

Planning Commission  
Monday, March 9, 2026 6:00 PM  
Columbus Community Building/Community Room  
2500 14 Street  
Columbus, NE 68601

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

{{Name: Agenda Item Name}}

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

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

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

**Source:** Laws 2004, LB 821, § 34.

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

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

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

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

## **Annotations**

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

#### **84-1409. Terms, defined.**

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

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

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

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

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

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

## Annotations

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

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

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

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

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

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

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

(c) Investigative proceedings regarding allegations of criminal misconduct;

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

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

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

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

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

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

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

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

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

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

## Annotations

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

(1983).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Operative Date: May 31, 2025**

## Cross References

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

## Annotations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Annotations

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

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

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

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

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

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

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

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

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

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

## Annotations

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

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

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

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

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

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

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

## Annotations

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

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

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

**2. Minutes of February 9, 2026, meeting.**

## PLANNING COMMISSION

February 9, 2026

A meeting of the Planning Commission of the City of Columbus, Nebraska, was convened in open and public session on February 9, 2026, at 6:00 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on January 28, 2026, with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the Planning Commission. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of Compliance with Open Meetings Act and roll call.** Chair Goc announced that a copy of the Open Meetings Act is available at this meeting. Present were members Steve Anderson, Bob Elsasser, Melissa Goc, Tom Lange, Josh Mueller and Tom Pillen. Members Colleen Bray and Robbin Cutsor were absent and excused. Member Fernando Lopez Jr. was absent. City staff members included City Attorney Gene Schumacher, City Engineer Rick Bogus, Chief Building and Code Official Andy Woehrer, and Engineering Admin Specialist Renee Whiting.
2. **Minutes of January 12, 2026, meeting.** The minutes were approved as presented with a motion by Elsasser and a second by Lange. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent.
3. **Public Hearing – Application from Cushing Terrell on behalf of Les Schwab Group Holdings, LLC to rezone property located in Lots 1 and 2, Les Schwab Subdivision from "RR" (Rural Residential District) to "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan. (northeast corner of 23rd Street and E 11th Avenue).** Ron Isackson, Cushing Terrell on behalf of the applicant explained that a new public hearing is being held because the property owners located within 300 feet were not notified within the required 10-day period for the meeting held on January 12, 2026. Barton Barcel, owner of the east lot adjacent to the Les Schwab development, said he is not opposed to the rezoning and that ongoing discussions are taking place between himself and the developer regarding the possibility of replating the development. The public hearing closed with a motion by Elsasser and a second by Mueller. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent. A recommendation was made with motion by Anderson and a second by Mueller to approve the rezoning and amend the Future Land Use Map as the proposed zoning is a good fit and is in conformance with the Columbus Land Development Ordinance. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent.
4. **Public hearing – Application from Clark Grant on behalf of Dr. Jeffrey Gotschall and Tammi Gotschall for preliminary plat of J.C. and T.L. Gotschall**

**2<sup>nd</sup> Subdivision (west side of 26<sup>th</sup> Avenue and 33<sup>rd</sup> Street).** Clark Grant explained the intention of constructing townhomes that are compatible with the surrounding properties and confirmed that a rezoning request will be presented concurrently with the final plat application. The public hearing closed with a motion by Mueller and a second by Lange. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent. A recommendation was made with motion by Mueller and a second by Elsasser to approve the preliminary plat as it is amendable with the adjacent land use and is in accordance with the Columbus Land Development Ordinance. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent.

5. **Public hearing – Application from Hazard Engineering on behalf of Cottonwood Heights, LLC for final plat of Heartland Crossing Addition (southwest corner of 38th Street and East 6th Avenue) (Continued from December 8, 2025, meeting.)** The public hearings for Items 5 and 5.A. were continued to 6 p.m. on March 9, 2026, with a motion by Anderson and a second by Mueller. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent.
- 5.A. **Public hearing – Determine whether Heartland Crossing Addition should be included within the corporate city limits. (Continued from December 8, 2025, meeting.)**
6. **Public hearing - Application from ORR Law Group on behalf of Cottonwood Heights, LLC to rezone property located on the southwest corner of 38th Street and East 6th Avenue from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and "R-2" (Two-Family Residential District) and "R-3" (Multiple-Family Residential District) and "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan. (Applicant has requested this public hearing be continued to March 9, 2026.)** The public hearing was continued to 6 p.m. on March 9, 2026, with a motion by Elsasser and a second by Lange. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent.
7. **Public Hearing – Application from Advanced Engineering Consulting Services, Inc. on behalf of Columbus Public Schools for final plat of Hidden Meadows Addition (southeast corner of 3rd Avenue and 38th Street). (Applicant has requested this public hearing be continued to March 9, 2026.)** The public hearings for Items 7 and 7.A. were continued to 6 p.m. on March 9, 2026, with a motion by Anderson and a second by Mueller. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted "Aye" and none voted "Nay". Bray, Cutsor, and Lopez were absent.
- 7.A. **Public hearing – Determine whether Hidden Meadows Addition should be included within the corporate city limits. (Applicant has requested this public hearing be continued to March 9, 2026.)**

PLANNING COMMISSION

February 9, 2026

Page 3

8. **Public hearing - Redevelopment Plan for Keyes Redevelopment, LLC, Redevelopment Project (Redevelopment Area No. 3) located southeast of the intersection of 15th Street and 45th Avenue. (Applicant has requested this public hearing be continued to March 9, 2026.)** The public hearing was continued to 6 p.m. on March 9, 2026, with a motion by Lange and a second by Pillen. Anderson, Elsasser, Goc, Lange, Mueller, and Pillen voted “Aye” and none voted “Nay”. Bray, Cutsor, and Lopez were absent.
8. **Building report for January 2026.** Woehrer reviewed the report.
9. **Adjournment.** The meeting adjourned at 6:14 p.m.

OFFICE OF CITY ENGINEER

: Renee Whiting

- 3. Public hearing - Redevelopment Plan for Keyes Development, LLC, Redevelopment Project (Redevelopment Area No. 3) located southeast of the intersection of 15th Street and 45th Avenue. (Continued from February 9, 2026, meeting.)**

## **NOTICE OF HEARING**

Notice is hereby given that a public hearing before the Planning Commission of the City of Columbus, Nebraska, will be held on Monday, February 9, 2026, at 6 p.m., in the Columbus Community Building, Community Room, 2500 14th St., Columbus, NE 68601, to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the Keyes Development, LLC, Redevelopment Project," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within a portion of the blighted and substandard West Railroad Neighborhood Area (Redevelopment Area 3) in the City, approximately located to the southeast of the intersection of 15th Street and 45th Avenue, in Columbus, Nebraska. A map of the proposed area to be redeveloped and the cost-benefit analysis for the redevelopment project set forth in the redevelopment plan is available for review at the office of the City Clerk at 2500 14th Street, Suite 3, Columbus, NE 68601, telephone number 402-562-4224. At said time and place, all interested parties may appear and be heard.

City of Columbus, Nebraska  
Shuraya Choat, City Clerk

Publish: 1:22:26 and 1:29:26

Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** January 8, 2026

**TO:** Tara Vasicek, City Administrator

**FROM:** Jean Van Iperen, Planning & Economic Development Coordinator

**RE:** Redevelopment Plan for Keyes Development TIF Redevelopment Plan

**RECOMMENDATION:** Approval of the Redevelopment Plan for the Keyes Development Redevelopment Project

**DISCUSSION:** The redevelopment plan proposes a project at located to the southeast of the intersection of 15<sup>th</sup> Street and 45<sup>th</sup> Avenue. The Redeveloper is under contract for Parcel No. 710096390, which comprises a majority of the Project Site. Redeveloper is also in discussions with the current owner of Parcel Nos. 710165070 and 710165119 regarding acquisition of the same. This project consists of the phased construction of approximately 18 single family attached townhomes. The Redeveloper is anticipating the project will be done in two phases with the first phase consisting of the construction of approximately 10 townhouses in 2026 and the second phase will consist of the construction of the remaining townhomes in 2027.

The project site will require extensive infrastructure and public improvements to support the development. These enhancements include the construction of a street for ingress and egress from the site to 44<sup>th</sup> Avenue to the north and Isaiah Drive to the east. Additionally, the project will involve the installation of essential utilities, including water, sewer, electricity, sidewalks and street lighting.

