

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING
OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF DAVID CITY, NEBRASKA**

The undersigned members of the governing body of the City of David City, Nebraska, hereby acknowledge receipt of advance notice of a regular meeting of said body and the agenda for such meeting to be held at 7:00 o'clock p.m. on the **13th day of November, 2019**, in the meeting room of the City Office, 557 North 4th Street, David City, Nebraska.

This agenda is available for public inspection in the office of the City Clerk and may be modified up to twenty-four hours prior to the opening of the meeting.

Dated this 1st day of November, 2019.

AGENDA AS FOLLOWS:

1. Roll Call;
 2. Pledge of Allegiance;
 3. Inform the Public about the location of the Open Meetings Act and the Citizens Participation Rules; _____
Mayor Alan Zavodny
 4. Minutes of the October 23rd, 2019 meeting of the Mayor and City Council; _____
Council President Kevin N. Hotovy
 5. Consideration of Claims;
 6. Committee and Officer Reports;
 7. Discussion / Presentation by Al Hottovy of Leo A. Daly concerning the "punch list" and concerns regarding the Downtown Redevelopment Project; _____
Council member Thomas J. Kobus
 8. Consideration / Discussion concerning the approved State Aid Project of 90%, up to a max of \$87,300 for an Airport taxiway, and an Engineering Agreement; _____
Council member Dana E. Trowbridge
 9. Consideration of a Letter Agreement for Professional Services with Olsson concerning the Class "A" Street Superintendent for January through December 31, 2020; _____
Council member Patrick J. Meysenburg
 10. Update on WWTP Project Construction Schedule by Craig Reinsch (Olsson) and Eriksen Construction; _____
Council member John P. Vandenberg
 11. Consideration of calling a temporary recess as the City Council and calling to order as the David City Community Development Agency; _____
Council member Bruce Meysenburg
- COMMUNITY DEVELOPMENT AGENCY
CITY OF DAVID CITY, NEBRASKA
Agenda for Meeting
- a. Call to Order
 - b. Roll Call for the Community Development Agency; _____
City Clerk Joan E. Kovar

- c. Open Meetings Act Recitations, Identification of Current Copy of Open Meetings Act Posted in the Meeting Room;
 - d. Consider recommendation regarding the Redevelopment Plan for the David City Industrial Park Expansion and Infrastructure Upgrade, for the real estate described:
Phase One:
A tract of land located in the North Half of the Northeast Quarter of the Southwest Quarter (N1/2NE1/4SW1/4) of Section Eighteen (18), Township Fifteen (15) North, Range Three (3) East of the 6th P.M., Butler County, Nebraska described as follows:
Commencing at the Southeast corner of said North Half (N1/2); thence Westerly, 341.60 feet, on the South Line of said North Half (N1/2), to the Point of Beginning, said Point being the Southwest corner of a parcel of land conveyed in Microfilm Book 81, Page 521; thence continuing Westerly, 977.83 feet, on the last described line, to the Southwest Corner of said North Half (N1/2); thence Northerly, 658.98 feet, to the Northwest Corner of said North Half (N1/2); thence Easterly, 979.92 feet, on the North line of said North Half (N1/2); thence Southerly 657.35 feet, to the Point of Beginning. (Assessor # 120008573); and
A tract of land in the North One Half of the Northeast Quarter of the Southwest Quarter (N1/2NE1/4SW1/4) Section Eighteen (18), Township Fifteen (15) North, Range Three (3) East of the Sixth Principal Meridian Butler County, Nebraska, more particularly described as follows: Commencing at a point on the south line of said North One Half of the Southeast Quarter, Southwest Quarter, said point being 42.6 feet west of the Southeast Corner thereof; thence northerly on the westerly line of State Highway No. 15 right of way a distance of 256.0 feet; thence westerly deflection angle 90°23'50" left a distance of 299.0 feet; thence southerly deflection angle 89°36'10" left a distance of 256.0 feet, to a point on the south line of said North One Half; thence easterly on said south line a distance of 299.0 feet to the place of beginning. (Assessor # 120008579); and
The adjacent public right of way in Industrial Drive from S Street south to West O Street and west on West O street to the railroad right of way.
Phase Two:
A parcel of land in Section 18, Twp. 15, Range 3 East of the 6th PM in Butler County, Nebraska described as follows:
Beginning 236 feet West of the NE corner of said Section; thence West 236 feet; thence south 1941 feet; thence west 732 feet; thence south 701 feet; thence east 932 feet, thence north 701 feet, thence east 236 feet, thence north 1716 feet; thence west 236 feet; thence North to the point of beginning. (Part of Assessor # 120008569)
A copy of the proposed redevelopment plan, a copy of the cost benefit analysis required pursuant to Neb. Rev. Stat. §18-2113 and a map showing the location of the property subject to the redevelopment plan is on file and available for public inspection in the office of the David City - City Clerk, 557 North 4th Street, David City, Nebraska 68632.
 - e. Consider cost benefit analysis of the Redevelopment Plan for the David City Industrial Park Expansion and Infrastructure Upgrade;
 - f. Consideration of Resolution No. 2 – 2019 CDA, recommending the Redevelopment Plan and Adoption of Cost Benefit Analysis for the Redevelopment Plan for the David City Industrial Park Expansion and Infrastructure Upgrade;
 - g. Temporarily recess as the CDA;
12. Consideration of coming back in session as the City Council;
 13. Public Hearing to receive public comment on the proposed Redevelopment Plan for the David City Industrial Park Expansion and Infrastructure Upgrade, legally described above;
 14. Consideration of Resolution No. 28 - 2019 approving the Redevelopment Plan for the David City Industrial Park Expansion and Infrastructure Upgrade, legally described above;
 15. Consideration of calling a temporary recess as the City Council and reconvening as the Community Development Agency of the City of David City, Nebraska;
 - h. The Community Development Agency reconvenes to consider the Redevelopment Contract;
 - i. Consideration of Resolution No. 3 – 2019 CDA, providing for the issuance of a Tax Increment Revenue Bond for the David City Industrial Park Expansion and Infrastructure Upgrade Project; authorizing execution of a Redevelopment Contract and other matters;
 - j. Adjourn as the Community Development Agency;
 16. Consideration of coming back in session as the City Council;

