

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

February 22, 2023

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:47 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 February 16, 2023, 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—Jessica Miller, Kevin Woita, Bruce Meysenburg, Jim Angell, Pat Meysenburg, Community Development Agency Secretary Tami Comte, and City Attorney Jacqueline Pueppke. Also present were Special Projects Coordinator Dana Trowbridge and Deputy Clerk Lori Matchett. Community Development Agency Member Tom Kobus was absent. Special Project Coordinator Dana Trowbridge was present via Zoom.

Chairman 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 asked that anyone addressing the Agency to introduce themselves.

CDA member Keith Marvin made a motion to approve the minutes of the February 8, 2023 meeting of the CDA as presented. CDA Member Bruce Meysenburg seconded the motion. The motion carried.

Jim Angell: Yea, Tom Kobus: Absent, Keith Marvin: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 6, Nay: 0, Absent: 1

Chairman Jessica Miller stated that the next item on the agenda was M.E. Collins Construction estimate for Industrial Parkway and Trowbridge Lane.

The members had some concerns regarding the mobilization charges. Secretary Tami Comte was instructed to contact M.E. Collins Contracting regarding these charges.

Council member Bruce Meysenburg made a motion to accept the estimate from M.E. Collins for Industrial Parkway and Trowbridge Lane. Council Member Pat Meysenburg seconded the motion. The motion carried.

Jim Angell: Yea, Tom Kobus: Absent, Keith Marvin: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 6, Nay: 0, Absent: 1

PROPOSAL

M.E. COLLINS CONTRACTING CO., INC.

P.O. Box 83 980 E 25 th Street Wahoo, NE 68066
 (402) 443-3663 FAX (402) 443-5013

SUBMITTED TO: City of David City
PROJECT: AKRS ROAD, David City, Nebraska
LOCATION: David City, NE

We hereby propose to furnish all the materials and perform all the work necessary for the above project as follows:


<u>Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Description</u>	<u>Unit Price</u>	<u>Amount</u>
1	1.00	LS	MOBILIZATION	\$ 31,515.00	31,515.00
2	274.00	SY	10" P.C. DOWELED CONCRETE PAVEMENT	\$ 104.00	28,496.00
3	12,552.00	SY	8" P.C. DOWELED CONCRETE PAVEMENT	\$ 90.00	1,129,680.00
4	12,552.00	SY	SUBGRADE PREPARATIONS	\$ 4.00	50,208.00
5	4,602.00	CY	12" STRIPPING/REPLACE BORROW	\$ 48.00	220,896.00
6	148.00	LF	THICKENED CONCRETE EDGE	\$ 26.00	3,848.00
7	80.00	LF	CONCRETE HEADER BLOCK	\$ 24.00	1,920.00
8	364.00	LF	18" ELLIPTICAL REINFORCED CONCRETE STORM PIPE	\$ 94.00	34,216.00
9	12.00	EA	18" ELLIPTICAL REINFORCED CONCRETE FES	\$ 1,229.00	14,748.00
10	367.00	LF	DITCH GRADING	\$ 46.00	16,882.00
11	2.60	AC	SEEDING	\$ 11,852.00	30,815.20
12	5.00	TON	RIP RAP	\$ 111.00	555.00
13	1.00	LS	EARTHWORK	\$ 52,525.00	52,525.00
Total Base Bid:					\$ 1,616,304.20

Final payment to be based on "as built" field measured quantities, unless otherwise stated.

The following items are not included:

<i>Staking</i>	<i>Engineering</i>	<i>Clearing and Grubbing</i>
<i>Permits</i>	<i>Erosion Control</i>	<i>Testing</i>
	<i>Utility Work</i>	

M. E. COLLINS CONTRACTING CO., INC.

By 
 Chris Woodward

Chairman Jessica Miller stated that the next item on the agenda was Discussion/Action concerning street lighting for Industrial Parkway and Trowbridge Lane.

CDA member Bruce Meysenburg stated that he has been working with Electric Supervisor Pat Hoelt on the AKRS project. They would like to use galvanized steel street light poles. The poles are twelve to fourteen weeks out for delivery. They are working hard to accommodate AKRS timeline.

CDA member Keith Marvin made a motion to sell the RV campground to the City of David City for the amount of \$321,494.74. CDA Member Pat Meysenburg seconded the motion. The motion carried.

Jim Angell: Yea, Tom Kobus: Absent, Keith Marvin: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 6, Nay: 0, Absent: 1

Campground purchase

Purchase of ground from Nine Stories	\$82,500.00
NDEE – Review Fee	\$794.24
JEO Engineering Design	\$36,027.50
M.E. Collins – Estimate #1	<u>\$202,173.00</u>
Total	\$321,494.74

Chairman Jessica Miller stated that the next item on the agenda was discussion concerning the purchase of Original Town, Block 22, Lots 1, 4 and 5 (vacant lot across from the City Maintenance Building).

Special Projects Coordinator Dana Trowbridge stated that this location would be the perfect place for apartments. He stated that the owners paid \$90,000 for it when it was purchased. Trowbridge recommended offering \$126,000 which is \$3.00/square foot.

The CDA members discussed the purchase and decided that they should start lower than \$126,000.

Council member Jessica Miller made a motion to approve hiring Bob Kobza to negotiate the sale of Original Town, Block 22, Lots 1, 4, 5, 8, 9 and 12 for the CDA. Council Member Keith Marvin seconded the motion. The motion carried.

Jim Angell: Yea, Tom Kobus: Absent, Keith Marvin: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 6, Nay: 0, Absent: 1

CDA member Keith Marvin made a motion to adjourn. CDA Member Pat Meysenburg seconded the motion. The motion carried and Chairman Jessica Miller declared the meeting adjourned at 8:22 p.m.

Jim Angell: Yea, Tom Kobus: Absent, Keith Marvin: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea

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Yea: 6, Nay: 0, Absent: 1

Secretary Tami Comte