

AGENDA  
May 5, 2026

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1. Please silence all cell phones
2. Pledge of Allegiance and Prayer
3. Roll call
4. Inform public of the posting of the open meeting laws
5. The meeting notice was published in the Columbus Telegram on April 28th, and the Humphrey Democrat on April 29th, 2026.
6. Approve the agenda as written
7. Approve the minutes for April 21st, 2026 as written
8. **Discussion and possible action on the following:**
9. Visit Columbus Platte County - Theresa Grape
  - 9.a. Consideration of Mural Design approval
10. District 5 Probation — Carrie Rodriguez
  - 10.a. Consideration of budget approval
11. Highway Department
  - 11.a. Consideration of the purchase of a sheepfoot packer for \$169,300.00 through Sourcewell.
  - 11.b. Consideration of approval for purchase of truck and pup and motor grader
  - 11.c. Consideration of approval for right of way agreements and authorize the Chairperson to sign.
  - 11.d. Consideration of Utility Permit for Great Plains Communications
  - 11.e. Consideration to Authorize the Highway Superintendent to complete a study and make a recommendation on the request to vacate an easement in Quail Meadows Addition.
  - 11.f. Consideration of approval for contracts with employees for CDL Training and authorize the Chairperson to sign.
  - 11.g. Road report
12. Short Term Financing for the Monastery Road Project
13. Consideration of Garratt Callahan service agreement
14. Update of ARPA Monies.
15. Committee Reports
16. Motion to accept, file, and credit the proper accounts on correspondence: City of Columbus - Community Development Report, St of NE, Dept of Water, Energy, and Environment - Notified County of Application Received - Major Modification for Buschmeyer Nursery Concentrated Animal Feeding Operation, Issued Permit Transfer - Construction and Operating Permit for Calvin Frisch Livestock Animal

Feeding Operation, Issued Permit - Construction and Operating for Reardons Concentrated Animal Feeding Operation, Cancel General Fund Check no 3917 in the amount of \$476.67 to National Account Systems of Omaha - garnishment satisfied, Treasurer Receipts \$148,014.07

17. Motion to approve claims
18. Public Comments
19. Motion to Adjourn to May 19th, 2026

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

**AGENDA ITEM REQUEST FORM**

(To be completed by requesting Department)

Forward all requests to [jbrown@plattecounty.ne.gov](mailto:jbrown@plattecounty.ne.gov)

**DEADLINE SUBMITTAL IS 12:00 P.M. TUESDAY 1 WEEK BEFORE THE BOARD MEETING**

Agenda Item: CVB Mural Design

(i.e., Consent/Recognition-Proclamation/Presentation/Public Hearing/Committee, etc.)

Date to be on the agenda: May 5 2026

Exact wording to be used for the agenda:

Mural Design Presentation for Approval

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Action Requested Mural Approval Funding Code \_\_\_\_\_

IS this item in current fiscal year budget?  Yes  No

Does this item commit funds for future years?  Yes  No

If yes, explain: \_\_\_\_\_

If an agreement or contract\*, has the County Attorney reviewed and approved?

\*Provide County Clerk with contact info for outside organizations  Yes  No

Previous action taken on this item if any?

The Board approved the purchase of a mural for the South wall of the Visitors Center.

\_\_\_\_\_

Recommendations and rationale or action: The artist has provided the design for the Platte County Mural. The Advisory Committee has also reviewed and provided input to get us to this design.

\_\_\_\_\_

Will anyone speak on behalf of this item, if so who? Theresa Grape

If this is a rush agenda item, please explain why: \_\_\_\_\_

\_\_\_\_\_

Submitted by (Name & Department) Theresa Grape Ext. \_\_\_\_\_

Date Submitted: Apr 27 2026

List of attachments: Platte County Mural 6

(Attach resolution and all pertinent documentation, i.e., contract, agreement, memorandums, etc.)

Completed by Receiving office.  
Received in Clerk's Office: Date \_\_\_\_\_ Time \_\_\_\_\_ Initials \_\_\_\_\_

**FOR COUNTY CLERK'S OFFICE USE ONLY**  
**NOT A PART OF THE OFFICIAL RECORD**  
For Agreements or Contracts Only

For the person who is signing the contract/agreement on behalf of an outside organization, please provide the following information (use as many fields as necessary)

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
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Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_



# QUOTATION

**QUOTATION DATE** 04/22/2026  
**VALID UNTIL** 05/22/2026  
**QUOTATION ID** QTO122051-2

4001 W Norfolk Ave  
 Norfolk, NE 68701  
 (800) 598-0188

**Quoted To:**  
 Platte County Highway Department  
 31091 US Hwy 81  
 Platte Center, NE 68653-5315  
 USA

**Ship To:**  
 Platte County Highway Department  
 31091 US Hwy 81  
 Platte Center, NE 68653-5315  
 USA

Invoice Number	Order Account	Quotation PO	Delivery Method	Page
5249000	5249000			1 of 2
Salesperson	Phone Number	Email Address		
Randi Hale	402-644-0773	RandiHale@nmccat.com		

