

## COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

December 14, 2022

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:08 p.m. in the meeting room of the City Office at 490 "E" Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on December 8, 2022, and an affidavit of the publisher is on file in the office of the CDA Secretary. The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public, and Community Development Agency members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Development Agency Members—Alan Zavodny, Tom Kobus, Kevin Woita, Bruce Meysenburg, John Vandenberg, Pat Meysenburg, Jessica Miller, Community Development Agency Secretary Tami Comte, and City Attorney David Levy. Also present were Special Projects Coordinator Dana Trowbridge.

Chairman Alan Zavodny informed the public of the "Open Meetings Act" posted on the west wall of the meeting room and asked those present to please silence their cell phones. He also asked that anyone addressing the Agency to introduce themselves.

Chairman Alan Zavodny declared the Community Development Agency in session and asked for the Secretary to call the roll.

CDA member Pat Meysenburg made a motion to approve the minutes of the December 14, 2022 meeting of the CDA. CDA Member Jessica Miller seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea  
Yea: 7, Nay: 0, Absent: 1

CDA member Kevin Woita made a motion to pass and adopt Resolution No. 6-2022 CDA recommending adoption of the "Redevelopment Plan for the Northwest Industrial Area" to the City Council. CDA Member Pat Meysenburg seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea  
Yea: 7, Nay: 0

**RESOLUTION NO. 6-2022 CDA**

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF DAVID CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE NORTHWEST INDUSTRIAL AREA," TO THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA.

**WHEREAS**, pursuant to Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled "Redevelopment Plan for the Northwest Industrial Area" (the "Plan"), setting forth certain redevelopment activities in the City of David City, Nebraska (the "City"), was submitted to the Planning Commission of the City, for approval and recommendation to the Mayor and City Council of the City; and

**WHEREAS**, on December 10, 2022, the Planning Commission reviewed the Plan for its conformity with the comprehensive plan of the City, and recommended approval of the Plan to the Mayor and City Council of the City; and

**WHEREAS**, on December 14, 2022, the Community Development Agency of the City (the "Agency"), reviewed the Plan pursuant to section 18-2114 of the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY:**

Section 1. Based on the substantial evidence in the record of this proceeding, the Agency finds as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's comprehensive plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Plan contains a satisfactory statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; the required public improvements; the estimated proceeds or revenue expected to be obtained by the City from disposal of property to the redeveloper, if any; the method of financing for the proposed

redevelopment; a cost-benefit analysis; and a statement regarding the displacement of families, if any, within the redevelopment area.

Section 2. Based on the foregoing and substantial evidence in the record of this proceeding, the Agency recommends approval and adoption of the Plan to the Mayor and City Council of the City, and pending such approval and adoption, hereby adopts and approves the Plan.

PASSED AND APPROVED this 14th day of December, 2022.

Community Development Agency  
of the City of David City, Nebraska

By: \_\_\_\_\_  
Chairperson

ATTEST:

By: \_\_\_\_\_  
Secretary

CDA member Tom Kobus made a motion to approve the campground pay estimate #1 for M.E. Collins in the amount of \$202,173.00. CDA Member Pat Meysenburg seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea

Yea: 7, Nay: 0



**PROGRESS ESTIMATE**

Date: 7-Dec-22

Project: David City RV Parking Campground

Collins Project No: 222647

To: City of David City

Contractor Estimate No.: 1

Attn: Dave Henke

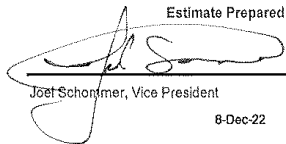
Original Contract Amount: \$ 483,774.00

Item	Description	Contract Qty	Qty To Date	Unit Price	Amount
<b><i>GROUP B - CAMPGROUND SANITARY SEWER SERVICE</i></b>					
2	BONDING AND INSURANCE	1	LS	\$ 2,101.00	\$ -
3	8" PVC SANITARY SEWER MAIN, SDR 35	725	LF	\$ 58.00	\$ -
5	48" DIA. CONCRETE MANHOLE	49	VF	\$ 860.00	\$ -
8	CONNECT TO EXISTING MANHOLE	1	EA	\$ 1,468.00	\$ -
9	8" x 4" WYE, PVC	20	EA	\$ 306.00	\$ -
10	4" PVC SANITARY SEWER SERVICE, SDR 26	950	LF	\$ 36.00	\$ -
11	CAMPSITE SEWER HOOKUP	20	EA	\$ 1,188.00	\$ -
<b><i>GRADING AND SITE WORK</i></b>					
1	MOBILIZATION	1	LS	\$ 1,576.00	\$ -
8	6" CONCRETE PAVEMENT	500	SY	\$ 88.00	\$ -
<b><i>GRADING AND SITE WORK</i></b>					
9	24" RCP, CLASS III	65	LF	65.00 \$ 103.00	\$ 6,695.00
10	STORM SEWER INLET, TYPE A	1	EA	\$ 5,033.00	\$ -
11	10' x 8' STORM SEWER JUNCTION BOX	1	LS	1.00 \$ 16,442.00	\$ 16,442.00
12	54" RCP, CLASS III	608	LF	608.00 \$ 292.00	\$ 177,536.00
<b><i>GROUP D - RESIDENTIAL SANITARY SEWER SERVICE</i></b>					
2	BONDING AND INSURANCE	1	LS	\$ 2,101.00	\$ -
3	8" PVC SANITARY SEWER MAIN, SDR 35	750	LF	\$ 58.00	\$ -
6	8" x 4" WYE, PVC	4	EA	\$ 425.00	\$ -
7	4" PVC SANITARY SEWER SERVICE, SDR 26	200	LF	\$ 42.00	\$ -
8	48" DIA. CONCRETE MANHOLE	26	VF	\$ 902.00	\$ -
ADDED	RIP RAP TYPE B	1	LS	1.00 \$ 1,500.00	\$ 1,500.00

Previous Requested Amounts:  
 Estimate #1: \$202,173.00

TOTAL EARNED TO DATE: \$ 202,173.00  
 Retainage 0% \$ -  
 Other Deductions \$ -  
**NET ESTIMATE TO DATE: \$ 202,173.00**  
 Less Previous Requests: \$ -  
**TOTAL DUE THIS ESTIMATE: \$ 202,173.00**

Estimate Prepared by :

  
 Joef Schonfmer, Vice President  
 8-Dec-22

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CDA member Pat Meysenburg made a motion to adjourn. CDA Member Tom Kobus seconded the motion. The motion carried and Chairman Alan Zavodny declared the meeting adjourned at 7:15 p.m.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea

Yea: 7, Nay: 0

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Secretary Tami Comte