

CITY COUNCIL PROCEEDINGS  
July 9, 2025

The City Council of the City of David City, Nebraska, met in open public session at 7:00 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 posting in four public places (City Office, US Post Office, Butler County Courthouse and Hruska Public Library). The Mayor and members of the City Council acknowledged advance notice of the meeting by signing the Agenda which is a part of these minutes. The advance notice to the Public, Mayor, and Council members conveyed the availability of the agenda, which was kept continuously current in the office of the City Clerk 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 Council meeting.

Present for the meeting were: Mayor Jessica Miller, Council President Bruce Meysenburg, Council members Jim Angell, Rick Holland, Kevin Woita, Keith Marvin, Jeremy Abel, City Administrator Alan Zavodny, City Administrator Intern Raiko Martinez and City Clerk-Treasurer Tami Comte. City Attorney David Levy attended via Zoom.

Also present for the meeting were: Deputy Clerk Lori Matchett, Police Officer Jason Reed, Ethan Joy and Andrew Wilshusen with JEO Consulting, Bryon & Mary Forney and Nick & Chelsea Sypal.

The meeting opened with the Pledge of Allegiance.

Mayor Jessica Miller 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. She also reminded the public that if they speak tonight in front of the Council, they must state their name and address for the record.

Council member Jim Angell made a motion to approve the minutes of the June 25, 2025 City Council meeting as presented. Council Member Kevin Woita seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Keith Marvin made a motion to approve the claims as presented. Council Member Rick Holland seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Keith Marvin made a motion to approve the committee and officer reports and the Butler County Development Board update as presented. Council Member Jeremy Abel seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Bruce Meysenburg made a motion to table Pay Application No. 6 (Final) for Rutjens Construction in the amount of \$59,687.65 for the 2023 Water Main Improvements North Loop for thirty days. Council Member Jim Angell seconded the motion. The motion carried.

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Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

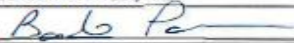

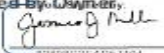
Council member Kevin Woita made a motion to approve Pay Application No. 14 (Final) for IES Commercial, Inc. in the amount of \$138,680.20 for the 2024 AGP Substation Project.

Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

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## Contractor's Application for Payment

Owner:	City of David City		Owner's Project No.:	
Engineer:	JEO Consulting Group, Inc.:		Engineer's Project No.:	220993.00
Contractor:	IES Commerical, Inc.		Contractor's Project No.:	555042002
Project:	2023 AGP Substation			
Contract:	2023 AGP Substation			
Application No.:	14 Final	Application Date:	6/23/2025	
Application Period:	From 6/1/2025	to	6/30/2025	
1. Original Contract Price			\$	2,416,450.00
2. Net change by Change Orders			\$	357,154.00
3. Current Contract Price (Line 1 + Line 2)			\$	2,773,604.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)			\$	2,773,604.00
5. Retainage				
a. 0% X \$ 2,773,604.00 Work Completed =			\$	-
b. 0% X \$ - Stored Materials =			\$	-
c. Total Retainage (Line 5.a + Line 5.b)			\$	-
6. Amount eligible to date (Line 4 - Line 5.c)			\$	2,773,604.00
7. Less previous payments (Line 6 from prior application)			\$	2,634,923.80
8. Amount due this application			\$	138,680.20
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)			\$	-
<b>Contractor's Certification</b>				
The undersigned Contractor certifies, to the best of its knowledge, the following:				
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;				
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and				
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.				
Contractor:	IES Commerical, Inc.			
Signature:			Date:	6/23/2025
<b>Recommended by Engineer</b>		<b>Approved by Owner</b>		
By:			By:	
Title:	Electrical Senior Project Manager		Title:	Mayor
Date:	July 3, 2025		Date:	7/11/2025
<b>Approved by Funding Agency</b>				
By:			By:	
Title:			Title:	
Date:			Date:	

Progress Estimate - Unit Price Work										Contractor's Application for Payment			
Owner City of David City				Engineer's Project No. 121481.00				RFPI 55502022					
Contractor JEO Consulting Group, Inc.				Engineer's Project No. 121481.00				Contractor's Project No. 55502022					
2023 AGP Substation													
2023 AGP Substation													
Application No.: 13 Final		Application Period:		From 06/01/25		To 06/30/25		Application Date:		06/23/25			
Item No.	Description	Unit	Item Quantity	Contract Information		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H+I) (\$)	% of Value of Items (J/F)	Balance to Finish (F-J) (\$)		
				Use Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in Work (G)	Value of Work Completed to Date (EXG) (\$)						
Original Contract													
Group A													
1	Substation Installation, Complete and Operational	LS	1.00		\$2,416,450.00		2,416,450.00		2,416,450.00	100%			
				Original Contract Totals		\$	2,416,450.00	\$	2,416,450.00	100%	\$		
Change Order:													
Change Order #1			1.00		405,350.00		405,350.00		405,350.00	100%			
Change Order #2			1.00		(184,816.66)		(184,816.66)		(184,816.66)	100%			
Change Order #3			1.00		21,595.48		21,595.48		21,595.48	100%			
Change Order #4			1.00		9,739.44		9,739.44		9,739.44	100%			
Change Order #5			1.00		(19,256.58)		(19,256.58)		(19,256.58)	100%			
Change Order #6			1.00		6,921.20		6,921.20		6,921.20	100%			
Change Order #7			1.00		12,074.46		12,074.46		12,074.46	100%			
Change Order #8			1.00		42,415.52		42,415.52		42,415.52	100%			
Change Order #9			1.00		7,383.14		7,383.14		7,383.14	100%			
				Change Order Totals		\$	357,154.00	\$	357,154.00	100%	\$		
				Original Contract and Change Orders									

Council member Keith Marvin made a motion to approve Certificate of Substantial Completion for IES Commercial, Inc. for the 2023 AGP Substation Project. Council Member Bruce Meysenburg seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea

Yea: 6, Nay: 0

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### CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	City of David City	Owner's Project No.:	
Engineer:	JEO Consulting Group, Inc.	Engineer's Project No.:	220993.00
Contractor:	IES Commercial, Inc.	Contractor's Project No.:	555042002
Project:	2023 AGP Substation		
Contract Name:	2023 AGP Substation		

This ☐ Preliminary ☒ Final Certificate of Substantial Completion applies to:

☒ All Work ☐ The following specified portions of the Work:

**Not Applicable**

Date of Substantial Completion: **June 30, 2025**

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work must be as provided in the Contract, except as amended as follows:

Amendments to Owner's Responsibilities: ☒ None ☐ As follows:

**Not Applicable**

Amendments to Contractor's Responsibilities: ☒ None ☐ As follows:

**Not Applicable**

The following documents are attached to and made a part of this Certificate:

**Not Applicable**

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

EXECUTED BY ENGINEER:		RECEIVED:		RECEIVED:	
By: <u>Matthew E. Kottler</u>	By: <u>James G. Miller</u>	By: <u>Scott Bly</u>			
(Authorized signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Electrical Senior PM</u>	Title: <u>Mayor</u>	Title: <u>Vice President</u>			
Date: <u>July 3, 2025</u>	Date: <u>7/11/2025</u>	Date: <u>07/03/2025</u>			



Council member Bruce Meysenburg made a motion to approve Pay Application No. 16 for BRB Contractors, Inc. in the amount of \$899,490.74 for the Wastewater Treatment Plant Improvement Project. Council Member Jeremy Abel seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

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#### Contractor's Application for Payment

Owner:	City of David City		Owner's Project No.:	
Engineer:	JEO Consulting Group, Inc.		Engineer's Project No.:	251034.00
Contractor:	BRB Contractors, Inc.		Contractor's Project No.:	NE3DAV
Project:	David City Wastewater Treatment Facility Improvements			
Contract:				
Application No.:	16	Application Date:	7/9/2025	
Application Period:	From	5/28/2025	to	6/25/2025
1. Original Contract Price			\$	16,882,000.00
2. Net change by Change Orders			\$	268,578.59
3. Current Contract Price (Line 1 + Line 2)			\$	17,150,578.59
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)			\$	13,046,900.17
5. Retainage				
a. 5% X	\$ 8,196,019.47	Work Completed =	\$	409,800.97
b. 5% X	\$ 4,850,880.70	Stored Materials =	\$	242,544.04
c. Total Retainage (Line 5.a + Line 5.b)			\$	652,345.01
6. Amount eligible to date (Line 4 - Line 5.c)			\$	12,394,555.16
7. Less previous payments (Line 6 from prior application)			\$	11,495,064.42
8. Amount due this application			\$	899,490.74
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)			\$	4,756,023.43
<b>Contractor's Certification</b>				
The undersigned Contractor certifies, to the best of its knowledge, the following:				
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;				
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and				
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.				
Contractor:	BRB Contractors, Inc.			
Signature:	Josh Kling		Date:	7/8/2025
<b>Recommended by Engineer</b>		<b>Approved by Owner</b>		
By:	Sarah Nguyen		By:	James G. Miller
Title:	Project Engineer		Title:	Mayor
Date:	7/8/2025		Date:	7/11/2025
<b>Approved by Funding Agency</b>				
By:	N.A.		By:	N.A.
Title:			Title:	
Date:			Date:	

