

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

October 12, 2022

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:02 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 October 6, 2022, and an affidavit of the publisher is on file in the office of the CDA Secretary. The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public, and Community Development Agency members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Development Agency Members—Alan Zavodny, Tom Kobus, Kevin Woita, Bruce Meysenburg, Pat Meysenburg, Jessica Miller, Community Development Agency Secretary Tami Comte, and City Attorney David Levy. Also present were Special Projects Coordinator Dana Trowbridge. Community Development Agency member John Vandenberg was 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 September 28, 2022 meeting of the CDA. CDA Member Bruce Meysenburg seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny: Yea
Yea: 6, Nay: 0, Absent: 1

Chairman Zavodny stated that the next item on the agenda was discussion concerning the current status of design/dirt work and infrastructure built at Northland.

Special Projects Coordinator Dana Trowbridge said, "The current status of the design work is that it has been completed by Olsson and has been sent to the State of Nebraska for final approval prior to beginning the project. I'm trying to get from Dave Ziska right now the initial project that was sent to the State of Nebraska assuming that they are not going to dabble in this significantly, we could give this information to our dirt contractor or our potential dirt contractor and our potential construction crew so they can give us some numbers as to where they may find value in doing these projects. That's where we are today. We are patiently waiting on the State of Nebraska. We are trying to accelerate it as quickly as we can."

Chairman Alan Zavodny said, "Do we have any indication on what the timeframe might look like?"

Special Projects Coordinator Dana Trowbridge said, "When they get to it. We don't know how long that will take. If we can short-circuit them by getting this information to the dirt people and the construction people, it will help us immensely. If that's ok with you, we will move that route."

Chairman Zavodny stated that the next item on the agenda was discussion concerning the current status of design/dirt work and infrastructure at Akrs.

Special Projects Coordinator Dana Trowbridge said, "At Akrs there are lots of things going on beyond what I know about it. The design work is in its final stages. The borings were taken the Fifth of October. They tell me the results will come in ten days to two weeks and then we will know how the roads will have to be structured. I'm guessing that some clay will have to be brought in to absorb the heavy traffic and I think those are ten-inch concrete streets out there. They are planned for heavy traffic. That's where we are today, we're waiting for the final results from the borings."

Chairman Zavodny said, "Pat has some questions. One of the things that we are really interested in is figuring out where everything is going to be laid out so we can plan our easements, utilities and streetlights."

Special Projects Coordinator Dana Trowbridge said, "The entrance to the highway is easily found. It's in the application to the Nebraska Department of Transportation for an access point. Now, I'm assuming that it goes straight west, but that is simply an assumption. We need to see the final design work to know for sure and then it would run parallel to 37 Road from Industrial Parkway, I believe is what that road is going to be called."

Chairman Zavodny said, "Does that make sense to you, Pat?"

Electric Supervisor Pat Hoefft said, "Yes. I've got the sheet that shows the streets, but I want to make sure, and I need the ground levels because part of it is going to be underground and when I go back north/south I'm going to go poles so I've got street lighting."

Special Projects Coordinator Dana Trowbridge said, "So you need elevations?"

Chairman Zavodny said, "We're probably three days away from their ten day guess so within the next couple of weeks we should have some idea."

Special Projects Coordinator Dana Trowbridge said, "We should. There is something that I would like all of you to think about. Did we buy a hundred and fifty feet or a hundred and eighty feet? We bought significantly more than we need. We've been unable to purchase the land to the west of the street that we're going to build, and the street brings untold value to the property, in my mind. I think we can protect ourselves by building the street to the eastern border of what we bought, and we then leave an area from the street to the end of our property that we own and control and if people would like to drive across it, they can come and talk to the CDA about what it's worth to buy that piece of property."

Chairman Zavodny said, "We had some almost shovel ready projects that we were working on, so we'll have to figure something else out on those. Any questions on that piece?"

Hearing none, let's move on to the update of the RV Park plans and progress. I understand there isn't much to be updated on that, however, the one piece that I would like us to take a little hearings for the budget."

CDA member Bruce Meysenburg said, "I talked to Bob Kobza a little bit and he remembers back when the NRD was doing it that they had figured that they wanted like three pits or lagoons or holding pits so that there wasn't so much water coming down through there that the silt would build up, that's apparently the reason why there's that kind of a culver underneath the railroad track."

Chairman Zavodny said, "So, retention ponds were part of the design."

CDA member Bruce Meysenburg said, "That's what he told me that he remembers."

CDA member Tom Kobus said, "We were going to order that pump station, too, because that takes about four months, so they were going to look into it."

CDA member Kevin Woita made a motion to adjourn. CDA Member Pat Meysenburg seconded the motion. The motion carried and Chairman Alan Zavodny declared the meeting adjourned at 7:10 p.m.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny: Yea
Yea: 6, Nay: 0, Absent: 1

Secretary Tami Comte