### Item Information

**Machine Model:** CP7\_AA      **Make:** Caterpillar

#### Machine Specification

**Model:** CP7\_AA  
**Description**  
 CP7 03A VIB COMP DCA1A  
 LANE 1 ORDER  
 FUEL ANTIFREEZE, -25C (-13F)  
 PROTECTION, CYLINDER ROD  
 STORAGE PROTECTION  
 SERIALIZED TECHNICAL MEDIA KIT  
 PACK, DOMESTIC TRUCK  
 CERTIFICATE OF ORIGIN

Sell Price of CP7_AA	169,300.00
Extended Warranty	Included
Document Fee	0.00
Net Balance Due	169,300.00
Sales Tax	0.00
After Tax Balance	169,300.00

### Warranty

Extended Warranty: 5yr/2000hr premier

### Notes

Sourcwell Pricing

2026 Sourcwell Roadway Paving Contract#060122

Platte County  
 Columbus, Nebraska  
 Account # 95868

CONTINUED

**AGENDA ITEM REQUEST FORM**

(To be completed by requesting Department)

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**DEADLINE SUBMITTAL IS 12:00 P.M. TUESDAY 1 WEEK BEFORE THE BOARD MEETING**

Agenda Item: Quotes for Truck and Pup and Motor Graders

(i.e., Consent/Recognition-Proclamation/Presentation/Public Hearing/Committee, etc.)

Date to be on the agenda: May 5, 2026

Exact wording to be used for the agenda:

Approval for purchase of truck and pup and motor grader.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Action Requested Approval Funding Code \_\_\_\_\_

IS this item in current fiscal year budget?  Yes  No

Does this item commit funds for future years?  Yes  No

If yes, explain: \_\_\_\_\_

If an agreement or contract\*, has the County Attorney reviewed and approved?

\*Provide County Clerk with contact info for outside organizations  Yes  No

Previous action taken on this item if any?

\_\_\_\_\_

\_\_\_\_\_

Recommendations and rationale or action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Will anyone speak on behalf of this item, if so who? Justin and Road and Bridge Committee

If this is a rush agenda item, please explain why: \_\_\_\_\_

\_\_\_\_\_

Submitted by (Name & Department) Jane Ext. 206

Date Submitted: April 27, 2026

List of attachments: \_\_\_\_\_

(Attach resolution and all pertinent documentation, i.e., contract, agreement, memorandums, etc.)

<p>Completed by Receiving office.</p> <p>Received in Clerk's Office: Date _____ Time _____ Initials _____</p>
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# QUOTE

## Master Tech Truck & Equipment

5115 N. Broadway  
Wichita, KS 67219  
(316) 765-MTTE

SOURCEWELL CONTRACT: 032824-KTC

Date: April 28, 2026  
Quote #: 26-0020  
Invoice No: N/A  
Expiration Date: May 28, 2026

Address: Platte County Highway Dept.  
31091 US Highway 81  
Platte Center NE 68653  
County: Platte

Contact: Kevin Tuma  
Phone #: 402-276-0809  
Email: ktuma@plattecounty.ne.gov  
Salesman: August Fielding

YEAR	MAKE	MODEL	SERIAL NUMBER	COLOR	STOCK NO.	MILEAGE
2027	Kenworth	T880S	TBD	White	TBD	NEW
Qty	Description	Unit Price	Sublet	Line Total		
	MASTER TECH TRUCK AND EQUIPMENT WILL PROVIDE THE FOLLOWING EQUIPMENT, PARTS, MATERIALS, PROCESSES AND LABOR TO INSTALL					
1	2027 KW T880S MX13 455HP@1600RPM 1650 TORQUE @900RPM 72350# GVWR 85500# GCW, ALLISON 4500RDS, 150" CT, 13.5K STEERABLE PUSHER	\$ 452,523.58		\$ 452,523.58		
	CORNHUSKER 17' DUMP BODY MODEL: 17' TESCO ALUMINUM DUMP BODY 60" SIDES 1/4" FLOOR SECONDARY PLOW LIGHTS ON VISOR					
	FORCE AMERICA CENTRAL HYDRAULIC SYSTEM PATROL COMMANDER ULTRA - ARM REST ELECTRIC/HYDRAULIC CONTROLS 5100EX SPREADER CONTROLS WITH REMOTE ARM CONTROL, SEALED PROX SENSOR ELECTRIC OP, 5100EX SA HOIST, DA PLOW, PW, AUG, SPINNER HYD W/PF, PUP DIVERTER 35 GALLON HYDRAULIC TANK FRAME MOUNTED ALLISON AUTOMATIC HOT SHIFT PTO, HYDRAULIC OIL					
	HINGE, HITCH PLATE WITH REMOVABLE PINTLE HITCH SEMI TRAILER PLUG AND PIONEER AIR TRAILER BRAKE GLAD HANDS LED STOP/TURN/TAIL/REVERSE/BED MARKER LIGHTS. LED STROBE LIGHT PACKAGE REAR MUD FLAPS FOR TANDEM AXLE TRUCKS					
	11' MONROE MP 41R11-ISCT FULL MOLDBOARD TRIP REVERSIBLE PLOW W/INT SHIELD 41" TALL X 11' LONG STRAIGHT MOLDBOARD, STUCCHI QUICK CONNECTOR FRONT FRAME REINFORCEMENT, HD SNOWPLOW BUMPER, AND SNOWPLOW TRUCK PORTION QUICK HITCH W/ 4X10 DA LIFT CYLINDER, DUAL CHAIN LIFT					
	MONROE MCV-180-84-62.201.10/7.50:1 2.0DR SLIDE IN SPREADER CHAIN AND SPINNER FEED SYSTEM, ONE WORK LIGHTS ON SPREADER STANDARD CONNECTORS, WILL INCLUDE PRE WET AT NO CHARGE FOR PLATTE CO					
	CORNHUSKER 16' TESCO 3 AXLE ROCK PUP TRAILER ALUMINUM DUMP BODY 60" SIDES, 1/4" FLOOR, SWIVEL PINTLE ON UNIVERSAL TONGUE DOT INSPECTION					
1	Trade in amount for truck VIN 1NPTXEX1HD413095 2017 Peterbilt	\$ (45,000.00)		\$ (45,000.00)		
1	Trade in amount for trailer VIN 1T91C1936F0007648 Cornhusker Pup	\$ (8,000.00)		\$ (8,000.00)		

