

Planning Commission
Monday, March 8, 2021 7:00 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

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

OPEN MEETINGS ACT

**NEBRASKA
REVISED STATUTES
84-1407 THROUGH 84-1414**



**EFFECTIVE
NOVEMBER 14, 2020**



This is a complimentary copy of the Open Meetings Act - Nebraska Revised Statutes 84-1407 through 84-1414. We hope you find it helpful when conducting your public meeting.

There were revisions made to the Open Meetings Act in the 2020 Nebraska State Legislature. The most recent version of the Open Meetings Act in this manual is in effect as of November 14, 2020.

This manual is provided to Nebraska municipalities by the League of Nebraska Municipalities (LONM) and the League Association of Risk Management (LARM).



TABLE OF CONTENTS

84-1407 and 84-1408

How Cited, Declaration of Intent..... Page 2

84-1409

Terms Defined Page 2

84-1410

Closed Session Page 2-4

84-1411

Notice of Public Meetings Page 4-7

84-1412

Rights of the Public Page 7-8

84-1413

Minutes, Roll Call, Secret Ballot Page 8-9

84-1414

Unlawful Action by Public Body..... Page 9

84-1407. ACT, HOW CITED. SECTIONS 84-1407 TO 84-1414 SHALL BE KNOWN AND MAY BE CITED AS THE OPEN MEETINGS ACT.

**84-1408. DECLARATION OF INTENT;
MEETINGS OPEN TO PUBLIC.**

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

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

84-1409. TERMS, DEFINED. FOR PURPOSES OF THE OPEN MEETINGS ACT, UNLESS THE CONTEXT OTHERWISE REQUIRES:

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

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

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

(3) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

**84-1410. CLOSED SESSION; WHEN; PURPOSE;
REASONS LISTED; PROCEDURE; RIGHT TO
CHALLENGE; PROHIBITED ACTS; CHANCE
MEETINGS, CONVENTIONS, OR WORKSHOPS.**

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

- (a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;
- (b) Discussion regarding deployment of security personnel or devices;
- (c) Investigative proceedings regarding allegations of criminal misconduct;
- (d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;
- (e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or
- (f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

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

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

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

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open

Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

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

84-1411. MEETINGS OF PUBLIC BODY; NOTICE; METHOD; CONTENTS; WHEN AVAILABLE; RIGHT TO MODIFY; DUTIES CONCERNING NOTICE; VIDEOCONFERENCING OR TELEPHONE CONFERENCING AUTHORIZED; EMERGENCY MEETING WITHOUT NOTICE; APPEARANCE BEFORE PUBLIC BODY.

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

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

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

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

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

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

(2) A meeting of a state agency, state board, state commission, state coun-

cil, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

(a) Reasonable advance publicized notice is given as provided in subsection (1) of this section;

(b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;

(c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;

(d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and

(e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or

(ii) In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

(a) The territory represented by the educational service unit, member educational service units, community college board of governors, public

power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;

(b) Reasonable advance publicized notice is given as provided in subsection (1) of this section which identifies each telephone conference location at which there will be present: (i) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (ii) A nonvoting designee designated under subdivision (3)(f) of this section;

(c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;

(d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) An organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

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

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by means of electronic or telecommunication equipment. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

84-1412. MEETINGS OF PUBLIC BODY; RIGHTS OF PUBLIC; PUBLIC BODY; POWERS AND DUTIES.

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

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body may require any member of the public desiring to address the body to identify himself or herself.

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

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

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

- (a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;
- (b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;
- (c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making a telephone conference call available at an instate location to members, the public, or the press, if requested twenty-four hours in advance;
- (d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;
- (e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act;
- (f) Reasonable arrangements are made to provide viewing at other instate locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and
- (g) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

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

(8) Public bodies shall make available at the meeting or the instate location for a telephone conference call or videoconference, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. MEETINGS; MINUTES; ROLL CALL VOTE; SECRET BALLOT; WHEN.

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

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

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

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

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

**84-1414. UNLAWFUL ACTION BY PUBLIC BODY;
DECLARED VOID OR VOIDABLE BY DISTRICT COURT;
WHEN; DUTY TO ENFORCE OPEN MEETING LAWS;
CITIZEN'S SUIT; PROCEDURE;
VIOLATIONS; PENALTIES.**

