

A regular meeting of the Mayor and City Council of the City of Columbus, Nebraska, was convened in open and public session on April 18, 2016, at 7 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram, with a copy of the proof of publication being on file in the office of the City Clerk. Notice of this meeting was given simultaneously to the Mayor and members of the City Council, with a copy of the acknowledgement of receipt of notice 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 and City Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT AND ROLL CALL:** Mayor Moser announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor Michael Moser and Council Members Beth Augustine-Schulte, Charlie Bahr, Jim Bulkley, Rich Jablonski, Dennis Kresha, John Lohr, Terry Reardon, and Ron Schilling. City staff members included City Attorney Neal Valorz, City Administrator Joe Mangiamelli, City Engineer Rick Bogus, City Clerk Janelle Kline, Finance Director Anne Kinnison, Police Chief William Gumm, Public Property Director Doug Moore, Library Director Drew Brookhart, Public Works Director Greg McCaffery, and Assistant City Clerk Michaela Luckey.
2. **PRAYER:** Bahr led in prayer.
3. **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE:** Moser introduced the New World Singers from Columbus High School who led in singing the National Anthem and the Pledge of Allegiance followed. Moser pointed out that the New World Singers will be doing local fund raising to attend a clinic at Carnegie Hall in New York.
4. **APPOINTMENT:**
 - 4.A. **Appointment of J.P. (Prent) Roth, Jr. as Fourth Ward Council Member to fill the unexpired term of Terry Reardon effective May 2, 2016.** The mayor's appointment was ratified with a motion by Schilling and a second by Bulkley. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".
5. **CONSENT AGENDA:** Mangiamelli stated that the following items are considered routine by the City Council and will be enacted by one motion. He pointed out that there will be no separate discussion of these items unless a City Council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda. The items on the consent agenda were approved as presented with a motion by Bahr and a second by Schilling. Augustine-Schulte, Bahr,

Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".

- 5.A. Minutes of April 4, 2016, City Council meeting.**
- 5.B. Renewal of solid waste hauling licenses for the following: Ace Sanitation Service, Inc.; Big Red Sanitation, Inc.; Callaway Rolloffs, LLC; U & I Sanitation, LLC; and Waste Connections, Inc.**
- 5.C. Resolution No. R16-49 authorizing payment of various improvement projects.** Resolution No. R16-49 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA TO AUTHORIZE AND DIRECT THAT A CHECK BE ISSUED AND MADE PAYABLE TO THE RESPECTIVE CONTRACTOR(S) FOR LABOR, EQUIPMENT, AND MATERIALS FURNISHED FOR IMPROVEMENTS IN THE FOLLOWING DESIGNATED DISTRICTS AND PROJECTS WITHIN THE CITY OF COLUMBUS, ALL AS SET FORTH ON THE ATTACHED CERTIFICATES OF PROGRESS PREPARED BY THE RESPECTIVE SPECIAL ENGINEER, TO WIT: B-D CONSTRUCTION-CONCRETE PAVING IMPROVEMENTS 2015 \$17,495.16; GEHRING CONSTRUCTION & READY MIX CO., INC.-CONCRETE PAVING IMPROVEMENTS 2015 \$88,875.90; GEHRING CONSTRUCTION & READY MIX CO., INC.-CONCRETE PAVING IMPROVEMENTS 2016 \$30,621.69; ERIKSEN CONSTRUCTION CO., INC.-WASTEWATER TREATMENT PLANT PHASE 2 \$295,384.92.
- 5.D. Resolution No. R16-50 designating City Engineer Richard Bogus as Project Liaison for the construction phase of the 3 Avenue viaduct and 18 Avenue pedestrian overpass.** Resolution No. R16-50 is entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, DESIGNATING CITY ENGINEER RICHARD BOGUS AS "PROJECT LIAISON" (PL) FOR THE CONSTRUCTION PHASE OF THE 3 AVENUE VIADUCT AND 18 AVENUE PEDESTRIAN OVERPASS PROJECTS; AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH.
- 5.E. Finance Department reports.**
- 5.F. Payroll and bills on file.** 04/22/16 Payroll 506,226.32; A & J Guns – Supplies 563.00; A to Z Messaging – Service 95.00; Ace Hardware & Garden Center – Supplies 1,000.62; Donald D Adkisson – Pension 609.00; Ag Spray Equipment – Supplies 41.17; Alamar Uniforms – Supplies 94.98; All Star Auto Glass of Columbus – Service 240.80; Amazon – Digital Infrastructure 3,527.36; Amazon – Supplies 3,061.66; American Red Cross – Training 951.00; Anderson Auto Body & Sales – Service 218.28; Aqua-Chem, Inc. – Chemicals 414.50; Aqua-Pure, Inc. – Chemicals 7,176.46; AS Central Services – Service 704.00; ASCAP – Music License 336.29; ATV Motor Sports – Transfer Station Utility Vehicle 14,668.92; Auto Quality Sales & Service – Service 125.27; B-D Construction, Inc. – 2015 Concrete Paving