I approve the above work scope and pricing.

Accepted by Manager

X

Purchaser's Signature

Dealer or Authorized Representative

Doc Fee	\$ 500.00
Subtotal	\$ 400,023.58
FET and Sales Tax: TBD	\$
Total	\$ 400,023.58



# QUOTATION

4001 W Norfolk Ave  
Norfolk, NE 68701  
(800) 598-0188

QUOTATION DATE 04/23/2026  
VALID UNTIL 05/20/2026  
QUOTATION ID QTO121854-3

**Quoted To:**

Platte County Highway Department  
31091 US Hwy 81  
Platte Center, NE 68653-5315  
USA

**Ship To:**

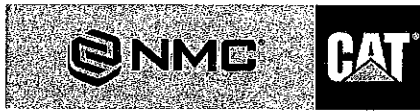
Platte County Highway Department  
31091 US Hwy 81  
Platte Center, NE 68653-5315  
USA

Invoice Account	Order Account	Customer PO	Delivery Method	Page
5249000	5249000			1 of 3
Salesperson		Phone Number	Email Address	
Randi Hale		402-644-0773	RandiHale@nmccat.com	

**Item Information**

Machine Model: 140 AWD JOY      Make: Caterpillar  
Machine Model: 3063024\_MG      Make: Caterpillar

CONTINUED



# QUOTATION

4001 W Norfolk Ave  
Norfolk, NE 68701  
(800) 598-0188

QUOTATION DATE 04/23/2026  
VALID UNTIL 05/20/2026  
QUOTATION ID QTO121854-3

Sell Price of 140 AWD JOY	431,400.00
Extended Warranty	Included
Less Gross Trade Allowance for 12M3AWD	-90000
Document Fee	0.00
<b>Net Balance Due</b>	<b>341,400.00</b>
Sales Tax	0.00
<b>After Tax Balance</b>	<b>341,400.00</b>

### Trade - Ins

Model	Make	Serial Number	Year	Trade Allowance
12M3AWD	Caterpillar	N9B00236	2016	90,000.00

All trade-ins are subject to equipment being in "as inspected condition" by customer at time of delivery of equipment purchase quoted above. Customer also warrants the trade-in equipment to be free and clear of all claims, liens, mortgages, and security interests except as already disclosed and noted.

### Warranty

12 Mos New Machine w/Full Coverage  
Extended Warranty: 5yr/7500hr premier

### Notes

Sourcewell Pricing

### CVA

Customer Value Agreement:

7 Year / 3500 Hour Basic CVA

### Additional Terms

This Quotation is provided for general information purposes only and is not binding upon either party. No binding agreement shall exist unless or until the parties enter into a Sales Agreement under NMC's standard Sales and Service Terms for Caterpillar Products (a copy of which is available at <https://www.nmccat.com/legal-terms>). Any terms and conditions provided by Buyer are expressly rejected and any purchase order or other terms provided by Buyer shall be considered solely as internal documentation of Buyer and not legally binding upon NMC regardless of NMC's signature upon any such document.

**Please Note:** NMC cannot guarantee availability of equipment. In addition, while NMC endeavors to provide accurate pricing, due to circumstances beyond its control, such pricing is considered an estimate only of the final price and may be subject to change as market, supply, or other circumstances require (including, without limitation, OEM pending steel surcharges and OEM tariffs) until such time as the product is shipped. Should the final price exceed the estimated price, customer shall have the option to terminate the order as its sole remedy.