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

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

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

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

EFFECTIVE DATE – NOVEMBER 14, 2020

**DISTRIBUTED BY THE
LEAGUE OF NEBRASKA MUNICIPALITIES AND THE
LEAGUE ASSOCIATION OF RISK MANAGEMENT.**



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LINCOLN, NE 68508**



**LEAGUE ASSOCIATION OF
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2. Minutes of February 8, 2021, meeting.

PLANNING COMMISSION

February 8, 2021

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on February 8, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the planning commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and Roll Call:** Chair Anderson announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Members Steve Anderson, Bob Elsasser, Kim Hoefer, Chad Kucera, Fernando Lopez, Jr., and Josh Mueller. Members Colleen Bray, Brent Ogle, and Kristy Spawn were absent and excused. City staff members included City Attorney Gene Schumacher, City Administrator Tara Vasicek, City Engineer Rick Bogus, Community Development Director Dan Curtis, and Assistant City Clerk Robin Efta. Also present was Mayor James Bulkley.
2. **Minutes of January 11, 2021, meeting:** The minutes were approved as presented with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Hoefer, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent.
3. **Public hearing - Application of Ferguson Properties, Inc. for final plat and development agreement of Park Place 9th Addition (33 Street and 45 Avenue):** Dave Gilmore, Gilmore & Associates, on behalf of the applicant, stated that the final plat is consistent with the preliminary plat. Gilmore explained the drainage plan for the area. No public testimony was heard. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Hoefer, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to approve the final plat and development agreement of Park Place 9th Addition with a motion by Kucera and a second by Mueller as it is consistent with the master layout of the Park Place Addition area and the preliminary plat. Anderson, Elsasser, Hoefer, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent.
- 3.A. **Public hearing - Determine whether Park Place 9th Addition should be included within corporate city limits:** No public testimony was heard. The public hearing closed with a motion by Mueller and a second by Kucera. Anderson, Elsasser, Hoefer, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent. A recommendation was made to the mayor and council to include Park Place 9th Addition within the corporate city limits with a motion by Kucera and a second by Mueller. Anderson, Elsasser, Hoefer, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent.

4. **Public hearing - Receive public comment on a blight and substandard study for an area of the city referred to in the study as "Redevelopment Area 10" (an area west of the city limits with boundaries of Highway 81 and Lost Creek Parkway):** Vasicek clarified that the area is not currently inside the city limits, reviewed the area, and explained the reason for the blight and substandard study. Vasicek also noted that any request for a redevelopment project for the area will be presented to the planning commission. Bret Kumpf, 3930 48 Avenue, referred to the study and requested clarification on the per capita income under the Objective Criteria and also said he feels items under the Subjective Criteria can be taken care of to meet those qualifications. Vasicek explained the requirement for the per capita income is a five year period, the 2020 data was not available for the study, and the city has been engaged in code enforcement on one particular property for over a year. The public hearing closed with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Hoefler, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent. A recommendation was made to the mayor and council that the area be declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law with a motion by Lopez and a second by Mueller. Anderson, Elsasser, Hoefler, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent.
5. **Request of City of Columbus for annexation of property in part of the NE1/4 and SE1/4, Section 20, T17N, R1E and in part of the SW1/4, Section 21, T17N, R1E of the 6th P.M., Platte County, Nebraska (south of the intersection of 3 Avenue and 19 Street and east of the intersection of 3 Avenue and 13 Street):** Bogus noted the areas for annexation and explained the need to bring them into the corporate city limits. No public testimony was heard. A recommendation was made to the mayor and council that the annexation of the property acquired as part of the 3rd Avenue Viaduct project be approved with a motion by Kucera and a second by Lopez as the public right-of-way is owned by the City and not within the corporate limits. Anderson, Elsasser, Hoefler, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent.
6. **Building report for January 2020:** The building report was approved as presented with a motion by Elsasser and a second by Lopez. Anderson, Elsasser, Hoefler, Kucera, Lopez, and Mueller voted "Aye" and none voted "Nay". Bray, Ogle, and Spawn were absent.
7. **Adjournment:** The meeting adjourned at 7:26 p.m.

