activity in this part of Columbus. It has been heavily used since it was first constructed and is now in need of replacement.

Columbus is a fast growing community and this park is a great benefit to the quality of life here, especially in this part of our city. Our city leaders have been very dedicated to providing the infrastructure and this park will demonstrate a commitment to the development of this area. Our myriad of churches are a key component of our great quality of life as is our strong school system (public and private.)

In conclusion, I have raised two boys and we have used the parks in Columbus regularly all these years. Besides my educational and administrative duties, I have played on and coached on and watched many events at Gerrard Park. I am a regular user of Gerrard Park and can attest to the high use of the area, it is very popular and in dire need of an upgrade! Thanks for your time and consideration.

Brad Hansen
22 Lottie Lane, Columbus

402.910.0454

Gerrard Park Concession + Restroom Building

City Council Meeting
August 18, 2025



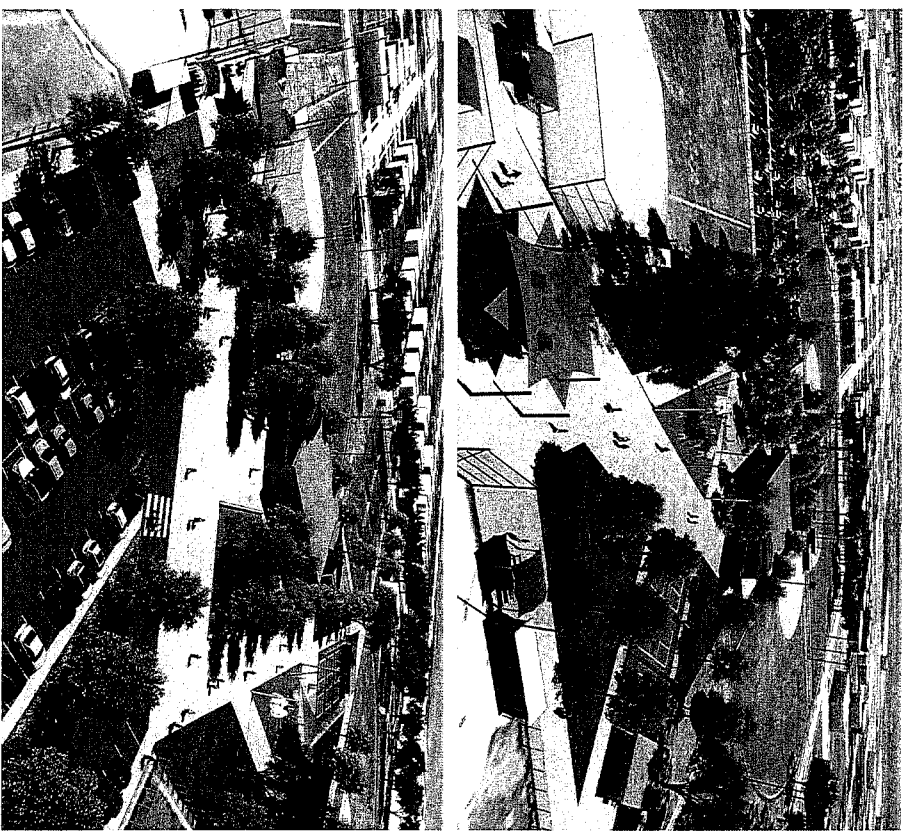
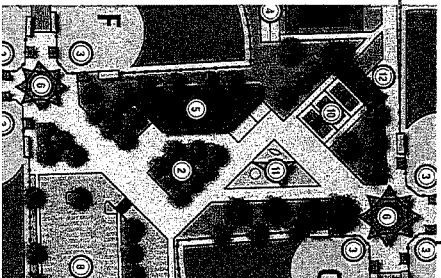
Project Team

- B-D Construction - General Contractor
 - Bryan Kearney
 - Kevin Ruback
- 1x2 Architecture - Architecture
 - Matt Smith
 - Bruce Yoder
- Consultant Team
 - MEP: MEI (Morrissey Engineering)
 - Structural: LSG (Lange Structural Group)
 - Civil: RW Engineering
 - Landscape: Confluence
- City Team
 - Betsy Eckhart
 - Rick Bogus
 - Sydney Mroczek
 - Braden Labenz
 - Tom Ek

Gerrard Park Master Plan

OVERALL VISION STATEMENT

Enhance Gerrard Park with modern ballfield updates including new lighting, fencing, dugouts and shaded spectator areas. Provide centralized concessions and restrooms with gathering spaces and play activities for families. Improve parking to provide safe pedestrian connections through dedicated walkways and crosswalks, well-lit motion sensor lighting, and shaded parking lot islands. Support the neighborhood by providing an accessible playground as well as a more inviting use of the entire park.



Overall Project Goals

This project will be a success if...

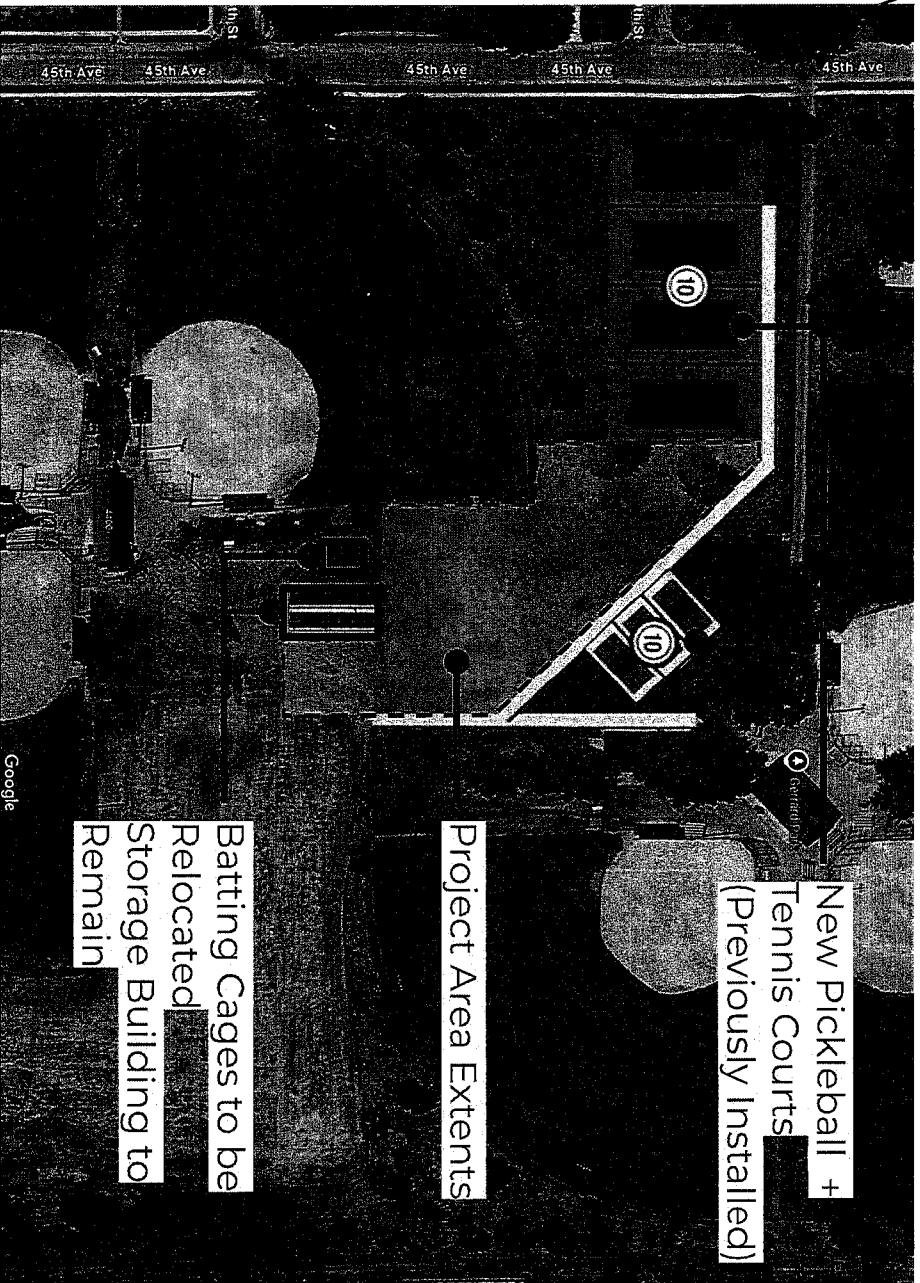
- It is a facility that will compete against Lincoln/Omaha facilities
- Style - More Modern
- Functional and ease of wayfinding to facilities
- One centralized location for all
- Flexible concessions for all park activities
- Womens RR size
- Easily cleanable + maintenance