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of David City				Owner's Project No.:				
Engineer:	JEO Consulting Group, Inc.				Engineer's Project No.:		251034.00		
Contractor:	BRB Contractors, Inc.				Contractor's Project No.:		NE3DAV		
Project:	David City Wastewater Treatment Facility Improvements								
Contract:									
Application No.:	16		Application Period:	From	05/28/25	to	06/25/25	Application Date:	07/09/25
A	B	C	D		E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
			(D + E) From Previous Application (\$)	This Period (\$)					
Original Contract									
	GENERAL SITEWORK					-		-	
1	Mobilize	\$ 750,000.00	750,000.00			750,000.00	100%	-	
2	Bonds and Insurance	\$ 180,000.00	180,000.00			180,000.00	100%	-	
3	SWPP Items	\$ 25,000.00	22,500.00			22,500.00	90%	2,500.00	
4	Site Clearing	\$ 30,000.00	30,000.00			30,000.00	100%	-	
5	12" & 16" Forcemain Piping	\$ 300,000.00	25,000.00	189,557.08	63,893.68	278,450.76	93%	21,549.24	
6	Other Piping/Valves	\$ 1,395,000.00	115,000.00		928,496.23	1,043,496.23	75%	351,503.77	
7	Precast Manholes	\$ 65,000.00	60,000.00			60,000.00	92%	5,000.00	
8	Instrumentation & Control	\$ 50,000.00			15,096.14	15,096.14	30%	34,903.86	
9	Electrical/Generator Work	\$ 125,000.00	17,000.00		87,684.85	104,684.85	84%	20,315.15	
	HEADWORKS BUILDING					-		-	
10	Excavation & Backfill	\$ 150,000.00	120,000.00			120,000.00	80%	30,000.00	
11	Concrete Base Structure	\$ 500,000.00	500,000.00			500,000.00	100%	-	
12	Concrete Walls Structure	\$ 1,207,000.00	950,000.00	200,000.00		1,150,000.00	95%	57,000.00	
13	Concrete Floor/Deck Structure	\$ 350,000.00		175,000.00		175,000.00	50%	175,000.00	
14	Misc. Metals Furnish/Install	\$ 50,000.00			38,975.00	38,975.00	78%	11,025.00	
15	Masonry Above Structure	\$ 225,000.00		105,000.00		105,000.00	47%	120,000.00	
16	Doors & Windows Furnish/Install	\$ 65,000.00			15,000.00	15,000.00	23%	50,000.00	
17	Roof Trusses Furnish/Install	\$ 45,000.00				-	0%	45,000.00	
18	Standing Seam Roof & Specialties	\$ 100,000.00				-	0%	100,000.00	
19	Slide Gates Furnish/Install	\$ 100,000.00			80,000.00	80,000.00	80%	20,000.00	
20	Bar Screen Furnish/Install	\$ 200,000.00			127,871.00	127,871.00	64%	72,129.00	
21	Grit Equipment, Valves, Flumes Furnish/Install	\$ 1,300,000.00			871,833.31	871,833.31	67%	428,166.69	
22	Parshall Flume	\$ 10,000.00				-	0%	10,000.00	
23	Indoor Sampler	\$ 20,000.00				-	0%	20,000.00	
24	Painting Structure	\$ 40,000.00				-	0%	40,000.00	
25	Instrumentation & Control Work	\$ 950,000.00		210,000.00	473,743.40	683,743.40	72%	266,256.60	
26	Mechanical Work	\$ 270,000.00			16,920.00	16,920.00	6%	253,080.00	
27	Electrical Work	\$ 700,000.00	137,500.00	75,000.00	117,077.85	329,577.85	47%	370,422.15	
	AGP FLUME NO. 20					-		-	
28	Excavation & Backfill	\$ 15,000.00	2,000.00	6,000.00		8,000.00	53%	7,000.00	
29	Concrete Base	\$ 20,000.00		20,000.00		20,000.00	100%		

Lump Sum

EJCDC C-620 Contractor's Application for Payment  
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Progress Estimate - Lump Sum Work						Contractor's Application for Payment			
Owner:	City of David City					Owner's Project No.:			
Engineer:	JEO Consulting Group, Inc.					Engineer's Project No.:	251034.00		
Contractor:	BRB Contractors, Inc.					Contractor's Project No.:	NE3DAV		
Project:	David City Wastewater Treatment Facility Improvements								
Contract:									
Application No.:	16	Application Period:	From	05/28/25	to	06/25/25	Application Date:	07/09/25	
A	B	C	D		E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		This Period (\$)	Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)						
30	Concrete Walls	\$ 42,000.00			30,000.00		30,000.00	71%	12,000.00
31	Misc. Metals Furnish/Install	\$ 10,000.00				1,605.00	1,605.00	16%	8,395.00
32	Equipment Flume Install	\$ 15,000.00					-	0%	15,000.00
INFLUENT PUMP STATION									
33	Excavation & Backfill	\$ 160,000.00	150,000.00				150,000.00	94%	10,000.00
34	Concrete Base	\$ 50,000.00	50,000.00				50,000.00	100%	-
35	Concrete Walls	\$ 327,000.00	327,000.00				327,000.00	100%	-
36	Concrete Roof	\$ 100,000.00			14,000.00		14,000.00	14%	86,000.00
37	Misc. Metals Furnish/Install	\$ 50,000.00				40,000.00	40,000.00	80%	10,000.00
38	Furnish & Install Pumps	\$ 525,000.00				432,500.00	432,500.00	82%	92,500.00
39	Furnish & Install Jib Crane & Foundation	\$ 50,000.00				34,860.00	34,860.00	70%	15,140.00
40	Painting Work	\$ 35,000.00					-	0%	35,000.00
41	Electrical Work	\$ 50,000.00	4,000.00			6,633.43	10,633.43	21%	39,366.57
NEW SBR STRUCTURE									
42	Excavation & Backfill	\$ 350,000.00	260,000.00				260,000.00	74%	90,000.00
43	SBR Concrete Base Sections	\$ 520,000.00	520,000.00				520,000.00	100%	-
44	SBR Concrete Wall Sections	\$ 1,261,000.00	1,213,000.00			6,643.95	1,219,643.95	97%	41,356.05
45	SBR Basin Equipment Aeration	\$ 1,000,000.00	700,000.00		184,060.50	28,256.12	912,316.62	91%	87,683.38
46	SBR Basin Equipment Pumps	\$ 50,000.00				30,615.65	30,615.65	61%	19,384.35
47	Misc. Metals Furnish/Install	\$ 40,000.00				31,625.00	31,625.00	79%	8,375.00
48	Painting Work	\$ 15,000.00					-	0%	15,000.00
49	Electrical Work	\$ 50,000.00	30,795.00			5,000.00	35,795.00	72%	14,205.00
BLOWER BUILDING MODIFICATIONS									
50	Concrete Floor/Wall Demolition	\$ 15,000.00	10,000.00				10,000.00	67%	5,000.00
51	Excavation & Backfill	\$ 15,000.00	5,000.00				5,000.00	33%	10,000.00
52	New Concrete Floor and Blower Bases	\$ 35,000.00	20,000.00			4,203.29	24,203.29	69%	10,796.71
53	New Masonry Wall/Misc. Infill	\$ 7,500.00					-	0%	7,500.00
54	Furnish & Install Doors	\$ 7,500.00					-	0%	7,500.00
55	Furnish & Install New/Existing SBR Blowers	\$ 400,000.00			75,000.00	300,103.16	375,103.16	94%	24,896.84
56	Painting Work	\$ 20,000.00					-	0%	20,000.00
57	Instrumentation & Control Work	\$ 150,000.00			6,000.00	114,060.50	120,060.50	80%	29,939.50
58	Electrical Work	\$ 100,000.00	73,625.00			9,681.02	83,306.02	83%	16,693.98
EXISTING SBR BASIN MODIFICATIONS									

Lump Sum

EJCDC C-620 Contractor's Application for Payment  
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of David City					Owner's Project No.:		
Engineer:	JEO Consulting Group, Inc.					Engineer's Project No.:	251034.00	
Contractor:	BRB Contractors, Inc.					Contractor's Project No.:	NE3DAV	
Project:	David City Wastewater Treatment Facility Improvements							
Contract:								
Application No.:	16	Application Period:	From	05/28/25	to	06/25/25	Application Date:	07/09/25
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
59	Remove Existing Equipment & Piping	\$ 50,000.00				-	0%	50,000.00
60	Existing SBR Basin Equipment Aeration	\$ 1,000,000.00	5,000.00		882,316.62	887,316.62	89%	112,683.38
61	Existing SBR Basin Equipment Pumps	\$ 50,000.00			29,535.50	29,535.50	59%	20,464.50
62	Misc. Metals Furnish/Install	\$ 40,000.00			31,650.00	31,650.00	79%	8,350.00
63	Construct New SBR Splitter Box	\$ 174,000.00	174,000.00			174,000.00	100%	-
64	Painting Work	\$ 20,000.00				-	0%	20,000.00
65	Electrical Work	\$ 50,000.00	5,000.00			5,000.00	10%	45,000.00
	STORAGE BUILDING					-		-
66	Excavation & Backfill	\$ 35,000.00	25,000.00			25,000.00	71%	10,000.00
67	Building Drainage Piping & Oil Separator	\$ 40,000.00	40,000.00			40,000.00	100%	-
68	Concrete Foundations	\$ 40,000.00	40,000.00			40,000.00	100%	-
69	Concrete Floor	\$ 56,000.00	56,000.00			56,000.00	100%	-
70	New Building Walls and Roof	\$ 270,000.00	12,259.00			12,259.00	5%	257,741.00
71	Doors & Windows	\$ 40,000.00			15,000.00	15,000.00	38%	25,000.00
72	Painting Work	\$ 30,000.00				-	0%	30,000.00
73	Electrical Work	\$ 75,000.00	2,000.00		10,000.00	12,000.00	16%	63,000.00
	DEMO EXISTING HEADWORKS BUILDING					-		-
74	Demolition of Existing Building Complete	\$ 30,000.00				-	0%	30,000.00
	CLOSEOUT					-		-
75	Site Grading	\$ 25,000.00				-	0%	25,000.00
76	SBR/Storage Building Sidewalks	\$ 25,000.00				-	0%	25,000.00
77	Concrete Paving	\$ 20,000.00				-	0%	20,000.00
78	Seeding & Mulch	\$ 15,000.00				-	0%	15,000.00
79	Crushed Rock Surfacing Roads	\$ 80,000.00				-	0%	80,000.00
80	Fence & Gate System	\$ 30,000.00				-	0%	30,000.00
Original Contract Totals:		\$ 16,882,000.00	\$ 6,631,679.00	\$ 1,289,617.58	\$ 4,850,880.70	\$ 12,772,177.28	76%	\$ 4,109,822.72