The total estimated costs of the Redevelopment Project are \$7,394,300. Based on these eligible expenses the principal amount cannot exceed \$918,895.

The redeveloper, City and legal counsel have ensured the plan is in conformance with the City's comprehensive plan.

It has been determined the cost-benefit analysis prepared in conjunction with the Plan and attached as Exhibit E sets forth the factors required under 18-2174 of the Nebraska Revised Statutes and supports the City's adoption and approval of the Plan.

As the plan states, the impacts and opportunities related to the Redevelopment Project conform to the objectives and guidance stated in the Comprehensive Plan, and outweigh arguments against the project.

**ALTERNATIVE:** Not approve.


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**SIGNATURE:**

By: 

Concurrence: Betsy Eckhardt

Approved By: 

**REDEVELOPMENT PLAN FOR  
KEYES DEVELOPMENT, LLC, REDEVELOPMENT PROJECT**

**PREPARED FEBRUARY, 2026**

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

**A. Introduction**

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

Prior to the preparation of this Redevelopment Plan, and in compliance with the Act, the Mayor and City Council designated a portion of the City as a blighted and substandard community redevelopment area, such area being commonly referred to as the West Railroad Neighborhood Area (Redevelopment Area 3) (hereinafter referred to as the “Redevelopment Area”). This Redevelopment Plan sets forth a redevelopment project proposed by Keyes Development, LLC (“Redeveloper”), located within the Redevelopment Area to optimize the tax increment financing ("TIF") resources available to offset certain costs deemed eligible for reimbursement by TIF under the Act, and to remove existing and avoid future blighted and substandard conditions, all as further described herein. This Redevelopment Plan contemplates the phased construction of approximately 18 single-family attached townhomes, together with such public improvements associated therewith, within the Redevelopment Area (such public and private improvements are collectively referred to herein as the "Redevelopment Project").

**B. Redevelopment Area; Project Site; Existing Conditions**

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site"). The Project Site is located to the southeast of the intersection of 15th Stret and 45th Avenue in the City. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

**C. Conformance with the Comprehensive Plan**

It is essential to the City’s comprehensive plan for land use and development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Project Site and surrounding areas) included within the City's Comprehensive Plan. The map sets forth a “General Residential” designation for future use of the Project Site. Accordingly, the

anticipated uses associated with the Redevelopment Project conform with the desired use of the Project Site set forth in the Comprehensive Plan's future use map.

The Comprehensive Plan further sets forth the following objectives:

- Provide for a range of housing options for a diverse and expanding workforce.
- Support initiatives to develop affordable and equitable housing.
- Encourage a variety of housing types and sizes to accommodate the needs of existing and prospective residents. This includes, but is not limited to college students, single professionals, families, empty nesters, seniors, and those of varying economic ability. Ensure there are options for convenient, affordable and dignified places to live.
- Ensure an adequate supply of housing at a variety of prices and rents by promoting new home ownership opportunities, improvement of the existing housing stock, responsible rental property ownership, and the development of compatible infill housing.
- Maximize the use of planning and financial tools to mitigate the cost of development to the community while providing incentives for well-planned development that achieves stated City principles and goals.
- Encourage public private partnerships where the City and the private sector can collaborate on enhancements to the built environment.

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

#### **D. Redevelopment Project Overview**

Redeveloper is under contract for Parcel No. 710096390, which comprises a majority of the Project Site. Redeveloper is in discussions with the current owner of Parcel Nos. 710165070 and 710165119 regarding acquisition of the same.

The Redevelopment Project consists of the phased construction of approximately 18 single-family attached townhomes. No public acquisition of the Project Site is anticipated. Additionally, no families or businesses will be displaced as a result of the Redevelopment Project. Exhibit "C", attached hereto and incorporated herein, sets forth the proposed site plan for the Redevelopment Project (the "Site Plan"). The Site Plan is preliminary in nature and subject to change.

The Redevelopment Project consists of improvements which are not financially feasible to undertake at one time. Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available, which will be necessary for the Redevelopment Project to succeed. Further, implementation of the Redevelopment Project in phases will allow Redeveloper to construct the private improvements at a rate that the market can support.

Redeveloper will construct the Redevelopment Project in annual phases. Redeveloper anticipates that the first phase will consist of the construction of approximately 10 townhouses in 2026 and the second phase will consist of the construction of the remaining townhomes in 2027. Notwithstanding the foregoing, the Redevelopment Project requires flexibility and more or less phases may be necessary as a result of market demand and other extraneous factors. Accordingly, this Redevelopment Plan contemplates and authorizes changes to the phasing without amendment hereto, unless such changes constitute a substantial modification und Section 18-2115 of the Act.

**E. Existing Conditions**

**1. Existing Land Use**

The Project Site currently consists of one single-family residence and outbuildings.

**2. Existing Zoning**

Parcel No. 710096390 is currently zoned R-1 residential. Parcel Nos. 710165070 and 710165119 are currently zoned R-2 residential.

**3. Existing Public Improvements**

Adjacent public access to the Project Site exists from 44th Avenue to the north and Isaiah Drive to the east. The Project Site is without internal paving and maintains minimal access to sewer, water, storm sewer, electrical service, and related infrastructure.

**F. Proposed Redevelopment**

**1. Public Improvements**

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

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

Adjacent public access to the Project Site currently exists via 44th Avenue to the north and Isaiah Drive to the east. Redeveloper will construct paving for ingress and egress therefrom, as shown on the Site Plan. Redeveloper will also construct sidewalks within the Project Site. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Project Site; and the Project Site will be filled and graded to provide for effective surface water runoff.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area. The Project Site requires filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect the residences. Additionally, without limitation, Redeveloper shall be responsible for: (1) the extension of all public and private utilities to the designated lot line of each residential lot created within the Project Site; and (2) the extension of electrical utilities to street lighting located within the Project Site. The anticipated public improvements (and costs related to the public improvements) for the Redevelopment Project are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

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

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Project Site currently consist of one single-family residence. Accordingly, the Redevelopment Project will result in a modest increase in population density.

g. Land Coverage

Land coverage for the Project Site includes approximately 4.75 acres. The Redevelopment Project will consist of the construction of approximately 18 single-family attached townhomes, as shown on the Site Plan. The Redevelopment Project is subject to and must comply with all applicable land coverage ratios required by the City.

h. Parking

The parking requirements for the residences will conform to the City's zoning ordinance and Redeveloper shall be obligated to comply with the same.

i. Zoning, Building Code and Ordinance

Parcel No. 710096390 is currently zoned R-1 residential and will require a rezone to R-2 residential as part of the Redevelopment Project. Parcel Nos. 710165070 and 710165119 are currently zoned R-2 residential and will not require rezoning. Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Redevelopment Project.

**2. Private Improvements**

Private improvements for the Redevelopment Project Area consist of the construction of approximately 18 single-family attached townhomes, in addition to the related facilities and improvements ancillary thereto. Redeveloper or other builders taking conveyance from Redeveloper will construct the private improvements. Paragraph H of this Redevelopment Plan details the anticipated construction schedule for the private improvements.

**G. Project Costs**

The total estimated costs of the Redevelopment Project are \$7,394,300. A breakdown of the Redevelopment Project's estimated costs are set forth in Exhibit "D", attached hereto and incorporated herein. Such figures are only estimates based upon 2026 pricing and are subject to change without further amendment of this Redevelopment Plan.

## **H. Implementation**

Redeveloper is unable to undertake the construction in the first phase of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. Redeveloper could not complete the Redevelopment Project's initial improvements but-for the approval of the entire Redevelopment Project and, likewise, the subsequent phases of the Redevelopment Project would not occur but-for these initial improvements. Accordingly, this Redevelopment Plan contemplates that the costs and expenses of all the public improvements for the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, Redeveloper may apply the TIF Revenues (defined below) generated from each phase of the Redevelopment Project toward the payment of the eligible expenses of the entire Redevelopment Project, as necessary.

Redeveloper anticipates it will construct the Redevelopment Project in annual phases tied to the private residences completed in a given calendar year. Redeveloper anticipates the Redevelopment Project will consist of two such annual phases, consisting of the first 10 townhomes being constructed by the end of 2026 and the final 8 townhomes being constructed in 2027; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over an additional period of time.