OFFICE OF THE CITY CLERK
: Robin Efta

3. **Public hearing - Application of M & M Hanson Properties for preliminary plat of Sunside 2nd Subdivision (east of Kozy Drive, south of Keene Drive, and south of Johannes Additions).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska will be held on Monday, March 8, 2021, at 7 p.m. in the Council Chambers, 1369 25th Avenue, Columbus, Nebraska, on the preliminary plat of Sunside 2nd Subdivision, a tract of land located in the Southeast 1/4 of the Northwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot 10, Sunside Subdivision to the City of Columbus, Platte County, Nebraska; thence S 01°52'29" E on the East line of said Lot 10, 124.03 feet to the Southeast corner of said Lot 10, said point also being on the South line of the Southeast 1/4 of the Northwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence N 88°06'18" E on said South line, 922.36 feet to the Southeast corner of the Southeast 1/4 of said Northwest 1/4; thence N 01°48'00" W, 184.36 feet; thence S 88°02'12" W, 200.00 feet; thence N 01°41'04" W, 119.96 feet to the Southwest Corner of Lot 9 of Johannes 4th Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°03'21" W, 60.11 feet to the Southeast corner of Lot 8 of said Johannes 4th Subdivision; thence S 88°03'42" W, 189.95 feet to the Southwest corner of said Lot 8; thence N 01°44'47" W, 68.40 feet to the Northwest corner of said Lot 8; thence N 61°21'51" W on the South line of said Johannes 4th Subdivision, 484.00 feet; thence S 89°04'33" W on said South line, 8.26 feet to the Northeast corner of said Sunside Subdivision; thence S 01°52'26" E on the East line of said Sunside Subdivision, 108.64 feet; thence S 88°20' 06" W, 42.99 feet; thence S 01°53'01" E, 325.61 feet to a point on the North Right-of-Way line of Minden Drive; thence N 88°03'57" E on said North Right-of-Way line, 43.04 feet; thence S 01°52'31" E, 60.08 feet to a point on the South Right-of-Way line of Minden Drive; thence S 88°07'13" W on said South Right-of-Way line, 47.96 feet to the Point of Beginning, containing 7.90 acres more or less (east of Kozy Drive, south of Keene Drive, and south of Johannes Additions) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 02:25:21
Two Affidavits of Publication

The City of **Columbus**

MEMORANDUM

DATE: March 4, 2021
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Sunside 2nd Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Sunside 2nd Subdivision as it is amenable with the adjacent land use, future land use, and is in accordance with the Unified Land Development Ordinance.

DISCUSSION:

The addition consists of 29 residential type lots east of the intersection of Minden Drive and Kozy Drive. The subdivision is within the corporate limits.

The approval is based on the developer agreeing to the terms and utilizing the Storm Sewer Extension District, Frontier Regional Storm Water Treatment Facility.

FISCAL IMPACT:

Maintenance costs on the street and utilities.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: _____ Dan Curtis

SIGNATURE:

By: _____ 

Approved By: _____ 

MAJOR SUBDIVISION/ADDITION APPLICATION

PRELIMINARY

FILED

FEB 16 2021

**CITY CLERK
COLUMBUS, NEBR.**

DATE: February 15, 2021

NAME OF SUBDIVISION: Sunside 2nd Subdivision

NAME OF APPLICANT: M&M Hanson Properties, Mark Hanson

ADDRESS OF APPLICANT: 2336 37th Street
Columbus, NE 68601

NUMBER OF LOTS IN SUBDIVISION: 29

ADDRESS OF SUBDIVISION: A tract of land located in the Southeast 1/4 of the Northwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska. (Minden Drive, East 20th Avenue, & Keen Drive)

I hereby apply for a major subdivision and have paid the \$125 application fee, \$100 review fee, and \$10 per lot review fee.

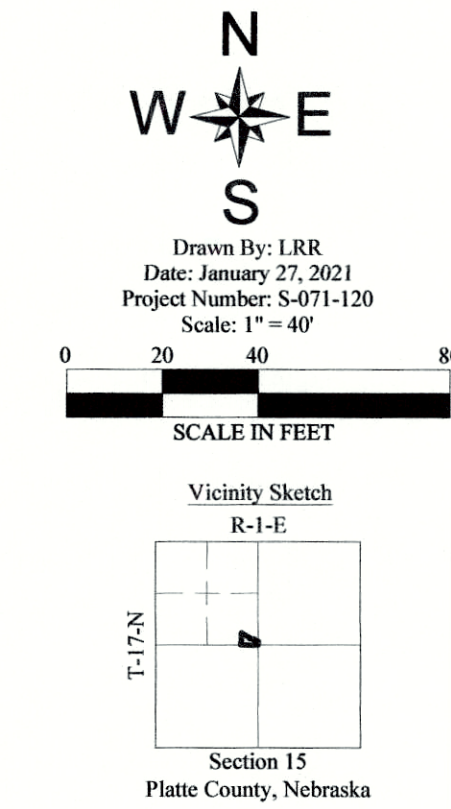
\$300 - Preliminary Plat
\$580 - (\$20/lot)

\$880 Total *JRR*

Leanne R. Ritter

Owner or Owner's Representative

PRELIMINARY PLAT
SUNSIDE 2ND SUBDIVISION
of Part of the Southeast 1/4 of the Northwest 1/4 of
Section 15, T17N, R1E, Platte County, Nebraska