## Page #9

Docusign Envelope ID: 7D731851-4E64-4ABE-AFB4-286240F1D2D4

Progress Estimate - Lump Sum Work						Contractor's Application for Payment			
Owner:		City of David City				Owner's Project No.:			
Engineer:		JEO Consulting Group, Inc.				Engineer's Project No.:		251034.00	
Contractor:		BRB Contractors, Inc.				Contractor's Project No.:		NE3DAV	
Project:		David City Wastewater Treatment Facility Improvements							
Contract:									
Application No.:		16		Application Period:		From 05/28/25 to 06/25/25		Application Date: 07/09/25	
A	B	C	D E		F	G	H	I	
Item No.	Description	Scheduled Value (\$)	Work Completed		Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (I - G) (\$)	
			(D + E) From Previous Application (\$)	This Period (\$)					
Change Orders									
1	Misc Submittals and Deducts	\$ 39,532.11	35,724.56			35,724.56	90%	3,807.55	
2	Headworks Stabilization Rock	\$ 133,342.31	133,342.31			133,342.31	100%	-	
3	Temporary Bypass Lane	\$ 105,656.02	105,656.02			105,656.02	100%	-	
4	Headworks Building Deducts	\$ (9,951.85)				-	0%	(9,951.85)	
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Stored Materials Summary

Contractor's Application for Payment

Owner:	City of Davis City						Owner's Project No.:						
Engineer:	JEO Consulting Group, Inc.						Engineer's Project No.:						251034.00
Contractor:	BRB Contractors, Inc.						Contractor's Project No.:						NESDAY
Project:	Davis City Wastewater Treatment Facility Improvements												
Contract:													
Application No.:	16		Application Period: From 05/28/25 to 06/25/25				Application Date: 07/09/25						
A	B	C	D	E	F	G	H	I	J	K	L	M	
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored		Amount Stored to Date (G + H) (I)	Amount Previously Incorporated in the Work (J)	Amount Incorporated in the Work this Period (K)	Total Amount Incorporated in the Work (J + K) (L)	Materials Remaining in Storage (M - L) (M)	
						Previous Amount Stored (G)	Amount Stored this Period (H)						
	105795-1		Aqua Aerobics Down Payment			261,353.50		261,353.50	261,353.50		261,353.50	-	
	50026177578		Rebar			19,091.30		19,091.30	19,091.30		19,091.30	-	
	50026159555		Rebar			28,359.32		28,359.32	28,359.32		28,359.32	-	
	50026147392		Rebar			26,753.09		26,753.09	26,753.09		26,753.09	-	
	50026147072		Rebar			29,743.20		29,743.20	29,743.20		29,743.20	-	
	50026147071		Rebar			29,743.20		29,743.20	29,743.20		29,743.20	-	
	50026114032		Rebar			29,743.20		29,743.20	29,743.20		29,743.20	-	
	50026127107		Rebar			22,299.72		22,299.72	22,299.72		22,299.72	-	
	50026303876		Rebar			30,145.37		30,145.37	30,145.37		30,145.37	-	
	0755219-1		Polywrap			1,964.40		1,964.40	500.00		500.00	1,464.40	
	755226		Polywrap			420.00		420.00			-	420.00	
	755219		Polywrap			3,170.72		3,170.72			-	3,170.72	
	27693		HME Shop Drawings			6,675.00		6,675.00			-	6,675.00	
	50026415841		Rebar			17,736.06		17,736.06	17,736.06		17,736.06	-	
	50026367581		Rebar			26,980.24		26,980.24	26,980.24		26,980.24	-	
	50026337203		Rebar			26,014.37		26,014.37	26,014.37		26,014.37	-	
	50026192138		Rebar			18,469.82		18,469.82	18,469.82		18,469.82	-	
	94020		SBR Wall Valves			76,643.95		76,643.95	76,643.95		76,643.95	-	
	755902		Ductile Iron Pipe			18,451.18		18,451.18	18,451.18		18,451.18	-	
	755171		Ductile Iron Pipe			15,132.60		15,132.60	14,000.00		14,000.00	1,132.60	
	50026409471		Rebar			650.00		650.00	650.00		650.00	-	
	50026599911		Rebar			5,675.00		5,675.00	5,675.00		5,675.00	-	
	50026604462		Rebar			2,179.06		2,179.06	2,179.06		2,179.06	-	
			Concrete Expansion Joints			5,892.80		5,892.80	5,892.80		5,892.80	-	
	105795-2		Aqua Aerobics - Second Payment			522,707.00		522,707.00	438,646.50		438,646.50	84,060.50	
	0756281-2		Ductile Iron Pipe and Accessories			1,975.74		1,975.74		84,060.50	84,060.50	(82,084.76)	
	0756281-1		Ductile Iron Pipe and Accessories			10,440.99		10,440.99	1,830.82		1,830.82	8,610.17	
	757835		24" PVC Pipe			83,203.12		83,203.12			-	83,203.12	
	0755902-1		Ductile Iron Pipe and Accessories			21,275.08		21,275.08			-	21,275.08	
	757699		Ductile Iron Pipe and Accessories			622.71		622.71			-	622.71	
	755893		Ductile Iron Pipe and Accessories			22,446.17		22,446.17	22,446.17		22,446.17	-	
	756281		Ductile Iron Pipe and Accessories			5,056.44		5,056.44			-	5,056.44	
	94511		Butterfly Valves and Accessories			128,612.31		128,612.31			-	128,612.31	
	94275		Air Release Valves			7,803.31		7,803.31			-	7,803.31	
	27920		HME Shop Drawings			20,025.00		20,025.00			-	20,025.00	
	0174120-IN		Hatches and Crane Equipment			30,750.00		30,750.00			-	30,750.00	

Stored Materials

EJCDC C-620 Contractor's Application for Payment  
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Stored Materials Summary										Contractor's Application for Payment			
Owner:		City of David City								Owner's Project No.:		251034.00	
Engineer:		JEO Consulting Group, Inc.								Engineer's Project No.:		NE303AAV	
Contractor:		BRB Contractors, Inc.								Contractor's Project No.:		NE303AAV	
Project:		David City Wastewater Treatment Facility Improvements											
Contract:													
Application No.:		16		Application Period:		From 05/26/25		to 06/25/25		Application Date: 07/09/25			
A	B	C	D	E	F	G	H	I	J	K	L	M	
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored		Amount Stored to Date (G + H) (\$)	Incorporated in Work		Total Amount Incorporated in the Work (J + K) (\$)	Materials Remaining in Storage (I - L) (\$)	
						Previous Amount Stored (\$)	Amount Stored this Period (\$)		Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)			
	0756281-3		Ductile Iron Pipe and Accessories			3,181.29		3,181.29			-	3,181.29	
	2022-113		Electrical Stored Materials			36,633.43		36,633.43			-	36,633.43	
	759894		Ductile Iron Foremain Pipe			184,557.08		184,557.08	25,000.00	159,557.08	184,557.08	-	
	94711		Valves			116,428.37		116,428.37			-	116,428.37	
	0755902-2		Ductile Iron Pipe			23,676.17		23,676.17	23,676.17		23,676.17	-	
	50027906312		Rebar			27,202.03		27,202.03	27,202.03		27,202.03	-	
	50027701696		Rebar			2,573.96		2,573.96			2,573.96	-	
	50027613543		Rebar			14,510.75		14,510.75	11,224.77	3,285.98	14,510.75	-	
	50027614897		Rebar			20,282.00		20,282.00	20,282.00		20,282.00	-	
	95073		Gates/Valves/Flumes			10,622.32		10,622.32			-	10,622.32	
	94913		Gates/Valves/Flumes			135,104.83		135,104.83			-	135,104.83	
	0759894-2		Ductile Iron Pipe			89,965.26		89,965.26	40,000.00		40,000.00	49,965.26	
	0759894-1		Ductile Iron Pipe			48,516.80		48,516.80		30,000.00	30,000.00	18,516.80	
	760997		Ductile Iron Pipe			30,341.66		30,341.66			-	30,341.66	
	0757692-1		Ductile Iron Pipe			6,545.67		6,545.67	6,545.67		6,545.67	-	
	757692		Ductile Iron Pipe			34,436.37		34,436.37	10,000.00		10,000.00	24,436.37	
	8635424-01		Electrical Stored Materials			1,893.10		1,893.10		1,893.10	1,893.10	-	
	8635766-00		Electrical Stored Materials			1,344.01		1,344.01		1,344.01	1,344.01	-	
	8635424-00		Electrical Stored Materials			1,029.30		1,029.30		1,029.30	1,029.30	-	
	8651280-00		Electrical Stored Materials			249.97		249.97		249.97	249.97	-	
	8601508-01		Electrical Stored Materials			5,846.58		5,846.58		5,846.58	5,846.58	-	
	8601508-02		Electrical Stored Materials			18,107.44		18,107.44	18,107.44		18,107.44	-	
	8634940-00		Electrical Stored Materials			10.92		10.92		10.92	10.92	-	
	2022-119		Electrical Stored Materials			5,915.24		5,915.24		5,915.24	5,915.24	-	
	95314		Valves			35,962.26		35,962.26			-	35,962.26	
	95296		Valves			5,507.15		5,507.15			-	5,507.15	
	95194		Valves			64,227.99		64,227.99			-	64,227.99	
	0760997-1		Embedded Wall Pipe			10,490.00		10,490.00	10,490.00		10,490.00	-	
	761001		Embedded Wall Pipe			10,763.56		10,763.56	10,763.56		10,763.56	-	
	759887		Ductile Iron Fittings			14,654.75		14,654.75			-	14,654.75	
	0760997-2		Ductile Iron Pipe			18,733.52		18,733.52			-	18,733.52	
	50021212134		Headworks Area Rebar			17,661.05		17,661.05		17,661.05	17,661.05	-	
	50021559050		Generator Pad Rebar			5,316.85		5,316.85			-	5,316.85	
	95460		Valves			9,113.55		9,113.55			-	9,113.55	
	765559		Ductile Iron Pipe			11,022.47		11,022.47			-	11,022.47	
	765117		Ductile Iron Pipe			95,948.26		95,948.26			-	95,948.26	
	764836		Ductile Iron Pipe			22,291.21		22,291.21			-	22,291.21	
	764427		Ductile Iron Pipe			2,800.00		2,800.00			-	2,800.00	
	0764836-1		Ductile Iron Pipe			9,449.42		9,449.42			-	9,449.42	
	764848		Ductile Iron Pipe			21,007.67		21,007.67			-	21,007.67	
	0765117-2		Ductile Iron Pipe			21,792.38		21,792.38			-	21,792.38	
	8635766-01		Electrical Stored Materials			6,180.00		6,180.00	6,180.00		6,180.00	-	
	8635424-02		Electrical Stored Materials			9,419.62		9,419.62		9,419.62	9,419.62	-	