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases spanning more or less time than the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors.

Upon the completion of each phase, Redeveloper will notify the Agency of the same in writing on a form prescribed by the Agency. Such notice shall set forth the "effective date" (as defined in the Act) for the pertinent phase and must be submitted to the Agency on or before May 31 of the year in which taxes are to be divided for such phase.

## **I. Financing**

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

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

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for each phase of the Redevelopment Project will be established via the notifications from Redeveloper to the Agency referenced in Paragraph H, above, as shall be further detailed in the “redevelopment contract” (as defined in the Act) entered into between Redeveloper and the Agency with respect to the Redevelopment Project. The Agency and Redeveloper anticipate that the effective dates and increment periods will be different for each phase.

Notwithstanding any provision herein to the contrary, all tax revenues resulting from a phase shall only be divided and allocated over the applicable 15-year increment period or until payment of the TIF Indebtedness, whichever occurs first.

#### **1. Necessity of TIF**

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

*“The requested TIF is more than \$51,000 per unit, which brings the construction costs down enough to create housing for sale at a reasonable price. Without TIF, the purchase price for each unit would have to be much higher to cover the costs and would make the units much less affordable. Redeveloper would be unlikely to sell the units at a price \$51,000 higher, so this project is simply not feasible without TIF.”*

Based upon Redeveloper's representations, the Redevelopment Project, as proposed herein, is not economically viable without the assistance of TIF and Redeveloper would not construct the same without TIF.

## **2. Sources and Uses of Financing**

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one or more TIF bond(s) or note(s) (the "TIF Indebtedness") in an aggregate principal amount not to exceed \$918,895. The TIF Indebtedness shall bear interest at a rate not to exceed 6.50% per annum. The final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract or resolution authorizing the issuance of the TIF Indebtedness.

The total estimated cost of the Redevelopment Project is \$7,394,300. Redeveloper anticipates that the balance of the costs exceeding the TIF Indebtedness will be financed by a mix of equity and traditional bank financing. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

### **J. Cost-Benefit Analysis**

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

#### Exhibits:

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

**EXHIBIT "A"**

**Project Site and Existing Land Use**

Legal Description:

Parcel No. 710096390:

PT N1/2 NE SW EXC N133' 24-17-IW, COLUMBUS, PLATTE COUNTY, NEBRASKA.

Parcel Nos. 710165070 and 710165119:

LOT 1 BLOCK A AND LOT 1 BLOCK B, NEW HOPE 2ND SUBDIVISION, COLUMBUS,  
PLATTE COUNTY, NEBRASKA.

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

Depiction and Current Condition (outlined in red):

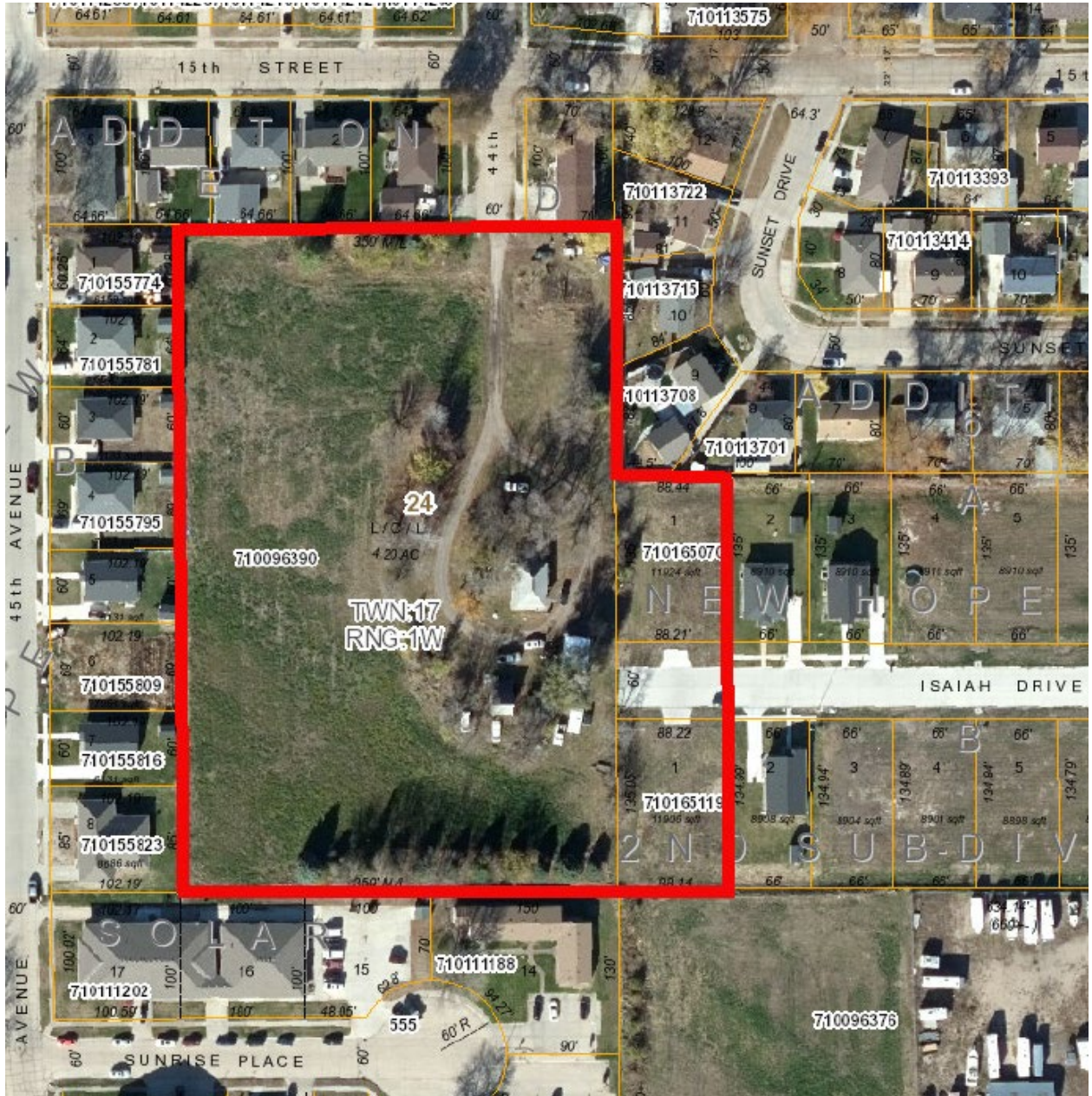


Exhibit "A"

**EXHIBIT "B"**

**Future Land Use Map**



\* Project Site designated as "General Residential".

**EXHIBIT "C"**

**Site Plan and Future Land Use**

(See Attached)

\* The attached are preliminary plans and are subject to change.

**EXHIBIT "D"**

**Estimate of Construction Costs**

Land Acquisition	\$250,000
Site Development	\$579,300
Building Cost	\$6,500,000
Architectural and Engineering Fees	\$50,000
Legal Fees	\$15,000
<hr/>	
<b>TOTAL</b>	<b>\$7,394,300</b>

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

**EXHIBIT "E"**

**Sources and Uses of TIF**

**USES:**

Land Acquisition	\$250,000
Demolition	\$80,000
Dirt Work and Site Preparation	\$155,000
Streets	\$145,000
Sidewalks	\$90,000
Water & Sewer Utilities	\$183,000
Electrical Utility Improvements	\$79,300
Façade & Energy Enhancements	\$90,000
Architectural and Engineering Fees	\$50,000
City Fees	\$15,000
<hr/>	
<b>TOTAL</b>	<b>\$1,137,300</b>

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

**SOURCES:**

**General Assumptions:**

Base Value:	\$450,000
Final Value:	\$6,462,000
Tax Levy (2025):	1.630042
TIF Indebtedness:	\$918,895
Interest Rate:	6.50%

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

Amortization:

