

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

April 13, 2022

The Community Development Agency of the City of David City, Nebraska, met in open public session at 8:03 p.m. in the meeting room of the City Office at 557 N. 4th Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on April 7, 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, Bruce Meysenburg, Kevin Woita, John Vandenberg, Jessica Miller and Pat Meysenburg. City Attorney Joanna Uden, Community Development Agency Secretary Tami Comte and Water Supervisor/Interim Wastewater Supervisor Aaron Gustin, Special Projects Coordinator Dana Trowbridge and Keith Marvin were also present.

Chairman Alan Zavodny informed the public of the "Open Meetings Act" posted on the east 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.

CDA member Jessica Miller made a motion to approve the minutes of the March 9, 2022, meeting of the CDA as presented. CDA Member Kevin Woita 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

Special Projects Coordinator Dana Trowbridge introduced himself and said, "The Timpte road project is coming along. We're getting them done. You've approved the money. I think it's \$187,500. We're buying 180' of east/west width and about 2,100 feet on length, which is roughly seven acres right behind the west property line of Akrs Farm Equipment. It will run from Road 37 to the Timpte north property line of their most recent purchase. We had it surveyed last week and when I get the legal descriptions of it, we then can put together a contract for Mr. Hein and the City of David City and at that point we can go to our bond counsel at BairdHolm in Omaha with that legal description and a brief description of what we are doing and we can pick up a check for \$732,000 worth of TIF funds to pay for it. So, it's not going along at a rapid pace but it's making progress. I would think that a couple weeks from now it will be pretty well done. Questions on the Timpte road project?"

Chairman Alan Zavodny said, "First of all I want to say thank you for all that you've done on this. You cannot imagine the amount of work that goes into this and it's not simple stuff because you get one thing solved and something throws you a curve, which happened to us, by the way. We had a meeting at Timpte and do you want to address the highway because it is

going to affect both properties potentially. I just want to add, before you start, Timpte is very pleased with having this and I think it's going to help our traffic flow at 5:30 in the morning and 4:30 in the afternoon to have another egress option. It will help that bad intersection with no light by Stop-Inn and then the ones coming off of "S" Street."

Special Projects Coordinator Dana Trowbridge said, "The Timpte road that we just talked about will be built for semi traffic and it will come from Road 37 probably six hundred feet west of the intersection of Highway 15 directly north to the Timpte property and the road will stop there and Timpte will continue it through their property and bring in supplies and bring in employees at certain times of the day. Along side of that is Akrs. Akrs sometimes doesn't share with us quite as much as I would like. Their drawings show a street along the south edge of their property between Hein's property and theirs. The City Street running east and west intersecting with Highway 15 and having an entrance onto Highway 15. Since that has been annexed by the City of David City it makes it easier with the State of Nebraska Department of Transportation to get access onto public Highway 15 which is generally quite difficult. You have to jump through a lot of hoops. If it is a City street intersecting the highway it is a lot easier to do. We may have the potential of going across the highway at that intersection and continuing into the old Nick Klein quarter which is a plan up on the board behind the guys over there because they need an entrance also. So, that's a possibility. We met at Timpte with the Department of Roads, the Akrs people, the AGP people, Timpte was present, the mayor and a couple Council members were there. The State of Nebraska gentleman was probably one of the neatest State employees that I've ever met. Tom Goodbarn was a great guy and had a great attitude and wants to make the public happy which I always like to see that out of a State employee. They gave us the forms that are necessary to file to ask for the City to get access onto the highway for that road south of Akrs. The Akrs representative and I had a discussion at the end of that meeting as to his willingness to dedicate that piece of property to the City of David City if we put a street in from Timpte road to Highway 15. That wouldn't be nearly as expensive as the Timpte road, but it would be payable through a combination of projects of the Timpte expansion which should come in about a year and the Akrs project that is going on now which should bring us enough money to do infrastructure to them and do that street. So that is where we are on that side of it. Do you have anything to add?"