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Stored Materials Summary										Contractor's Application for Payment			
Owner:		City of David City								Owner's Project No.:		251034.00	
Engineer:		JEO Consulting Group, Inc.								Engineer's Project No.:		NESDAV	
Contractor:		BRB Contractors, Inc.								Contractor's Project No.:			
Project:		David City Wastewater Treatment Facility Improvements											
Contract:													
Application No.:		16		Application Period:		From 05/28/25		to 06/25/25		Application Date:		07/09/25	
A	B	C	D	E	F	G	H	I	J	K	L	M	
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G + H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J + K) (\$)	Materials Remaining in Storage (I - L) (\$)	
8635424-03			Electrical Stored Materials			5,327.55		5,327.55	5,327.55		5,327.55	-	
8655232-00			Electrical Stored Materials			20,413.00		20,413.00	15,000.00		15,000.00	5,413.00	
8635424-04			Electrical Stored Materials			4,119.52		4,119.52		4,119.52	4,119.52	-	
8666003-00			Electrical Stored Materials			8,910.00		8,910.00		8,910.00	8,910.00	-	
8602508-03			Electrical Stored Materials			5,317.25		5,317.25		5,317.25	5,317.25	-	
8658232-02			Electrical Stored Materials			31,315.00		31,315.00				31,315.00	
8658232-01			Electrical Stored Materials			32,956.00		32,956.00				32,956.00	
NECOL256197			Electrical Stored Materials			301.18		301.18				301.18	
79795			Electrical Stored Materials			270.00		270.00				270.00	
12251			HOA Progress Billing			227,884.60		227,884.60				227,884.60	
27665			Submersible Pumps			432,500.00		432,500.00				432,500.00	
0174697-IN			Hoist			19,110.00		19,110.00				19,110.00	
0765117-6			Pipe and Fittings			9,402.29		9,402.29				9,402.29	
0765117-5			Pipe and Fittings			39,726.61		39,726.61				39,726.61	
0765117-4			Pipe and Fittings			6,442.13		6,442.13				6,442.13	
0760997-3			Pipe and Fittings			26,616.12		26,616.12				26,616.12	
0765117-3			Pipe and Fittings			578.28		578.28				578.28	
766259			Pipe and Fittings			21,663.44		21,663.44				21,663.44	
764818			Pipe and Fittings			25,146.59		25,146.59				25,146.59	
95755			Valves			33,531.00		33,531.00				33,531.00	
8635424-05			Electrical Stored Materials			386.20		386.20	386.20		386.20	-	
8650853-00			Electrical Stored Materials			1,335.00		1,335.00	1,335.00		1,335.00	-	
8602508-04			Electrical Stored Materials			373.10		373.10	373.10		373.10	-	
8694471-00			Electrical Stored Materials			266.93		266.93	266.93		266.93	-	
8602508-05			Electrical Stored Materials			2,328.26		2,328.26	2,328.26		2,328.26	-	
8635424-06			Electrical Stored Materials			12,514.95		12,514.95	6,000.00		6,000.00	6,514.95	
8792			Grit Pump			23,395.00		23,395.00				23,395.00	
29452			Handrail			12,300.00		12,300.00				12,300.00	
568			HVAC, Air Conditioners			16,920.00		16,920.00				16,920.00	
0765117-7			Pipe and Fittings			2,528.22		2,528.22				2,528.22	
766417			Piping System/Ball Valves			3,112.76		3,112.76				3,112.76	
770080			Pipe and Fittings			4,184.11		4,184.11				4,184.11	
765579			Pipe and Fittings			33,920.76		33,920.76				33,920.76	
0057750-IN			Sand/Oil Trap			10,900.00		10,900.00	10,900.00		10,900.00	-	
29678			Ladders			8,250.00		8,250.00				8,250.00	
769915			Pipe and Fittings			17,343.56		17,343.56				17,343.56	
1045580			Aqua Aerobics SBR Equipment			254,849.56		254,849.56		100,000.00	100,000.00	154,849.56	
1046052			Aqua Aerobics SBR Equipment			703,753.84		703,753.84				703,753.84	
24105-18870			Bar Screen			127,871.00		127,871.00				127,871.00	
82726-00			Generator			82,368.00		82,368.00				82,368.00	
8653766-02			Electrical Stored Materials			12,200.28		12,200.28				12,200.28	
1046371			Aqua Aerobics SBR Equipment			56,029.84		56,029.84				56,029.84	
448099			Precast Manholes			6,829.90		6,829.90	6,829.90		6,829.90	-	

Stored Materials

EXCDC C-620 Contractor's Application for Payment  
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8 of 9

## Page #13

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[illegible]

Yea: 6, Nay: 0

**ORDINANCE NO. 1515**

**AN ORDINANCE TO DETACH THAT CERTAIN REAL PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF DAVID CITY, NEBRASKA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE THEREOF; AND TO AUTHORIZE PUBLICATION IN PAMPHLET FORM.**



**WHEREAS**, section 18-3316(1) of the Nebraska Revised Statutes allows the Mayor and City Council of the City of David City, Nebraska, a municipal corporation and city of the second class ("City"), to detach property from the City's corporate limits upon a property owner's request; and

**WHEREAS**, Mark and Willow Holoubek, husband and wife (collectively "Owner"), own that certain real property currently within City's corporate limits known as Tax Parcel Number 120008438 (the "Property"); and

**WHEREAS**, Owner formally requested City to detach from City's corporate limits that portion of the Property described in the survey in **EXHIBIT A**, attached hereto and incorporated herein; and

**WHEREAS**, Owner's request for detachment is attached hereto and incorporated herein as **EXHIBIT B**; and

**WHEREAS**, City complied with all statutory requirements and followed all procedures that applicable law requires and now desires to detach the portion of the Property described in Exhibit A from City's corporate boundaries.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA:**

1. City detaches the Property described in **EXHIBIT A** from City's corporate limits.
2. City directs City Clerk to record this Ordinance in the real estate records of Butler County, Nebraska, and to file certified copies of the same with the Butler County Election Commissioner and Butler County Clerk.
3. City authorizes the Mayor and City Clerk to execute such other documents and to perform such actions as reasonably necessary to effectuate the purposes herein.
4. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form.

PASSED AND APPROVED THIS **9<sup>th</sup>** day of **July**, 2025.