Improvements 17,495.16; Barco Municipal Products, Inc. – Supplies 2,058.24; Beard-Warren Heating & Air Conditioning – Service 483.00; Behlen Towing LLC – Service 780.00; Beller & Backes, Inc. – Service 2,615.38; Todd Bergman – Expenses 17.86; Big Eight Mutual Aid – Dues 20.00; Big Red Printing – Supplies 106.06; Big Red Sanitation, Inc. – Service 220.00; Caroll A Bisson – Pension 716.51; Black Hills Energy – Utilities 2,676.07; Blackstrap, Inc. – Supplies 1,312.30; Frank J Blahak Jr – Pension 762.00; Blazer Manufacturing Co., Inc. – Supplies 1,312.00; Bomgaars – Supplies 549.64; Jill Bonk – Expense 40.00; Bound Tree Medical LLC – Supplies 1,461.83; Brown's Show Fit Co. – Supplies 228.00; Capstone Press, Inc. – Supplies 1,809.59; Carolina Software – Service 200.00; Catholic Charities-Columbus – Contract 5,000.00; Center Point Large Print – Supplies 84.48; Central Community College – Training 340.00; Central Parts & Machine – Supplies 1,189.90; Central Sand & Gravel Company – Supplies 1,133.00; Central Valley Ag Cooperative – Supplies 265.94; Century Link – Utilities 994.63; Cerilliant – Supplies 307.30; The Child's Word, Inc. – Supplies 3,028.25; City of Columbus – Utilities 112.26; City of Grand Island – Payment 360.00; City of Norfolk – Training 105.00; Club Prophet Systems – Service 90.00; Columbus Area Chamber of Commerce – Sports and Activities Directorl 5,000.00; Columbus Area Chamber of Commerce – Supplies 1,200.00; Columbus Community Hospital – Service/Supplies 1,966.69; Columbus Custom Embroidery – Supplies 124.00; Columbus Family Resource Center – Lease Payment 6,800.00; Columbus Noon Rotary – Supplies 379.98; Columbus Plumbing Co. – Supplies 902.00; Columbus Steel Supply, Inc. – Supplies 111.49; Columbus Tarps, Inc. – Supplies 899.48; Columbus Telegram – Publications 3,698.93; Columbus Tire & Service – Service 687.56; Community Internet – Service 30.00; Connecting Point/Radio Shack – Supplies 64.99; Consolidated Water Solutions – Chemicals 4,700.01; Continental Research Corp. – Supplies 3,740.61; Cornhusker Public Power District – Utilities 912.55; Cross Dillon Tire – Service 171.83; Culligan of Columbus – Supplies 480.82; Demco, Inc. – Supplies 168.46; Diversified Products USA – Supplies 63.00; Douglas Dunbar – Contract 5,499.00; Douglas Dunbar – Commissions 4,768.83; Douglas Dunbar – Expenses 3,320.58; Eakes Office Solutions – Supplies 632.84; Richard Eaton – Expenses 43.50; Electrical Engineering & Equipment Co. – Supplies 132.66; Electronic Engineering – EC911 System 101,662.32; Electronic Engineering – Supplies 460.45; Eletch, Inc. – Service 604.07; Elliott Equipment Co. – Supplies 1,046.41; Peggy Engel – Expenses 4.37; Engine Company #1 – Expenses 324.50; Enterprise Electric CO/CED – Supplies 287.97; Envisionware, Inc. – Service 988.25; Eriksen Construction Co., Inc. – Wastewater Treatment Facility Improvements 295,384.92; Fastenal Company – Supplies 8,621.53; First National Bank & Trust Company – Service 177.34; First National Bank Omaha – Expenses 6,174.56; S A Foster Lumber Company – Supplies 245.01; Frontier – Utilities 3,340.14; Frontier Communications – Utilities 221.69; Gaeth Pest Control Services, Inc. – Service 275.00; Gale – Supplies 534.55; Galls LLC – Supplies 120.44; Gehring Construction & Ready-Mix Company – Supplies 289.43; Gehring Construction & Ready-Mix Company – 2015 Paving Improvements