Chairman Zavodny said, "The only thing that I would add, and I think you did say it, but it doesn't happen without the City's involvement because I am absolutely confident that they indicated that the Department of Roads won't give a single business access. It's going to have to be City sponsored. That was a little bit of a curve ball because like you said the sharing was probably not present prior to that. That's the first that I heard of that was when we had that meeting. We have another meeting coming up on April 19th. We will continue to work on that so again also that proposed development will not get their own access if they don't work with the City. We're talking about a turn lane and some things and the only other thing that I would add is the reason that it goes where it is that the Department of Roads said that they didn't think there was enough space, and you can't go closer to the Bruno spur intersection. You have to have so much distance and that is where it almost has to go."

Special Projects Coordinator Dana Trowbridge said, "The State has a lot of things to do. The meeting was put together to address what is happening from "O" Street to the Bruno corner. There are just a lot of things in the next two years that are going to happen that are going to impact traffic and safety and flow and turning and entrance and egress. It made them

aware of what is going on and they were impressed, and they said that they'd like to be the mayor of David City I believe was their comment. Things are going well."

CDA Member Pat Meysenburg said, "They did address the Stop-Inn intersection. I asked them about the signs and people that are parking on the rocks that block the sight and they said that is up to the City because that is in the City jurisdiction right now, but they will help if the landowners won't take care of the problem. The evergreen tree is a problem, too."

Chairman Zavodny said, "That's good to know. Someone must have taken care of it because there were some signs in that little rocked area. It was hard to see."

CDA Member Pat Meysenburg said, "I talked to Dan about it, and he said that he would take them out."

Chairman Zavodny said, "I'm glad to see that. That's good cooperation and good pointing that out."

CDA Member Pat Meysenburg said, "He's got signs ready to put there so people don't park on the rocks, but his comment is that if we get rid of the tree then he'll put his signs up."

Chairman Zavodny said, "Do you want to talk about the Northland project?"

Special Projects Coordinator Dana Trowbridge said, "Olsson's, our engineer, was here today on a bid and I got to visit with him again. He is in the process of putting together a preliminary plat for the Northland addition. He met with Aaron on where the water and sewer will enter that property and he and his engineering friends are going to figure out how we're going to distribute it on the drawings that they put together for us and I'm hoping in a couple of weeks we'll probably be ready to run a preliminary plat past the Planning Commission. We have to have a public hearing with it and if they approve it, they will move it to the City Council which will have a public hearing on the preliminary plat and if you approve it, we can begin moving forward with creating a TIF Redevelopment Plan for that property when we know what we've got and what we need. Other than that, there is not a lot going on there now. I'm going to meet with the NeighborWorks fellow tomorrow instead of yesterday in Columbus. What I want to know is, coming from the retail car business, something that means something to me is how money flows. I want to know how money flows on Rural Workforce Housing for a non-profit developer and a municipality because I don't want somebody to surprise us at the end and say that all of the money ended up in the developer's pocket and not in yours because the rural workforce housing grants are to be perpetual, that they continue to roll and reroll through the community that you help people with the money but then you eventually recover it. I had a visit with a local banker today and creativity on mortgage lending will probably be a big deal in rural workforce housing because we have the ability to do interest rate payments or curtailments or down money help. Just a lot of different things and I think that having somebody that's good at that and Bob and Laura will be good supporters of that will help us move that project along and build houses more quickly. We'll have thirty-six lots. Questions?"

CDA Member Bruce Meysenburg said, "Did we get NW Drainage figured out?"

Special Projects Coordinator Dana Trowbridge said, "I contacted Upper Big Blue NRD and they still have a tech on staff that was on staff when that was built so they are looking to him for guidance and they are now informed as to what is happening in Northwest David City

and they are happy that we talked to them before we do something after the fact and they said that they'll review it and they will get back with me on what their thoughts are and if they need to come out, they will."

CDA Member Bruce Meysenburg said, "Yes. We don't want to put houses in the wrong spot."