---

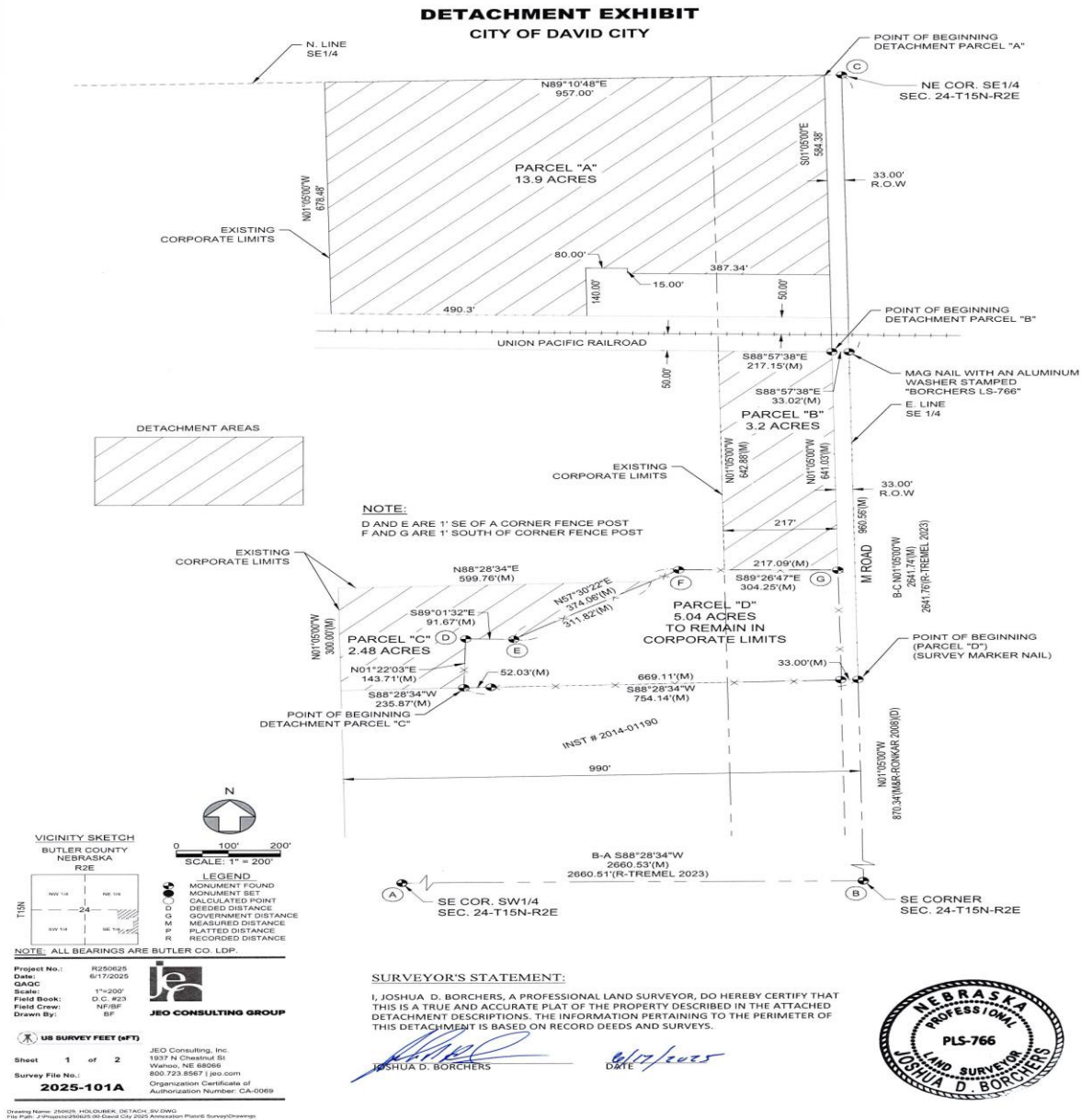
Mayor Jessica Miller

ATTEST:

---

City Clerk Tami L. Comte

**EXHIBIT A**  
**Survey of Property**  
[SEE ATTACHED]



**DETACHMENT EXHIBIT**  
CITY OF DAVID CITY

LEGAL DESCRIPTIONS FOR DETACHMENTS:

**PARCEL "A"**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, (BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THENCE S89°10'46"W (BUTLER COUNTY LOW DISTORTION PROJECTION) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD "M" AND THE POINT OF BEGINNING; THENCE S01°05'07"E ON SAID WEST LINE, PARALLEL WITH AND 33.00 FEET DISTANT FROM THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 554.36 FEET TO THE NORTH LINE OF A TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN FILMBOOK 2007, PAGE 1728; THENCE ON SAID NORTH LINE, A DISTANCE OF 587.34 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS SURVEYED AND RECORDED IN FILMBOOK 2006, PAGE 982; THENCE NORTHERLY, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID SURVEYED TRACT; THENCE WESTERLY, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID SURVEYED TRACT; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER ON THE WEST LINE OF SAID TRACTS, A DISTANCE OF 140 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 490.3 FEET TO THE WEST EXISTING CORPORATE LIMIT LINE; THENCE N01°05'00"W ON SAID WEST LINE, PARALLEL WITH AND 900 FEET DISTANT FROM THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 678.48 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N88°10'48"E ON SAID NORTH LINE, A DISTANCE OF 967.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.9 ACRES, MORE OR LESS.

### PARCEL 'B'

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N01°08'00"W (BUTLER COUNTY LOW DISTORTION PROJECTION) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1800.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N85°57'30"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 33.02 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD "M" AND THE POINT OF BEGINNING; THENCE S01°09'00"E ON SAID WEST LINE, PARALLEL WITH AND 35.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 541.00 FEET TO THE POINT OF BEGINNING; THENCE N85°25'41"W ON SAID WEST LINE, PARALLEL WITH AND 35.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 217.58 FEET TO THE WEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S85°57'30"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 217.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2 ACRES, MORE OR LESS.

### PARCEL "C"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, IS HERE DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THENCE N01°05'00"W (BUTLER COUNTY LOW DISTORTION PROJECTION) ON THE EAST LINE OF SAID SOUTH QUARTER, A DISTANCE OF 80.34 FEET TO THE NORTHEAST CORNER OF SAID QUARTER, THENCE S89°25'34"W ON SAID NORTH LINE, A DISTANCE OF 235.87 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER, A DISTANCE OF 754.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°25'34"W ON SAID NORTH LINE, A DISTANCE OF 235.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT AND THE WEST EXISTING CORPORATE LIMITS LINE; THENCE N01°05'00"W ON SAID WEST LINE PARALLEL WITH AND 900.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 300.00 FEET; THENCE N89°25'34"E ON THE NORTH LINE OF SAID EXISTING CORPORATE LIMITS, PARALLEL WITH AND 900.00 FEET DISTANT FROM SAID WEST LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF SAID DISTRICT NUMBER 20154-01190; A DISTANCE OF 906.70 FEET; THENCE S01°22'02"W, A DISTANCE OF 311.82 FEET TO THE POINT OF BEGINNING OF SAID DISTRICT NUMBER 20154-01190; A DISTANCE OF 143.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.48 ACRES, MORE OR LESS.

LEGAL DESCRIPTION TO REMAIN IN CORPORATE LIMITS:

**PARCEL "D"**

PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SIXTH P.M. BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24: THENCE NORTH 05°05'00" (BUTLER COUNTY LOW DISTORTION PROJECTION) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 875.34 FEET TO THE NORTH-EAST CORNER OF A 1/4 SECTION 24; THENCE S 89°01'00" (BUTLER COUNTY LOW DISTORTION PROJECTION) ON THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 589.70 FEET TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 754.14 FEET; THENCE NORTH 12°20'00", A DISTANCE OF 143.71 FEET; THENCE S89°01'00"E, A DISTANCE OF 91.67 FEET; THENCE N57°30'22"E, A DISTANCE OF 374.06 FEET; THENCE S89°25'47"E, A DISTANCE OF 304.25 FEET TO A POINT ON THE WEST RIGHT OF WAY OF "M" ROAD; THENCE N01°05'00"W ON SAID WEST RIGHT OF WAY LINE, PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 641.03 FEET TO THE WEST LINE OF SAID WEST RIGHT OF WAY LINE, PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 641.03 FEET TO THE CENTERLINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 33.00 FEET TO SAID EAST LINE, THENCE S01°05'00"E ON SAID EAST LINE, A DISTANCE OF 960.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

Project No.:	0250025	
Date:	01/10/2025	
S/NOC:		
Issue:		
Field Book:	D.C. 025	
Field Client:	SA-88	
Drawn By:	SP	

**EXHIBIT B**

**Owner's Request for Detachment**

[SEE ATTACHED]

May 22, 2025

**VIA HAND DELIVERY**

City of David City, Nebraska  
c/o Jessica Miller, Mayor  
490 E Street  
David City, Nebraska 68632

**RE: REQUEST FOR DETACHMENT OF PROPERTY FROM DAVID CITY,  
NEBRASKA, CORPORATE LIMITS**

Dear Mayor and City Council:

We, Mark and Willow Holoubek, husband and wife, own Tax Parcel 120008438 (the "Property"). The Property is currently within the corporate limits of the City of David City, Nebraska (the "City").

We hereby request that the City detach that certain portion of the Property described and depicted in the survey we enclose with this letter from the City's corporate limits pursuant to section 18-3316(1) of the Nebraska Revised Statutes.

Please let us know if you require anything further from us. Thank you.

Best regards,

  
Mark R. Holoubek

  
Willow A. Holoubek

Enclosure

cc: Stephen D. Mossman, Esq. (via email)  
6722622.1

Council member Keith Marvin made a motion to table the Amendment to Mutual Aid Interlocal Agreement with Butler County until the County Attorney has had a chance to review. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Keith Marvin made a motion to approve the Amendment to Owner-Engineer Agreement No. 2 with JEO Consulting Group, Inc. for the Nebraska Street Extension Project. Council Member Bruce Meysenburg seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea  
Yea: 7, Nay: 0



**AMENDMENT TO OWNER-ENGINEER AGREEMENT**  
**Amendment No. 2**

The Effective Date of this Amendment is: July 9, 2025

**ARTICLE 1 – BACKGROUND DATA**

Effective Date of Owner-Engineer Agreement: **November 22, 2023**  
Owner: **City of David City**  
Engineer: **JEO Consulting Group, Inc.**  
Project: **Nebraska Street Extension**

**ARTICLE 2 – NATURE OF AMENDMENT**

- ☒ Additional Services to be performed by Engineer
- ☒ Modifications to services of Engineer
- ☒ Modifications of payment to Engineer

**ARTICLE 3 – DESCRIPTION OF MODIFICATIONS**

Perform engineering services related to the design and construction services of additional paving improvements on Nebraska Street. See Exhibit A, attached.