- LEGEND**
- Section Corner Found
 - Property Corner Found
 - Property Corner Set (5/8" x 24" I.B. w/Cap)
 - M Measured Distance
 - R Recorded Distance
 - (JM) James McMeekin, RLS #165
 Dated April 10, 1972
 - (EMB) Eric M. Bremer, RLS #586
 Dated November 10, 2009
 - (TJS) Terry L. Schulz, RLS #550
 Dated August 10, 2012
 - (JVS) Joseph J. Veitke, RLS #500
 Dated January 11, 2020
 - (BDB) Brian D. Benck, RLS #536
 Dated October 23, 2018
- Manhole
 - Tree
 - Power Pole
 - ⊙ Light Pole
 - OHP Overhead Electrical
 - W Water Line
 - S Sanitary Sewer Line
 - GAS Gas Line
 - Proposed Sanitary Sewer Line
 - Proposed Manhole
 - Proposed Water Line
 - Proposed Water Valve
 - ⊙ Proposed Fire Hydrant
 - Proposed Storm Sewer
 - Proposed Junction Box

ZONING:
 Existing: R1 - Single Family Residential & R-2 - Two Family Residential
 Proposed: R-3 (Lots 1-21, Block C)
 R-2 (Lots 2 & 3, Block A & Lot 2, Block B)
 R-3 (Lot 1, Block A & Lot 1, Block B)

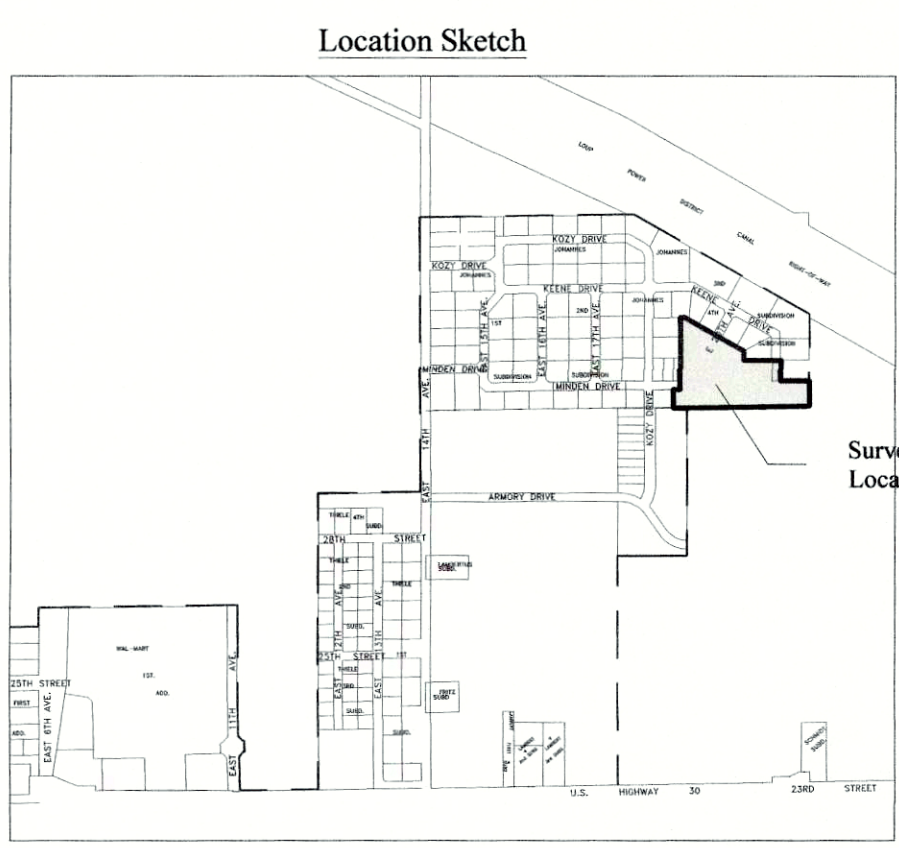
FLOOD ZONE: Zone X

- 20' Front and Street Side Setbacks
- 7' Interior Side Setbacks
- 20' Rear Setbacks (R-3)
- 25' Rear Setbacks (R-2)

DEVELOPER:
 M&M Hanson Properties
 2336 37th Street
 Columbus, NE 68601

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

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



This survey was prepared at the request of Mark Hanson, Columbus, Nebraska.

FIELD NOTES
 A) Southeast Corner, Southeast 1/4, Northwest 1/4, Section 15, T17N, R1E: Found 5/8" Iron Bar with orange cap.
 0.6' NE to "X" Nail in Fence Post.
 8.42' NNE to Nail in top of Fence Post.
 34.83' West to 5/8" Iron Bar Witness Corner.
 34.89' South to 5/8" Iron Bar Witness Corner.