Special Projects Coordinator Dana Trowbridge said, "I think that the development on the west side of the highway is probably more important than the houses in the Northland subdivision."

Chairman Zavodny said, "Because the Northwest Drainage really goes along there, and I know Akrs has expressed some concern about where their water is going to go because of our street they don't want to be dammed up there. With that street my question has always been are we going to have to widen that ditch a little bit and make it a little deeper to put a box culvert in. Someone who does that for a living needs to design that so we have some idea of what direction we're going with it."

Special Projects Coordinator Dana Trowbridge said, "I think that we can relieve a lot of flow from Akrs concreted roof and that street in an underground...we're not far from that lateral that goes west and it's a huge lateral if the NRD agrees that the lateral is big enough to handle it. I think there's a good answer there that might not be terribly expensive and it's really close. That's what is going on in my world."

Keith Marvin said, "On Northland I know that there was some discussion about what the costs were going to be to get out workforce housing demand assessment done and updated as far as needs analysis. One of the last meetings of the BCD there was some discussion on how good the housing study was still for demand analysis and people that you also asked me to reach out and get a price for that. I think that I sent you that communication. A colleague of mine that helped me do the study for the county just to update David City's numbers and the needs including having some video calls with Timpte, Akrs and other people that are going to be in that general area, that and doing the analysis would be about \$1,500."

Chairman Zavodny said, "As I recall, and maybe we had this conversation, correct me if we didn't, it would be an adjustment based on new information. We have AGP and sixty jobs and our housing needs have changed."

Keith Marvin said, "From the standpoint of housing, housing studies are good for five years but for the purpose of workforce housing they are only good for two."

Chairman Zavodny said, "We're at three probably."

Keith Marvin said, "We're right on the edge of three."

CDA Member Bruce Meysenburg said, "The question that I've always had is if it was offered and it was affordable, how many people that work at Timpte that live in Columbus and Schuyler, would live in David City? That's a big question."

Chairman Zavodny said, "That is THE question."

Keith Marvin said, "When we did the housing study, we tried to do a detailed survey out there, but we got a very limited number of surveys out of there. If we had gotten more, it would have really given us a good answer on that."

Chairman Zavodny said, "We don't really have good data on potential demand based on the original survey?"

Keith Marvin said, "The data is updated constantly so Aaron has got really good sources of data and he's done this for bigger City's than ours and he's got a really good feel for the numbers and how they need to be adjusted."

Chairman Zavodny said, "Correct me if I'm wrong but it seemed to me like Dale felt like there would be some of his employees that if the right place to live was available and I'll tell you what, it doesn't take long for you to figure out that with inflation what it is right now and gas prices and groceries and everything else that your money is going toward, the less that you have to commute to get to work, the better."

CDA member Tom Kobus said, "I think he said that eighty percent of the people that work there have to travel. That's a big percentage."

Chairman Zavodny said, "And from a pretty big area. The distance was much larger than I ever remembered hearing. They come from a long way."

Keith Marvin said, "He would have access to that data where we can't get our hands on it."

Special Projects Coordinator Dana Trowbridge said, "Dale indicates that he would hire sixty people tomorrow if he could find sixty people that have the skills necessary and we're not talking about deep skill sets at this point in time. AGP adds another sixty so that's one hundred and twenty and Akrs is probably going to look at fifteen to twenty would be my guess so we're approaching one hundred and fifty jobs open within a short period of time. Like you said, we're getting three years old on the housing survey. Keith, how long does it take to do one?"

Keith Marvin said, "I think he could probably generate one in about two to three months at the longest."

Special Projects Coordinator Dana Trowbridge said, "Within the next year we need to think about redoing this housing study that we have as we look forward because I think workforce housing will continue in Nebraska."

Chairman Zavodny said, "The legislature made a commitment to it."

Special Projects Coordinator Dana Trowbridge said, "A good commitment. Was it thirty? Thirty million in rural and twenty million in metro."

Keith Marvin said, "Did they ever pass the increase on the value of the house on rural workforce housing?"