**ARTICLE 4 – AGREEMENT SUMMARY**

Original agreement amount:	\$ <u>23,570</u>
Net change for prior amendments:	\$ <u>19,100</u>
This amendment amount:	\$ <u>22,400</u>
Adjusted Agreement amount:	\$ <u>65,070</u>


The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit B.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

By: \_\_\_\_\_  
Print  
name: \_\_\_\_\_  
  
Title: \_\_\_\_\_  
  
Date Signed: \_\_\_\_\_

ENGINEER: **JEO Consulting Group, Inc.**

By:   
Print  
name: Andrew Wilshusen  
  
Title: Project Manager  
  
Date Signed: 7/8/2025





**SCOPE OF SERVICES:**  
**Exhibit A**

**PROJECT DESCRIPTION:**

David City, NE: The project will consist of reconstruction of Nebraska Street from 10<sup>th</sup> Street east to the proposed Nebraska Street Extension project. This will consist of new concrete paving, driveway reconstruction, and grading. J&E to provide design and construction services outlined in the scope of services.

**1 DESIGN PHASE**

- 1.1 Provide Project Management throughout all Phase of this project, to include:
  - 1.1.1 Coordination of all design disciplines including facilitating communication and transfer of documents between disciplines to minimize errors in the technical memos, plans and specifications, as well as ensure a timely project design.
  - 1.1.2 Provide timely and coordinated communication to and from the Owner for requests for information, providing progress updates, scheduling meetings, and receiving and providing feedback.
  - 1.1.3 Provide oversight to ensure scope of services and schedule is met.
  - 1.1.4 Work with disciplines to identify potential risks and how to mitigate those risks.
  - 1.1.5 Review billed hours by design team and prepare invoice statements for Owner.
  - 1.1.6 Provide monthly progress reports.
- 1.2 Review of existing data and design requirements (standard vehicles, access requirements, etc.).
- 1.3 Prepare 90% complete preliminary plans, to include:
  - 1.3.1 Survey control sheets
  - 1.3.2 Removal plan
  - 1.3.3 Plan and preliminary profile with construction notes
  - 1.3.4 Typical cross section
  - 1.3.5 Geometrics and grades
  - 1.3.6 ROW
  - 1.3.7 Cross Sections
- 1.4 Prepare a 90% complete opinion of probable construction cost.
- 1.5 Perform an internal quality assurance/quality control (QA/QC) review of the preliminary plans and specifications.
- 1.6 Conduct a plan-in-hand review in the field with the Owner to confirm the proposed layout, survey information and opinion of probable construction cost. (One Meeting)
- 1.7 Finalize construction drawings and specifications subject to Owner's approval.
- 1.8 Prepare a list of final construction quantities and furnish a final opinion of probable construction cost.
- 1.9 Provide completed final documents (Contract Documents) signed and sealed by a professional engineer registered in the State of Nebraska to Owner.

- 1.10 Attend up to one (1) meeting to review final design documents and opinions of probable construction cost, obtain approval of the final plans, specifications and bid documents and receive authorization to submit final plans, specifications and bid documents to the appropriate agencies for review and approval.

## **2 CONSTRUCTION PHASE**

- 2.1 Provide construction staking of the proposed improvements, including marking removals, location and grade of proposed paving improvements.
- 2.2 Review shop drawings and related data supplied by the Contractor.
- 2.3 Provide interpretation of the plans and specifications, when necessary.
- 2.4 Review and process Contractor's monthly payment applications and change orders (if necessary) and provide to Owner for review and approval.
- 2.5 Consult with and advise Owner during construction regarding all aspects of the project.
- 2.6 Coordinate and review geotechnical soil and concrete testing results. Construction material testing (compaction and concrete compressive strength) cost to be paid for by the Owner. Any retesting are the responsibility of the Contractor.
- 2.7 Perform measurement of all final as-built quantities.
- 2.8 Conduct a final inspection of project with the Contractor and Owner.
- 2.9 Prepare a final punch list of outstanding items needing completion prior to finalization of the project based on field observations and reviews by the Resident Project Representative, Contractor, and Owner.
- 2.10 Recommend to the Owner the acceptance of the project and complete the necessary certificate(s). This recommendation will be based on the Engineer's observation of construction utilizing professional judgment and accepted tests to determine that the Contractor has completed their contracts in substantial compliance with the plans, specifications and contract documents.
- 2.11 JEO will furnish a part-time Resident Project Representative (RPR) to observe construction progress and quality of the work.
- 2.12 The duties and responsibilities of the RPR are described as follows:
  - 2.12.1 Review of contractors work for general compliance with the plans and specifications.
  - 2.12.2 Complete Construction Observation Reports when on site.
  - 2.12.3 Coordinate pay quantities with contractor and engineer.
  - 2.12.4 Review of materials delivered to the site for specification compliance.
  - 2.12.5 Assist the engineer in interpretation of the plans and specifications to the contractor.
  - 2.12.6 Review and coordinate materials testing by assigned testing firm.
  - 2.12.7 Attend progress meetings.
  - 2.12.8 Compile records for use in preparing record drawings.

**3 OWNER RESPONSIBILITIES**

- 3.1 Provide timely review of documents or requests for information.
- 3.2 Provide access to property to conduct proposed services
- 3.3 Provide contact information for utility companies within the right-of-way along the project route.

**4 FEE**

- 4.1 JEO proposes to provide the services defined above for the fees defined below:

<u>Task</u>	<u>Fee</u>
<b>Design Phase</b> (Lump Sum)	<b>\$ 13,000.00</b>
<b>Construction Phase</b> (Lump Sum)	<b>\$ 9,400.00</b>
<b>Total</b> (Lump Sum)	<b>\$ 22,400.00</b>

**5 PROGRESS PAYMENTS**

- 5.1 JEO will bill for services completed near the end of each month. All invoices are due payable upon receipt and are considered delinquent after 30 days.
- 5.2 Invoices not paid within 30 days may be charged interest at the annual rate of 12% (1.0%/month).
- 5.3 Payments will be applied first to the interest then principal.
- 5.4 Work by JEO will cease if invoices have not been paid in full within 60 days and will not begin again until full payment with interest has been received.

**6 CONTRACT TIME**

- 6.1 JEO will work as expeditiously as possible, pending authorization from Owner to complete the tasks in this project.
- 6.2 Design Phase – 21 days from authorization to proceed.
- 6.3 Construction Phase – Summer/Fall of 2025
- 6.4 If the Basic Services covered by this Agreement have not been completed by December 31, 2025, through no fault of JEO, extension or adjustment of JEO's services beyond that time shall be compensated as additional services.
- 6.5 The information in this proposal and fee estimate is valid until July 18, 2025. After that time, the scope of services and estimated are subject to adjustment.

**7 EXCLUSIONS**

- 7.1 Land rights and ownership
- 7.2 Floodplain, US Army Corps of Engineers Section 404, or other environmental permitting
- 7.3 Wetlands determination and mitigation
- 7.4 Traffic study
- 7.5 SWPPP preparation, administration and inspections
- 7.6 Any permit fees associated with permit applications
- 7.7 Special meetings and meetings not outlined in the Scope of Services
- 7.8 Signing, marking, and traffic control plans

- 7.9 Street lighting
- 7.10 Grant administration
- 7.11 Payroll record review and labor interviews

**8 REIMBURSABLE EXPENSES**

- 8.1 Typical reimbursable expenses are included in the lump-sum and cover: mileage for trips required to complete the work defined above, long-distance phone calls, meals, other travel expenses, software, copies/prints, and faxes.
- 8.2 Other reimbursable expenses shall be billed at 110% of their cost.

**9 ADDITIONAL TERMS**

- 9.1 The General Conditions are specified in Exhibit B.

Council member Keith Marvin made a motion to approve authorizing the Mayor to execute a change order including a one-month extension in an amount not to exceed \$120,000 for additional improvements related to the Nebraska Street Project. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Keith Marvin made a motion to approve engaging JEO Consultants to design turn lanes and evaluate the intersection of Highway 15 and Highway 12B spur. Council Member Kevin Woita seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Bruce Meysenburg made a motion to approve the quote from AMGL, P.C. to provide audit services for 2025, 2026 and 2027. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

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JULY 2, 2025

City of David City, Nebraska  
490 E St.  
PO Box 191  
David City, NE 68632

Thank you for the opportunity to present this proposal.

AMGL, P.C., has been providing professional services to governmental entities for more than 30 years. Our firm's basic philosophy is to provide excellent client service based on substantial knowledge of, and specialization in, the services to be provided. We recognize that the most important product is prompt and efficient service of the highest quality.

We can serve the City of David City to your complete satisfaction and all our efforts are directed toward achieving that aim. The highest level of skills and resources available to our firm will be utilized in serving your needs. The engagement team has extensive governmental auditing experience.

Our knowledge of your governmental operations will enable us to provide professional services timely, efficiently, and at a reasonable cost.

We provide professional services to other governmental entities, with which they have been well pleased. We firmly believe we can offer this kind of dedication, continuity, and commitment to you.

