

## City of Columbus

### Summary

- From 2010 to 2015, population increased by 3.1 percent, or by 686 persons.
- Between 2014 and 2015, the unemployment rate remained at 3.0 percent.
- In 2015, 68 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$237,945.
- The vacancy rate in the Fall 2016 Rental Survey was 1.5 percent, which compared to a vacancy rate of 2.5 percent one year ago.

### DEMOGRAPHICS

#### Population Characteristics

According to Census Bureau data, Columbus's population increased by 8.71 percent between 2000 and 2015, from 20,971 to 22,797 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 118 persons in Columbus between 2014 and 2015, as shown below in Table III.6.1.

Subject	Nebraska	% Growth Since 2000	Columbus	% Growth Since 2000
2000 Census	1,711,263		20,971	
July 2001 Estimate	1,719,836	0.5%	21,029	.3
July 2002 Estimate	1,728,292	1.0%	20,825	-.7
July 2003 Estimate	1,738,643	1.6%	20,754	-1.0
July 2004 Estimate	1,749,370	2.2%	20,740	-1.1
July 2005 Estimate	1,761,497	2.9%	20,931	-.2
July 2006 Estimate	1,772,693	3.6%	21,142	.8
July 2007 Estimate	1,783,440	4.2%	21,402	2.1
July 2008 Estimate	1,796,378	5.0%	21,536	2.7
July 2009 Estimate	1,812,683	5.9%	21,921	4.5
2010 Census	1,826,341	6.7%	22,111	5.4
July 2011 Estimate	1,842,383	7.7%	22,398	6.8
July 2012 Estimate	1,855,973	8.5%	22,519	7.4
July 2013 Estimate	1,869,300	9.2%	22,560	7.6
July 2014 Estimate	1,882,980	10.0%	22,679	8.1
July 2015 Estimate	1,896,190	10.8%	22,797	8.7

Table III.6.2, on the following page, shows the population of Columbus by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 94.2 percent of the population, with a total of 21,264 persons. There were also 70 black and 30 Native American persons residing in the City of Columbus. In 2010 the Hispanic population accounted for 16.3 percent of the population, with 3,606 persons, which compared to a population share of 20.0 percent in 2015 and a Hispanic population of 4,519.

<b>Table III.6.2</b>				
<b>Population by Race and Ethnicity</b>				
City of Columbus				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	19,477	88.1%	21,264	94.2%
Black	113	.5%	70	.3%
American Indian	197	.9%	30	.1%
Asian	109	.5%	159	.7%
Native Hawaiian/ Pacific Islander	11	.0%	0	.0%
Other	1,812	8.2%	518	2.3%
Two or More Races	392	1.8%	543	2.4%
<b>Total</b>	<b>22,111</b>	<b>100.0%</b>	<b>22,584<sup>20</sup></b>	<b>100.0%</b>
<b>Hispanic</b>	<b>3,606</b>	<b>16.3%</b>	<b>4,519</b>	<b>20.0%</b>

Table III.6.3, below, shows the population of Columbus by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 12.4 percent of the total population in 2010 to 12.8 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.1 percent of the population in 2015, or 2,969 persons. The percentage of people aged 65 or Older changed from 15.3 percent of the total population in 2010 to 15.6 percent in 2015. Additional age details are shown in table III.6.3.

<b>Table III.6.3</b>				
<b>Population by Age</b>				
City of Columbus				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	4,884	22.1%	5,054	22.4%
15 - 24	2,744	12.4%	2,901	12.8%
25 - 34	2,846	12.9%	2,969	13.1%
35 - 44	2,632	11.9%	2,573	11.4%
45 - 54	3,182	14.4%	2,833	12.5%
55 - 64	2,438	11.0%	2,730	12.1%
65 or Older	3,385	15.3%	3,524	15.6%
<b>Total</b>	<b>22,111</b>	<b>100.0%</b>	<b>22,584</b>	<b>100.0%</b>