DATE	Total	Less Pre-	TIF	Tax Levy	Tax Revenues	Treasurer's 1% Collection	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 6.50%
	Taxable Valuation	Development Base	Taxable Valuation					Principal	Interest at 6.50%	Total			
0											\$918,895		
0.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$18,645	\$29,864	\$48,509	\$900,250	0	29864
1	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$19,251	\$29,258	\$48,509	\$880,999	0	29258
1.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$19,877	\$28,632	\$48,509	\$861,122	0	28632
2	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$20,523	\$27,986	\$48,509	\$840,599	0	27986
2.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$21,190	\$27,319	\$48,509	\$819,409	0	27319
3	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$21,878	\$26,631	\$48,509	\$797,531	0	26631
3.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$22,589	\$25,920	\$48,509	\$774,942	0	25920
4	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$23,323	\$25,186	\$48,509	\$751,619	0	25186
4.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$24,081	\$24,428	\$48,509	\$727,538	0	24428
5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$24,864	\$23,645	\$48,509	\$702,674	0	23645
5.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$25,672	\$22,837	\$48,509	\$677,002	0	22837
6	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$26,506	\$22,003	\$48,509	\$650,496	0	22003
6.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$27,368	\$21,141	\$48,509	\$623,128	0	21141
7	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$28,257	\$20,252	\$48,509	\$594,871	0	20252
7.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$29,176	\$19,333	\$48,509	\$565,695	0	19333
8	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$30,124	\$18,385	\$48,509	\$535,571	0	18385
8.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$31,103	\$17,406	\$48,509	\$504,468	0	17406
9	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$32,114	\$16,395	\$48,509	\$472,354	0	16395
9.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$33,157	\$15,352	\$48,509	\$439,197	0	15352
10	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$34,235	\$14,274	\$48,509	\$404,962	0	14274
10.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$35,348	\$13,161	\$48,509	\$369,614	0	13161
11	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$36,497	\$12,012	\$48,509	\$333,117	0	12012
11.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$37,683	\$10,826	\$48,509	\$295,434	0	10826
12	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$38,907	\$9,602	\$48,509	\$256,527	0	9602
12.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$40,172	\$8,337	\$48,509	\$216,355	0	8337
13	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$41,477	\$7,032	\$48,509	\$174,878	0	7032
13.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$42,825	\$5,684	\$48,509	\$132,053	0	5684
14	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$44,217	\$4,292	\$48,509	\$87,836	0	4292
14.5	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$45,654	\$2,855	\$48,509	\$42,182	0	2855
15	\$ 6,462,000	\$450,000	\$ 6,012,000	1.630042	\$ 48,999	\$ 490	\$ 48,509	\$47,138	\$1,371	\$48,509	\$0	0	1371
	=====	=====	=====								=====		
					\$1,469,970	\$14,700	\$1,455,270	\$923,851	\$531,419	\$1,455,270			\$0
					=====	=====	=====	=====	=====	=====			=====
													( F9 = calculate )
								Original Loan Amount		\$918,895			
								Capitalized Interest		\$0			ASSUMPTIONS:
								Loan Balance Remaining		\$0			1. Loan Amount:
													\$918,895
													2. Interest Rate:
													6.50%
													3. Base Value:
													\$450,000
													4. Future Value:
													\$6,462,000

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

## **EXHIBIT "F"**

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

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

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

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

#### *Notes:*

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

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

##### **a. Public infrastructure improvements and impacts:**

The Redevelopment Project requires public infrastructure installation. The Project Site will require the construction of vehicular access from 44th Avenue to the north and Isaiah Drive to the east, as well as construction of sidewalks within the Project Site, all subject to the City's standards and oversight. Additionally, without limitation, Redeveloper shall be responsible for: (1) the extension of all public and private utilities to the designated lot line of each residential lot created within the Project Site; and (2) the extension of electrical utilities to street lighting located within the Project Site. The public improvements for the Redevelopment Project will

address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. The Project Site will be filled and graded to provide for effective surface water runoff. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

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

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

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

The Redevelopment Project is residential in nature and will not result in the relocation or expansion of commercial activities within the Project Site. However, the Redevelopment Project will provide needed housing for the City's current and future workforce.

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

The Redevelopment Project should have a positive impact on private sector businesses and employees in the vicinity of the Project Site. The Redevelopment Project will provide much needed housing in the community, which will benefit employers, employees, and the City in general. Further, the new residences will increase the demand for services and products from existing businesses in the area.

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

The increase of population density within the Project Site may result in a modest increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF Indebtedness. However, the school district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the school district. The valuation that generates the TIF

payments is not included in the formula and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF Indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residences will be available to the school district. As such, it is not anticipated that the Redevelopment Project will negatively impact school districts located within the boundaries of the area of the Redevelopment Project.

**6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the Redevelopment Project:**

The Project Site is blighted and contains substandard conditions that are a detriment to the City. The Redevelopment Project will revitalize and occupy an underutilized space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the consideration of the costs or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

6955680.4

**4. Public hearing - Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for preliminary plat of Dubas Addition (extensions and connection of Isaiah Drive and 44th Avenue).**

## NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, March 9, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Dubas Addition, A tract of land located Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 88°17'25" W on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 01°34'59" W on the East line of said Lot 1, Block A, 134.98 feet to the Northeast corner of said Lot 1, Block A; thence S 88°15'00" W on the North line of said Lot 1, Block A, 88.47 feet; thence N 01°49'31" W on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less. (extensions and connections of Isaiah Drive and 44th Avenue) at said time and place you may appear and be heard.

City of Columbus  
Shuraya Choat, City Clerk

Publish: 02:26:26  
Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** March 4, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Dubas Addition – Preliminary Plat

**RECOMMENDATION:**

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

**DISCUSSION:**

The addition consists of 19 lots for residential use. It will be voluntary annexed and rezoned as part of the final plat process. Public improvements include roadways, storm sewer, water and sanitary sewer. The roadway connects the street system in the area. The storm water treatment facility is located in the rear of lots in Block A and will be part of the Home Owner's Association for operation and maintenance.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: Andrew J. Wehrer

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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

PRELIMINARY PLAT

FINAL PLAT

DATE: FEBRUARY 10, 2026

NAME OF SUBDIVISION: ~~DUBAS SUBDIVISION~~ Addition LRP

NAME OF PROPERTY OWNER: KEYES DEVELOPMENT, LLC

**APPLICANT CONTACT INFORMATION:**

NAME OF REPRESENTATIVE: LEANNE RITTER, ACES

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):  
133 W. WASHINGTON STREET, WEST POINT, 68788

PHONE NUMBER: 402-372-1923

REPRESENTATIVE E-MAIL: LRITTER@ACESNE.COM

NUMBER OF LOTS IN SUBDIVISION: 19

ADDRESS OF SUBDIVISION: PARCEL #710096390

**PROPERTY OWNER CONTACT INFORMATION:**

NAME OF PROPERTY OWNER: KEYES DEVELOPMENT, LLC

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):  
2815 14TH STREET, COLUMBUS, NE 68601

PHONE NUMBER: 402-750-7287

PROPERTY OWNER E-MAIL: LANDON.WIETFELD@GMAIL.COM

**DEVELOPER INFORMATION:**

NAME OF DEVELOPER: KEYES DEVELOPMENT, LLC (LANDON WIETFELD)

ADDRESS (to include City, State, Zip):  
2815 14TH STREET, COLUMBUS, NE 68601

PHONE NUMBER: 402-750-7287

DEVELOPER E-MAIL: LANDON.WIETFELD@GMAIL.COM

**SURVEYOR INFORMATION:**

NAME OF SURVEYOR: TERRY SCHULZ

SURVEYOR LICENSE NO.: 550

ADDRESS (to include City, State, Zip):

133 W. WASHINGTON STREET, WEST POINT, 68788

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PHONE NUMBER: 402-372-1923

SURVEYOR E-MAIL: LRITTER@ACESNE.COM

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**ATTORNEY INFORMATION:**

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

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ADDRESS (to include City, State, Zip):

525 W. STATE STREET, ALBION 68620

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PHONE NUMBER: 402-395-1010

ATTORNEY E-MAIL: KATIE@JSPLAWPC.COM

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

*Leanne R. Ritter*

---

Owner or Owner's Representative

City Attorney

Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)

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

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

PRELIMINARY PLAT

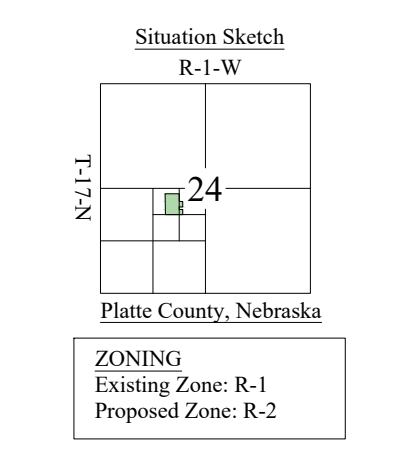
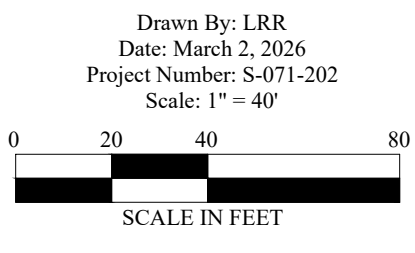
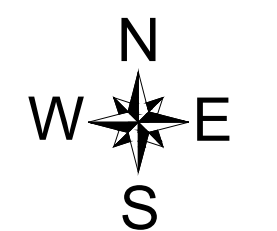
DUBAS ADDITION

Located in Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska.