**Prepared For**

PLATTE COUNTY HIGHWAY DEPT  
2610 14TH ST  
COLUMBUS, NE 686014902  
(402) 563-4904

**Prepared By**

Zach Happel  
Murphy Tractor & Equipment  
6100 Arbor Road  
Lincoln, NE 68517  
402-432-8314  
zhappel@murphytractor.com

**Quote Id** 1886344

**Creation Date** 08-Apr-2026

**Expiration Date** 12-May-2026

**Customer Notes**

Sourcewell contract 011723-JDC  
Member # 35868

**Quote Summary**

Equipment Summary	Selling Price	QTY In Group	Extended
772 P-Tier Motor Grader with 6WD	\$386,101.00	1	\$386,101.00
Extended Warranty			
772 P, Comprehensive, 7500 Total Hours or 60 Total Months, 200 Deductible Date Quoted : 08-Apr-2026			

**Equipment Total** **\$386,101.00**

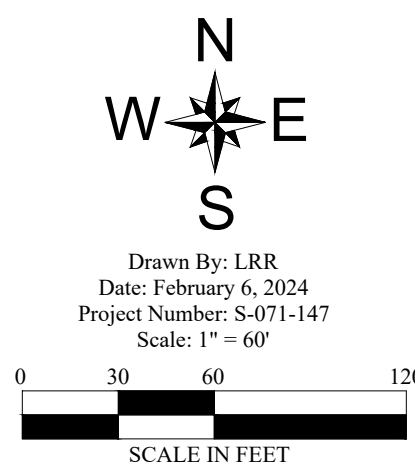
Trade In Summary	Extended
2016 Caterpillar 12M3 AWD	\$65,000.00
Final Trade Allowance	\$65,000.00

Quote Summary	
Total Selling Price	\$386,101.00
Total Trade-In Allowance	(\$65,000.00)
Trade Difference	\$321,101.00
<b>Sub-total</b>	<b>\$321,101.00</b>
<b>Balance Due</b>	<b>\$321,101.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

FINAL PLAT  
**QUAIL MEADOWS ADDITION**  
 A Subdivision of Part of the Northeast 1/4 of the Southwest 1/4 of  
 Section 29, T17N, R1E of the 6th P.M., Platte County, Nebraska.



Drawn By: LBR  
 Date: February 8, 2024  
 Project Number: S-071-147  
 Scale: 1" = 60'

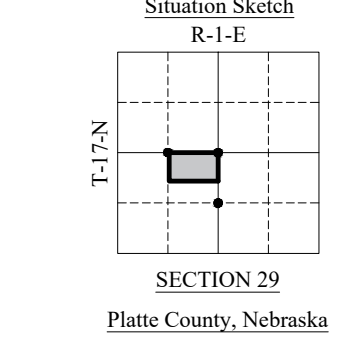
**LEGEND**

- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" L.B. w/Cap)
- M Measured Distance
- R Recorded Distance (JAM) James A. McMeekin, LS#1665, dated August 5, 1968 (DD) Storm Sewer Easement, Bk. 40 of Misc., Page 1, dated October 26, 1962. (BDB) Brian D. Benck, LS#536, dated April 23, 2002.

**DEVELOPER/OWNER:**  
 Quail Meadows, LLC,  
 a Nebraska limited liability company  
 213 S. 1st Street  
 Norfolk, NE 68701  
 Phone: 402-379-3311

**ENGINEER:**  
 John A. Zwingsman, 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



**FIELD NOTES**

A) Northwest Corner, Northeast 1/4, Southwest 1/4, Section 29, T17N, R1E: Found 5/8" Rebar w/ Cap#455. 33.15 East to 1" Iron Pipe. 34.33 East to "X" Nails in Power Pole. 71.75 SE to "X" Nails in Power Pole.

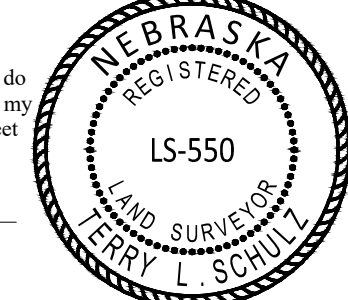
B) Northeast Corner, Northeast 1/4, Southwest 1/4, Section 29, T17N, R1E: Found 2" Aluminum Cap#455. 33.00 West to 3/8" Rebar. 66.04 South to 1" Iron Pipe. 53.95 SE to "X" in North Rim Manhole. 63.00 South to Nail in West End of CMP.

C) Southeast Corner, Northeast 1/4, Southwest 1/4, Section 29, T17N, R1E: Found 7/8" Iron Pipe. 18.76 SSE to Centerline of 6" Steel Pivot Stop. 25.42 SSE to Centerline of 6" Steel Pivot Stop.

**LEGAL DESCRIPTION**  
 A tract of land located in the East 1/2 of the Southwest 1/4 of Section 29, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of the East 1/2 of the Southwest 1/4 of Section 29, T17N, R1E of the 6th P.M., Platte County, Nebraska; thence N 88°24'22" E on the North line of the East 1/2 of said Southwest 1/4, 33.15 feet to the Point of Beginning; thence N 88°24'22" E on said North line, 1252.08 feet; thence S 02°20'38" E, 66.00 feet; thence S 01°13'55" E, 679.14 feet; thence S 88°24'22" W and parallel to said North line, 1285.30 feet to the East Right-of-Way line of 14th Avenue; thence N 01°35'14" W on said East Right-of-Way line, 745.01 feet to the Point of Beginning, containing 21.94 acres, more or less.

**SURVEYOR'S CERTIFICATE**  
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on February 21, 2024, also that all dimensions are in feet and are correct to the best of my knowledge and belief.