<sup>20</sup> The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

**School Enrollment**

Between 2010 and 2016, the number of children enrolled in schools in the City of Columbus increased by 4.8 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 4.2 percent to 1,731 persons, while the enrollment for those aged 5 to 10 increased by 5.1 percent, to 2,572 persons. Between 2015 and 2016, school enrollment rose by 4.0 percent or from 5,839 to 6,073 persons. These results can be seen in Table III.6.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	2,357	1,688	1,851	5,896
2001	2,296	1,673	1,787	5,756
2002	2,258	1,707	1,783	5,748
2003	2,222	1,699	1,733	5,654
2004	2,203	1,719	1,689	5,611
2005	2,114	1,666	1,697	5,477
2006	2,163	1,593	1,699	5,455
2007	2,224	1,642	1,707	5,573
2008	2,516	1,643	1,717	5,876
2009	2,453	1,628	1,653	5,734
2010	2,448	1,685	1,661	5,794
2011	2,476	1,662	1,647	5,785
2012	2,352	1,624	1,605	5,581
2013	2,378	1,675	1,663	5,716
2014	2,343	1,707	1,654	5,704
2015	2,433	1,687	1,719	5,839
2016	2,572	1,770	1,731	6,073

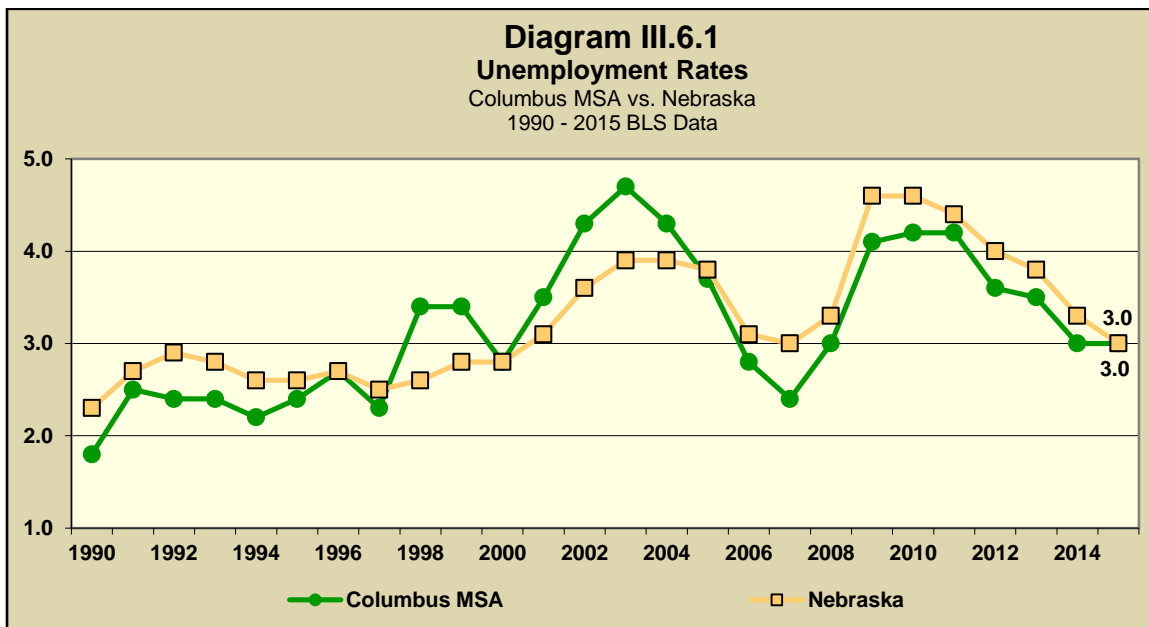
**ECONOMICS**

**Labor Force**

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Columbus. As shown in Table III.6.5, on the following page, the labor force, defined as people working or seeking work, increased by 1,597 persons between 1990 and 2015, to 17,236 persons. Between 2014 and 2015, the total labor force decreased by 105 individuals. Between 2014 and 2015 the number of people working decreased by 100 persons. This translated to no change in the unemployment rate from 3.0 percent in 2014 to 3.0 percent in 2015.

