

PLANNING COMMISSION  
November 11, 2023  
8:00 a.m.

Chairman Jim Masek opened the meeting at 8:00 a.m. in the meeting room of the City Office Building, 490 E Street, David City, Nebraska, and notified the public of the "Open Meetings Act" posted on the west wall of the meeting room. He also notified the public that if they wish to speak to the Commission to please state their name and address for the record.

Present: Chairman Jim Masek, Planning Commission members Jim Vandenberg, Greg Aschoff, Robert Hilger, Pam Kabourek, and Alternate Brian Small, and Deputy Lori Matchett.

Also, present Council Member & Liaison Keith Marvin, Council Member Bruce Meysenburg, Building Inspector Gary Meister, Christopher Valadez, and Louise Neimann representing Bone Creek Art Museum.

Planning Commission member Pam Kabourek made a motion to accept the September 9, 2023, minutes as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Chairman Jim Masek made a motion to open the public hearing at 8:02 a.m. to consider the request of Christopher Valadez for a conditional use permit to have a car dealership on the property legally described as 19 15 3 David City Lots 23, 24 and part of Lot 22, Block 18, Original Town with a physical address of 593 5<sup>th</sup> Street, David City, Nebraska. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Christopher Valadez introduced himself and presented the Planning Commission with a power point presentation of what he would like to do with the 593 5<sup>th</sup> Street property.

# Business Proposal for a Car Dealership



By: Christopher Valadez

## General Information

- The business in question, as some of you may know, will be down the block, specifically at **593 N 5th Street** here in the town of **David City**.
- Thanks to my dad, **Arturo Valadez**, owner of **3 Star Auto Sales** in Schuyler, I grew up with cars.
- That being said, I've been helping my dad sell vehicles since the age of 17, almost 10 years now, and I love being in this business. I've helped him sell probably more than **100 vehicles** throughout that past decade.

## Advantages

- According to a study done by Michigan State, "When dollars are spent locally, they can in turn be re-spent locally, raising the overall level of economic activity, paying more salaries, and building the local tax base."
- By having a car dealership here in town, it'll help supply the town of David City with cars that can be bought locally as opposed to buying them in a different town and/or city.

## Layout

- Sometime next year, I plan to remove everything in the back and lay cement to give me more space for cars:



## Continued

My goal would be to have two long canopies in the middle extending all the way to the end. Something like this:

I'd want my cars parked diagonally like that as well.



## Conclusion

- I hope to have my car dealership established by the beginning of next year if everything goes smoothly.
- I look forward to working with everyone within the David City community.
- Lastly, this is the type of logo and/or business name I'm aiming for. Yes, it was a quick sketch.



**STAR  
AUTO**

During the public hearing, Board members discussed parking of inventory, drainage of water on property and canopies, repairs to vehicles on the property, and appearance of the lot.

Chairman Jim Masek made a motion to close the public hearing at 8:22 a.m. for the request of Christopher Valadez for a conditional use permit to have a car dealership on the property legally described as 19 15 3 David City Lots 23, 24 and part of Lot 22, Block 18, Original Town with a physical address of 593 5<sup>th</sup> Street, David City, Nebraska. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Chairman Jim Masek made a motion to approve the conditional use permit to Christopher Valadez for a car dealership with the conditions that no inventory be placed on public parking spaces or sidewalks, have drainage addressed when building garage and canopies, and no major repairs can be done on site until a garage is built. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.



PAID  
OCT - 6 2023

DAVID CITY PLANNING COMMISSION

CITY OF DAVID CITY  
DAVID CITY UTILITIES

TYPE OF ACTION REQUESTED

- Conditional Use \$100.00     Vacate request: alley, street, etc. \$50.00  
 Rezoning/Zoning Amendment \$150.00

LEGAL DESCRIPTION OF THE PROPERTY:

593 N 5 Street, David City, NE 68632  
It was previously a U.S. Bank

DESCRIPTION OF THE PROJECT:

My objective is to open a car dealership by  
the first week of the coming year. As a few  
people have told me, including the building inspector, it  
seems like David City needs something like this - something new.

Applicant's Signature

Christopher Valadez

FOR CITY USE ONLY

Date received: 10/11/2023 By: Lori Matchett  
Fee Paid:  Yes \$ 100.00  No  
Hearing Date: November 11, 2023  
Hearing Notice Published:  Yes  No  
Adjoining Landowners Notified  Yes  No

Action Taken: Approve the conditional use permit to Christopher Valadez to have  
a car dealership on the property legally described as 19 15 3 David City Lots  
23, 24 and part of Lot 22, Block 18, Original Town with a physical address of  
593 5th Street, David City, NE with the following conditions: No inventory on public  
parking or sidewalks, address drainage when building garage and canopies, and  
no major repairs done on site until a garage is built. Approved by Planning Commission  
on November 11, 2023. Motion made by Jim Masek, seconded by Pam Kabourek. Motion  
carried. All members voted Yea.

Chairman Jim Masek made a motion to open the public hearing at 8:34 a.m. to consider the request of Bone Creek Art Museum for a conditional use permit to create and preserve a community green space on the south parkway facing "C" Street on the property legally described as 19 15 3 David City Lots 10, 11, and 12, Block 31, Original Town with a physical address of 312 5<sup>th</sup> Street, David City, Nebraska. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff, Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Chairman Jim Masek made a motion to close the public hearing at 8:46 a.m. for the public hearing to consider the request of Bone Creek Art Museum for a conditional use permit to create and preserve a community green space on the south parkway facing 'C' Street on the property legally described as 19 15 3 David City Lots 10, 11, and 12, Block 31, Original Town with a physical address of 312 5<sup>th</sup> Street, David City, Nebraska. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Planning Commission member Greg Aschoff made a motion to approve the conditional use permit for Bone Creek Art Museum to preserve a community green space on the south parkway facing 'C' Street on the property legally described as 19 15 3 David City Lots 10, 11, and 12, Block 31, Original Town with a physical address of 312 5<sup>th</sup> Street, David City, Nebraska contingent upon getting right of way occupancy approval. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

(Space Intentionally Left Blank)



**PAID**  
OCT 17 2023  
CITY OF DAVID CITY  
DAVID CITY UTILITIES

### DAVID CITY PLANNING COMMISSION

#### TYPE OF ACTION REQUESTED

- Conditional Use \$100.00     Vacate request: alley, street, etc. \$50.00
- Rezoning/Zoning Amendment \$150.00

#### LEGAL DESCRIPTION OF THE PROPERTY:

19 15 3 David City Lots 10-12 BLK 31  
ORIG TOWN (312 5th Street)

#### DESCRIPTION OF THE PROJECT:

Bone Creek Art Museum is requesting permission to create and preserve a community green space in the south parkway facing 'C' St. Our vision is to dedicate this area to the farmers of Butler County and to use prairie grasses, benches, raised perennial beds and ground pavers to complement the existing building, water drop

James F. Hanna  
Applicant's Signature Board Vice President

#### FOR CITY USE ONLY

James Hanna

Date received: 10/17/2023 By: Heidi Mitchell

Fee Paid: X Yes \$ 100.00        No

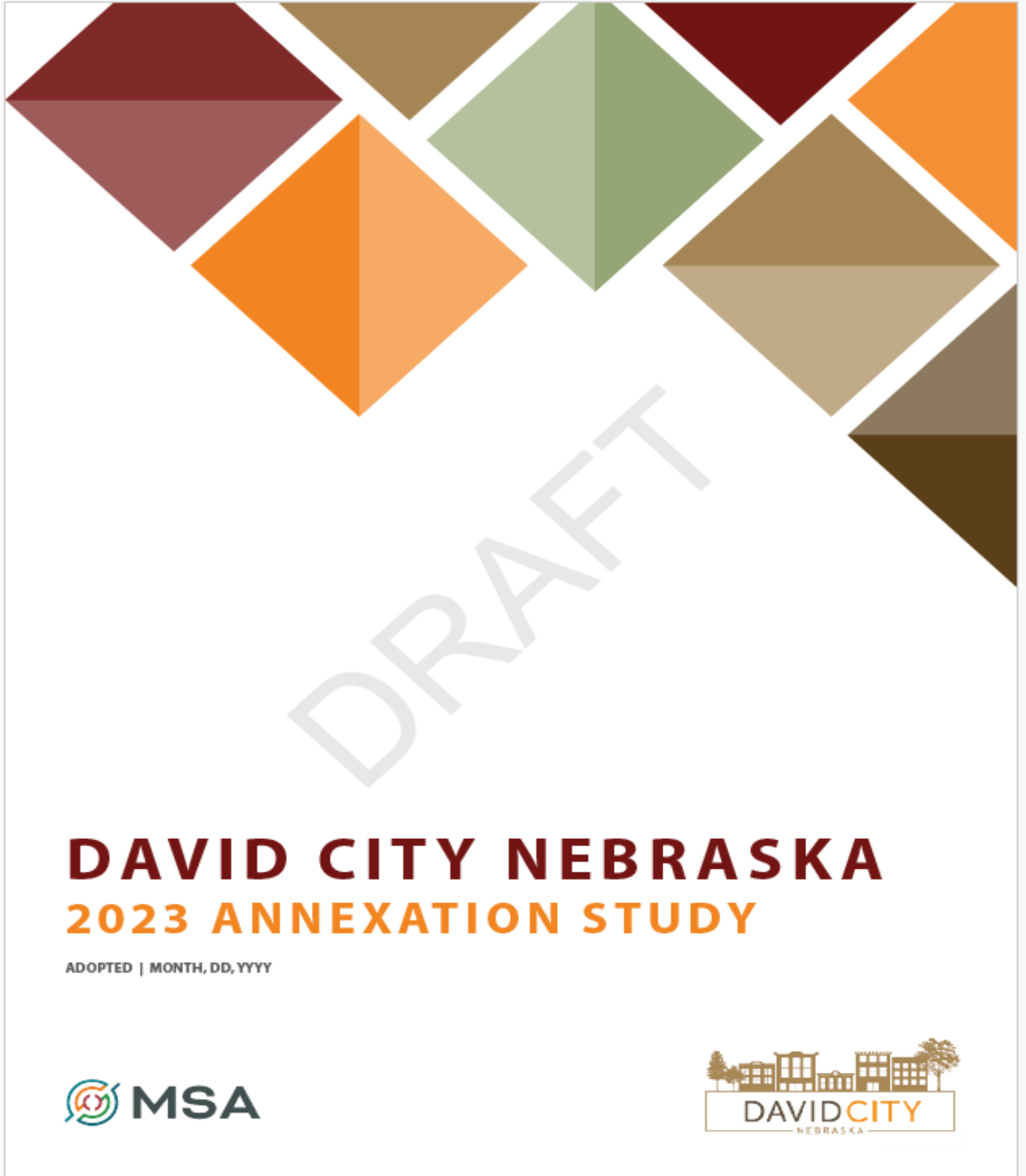
Hearing Date: November 11, 2023

Hearing Notice Published: X Yes        No

Adjoining Landowners Notified        Yes X No

Action Taken: Approve the conditional use permit to Bone Creek Art Museum to create and preserve a community green space on the south parkway facing 'C' Street on the property legally described as 19 15 3 David City Lots 10, 11 and 12, Block 31, Original Town with a physical address of 312 5th Street, David City, NE. contingent upon approval of right of way occupancy. Greg Aschoff made the motion, Pam Kabourek seconded the motion. Motion Carried. All members voted Yea.

Planning Commission member Pam Kabourek made a motion to accept the annexation plan draft and recommend it to the City Council. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.





## Introduction

---

The City of David City has retained the services of MSA Professional Services, Inc. to analyze the potential for annexation of certain properties immediately outside of David City. The process undertaken for this study was as follows:

- The City Council authorized the collection of information on properties eligible for annexation on all sides of the community.
- Upon review of the properties identified, an analysis was completed in order to review the eligibility of each property under the Nebraska Revised Statutes and Nebraska case law.
- Plats and legal descriptions of the properties, provided by the City, were consulted.
- The study was then completed.

The study will examine the eligibility, with regard to the Nebraska Revised Statutes, of the identified properties and then make a recommendation as to that eligibility.

### **Nebraska Revised Statutes**

The Nebraska Revised Statutes address annexation for Cities in Sections §17-405.01 through §17-405.04. The sections read as follows:

#### **17-405.01.**

##### **Annexation; powers; restrictions.**

(1) Except as provided in subsections (2) and (3) of this section and section 17-407, the mayor and city council of any city of the second class or the chairperson and members of the village board of trustees may by ordinance, except as provided in sections 13-1111 to 13-1118, at any time, include within the corporate limits of such city or village any contiguous or adjacent lands, lots, tracts, streets, or highways as are urban or suburban in character, and in such direction as may be deemed proper. Such grant of power shall not be construed as conferring power to

extend the limits of any city of the second class or village over any agricultural lands which are rural in character.

(2) The mayor and city council of any city of the second class or the chairperson and members of the village board of trustees may, by ordinance, annex any lands, lots, tracts, streets, or highways which constitute a redevelopment project area so designated by the city or village or its community redevelopment authority in accordance with the provisions of the Community Development Law when such annexation is for the purpose of implementing a lawfully adopted redevelopment plan containing a provision dividing ad valorem taxes as provided in subsection (1) of section 18-2147 and which will involve the construction or development of an agricultural processing facility, notwithstanding that such lands, lots, tracts, streets, or highways are not contiguous or adjacent or are not urban or suburban in character. Such annexation shall comply with all other provisions of law relating to annexation generally for cities of the second class and villages. The city or village shall not, in consequence of the annexation under this subsection of any noncontiguous land, exercise the authority granted to it by law to extend its extraterritorial zoning jurisdiction beyond its corporate boundaries for purposes of planning, zoning, or subdivision development without the agreement of any other city, village, or county currently exercising zoning jurisdiction over the area surrounding the annexed redevelopment project area. The annexation of any noncontiguous land undertaken pursuant to this subsection shall not result in any change in the service area of any electric utility without the express agreement of the electric utility serving the annexed noncontiguous area at the time of annexation, except that at such time following the annexation of the noncontiguous area as the city or village lawfully annexes sufficient



intervening territory so as to directly connect the noncontiguous area to the main body of the city or village, such noncontiguous area shall, solely for the purposes of section 70-1008, be treated as if it had been annexed by the city or village on the date upon which the connecting intervening territory had been formally annexed. For purposes of this subsection, agricultural processing facility means a plant or establishment where value is added to agricultural commodities through processing, fabrication, or other means and where eighty percent or more of the direct sales from the facility are to other than the ultimate consumer of the processed commodities. A facility shall not qualify as an agricultural processing facility unless its construction or development involves the investment of more than one million dollars derived from nongovernmental sources.

(3) The mayor and two-thirds of the city council of any city of the second class or the chairperson and two-thirds of the members of the village board of trustees may, by ordinance, annex any lands, lots, tracts, streets, or highways when such annexation is for the purpose of relocating part or all of such city or village due to catastrophic flooding, notwithstanding that such lands, lots, tracts, streets, or highways are not contiguous or adjacent or are not urban or suburban in character. Such annexation shall comply with all other provisions of law relating to annexation generally for cities of the second class and villages. The city or village shall not, in consequence of the annexation under this subsection of any noncontiguous land, exercise the authority granted to it by law to extend its extraterritorial zoning jurisdiction beyond its corporate boundaries for purposes of planning, zoning, or subdivision development without the agreement of any other city, village, or county currently exercising zoning jurisdiction over the area surrounding the annexed area. The annexation of any noncontiguous land undertaken pursuant to this subsection shall not result in any change in the service area of any electric utility without the express agreement of the electric utility serving the annexed noncontiguous area at the time of

annexation, except that at such time following the annexation of the noncontiguous area as the city or village lawfully annexes sufficient intervening territory so as to directly connect the noncontiguous area to the main body of the city or village, such noncontiguous area shall, solely for the purposes of section 70-1008, be treated as if it had been annexed by the city or village on the date upon which the connecting intervening territory had been formally annexed. If, within five years following an annexation undertaken pursuant to this subsection, part or all of the city or village has not been relocated to the annexed area, the city or village shall initiate detachment of such annexed area pursuant to subsection (2) of section 18-3316. For purposes of this subsection, catastrophic flooding means a flooding event that (a) results in total property damage within the city or village which exceeds forty-five percent of the total assessed value of the improvements within the city or village and (b) is declared to be a major disaster by the President of the United States or the Governor

**17-405.02.**

**Contiguous land, defined.**

For purposes of section 17-405.01, lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, roadway, embankment, strip, or parcel of land not more than five hundred feet wide lies between such lands, lots, tracts, streets, or highways and the corporate limits of a city of the second class or village.