LEGAL DESCRIPTION
 A tract of land located in the Southeast 1/4 of the Northwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
 Beginning at the Northeast corner of Lot 10, Sunside Subdivision to the City of Columbus, Platte County, Nebraska; thence S 01°52'29" E on the East line of said Lot 10, 124.03 feet to the Southeast corner of said Lot 10, said point also being on the South line of the Southeast 1/4 of the Northwest 1/4 of Section 15, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence N 88°06'18" E on said South line, 922.36 feet to the Southeast corner of the Southeast 1/4 of said Northwest 1/4; thence N 01°48'00" W, 184.36 feet; thence S 88°02'12" W, 200.00 feet; thence N 01°41'04" W, 119.96 feet to the Southwest Corner of Lot 9 of Johannes 4th Subdivision to the City of Columbus, Platte County, Nebraska; thence S 88°03'21" W, 60.11 feet to the Southeast corner of Lot 8 of said Johannes 4th Subdivision; thence S 88°03'42" W, 189.95 feet to the Southwest corner of said Lot 8; thence N 01°44'47" W, 68.40 feet to the Northwest corner of said Lot 8; thence N 61°21'51" W on the South line of said Johannes 4th Subdivision, 484.00 feet; thence S 89°04'33" W on said South line, 8.26 feet to the Northeast corner of said Sunside Subdivision; thence S 01°52'26" E on the East line of said Sunside Subdivision, 108.64 feet; thence S 88°20'06" W, 42.99 feet; thence S 01°53'01" E, 325.61 feet to a point on the North Right-of-Way line of Minden Drive; thence N 88°05'57" E on said North Right-of-Way line, 43.04 feet; thence S 01°52'31" E, 60.08 feet to a point on the South Right-of-Way line of Minden Drive; thence S 88°07'13" W on said South Right-of-Way line, 47.96 feet to the Point of Beginning, containing 7.90 acres more or less.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on September 30, 2020; also that all dimensions are in feet and are correct to the best of my knowledge and belief.



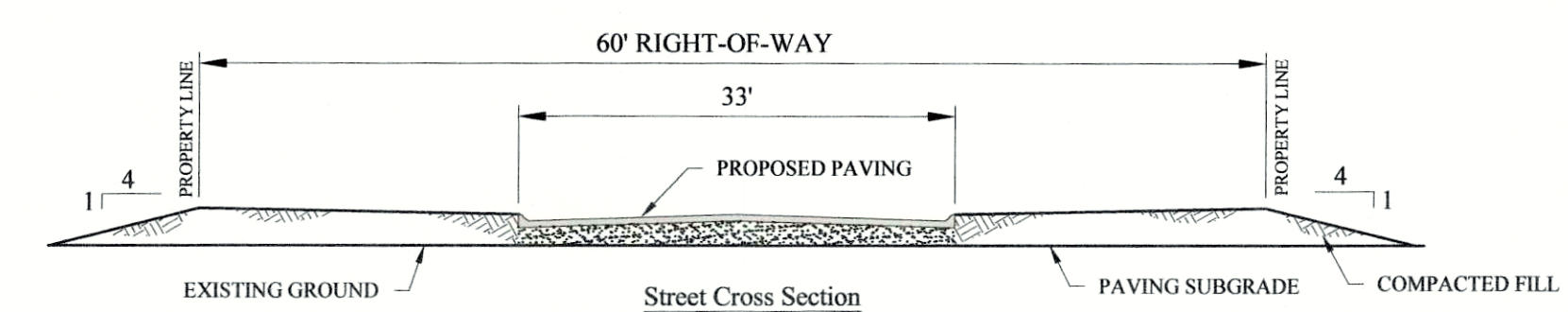
Terry L. Schulz
 Terry L. Schulz, State of Nebraska, RLS #550
 Date: 2-26-2021

COLUMBUS NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of SUNSIDE 2ND SUBDIVISION to the City of Columbus, Nebraska approved by the Planning Commission this _____ day of _____, 2021.

Chairman _____

COLUMBUS NEBRASKA CITY COUNCIL
 This Preliminary Plat of SUNSIDE 2ND SUBDIVISION to the City of Columbus, Nebraska approved by the City Council this _____ day of _____, 2021.

Mayor _____ City Clerk _____



4. **Public hearing - Application of JAMB Properties, LLC to rezone property located at 3309 Brunken Street from "R-2" (Urban-Family Residential District now known as Two-Family Residential District) to "R-3" (Multiple-Family Residential District).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, March 8, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on Lot 2 and the west 27 feet of Lot 1, Block A, Brunken Addition to the City of Columbus, Platte County, Nebraska (3309 Brunken Street) from "R-2" (Urban-Family Residential District now known as Two-Family Residential District) to "R-3" (Multiple-Family Residential District) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 02:25:21
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: March 3, 2021
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning 3309 Brunken Street from R-2 to R-3

RECOMMENDATION:

I recommend approval of the rezoning from R-2 to R-3. A 3-plex is currently located on the property and the rezoning will bring the property into compliance with the Unified Land Development Ordinance (ULDO). In addition, an R-3 zoning complies with the Future Land Use map.