17. Consideration of Resolution No. 30 – 2019 ratifying and confirming the hiring of consulting engineers (Olsson), approval of the plans, specifications, and estimate of cost for Sanitary Sewer District No. 2019 - 1;
18. Consideration of Resolution No. 31 – 2019, a Resolution of Necessity to construct additions and improvements to the City's sanitary sewer system; creating Sanitary Sewer District No. 2019 - 1 of the City, making reference to and approving plans and specifications; approving the engineers' estimate of costs; providing for the issuance of bonds, warrants and notes, determining improvements to be general public improvements not of special benefit to property within said district and providing for the effectiveness of this Resolution;
19. Consideration of Resolution No. 32 – 2019 to set a date to conduct a public hearing on the aforementioned Resolution of Necessity as it relates to Sanitary Sewer District No. 2019 - 1;
20. Consideration of Resolution No. 33 – 2019 ratifying and confirming the hiring of consulting engineers (Olsson), approval of the plans, specifications, and estimate of cost for Storm Sewer District No. 2019 - 2;
21. Consideration of Resolution No. 34 – 2019, a Resolution of Necessity to construct additions and improvements to the City's sanitary sewer system; creating Storm Sewer District No. 2019 - 2 of the City; making reference to and approving plans and specifications; approving the engineers' estimate of costs; providing for the issuance of bonds, warrants and notes, determining improvements to be general public improvements not of special benefit to property within said district and providing for the effectiveness of this Resolution;
22. Consideration of Resolution No. 35 – 2019 to set a date to conduct a public hearing on the aforementioned Resolution of necessity as it relates to Storm Sewer District No. 2019 - 2;
23. Consideration of Resolution No. 29 – 2019 directing the sale of property by sealed bids for the property legally described as the south twenty-five feet (S 25') of Lot One (1) and the north fifty feet (N 50') of Lot Four (4), Block Two (2), Miles Fourth (4th) Addition to David City, Butler County Nebraska;
24. Consideration / Discussion with Ryan Ruth concerning the Health Insurance renewal for the upcoming year;
25. Consideration of a revision to the Sub Transmission Wheeling Rates, increasing the rate from \$1.27 to \$1.48 for the year 2020;
26. Consideration of appointing _____ to a four-year term on the Library Board;
27. Consideration of amended Progress Estimate #22 to Constructors, Inc. in the amount of \$317,912.83; (Pay Estimate #22 in the amount of \$505,901.49 was tabled at the October 23, 2019 meeting.)
28. Consideration of the installation of a backup propane generator for the 911 system by the Power Plant; (This was initially approved on March 8, 2017)
29. Consideration of Pay Estimate #13 to Eriksen Construction Co., in the amount of \$190,992.69 for the Wastewater Treatment Plant Project;
30. Consideration of Change Order No. 2 to Midlands Contracting, Inc. in the amount of \$15,397.00;
31. Consideration of Final Pay Estimate #5 to Midlands Contracting, Inc. in the amount of \$116,175.43 for Sanitary Sewer Rehabilitation;
32. Wastewater Treatment Plant update aside from the current project;
33. Adjourn.