<b>Table III.6.5</b> <b>Labor Force Statistics</b> City of Columbus Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	15,639	15,356	283	1.8
1991	15,853	15,461	392	2.5
1992	16,134	15,740	394	2.4
1993	16,922	16,524	398	2.4
1994	17,647	17,250	397	2.2
1995	17,695	17,265	430	2.4
1996	18,023	17,540	483	2.7
1997	17,934	17,530	404	2.3
1998	17,907	17,298	609	3.4
1999	17,534	16,938	596	3.4
2000	17,469	16,984	485	2.8
2001	17,439	16,828	611	3.5
2002	17,185	16,448	737	4.3
2003	16,916	16,117	799	4.7
2004	16,884	16,163	721	4.3
2005	17,132	16,500	632	3.7
2006	17,596	17,103	493	2.8
2007	18,401	17,953	448	2.4
2008	18,398	17,854	544	3.0
2009	18,361	17,611	750	4.1
2010	17,655	16,910	745	4.2
2011	17,825	17,083	742	4.2
2012	18,056	17,397	659	3.6
2013	17,770	17,151	619	3.5
2014	17,341	16,827	514	3.0
2015	17,236	16,727	509	3.0

Diagram III.6.1, below, shows the unemployment rates for Nebraska and the City of Columbus.



## HOUSING

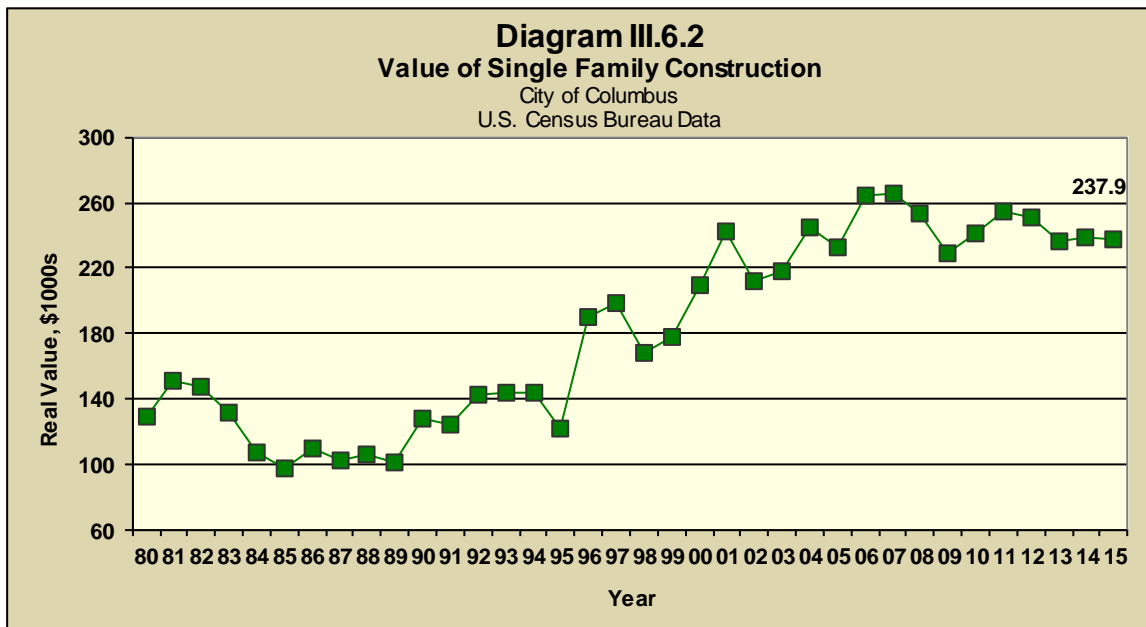
### Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.<sup>21</sup> In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Columbus numbering 111 in 1980, 67 in 1990, 53 in 2000, and 74 in 2008. Between 2014 and 2015, single-family permits increased to 52 units. Additional details of permit activity and per-unit valuations are shown in Table III.6.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	111	2	10	60	183	129	74	49	25
1981	56	8	0	53	117	151	66	0	28
1982	40	8	8	12	68	148	69	56	49
1983	53	14	12	8	87	131	54	49	37
1984	61	6	4	8	79	107	59	40	38
1985	37	12	8	8	65	98	38	53	40
1986	34	2	0	0	36	110	43	0	0
1987	79	2	0	0	81	102	39	0	0
1988	102	4	8	5	119	106	40	41	32
1989	88	2	0	103	193	101	38	0	50
1990	67	2	8	111	188	127	78	39	44
1991	60	4	4	60	128	124	40	34	67
1992	89	2	7	52	150	143	31	24	36
1993	82	4	4	0	90	143	54	52	0
1994	98	0	15	120	233	144	0	36	42
1995	57	4	11	17	89	122	64	66	57
1996	45	18	4	0	67	190	94	43	0
1997	46	6	0	0	52	199	101	0	0
1998	61	6	0	10	77	168	150	0	35
1999	54	0	0	0	54	177	0	0	0
2000	53	8	0	48	109	209	134	0	67
2001	47	10	0	24	81	243	134	0	60
2002	48	12	3	0	63	212	159	58	0
2003	41	8	0	0	49	218	143	0	0
2004	40	12	0	0	52	245	190	0	0
2005	46	16	0	0	62	232	123	0	0
2006	62	0	4	0	66	264	0	97	0
2007	60	10	0	0	70	265	204	0	0
2008	74	12	0	0	86	253	118	0	0
2009	69	10	0	0	79	229	101	0	0
2010	75	8	0	0	83	242	176	0	0
2011	46	6	0	0	52	254	191	0	0
2012	51	42	0	0	93	251	148	0	0
2013	48	6	0	0	54	236	152	0	0
2014	48	12	0	0	60	238	171	0	0
2015	52	16	0	0	68	238	112	0	.0