**17-405.03.**

**Laws, codes, rules, or regulations; effect of annexation.**

Any extraterritorial zoning regulations, property use regulations, or other laws, codes, rules, or regulations imposed upon any annexed lands by the city of the second class or village before such annexation shall continue in full force and effect until otherwise changed.

**17-405.04.**

**Inhabitants of annexed land; benefits; ordinances.**

The inhabitants of territories annexed under

sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such city of the second class or village as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city or village, except that such one-year period shall be tolled pending final court decision in any court action to contest such annexation

**17-405.05.**

**City or village in two or more counties; annexation by city or village; procedure.**

Not applicable.

**Governing Case Law**

There have been a number of Nebraska Supreme Court cases handed down regarding annexation and the annexation of agricultural land. There are six specific cases that are used in this annexation study. These cases are known as:

- 183 Neb. 511; Sullivan v. City of Omaha; 162 N. W. 2d 227 (1968) (referred to herein as Sullivan)
- 186 Neb. 232; Voss v. City of Grand Island; 182 N. W. 2d 427 (1970) (referred to herein as Voss)
- 188 Neb. 117; Holden v. Tecumseh; 195 N. W. 2d 225 (1972) (referred to herein as Holden)
- 221 Neb. 272; SID No. 95 v. City of Omaha; \*\*\*\* (referred to herein as SID 95)
- 243 Neb. 607; Swedlund v. City of Hastings; 501 N.W. 2d 302 (1993) (referred to herein as Swedlund)
- 248 Neb. 486, 489; SID 57 v. City of Elkhorn; \*\*\*\* (referred to herein as SID 57)

In the Sullivan case, the Nebraska Supreme Court ruled that: *"The use of land for agricultural purposes does not necessarily mean it is rural in character. It is the nature of its location as well*

*as its use which determines whether it is rural or urban in character."*

In the Voss case, the Nebraska Court expanded the Sullivan case by stating: *"The term 'agricultural lands which are rural in character' clearly lends the inference that lands may be currently utilized in an agricultural fashion and still not be rural in character and meet the test of urban and suburban in character. ... The statute does not prescribe, nor does reason dictate, that annexation must be blindly confined to land and areas that have already been zoned and developed into nonagricultural uses. Any such construction of the statute would seriously impair intelligent planning and coordination of the change-over in the use of land for urban purposes."*

The Holden case provides: *"Although the principal use made by the Holden tract is for agricultural purposes, the evidence shows that its value for residential or commercial use exceeds its value as agricultural land. Because of the development of the city its has become urban and suburban in character rather than rural."*

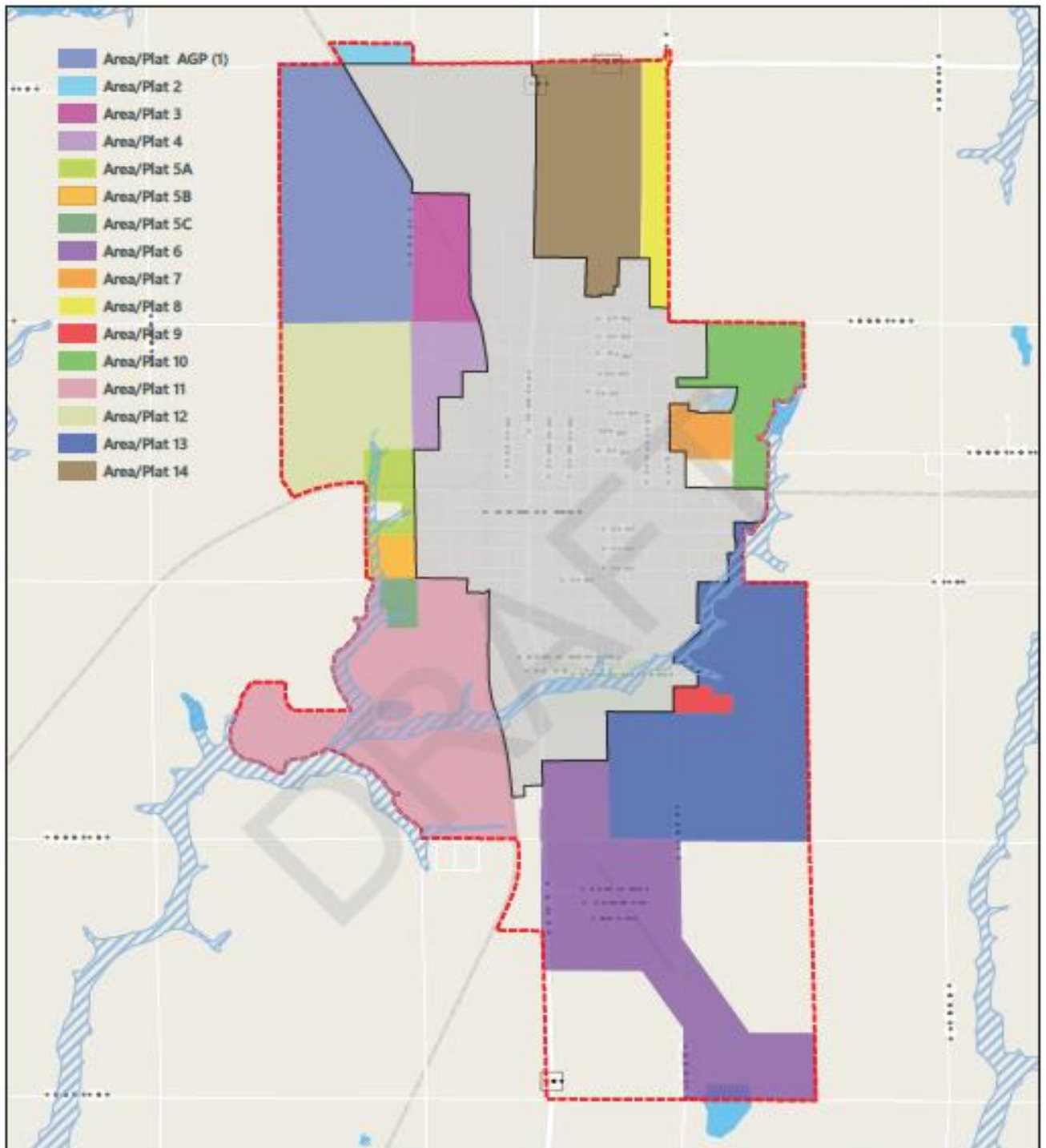
The Swedlund case challenged both the definition of contiguous and adjacency as well as urban and suburban in character. The Nebraska Court stated: *"The burden is on one who attacks an ordinance, valid on its face and enacted under lawful authority, to prove facts to establish its invalidity.... Therefore, the burden is not upon the City to prove that it did not annex the landowners' property for the purpose of increasing tax revenues. Rather, the burden is upon the property for an impermissible purpose."*

The SID 95 case challenged the validity of an annexation based upon revenue only. The Nebraska Court stated: *"The burden is on one who attacks an ordinance, valid on its face and enacted under lawful authority, to prove facts to establish its invalidity.... Therefore, the burden is not upon the City to prove that it did not annex the landowners' property for the purpose of increasing tax revenues. Rather, the burden is upon the property for an impermissible purpose."*

The SID 57 case once again challenged the validity of an annexation based upon revenue only. The Supreme Court stated: *"Prudent annexation planning compels the city to consider any revenue to be engendered by an annexation, in light of liabilities to be incurred."*

It is these statutory sections and Nebraska Supreme Court decisions which will guide the analysis of this study. Upon completion of this study, it shall be the responsibility of the Mayor, City Council, and City Attorney to review the findings and recommendations and provide the appropriate input on these and/or other properties.

DRAFT



2023 Services  
 David City, NE  
 Butler County, NE  
 402  
 gdmvls



Corporate Boundaries 2042  
 Corporate Boundaries 2022

**Floodplain**

A  
 AE

**ANNEXATION AREAS/PLATS**  
**ANNEXATION STUDY**

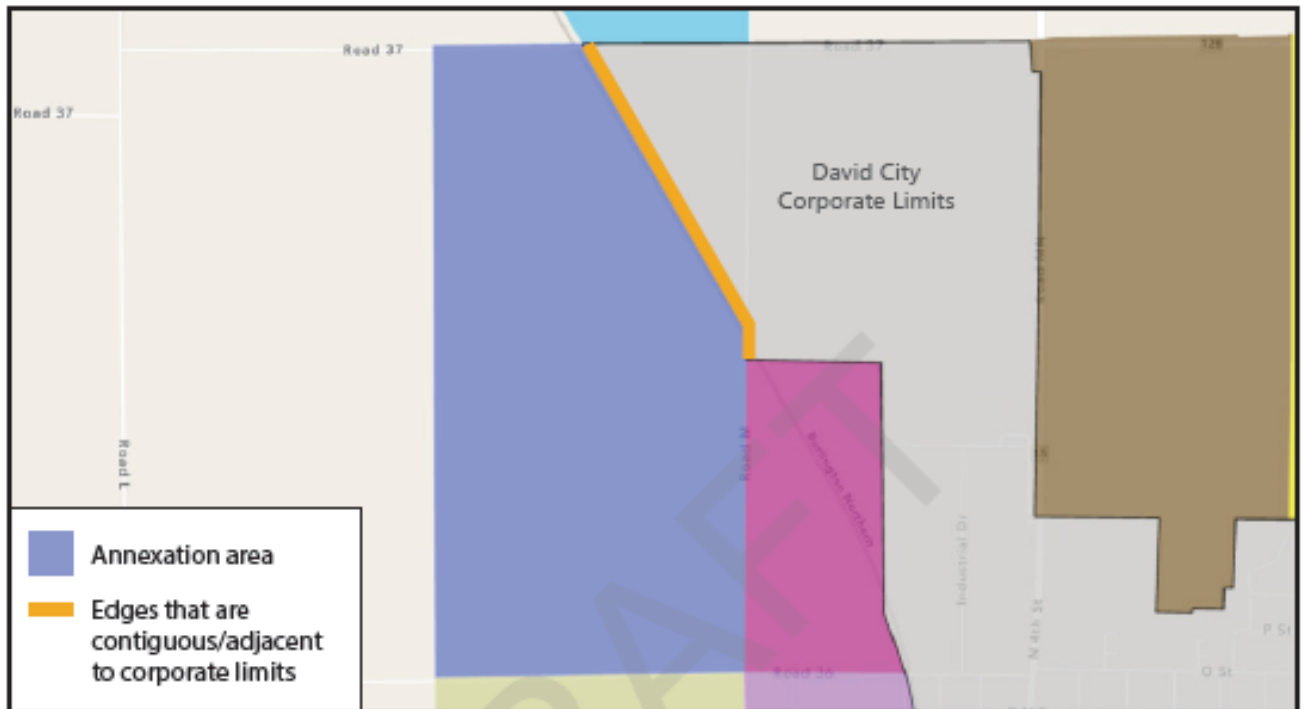
CITY OF DAVID CITY  
 BUTLER COUNTY, NEBRASKA

*This page intentionally left blank*

DRAFT



## Area/Plat AGP (1)



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008570	AG PROCESSING INC 12700 W DODGE ROAD OMAHA, NE 68154	3653 M RD DAVID CITY	13 15 2 DAVID CITY 13 15 2 PT NE1/4, 12 15 2 PT SW1/4SE1/4 (33' ROAD) 115.96 AC ANNEX	\$671,875	115.96
120008436	AG PROCESSING INC 12700 W DODGE ROAD OMAHA, NE 68154	OLIVE	13 15 2 DAVID CITY 13 15 2 SE1/4, 24 15 2 PT NW1/4NE1/4 (33' ROAD) 157.84 AC ANNEX	\$919,545	157.84

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat AGP (1)

- The plat is bounded by crop ground.

Character of property east of Area/Plat AGP (1)

- The northeast side is bounded by the corporate limits of David City.
- The rest of the eastern edge is bounded by crop ground and railroad tracks.

Character of property south of Area/Plat AGP (1)

- The plat is bounded by crop ground.
- Southeast of the plat is the Butler County Fairgrounds.

Character of property west of Area/Plat AGP (1)

- The plat is bounded by crop ground and a residential homestead.

Other Criteria for the General Character of Area/Plat AGP (1)

- The plat contains primarily agricultural uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat AGP (1)

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat AGP (1) meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area AGP (1) is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Plat AGP (1)

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat AGP (1)	
Parcels	2
Land Area	273.8 acres
Businesses	0
Structures	~1
Total Valuation	\$1,591,420
Land Valuation	\$1,590,610
Improvements Valuation	\$810
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agriculture
School District	N/A
City Taxes Annually	\$7,957.10
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat AGP (1) is served by private wells.
- Water service is available adjacent to Area/Plat AGP (1) and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.



Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat AGP (1)	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area/Plat AGP (1)				
Existing Assessed Valuation				\$1,591,420
Tax Entity	2022 Levy	2022 Taxes	2022 Levy After Annexation	2022 Taxes After Annexation
David City			0.50000000	\$ 7,957.10
Central Comm College	0.09027200	\$ 1,436.61	0.09027200	\$ 1,436.61
Butler County	0.17805200	\$ 2,833.56	0.17805200	\$ 2,833.56
David City #9	0.03500000	\$ 557.00	0.03500000	\$ 557.00
Ag. Society	0.01000000	\$ 159.14	0.01000000	\$ 159.14
E.S.U. #7	0.01500000	\$ 238.71	0.01500000	\$ 238.71
David City 56	0.76514000	\$ 12,176.59	0.76514000	\$ 12,176.59
Lower Platte North	0.03140400	\$ 499.77	0.03140400	\$ 499.77
56 K8 Quality Purpose	0.01830800	\$ 291.36	0.01830800	\$ 291.36
56 9-12 Quality Purpose	0.00104400	\$ 16.61	0.00104400	\$ 16.61
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 18,209.35</b>	<b>\$ 1.6442200</b>	<b>\$ 26,166.45</b>

*This page intentionally left blank*



## Area/Plat 2



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008564	ZAVODNY/ALAN D & RHONDA M 798 SUNSET DR DAVID CITY, NE 68632-1077	DAVID CITY	12 15 2 DAVID CITY 12 15 2 PT S1/2SE1/4 14.15 AC ANNEX	\$75,370	14.15
120008443	ARPS RED-E-MIX INC 250 WEST VINE STREET FREMONT, NE 68025	DAVID CITY	12 15 2 DAVID CITY 12 15 2 PT S1/2SE1/4 10.01 AC ANNEX	\$45,955	10.01

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 2

- The plat is bounded by crop ground.

Character of property east of Area/Plat 2

- The plat is bounded by crop ground.

Character of property south of Area/Plat 2

- The southern edge is bounded by the corporate limits of David City.

Character of property west of Area/Plat 2

- The plat is bounded by railroad tracks.