Terry L. Schulz, State of Nebraska, LS #550      Date \_\_\_\_\_

**DEDICATION**  
 We, QUAIL MEADOWS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND GREAT PLAINS STATE BANK, owner and lien holder of the described property, QUAIL MEADOWS ADDITION, hereby dedicate the streets, avenues, roads, and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as QUAIL MEADOWS ADDITION of part of the Northeast 1/4 of the Southwest 1/4 of Section 29, T17N, R1E, Platte County, Nebraska.

Quail Meadows, LLC, a Nebraska limited liability company      Great Plains State Bank, Representative

STATE OF NEBRASKA      ss  
 COUNTY OF PLATTE

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared \_\_\_\_\_, member of Quail Meadows, LLC, a Nebraska limited liability company to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.  
 My Commission expires: \_\_\_\_\_  
 Notary Public

STATE OF NEBRASKA      ss  
 COUNTY OF PLATTE

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared \_\_\_\_\_, representative of Great Plains State Bank to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.  
 My Commission expires: \_\_\_\_\_  
 Notary Public

**SCHOOL BOARD APPROVAL**  
 This Final Plat of QUAIL MEADOWS ADDITION to the City of Columbus, Nebraska was approved by Columbus School District on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

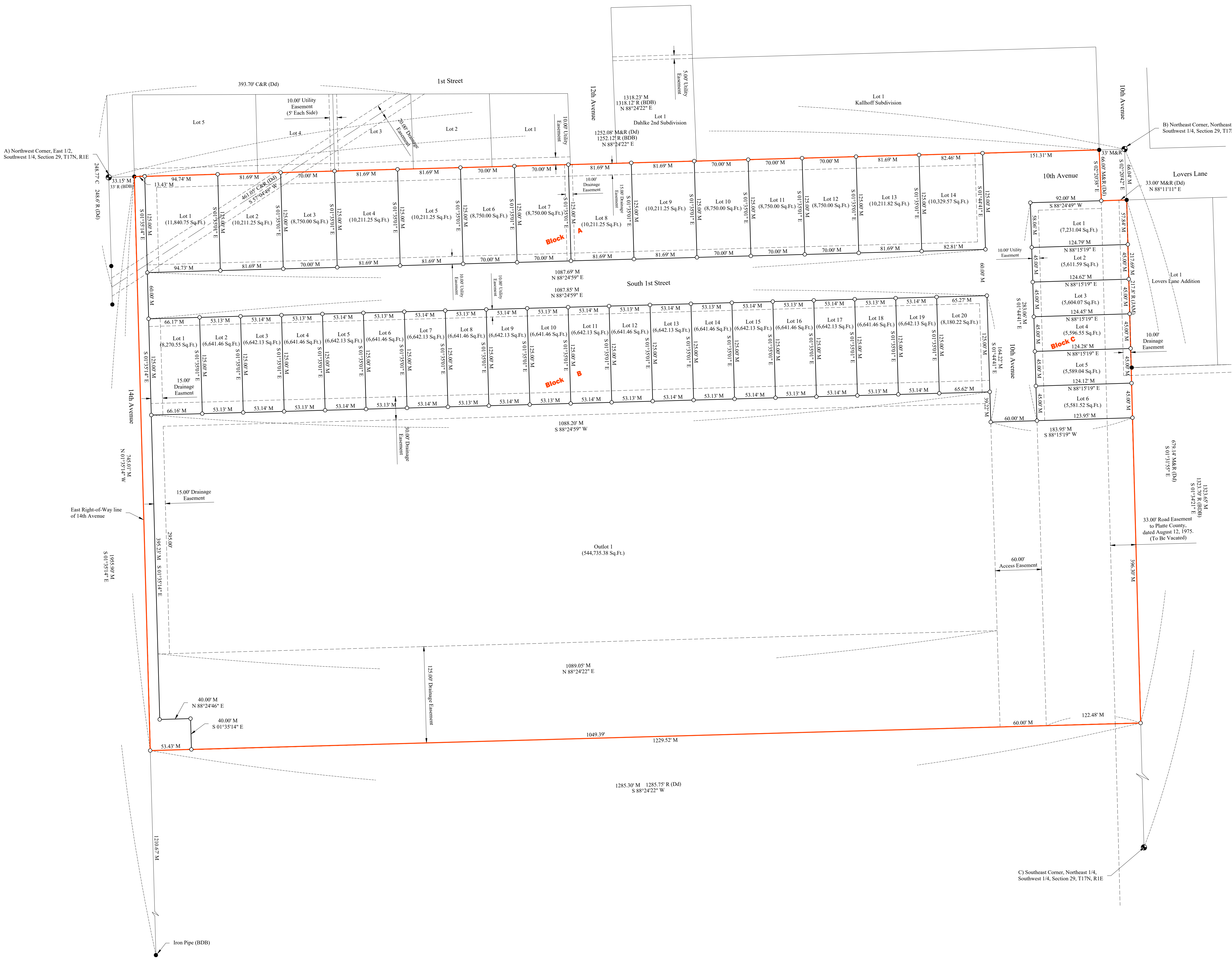
School Superintendent \_\_\_\_\_

**COLUMBUS, NEBRASKA PLANNING COMMISSION**  
 This Final Plat of QUAIL MEADOWS ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman \_\_\_\_\_