DISCUSSION:

We have received an application to rezone 3309 Brunken Street from R-2 to R-3. A 3-plex is currently located on the property and the rezoning will bring the property into compliance with the ULDO and an R-3 zoning complies with the Future Land Use Map.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: 

Approved By: 

FEB 10 2021

RE-ZONING APPLICATION

The following Application needs to be completed fully and submitted to the City Clerk's office at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

Applicant's Name: JAMB Properties, LLC

Applicant's Address: 309 S. 3rd St.
Columbus, NE 68601

Applicant's Phone# (402) 910-1538

Applicant's E-Mail ben@foremanlumber.com

Property Owner: JAMB Properties, LLC

Address of Property: 3309 Brunken St., Columbus, NE 68601

Legal Description of Property:

Lot 2 and the West 27 feet of Lot 1, Block A, Brunken Addition to the City of Columbus, Platte County, Nebraska.

Present Zoning classification: R-2

Requested Zoning classification: R-3

Description of the reason for the Re-zoning Application:

This property is currently a three-plex. In the future, the applicant plans to remodel and renovate to build a multi-family complex.

Nature and operating characteristics of the proposed use:

(Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.)

I, the undersigned, am the property owner of the property described in this Application or the property owner's authorized agent.

Dated the 9th day of February, 2021.

Benjamin A. Foreman
 Property Owner

5. **Public hearing - Application of Richard R. Hoppe to rezone property located approximately one mile west of Columbus north of Highway 81 and west of 63 Avenue from "RR" (Rural Residential District) to "ML/C-1" (Light Industrial District).**

**NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA**

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, March 8, 2021, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska, on the application to rezone property located on the East 500 feet of the SE 1/4 SE 1/4 located North of the North right-of-way line of U.S. Highway No. 1 in Section 10, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly describe as follows: beginning at the Northeast corner of said SE 1/4 SE 1/4; thence S00°29'27"E, 1038.49 feet on the east line of said SE 1/4 SE 1/4 to the North right-of-way line of said highway; thence S89°30'33"W, 33.00 feet on the North of right-of-way line of said highway; thence S17°34'47"W, 189.33 feet on the North right-of-way line of said highway, thence N50°43'50"W, 531.10 feet on the North right-of-way line of said highway; thence N00°28'44"W, 885.98 feet to the North line of SE 1/4 SE 1/4; thence S89°40'04"E, 499.87 feet on the North line of said SE 1/4 SE 1/4 to the point of beginning (approximately one mile west of Columbus north of Highway 81 and west of 63 Avenue) from "RR" (Rural Residential District) to "ML/C-1" (Light Industrial District) and at said time and place you may appear and be heard.

CITY OF COLUMBUS, NEBRASKA
Janelle Kline, City Clerk

Publish: 02:25:21
Two Affidavits of Publication

**CITY OF COLUMBUS
MEMORANDUM**

DATE: March 3, 2021
FROM: Daniel Curtis
TO: City Administrator Tara Vasicek
RE: Rezoning property located west of 63 Ave and north of Hwy 81
from RR to ML/C-1

RECOMMENDATION:

I recommend approval of this rezoning. The proposed ML/C-1 zoning is in conformance with the Future Land Use Map and I believe the proposed use is a good fit for the area.

DISCUSSION:

We have received an application to rezone property west of 63 Ave and north of Hwy 81 from RR to ML/C-1. If approved, the applicant intends on constructing a center pivot sales and irrigation services business on the property.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the Rezoning

SIGNATURE:

By: Daniel Curtis

Approved By: Tara Vasicek

FILED

FEB 08 2021

RE-ZONING APPLICATION

**CITY CLERK
COLUMBUS, NEBR.**

The following Application needs to be completed fully and submitted to the City Clerk at least twenty-one (21) calendar days before the Planning Commission Meeting at which the Application will be considered. Please complete the following:

1. Applicant's Name: Richard R. Hoppe
Applicant's Address: 293 Road 3, Richand, NE 68601

2. Property Owner: Richard R. Hoppe
Address of Property: Rural Agricultural Property. See plat attached for location..

Legal Description of Property: See Attached Exhibit A.
Present Zoning Classification RR (Rural Residential District)
Requested Zoning Classification ML/C-1 (Light Industrial District)

3. Set forth a description of the reason for the Re-zoning Application:
Applicant intends to operate a center pivot sales and irrigation services business on the above descried property.
Set forth the nature and operating characteristics of the proposed use:

The sale of center pivot and other irrigation equipment with incidental storage area.

4. Please attach any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use to the approving agencies.
See copy of Assessor's plat attached.

I, the undersigned, am the property owner of the property described in this Application or the property owners authorized agent.