Other Criteria for the General Character of Area/Plat 2

- The plat contains primarily agricultural uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 2

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 2 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Area/Plat 2 is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 2

- Based on the fact that there is a side touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 2	
Parcels	2
Land Area	24.16 acres
Businesses	0
Structures	0
Total Valuation	\$121,325
Land Valuation	\$121,325
Improvements Valuation	\$0
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agriculture
School District	N/A
City Taxes Annually	\$606.63
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 2 is served by private wells.
- Water service is available adjacent to Area/Plat 2 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 2	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area/Plat 2				
Existing Assessed Valuation				\$121,325
Tax Entity	2022 Levy	2022 Taxes	2022 Levy After Annexation	2022 Taxes After Annexation
David City			0.50000000	\$ 606.63
Central Comm College	0.09027200	\$ 109.52	0.09027200	\$ 109.52
Butler County	0.17805200	\$ 216.02	0.17805200	\$ 216.02
David City #9	0.03500000	\$ 42.46	0.03500000	\$ 42.46
Ag. Society	0.01000000	\$ 12.13	0.01000000	\$ 12.13
E.S.U. #7	0.01500000	\$ 18.20	0.01500000	\$ 18.20
David City 56	0.76514000	\$ 928.31	0.76514000	\$ 928.31
Lower Platte North	0.03140400	\$ 38.10	0.03140400	\$ 38.10
56 K8 Quality Purpose	0.01830800	\$ 22.21	0.01830800	\$ 22.21
56 9-12 Quality Purpose	0.00104400	\$ 1.27	0.00104400	\$ 1.27
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 1,388.22</b>	<b>\$ 1.6442200</b>	<b>\$ 1,994.85</b>

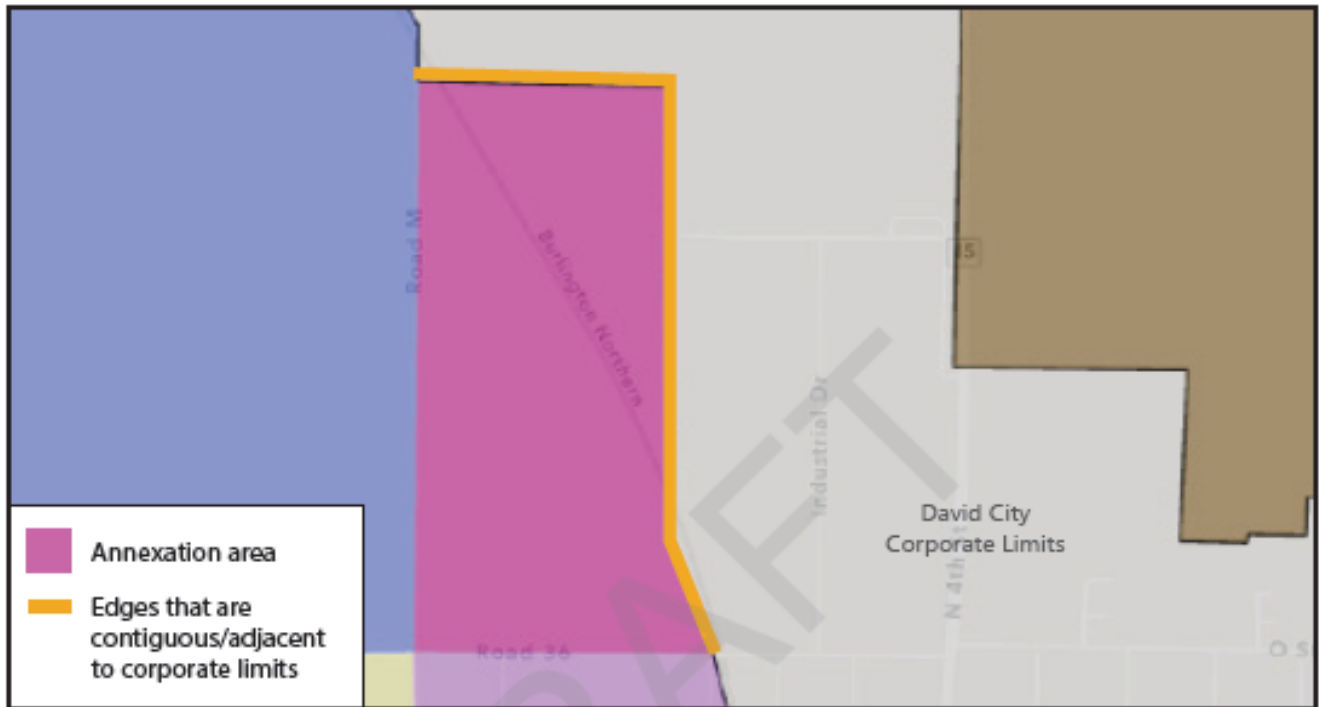


*This page intentionally left blank*

DRAFT



## Area/Plat 3



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008429	MCLAUGHLIN FAMILY TRUST C/O MARY MCLAUGHLIN 8 DEER LK COLUMBUS, NE 68601-7599	FRANKLIN	18 15 3 DAVID CITY 18 15 3 PT W1/2SW1/4 18.94 AC ANNEX	\$110,230	18.94
120008430	HOLOUBEK/MARK R & WILLOW A 3531 M ROAD DAVID CITY, NE 68632	FRANKLIN	18 15 3 DAVID CITY 18 15 3 PT W1/2SW1/4 11.47 AC ANNEX	\$57,755	11.47
120008431	KOBZA/HENRY R & JANICE C CO-TRUSTEES OF THE H & J KOBZA FAMILY TRUST 1476 N 3RD STREET DAVID CITY, NE 68632	FRANKLIN	18 15 3 DAVID CITY 18 15 3 PT W1/2SW1/4,PT SE1/4SW1/4 34.07 AC ANNEX	\$180,170	34.07
120008432	CALLAWAY ROLLOFFS,LLC C/O ROBERT & LAURA KOBZA 4170 M RD BELLWOOD, NE 68624	1326 36 RD DAVID CITY	18 15 3 DAVID 18 15 3 PT S1/2SW1/4 .70 AC ANNEX	\$27,345	0.7

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 3

- The northern edge is bounded by the corporate limits of David City.

Character of property east of Area/Plat 3

- The eastern edge is bounded by the corporate limits of David City.

Character of property south of Area/Plat 3

- The plat is bounded by crop ground and the Butler County Fairgrounds.
- The southern edge of the plat is bounded by Area/Plat 4.

Character of property west of Area/Plat 3

- The plat is bounded by crop ground.
- The western edge of the plat is bounded by Area/Plat AGP (1)

Other Criteria for the General Character of Area/Plat 3

- The plat contains primarily agricultural and commercial uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 3

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 3 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Area/Plat 3 is adjacent and contiguous on two sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 3

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 3	
Parcels	4
Land Area	65.18 acres
Businesses	1
Structures	1
Total Valuation	\$375,500
Land Valuation	\$373,965
Improvements Valuation	\$1,535
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agriculture, Commercial
School District	N/A
City Taxes Annually	\$1,877.50
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 3 is served by private wells.
- Water service is available adjacent to Area/Plat 3 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 3	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

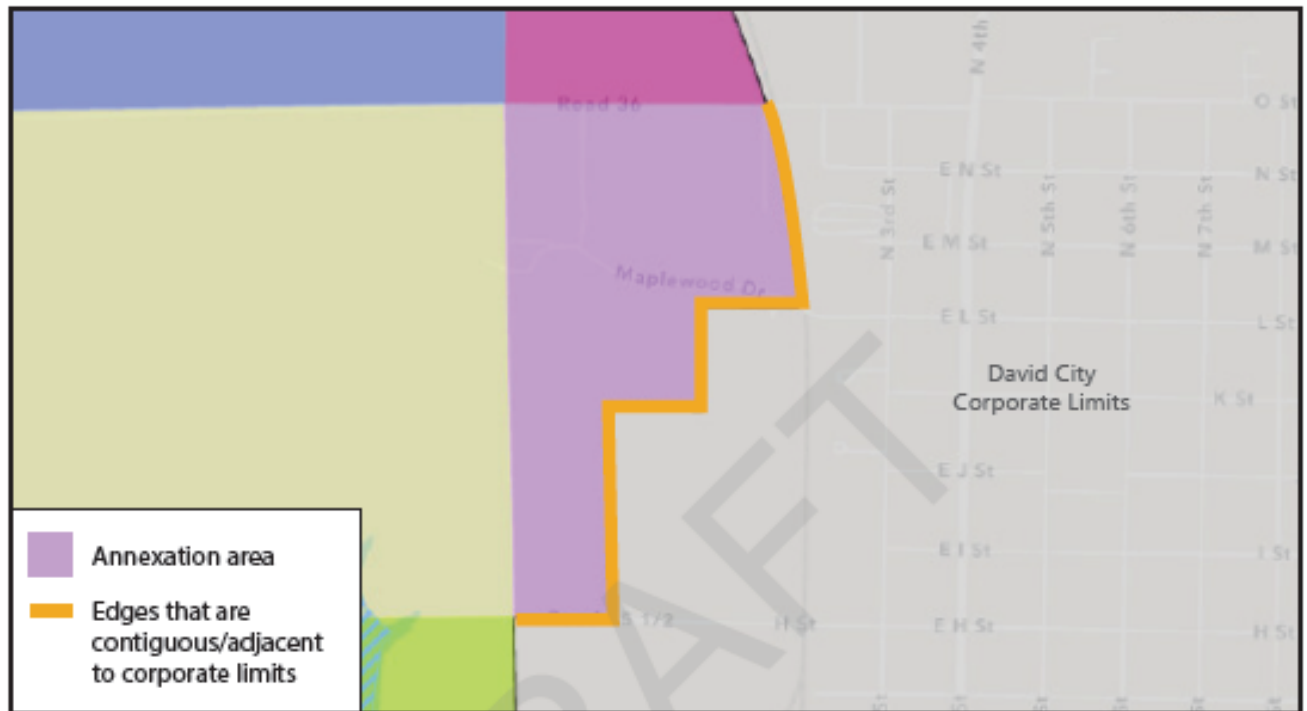
<b>Financial Impact on the Properties - Area/Plat 3</b>				
<b>Existing Assessed Valuation</b>				<b>\$375,500</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 1,877.50
Central Comm College	0.09027200	\$ 338.97	0.09027200	\$ 338.97
Butler County	0.17805200	\$ 668.59	0.17805200	\$ 668.59
David City #9	0.03500000	\$ 131.43	0.03500000	\$ 131.43
Ag. Society	0.01000000	\$ 37.55	0.01000000	\$ 37.55
E.S.U. #7	0.01500000	\$ 56.33	0.01500000	\$ 56.33
David City 56	0.76514000	\$ 2,873.10	0.76514000	\$ 2,873.10
Lower Platte North	0.03140400	\$ 117.92	0.03140400	\$ 117.92
56 K8 Quality Purpose	0.01830800	\$ 68.75	0.01830800	\$ 68.75
56 9-12 Quality Purpose	0.00104400	\$ 3.92	0.00104400	\$ 3.92
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 4,296.55</b>	<b>\$ 1.6442200</b>	<b>\$ 6,174.05</b>

*This page intentionally left blank*

DRAFT



## Area/Plat 4



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008425	A C STORAGE, LLC 1446 N 9TH ST DAVID CITY, NE 68632	1329 36 RD DAVID CITY	19 15 3 DAVID CITY 19 15 3 PT NW1/4 3.77 AC ANNEX	\$465,630	3.77
120008427	BUTLER COUNTY AGRICULTURAL SOCIETY P.O. BOX 6 DAVID CITY, NE 68632	3590 & 355 M (W GATE) RD DAVID CITY	19 15 3 DAVID CITY 19 15 3 BLK 3,5,12 & 4 (EXCEPT 208.71 X 208.71 OF LOT 4)WHICH INCLUDES THE MAJORITY OF RDS & PT NW1/4 (FAIRGROUNDS) 54.14 AC ANNEX	N/A	54.14
120008426	BUTLER COUNTY NOXIOUS WEED CONTROL 3580 M RD DAVID CITY, NE 68632	3580 M RD DAVID CITY	19 15 3 DAVID CITY 19 15 3 PT LOT 4,PT NW1/4 PERKINS & THORPE 1 AC (BUILDING) ANNEX	N/A	1



**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 4

- The plat is bounded by agricultural and commercial uses.
- The northern boundary of the plat is bounded by Area/Plat 3.

Character of property east of Area/Plat 4

- The eastern edges are bounded by the corporate limits of David City.

Character of property south of Area/Plat 4

- The southern edge is bounded by the corporate limits of David City.

Character of property west of Area/Plat 4

- The plat is bounded by crop ground and a residential homestead.
- The western edge of the plat is bounded by Area/Plat 12.

Other Criteria for the General Character of Area/Plat 4

- The plat contains crop grounds and the Butler County Fairgrounds.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 4

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 4 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Area/Plat 4 is adjacent and contiguous on multiple sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 4

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 4	
Parcels	3
Land Area	58.91 acres
Businesses	1
Structures	~26
Total Valuation	\$465,630
Land Valuation	\$48,475
Improvements Valuation	\$417,155
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Commercial, Fairgrounds
School District	N/A
City Taxes Annually	\$2,328.15
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

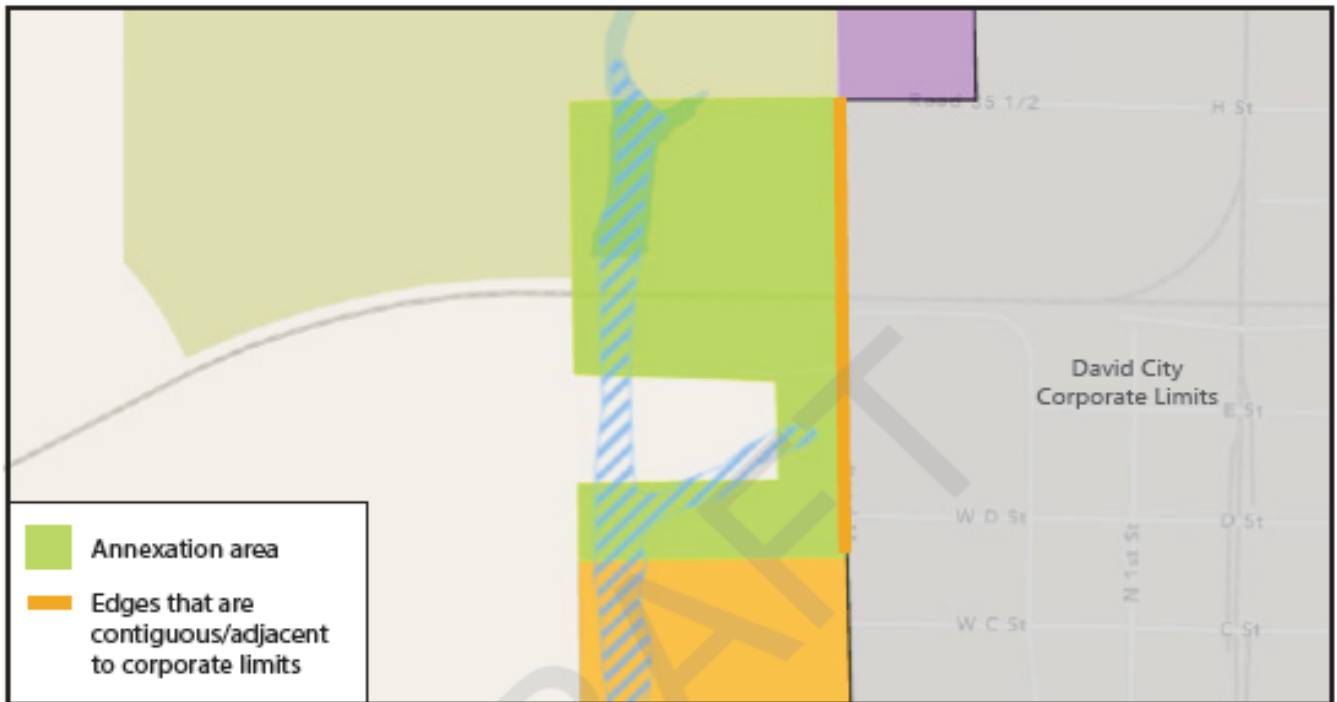
### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 4 is served by private wells.
- Water service is available adjacent to Area/Plat 4 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

*This page intentionally left blank*



## Area/Plat 5A



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120033733 (partial)	HOLOUBEK/MARK R & WILLOW A 3531 M ROAD DAVID CITY, NE 68632	DAVID CITY	24 15 2 24 15 2 PT SE1/4,SW1/4 257.49 AC	\$1,458,505	257.49
120008438 (partial)	HOLOUBEK/MARK R & WILLOW A 3531 M ROAD DAVID CITY, NE 68632	3531 M RD DAVID CITY	24 15 2 DAVID CITY 24 15 2 PT E1/2 E1/4,SW1/4 & PT S1/2NE1/4 (1 AC RD) 28.26 AC ANNEX	\$387,520	28.26
120008437	DARO/RUSSELL A & LORETTA A 1691 SILVER DRIVE DAVID CITY, NE 68632	OLIVE	24 15 2 DAVID CITY 24 15 2 PT SE1/4 1.45 AC ANNEX	\$32,305	1.45

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 5A

- The plat is bounded by crop ground.
- The northern edge of the plat is bounded by Area/Plat 12.

Character of property east of Area/Plat 5A

- The eastern edge is bounded by the corporate limits of David City.

Character of property south of Area/Plat 5A

- The plat is bounded by crop ground.
- The southern edge of the plat is bounded by Area/Plat 5B.

Character of property west of Area/Plat 5A

- The plat is bounded by crop ground.