**COLUMBUS, NEBRASKA CITY COUNCIL**  
 This Final Plat of QUAIL MEADOWS ADDITION to the City of Columbus, Nebraska approved by the City Council by Resolution \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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







# ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

Allo Fiber

April 17, 2026

[james.dobesh@allofiber.com](mailto:james.dobesh@allofiber.com)

[david.sikes@allofiber.com](mailto:david.sikes@allofiber.com)

[chuck.jaymes@allofiber.com](mailto:chuck.jaymes@allofiber.com)

[David.aron@allofiber.com](mailto:David.aron@allofiber.com)

[Jacob.riekman@allofiber.com](mailto:Jacob.riekman@allofiber.com)

RE: Right-of-Way Easement Vacation Request  
Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

Enclosed for your review and comment is a copy of a drawing showing the right-of-way easement we are requesting to be vacated. If you have utilities within this easement, please contact me by April 30<sup>th</sup>.

If you have any questions, please contact our office at 402-372-1923.

Sincerely,

Leanne R. Ritter  
Advanced Consulting Engineering Services, Inc.

Enclosures



# ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

Black Hills Energy  
1113 Monroe Ave  
Norfolk, NE 68701

April 17, 2026

[Bryson.callies@blackhillscorp.com](mailto:Bryson.callies@blackhillscorp.com)

RE: Right-of-Way Easement Vacation Request  
Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

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Sincerely,

Leanne R. Ritter  
Advanced Consulting Engineering Services, Inc.

Enclosures



# ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street • P.O. Box 218  
West Point, NE 68788  
402-372-1923

Spectrum

April 17, 2026

[bridget.france@charter.com](mailto:bridget.france@charter.com)

[todd.strain1@charter.com](mailto:todd.strain1@charter.com)

RE: Right-of-Way Easement Vacation Request  
Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

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Sincerely,

Leanne R. Ritter  
Advanced Consulting Engineering Services, Inc.

Enclosures



# ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

Cornhusker  
[jacquehf@cppd.us](mailto:jacquehf@cppd.us)

April 17, 2026

RE: Right-of-Way Easement Vacation Request  
Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

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Leanne R. Ritter  
Advanced Consulting Engineering Services, Inc.

Enclosures



# ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

Eagle Communications

April 17, 2026

[Tony.carroll@vyvebb.com](mailto:Tony.carroll@vyvebb.com)

[Jonathan.lane@vyvebb.com](mailto:Jonathan.lane@vyvebb.com)

[Justin.martin@vyvebb.com](mailto:Justin.martin@vyvebb.com)

[Eric.zimmerman@vyvebb.com](mailto:Eric.zimmerman@vyvebb.com)

RE: Right-of-Way Easement Vacation Request

Quail Meadows Addition

Columbus, Nebraska

ACES# S-071-147

Enclosed for your review and comment is a copy of a drawing showing the right-of-way easement we are requesting to be vacated. If you have utilities within this easement, please contact me by April 30<sup>th</sup>.

If you have any questions, please contact our office at 402-372-1923.

Sincerely,

Leanne R. Ritter

Advanced Consulting Engineering Services, Inc.

Enclosures



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133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

Great Plains Communications  
[mmoeller@gpcom.com](mailto:mmoeller@gpcom.com)  
[mhorvath@gpcom.com](mailto:mhorvath@gpcom.com)  
[jsuhr@gpcom.com](mailto:jsuhr@gpcom.com)

April 17, 2026

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Quail Meadows Addition  
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133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

JSI

April 17, 2026

[dan.tucker@jsitel.com](mailto:dan.tucker@jsitel.com)

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Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

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133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

Loup Power

[morris@loup.com](mailto:morris@loup.com)

[dgasper@loup.com](mailto:dgasper@loup.com)

April 17, 2026

RE: Right-of-Way Easement Vacation Request  
Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

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Enclosures



# ADVANCED CONSULTING ENGINEERING SERVICES

133 W. Washington Street · P.O. Box 218  
West Point, NE 68788  
402-372-1923

NPPD

[gcbende@nppd.com](mailto:gcbende@nppd.com)

April 17, 2026

RE: Right-of-Way Easement Vacation Request  
Quail Meadows Addition  
Columbus, Nebraska  
ACES# S-071-147

Enclosed for your review and comment is a copy of a drawing showing the right-of-way easement we are requesting to be vacated. If you have utilities within this easement, please contact me by April 30<sup>th</sup>.

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Sincerely,

Leanne R. Ritter  
Advanced Consulting Engineering Services, Inc.