<sup>21</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.6.2, below, the average value of newly constructed single-family units in 2000 was \$209,429, \$232,493 in 2005, and \$241,709 in 2010. In 2015, the value of single family units fell to \$237,945 from \$238,317 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Columbus. As shown in Table III.6.7, below, 5.0 percent, or 471 housing units were vacant in 2015. Of the 9,008 housing units that were occupied in 2015, 67.7 percent, or 6,096 units, were owner-occupied, and the remaining 32.3 percent were renter-occupied. This compares to 8,874 housing units that were occupied in 2010 with 6,062 units, or 68.3 percent, being owner-occupied, and the remaining 31.7 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,874	95.2%	9,008	95.0%
Owner-Occupied	6,062	68.3%	6,096	67.7%
Renter-Occupied	2,812	31.7%	2,912	32.3%
Vacant Housing Units	448	4.8%	471	5.0%
<b>Total Housing Units</b>	<b>9,322</b>	<b>100.0%</b>	<b>9,479</b>	<b>100.0%</b>

As shown in Table III.6.8, on the following page, there were 7,237 single family dwellings in 2015, which accounted for 76.3 percent of all housing units. Apartment units accounted for 14.9 percent of housing units, with 1,409 units. Mobile homes also accounted for an additional 2.2 percent of housing with 211 units.

<b>Table III.6.8 Housing Units by Type</b> City of Columbus 2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	6,926	75%	7,237	76.3%
Duplex	254	3%	358	3.8%
Tri- or Four-Plex	504	5%	264	2.8%
Apartment	1,261	14%	1,409	14.9%
Mobile Home	232	3%	211	2.2%
Boat, RV, Van, Etc.	8	0%	0	.0%
<b>Total</b>	<b>9,185</b>	<b>100.0%</b>	<b>9,479</b>	<b>100.0%</b>

Table III.6.9, below, shows the disposition of vacant housing units in Columbus. At the time of the 2015 five-year ACS, 19.5 percent of vacant units were for rent, 1.3 percent were for sale, and 2.5 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 105 “other vacant” units, representing 23.4 percent of vacant units, which compared to 48.2 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