119,497.59; Gerhold Concrete Company, Inc. – Supplies 2,653.50; Gilmore & Associates – Topographic Survey 2,200.00; Gilmore & Associates – Golf Cart Storage Building 505.00; Godfather's Pizza – Meals 213.50; Greenkeeper Co., Inc. – Supplies 2,037.50; Hadley-Braithwait Company – Supplies 290.44; Hawkins, Inc. – Chemicals 8,521.38; HD Supply Waterworks LTD – Supplies 8,628.71; HDR Engineering, Inc. – Wastewater Treatment Facility Improvements 146,789.41; HDR Engineering, Inc. – Viaducts 16,440.88; Heartland Natural Gas – Utilities 3,366.79; Jodi Hefti – Expenses 52.25; Hobby Lobby – Supplies 59.90; Hometown Leasing – Supplies 225.07; Mark S Howerter MD – Contract 534.00; Brad Hruska – Expenses 23.60; Hy-Vee, Inc. – Supplies 100.49; Impact Telecom – Utilities 51.65; Ingram Library Services, Inc. – Supplies 5,041.41; International Code Council, Inc. – Supplies 62.90; International Institute of Municipal Clerks – Membership 290.00; International Public Management Association – Supplies 336.25; Jackson Services, Inc. – Supplies 4,202.88; JanWay Company USA, Inc. – Supplies 115.77; Jay's Body Shop – Service 2,146.04; JEO Consulting Group, Inc. – Loup River Levee Recertification 12,267.25; Jerry's Trailers & Campers, Inc. – Service 874.94; Dale Johnson Trucking – Supplies 2,322.99; Joy's Uniforms N More – Service 69.55; Kelly Supply Company – Supplies 721.03; Kirkham Michael – Railroad Water Main Replacement 27,084.75; Bob Kloke – Expenses 36.49; Lynette Kramer – Refund 150.00; La Quinta Inn & Suites Kearney – Lodging 949.50; Lakeview Small Engine, Inc. – Supplies 1,212.89; LARM – Insurance 19,405.55; LaRue Distributing, Inc. – Supplies 106.73; Layne Christensen Company – Well Maintenance 23,044.52; Lerner Publishing Group – Supplies 961.33; Library Ideas LLC – Subscription 7,650.00; Pete Lien & Sons, Inc. – Chemicals 9,485.98; Lincoln Winwater Works – Supplies 33.20; Loup Power District – Utilities 92,950.99; M & O Door Products – Service 1,465.62; Mail Prep ETC – Postage 274.84; The Mailbox – Postage 106.26; MailFinance – Postage Meter Lease 617.67; Marley's Electric, Inc. – Service 321.76; Matheson-Linweld – Supplies 51.76; Gregory S McCaffery – Expenses 294.84; Mechanical Sales, Inc. – Service 5,898.00; Menards – Supplies 1,446.08; Mid-Nebraska Repair & Construction – Service 1,927.00; Midwest Laboratories, Inc. – Service 373.30; Midwest Right of Way Services, Inc. – Viaducts 48,402.50; Midwest Tape LLC – Supplies 713.77; Midwest Turf & Irrigation – Training 297.00; Mike's Towing – Service 799.70; Motion Industries, Inc. – Supplies 638.70; Shane Mueller – Service 146.50; Mueller Sprinklers – Supplies 549.77; Municipal Supply, Inc. of Omaha – Supplies 2,146.90; Nebraska Code Officials Association – Membership 100.00; Nebraska Department of Labor – Boiler Inspection 143.00; Nebraska Harvestore Systems – Transfer Station Skid Steer Loader 16,342.47; Nebraska Library Commission – Service 1,192.86; Nebraska Public Health Environmental Laboratory – Service 630.00; Nebraska Rural Water Association – Training 1,575.00; Nebraska Society of Certified Public Accountants – Membership 140.00; Nebraska U C Fund – Payment 8,316.00; Networkfleet, Inc. – Service 126.80; Newman Traffic Signs – Supplies 459.14; Niemann's Port-A-Pot LLC – Service 45.00; Northeast Nebraska Volunteer Firefighters Association – Dues 50.00; Northeast Nebraska Solid Waste Coalition – Landfill Disposal 43,585.14; NoSwett Fencing, Inc. – Service