Special Projects Coordinator Dana Trowbridge said, "Yes, \$325,000 and \$250,000."

Chairman Zavodny said, "That was the other big thing that we were monitoring. Without that it would be pretty tough to make it all work. That was a great update. Thank you for that. That's kind of an up to the minute on what is going on there and that's a lot going on. There are some other entities that are looking at expanding and moving around, too so we'll provide you with updates on those once those become more firm."

Chairman Zavodny stated that the next item on the agenda was discussion concerning a proposed RV park on the CDA owned ground at the Nebraska Central Railroad.

CDA member Tom Kobus said, "We're trying to get this done as soon as we can so once our City employees have to go out and start working on other projects they aren't going to be able to do this because they are the ones that are going to do this. My suggestion is that I would get somebody in there and get a spot leveled and start on it right away. Why do we have to wait? We own the property. The one to the east would take less leveling across that ditch. That would take less leveling than the one to the west. I think you have a combination of enough dirt there to just do it. Get that done and get started."

Chairman Zavodny said, "What is it zoned?"

CDA Secretary Tami Comte said, "Well, it's zoned R-3 but in any of the zones it says that permitted uses are pretty much anything that the City wants to do."

Keith Marvin said, "The City is exempt from your own rules."

Chairman Zavodny said, "What kind of idea do you have? How many pads?"

CDA member Bruce Meysenburg said, "I think you're going to see in looking at stuff when you have the amount of building going on that you're going to have construction people. Some of them have trailers and they set up there for however long they are here. I'm sure you're going to get use out of them."

CDA member Tom Kobus said, "I'd say if we do it to do both sides and be done with it. It would be cheaper that way."

CDA member Kevin Woita said, "How far east are you going, Tom? How close are we going to be to the houses that are there? Are we going to have to put up a fence?"

Chairman Zavodny said, "Let's do this: between now and the next two-week meeting can we throw together a drawing and if the neighbors there would like some kind of a buffer fence, we can think about that. We need to factor all of the potential costs. I guess I wouldn't be opposed to that because I understand that if you have a house you might not want...."

CDA member Kevin Woita said, "Campers in your back yard?"

Chairman Zavodny said, "Although, campers are pretty good people, usually."

CDA member Tom Kobus said, "Wouldn't the tri-plex people be the only ones?"

CDA member Kevin Woita said, "Are we doing sewer and water? Full hook-ups?"

CDA member Tom Kobus said, "Yes, all three."

Water Supervisor/Interim Wastewater Supervisor Aaron Gustin said, "That was going to be a point that I was going to bring up is bringing sewer up due north to that particular parcel is doable. We have the opportunity to kill a few more birds with one stone if the City Council at some particular time in the future would look to seeking a permit to bore under the railroad to bring sewer access to those individuals just north of there that are on septic systems, we can make good on promises that I was told were made sometime ago and I don't know the validity of that information but we could bring sewer to this particular project and sewer to the north properties, Thege's and those and they could tie in there with sewer and we have completion of the 3rd Street water main permit project and they also can be on City water."

Chairman Zavodny said, "Okay. I want to reiterate what CDA member Miller said. How does this fit into a plan that considers AGP's needs down the road?"

Water Supervisor/Interim Wastewater Supervisor Aaron Gustin said, "So, I had a conference call with AGP earlier this week and we are looking at a dedicated force main for them. This wouldn't be attached to that."

Chairman Zavodny said, "They're separate. A separate project. That was just a question that I had because if we're going to look at doing two separate things and then competing against each other."

Water Supervisor/Interim Wastewater Supervisor Aaron Gustin said, "They will not be competing against each other. They will end up doing two parallel runs once they get to D Street and start going south."

Chairman Zavodny said, "That's going to be for the cleaner water that they're going to send and one for the one with more B.O.D.'s?"

Water Supervisor/Interim Wastewater Supervisor Aaron Gustin said, "Their blended concentration will most likely all be all out of the same force main."