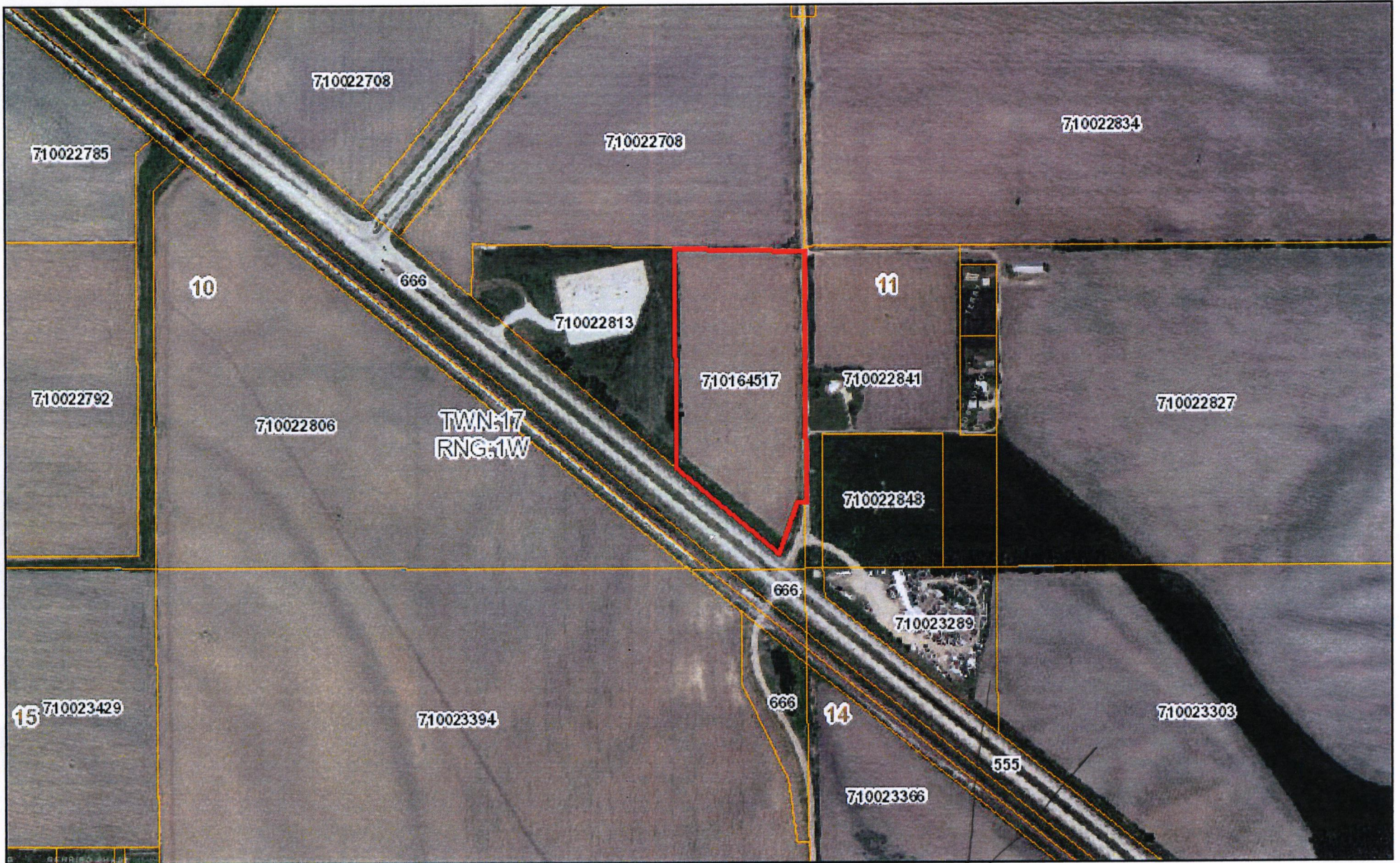
Dated this 8th day of February, 2020.


Richard Hoppe

APPLICATION FILED BY:

THOMAS M. MAUL, ATTORNEY REPRESENTING OWNER/AGENT

SEND COPIES OF NOTICES TO ATTORNEY At PO Box 145, Columbus, NE 68602-0145, or to tmaul@ddlawgroup.com