400.00; NoSwett Fencing, Inc. – Dugout Covers 61,250.00; NWEA – Training 1,050.00; NWOD – Membership 30.00; O'Reilly Automotive, Inc. – Supplies 322.34; David Oborny – Expenses 25.00; Occupational Health Services – Service 317.00; OCLC, Inc. – Service 1,451.28; Officenet – Supplies 1,648.05; Mike Oglevie – Expenses 132.84; Old Hardware Store, Inc. – Supplies 55.00; Olympic Uniforms – Supplies 179.85; Omaha World Herald – Advertising 801.62; One Call Concepts, Inc. – Service 203.94; One Source – Service 44.00; Overturf Electric Motors – Service 128.00; Paraclete Press, Inc. – Supplies 101.33; Paragon Consulting Services, Inc. – Service 546.25; The Parts Bin – Supplies 803.16; Peerless Wiping Cloth Co. – Supplies 358.90; Petty Cash – Expenses 158.21; Platte County – Contract 2,872.58; Platte Valley Humane Society – Payment 13,311.25; Pollard Water #3325 – Supplies 2,539.86; PowerPlan – Service 518.68; Preferred Plumbing & Heating, Inc. – Service 309.50; Productivity Plus Account – Service 956.01; R & R Products – Supplies 1,582.08; Ramada Columbus River's Edge Convention Center – Meals 415.00; RDO Truck Centers – Wastewater Treatment Facility Spreader Truck 138,578.00; Recorded Books LLC – Supplies 1,280.06; Recreation Supply Company – Supplies 1,076.48; Redstone Veterinary Clinic – Service 1,217.30; Revel Match LLC – Supplies 3,999.15; Rourke Educational Media – Supplies 197.60; RR Donnelley – Supplies 54.65; Sackett Electric – Service 854.24; Sapp Bros Columbus, Inc. – Fuel 175.40; Sapp Bros Petroleum, Inc. – Fuel 10,564.84; Melissa Sargent – Expenses 5.13; Schieffer Signs, Inc. – Supplies 200.00; Schneider's O K Tire Company – Lease Payment 35.00; School District #1 – Payment 10,135.00; Sears Commercial One – Supplies 219.97; Sentimental Productions – Supplies 130.00; Servicemaster By Shevlin – Service 2,120.31; Shevlin Supply – Supplies 922.01; Sipple, Hansen, Emerson, Schumacher & Klutman – Service 3,261.18; Sirius Computer Solutions, Inc. – Service 1,845.34; Sirsidynix – Software Maintenance 9,205.76; SiteOne Landscape Supply LLC – Supplies 575.01; Stanley Petroleum Maintenance, Inc. – Service 238.00; State of Nebraska Department of Revenue – Sales Tax 40,204.22; State Troopers Association of Nebraska – Training 80.00; Gene Steffy Ford – Water & Sewer Department Pickups 59,588.00; Stericycle, Inc. – Service 1,177.87; Symtrax Corporation – Service 500.00; T & L Services – Service 525.00; T-Bone Fuel Delivery – Fuel 4,486.45; Telvent DTN LLC – Service 675.00; Tighton Fastener & Supply, Inc. – Supplies 358.19; Tire Outlet, Inc. – Service 412.00; TM Cleaning – Service 200.00; Todd Valley Farms, Inc. – Supplies 1,017.50; Totalfunds by Hasler – Postage 1,000.00; Tractor Supply Credit Plan – Supplies 552.59; Tri County Truck Repair – Service 145.50; Truck Center Companies – Sewer Department Dump Truck 82,837.00; Truck Center Companies – Service 5,322.38; Turtle Tracks – Supplies 526.50; Typhoon Wash – Service 42.01; U & I Sanitation – Service 91.25; U S Bank – Expenses 1,880.98; Ultra Graphics – Supplies 94.80; Upstart – Supplies 109.35; US Firecom – Pagers 29,332.75; Utility Service Co., Inc. – Tank Maintenance 22,405.77; Value Line Publishing LLC – Subscription 3,500.00; Van Diest Supply Company – Supplies 1,692.00; Van Wall Equipment, Inc. – Supplies 807.03; Velosys LLC – Service 4,800.00; Verizon Wireless – Utilities 2,744.35; Volunteer Fire Department – Expenses