LEGEND

- Property Corner Found
- Property Corner Set (5/8" x 24" L.B. w/Cap)
- Calculated Point
- M Measured Distance
- R Recorded Distance (TAT) Thomas A. Tremel, LS #455, dated March 19, 2013 and June 24, 2020, (RCJ) Richard C. Johnson, LS #429, dated December 22, 2011.
- C Calculated Distance
- ⊕ Curbside
- ⊙ Fire Hydrant
- ⊗ Water Valve
- ⊙ Guy Anchor
- ⊙ Light Pole
- ⊙ Manhole
- ⊙ Power Pole
- ⊙ Sign
- ⊙ Telephone Pedestal
- ⊙ Proposed Sanitary Manhole
- ⊙ Proposed Water Valve
- ⊙ Proposed Fire Hydrant
- S Existing Sanitary Sewer Main
- T Telephone Line
- OHP Overhead Power Line
- UGP Underground Power Line
- FO FO Fiber Optic
- W Existing Water Main
- Existing Storm Sewer
- Proposed 6" Water Main
- Proposed 8" Sewer Main
- Easement Line



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

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

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

**NOTE:**  
 All existing buildings, driveways, wells, septic systems within this subdivision will be removed or abandoned.

This survey was prepared at the request of John DuBray, Columbus, Nebraska.

**LEGAL DESCRIPTION**  
 A tract of land located Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 88°17'25" W on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 01°34'59" W on the East line of said Lot 1, Block A, 134.96 feet to the Northeast corner of said Lot 1, Block A; thence S 88°15'00" W on the North line of said Lot 1, Block A, 88.47 feet; thence N 01°49'31" W on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less.

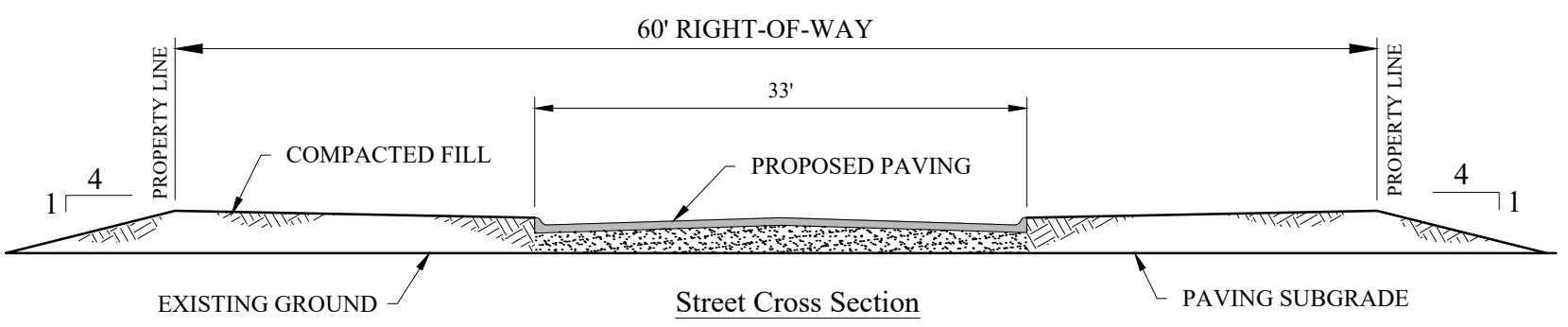
**COLUMBUS, NEBRASKA PLANNING COMMISSION**  
 This Preliminary Plat of DUBAS ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman \_\_\_\_\_

**COLUMBUS, NEBRASKA CITY COUNCIL**  
 This Preliminary Plat of DUBAS ADDITION to the City of Columbus, Nebraska approved by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

Storm Water Treatment Facility Volume Required:	8,104 cu.ft.
Storm Water Treatment Facility Volume Provided (Southwest):	12,653.46 cu.ft.
Storm Water Treatment Facility Volume Provided (Northeast):	132.37 cu.ft.





**LOCATION MAP**  
No Scale



Drawn By: LRR  
Date: January 16, 2026  
Scale: None  
Project Number: S-071-202

5. **Public hearing - Application from Advanced Consulting Engineering Services on behalf of Keyes Development, LLC for preliminary plat of Sock Pond Addition and request for waiver of subdivision regulations for length of cul-de-sac to exceed 350-feet (14th Street west of 48th Avenue).**

### NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, March 9, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the preliminary plat of Sock Pond Addition, A tract of land located Lots 3-12 all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska (14th Street west of 48th Avenue) at said time and place you may appear and be heard.

City of Columbus  
Shuraya Choat, City Clerk

Publish: 02:26:26  
Affidavit of Publication



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** March 4, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Sock Pond Addition – Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Sock Pond Addition and the request for waiver of subdivision regulation for length of cul-de-sac to exceed 350 feet, as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

**DISCUSSION:**

The addition consists of 32 lots for residential use. It will be voluntary annexed and rezoned as part of the final plat process. Public improvements include a street with a cul-de-sac, storm sewer, water and sanitary sewer. The storm sewer treatment facility will utilize both the rear of Lots 21-32 in Block A and the City's storm water pre-treatment to Sock Pond.

A request for waive of subdivision on the length of the cul-de-sac is provided.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: Andrew J. Wehren

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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

**PRELIMINARY PLAT**

**FINAL PLAT**

DATE: \_\_\_\_\_

NAME OF SUBDIVISION: \_\_\_\_\_

NAME OF PROPERTY OWNER: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION:**

NAME OF REPRESENTATIVE: \_\_\_\_\_

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

REPRESENTATIVE E-MAIL: \_\_\_\_\_

NUMBER OF LOTS IN SUBDIVISION: \_\_\_\_\_

ADDRESS OF SUBDIVISION: \_\_\_\_\_

**PROPERTY OWNER CONTACT INFORMATION:**

NAME OF PROPERTY OWNER: \_\_\_\_\_

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

PHONE NUMBER: \_\_\_\_\_

PROPERTY OWNER E-MAIL: \_\_\_\_\_

**DEVELOPER INFORMATION:**

NAME OF DEVELOPER: \_\_\_\_\_

ADDRESS (to include City, State, Zip):  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

DEVELOPER E-MAIL: \_\_\_\_\_

**SURVEYOR INFORMATION:**

NAME OF SURVEYOR: \_\_\_\_\_

SURVEYOR LICENSE NO.: \_\_\_\_\_

ADDRESS (to include City, State, Zip):

---

PHONE NUMBER: \_\_\_\_\_

SURVEYOR E-MAIL: \_\_\_\_\_

**ATTORNEY INFORMATION:**

NAME OF ATTORNEY: \_\_\_\_\_

ADDRESS (to include City, State, Zip):