Other Criteria for the General Character of Area/Plat 5A

- The plat contains primarily agricultural and commercial uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 5A

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 5A meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 5A is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 5A

- Based on the fact that there is one side touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 5A	
Parcels	3
Land Area	287.2 acres
Businesses	1
Structures	~19
Total Valuation	\$1,878,330
Land Valuation	\$1,613,435
Improvements Valuation	\$264,895
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Commercial, Agricultural, Residential
School District	N/A
City Taxes Annually	\$9,391.65
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 5A is served by private wells.
- Water service is available adjacent to Area/Plat 5A and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 5A	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

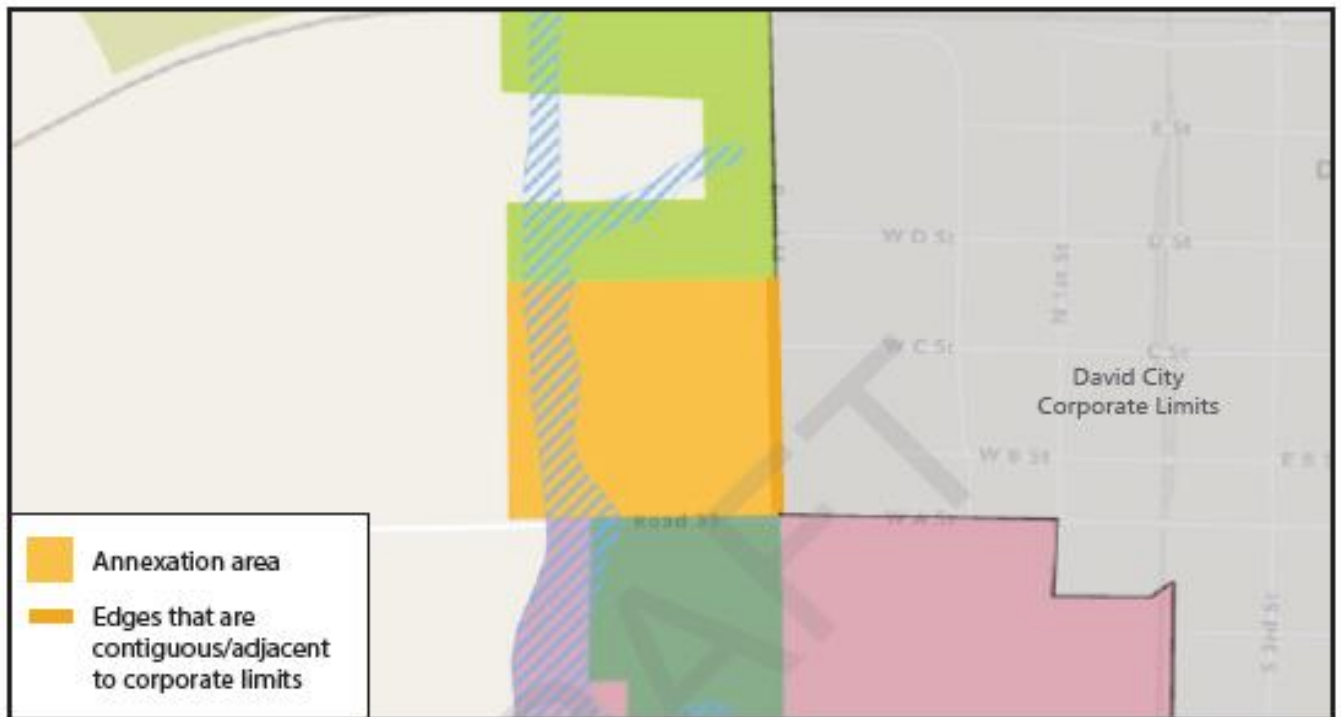
<b>Financial Impact on the Properties - Area/Plat 5A</b>				
<b>Existing Assessed Valuation</b>				<b>\$1,878,330</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 9,391.65
Central Comm College	0.09027200	\$ 1,695.61	0.09027200	\$ 1,695.61
Butler County	0.17805200	\$ 3,344.40	0.17805200	\$ 3,344.40
David City #9	0.03500000	\$ 657.42	0.03500000	\$ 657.42
Ag. Society	0.01000000	\$ 187.83	0.01000000	\$ 187.83
E.S.U. #7	0.01500000	\$ 281.75	0.01500000	\$ 281.75
David City 56	0.76514000	\$ 14,371.85	0.76514000	\$ 14,371.85
Lower Platte North	0.03140400	\$ 589.87	0.03140400	\$ 589.87
56 K8 Quality Purpose	0.01830800	\$ 343.88	0.01830800	\$ 343.88
56 9-12 Quality Purpose	0.00104400	\$ 19.61	0.00104400	\$ 19.61
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 21,492.23</b>	<b>\$ 1.6442200</b>	<b>\$ 30,883.88</b>



*This page intentionally left blank*



## Area/Plat 5B



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008439	SLAMA/AMY J C/O AMY SLAMA 630 33 RD RISING CITY, NE 68658	3511 M RD DAVID CITY	24 15 2 DAVID CITY 24 15 2 PT SE1/4 19.78 AC ANNEX	\$84,075	19.78

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 5B

- The plat is bounded by crop ground, commercial, and residential uses.

Character of property east of Area/Plat 5B

- The eastern side is bounded by the corporate limits of David City.

Character of property south of Area/Plat 5B

- The plat is bounded by residential uses.
- The southern edge of the plat is partially bounded by Area/Plat 5C.

Character of property west of Area/Plat 5B

- The plat is bounded by crop ground.

Other Criteria for the General Character of Area/Plat 5B

- The plat contains agricultural uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 5B

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 5B meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 5B is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 5B

- Based on the fact that there is one side touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 5B	
Parcels	1
Land Area	19.78 acres
Businesses	0
Structures	1
Total Valuation	\$84,075
Land Valuation	\$70,455
Improvements Valuation	\$13,620
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural
School District	N/A
City Taxes Annually	\$420.38
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 5B is served by private wells.
- Water service is available adjacent to Area/Plat 5B and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 5B	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

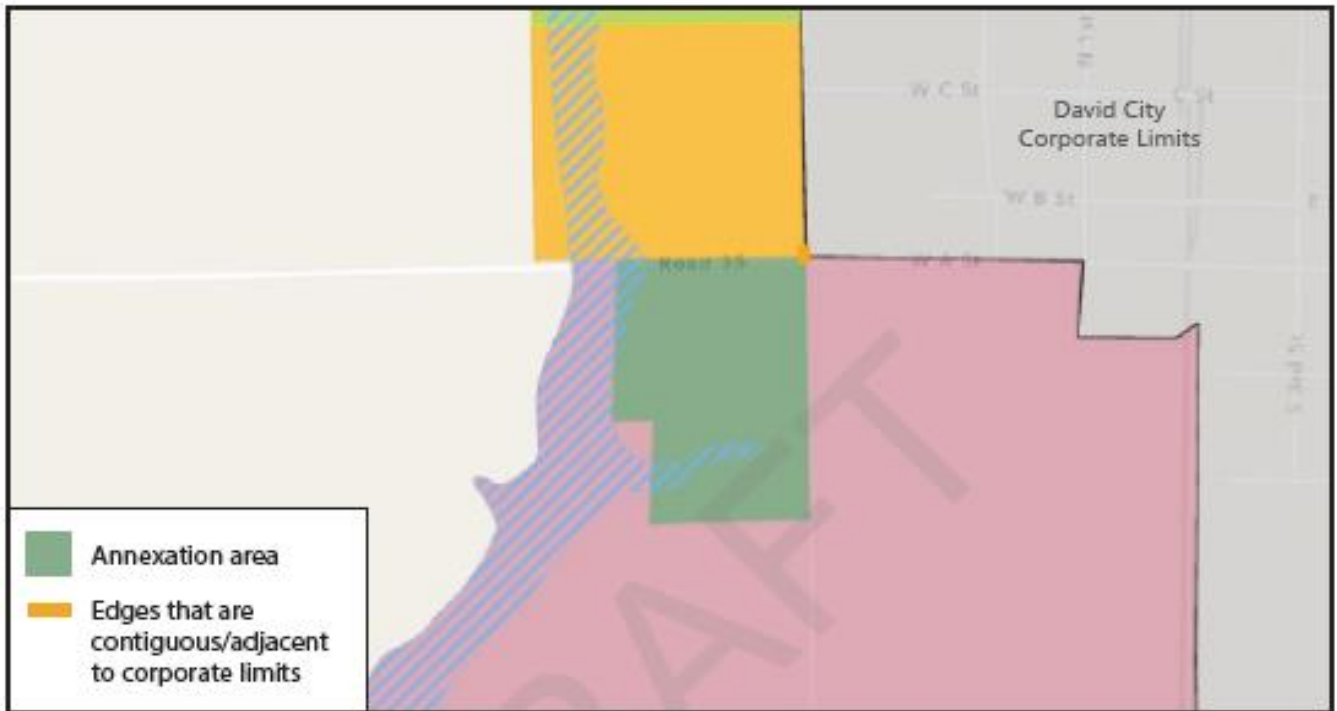
1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 5B</b>				
<b>Existing Assessed Valuation</b>				<b>\$84,075</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 420.38
Central Comm College	0.09027200	\$ 75.90	0.09027200	\$ 75.90
Butler County	0.17805200	\$ 149.70	0.17805200	\$ 149.70
David City #9	0.03500000	\$ 29.43	0.03500000	\$ 29.43
Ag. Society	0.01000000	\$ 8.41	0.01000000	\$ 8.41
E.S.U. #7	0.01500000	\$ 12.61	0.01500000	\$ 12.61
David City 56	0.76514000	\$ 643.29	0.76514000	\$ 643.29
Lower Platte North	0.03140400	\$ 26.40	0.03140400	\$ 26.40
56 K8 Quality Purpose	0.01830800	\$ 15.39	0.01830800	\$ 15.39
56 9-12 Quality Purpose	0.00104400	\$ 0.88	0.00104400	\$ 0.88
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 962.00</b>	<b>\$ 1.6442200</b>	<b>\$ 1,382.38</b>

*This page intentionally left blank*



## Area/Plat 5C



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008440	BENNETT/RICHARD D & BEVERLY A (TRUST C/O RICHARD D & BEVERLY A BENNETT 3497 M RD DAVID CITY, NE 68632	3497 M RD DAVID CITY	25 15 2 DAVID CITY 25 15 2 PT NE1/4NE1/4 9.82 ACANNEXED	\$279,920	9.82
120008441	SAALFELD/DON G 3481 M RD DAVID CITY, NE 68632	3481 M RD DAVID CITY	25 15 2 DAVID CITY 25 15 2 PT NE1/4NE1/4 5.5 AC ANNEXED	\$487,660	5.5



**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 5C

- The plat is bounded by crop ground.
- The northern edge of the plat is bounded by Area/Plat 5B.

Character of property east of Area/Plat 5C

- The plat is bounded by crop ground.
- The eastern edge of the plat is bounded by Area/Plat 11.

Character of property south of Area/Plat 5C

- The plat is bounded by crop ground.
- The southern edge of the plat is bounded by Area/Plat 11.

Character of property west of Area/Plat 5C

- The plat is bounded by crop ground.

Other Criteria for the General Character of Area/Plat 5C

- The plat contains residential uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 5C

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 5C meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 5C is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 5C

- Based on the fact that the plat shares a corner with the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 5C	
Parcels	2
Land Area	15.3 acres
Businesses	0
Structures	~10
Total Valuation	\$767,580
Land Valuation	\$142,760
Improvements Valuation	\$625,405
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Residential
School District	N/A
City Taxes Annually	\$3,837.90
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 5C is served by private wells.
- Water service is available adjacent to Area/Plat 5C and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 5C	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

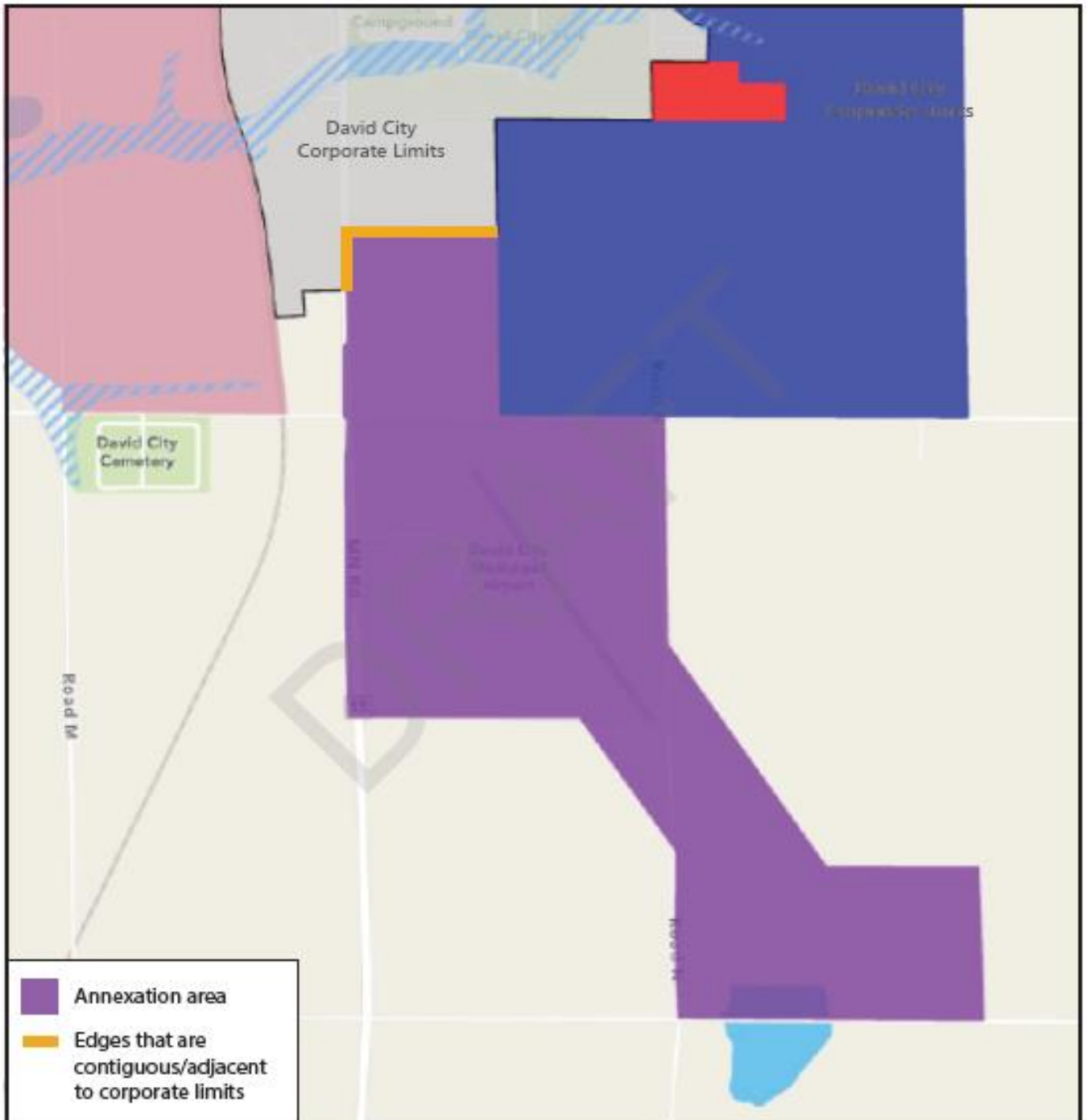
1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 5C</b>				
<b>Existing Assessed Valuation</b>				<b>\$767,580</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 3,837.90
Central Comm College	0.09027200	\$ 692.91	0.09027200	\$ 692.91
Butler County	0.17805200	\$ 1,366.69	0.17805200	\$ 1,366.69
David City #9	0.03500000	\$ 268.65	0.03500000	\$ 268.65
Ag. Society	0.01000000	\$ 76.76	0.01000000	\$ 76.76
E.S.U. #7	0.01500000	\$ 115.14	0.01500000	\$ 115.14
David City 56	0.76514000	\$ 5,873.06	0.76514000	\$ 5,873.06
Lower Platte North	0.03140400	\$ 241.05	0.03140400	\$ 241.05
56 K8 Quality Purpose	0.01830800	\$ 140.53	0.01830800	\$ 140.53
56 9-12 Quality Purpose	0.00104400	\$ 8.01	0.00104400	\$ 8.01
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 8,782.80</b>	<b>\$ 1.6442200</b>	<b>\$ 12,620.70</b>

*This page intentionally left blank*



## Area/Plat 6



**Parcel Information**

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008401	AQUINAS HIGH SCHOOL C/O FR MICHAEL VENTRE PO BOX 149 DAVID CITY, NE 68632	FRANKLIN	30 15 3 DAVID CITY 30 15 3 PT W1/2SE1/4 48.78 ACANNEX	\$273,685	48.78
120008402	CITY OF DAVID CITY 557 N 4TH ST P O BOX 191 DAVID CITY, NE 68632	3380 MN RD DAVID CITY	31 15 3 DAVID CITY 31 15 3 PT NE1/4,PT SE1/4 166.31 AC (AIRPORT) ANNEX	N/A	167.40
120008405	CITY OF DAVID CITY 557 N 4TH ST P O BOX 191 DAVID CITY, NE 68632	FRANKLIN	32 15 3 DAVID CITY 32 15 3 PT NW1/4,PT N1/2SW1/4; PT S1/2SW1/4 43.65 AC (AIRPORT BUFFER) ANNEX	N/A	43.65
120008406	CITY OF DAVID CITY 490 E STREET DAVID CITY, NE 68632	FRANKLIN	32 15 3 DAVID CITY 32 15 3 PT S1/2SW1/4 66.20 ACANNEX	N/A	66.20
120008403	CITY OF DAVID CITY 557 N 4TH ST P O BOX 191 DAVID CITY, NE 68632	FRANKLIN	31 15 3 DAVID CITY 31 15 3 PT NE1/4 2 AC (BRYON FORNEY LEASE) AND 150X150 (.51 AC) TO ROTH AERIAL SPRAYING INC (TOTAL AC 2.51) ANNEX	\$39,695	2.51

DRAFT

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 6

- The northern edge is bounded by the corporate limits of David City.