74.00; Wallick's Radiator Service – Supplies 35.00; Walmart Community – Supplies 477.41; Bradley Wangler – Expenses 500.00; Waste Connections of Nebraska – Service 164.21; Wellness Council of America – Supplies 15.20; West Point Implement of Columbus – Supplies 208.49; Zee Medical Service – Supplies 472.68; Zegers Automotive – Service 20.32; Ziemba Sprinklers – Service 70.00; Zimco Supply Co. – Supplies 3,035.40; Zoll Medical Corporation – Supplies 220.98. TOTAL \$2,269,888.11.

6. APPROVAL OF MINUTES: Included in Consent Agenda

7. SPECIAL PRESENTATIONS:

7.A. Proclamation declaring the week of May 1 through May 7, 2016, as Municipal Clerks Week. Moser proclaimed the week of May 1 through May 7, 2016, as Municipal Clerks Week and commended the City Clerk's office for all they do for the city.

7.B. Proclamation declaring April 29, 2016, as Arbor Day. Moser proclaimed April 29, 2016, as Arbor Day. Moore stated that the city recently received its 29th Tree City U.S.A. award and reported that a tree will be planted on Arbor Day at the hospital lake as part of the city's tree planting program.

8. PUBLIC HEARINGS:

8.A. Application of Superior Industries, Inc. to rezone a tract of land located at 3337 East 25 Street from "R-1" (Single-Family Residential District) to "ML/C-1" (Light Industrial District) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning. (Planning Commission recommends approval.) No public testimony was heard. The public hearing closed with a motion by Bulkley and a second by Schilling. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".

8.A.1. Ordinance No. 16-06 approving rezoning. The rules were suspended and Ordinance No. 16-06 was read by number only with a motion by Schilling and a second by Lohr. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay". Ordinance No. 16-06 entitled: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA TO AMEND THE CITY OF COLUMBUS LAND DEVELOPMENT ORDINANCE OF 1996, ZONING CHAPTER, UNDER ORDINANCE NO. 96-08, AS AMENDED, DATED MARCH 18, 1996, AND ADOPTED AUGUST 4, 1997, AS THE OFFICIAL ZONING CODE OF COLUMBUS BY ORDINANCE NO. 97-17; TO REZONE AND RECLASSIFY THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: A TRACT OF LAND LOCATED IN LOT 8, BLOCK "E" OF COUNTRY MOBILE VILLA FIRST ADDITION, IN THE SW1/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED BY REFERRING TO THE SOUTHWEST

CORNER OF SAID SECTION 14; THENCE NORTH ON THE WEST LINE OF THE SW1/4 OF SAID SECTION 14 A DISTANCE OF 713.52 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF N89°41'30"E WITH THE LAST DESCRIBED COURSE A DISTANCE OF 1582.0 FEET TO A POINT OF BEGINNING; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 14 A DISTANCE OF 96.59 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF N89°41'30"E WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 14 A DISTANCE OF 69.02 FEET TO A POINT; THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 149 31'30" WITH THE LAST DESCRIBED COURSE A DISTANCE OF 141.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 792.14 FOOT RADIUS CURVE TO THE RIGHT, WHOSE INITIAL TANGENT COINCIDES WITH THE LAST DESCRIBED COURSE PRODUCED, A DISTANCE OF 46.49 FEET TO A POINT ON SAID 792.14 FOOT RADIUS CURVE AND 1812.90 FEET EAST OF THE WEST LINE OF THE SW1/4 OF SAID SECTION 14; THENCE SOUTHWESTERLY AT AN ANGLE OF S89°41'30"W WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 14 A DISTANCE OF 230.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES MORE OR LESS, FROM THE PRESENT ZONING CLASSIFICATION OF "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "ML/C-1" (LIGHT INDUSTRIAL DISTRICT), TO AMEND THE FUTURE LAND USE MAP AS WELL AS THE ZONING MAP WHICH HAS BEEN ADOPTED BY AND MADE A PART OF SAID COLUMBUS, NEBRASKA LAND DEVELOPMENT ORDINANCE OF 1996, ZONING CHAPTER, TO SHOW SAID REZONING AND RECLASSIFICATION; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE passed with a motion by Schilling and a second by Bahr. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay". Michael Monaghan, 305 North Park Lane, explained the plans for a detention pond for rainwater runoff on the residential property located to the northeast.