Initial Project Program (From Master Plan)

Gerrard Park Concession + Restroom Building Program

Program Spaces	Qty	Net SF/Space
RR	2	600
Family RR	1	80
Umpire Room	1	200
Umpire RR	1	80
Multipurpose Room / Meeting Room	1	800
Tourney HQ/Office	1	250
Concessions	1	500
General/Concession Storage	1	500
Mech/Elec	1	200
IT/AV	1	80

Project Location + Extents



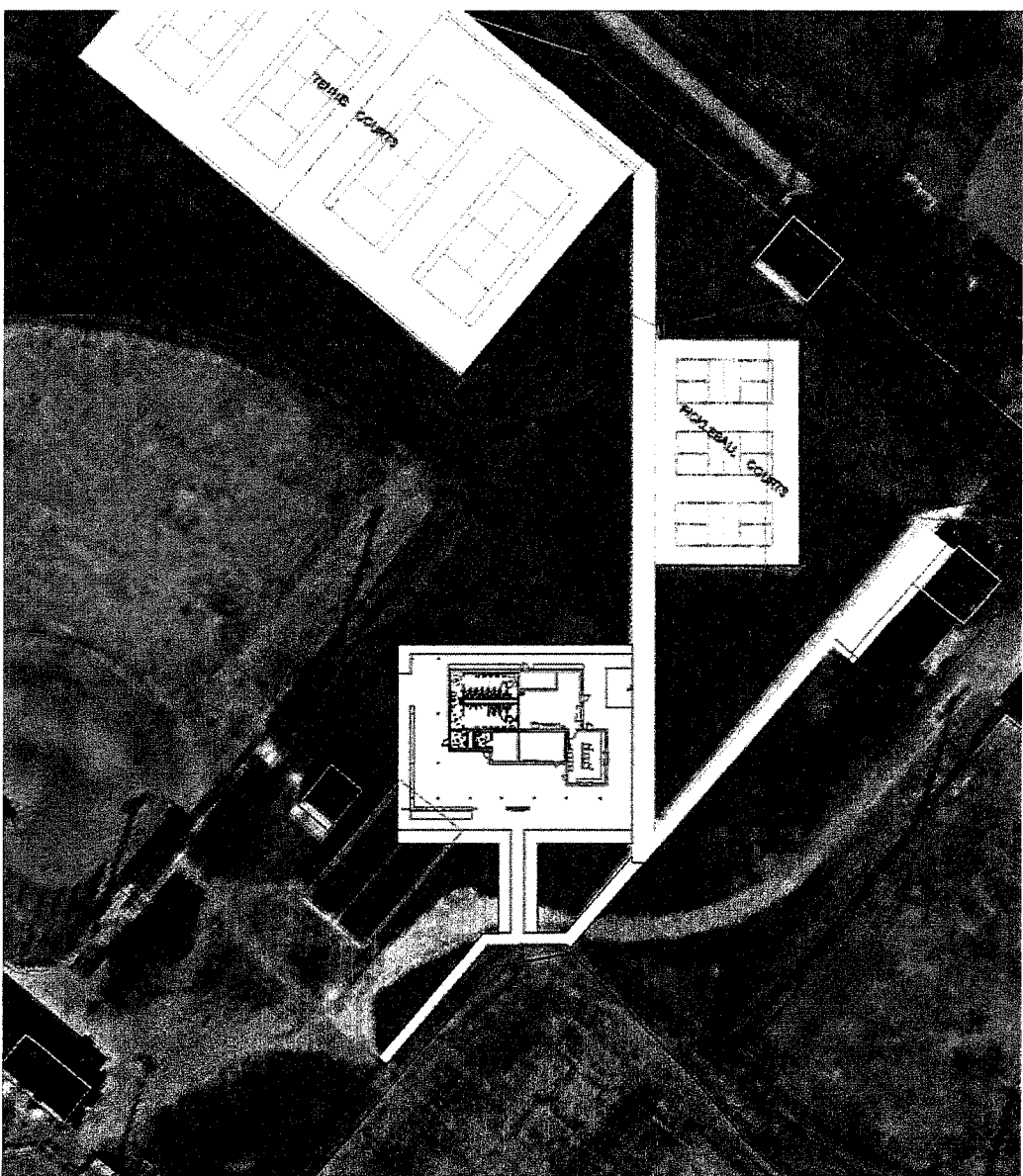
New Pickleball +
Tennis Courts
(Previously Installed)