The maximum fee, including travel and out-of-pocket expenses, for work as described in this proposal to provide professional services for the fiscal years ending September 30, 2025, 2026 and 2027 under the following terms will be:

	<u>2025</u>	<u>2026</u>	<u>2027</u>
Audit the City's financial statements as of and for the years ending September 30,	\$ 23,500	\$ 24,500	\$ 25,500
Single Audit, if necessary	<u>4,000</u>	<u>4,400</u>	<u>4,800</u>
	<u>\$ 27,500</u>	<u>\$ 28,900</u>	<u>\$ 30,300</u>

Billings for our services will be rendered approximately every four weeks, and payment is due within 30 days of the invoice date. The foregoing proposed cost of service fees will be administered upon acceptance of our engagement.

We look forward to working with you and the professional staff of the City of David City. If you have any questions, please feel free to contact me at 308-381-1810.

AMGL, P.C.

  
Kyle R. Overturf, CPA  
Engagement Shareholder

7-2-2025  
Date

AMGL  
CPAs & Advisors 

Council member Kevin Woita made a motion to approve hiring Marvin Planning Consultants for \$2,000 to do a blight and substandard study. Council Member Rick Holland seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Abstain (With Conflict), Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 5, Nay: 0, Abstain (With Conflict): 1

Council member Bruce Meysenburg made a motion to approve the purchase of a new VFD for Well No. 12 up to \$100,000 from Sargent Drilling. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Keith Marvin made a motion to approve Southeast Nebraska Development District recommendation for the 2022 David City Owner-Occupied Rehab Project # 005 to MIT Contracting in the amount of \$40,000.00. Council Member Bruce Meysenburg seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

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July 1, 2025

City of David City Housing Committee Members

RE: 2022 David City OOR program (22TFHO16018)

Housing Advisory Committee

On April 30, 2025, a bid opening was held at 5:00 P.M., on applicant #005 through the 2022 David City Housing Rehabilitation Program (see attached bid sheet). The following is SENDD's recommendation to the City of David City Housing Advisory Committee Members on the following applicants:

FOR PROJECT #005, our Office recommends to award the contract to: MIT Contracting in the amount of \$40,000.00 from the Affordable Housing Program (AHP).

MIT Contracting	Base Bid:	\$40,000.00
1481 Bluff RD - Pleasant Dale, NE 68423	Contingency Fund:	\$0.00
	Total Bid:	\$40,000.00

**Recommend to award contracts:**

MIT Contracting: \$40,000.00

Total: \$40,000.00

The Sub-Contractor listed above has successfully completed similar projects over the years within communities in SENDD's District using CDBG & NAHTF funds. They are certified in Lead Base Paint training, registered on the SAM system, have the proper insurance coverage and have adequate staffing to complete project #005.

Sincerely,

Brent Pendgraft  
Housing Inspector  
(402) 858-2245  
bpendgraft@sendd.org  
SEND D

cc: City of David City  
Housing Advisory Committee Members

LINCOLN OFFICE  
7407 O Street  
Lincoln, NE 68510  
Office: 402-475-2560

[www.sendd.org](http://www.sendd.org)



SECONDARY OFFICE  
PO Box 8  
Nebraska City, NE 68410  
Office: 402-907-2026

*SEND D is an Equal Opportunity Provider and Employer*



July 1, 2025

2022 David City Owner Occupied Rehabilitation Housing Program  
22TFHO16018  
Housing Rehabilitation Program

Re: Narrative outline for Recommendation of Construction Contract Award  
For Project: #005.

Project #005

Construction contract award amounts total: \$40,000.00

Selected Contractor: MIT Contracting

Description of work:

- Finish new rooms in basement, including:
  - Framing
  - Plumbing: new toilet in new bathroom, installation of new shower & sink/vanity
  - Insulation of walls
  - Drywall & paint
  - Install new doors for each bedroom and bathroom
  - Install new flooring (carpet throughout except LVT in bathroom)
  - Install drop ceiling throughout bedrooms & living room, drywall ceiling in bathroom
  - Install finish trim throughout basement
  - Duct runs to new rooms & bathroom exhaust fan
  - Install new wiring throughout basement to new rooms & new outlets to code

LINCOLN OFFICE  
7407 O Street  
Lincoln, NE 68510  
Office: 402-475-2560

[www.sendd.org](http://www.sendd.org)



SECONDARY OFFICE  
PO Box 8  
Nebraska City, NE 68410  
Office: 402-907-2026

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**BID RESULTS – 2022 David City OOR Program (22TFHO16018)**

Bid Date: April 30, 2025, 5:00 P.M.

Location: SENDD Lincoln Office

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Applicant # 005

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MIT Contracting	\$40,000.00
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Cavapa Plus M	No Bid
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Crewline Exteriors	No Bid
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Welch Masonry	No Bid
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RED = Most Responsible Bid / Line-Item Selections – Total: \$40,000.00

NOTE: Contractor's bid does contain a 10% Contingency fund and does include alternate items

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SEND D Estimate: \$0.00- Excluding Alternate Items



Council member Jim Angell made a motion to approve Southeast Nebraska Development District recommendation for the 2022 David City Owner-Occupied Rehab Project #006 to MIT Contracting in the amount of \$40,000.00. Council Member Keith Marvin seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

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**May 14, 2025**

City of David City Housing Committee Members

RE: 2022 David City OOR program (22TFHO16018)

Housing Advisory Committee

On April 30, 2025, a bid opening was held at 5:00 P.M., on applicant #006 through the 2022 David City Housing Rehabilitation Program (see attached bid sheet). The following is SEND D's recommendation to the City of David City Housing Advisory Committee Members on the following applicants:

FOR PROJECT #006, our Office recommends to award the contract to: MIT Contracting in the amount of \$40,000.00 from the Affordable Housing Program (AHP).

MIT Contracting	Base Bid:	\$35,881.10
1481 Bluff RD - Pleasant Dale, NE 68423	Contingency Fund:	\$4,118.90
	Total Bid:	\$40,000.00

**Recommend to award contracts:**

MIT Contracting: \$40,000.00

Total: \$40,000.00

The Sub-Contractor listed above has successfully completed similar projects over the years within communities in SEND D's District using CDBG & NAHTF funds. They are certified in Lead Base Paint training, registered on the SAM system, have the proper insurance coverage and have adequate staffing to complete project #006.

Sincerely,

Brent Pendgraft  
Housing Inspector  
(402) 858-2245  
bpendgraft@sendd.org  
SEND D

cc: City of David City  
Housing Advisory Committee Members

**LINCOLN OFFICE**  
7407 O Street  
Lincoln, NE 68510  
Office: 402-475-2560

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May 14, 2025

2022 David City Owner Occupied Rehabilitation Housing Program  
22TFHO16018  
Housing Rehabilitation Program

Re: Narrative outline for Recommendation of Construction Contract Award  
For Project: #006.

Project #006

Construction contract award amounts total: \$40,000.00

Selected Contractor: MIT Contracting

Description of work:

- ☐ Install low-entry shower
- ☐ Install new elongated toilet stool
- ☐ Remove, replace, & reroute shower water lines to current closet side with PEX
- ☐ Install sink/vanity
- ☐ Extend bathroom into bedroom & frame new doorway entrance
- ☐ Reroute ducts near bathroom for increased accessibility
- ☐ Remove & replace tile flooring in bathroom with new LVT
- ☐ Install bathroom exhaust fan, new light fixture, & GFCI outlet(s)
- ☐ Remove and replace TPO roofing material on the Balcony, ensuring proper drainage
- ☐ Remove and replace shingled roofing above bay window
- ☐ DEMO back porch and match siding
- ☐ Replace electrical box with 100amp service and move to interior
- ☐ Replace any outlets within 6' of water source with GFCIs
- ☐ Install new 5" k-style gutters and downspouts

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**BID RESULTS – 2022 David City OOR Program (22TFHO16018)**

Bid Date: April 30, 2025, 5:00 P.M.

Location: SENDD Lincoln Office

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Applicant # 006

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MIT Contracting	\$40,000.00
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Cavapa Plus M	\$40,315.00
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Crewline Exteriors	\$7,400.00 (Roofing sections only)
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Henning Carpentry LLC	No Bid
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RED = Most Responsible Bid / Line-Item Selections – Total: \$40,000.00

NOTE: Contractor's bid does contain a 10% Contingency fund and does include alternate items

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SEND D Estimate: \$0.00- Excluding Alternate Items

Council member Keith Marvin made a motion to approve Southeast Nebraska Development District Recommendation for the 2022 David City Owner-Occupied Rehab Project #017 to MIT Contracting in the amount of \$34,004.27. Council Member Kevin Woita seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Woita: Yea

Yea: 6, Nay: 0

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July 2, 2025

City of David City Housing Committee Members

RE: 2022 David City OOR program (22TFHO16018)

Housing Advisory Committee

On April 30, 2025, a bid opening was held at 5:00 P.M., on applicant #017 through the 2022 David City Housing Rehabilitation Program (see attached bid sheet). The following is SEND D's recommendation to the City of David City Housing Advisory Committee Members on the following applicants:

FOR PROJECT #017, our Office recommends to award the contract to: MIT Contracting in the amount of \$34,004.27 from the Affordable Housing Program (AHP).

MIT Contracting	Base Bid:	\$34,004.27
1481 Bluff RD - Pleasant Dale, NE 68423	Contingency Fund:	\$0.00
	Total Bid:	\$34,004.27

**Recommend to award contracts:**

MIT Contracting: \$34,004.27

Total: \$34,004.27

The Sub-Contractor listed above has successfully completed similar projects over the years within communities in SEND D's District using CDBG & NAHTF funds. They are certified in Lead Base Paint training, registered on the SAM system, have the proper insurance coverage and have adequate staffing to complete project #017.