---

PHONE NUMBER: \_\_\_\_\_

ATTORNEY E-MAIL: \_\_\_\_\_

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

*Leanne R. Ritter*

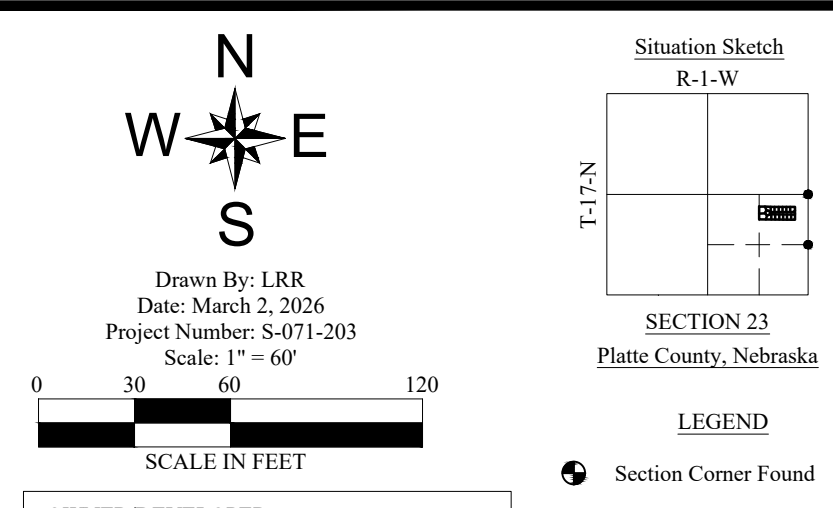
\_\_\_\_\_  
Owner or Owner's Representative

City Attorney

Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)

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

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



Drawn By: LRR  
 Date: March 2, 2026  
 Project Number: S-071-203  
 Scale: 1" = 60'

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

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

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

Existing Zone: R-1  
 Proposed Zone: R-2

**Zoning Requirements (R2)**  
 Front Yard Setback: 20 feet  
 Garage: 15 feet to House  
 Street Side Setback: 15 feet  
 Interior Side Setback: 7 feet  
 Rear Yard Setback: 15 feet  
 Maximum Height: 30 feet  
 Maximum Building Coverage: 50%  
 Maximum Impervious Coverage: 65%

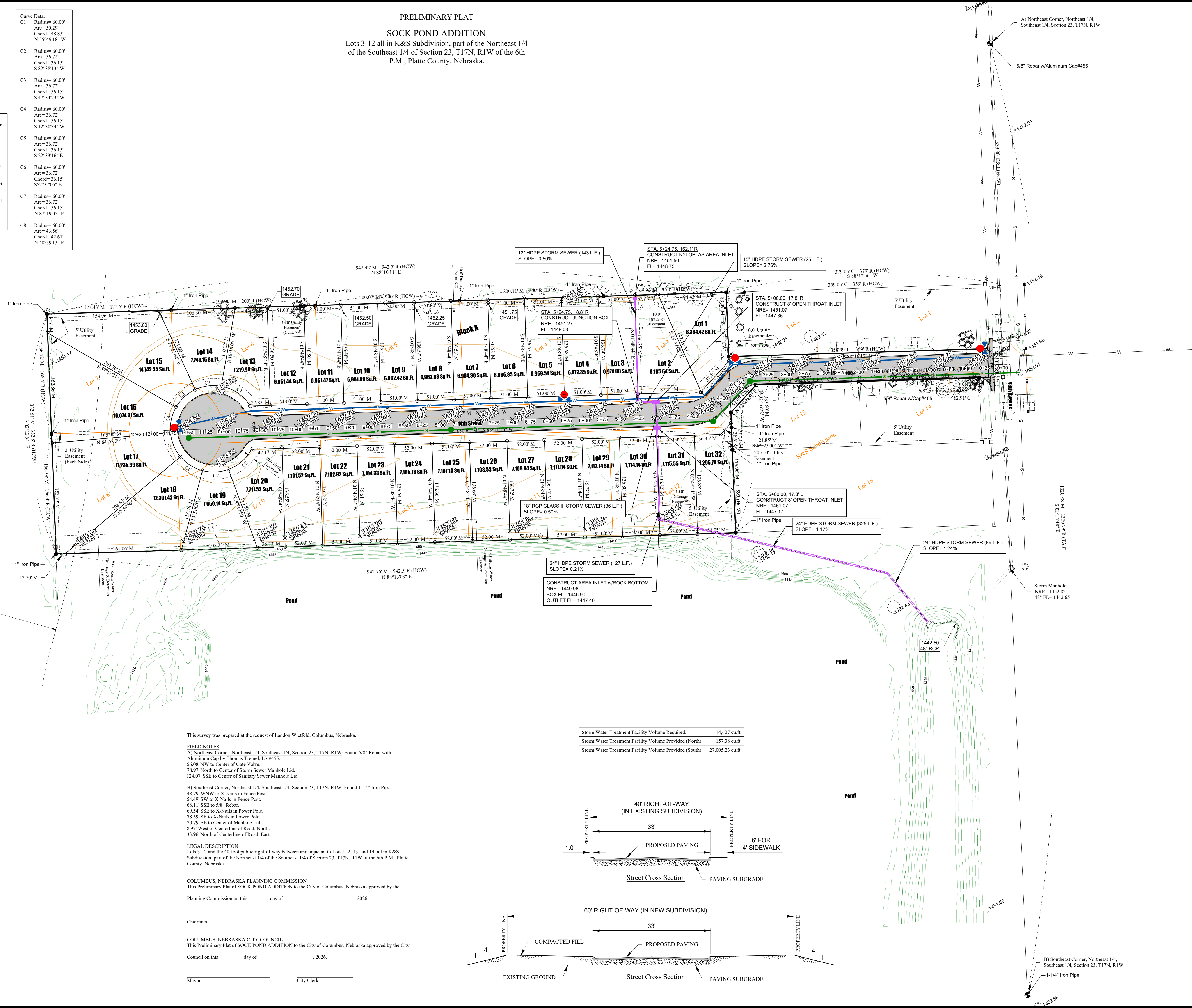
**Notes:**

- Prior to construction of any kind within 500 feet of the levee, a USACE 408 alteration request in accordance with Engineer Circular 1165-2-220 will be required.
- 500 feet should be measured from the toe of levee.
- This requirement effects all lots within this subdivision.
- There shall be no buildings, structures, wells or fences within the Easement for Construction and Maintenance of the Flood Control Levee.
- No mining for minerals within 100 feet of levee in accordance with the Easement for Construction and Maintenance of the Flood Control Levee.

**Curve Data:**

C1	Radius= 60.00'	Arc= 50.29'	Chord= 48.83'	N 55°49'18" W
C2	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 82°38'13" W
C3	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 47°34'23" W
C4	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 12°30'34" W
C5	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 22°33'16" E
C6	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 57°37'05" E
C7	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	N 87°19'05" E
C8	Radius= 60.00'	Arc= 43.56'	Chord= 42.41'	N 48°59'13" E

**PRELIMINARY PLAT**  
**SOCK POND ADDITION**  
 Lots 3-12 all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.



Storm Water Treatment Facility Volume Required:	14,427 cu.ft.
Storm Water Treatment Facility Volume Provided (North):	157.38 cu.ft.
Storm Water Treatment Facility Volume Provided (South):	27,005.23 cu.ft.

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

**FIELD NOTES**

A) Northeast Corner, Northeast 1/4, Southeast 1/4, Section 23, T17N, R1W: Found 5/8" Rebar with Aluminum Cap by Thomas Tremel, LS #455.  
 56.08' NW to Center of Gate Valve.  
 78.97' North to Center of Storm Sewer Manhole Lid.  
 124.07' SSE to Center of Sanitary Sewer Manhole Lid.

B) Southeast Corner, Northeast 1/4, Southeast 1/4, Section 23, T17N, R1W: Found 1-1/4" Iron Pipe.  
 48.79' WNW to X-Nails in Fence Post.  
 54.49' SW to X-Nails in Fence Post.  
 68.11' SSE to 5/8" Rebar.  
 69.54' SSE to X-Nails in Power Pole.  
 78.59' SE to X-Nails in Power Pole.  
 20.79' SE to Center of Manhole Lid.  
 8.97' West of Centerline of Road, North.  
 33.96' North of Centerline of Road, East.