Project Area Extents

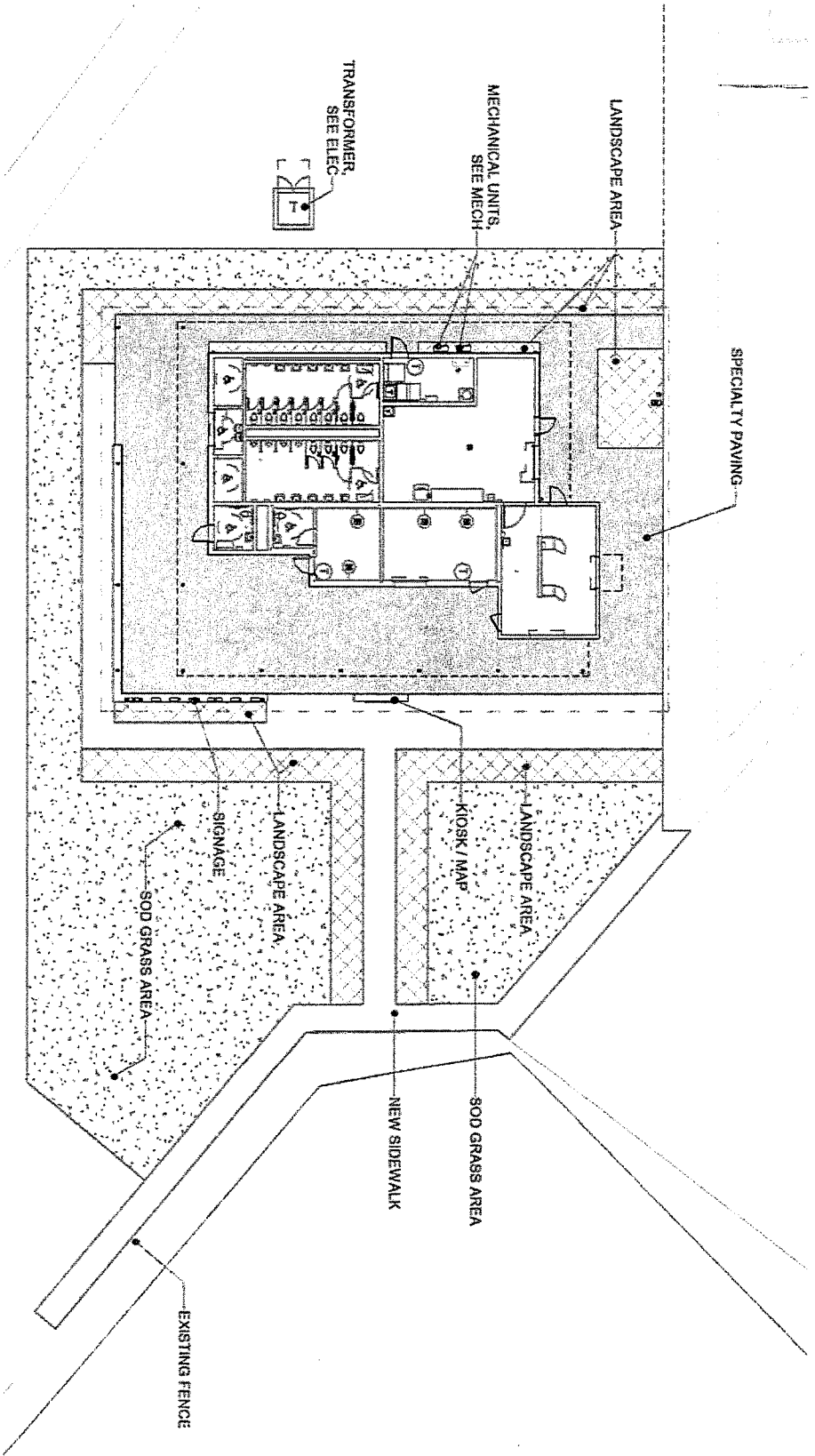
Batting Cages to be
Relocated
Storage Building to
Remain