Character of property east of Area/Plat 6

- The plat is bounded by crop ground and a residential homestead.
- The eastern edge of the plat is partially bounded by Area/Plat 13.

Character of property south of Area/Plat 6

- The plat is bounded by crop ground and a residential homestead.

Character of property west of Area/Plat 6

- The plat is bounded by crop ground, commercial uses, and a residential homestead.

Other Criteria for the General Character of Area/Plat 6

- The plat contains crop ground and the David City Municipal Airport.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 6

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 6 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 6 is adjacent and contiguous on two sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 6

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 6	
Parcels	5
Land Area	328.54 acres
Businesses	0
Structures	~1
Total Valuation	\$313,380
Land Valuation	\$313,380
Improvements Valuation	\$0
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural, Airport
School District	N/A
City Taxes Annually	\$1,566.90
Anticipated Liabilities to be Incurred	Police coverage, street maintenance



## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 6 is served by private wells.
- Water service is available adjacent to Area/Plat 6 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 6	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

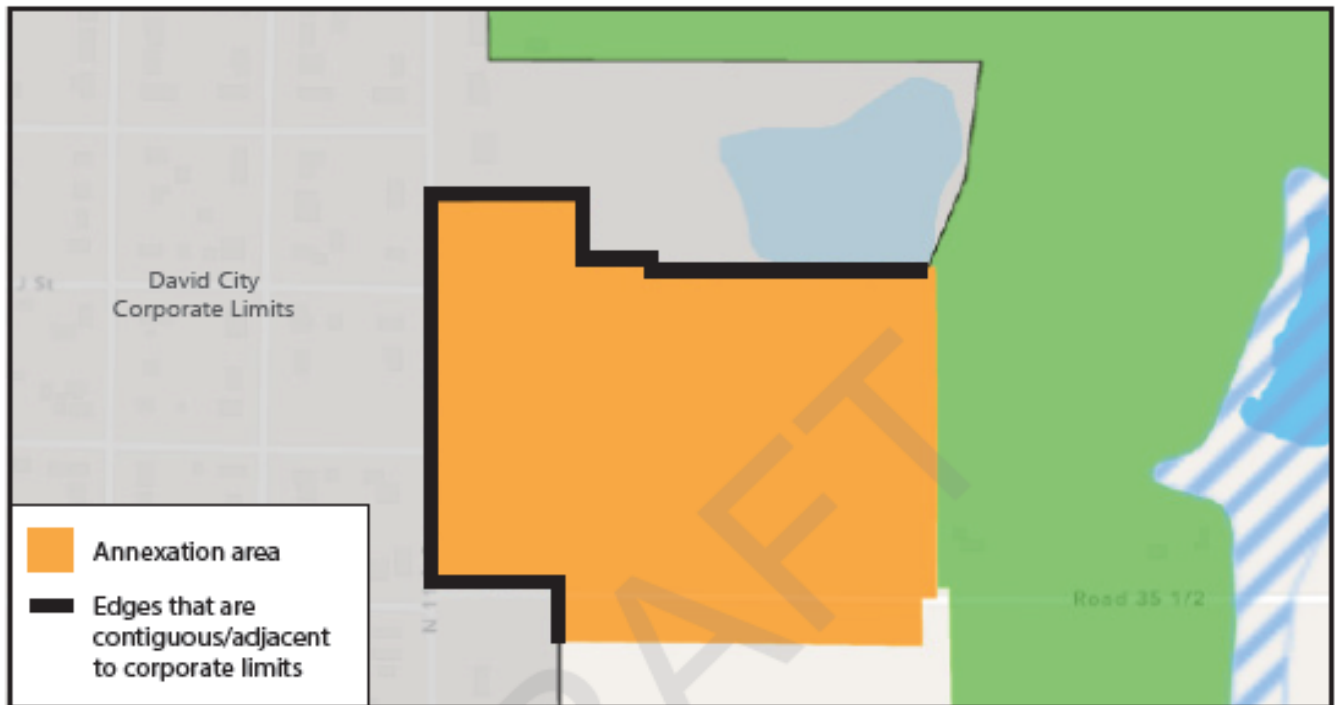
At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 6</b>				
<b>Existing Assessed Valuation</b>				<b>\$313,380</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 1,566.90
Central Comm College	0.09027200	\$ 282.89	0.09027200	\$ 282.89
Butler County	0.17805200	\$ 557.98	0.17805200	\$ 557.98
David City #9	0.03500000	\$ 109.68	0.03500000	\$ 109.68
Ag. Society	0.01000000	\$ 31.34	0.01000000	\$ 31.34
E.S.U. #7	0.01500000	\$ 47.01	0.01500000	\$ 47.01
David City 56	0.76514000	\$ 2,397.80	0.76514000	\$ 2,397.80
Lower Platte North	0.03140400	\$ 98.41	0.03140400	\$ 98.41
56 K8 Quality Purpose	0.01830800	\$ 57.37	0.01830800	\$ 57.37
56 9-12 Quality Purpose	0.00104400	\$ 3.27	0.00104400	\$ 3.27
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 3,585.76</b>	<b>\$ 1.6442200</b>	<b>\$ 5,152.66</b>



## Area/Plat 7



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008408	TRAWICKE/JOHN JOSEPH 1519 OLIN AVE OMAHA, NE 68108	FRANKLIN	20 15 3 DAVID CITY 20 15 3 PT S1/2NW1/4 25.23 AC ANNEX	\$150,000	25.23
120008409	OBORNY/CHARLES J & PATRICIA M 609 11TH STREET DAVID CITY, NE 68632	FRANKLIN	20 15 3 DAVID CITY 20 15 3 PT N1/2SW1/4 2.91 AC ANNEX	\$6,320	2.91
120035666	SABATA/LANE 3620 O RD DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT NW1/4SW1/4 1.5 AC	\$8,475	1.5

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 7

- The plat is bounded by the corporate limits of David City.

Character of property east of Area/Plat 7

- The plat is bounded by crop ground and residential homesteads.
- The eastern edge of the plat is bounded by Area/Plat 10.

Character of property south of Area/Plat 7

- The plat is bounded by crop ground.

Character of property west of Area/Plat 7

- The plat is bounded by the corporate limits of David City.

Other Criteria for the General Character of Area/Plat 7

- The plat contains agricultural uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 7

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 7 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 7 is adjacent and contiguous on multiple side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 7

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 7	
Parcels	4
Land Area	41.6 acres
Businesses	0
Structures	0
Total Valuation	\$241,815
Land Valuation	\$241,815
Improvements Valuation	\$0
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural
School District	N/A
City Taxes Annually	\$1,209.08
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 7 is served by private wells.
- Water service is available adjacent to Area/Plat 7 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 7	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

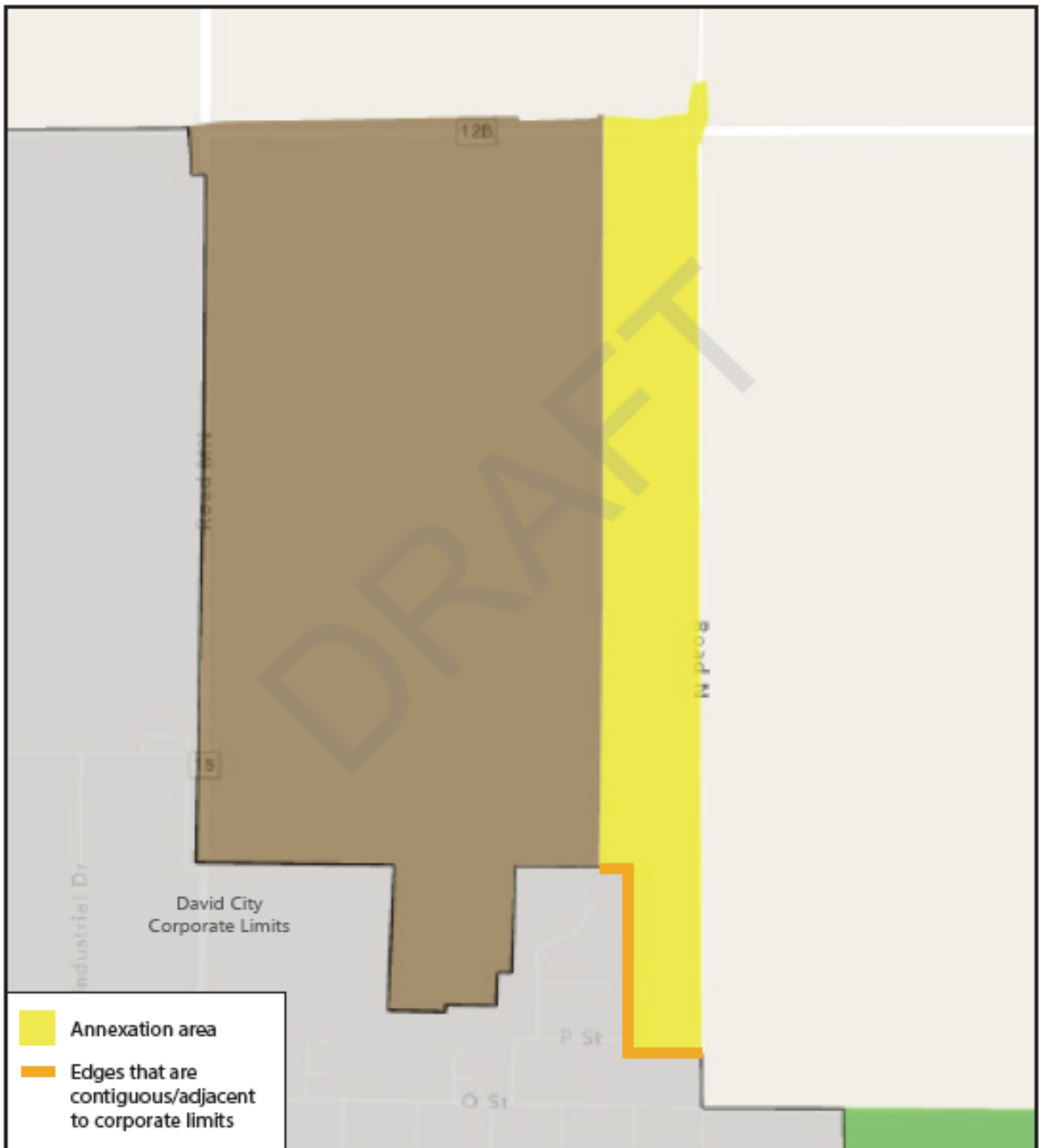
<b>Financial Impact on the Properties - Area/Plat 7</b>				
<b>Existing Assessed Valuation</b>				<b>\$241,815</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 1,209.08
Central Comm College	0.09027200	\$ 218.29	0.09027200	\$ 218.29
Butler County	0.17805200	\$ 430.56	0.17805200	\$ 430.56
David City #9	0.03500000	\$ 84.64	0.03500000	\$ 84.64
Ag. Society	0.01000000	\$ 24.18	0.01000000	\$ 24.18
E.S.U. #7	0.01500000	\$ 36.27	0.01500000	\$ 36.27
David City 56	0.76514000	\$ 1,850.22	0.76514000	\$ 1,850.22
Lower Platte North	0.03140400	\$ 75.94	0.03140400	\$ 75.94
56 K8 Quality Purpose	0.01830800	\$ 44.27	0.01830800	\$ 44.27
56 9-12 Quality Purpose	0.00104400	\$ 2.52	0.00104400	\$ 2.52
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 2,766.90</b>	<b>\$ 1.6442200</b>	<b>\$ 3,975.97</b>



*This page intentionally left blank*



## Area/Plat 8



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120035497	DIVIS/ANDREW J & JENNIFER E 3691 N RD DAVID CITY, NE 68632	3691 N RD DAVID CITY	18 15 3 18 15 3 LOT 1 SIFFRING SUB DIV 6.29 AC	\$158,870	6.29
120035511	MEISTER/RYAN J & JEAN M 3681 N ROAD DAVID CITY, NE 68632	FRANKLIN	18 15 3 18 15 3 LOTS 2 & 3 SIFFRING SUB DIV 3.69AC	\$25,815	3.69
120035472	GARCIA/JORGE AND ERIKA NAVARRO GALLADRO 765 C STREET DAVID CITY, NE 68632	3675 N RD DAVID CITY	18 15 3 18 15 3 LOT 6 SIFFRING SUB DIV,PT E1/2NE1/4 2 AC	\$23,040	2
120035476	HARMS/JASON D & SCOTT D C/O GORDON & SHERALYN HARMS 3671 N RD DAVID CITY, NE 68632	FRANKLIN	18 15 3 18 15 3 W 219' OF LOT 7,W 211' OF LOT 8 SIFFRING SUB DIV 1.69 AC	\$20,480	1.69
120035504	HARMS/JASON D & SCOTT D C/O GORDON & SHERALYN HARMS 3671 N RD DAVID CITY, NE 68632	3671 N RD DAVID CITY	18 15 3 18 15 3 E 250' OF LOT 7,N1/2 OF E 258' OF LOT 8 SIFFRING SUB DIV 1.49 AC	\$276,815	1.49
120035483	ANDEL/RUSSELL G(& JODENE K STOLL 3661 N RD DAVID CITY, NE 68632	3661 N RD DAVID CITY	18 15 3 18 15 3 E 258' OF LOT 9,S1/2 OF E 258' OF LOT 8 SIFFRING SUB DIV 1.52 AC (RUSS ANDEL # 45765)	\$244,265	1.52
120035462	OBORNY/CHARLES J 609 11TH ST DAVID CITY, NE 68632	FRANKLIN	18 15 3 18 15 3 LOT 6 & 10,PT OF 9 SIFFRING SUB DIV,PT E1/2NE1/4 3.06 AC	\$49,800	3.06
120035336	OBORNY/DAVID L 3651 ROAD N DAVID CITY, NE 68632	3651 N RD DAVID CITY	OBORNY/DAVID L 3651 ROAD N DAVID CITY, NE 68632	\$198,270	2.91
120035427	THOENDEL/VICTOR & RUTH 1315 6TH DAVID CITY, NE 68632	FRANKLIN	18 15 3 18 15 3 LOT 1, D.C.LAND & LOT CO'S SUBURBAN LOTS S1/2SE1/4 9.06 AC	\$75,815	9.06

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Plat/Area 8

- The plat is bounded by crop ground and a residential homestead.

Character of property east of Plat/Area 8

- The plat is bounded by crop ground.

Character of property south of Plat/Area 8

- The plat is bounded by the corporate limits of David City.