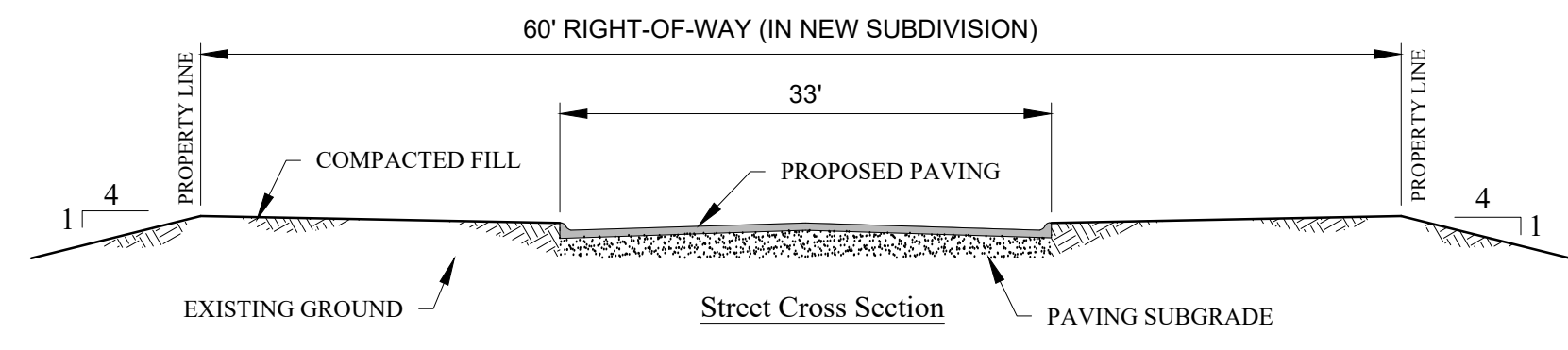
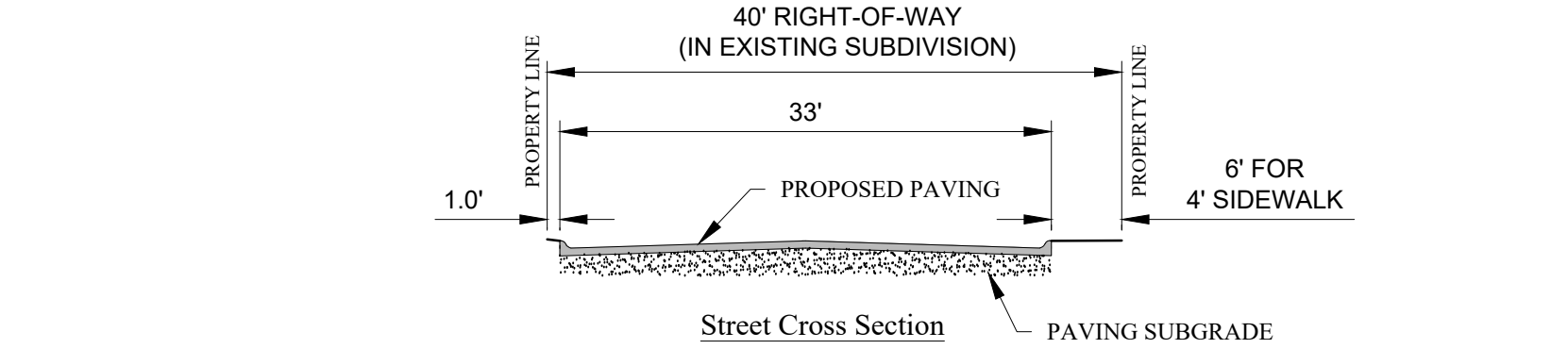
**LEGAL DESCRIPTION**  
 Lots 3-12 and the 40-foot public right-of-way between and adjacent to Lots 1, 2, 13, and 14, all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.

**COLUMBUS, NEBRASKA PLANNING COMMISSION**  
 This Preliminary Plat of SOCK POND ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman \_\_\_\_\_

**COLUMBUS, NEBRASKA CITY COUNCIL**  
 This Preliminary Plat of SOCK POND ADDITION to the City of Columbus, Nebraska approved by the Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_



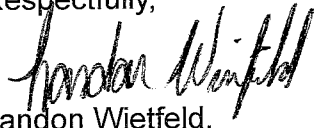
City of Columbus  
Planning Commission & City Council  
2500 14<sup>th</sup> Street, Suite 3  
Columbus, NE 68601

March 2, 2026

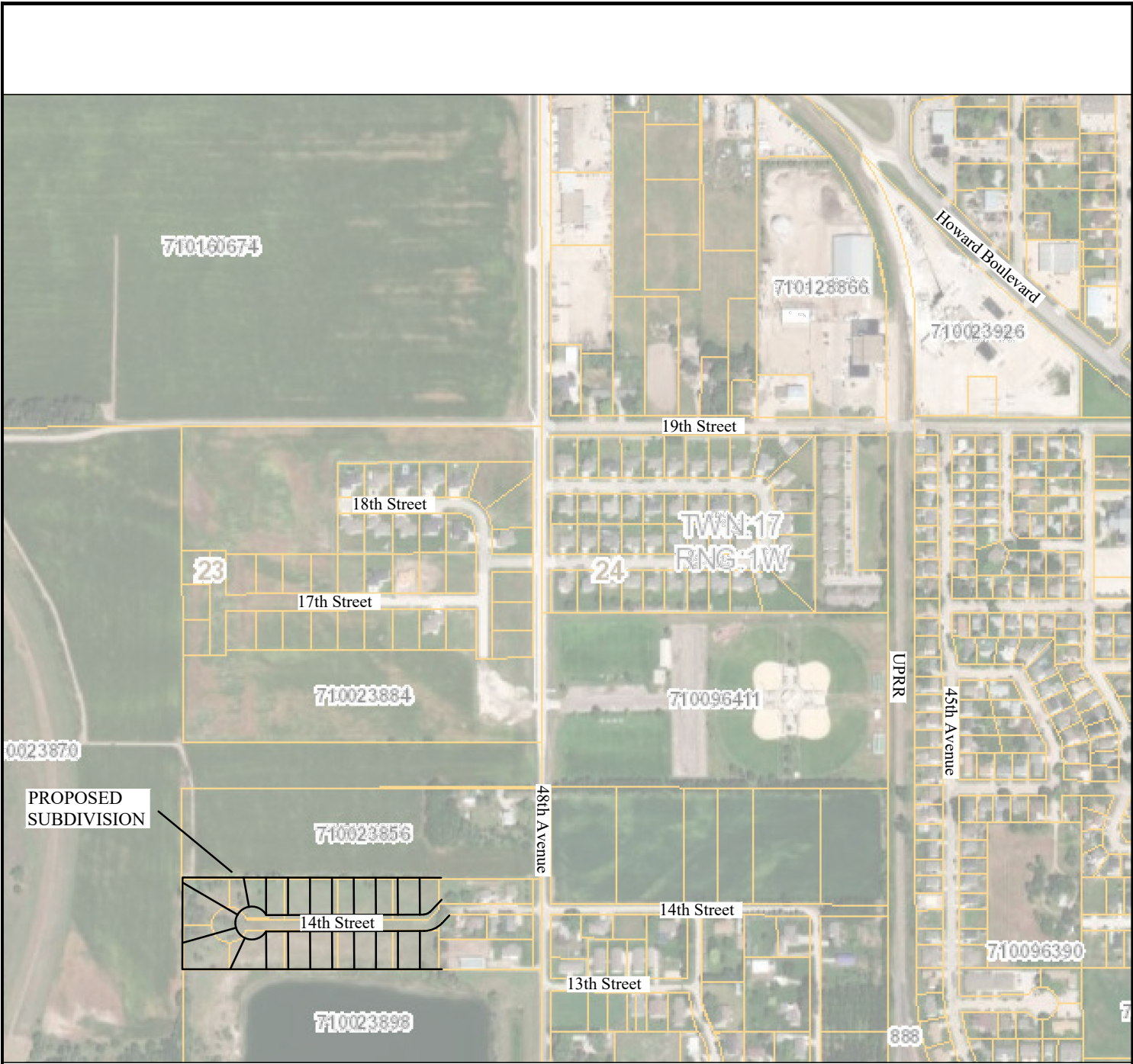
RE: Cul-de-sac Variance

As shown on the plat for Sock Pond Addition, the cul-de-sac exceeds current standards of 350 feet as specified in the City of Columbus Land Development Ordinance. As previously platted in K&S Subdivision, the cul-de-sac length was 1175 feet from 48<sup>th</sup> Avenue to the center. We respectfully request a waiver of length for the new subdivision to be 1100 feet from 48<sup>th</sup> Avenue to the center of the new cul-de-sac.