- 8.B. Application of James and Lori Stecker for Columbus Rescue Mission for a special use permit to allow for the operation of a non-commercial shelter to provide temporary services and accommodations for those who lack access to permanent housing at 2420 15 Street in a "B-2" (General Commercial District) zone. (Planning Commission recommends approval contingent upon the occupancy limit of four adults, installation of ground fault/arc fault where required, smoke detection/carbon monoxide alarms, and egress windows in sleeping rooms.)** Ted Pearson, Executive Director of the Columbus Rescue Mission, explained that they have reached their maximum capacity in the current building and are purchasing the property across the street, contingent upon approval of the special use permit, in order to provide additional classroom and recreational space as well as transitional housing. Discussion followed

with regard to future plans for expansion and it was noted that there have been no issues with the Columbus Rescue Mission being located in the downtown area. The public hearing closed with a motion by Bulkley and a second by Reardon. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".

- 8.B.1. Ordinance No. 16-07 approving special use permit.** The rules were suspended and Ordinance No. 16-07 was read by number only with a motion by Reardon and a second by Jablonski. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay". Ordinance No. 16-07 entitled: AN ORDINANCE OF THE CITY OF COLUMBUS, NEBRASKA, TO ISSUE A SPECIAL USE PERMIT TO ALLOW A NON-COMMERCIAL SHELTER AS CONTAINED IN TABLE 4-2, ZONING DISTRICT REGULATIONS OF THE ZONING CODE ON THE FOLLOWING DESCRIBED REAL ESTATE IN A "B-2" (GENERAL COMMERCIAL DISTRICT) ZONING DISTRICT: LOTS 5 AND 6, BLOCK 17, BECHER PLACE ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE passed with a motion by Reardon and a second by Jablonski. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".

9. PETITIONS AND COMMUNICATIONS: None

10. REPORTS OF CITY OFFICES:

- 10.A. Update on 3 Avenue viaduct and 18 Avenue pedestrian overpass.** Bogus reported that all property acquisitions associated with the 3 Avenue viaduct have been obtained. He explained the events that have transpired to date with regard to three railroad properties that are yet to be acquired for the 18 Avenue pedestrian overpass and said it is anticipated that an agreement will be executed for these properties in May 2016, with a letting date to be scheduled for Summer or Fall 2016, and contingent upon contractor availability, construction to begin in Spring 2017.

11. REPORTS OF COUNCIL COMMITTEES: None

12. REPORTS OF SPECIAL COMMITTEES: None

13. REPORTS ON LEGISLATION: None

14. NEW BUSINESS:

- 14.A. Consideration to conduct a Housing Study.** Bulkley reported that he was approached by the Columbus Housing Authority with a request to initiate a new housing study. Mangiamelli referred to the previous housing study

prepared by Northeast Nebraska Economic Development District, acknowledged that it should be updated, and said that Northeast Nebraska Economic Development District is not able to conduct a new study as they do not have sufficient staffing; therefore, requests for proposals for conducting an updated study would need to be sent. Mangiamelli pointed out that a housing study qualifies for NIFA (Nebraska Investment Finance Authority) assistance, which would cover fifty percent of the cost, and applications can be submitted in July and November. He further pointed out that recent legislative changes will go into effect in July that allows for housing as an eligible expense for Local Option Municipal Economic Development Act funds (LB840); however, the city's Economic Development Plan would need to be amended. Mangiamelli suggested the housing study be deferred until an application for NIFA assistance could be submitted, the Economic Development Plan could be amended as required, a request for LB840 assistance could be submitted to the Citizens Advisory Review Committee, and the project could be included in the 2016-2017 Budget. Discussion followed with regard to the possibility of expediting the process for an updated housing study and city staff was directed to proceed with the process with a motion by Bahr and a second by Lohr. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".

