

## COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

August 10, 2022

The Community Development Agency of the City of David City, Nebraska, reconvened from the recess in open public session at 8:37 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 August 4th, 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, Pat Meysenburg, Jessica Miller, Community Development Agency Secretary Tami Comte, Secretary Pro-tem Lori Matchett and City Attorney David Levy. Also present were Special Projects Coordinator Dana Trowbridge. Community Development Agency members Bruce Meysenburg and John Vandenberg were absent.

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.

CDA member Pat Meysenburg made a motion to approve the minutes of the July 27, 2022, CDA meeting as presented. CDA Member Jessica Miller seconded the motion. The motion carried. Tom Kobus: Yea, Bruce Meysenburg: Absent, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny: Yea. Yea: 5, Nay: 0, Absent: 2.

Next item on the agenda was consideration of Northland Subdivision and defining owner occupancy, limiting the number of lots sold to one buyer, what is the allowed time to begin construction, what is the allowed time to reach significant completion, what items are not allowed in the open, when can sales of lots begin and advertising with signs for the properties that have been sold or up for sale in the subdivision.

Chairman Alan Zavodny recommended that Special Projects Coordinator Dana Trowbridge sit down with the City Attorney David Levy and come up with a starting document that the CDA can consider. The CDA can then go through the document and make recommendations and adjustments to the document before the sale of lots.

CDA members discussed about electrical and paving in the new subdivision.

CDA member Kevin Woita recommended doing a sign of the development and possibly creating a website for the development to keep the public informed and up to date on the developments in David City. The CDA will look into advertising options.

Special Projects Coordinator Dana Trowbridge gave an update on the Akrs highway access application. The application has been submitted to the State of Nebraska, they have requested a couple of changes. One recommendation is changing the concrete from 6 inches to 8 inches, they want to make sure that the slopes away from the highway are appropriate for drainage, they noted the two 18" tubes under the access route, they would prefer 24" tubes. Once the recommendations get updated on the design documents the application will be resubmitted to the State. Then dirt work and drainage can be started on the west side to accommodate the Akrs street and the street going north to 37<sup>th</sup> Road.

Special Projects Coordinator Dana Trowbridge then gave an update on the drainage at the Akrs-Timpte site and the street north of 37<sup>th</sup> Road. Design work is being done right now. Paul Krivanek will be doing the dirt work. Special Projects Coordinator Dana Trowbridge had a conversation with Joel Schommer with M.E. Collins about possibly having concrete work done prior to the freeze this year.

Special Project Coordinator Dana Trowbridge also talked to the Community Development Agency about blending Akrs, Timpte, and AGP's TIF projects together. Dana said "That the best way to handle the TIF projects was to combine the future Timpte project along with the Akrs build and the AGP process. Roll them into one large TIF pot, draw from that TIF pot when things need to be done to cover those three projects."

CDA member Pat Meysenburg made a motion to adjourn. CDA Member Tom Kobus seconded the motion. The motion carried and Chairman Zavodny declared the meeting adjourned at 8:53 p.m. Tom Kobus: Yea, Bruce Meysenburg: Absent, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny: Yea  
Yea: 5, Nay: 0, Absent: 2.

Minutes by Lori Matchett, Secretary Pro-tem