Google

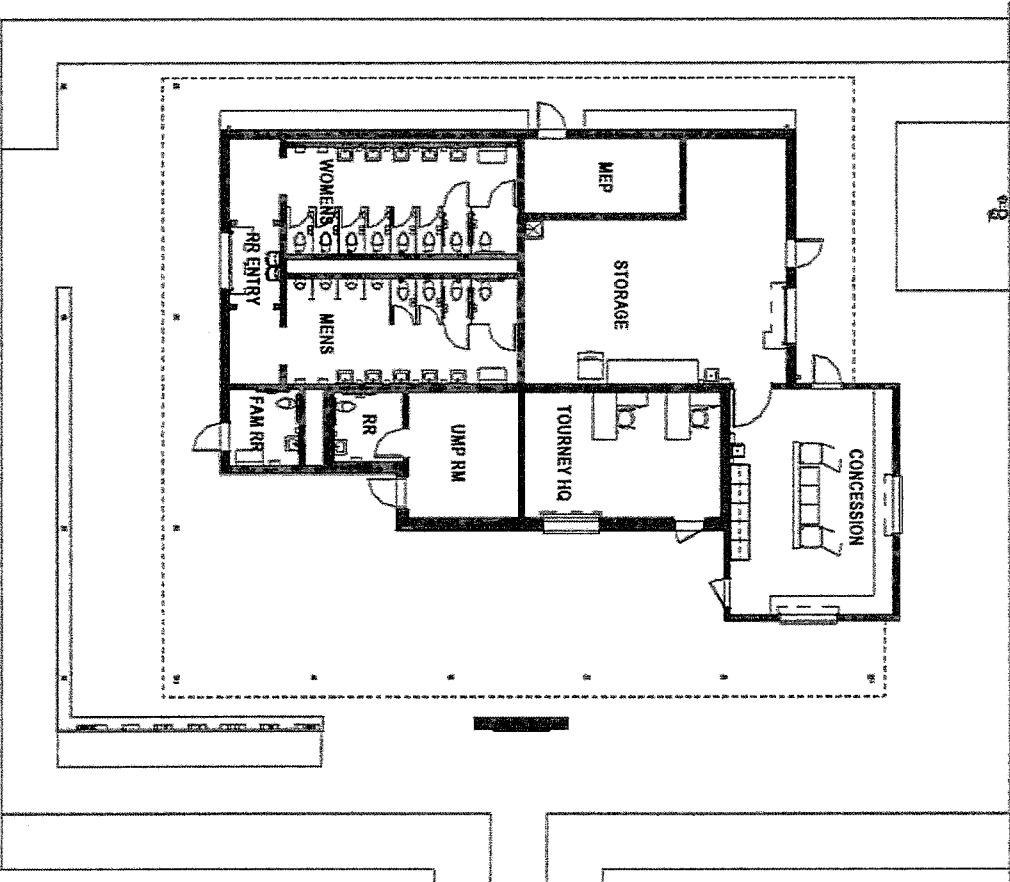
Site Plan



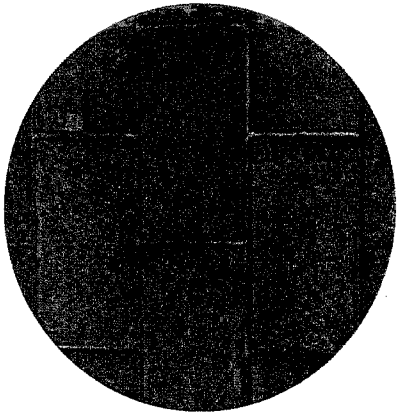
Site Plan



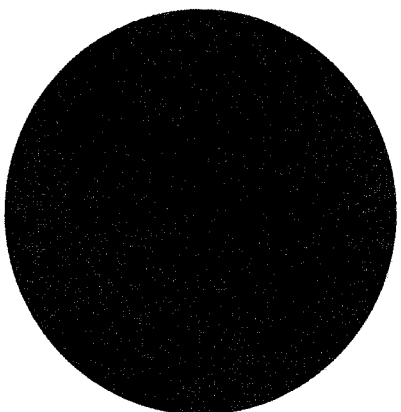
Floor Plan



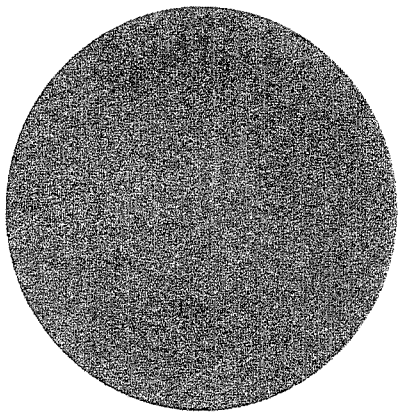
Interior Material Palette



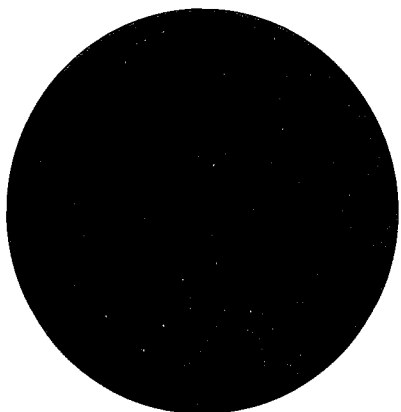
Standard CMU Block
Standard Gray
Running Bond
Concave Jointing



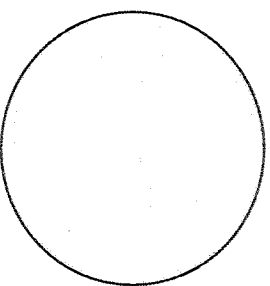
Casework/Cabinet Laminate
Formica 6413A-58
Silver Riftwood Antimicrobial
Matte Texture



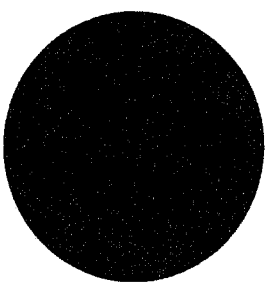
Solid Surface
Countertops
Formica 416 Luna Pewter



Rubber Base
Mannington BurkeBase 4" Cove
Color: Black 701
At Drywall Walls

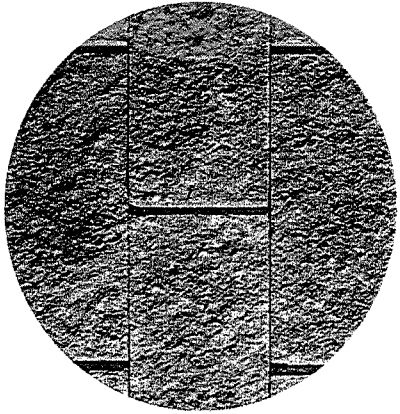


Drywall Ceilings + Walls
Color: SW 7757 High
Reflective White

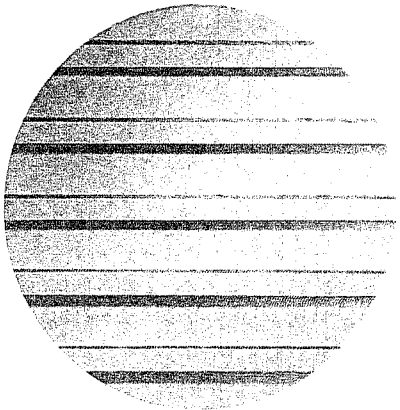


HM Door and Frames
Color: SW 7069 Iron Ore

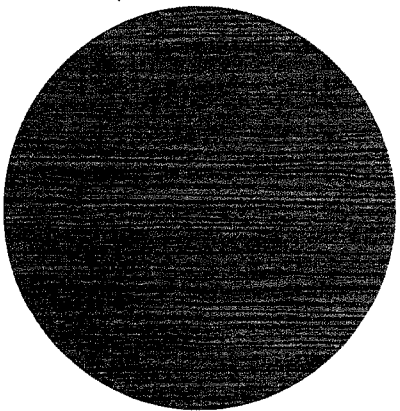
Exterior Material Palette



Rock Face CMU Block
Style to match existing
on-site (Watkins Gray)



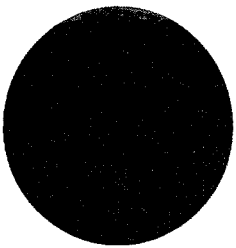
James Hardie
Board and Batten
Color: Arctic White
Style: Cedarmill



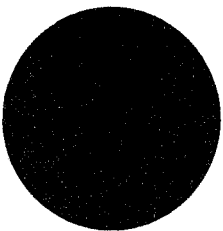
Heavy Timber Posts &
Beams
Species - Cedar
Finish - Clear Coat Sealer



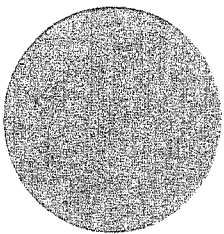
Green Standing Seam Metal Roof
Basis of Design: MBCI LokSeam
Width: 18"
Thickness: 24 GA
Texture: Smooth
Color: Signature 300 Classic
Green



Miscellaneous
Flashing, Gutters,
Downspouts, Etc
To match Standing
Seam Metal Roof
(Green Color)

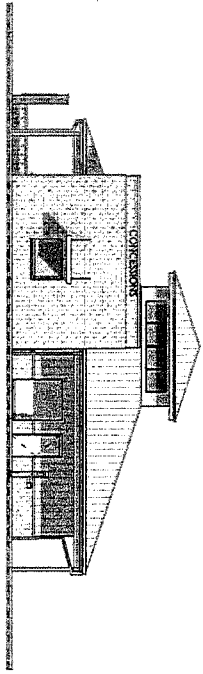


HM Door and Frames
Color: SW 7069 Iron Ore



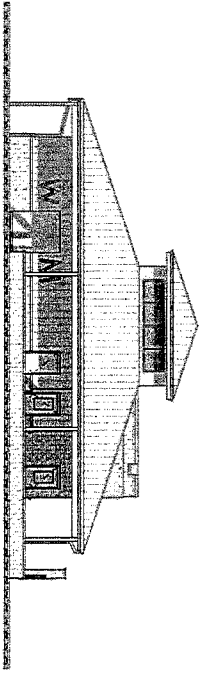
HM Door and Frames
Color: SW 7015 Repose
Gray

Exterior Elevations



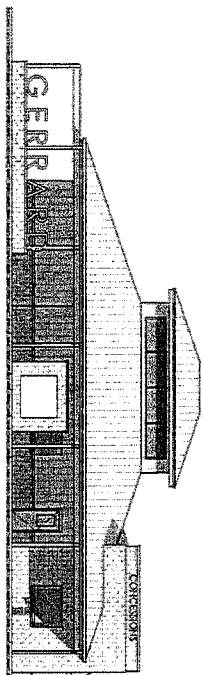
--- BUILDING FOOT ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗

4 NORTH ELEVATION



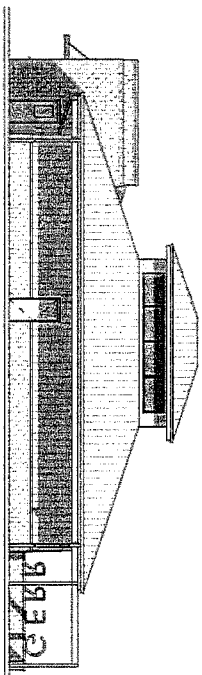
--- BUILDING FOOT ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗

2 SOUTH ELEVATION



--- BUILDING FOOT ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗

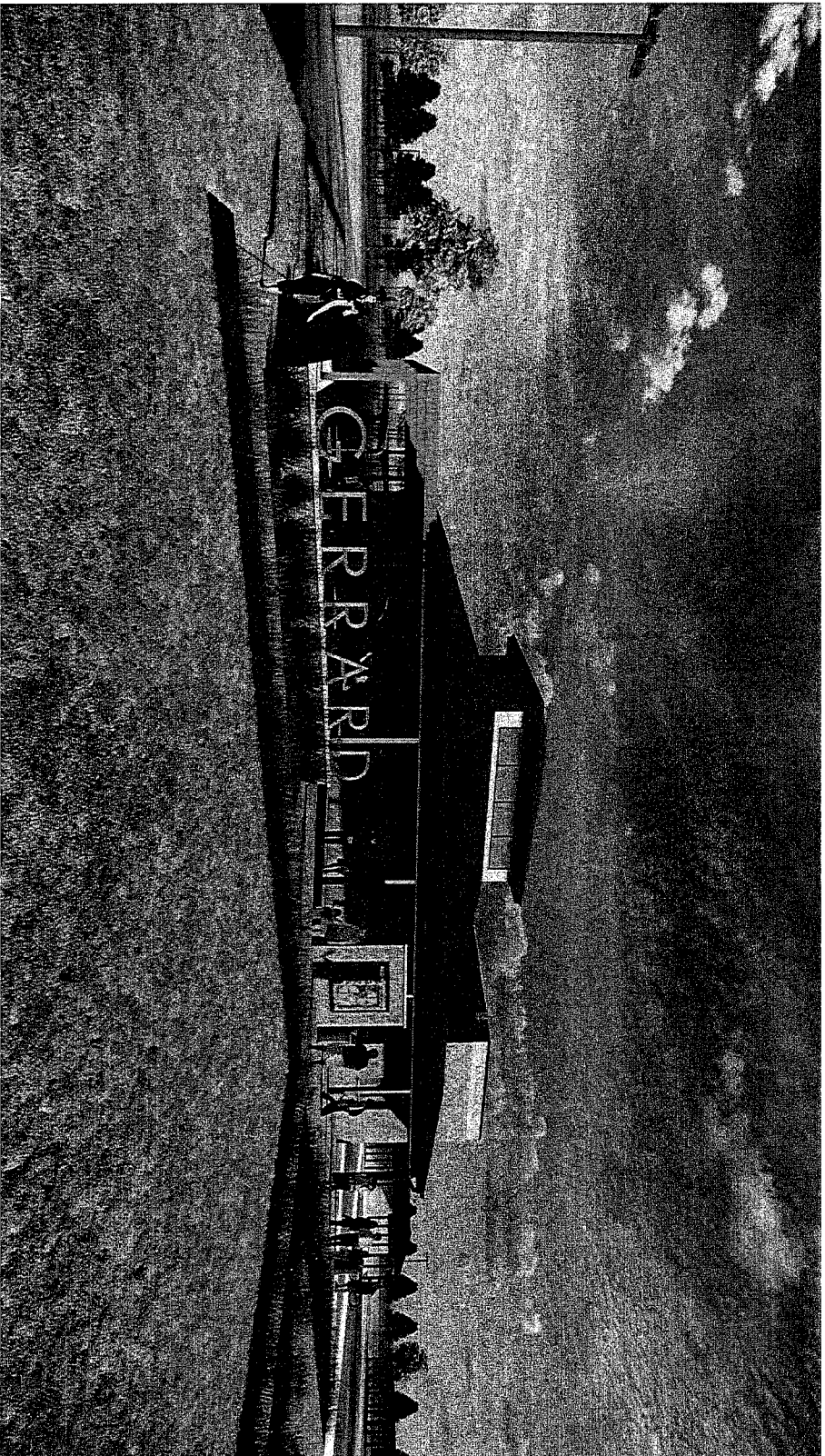
3 EAST ELEVATION



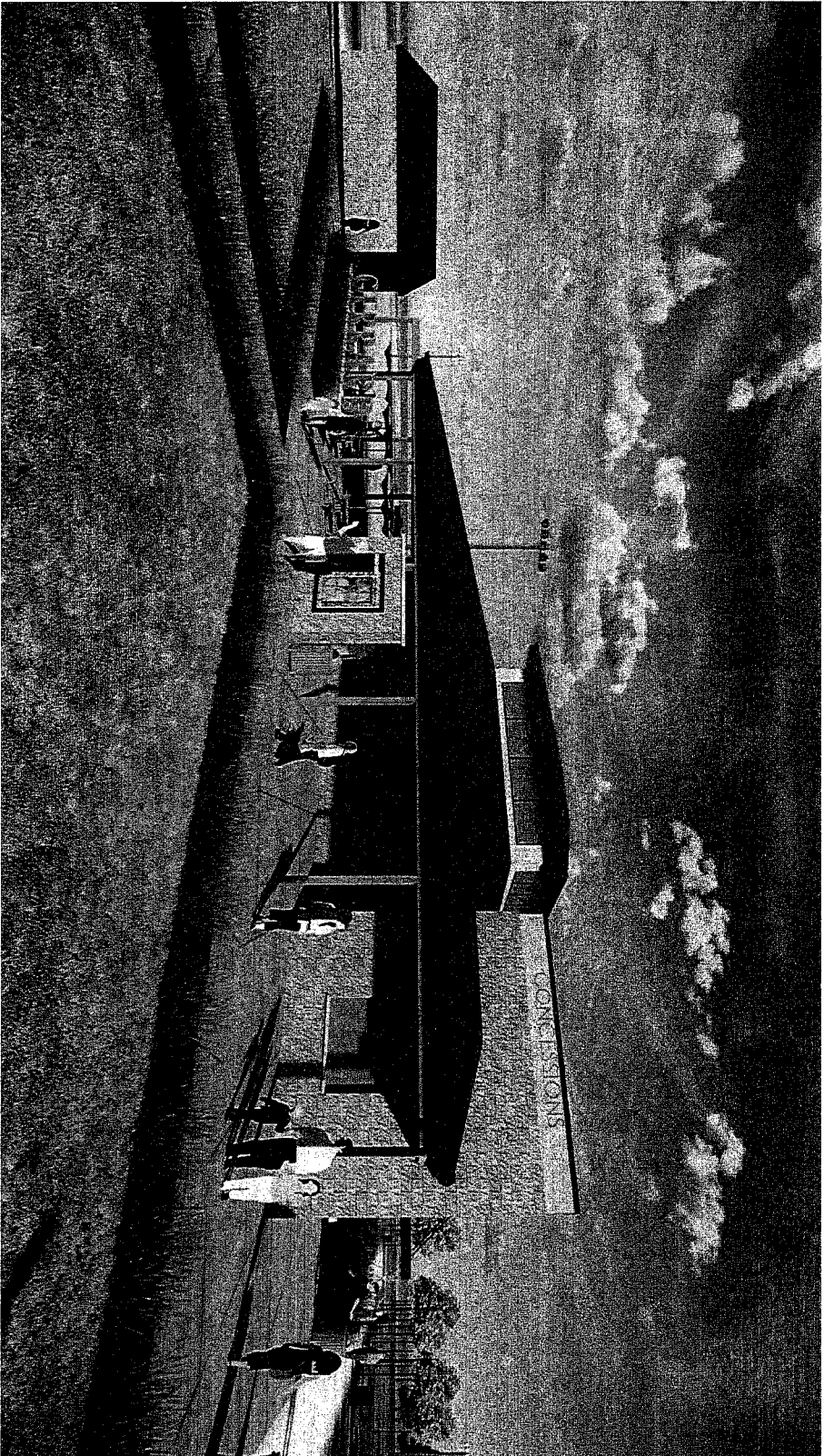
--- BUILDING FOOT ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗
 --- 1.0. FINISH FLOOR ↗
 --- 1.0. ROOFING FLOOR ↗