Chairman Zavodny said, "So, can we get Olsson's to or whoever to plan? Would you be willing to work on that in the next couple of weeks?"

CDA member Tom Kobus said, "Pat and I will work on it. What do we need Olsson's for?"

Water Supervisor/Interim Wastewater Supervisor Aaron Gustin said, "You're going to need elevations on the sewer."

Chairman Zavodny said, "To design flow and capacities. Dealing with the railroad is not an easy task."

CDA Secretary Tami Comte said, "I have a question. What are we charging for the camping sites? If we have full hookups, then we need to charge more than \$10 per night. Can we charge them a monthly charge?"

CDA member Tom Kobus said, "We could do that."

Chairman Alan Zavodny said, "Or weekly."

CDA member Kevin Woita said, "Figure in plenty of lighting."

Water Supervisor/Interim Wastewater Supervisor Aaron Gustin said, "I believe that the water portion of this is already designed to continue and complete that loop there. It's just a matter of whether you want me to reach out to Olsson's or JEO for the design for the sanitary sewer and then do you want to continue that in an attempt to go north under the railroad and have those individuals tie in there."

Chairman Zavodny said, "I think between now and two weeks we explore all of those things."

CDA member Pat Meysenburg told Water Supervisor/Interim Wastewater Supervisor Aaron Gustin to just continue with JEO on the sewer project.

Chairman Zavodny stated that the next item on the agenda was discussion concerning the current financial position of the CDA and a transfer of TIF funds to the CDA Account.

Special Projects Coordinator Dana Trowbridge said, "I asked for this agenda item because I think that we are at a time when this group is going to have to do some things that cost money and write checks. I think it might be easier for Tami and her people and we don't really make a cut because the money stays in the same organization anyway. It gets put into the account for the CDA out of the unexpended TIF account and then as TIF overpays over the next couple of years that money will flow into it and the \$732,000 that we have coming from the Davidson Bonds can flow into the account also and somebody in this group will have to be responsible for it."

Chairman Zavodny said, "I've been thinking about this, but we had talked about leveraging \$250,000 to get a million and what I wanted to look into is what is our ability to maybe – we have a very healthy fund balance from our proprietary operations to say let's invest that money because we're going to add rate payers, we're going to basically invest in our own community with our own money. I want to know what you had talked about before. Explain to me the mechanism. Explain to me the flow of it. Can we do it and not give it away?"

Special Projects Coordinator Dana Trowbridge said, "After tomorrow morning I will be much better equipped to visit with you about that."

Chairman Zavodny said, "You understand what I'm saying? I think as a City it is a good idea to invest."

Special Projects Coordinator Dana Trowbridge said, "Don't ever forget what Cliff Mezner from Central City said, 'Don't give it away. Use it to your benefit. Use it to your house buyer's benefit but make sure that it comes back eventually'."

Chairman Zavodny said, "I think that we are certainly in a position to afford that amount of an expenditure to basically grow our city. That makes some sense to me."

Special Projects Coordinator Dana Trowbridge said, "I'm an optimist but I think we can drum up \$200,000 locally toward that event. If we put in \$300,000 from the City and \$200,000 from private, we've got \$500,000 at a two to one match is \$1.5 million and then you can bring NIFA in and we might be able to do something."

Secretary Tami Comte said, "We have roughly \$219,000 in our TIF account right now and we need \$41,000 per year to make our payment on our bond."

Chairman Zavodny said, "What about the timing of that then? When is that due?"

Secretary Tami Comte said, "December."

Chairman Zavodny said, "How much will that account grow then?"

Special Projects Coordinator Dana Trowbridge said, "The account will grow from the Timpte input itself to a little over \$100,000 per year with a \$41,000 drawdown to pay the Timpte bond that is outstanding for infrastructure."

Chairman Zavodny said, "That's a good cushion. We'll see about how to get that mechanism moving."

CDA member Pat Meysenburg made a motion to adjourn. CDA Member Tom Kobus 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

CDA Secretary Tami Comte