Enclosures



Accountability - Dedication  
Honesty - Integrity - Respect

City Hall | Engineering Department  
2500 14<sup>th</sup> St., Suite 3  
Columbus, NE 68601  
402-562-4309  
EngDept@columbusne.us  
[www.columbusne.us](http://www.columbusne.us)

Date: 4/14/2026

CHECK BOX(ES) OF WHICH APPLYING FOR:

Easement Vacation     Street Vacation     Alley Vacation  
 \_\_\_\_\_ Vacation Request

**APPLICANT CONTACT INFORMATION OF ABUTTING PROPERTY OWNER OR REPRESENTATIVE OF GROUP:**

NAME OF APPLICANT: LEANNE RITTER

BUSINESS (if applicable): ADVANCED CONSULTING ENGINEERING SERVICES, INC

MAILING ADDRESS OF APPLICANT: (to include City, State, Zip):

PO BOX 218, 133 W. WASHINGTON STREET, WEST POINT, NE 68788

PHONE NUMBER: 402-372-1923

APPLICANT E-MAIL: LRITTER@ACESNE.COM

**Check if property owner is same as applicant**

**PROPERTY OWNER INFORMATION:**

NAME OF APPLICANT: ROGER NADRCHAL

BUSINESS (if applicable): QUAIL MEADOWS, LLC

MAILING ADDRESS OF APPLICANT: (to include City, State, Zip):

213 SOUTH 1ST STREET, NORFOLK, NE 68701

PHONE NUMBER: 402-379-3311

APPLICANT E-MAIL: NWNEN@NWNEN.ORG

**ATTORNEY CONTACT INFORMATION:**

NAME OF ATTORNEY: MATTHEW MCKEEVER

ATTORNEY OFFICE: BERNETT LEGAL GROUP

MAILING ADDRESS: (to include City, State, Zip):

17525 ARBOR ST. OMAHA, NE 68130

PHONE NUMBER: 402-952-4180

ATTORNEY E-MAIL: MCKEEVER@BERNETTWILSONLAW.COM

Physical address of vacation of easement, street, or alley requested:

EAST 33 FEET OF QUAIL MEADOWS ADDITION, COLUMBUS

Legal Description of vacation requested. (A separate sheet may be attached if necessary):

SHOWN ON SKETCH, INCLUDED.

Brief explanation of why this vacation is being requested:

THIS AREA WAS PLATTED INTO A RESIDENTIAL SUBDIVISION AND A STREET/ROAD WON'T BE BUILT OR PLATTED WITHIN THIS EASEMENT.

Representative or Owner Signature: Leanne R. Ritter

Application Fee: \$300.00

Documents required for submittal of vacation request:

1. Application
2. Legal Description in word.
3. Vacation of Easement, Street, or Alley Petition.
  - a. Petition must be signed by at least 75% of abutted property owners.
4. Vacation of Easement, Street, or Alley (Individual) with Notary or
  - 3a. Vacation of Easement, Street, or Alley (Corporate) with Notary
5. Attach written correspondence on company / personal / Attorney letterhead from all public (City water, sewer, and street departments) and private utility companies regardless of whether said utilities have structures in the requested easement to be vacated or narrowed.
6. City to provide Draft Ordinance. Applicant's Attorney to review and submit Draft Ordinance to Engineering Department for review by City Attorney.
7. The completed application, petition, and Ordinance will be placed on the next available Public Property, Safety, and Works Committee agenda for consideration and recommendation to the City Council. A representative shall be present at both meetings to address any questions.

## PETITION

Honorable Mayor and Members of the City Council  
City of Columbus

We, the undersigned, owners of property representing more than 75 percent of the  
(Check One) easement , street , or alley  adjacent property, hereby ask and petition that  
the necessary action be taken to vacate the following street or alley:

33-FOOT ROAD EASEMENT WITHIN QUAIL MEADOWS ADDITION TO THE CITY OF  
COLUMBUS, PLATTE COUNTY, NEBRASKA

and we hereby respectively waive any and all damages or claims for damages by reason of said  
vacating.

Property Owner(s)	Date	Mailing Address	Abutting No. of Feet
Print: <i>ROGER D. NADRECHAL</i> Sign: <i>[Signature]</i>	4/14/2026	<i>213 S. 1st St. Norfolk, NE 68701</i>	ALL PROPERTY ABUTTING THIS EASEMENT
Print: Sign:			
Print: Sign:			
Print: Sign:			
Print: Sign:			
Print: Sign:			
Print: Sign:			

**CORPORATION**


The acknowledgement of the signature of a corporation must have attached a copy of the By-Law or Resolution, duly certified by corporation officers, under and by virtue of which such signature was affixed to said petition.

Acknowledgement of signature to petition for vacating and narrowing of

(Check One) easement , street , or alley  – to wit.

33-FOOT ROAD EASEMENT WITHIN QUAIL MEADOWS ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

Within Columbus, Nebraska.