1 WEST ELEVATION

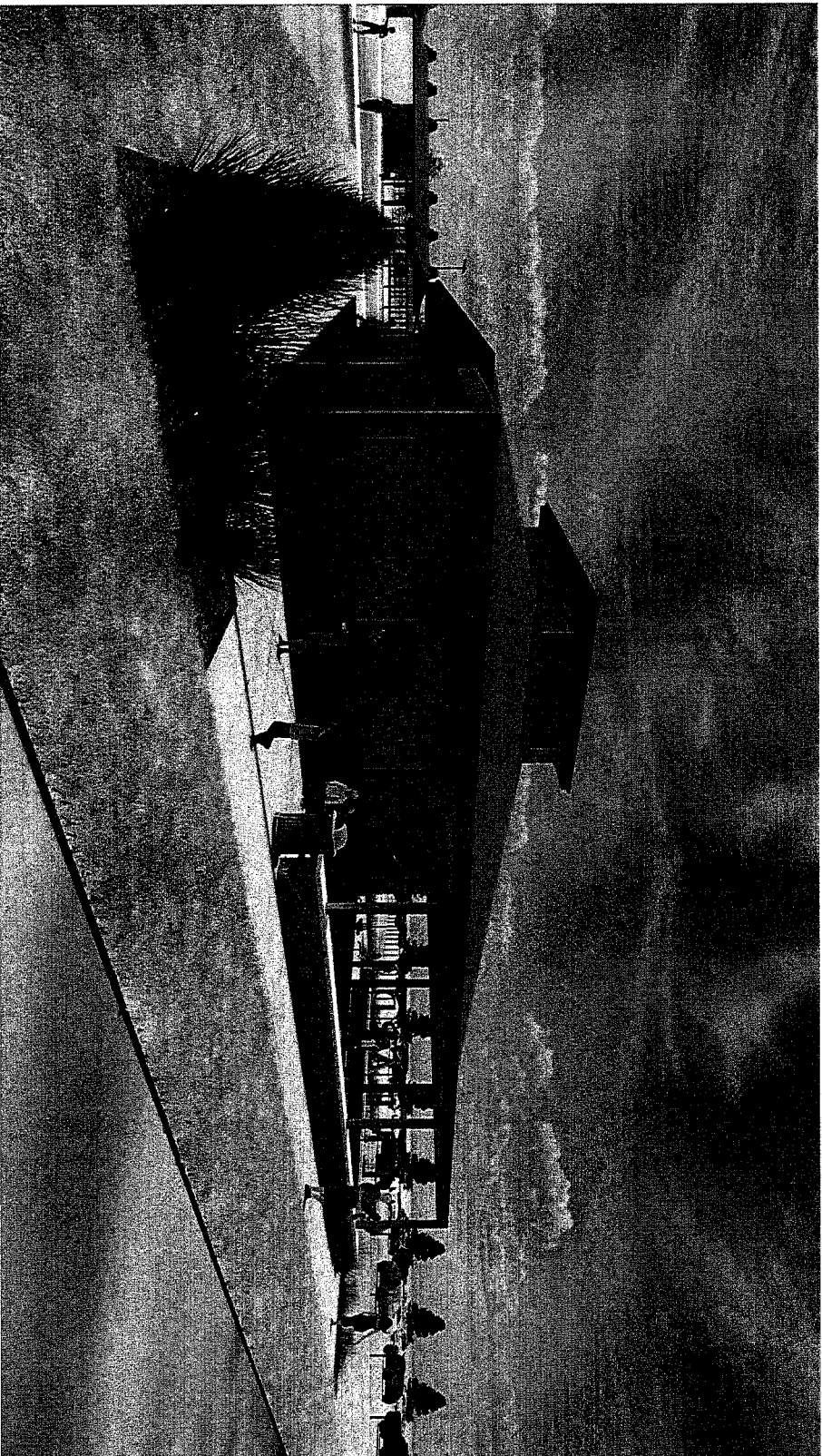
Exterior Perspective - Looking North



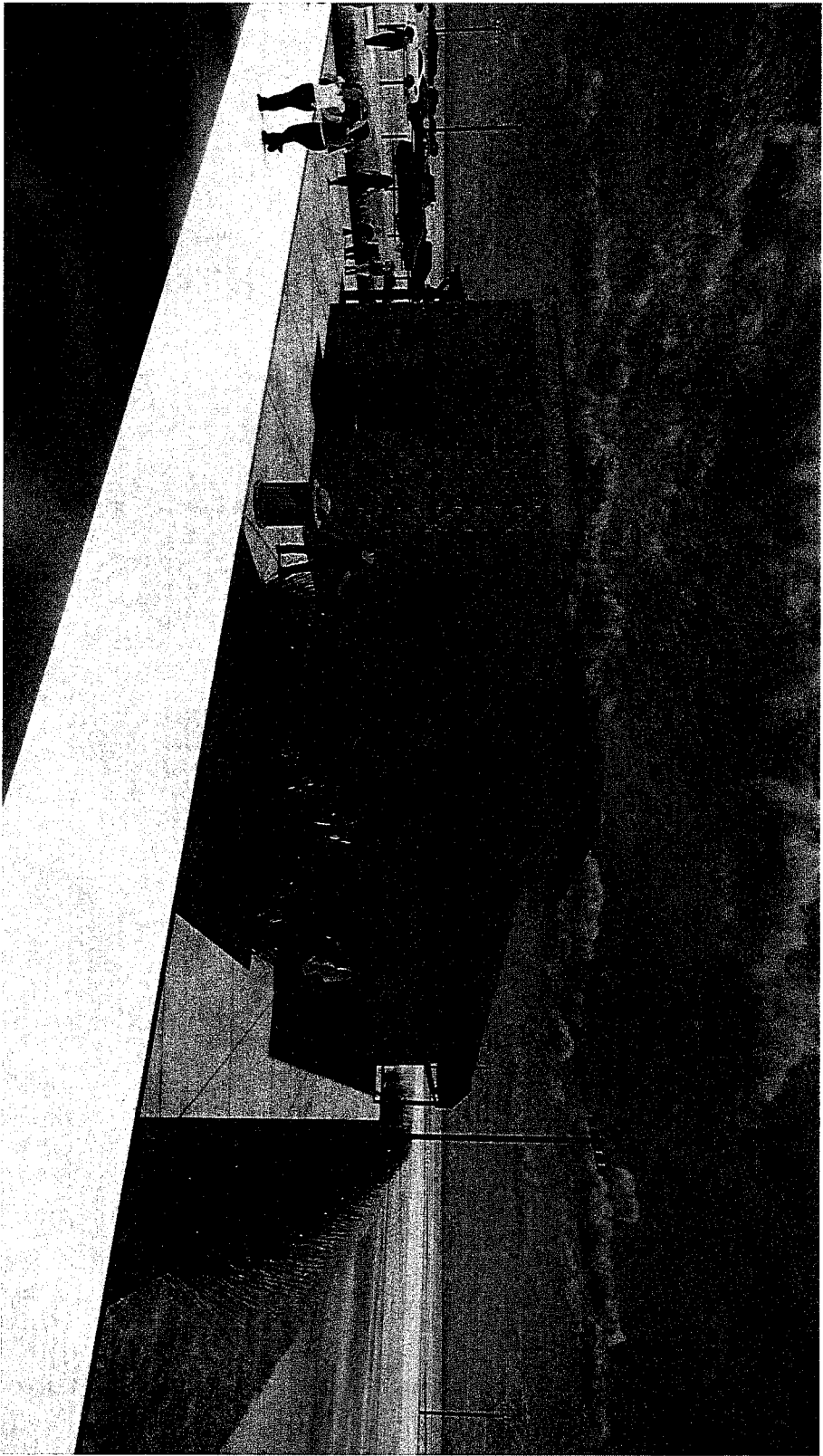
Exterior Perspective - Looking West



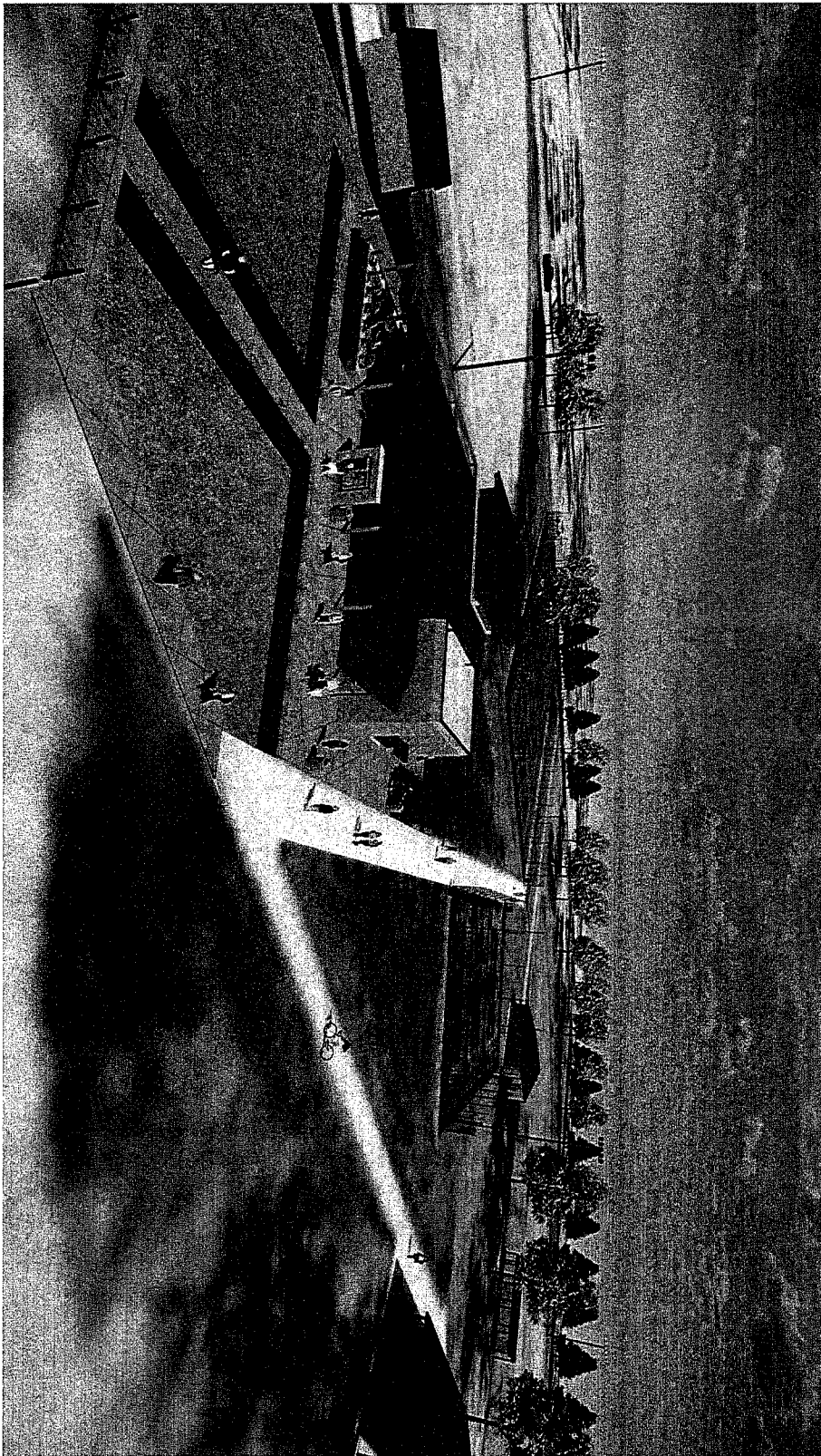
Exterior Perspective - Looking East



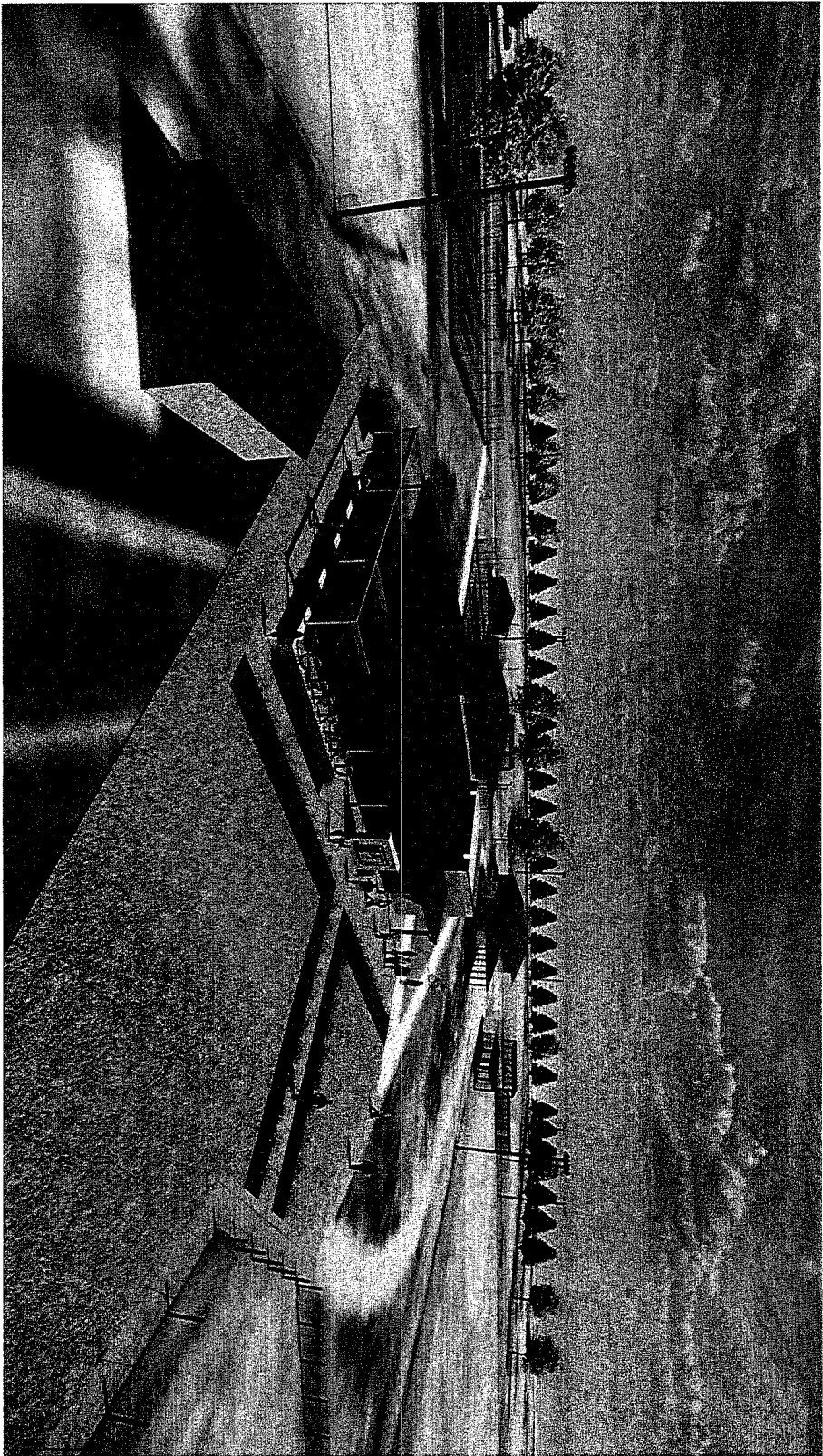
Exterior Perspective - Looking South