Respectfully,

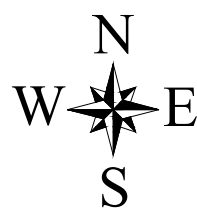
A handwritten signature in black ink, appearing to read "Landon Wietfeld". The signature is written in a cursive, flowing style.

Landon Wietfeld,  
Keyes Development, LLC



**LOCATION MAP**

No Scale



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

- 6. Public hearing - Application from Hazard Engineering on behalf of Cottonwood Heights, LLC for final plat of Heartland Crossing Addition (southwest corner of 38th Street and East 6th Avenue). (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)**



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## MEMORANDUM

**DATE:** March 4, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Heartland Crossing Addition – Final Plat

**RECOMMENDATION:**

City staff recommends the removal of the Heartland Crossing Addition final plat and inclusion into the corporate limit public hearings from the agenda.

**DISCUSSION:**

The applicant on behalf of the developers have requested the final plat be placed on hold until the remaining items are completed and the developer is fully prepared for the final steps.

City staff will not advertise the public hearings until the above is approved and the developer is ready to proceed.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: Andrew J. Wochner

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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Thank you for the clarity and specific deadlines for all project elements. Very much appreciated!

We are currently in a holding pattern and have paused all submittals. Once the remaining items are completed and the ownership group is fully prepared for the final steps, we will submit the necessary information for reviews.

We appreciate your patience and direction. Have a good weekend!



**Travis Hazard, PE, CFM**

**President**

[thazard@hazardeng.com](mailto:thazard@hazardeng.com)

(402) 525-3651

567 W 15<sup>TH</sup> Street, Suite 101

Wahoo, Nebraska 68066

Follow Us: [Facebook](#) / [LinkedIn](#)

6.A. Public hearing - Determine whether Heartland Crossing Addition should be included within the corporate city limits. (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)

**7. Public hearing - Application from ORR Law Group on behalf of Cottonwood Heights, LLC to rezone property located on the southwest corner of 38th Street and East 6th Avenue from "RR" (Rural Residential District) to "R-1" (Single-Family Residential District) and "R-2" (Two-Family Residential District) and "R-3" (Multiple-Family Residential District) and "B-2" (General Commercial District) and to amend the Future Land Use Map of the Comprehensive Plan. (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)**



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## MEMORANDUM

**DATE:** March 5, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Andy Woehrer, Chief Building & Code Official  
**RE:** Heartland Crossing Addition- Rezone

**RECOMMENDATION:**

City staff recommends the removal of the Heartland Crossing Addition Rezone public hearing from the agenda.

**DISCUSSION:**

The applicant on behalf of the developers have requested the rezone be placed on hold until the remaining items are completed and the developer is fully prepared for the final steps.

City staff will not advertise the public hearing until the above is approved and the developer is ready to proceed.

**FISCAL IMPACT:**

None

**ALTERNATIVE:**

None

**SIGNATURE:**

By: Andy J. Woehrer

Approved By: [Signature]

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- 8. Public hearing - Application from Advanced Consulting Engineering Services, Inc. on behalf of Columbus Public Schools for final plat of Hidden Meadows Addition (southeast corner of 3rd Avenue and 38th Street). (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)**



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## MEMORANDUM

**DATE:** March 4, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Hidden Meadows Addition – Final Plat

**RECOMMENDATION:**

City staff recommends the removal of the Hidden Meadows Addition final plat and inclusion into the corporate limit public hearings from the agenda.

**DISCUSSION:**

Columbus Public Schools (CPS) is on record to only final plat and annex this property if and when the Heartland Crossing Addition final plat and annexation is approved. Therefore, since the Heartland Crossing Addition is being removed from the agenda, the Hidden Meadows Addition will be removed from the agenda as well.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: Andrew J. Weckner

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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**COLUMBUS PUBLIC SCHOOLS**  
ADMINISTRATION OFFICE

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February 2, 2026

Rick Bogus  
City of Columbus  
2500 14<sup>th</sup> Street, Suite 3  
Columbus, NE 68602  
[Rick.bogus@columbusne.us](mailto:Rick.bogus@columbusne.us)

RE - Hidden Meadows Addition – Final Plat  
Platte County School District No. 71-0001-00 (aka Columbus Public Schools) is requesting the public hearing for the final plat of Hidden Meadows Addition be continued to March 9, 2026, at 6:00 p.m. due to the continuation of the Heartland Crossing Addition final plat public hearing.

Sincerely,

A handwritten signature in black ink that reads "Chip Kay".

Dr. Chip Kay, Superintendent

***“Engaging All Learners to Achieve Success”***

2410 16th Street, Suite A | Columbus, Nebraska, 68601 | Ph: 402.563.7000 | Fx: 402.563.7005

[ColumbusPublicSchools.org](http://ColumbusPublicSchools.org)

8.A. Public hearing - Determine whether Hidden Meadows Addition should be included within the corporate city limits. (Continued from February 9, 2026, meeting.) (Applicant has requested this item be removed from the agenda.)

**9. Building report for February 2026.**



# City of Columbus

## Building Department

Phone: 402-562-4236 Email: [CommDevPermits@columbusne.us](mailto:CommDevPermits@columbusne.us)  
[www.columbusne.us](http://www.columbusne.us)

### February Building Report Comments

For the Residential area, permits were issued for four alterations. Additionally, one deck permit and five fence permits were issued during the month of February.

On the Commercial side, an alteration permit was issued for 1978 3<sup>rd</sup> Ave. New construction permits were also issued for the Meadow Ridge Properties building and the CCH Maintenance building.

Plan reviews are currently underway for the Tremel's building, a storage building for Odbert, an Amazon canopy enclosure, an alteration at Peace Lutheran, a storage addition for Blossom's, and a couple wireless tower projects.

*Andy Woehrer*  
Chief Building and Code Official  
City of Columbus

# City of Columbus Building Department Monthly Report

02/27/2026

February      2026                      2025

	February 2026			February 2025		
	Count	Permit Fees	Value	Count	Permit Fees	Value
<b>Accessory Structu</b>	0	\$0.00	\$0.00	1	\$37.75	\$3500.00
<b>Com Addition</b>	0	\$0.00	\$0.00	2	\$4252.76	\$1530000.00
<b>Com Alteration</b>	2	\$1764.01	\$510000.00	0	\$0.00	\$0.00
<b>Com New Constr</b>	2	\$4540.67	\$1579600.00	7	\$68460.14	\$31016000.00
<b>Com Plumbing</b>	4	\$510.00	\$117500.00	1	\$102.00	\$10000.00
<b>Deck</b>	1	\$55.72	\$5880.00	1	\$150.23	\$21500.00
<b>Demolition</b>	1	\$32.00	\$2000.00	0	\$0.00	\$0.00
<b>Egress Window</b>	0	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>Fence</b>	5	\$160.00	\$28000.00	1	\$32.00	\$2000.00
<b>Gas line</b>	0	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>Res Addition</b>	0	\$0.00	\$0.00	1	\$266.38	\$44640.00
<b>Res Addition Wo</b>	0	\$0.00	\$0.00	1	\$504.15	\$100000.00
<b>Res Alteration</b>	4	\$199.77	\$19152.00	0	\$0.00	\$0.00
<b>Res New Constr</b>	0	\$0.00	\$0.00	3	\$2580.99	\$741540.00
<b>Res Plumbing</b>	10	\$790.00	\$227000.00	3	\$81.00	\$22000.00
<b>Res Pool</b>	1	\$171.40	\$25000.00	1	\$244.00	\$40000.00
<b>Signs</b>	4	\$408.00	\$51000.00	4	\$178.00	\$42860.00
<b>Sprinklers</b>	0	\$0.00	\$0.00	2	\$44.00	\$200000.00
<b>Tree Removal</b>	0	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>Wireless Tower</b>	0	\$0.00	\$0.00	1	\$134.00	\$21000.00
<b>YEAR TOTAL</b>	<b>34</b>	<b>\$8631.57</b>	<b>\$2565132.00</b>	<b>29</b>	<b>\$77067.40</b>	<b>\$33795040.00</b>

Population: All Records  
 Permit.DateIssued Between 2/1/2025 12:00:00 AM  
 AND 2/28/2026 11:59:59 PM

10. **Adjournment.**