- 14.B. Request for Proposals for Construction Management at Risk Services for Library/Cultural Arts Facility.** Mangiamelli explained the events that have transpired to date with regard to design of a library/cultural arts facility and said the next step for the project is to hire a construction manager at risk to develop a functional plan and obtain the best estimate of cost for the project in order to present a bond issue to the voters in November. Brookhart reported on the number of focus groups and public input sessions that were held to create a design for the new library/cultural arts facility and it was noted that the public is invited to attend a town hall meeting on Tuesday, April 26th, at 7 p.m. in the City Council Chambers where representatives of Alley-Poyner Macchietto Architecture will unveil the preliminary plans and concept renderings. Following extensive discussion regarding the library/cultural arts facility, the question was called with a motion by Jablonski and a second by Schilling. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay". Authorization to issue Request for Proposals was granted with a motion by Augustine-Schulte and a second by Reardon. Augustine-Schulte, Bahr, Bulkley, Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".
- 14.C. Comments from Mayor and City Council Members.** There were no comments from the Mayor and City Council members.

15. RESOLUTIONS:

- 15.A. Resolution No. R16-48 approving amendment to agreement with Hewgley & Associates, Inc. in the amount of \$13,910 for professional**

services necessary to redesign the Columbus Area Transit vehicle storage facility and authorization to re-advertise for bids upon completion of the revised plans and specifications. Bogus confirmed that it would cost more to go through the process of hiring a new firm to design the vehicle storage facility. Bulkley expressed opposition to the amended agreement as he does not support the project. Resolution No. R16-48 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AN AMENDMENT TO THE AGREEMENT WITH JOSEPH R. HEWGLEY & ASSOCIATES, INC., IN THE AMOUNT OF \$13,910 FOR PROFESSIONAL SERVICES TO REDESIGN THE COLUMBUS AREA TRANSIT VEHICLE STORAGE FACILITY, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; TO AUTHORIZE CITY STAFF TO READVERTISE FOR BIDS UPON COMPLETION OF THE REVISED PLANS AND SPECIFICATIONS; TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME; AND TO REPEAL ALL RESOLUTIONS IN CONFLICT HERewith was adopted with a motion by Bahr and a second by Lohr. Augustine-Schulte, Bahr, Lohr, Reardon, and Schilling voted "Aye" and Bulkley, Jablonski, and Kresha voted "Nay".

16. **ORDINANCES ON FIRST READING:** None
17. **ORDINANCES ON SECOND READING:** None
18. **ORDINANCES ON THIRD READING:** None
19. **CONSIDERATION OF PAYROLL AND BILLS ON FILE:** Payroll and all other bills included in Consent Agenda
- 19.A. **ARL Credit Services and Reardon Lawn & Garden, Inc.** ARL Credit Services - Service \$800.51; Reardon Lawn & Garden, Inc. - Service \$665.93. TOTAL \$1,466.44. Council Member Jablonski requested to be excused from discussion on this agenda item because he is an owner of ARL Credit Services and therefore has a conflict of interest. Council Member Reardon requested to be excused from discussion on this agenda item because he is an owner of Reardon Lawn & Garden, Inc. and therefore has a conflict of interest. Jablonski and Reardon were allowed to abstain from voting on this agenda item and the rules requiring them to leave the Council Chambers during discussion were suspended with a motion by Bahr and a second by Schilling. Augustine-Schulte, Bahr, Bulkley, Kresha, Lohr, and Schilling voted "Aye" and none voted "Nay". Jablonski and Reardon abstained from voting. The bills were approved with a motion by Bahr and a second by Schilling. Augustine-Schulte, Bahr, Bulkley, Kresha, Lohr, and Schilling voted "Aye" and none voted "Nay". Jablonski and Reardon abstained from voting.
20. **UNFINISHED BUSINESS:** None
21. **ADJOURNMENT:** The meeting was adjourned at 8:16 p.m. with a motion by Bulkley and a second by Schilling. Augustine-Schulte, Bahr, Bulkley,

Jablonski, Kresha, Lohr, Reardon, and Schilling voted "Aye" and none voted "Nay".

Presented and approved this 2 day of May, 2016.

MAYOR

ATTEST:

CITY CLERK