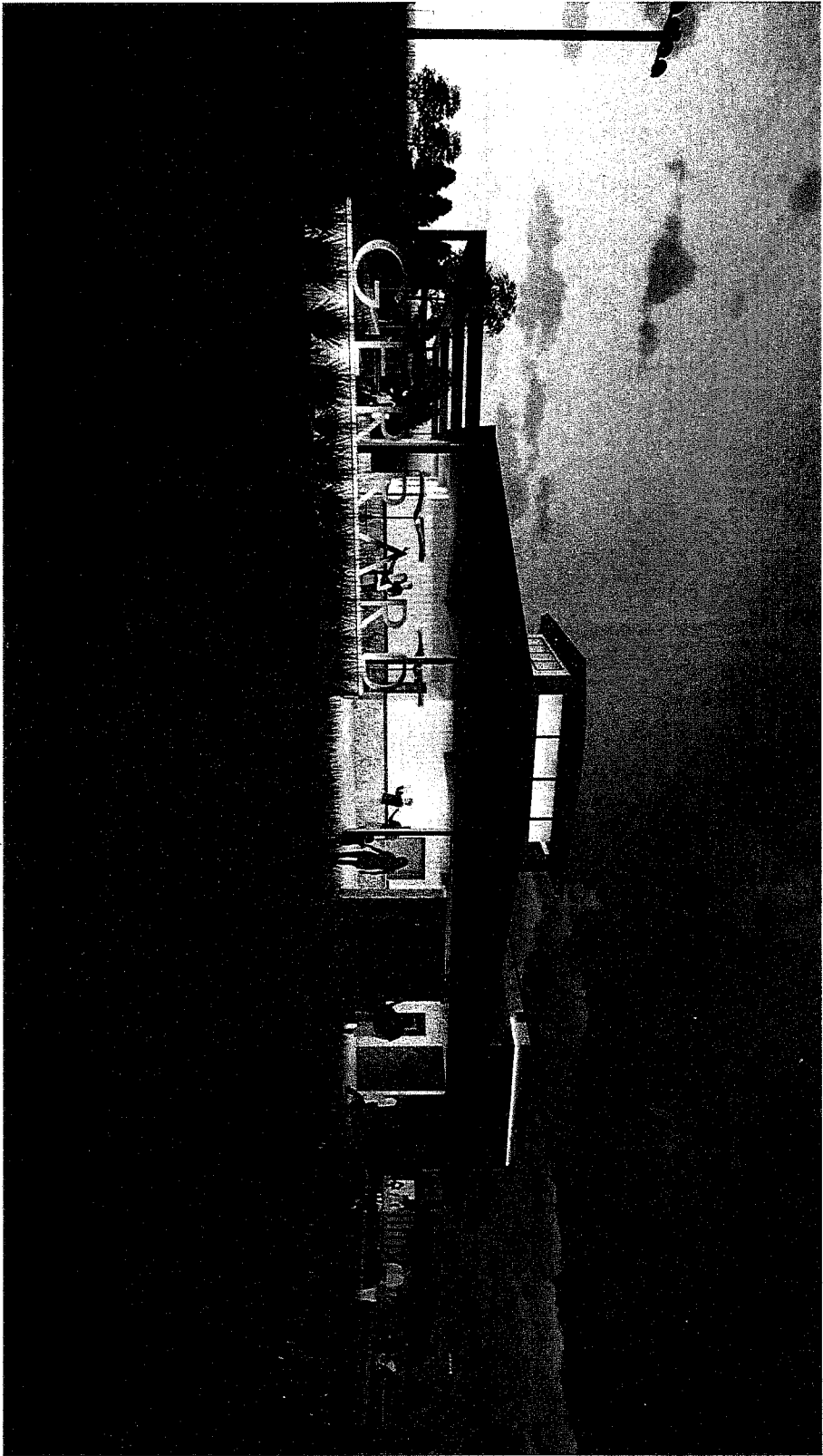
Exterior Perspective - Looking Northwest



Exterior Perspective - Looking Northeast



Exterior Perspective - Front Facade at Night



Exterior Perspective - Birds Eye at Night



Project Next Steps

- August 29, 2025
 - Construction Documents Completed
 - Originally Contracted Phase 1 Design Services Completed
 - Project Construction to be put on hold till next fiscal year
- September 11, 2025
 - Final Phase 1 Review Meeting - Review Construction Document Drawings with City
- Late Summer/Early Fall 2026
 - Potential Bidding of Project
- Late 2026 - Early 2027
 - Construction Timeline of Proposed Project (Pending City Approval)