Character of property west of Plat/Area 8

- The plat is bounded by crop ground.
- The western edge of the plat is bounded by Area/Plat 14.

Other Criteria for the General Character of Plat/Area 8

- The plat contains a mixture of agricultural and residential uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Plat/Area 8

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 8 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 8 is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 8

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 8	
Parcels	10
Land Area	35.4 acres
Businesses	0
Structures	~26
Total Valuation	\$1,498,760
Land Valuation	\$237,900
Improvements Valuation	\$1,234,045
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Residential, Agricultural
School District	N/A
City Taxes Annually	\$7,493.80
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 8 is served by private wells.
- Water service is available adjacent to Area/Plat 8 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 8	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

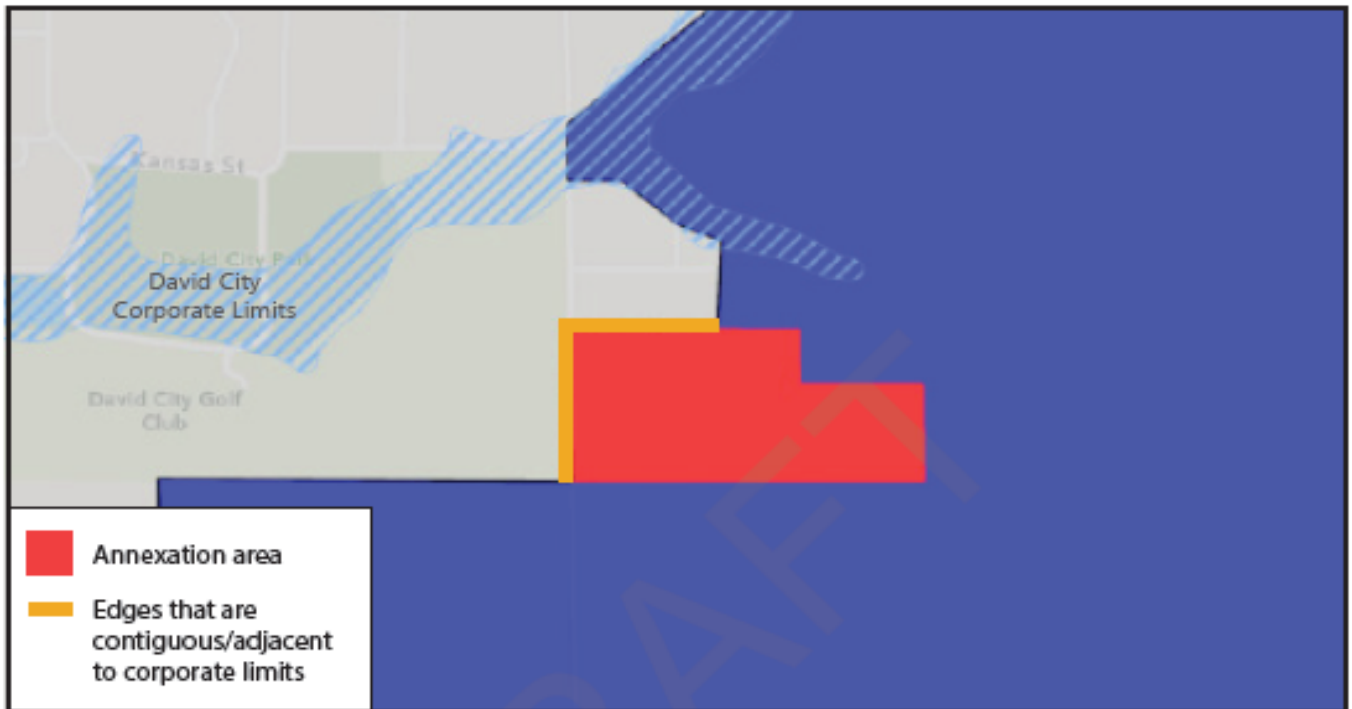
At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 8</b>				
<b>Existing Assessed Valuation</b>				<b>\$1,498,760</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 7,493.80
Central Comm College	0.09027200	\$ 1,352.96	0.09027200	\$ 1,352.96
Butler County	0.17805200	\$ 2,668.57	0.17805200	\$ 2,668.57
David City #9	0.03500000	\$ 524.57	0.03500000	\$ 524.57
Ag. Society	0.01000000	\$ 149.88	0.01000000	\$ 149.88
E.S.U. #7	0.01500000	\$ 224.81	0.01500000	\$ 224.81
David City 56	0.76514000	\$ 11,467.61	0.76514000	\$ 11,467.61
Lower Platte North	0.03140400	\$ 470.67	0.03140400	\$ 470.67
56 K8 Quality Purpose	0.01830800	\$ 274.39	0.01830800	\$ 274.39
56 9-12 Quality Purpose	0.00104400	\$ 15.65	0.00104400	\$ 15.65
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 17,149.11</b>	<b>\$ 1.6442200</b>	<b>\$ 24,642.91</b>



## Area/Plat 9



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120008411	COUFAL/JOHN M & MAUREEN J 3510 K RD DAVID CITY, NE 68632	FRANKLIN	29 15 3 DAVID CITY 29 15 3 PT SW1/4NW1/4 2.84 AC ANNEX	\$14,565	2.84
120008412	ST.MARY'S CATHOLIC CHURCH FR. BRIAN CONNOR 580 I ST DAVID CITY, NE 68632	2452 N RD DAVID CITY	29 15 3 DAVID CITY 29 15 3 PT SW1/4NW1/4 5.69 ACANNEX	N/A	5.69
120008413	ST. MARY'S CHURCH OF DAVID CITY C/O FR. BRIAN CONNOR 580 I ST DAVID CITY, NE 68632	3452 N RD DAVID CITY	29 15 3 DAVID CITY 29 15 3 PT SW1/4NW1/4 3.03 ACANNEX	N/A	3.03



**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 9

- The northern edge of the plat is partially bounded by the corporate limits of David City.
- The northern edge of the plat is partially bounded by Area/Plat 13 (residential and agricultural uses).

Character of property east of Area/Plat 9

- The plat is bounded by crop ground.
- The eastern edge of the plat is bounded by Area/Plat 13.

Character of property south of Area/Plat 9

- The plat is bounded by crop ground.
- The southern edge of the plat is bounded by Area/Plat 13.

Character of property west of Area/Plat 9

- The western edge of the plat is bounded by the corporate limits of David City.

Other Criteria for the General Character of Area/Plat 9

- The plat contains crop ground and St. Mary's Cemetery.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 9

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 9 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 9 is adjacent and contiguous on one side of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 9

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 9	
Parcels	3
Land Area	11.56 acres
Businesses	0
Structures	0
Total Valuation	\$14,565
Land Valuation	\$14,565
Improvements Valuation	\$0
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural, Cemetery
School District	N/A
City Taxes Annually	\$72.82
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 9 is served by private wells.
- Water service is available adjacent to Area/Plat 9 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 9	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

### Eligibility for Annexation

At present, it is the opinion of MSA:

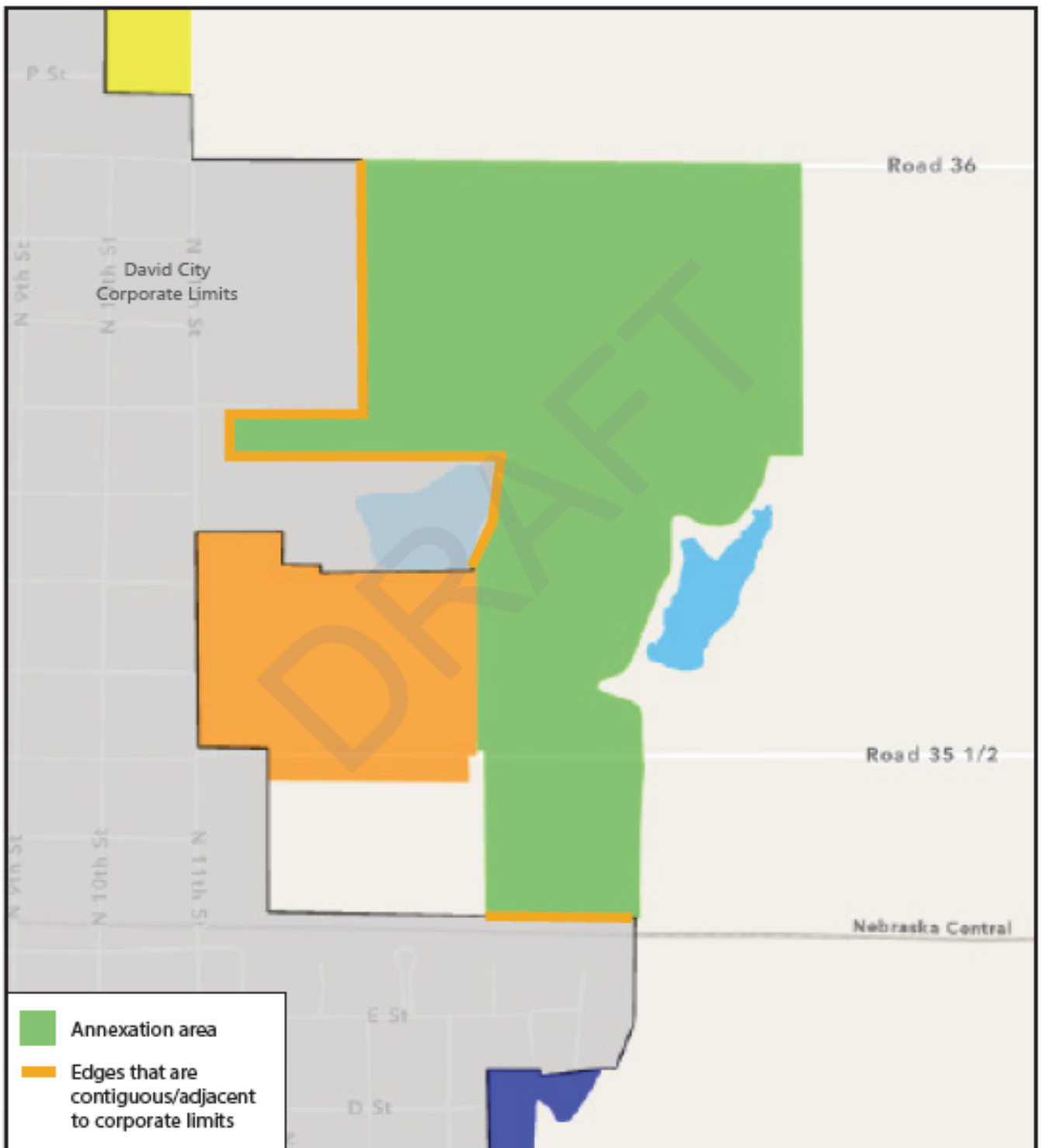
1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 9</b>				
<b>Existing Assessed Valuation</b>				<b>\$14,565</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 72.83
Central Comm College	0.09027200	\$ 13.15	0.09027200	\$ 13.15
Butler County	0.17805200	\$ 25.93	0.17805200	\$ 25.93
David City #9	0.03500000	\$ 5.10	0.03500000	\$ 5.10
Ag. Society	0.01000000	\$ 1.46	0.01000000	\$ 1.46
E.S.U. #7	0.01500000	\$ 2.18	0.01500000	\$ 2.18
David City 56	0.76514000	\$ 111.44	0.76514000	\$ 111.44
Lower Platte North	0.03140400	\$ 4.57	0.03140400	\$ 4.57
56 K8 Quality Purpose	0.01830800	\$ 2.67	0.01830800	\$ 2.67
56 9-12 Quality Purpose	0.00104400	\$ 0.15	0.00104400	\$ 0.15
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 166.66</b>	<b>\$ 1.6442200</b>	<b>\$ 239.48</b>

*This page intentionally left blank*



## Area/Plat 10



**Parcel Information**

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120035574	SABATA/LARRY J 1012 H ST DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT N1/2NW1/4 58.24 AC (MEYSENBURG FARM)	\$332,745	58.24
120035637 (partial)	SABATA/LARRY J 1012 H ST DAVID CITY, NE 68632	1440 35.5 RD DAVID CITY	20 15 3 20 15 3 PT SE1/4NW1/4 22 AC(1440 RD 35.5)	\$135,470	22
120035595	SABATA/LARRY J 1012 H ST DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT S1/2NW1/4 5 AC (RERUCHA PLACE)	\$25,440	5
120035623	SABATA/LARRY J 1012 H ST DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT S1/2NW1/4 11.51 AC	\$50,910	11.51
120035602	BOCK/DONALD D & SANDRA S 1430 35 1/2 RD DAVID CITY, NE 68632	1430 35.5 RD DAVID CITY	20 15 3 20 15 3 PT S1/2NW1/4 .77 AC	\$51,620	0.77
35588 (partial)	SABATA/LARRY J 1012 H ST DAVID CITY, NE 68632	1450 35.5 RD DAVID CITY	20 15 3 20 15 3 PT SE1/4NW1/4,PT W1/2NE1/4 5 AC (1450 RD 35.5)	\$51,615	5
120035665 (partial)	SABATA/LANE 3620 O RD DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT NW1/4SW1/4 1.5 AC	\$100,010	24.64

DRAFT

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 10

- The plat is bounded by crop ground.

Character of property east of Area/Plat 10

- The plat is bounded by crop ground and a residential homestead.

Character of property south of Area/Plat 10

- The southern edge of the plat is bounded by the corporate limits of David City.

Character of property west of Area/Plat 10

- The western edge of the plat is partially bounded by the corporate limits of David City and Plat/Area 7 (agricultural uses).
- The plat is also bounded by crop ground and a residential homestead.

Other Criteria for the General Character of Area/Plat 10

- The plat contains is a mixture of agricultural and residential uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 10

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 10 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 10 is adjacent and contiguous on multiple sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Plat/Area 10

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 10	
Parcels	7
Land Area	127.16 acres
Businesses	0
Structures	~8
Total Valuation	\$747,810
Land Valuation	\$656,885
Improvements Valuation	\$87,160
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural, Residential
School District	N/A
City Taxes Annually	\$3,739.05
Anticipated Liabilities to be Incurred	Police coverage, street maintenance



## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 10 is served by private wells.
- Water service is available adjacent to Area/Plat 10 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 10	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