Corporation	QUAIL MEADOWS LLC		
Print Name / Title	ROGER D. NADRIHAL, CEO		
Email Address	rogern@nwneen.org		
Signature		Date:	4/14/2026

Corporation			
Print Name / Title			
Email Address			
Signature		Date:	
State:		County	

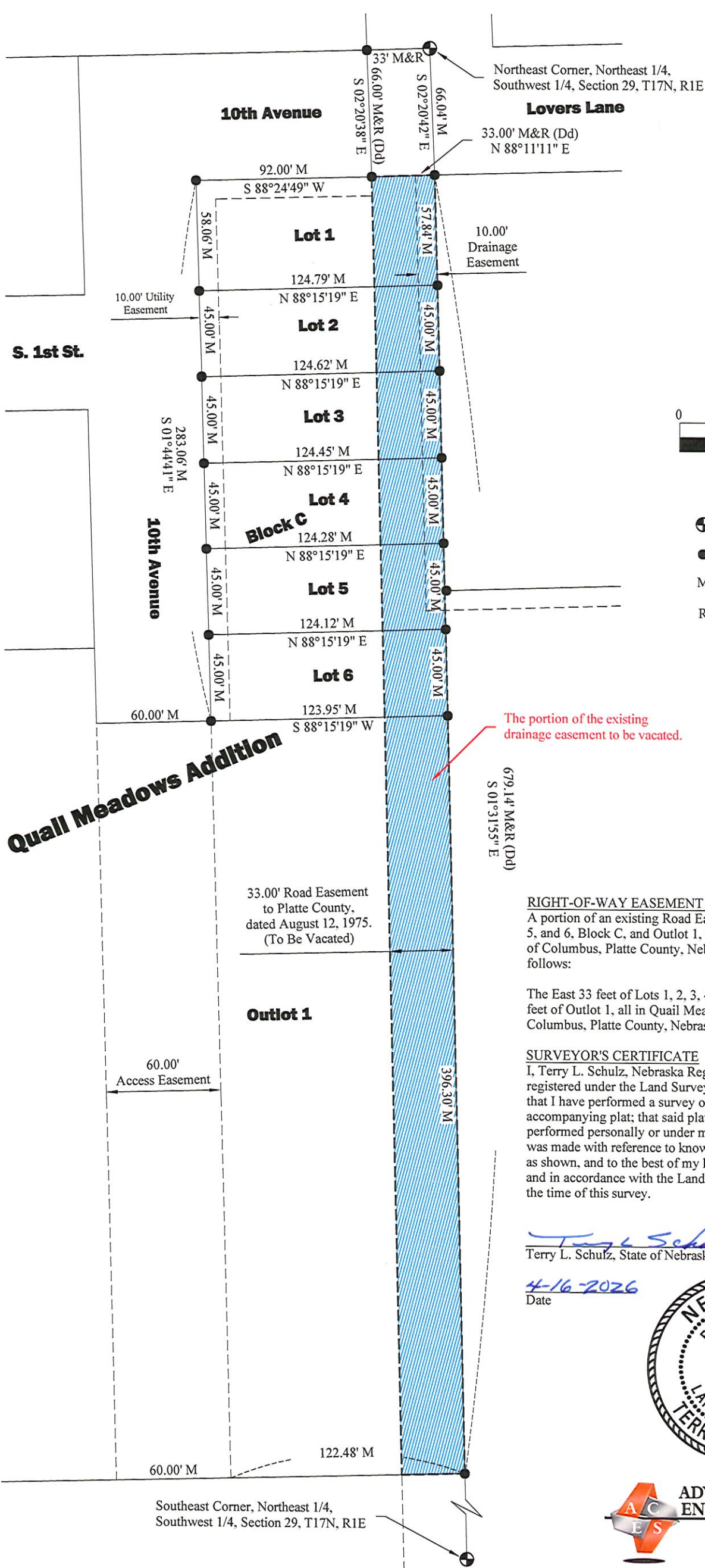
On this 14<sup>th</sup> day of April, 2026, before me, a Notary Public in and for said County personally appeared Roger Nadrihal

Who is/are personally known to me to be the identical person(s) whose name(s) is/are affixed to the annexed petition of owners of lots and lands abutting upon said part of easement in the city of Columbus, Nebraska, for vacation or narrowing of said part of said easement and who is/are personally known to me to be the CEO of said Corporation and has/have acknowledged the signing of said petition to be a voluntary act and deed, and the voluntary act and deed of said Corporation.

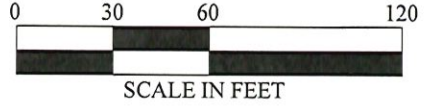
Witness my hand and notarial seal on the day and date above written:

(SEAL)  Bonnell Penne  
Notary Public

My Notarial Commission expires the 2 day of December, 2029



Drawn By: LRR  
 Date: April 14, 2026  
 Scale: 1" = 60'  
 Project Number: S-071-147



- LEGEND**
- ⊕ Section Corner Found
  - Property Corner Found
  - M Measured Distance
  - R Recorded Distance (Dd) Storm Sewer Easement, Bk. 40 of Misc., Page 1, dated October 26, 1962.

**RIGHT-OF-WAY EASEMENT - TO BE VACATED**  
 A portion of an existing Road Easement located within Lots 1, 2, 3, 4, 5, and 6, Block C, and Outlot 1, Quail Meadows Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows:

The East 33 feet of Lots 1, 2, 3, 4, 5, and 6 of Block C and the East 33 feet of Outlot 1, all in Quail Meadows Addition to the City of Columbus, Platte County, Nebraska.

**SURVEYOR'S CERTIFICATE**  
 I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

*Terry L. Schulz*  
 Terry L. Schulz, State of Nebraska, LS #550

4-16-2026  
 Date