<b>Table III.6.9 Disposition of Vacant Housing Units</b> City of Columbus 2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	156	34.8%	92	19.5%
For Sale	72	16.1%	6	1.3%
Rented or Sold, Not Occupied	27	6.0%	12	2.5%
For Seasonal, Recreational, or Occasional Use	88	19.6%	134	28.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	105	23.4%	227	48.2%
<b>Total</b>	<b>448</b>	<b>100.0%</b>	<b>471</b>	<b>100.0%</b>

### Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.6.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Columbus. The number of completed surveys decreased from 43 in 2015 to 41 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 1.0 percentage points and was at 1.5 percent in 2016.

<b>Table III.6.10 Survey of Rental Properties</b> City of Columbus 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	563	3.0	17.5
2003	11	1,312	10.2	20.1
2004	10	677	5.2	29.2
2005	19	844	6.6	30.1
2006	25	801	4.2	23.7
2007	29	965	3.9	17.1
2008	35	1,106	2.1	14.2
2009	35	927	1.9	19.0
2010	27	705	1.7	28.0
2011	41	1,024	1.0	17.8
2012	47	1,085	1.7	16.3
2013	47	1,188	4.1	36.3
2014	45	963	2.1	85.6
2015	43	963	2.5	41.7
2016	41	1,081	1.5	20.4

Table III.6.11 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of

the survey, there were an estimated 41 single family units in City of Columbus, with 2 of them available. This translates into a vacancy rate of 4.9 percent in City of Columbus, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 923 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 1.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 2.4 percent.

<b>Table III.6.11</b> <b>Rental Vacancy Survey by Type</b> City of Columbus 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	41	2	4.9%	4.0%
Apartments	923	14	1.5%	2.1%
Mobile Homes	0	0	0	1.1%
“Other” Units		0	.0%	.
Don't Know	117	0	.0%	4.6%
<b>Total</b>	<b>1,081</b>	<b>16</b>	<b>1.5%</b>	<b>2.4%</b>

Table III.6.12, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 15 units. The most common apartment units were two bedroom units, with 337 units. Details for additional unit types are reported below.

<b>Table III.6.12</b> <b>Rental Units by Number of Bedrooms</b> City of Columbus 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	8	0	0	.	8
One	0	222	0	0	.	222
Two	15	337	0	0	.	352
Three	14	69	0	0	.	83
Four	2	4	0	0	.	6
Don't Know	10	283	0		117	410
<b>Total</b>	<b>41</b>	<b>923</b>	<b>0</b>		<b>117</b>	<b>1,081</b>



Table III.6.13, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table III.6.13</b> <b>Single Family Units by Number of Bedrooms</b> City of Columbus 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	15	0	.0%
Three	14	1	7.1%
Four	2	0	.0%
Don't know	10	1	10.0%
<b>Total</b>	<b>41</b>	<b>2</b>	<b>4.9%</b>

Table III.6.14, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 0.3 percent.

<b>Table III.6.14</b> <b>Apartment Units by Number of Bedrooms</b> City of Columbus 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	8	1	12.5%
One	222	2	.9%
Two	337	1	.3%
Three	69	0	.0%
Four	4	0	.0%
Don't know	283	10	3.5%
<b>Total</b>	<b>923</b>	<b>14</b>	<b>1.5%</b>

Average market-rate rents by unit type are shown in Table III.6.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table III.6.15</b> <b>Average Market Rate Rents by Number of Bedrooms</b> City of Columbus 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$594	\$	\$	\$594
Two	\$890	\$649	\$	\$	\$699
Three	\$848	\$790	\$	\$	\$813
Four	\$955	\$1,200	\$	\$	\$1,077
<b>Average</b>	<b>\$911</b>	<b>\$646</b>	<b>\$</b>	<b>\$</b>	<b>\$724</b>

Table III.6.16, below, shows vacancy rates for single family units by average rental rates for the City of Columbus. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table III.6.16</b> <b>Single Family Market Rate Rents by Vacancy Status</b> City of Columbus 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	4	1	25.0%
\$750 to \$1,000	29	0	.0%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	2	0	.0%
Missing	4	1	25.0%
<b>Total</b>	<b>41</b>	<b>2</b>	<b>4.9%</b>

The average rent and availability of apartment units is displayed in Table III.6.17, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 0.3 percent.