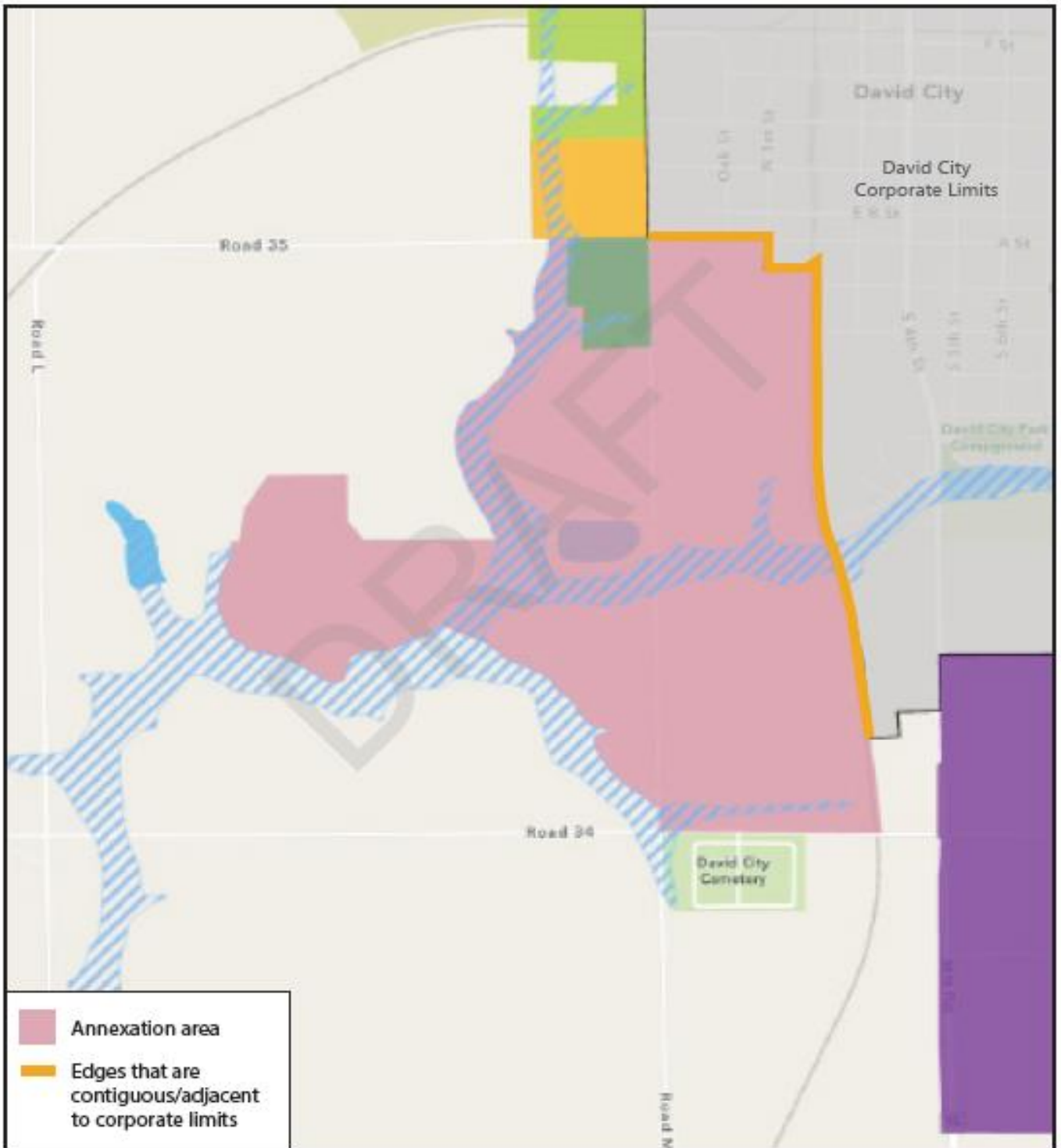
At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 10</b>				
<b>Existing Assessed Valuation</b>				<b>\$747,810</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 3,739.05
Central Comm College	0.09027200	\$ 675.06	0.09027200	\$ 675.06
Butler County	0.17805200	\$ 1,331.49	0.17805200	\$ 1,331.49
David City #9	0.03500000	\$ 261.73	0.03500000	\$ 261.73
Ag. Society	0.01000000	\$ 74.78	0.01000000	\$ 74.78
E.S.U. #7	0.01500000	\$ 112.17	0.01500000	\$ 112.17
David City 56	0.76514000	\$ 5,721.79	0.76514000	\$ 5,721.79
Lower Platte North	0.03140400	\$ 234.84	0.03140400	\$ 234.84
56 K8 Quality Purpose	0.01830800	\$ 136.91	0.01830800	\$ 136.91
56 9-12 Quality Purpose	0.00104400	\$ 7.81	0.00104400	\$ 7.81
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 8,556.59</b>	<b>\$ 1.6442200</b>	<b>\$ 12,295.64</b>



## Area/Plat 11



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120033775 (partial)	SCHMID/DICK A & JANICE A 1180 35 RD DAVID CITY, NE 68632	OLIVE	25 15 2 25 15 2 PT NE1/4 139.45 AC	\$715,100	139.45
120036246	BUTLER COUNTY CONCRETE & DESIGN LLC C/O JASON CAMPBELL 1214 B STREET DAVID CITY, NE 68632	FRANKLIN	30 15 3 30 15 3 PT N1/2NW1/4 1.19 AC	\$2,900	1.19
120036247	SWENEY CONSTRUCTION, LLC C/O PATRICIA SWENEY 336 4TH ST DAVID CITY, NE 68632	FRANKLIN	30 15 3 30 15 3 PT N1/2NW1/4 6.256 AC	\$32,035	6.256
120036232	TOOKER/PHYLLIS A (-TRUSTEE C/O RUSSELL TOOKER 3680 J ROAD DAVID CITY, NE 68632	FRANKLIN	30 15 3 30 15 3 PT W1/2NW1/4,PT NW1/4NW1/4 74.62AC	\$370,545	74.62
120036239	CITY OF DAVID CITY 557 N 4TH ST P O BOX 191 DAVID CITY, NE 68632	FRANKLIN	30 15 3 30 15 3 CORNER OF SW1/4NW1/4(50 X 200),CORNER OF NW1/4NW1/4SW1/4(217 .8 X	\$5,050	1.23
120036253	FRANKLIN/KIMBERLY C/O JEANNETTE A ZEGERS 323 FREMONT OCTAVIA, NE 68632	FRANKLIN	30 15 3 30 15 3 PT SW1/4 101.2 AC	\$561,300	101.2
120033789 (partial)	H-KO FARMS LLC C/O JESSE HOUGH 1197 34 ROAD DAVID CITY, NE 68632	OLIVE	25 15 2 25 15 2 PT SE1/4, PT W1/2SW1/4, SE1/4SW1/4 202.53 AC	\$860,280	202.53
120033803 (partial)	CITY OF DAVID CITY 557 N 4TH ST P O BOX 191 DAVID CITY, NE 68632	OLIVE (LAGOON & BUILDING)	25 15 2 25 15 2 PT SE1/4,PT SE1/4NW1/4,PT SE1/4NE1/4,PT SW1/4 89.13 AC (LAGOON AND BUILDING)	N/A	89.13
120036225	NORTHERN NATURAL GAS CO. 2223 DODGE STREET OMAHA, NE 68102	FRANKLIN	30 15 3 30 15 3 PT NW1/4NW1/4 ( 100' X 75' ) .17 AC	\$0	0.17

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Plat/Area 11

- The northern edge of the plat is bounded by the corporate limits of David City, Plat/Area 5B, and Plat/Area 5C (agricultural and residential uses).

Character of property east of Plat/Area 11

- The eastern edge of the plat is bounded by the corporate limits of David City.
- The plat is also bounded by railroad tracks.

Character of property south of Plat/Area 11

- The plat is bounded by crop ground and David City Cemetery.

Character of property west of Plat/Area 11

- The plat is bounded by crop ground and industrial uses.

Other Criteria for the General Character of Plat/Area 11

- The plat contains a mixture of agricultural and residential uses. It also contains the David City Waste Water Plant.
- The surrounding areas are considered to be urban and suburban in character.

Findings for General Character of Plat/Area 11

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 11 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 11 is adjacent and contiguous on multiple sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Plat/Area 11

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 11	
Parcels	9
Land Area	615.776 acres
Businesses	0
Structures	~4
Total Valuation	\$2,547,210
Land Valuation	\$2,532,655
Improvements Valuation	\$11,655
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural, Residential, Waste Water Plant
School District	N/A
City Taxes Annually	\$12,736.05
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 11 is served by private wells.
- Water service is available adjacent to Area/Plat 11 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 11	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A



**Eligibility for Annexation**

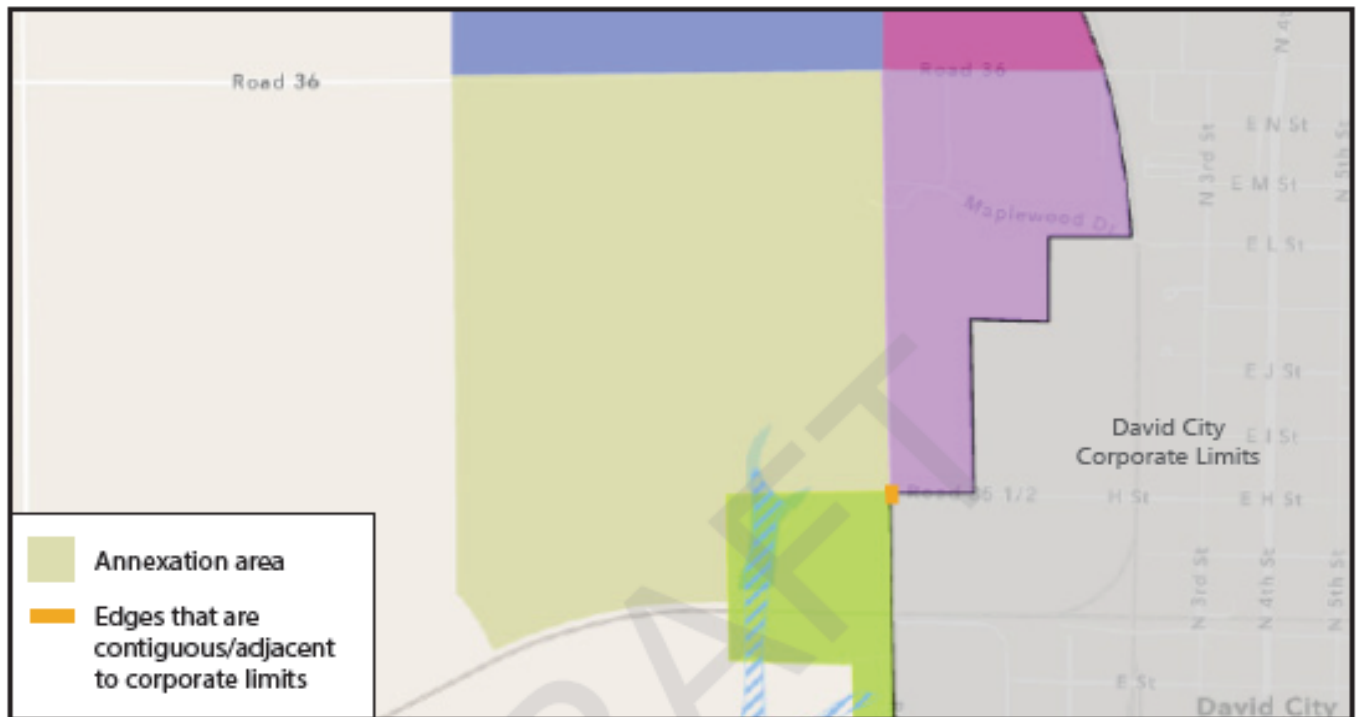
At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 11</b>				
<b>Existing Assessed Valuation</b>				<b>\$2,547,210</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 12,736.05
Central Comm College	0.09027200	\$ 2,299.42	0.09027200	\$ 2,299.42
Butler County	0.17805200	\$ 4,535.36	0.17805200	\$ 4,535.36
David City #9	0.03500000	\$ 891.52	0.03500000	\$ 891.52
Ag. Society	0.01000000	\$ 254.72	0.01000000	\$ 254.72
E.S.U. #7	0.01500000	\$ 382.08	0.01500000	\$ 382.08
David City 56	0.76514000	\$ 19,489.72	0.76514000	\$ 19,489.72
Lower Platte North	0.03140400	\$ 799.93	0.03140400	\$ 799.93
56 K8 Quality Purpose	0.01830800	\$ 466.34	0.01830800	\$ 466.34
56 9-12 Quality Purpose	0.00104400	\$ 26.59	0.00104400	\$ 26.59
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 29,145.69</b>	<b>\$ 1.6442200</b>	<b>\$ 41,881.74</b>



## Area/Plat 12



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
0033733	HOLOUBEK/MARK R & WILLOW A 3531 M ROAD DAVID CITY, NE 68632	DAVID CITY	24 15 2 24 15 2 PT SE1/4,SW1/4 257.49 AC	\$1,458,505	257.49
0033741	JB SCHMID, LLC C/O JEFFREY A SCHMID P O BOX 26 DAVID CITY, NE 68632	OLIVE	24 15 2 24 15 2 PT NW1/4,NW1/4 5.97 AC	\$38,610	5.97
0033740	SCHMID/DICK A & JANICE A 1180 35 RD DAVID CITY, NE 68632	OLIVE	24 15 2 24 15 2 PT NW1/4 148.58 AC	\$821,865	148.58
0033742	PALENCIA RIVAS/GUADALUPE D/B/A PALENCIA TRUCKING 379 N 7TH STREET DAVID CITY, NE 68632	OLIVE	24 15 2 24 15 2 PT NW1/4 2.42 AC	\$16,000	2.42
0033727	AG PROCESSING INC 12700 W DODGE ROAD OMAHA, NE 68154	OLIVE	24 15 2 24 15 2 PT NW1/2NE1/4 1.14 AC	\$7,410	1.14
0033726	HILGER/MATTHEW R C/O ROBERT & SUSAN HILGER 1236 4TH ST DAVID CITY, NE 68632	OLIVE	24 15 2 24 15 2 PT N1/2NE1/4 75.90 AC	\$477,935	75.9
0033735	HOLOUBEK/MARK R & WILLOW A 3531 M ROAD DAVID CITY, NE 68632	OLIVE	24 15 2 24 15 2 PT S1/2NE1/4 79 AC	\$463,960	79

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 12

- The plat is bounded by crop ground.
- The northern edge of the plat is bounded by Area/Plat AGP (1).

Character of property east of Area/Plat 12

- The plat is bounded by agricultural uses and the Butler County Fairgrounds.
- The eastern edge of the plat is bounded by Area/Plat 4 and Area/Plat 5A.

Character of property south of Area/Plat 12

- The plat is bounded by agricultural and commercial uses, as well as the railroad tracks.
- The southern edge of the plat is partially bounded by Area/Plat 5A.

Character of property west of Area/Plat 12

- The plat is bounded by crop ground.

Other Criteria for the General Character of Area/Plat 12

- The plat contains a mixture of agricultural and commercial uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 12

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 12 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 12 is adjacent and contiguous on one corner of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Plat/Area 12

- Based on the fact that a corner of the plat is touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 12	
Parcels	7
Land Area	570.5 acres
Businesses	2
Structures	~15
Total Valuation	\$3,284,285
Land Valuation	\$3,243,325
Improvements Valuation	\$40,960
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural, Commercial
School District	N/A
City Taxes Annually	\$16,421.43
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 12 is served by private wells.
- Water service is available adjacent to Area/Plat 12 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 12	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

### Eligibility for Annexation

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

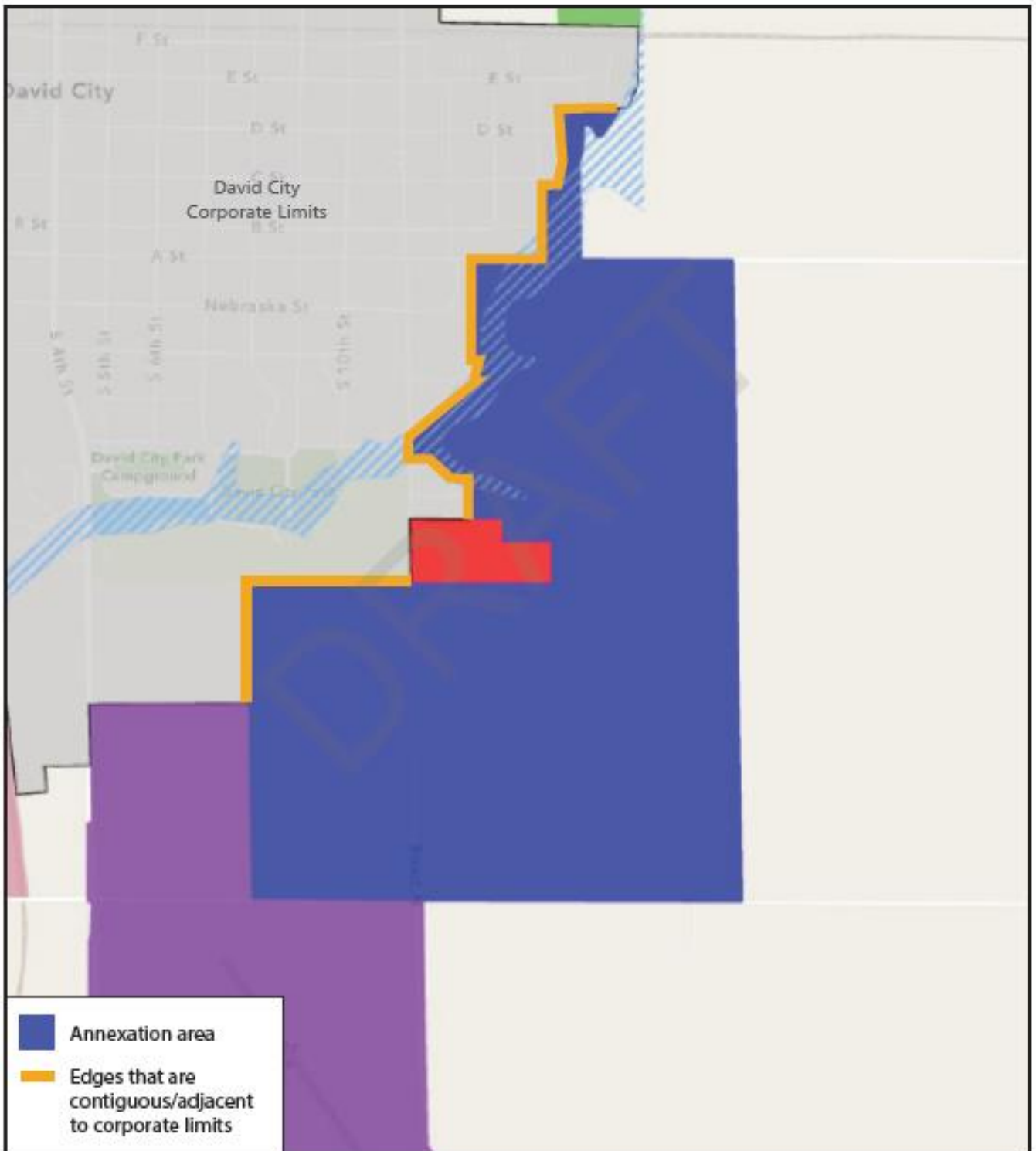
Financial Impact on the Properties - Area/Plat 12				
Existing Assessed Valuation				\$3,284,285
Tax Entity	2022 Levy	2022 Taxes	2022 Levy After Annexation	2022 Taxes After Annexation
David City			0.50000000	\$ 16,421.43
Central Comm College	0.09027200	\$ 2,964.79	0.09027200	\$ 2,964.79
Butler County	0.17805200	\$ 5,847.74	0.17805200	\$ 5,847.74
David City #9	0.03500000	\$ 1,149.50	0.03500000	\$ 1,149.50
Ag. Society	0.01000000	\$ 328.43	0.01000000	\$ 328.43
E.S.U. #7	0.01500000	\$ 492.64	0.01500000	\$ 492.64
David City 56	0.76514000	\$ 25,129.38	0.76514000	\$ 25,129.38
Lower Platte North	0.03140400	\$ 1,031.40	0.03140400	\$ 1,031.40
56 K8 Quality Purpose	0.01830800	\$ 601.29	0.01830800	\$ 601.29
56 9-12 Quality Purpose	0.00104400	\$ 34.29	0.00104400	\$ 34.29
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 37,579.45</b>	<b>\$ 1.6442200</b>	<b>\$ 54,000.87</b>