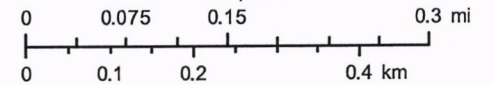


December 10, 2020

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

1:9,028

- Lot Lines
- Sections
- ▭ Parcels
- Townships



6. Building report for February 2021.

CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT February 2021

	Current Month 2021			Current Month 2020		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	1	88,983.00	470.55	0	0.00	0.00
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	1	5,295.00	25.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
New	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	5	1,670,600.00	4,065.38	1	188,341.00	739.60
Residence						
Addition	0	0.00	0.00	1	3,000.00	44.00
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	0	0.00	0.00	0	0.00	0.00
Fence	1	3,000.00	25.00	3	16,796.00	75.00
Miscellaneous (Other)	2	56,000.00	315.70	1	2,000.00	25.00
* New Residence	0	0.00	0.00	2	571,175.00	1,729.59
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	6	162,800.00	841.36
Duplex/Townhouse (New)	0	0.00	0.00	5	1,261,496.00	3,955.60
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	0	0.00	0.00	0	0.00	0.00
New	0	0.00	0.00	0	0.00	0.00
Public Owned	0	0.00	0.00	0	0.00	0.00
SPECIAL PERMITS						
Demolition	0	0.00	0.00	0	0.00	0.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	0	0.00	0.00	0	0.00	0.00
Move Building	0	0.00	0.00	0	0.00	0.00
Plumbing	16	111,200.00	729.00	23	73,300.00	530.00
Signs	3	14,700.00	90.00	24	50,310.00	720.00
MONTH TOTAL	28	1,944,483.00	5,695.63	67	2,334,513.00	8,685.15

	Year to Date 2021			Year to Date 2020		
	COUNT	VALUE	FEES	COUNT	VALUE	FEES
BUILDING PERMITS						
Business/Industry						
Addition	1	88,983.00	470.55	1	48,000.00	290.00
Alteration	0	0.00	0.00	0	0.00	0.00
Fence	0	0.00	0.00	1	5,295.00	25.00
Miscellaneous (Other)	0	0.00	0.00	1	25,000.00	175.00
New	2	762,700.00	2,444.25	0	0.00	0.00
Repairs/Remodel	8	3,552,700.00	8,680.55	5	415,841.00	1905.47
Residence (*See "New" Residences Below)						
Addition	0	0.00	0.00	2	18,000.00	143.00
Alteration	0	0.00	0.00	0	0.00	0.00
Deck	2	24,000.00	156.00	0	0.00	0.00
Fence	5	7,362.00	125.00	6	30,707.00	150.00
Miscellaneous (Other)	2	56,000.00	315.70	1	2,000.00	25.00
* New Residence	6	1,892,137.00	5,490.22	4	1,270,087.00	3740.20
* New HUD Residence	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	2	10,800.00	92.40	8	181,640.00	970.56
Duplex/Townhouse (New)	0	0.00	0.00	5	1,261,496.00	3955.60
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Multiple Family (New)	0	0.00	0.00	0	0.00	0.00
Repairs/Remodel	0	0.00	0.00	0	0.00	0.00
Garage/Utility						
Addition	1	21,000.00	132.00	0	0.00	0.00
New	2	59,680.00	321.79	0	0.00	0.00
Public Owned	0	0.00	0.00	0	0.00	0.00
SPECIAL PERMITS						
Demolition	1	5,000.00	25.00	1	2,000.00	25.00
Miscellaneous (Other)	0	0.00	0.00	0	0.00	0.00
Sprinklers	0	0.00	0.00	0	0.00	0.00
Move Building	0	0.00	0.00	2	8,000.00	56.00
Plumbing	33	172,550.00	1,360.00	34	153,200.00	1026.00
Signs	7	58,800.00	210.00	25	55,310.00	750.00
YEAR TOTAL	72	6,711,712.00	19,823.46	96	3,476,576.00	13,236.83

**CITY OF COLUMBUS
BUILDING DEPARTMENT REPORT
FEBRUARY 2021**

CURRENT MONTH 2021

BUILDING ACTIVITY:

NEW PERMITS ISSUED	13
INSPECTIONS PERFORMED:	
FOOTINGS	1
FOUNDATION	1
FRAMING	31
MISCELLANEOUS	25
FINAL	23

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	16
INSPECTIONS PERFORMED:	
WATER AND SEWER	4
MISCELLANEOUS	13
ROUGH IN	29
FINAL	22

CURRENT MONTH 2020

BUILDING ACTIVITY:

NEW PERMITS ISSUED	9
INSPECTIONS PERFORMED:	
FOOTINGS	0
FOUNDATION	2
FRAMING	32
MISCELLANEOUS	25
FINAL	24

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	3
INSPECTIONS PERFORMED:	
WATER AND SEWER	7
MISCELLANEOUS	13
ROUGH IN	29
FINAL	22

YEAR TO DATE

BUILDING ACTIVITY:

NEW PERMITS ISSUED	39
INSPECTIONS PERFORMED:	
FOOTINGS	11
FOUNDATION	6
FRAMING	72
MISCELLANEOUS	56
FINAL	46

PLUMBING ACTIVITY:

NEW PERMITS ISSUED	33
INSPECTIONS PERFORMED:	
WATER AND SEWER	12
MISCELLANEOUS	37
ROUGH IN	61
FINAL	43

Respectfully Submitted,

Daniel Curtis

Daniel Curtis
Community Development Director

7. Adjournment