<b>Table III.6.17</b> <b>Apartment Market Rate Rents by Vacancy Status</b> City of Columbus 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$750	613	2	.3%
\$750 to \$1,000	92	0	.0%
\$1,000 to \$1,250	12	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	195	11	5.6%
<b>Total</b>	<b>923</b>	<b>14</b>	<b>1.5%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.6.18, on the following page, 27 respondents, or 79.4 percent, included some sort of utility in the rent.

<b>Table III.6.18</b> <b>Are there any utilities included with the rent?</b> City of Columbus 2016 Survey of Rental Properties	
Period	Respondent
Yes	27
No	7
<b>% Offering Utilities</b>	<b>79.4%</b>

The type of utility included in the rent is shown in Table III.6.19, below. There were 7 respondents who included electricity, 4 respondents who included natural gas, 26 respondents who included water and sewer and 25 respondents included trash collection in the rent.

<b>Table III.6.19</b> <b>Which utilities are included with the rent?</b> City of Columbus 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	7
Natural Gas	4
Water/Sewer	26
Trash Collection	25

Table III.6.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 14 respondents said they keep a waiting list, with an estimated 218 number of persons on the waiting list.

<b>Table III.6.20</b> <b>Do you keep a waiting list?</b> City of Columbus 2016 Survey of Rental Properties	
Period	Respondent
Yes	14
No	19
<b>Waiting list Size</b>	<b>218</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.6.21, below, 7 respondents said there was no need for renovating single family units, with 3 respondents saying there was extreme need for renovating single family units. Likewise, 7 respondents indicated no need for renovating existing apartment units, with 3 respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.6.21</b> <b>How would you rate the need for renovation of existing units in the city?</b> City of Columbus 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	7	7	7	
Low Need	8	8	8	
Moderate Need	8	8	8	
High Need	3	3	3	2
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.6.22, below, 9 respondents said there was no need for new single family units, with 13 respondents saying there was extreme need for constructing new single family units. Likewise, 10 respondents indicated no need for constructing new apartment units, with 11 respondents saying there was extreme need for constructing new apartment units.

<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	9	10	10	
Low Need	2	3	3	
Moderate Need				
High Need	5	5	5	1
Extreme Need	13	11	11	1

### Local Commentary

Columbus is the county seat of Platte County. Local power and utility companies are among the largest industries, with some manufacturing and medical companies also employing thousands. A call center employs 600 additional people, and agriculture is also a prominent industry.<sup>22</sup> Health care supplies, agricultural equipment, car seats, wind towers, and electronic equipment are among the diverse products currently produced in Columbus.

Several new retail, restaurants, and various business have opened in Columbus. The waste water treatment plant project is underway and Phase II is expected to be completed by 2018. Additionally, the construction of a viaduct and new pedestrian bridge over the Union Pacific railroad tracks is set to begin in 2017 and another viaduct is set to begin in 2018. The rehabilitation and exercise facility to be shared by the YMCA and Columbus Community Hospital has been completed.

Population has increased this past year and a new high school will be completed in March. The unemployment rate is very lowest in the state. The economy is stable, but there is a need for more housing; Columbus is currently undergoing a housing study to help determine housing needs in the area. Levy improvements are underway and will be brought up to FEMA standards. There are design plans for improving Highway 30 some of which are currently under construction. Additionally, the next phase of the waste water treatment plant is set to begin in late 2018 or early 2019.<sup>23</sup>

<sup>22</sup> Columbus Nebraska Area Chamber of Commerce <http://www.thecolumbuspage.com/Area-Facts/MajorEmployers.aspx>

<sup>23</sup> Telephone interview with City of Columbus staff, 12/16