*This page intentionally left blank*

DRAFT



## Area/Plat 13





### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (acres)
120036193	VANDENBERG/DAVID J 1454 35TH ROAD DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NE1/4NW1/4 3 AC	\$7,425	3
120036176	GLODOWSKI/DARYL R & MELISSA K D/B/A 3G TRUCKING 1215 BEMIS DRIVE DAVID CITY, NE 68632	1441 35 RD DAVID CITY	29 15 3 29 15 3 PT NE1/4NW1/4 3 AC	\$160,740	3
120036162	COUFAL/JOHN M & MAUREEN J 3510 K RD DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NW1/4 93.55 AC	\$480,855	93.55
120036163	COUFAL/JOHN M & MAUREEN J 3510 K ROAD DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NW1/4 27.34 ACRES	\$100,690	27.34
120036174	GLODOWSKI/DARYL & MELISSA 1215 BEMIS DRIVE DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NW1/4 .75 ACRES	\$2,025	0.75
120036158	GLODOWSKI/MELISSA K & DARYL 1215 BEMIS DRIVE DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NW1/4NW1/4 TRACT C .12 AC	\$835	0.12
12036159	GLODOWSKI/MELISSA K & DARYL 1215 BEMIS DRIVE DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NW1/4NW1/4 (TRACT B ) .06 AC	\$13,915	0.06
120008639 (partial)	GLODOWSKI/MELISSA K & DARYL 1215 BEMIS DRIVE DAVID CITY, NE 68632	DAVID CITY	29 15 3 DAVID CITY 11710 SQ FT OF MULTI PURPOSE LAND EAST PARK MEADOWS ADDITION	\$1,875	0.27
120036164	HOMAN/DANIEL W & SANDRA J 1175 BEMIS DRIVE DAVID CITY, NE 68632	FRANKLIN	29 15 3 29 15 3 PT NW1/4 0.67 ACRES	\$1,800	0.67
120035684	KOZISEK/CHRISTOPHER D (B) NANCY J KYSER AND LAVERNE W KOZISEK 415 NORTH 15TH STREET DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT SW1/4 1.22AC	\$2,570	1.22
120035682	KOZISEK/PATRICK J & SHANNON K AND LAVERNE W KOZISEK 1448 NORTH 6TH STREET DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT SW1/4 1.36 AC	\$5,830	1.36
120035680	KOZISEK/JAMES L & CHERYL R 1400 D ST DAVID CITY, NE 68632-2165	1400 D ST DAVID CITY	20 15 3 20 15 3 PT SW1/4SW1/4 .04 AC	\$80	0.04
120035681	KOZISEK/JAMES L & CHERYL R AND LAVERNE W KOZISEK 1400 EAST D STREET DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT SW1/4 .08 AC	\$390	0.08
120035683	KOZISEK/BRIAN J & MISTYN AND LAVERNE W KOZISEK 324 NORTH 14TH STREET DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT SW1/4 0.88 AC	\$1,725	0.88
120035672	WOLLMER/TIMOTHY J & LORI A 1375 C ST DAVID CITY, NE 68632	FRANKLIN	20 15 3 20 15 3 PT W1/2SW1/4 2.30 AC	\$5,750	2.3
120035673	DAYHOFF/AMY L (ETAL C/O WM & SHIRLEY PETERSEN 1308 15TH ST CENTRAL CITY, NE 68826-1414	FRANKLIN	20 15 3 20 15 3 PT W1/2SW1/4 1.85 AC	\$4,050	1.85
120036197	BONGERS/SARA S (TRUSTEE OF THE SARA S BONGERS REV TRUST 2835 S VINE STREET DENVER, CO 80210	FRANKLIN	29 15 3 29 15 3 SW1/4 160 AC	\$1,000,800	160
120036281	PHILLIPS/CHARLES H (B) JUANITA M NELSON-PHILLIPS 3421 ROAD N DAVID CITY, NE 68632	3421 N RD DAVID CITY	30 15 3 30 15 3 PT E1/2SE1/4 3.14 AC	\$132,430	3.14
120036274	BONGERS/SARA S (TRUSTEE OF THE SARA S BONGERS REV TRUST 2835 S VINE STREET DENVER, CO 80210	FRANKLIN	30 15 3 30 15 3 PT E1/2SE1/4 76.86 AC	\$414,950	75.86

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Plat/Area 13

- The northern edge of the plat is bounded by the corporate limits of David City.

Character of property east of Plat/Area 13

- The plat is bounded by crop ground.

Character of property south of Plat/Area 13

- The plat is bounded by crop ground and the David City Municipal Airport.
- The southern edge of the plat is bounded by Plat/Area 6.

Character of property west of Plat/Area 13

- The western edge of the plat is bounded by the corporate limits of David City.

Other Criteria for the General Character of Plat/Area 13

- The plat contains a mixture of agricultural and residential uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Plat/Area 13

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 13 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only needs to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 13 is adjacent and contiguous on multiple sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Plat/Area 13

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 13	
Parcels	19
Land Area	375.49 acres
Businesses	0
Structures	~18
Total Valuation	\$2,338,735
Land Valuation	\$2,078,070
Improvements Valuation	\$260,665
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural, Residential
School District	N/A
City Taxes Annually	\$11,693.68
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 13 is served by private wells.
- Water service is available adjacent to Area/Plat 13 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 13	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

**Eligibility for Annexation**

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

<b>Financial Impact on the Properties - Area/Plat 13</b>				
<b>Existing Assessed Valuation</b>				<b>\$2,338,735</b>
<b>Tax Entity</b>	<b>2022 Levy</b>	<b>2022 Taxes</b>	<b>2022 Levy After Annexation</b>	<b>2022 Taxes After Annexation</b>
David City			0.50000000	\$ 11,693.68
Central Comm College	0.09027200	\$ 2,111.22	0.09027200	\$ 2,111.22
Butler County	0.17805200	\$ 4,164.16	0.17805200	\$ 4,164.16
David City #9	0.03500000	\$ 818.56	0.03500000	\$ 818.56
Ag. Society	0.01000000	\$ 233.87	0.01000000	\$ 233.87
E.S.U. #7	0.01500000	\$ 350.81	0.01500000	\$ 350.81
David City 56	0.76514000	\$ 17,894.60	0.76514000	\$ 17,894.60
Lower Platte North	0.03140400	\$ 734.46	0.03140400	\$ 734.46
56 K8 Quality Purpose	0.01830800	\$ 428.18	0.01830800	\$ 428.18
56 9-12 Quality Purpose	0.00104400	\$ 24.42	0.00104400	\$ 24.42
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 26,760.27</b>	<b>\$ 1.6442200</b>	<b>\$ 38,453.95</b>



## Area/Plat 14



### Parcel Information

Parcel	Owner(s)	Situs Address	Legal Description	Assessed Value	Total Lot Size (sq-ft)
120035329	H-KO FARMS LLC C/O JESSE HOUGH 1197 34 ROAD DAVID CITY, NE 68632	FRANKLIN	18 15 3 18 15 3 PT NE1/4,N1/2SE1/4 199.35 AC	\$1,276,750	199.35
120035431	DUBS/WILLIAM F & JUDITH L 796 QUAIL LANE DAVID CITY, NE 68632	FRANKLIN	18 15 3 18 15 3 PT OF LOTS 4 & 5 D.C.LAND & LOT CO'S SUBURBAN LOTS 11.01 AC	\$58,670	11.01
120035330	STATE OF NEBRASKA PO BOX 94759 LINCOLN, NE 68509	FRANKLIN	18 15 3 18 15 3 PT NE1/4(9.65 AC),PT NW1/4(2.69 AC),PT SW1/4(.73 AC),PT SE1/4(2.42 AC) TOTAL 15.49 AC		

**General Character of Property and Area**

The following is a description of the character surrounding the identified property.

Character of property north of Area/Plat 14

- The plat is bounded by crop ground.

Character of property east of Area/Plat 14

- The plat is bound by agricultural and residential uses.
- The eastern edge of the plat is bounded by Plat/Area 8.

Character of property south of Area/Plat 14

- The southern edge of the plat is bounded by the corporate limits of David City.

Character of property west of Area/Plat 14

- The western edge of the plat is bounded by the corporate limits of David City.

Other Criteria for the General Character of Area/Plat 14

- The plat contains agricultural uses.
- The plat is considered to be urban and suburban in character.

Findings for General Character of Area/Plat 14

- The plat is considered to be urban and suburban in character.
- Therefore, Area/Plat 14 meets the definition of Urban and Suburban in character.

**Contiguous and Adjacent**

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same, the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Plat/Area 14 is adjacent and contiguous on multiple sides of the corporate limits of the City of David City.

Findings for Contiguous and Adjacent of Area/Plat 14

- Based on the fact that there are multiple sides touching the existing corporate limits of David City, it is deemed to be contiguous and adjacent.

Summary of Area/Plat 14	
Parcels	2
Land Area	210.36 acres
Businesses	0
Structures	~1
Total Valuation	\$1,335,420
Land Valuation	\$1,309,765
Improvements Valuation	\$25,655
Water	Private
Sewer	Private
Electric	Butler Public Power District
Existing Land Uses	Agricultural
School District	N/A
City Taxes Annually	\$6,677.10
Anticipated Liabilities to be Incurred	Police coverage, street maintenance

## **Inventory of Services**

### Police Protection

The David City Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols.
- Handling of complaints and incidents report.
- Investigation of crimes.
- Standard speed and enforcement.
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided on a city-wide basis.

### Fire Protection

The David City Volunteer Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue.
- Hazardous materials incident response.
- These services are provided on a city-wide basis by 55 firefighters operating from one fire station.

### Emergency Medical Services

The David City Volunteer Fire Department is the current provider of local emergency medical services in the city and will provide these services to the annexation area:

- Emergency medical and ambulance services.
- Emergency dispatch (provided by the County Emergency Management Department)

### Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of David City.
- The plat area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested, provided the extensions follow the criteria established by the City of David City.

- The cost of extending sanitary sewer throughout the plat area will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

### Maintenance of Roads and Streets

The City of David City will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal.
- Emergency pavement repair.
- Preventative street maintenance.
- Asphalt resurfacing.
- Ditch and drainage maintenance.
- Sign and signal maintenance.
- Asphalt resurfacing.

### Electrical Utilities

This plat is currently provided electrical services by the Butler Public Power District. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services.
- Street lights.

### Water Utilities

- The City of David City currently maintains the water utilities services in the corporate limits; Area/Plat 14 is served by private wells.
- Water service is available adjacent to Area/Plat 14 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.



Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of David City will oversee services associated with zoning regulations and building inspections.

Code Compliance

The City of David City will provide the following services associated with enforcing compliance with the City Code:

- Enforcement proceedings for liquor and food establishment violations.
- Investigation and enforcement of complaints regarding junked vehicles and vehicle parts.
- Garbage, refuse and litter.
- Investigation of enforcement of complaints regarding weed and animal violations.

Other City Services

All other city departments with jurisdiction in the area will provide services according to city policies and procedures.

Depending on development, these properties may connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Summary of Impacts - Area/Plat 14	
Police	Already covered by Butler County Sheriff's Department
Fire Protection	David City Fire Dept will cover the area
Emergency Medical Services	David City Fire Dept will cover the area
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Butler Public Power District
Water Service	Available and can be extended
Parks, Playgrounds, and Swimming Pools	No impact
Building Regulation	Already subject to David City regulations
Code Compliance	Already subject to David City regulations
Library	No impact
School District	No impact
Other	N/A

### Eligibility for Annexation

At present, it is the opinion of MSA:

1. The tract of land does meet the criteria of §17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract does meet the definition of adjacent and contiguous.
3. That this property is eligible for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area/Plat 14				
Existing Assessed Valuation				\$1,335,420
Tax Entity	2022 Levy	2022 Taxes	2022 Levy After Annexation	2022 Taxes After Annexation
David City			0.50000000	\$ 6,677.10
Central Comm College	0.09027200	\$ 1,205.51	0.09027200	\$ 1,205.51
Butler County	0.17805200	\$ 2,377.74	0.17805200	\$ 2,377.74
David City #9	0.03500000	\$ 467.40	0.03500000	\$ 467.40
Ag. Society	0.01000000	\$ 133.54	0.01000000	\$ 133.54
E.S.U. #7	0.01500000	\$ 200.31	0.01500000	\$ 200.31
David City 56	0.76514000	\$ 10,217.83	0.76514000	\$ 10,217.83
Lower Platte North	0.03140400	\$ 419.38	0.03140400	\$ 419.38
56 K8 Quality Purpose	0.01830800	\$ 244.49	0.01830800	\$ 244.49
56 9-12 Quality Purpose	0.00104400	\$ 13.94	0.00104400	\$ 13.94
<b>Total Combined</b>	<b>\$ 1.1442200</b>	<b>\$ 15,280.14</b>	<b>\$ 1.6442200</b>	<b>\$ 21,957.24</b>

The Planning Commission discussed a Sidewalk Waiver Application and items to be placed on the application. The Planning Commission made a few changes to the form that was presented as a draft. Instead of having it as a Variance, they would like to see it as a waiver. They had a few questions on recording this waiver on the property and expiration of the temporary waiver. They also recommended having the Sidewalk Committee look over the application. Building Inspector Gary Meister will show the Sidewalk Committee members the application and ask for input for the application.



**APPLICATION FOR A TEMPORARY SIDEWALK WAIVER FROM THE PLANNING COMMISSION**

Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Phone of Applicant: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Address of Project Location: \_\_\_\_\_

Waiver Requested: \_\_\_\_\_

Explain why you need a sidewalk waiver granted by the Planning Commission: (Please explain the unusual conditions that exist that would eliminate the need for sidewalks or an exception to eliminate all or a portion of the sidewalk construction) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that I have the legal authority to file this application, that I have completed and examined this application and know the same to be true and correct.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

This Section to be completed by the City

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ Rec'd By \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Hearing Notice Published: Yes No

Action Taken: \_\_\_\_\_

\_\_\_\_\_

There being no further business to come before the Planning Commission, Planning Commission Chairman Jim Masek made a motion to adjourn the meeting at 9:32 a.m. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

---

Minutes by Lori Matchett, Deputy City Clerk