Sincerely,

Brent Pendgraft  
Housing Inspector  
(402) 858-2245  
bpendgraft@sendd.org  
SEND D

cc: City of David City  
Housing Advisory Committee Members

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July 2, 2025

2022 David City Owner Occupied Rehabilitation Housing Program  
22TFHO16018  
Housing Rehabilitation Program

Re: Narrative outline for Recommendation of Construction Contract Award  
For Project: #017.

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Project #017

Construction contract award amounts total: \$34,004.27

Selected Contractor: MIT Contracting

Description of work:

- ☐ Replace ungrounded outlet with GFCI near bathroom sink
- ☐ Remove & replace 1x FRONT storm door, 3x BACK Primary doors, & 1x BACK storm door. Reframe openings as needed & install new trim or reinstall current trim/paint any exposed wood. Tape, finish smooth any interior wall damage during installation. Install metal floor strip in front of new threshold if gap is present between floor covering and door.
- ☐ Rebuild/secure deck railings on BACK deck. Must be minimum of 36" measured from surface of decking to top of guardrail.
- ☐ Replace 12 windows (excludes kitchen & front porch) with new white, vinyl, double-hung windows.
- ☐ Install Radon mitigation system in basement of home with 3" PVC exhaust pipe ran to attic & through roof. Connect fan to the pipe system and insulate if necessary to prevent any moisture buildup inside the exhaust pipe. Install a manometer and test system to verify functionality.

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**BID RESULTS – 2022 David City OOR Program (22TFHO16018)**

Bid Date: April 30, 2025, 5:00 P.M.

Location: SENDD Lincoln Office

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Applicant # 017

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MIT Contracting	\$34,004.27
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Cavapa Plus M	No Bid
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Crewline Exteriors	No Bid
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Welch Masonry	No Bid
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RED = Most Responsible Bid / Line-Item Selections – Total: \$34,004.27

NOTE: Contractor's bid does contain a 10% Contingency fund and does include alternate items

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SEND D Estimate: \$0.00- Excluding Alternate Items

Council member Bruce Meysenburg made a motion to approve Southeast Nebraska Development District Recommendation for the 2022 David City Owner-Occupied Rehab Project #021 to MIT Contracting in the amount of \$40,000.00. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea

Yea: 6, Nay: 0

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**July 1, 2025**

City of David City Housing Committee Members

RE: 2022 David City OOR program (22TFHO16018)

Housing Advisory Committee

On April 30, 2025, a bid opening was held at 5:00 P.M., on applicant #021 through the 2022 David City Housing Rehabilitation Program (see attached bid sheet). The following is SEND D's recommendation to the City of David City Housing Advisory Committee Members on the following applicants:

**FOR PROJECT #021**, our Office recommends to award the contract to: MIT Contracting in the amount of \$40,000.00 from the Affordable Housing Program (AHP).

MIT Contracting	Base Bid:	\$40,000.00
1481 Bluff RD - Pleasant Dale, NE 68423	Contingency Fund:	\$0.00
	Total Bid:	\$40,000.00

**Recommend to award contracts:**

MIT Contracting: \$40,000.00

Total: \$40,000.00

The Sub-Contractor listed above has successfully completed similar projects over the years within communities in SEND D's District using CDBG & NAHTF funds. They are certified in Lead Base Paint training, registered on the SAM system, have the proper insurance coverage and have adequate staffing to complete project #021.

Sincerely,

Brent Pendgraft  
Housing Inspector  
(402) 858-2245  
bpendgraft@sendd.org  
SEND D

cc: City of David City  
Housing Advisory Committee Members

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July 1, 2025

2022 David City Owner Occupied Rehabilitation Housing Program  
22TFHO16018  
Housing Rehabilitation Program

Re: Narrative outline for Recommendation of Construction Contract Award  
For Project: #021.

Project #021

Construction contract award amounts total: \$40,000.00  
Selected Contractor: MIT Contracting

Description of work:

- ☐ Replacement of 11 Double Hung & 2 Foundation windows with White, Vinyl windows
- ☐ Install new vinyl siding
- ☐ Remove & replace gutters with new 5" K-style aluminum gutters with 5" downspouts
- ☐ Install new 95% AFUE forced air gas Furnace
- ☐ Properly install garbage disposal outlet below kitchen sink
- ☐ Remove & replace water heater with new 50-gallon gas water heater

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**BID RESULTS – 2022 David City OOR Program (22TFHO16018)**

Bid Date: April 30, 2025, 5:00 P.M.

Location: SENDD Lincoln Office

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**Applicant # 021**

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MIT Contracting	\$40,000.00
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Cavapa Plus M	No Bid
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Crewline Exteriors	No Bid
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Welch Masonry	No Bid
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**RED = Most Responsible Bid / Line-Item Selections – Total: \$40,000.00**

**NOTE:** Contractor's bid does contain a 10% Contingency fund and does include alternate items

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SEND D Estimate: \$0.00- Excluding Alternate Items

Council member Keith Marvin made a motion to approve Southeast Nebraska Development District Recommendation for the 2022 David City Owner-Occupied Rehab Project #022 to MIT Contracting in the amount of \$40,000.00. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

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July 2, 2025

City of David City Housing Committee Members

RE: 2022 David City OOR program (22TFHO16018)

Housing Advisory Committee

On April 30, 2025, a bid opening was held at 5:00 P.M., on applicant #022 through the 2022 David City Housing Rehabilitation Program (see attached bid sheet). The following is SEND D's recommendation to the City of David City Housing Advisory Committee Members on the following applicants:

FOR PROJECT #022, our Office recommends to award the contract to: MIT Contracting in the amount of \$40,000.00 from the Affordable Housing Program (AHP).

MIT Contracting	Base Bid:	\$40,000.00
1481 Bluff RD - Pleasant Dale, NE 68423	Contingency Fund:	\$0.00
	Total Bid:	\$40,000.00

**Recommend to award contracts:**

MIT Contracting: \$40,000.00

Total: \$40,000.00

The Sub-Contractor listed above has successfully completed similar projects over the years within communities in SEND D's District using CDBG & NAHTF funds. They are certified in Lead Base Paint training, registered on the SAM system, have the proper insurance coverage and have adequate staffing to complete project #022.

Sincerely,

Brent Pendgraft  
Housing Inspector  
(402) 858-2245  
bpendgraft@sendd.org  
SEND D

cc: City of David City  
Housing Advisory Committee Members

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July 2, 2025

2022 David City Owner Occupied Rehabilitation Housing Program  
22TFHO16018  
Housing Rehabilitation Program

Re: Narrative outline for Recommendation of Construction Contract Award  
For Project: #022.

Project #022

Construction contract award amounts total: \$40,000.00

Selected Contractor: MIT Contracting

Description of work:

- ☐ Install new fan-fold insulation & vinyl siding
- ☐ Install new metal, vented soffit on entire house including porch ceilings & wrap fascia with aluminum metal.
- ☐ Remove & replace gutters with new 5" k-style aluminum gutters with 5" downspouts
- ☐ Install new 95% AFUE forced air furnace, connected to dedicated circuit & distribution system. Ensure gas line has shut-off valve, drip leg, & coupling. Install new digital thermostat & new furnace filter.
- ☐ Install new A coil in furnace. Install new central air unit of appropriate size for the house and new pad for central air unit on exterior of house. Install new 220 electrical shut-off on outside of house near A/C unit. Install new Freon insulated line, & fully charge & test unit.

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**BID RESULTS – 2022 David City OOR Program (22TFHO16018)**

Bid Date: April 30, 2025, 5:00 P.M.

Location: SENDD Lincoln Office

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Applicant # 022

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MIT Contracting	\$40,000.00
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Cavapa Plus M	No Bid
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Crewline Exteriors	No Bid
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Welch Masonry	No Bid
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RED = Most Responsible Bid / Line-Item Selections – Total: \$40,000.00

NOTE: Contractor's bid does contain a 10% Contingency fund and does include alternate items

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SEND D Estimate: \$0.00- Excluding Alternate Items

Mayor Jessica Miller stated that the next agenda item was a discussion regarding the vacation of West B Street west of North 1<sup>st</sup> Street.

City Administrator Alan Zavodny stated that he asked for this agenda item because the City is spending its resources trying to resolve this issue.

The Council opened the floor to the neighbors. Bryon Forney introduced himself and spoke in favor of vacating B Street. Nick Sypal introduced himself and spoke against vacating B Street. Generally, the discussion centered on the use of B Street as a truck route and its impact on surrounding residential areas. The City Attorney suggested the City could designate the street as off-limits to trucks over a specific size or weight. A traffic study was recommended. The City will engage a qualified engineer to do an analysis and then consider that analysis as a potential basis for next steps, if any.

Council member Bruce Meysenburg made a motion to approve the reappointment of Marlene Hein to the David City Housing Authority Board of Commissioners for a five-year term ending May, 2030. Council Member Rick Holland seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea  
Yea: 6, Nay: 0

Council member Bruce Meysenburg made a motion to adjourn. Council Member Rick Holland seconded the motion. The motion carried and Mayor Jessica Miller declared the meeting adjourned at 8:24 p.m.  
Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea  
Yea: 7, Nay: 0



CERTIFICATION OF MINUTES  
July 9, 2025

I, Tami Comte, duly qualified and acting City Clerk for the City of David City, Nebraska, do hereby certify with regard to all proceedings of July 9, 2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that the minutes of the meeting of the City Council of the City of David City, Nebraska, were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided with advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

---

Tami Comte, City Clerk