

CITY COUNCIL PROCEEDINGS
July 22, 2026

The City Council of the City of David City, Nebraska, met in open public session at 7:00 p.m. in the meeting room of the City Office, 490 E Street, David City, Nebraska. The Public had been advised of the meeting by posting in four places (City Office, U.S. Post Office, Butler County Courthouse, and Hruska Public Library). The Mayor and members of the City Council acknowledged advance notice of the meeting by signing the Agenda which is a part of these minutes. The advance notice to the Public, Mayor, and Council members conveyed the availability of the agenda, which was kept continuously current in the office of the City Clerk and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the Council meeting.

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

Also present for the meeting were: Jim Witter, Deb Dinkelman, Officer Jason Reed and Interim Deputy Clerk Rachel Kahnk.

The meeting opened with the Pledge of Allegiance.

Mayor Jessica Miller informed the public of the "Open Meetings Act" posted on the west wall of the meeting room and asked those present to silence their cell phones. Mayor Miller read the Citizen Participation Rules for the City Council Meeting. She also reminded the public that if they speak tonight before the Council, they must state their name and address for the record.

Council Member Jim Angell made a motion to approve the minutes of the July 8, 2026, meeting of the Mayor and City Council as presented. Council Member Kevin Woita seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

Council Member Bruce Meysenburg introduced Ordinance No. 1536 amending the David City Municipal Code relating to membership and powers of the tree board. Mayor Jessica Miller read Ordinance No. 1536 by title.

Council Member Keith Marvin made a motion to suspend the statutory rule requiring that an Ordinance be read on three separate days. Council Member Bruce Meysenburg seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

Council Member Bruce Meysenburg made a motion to approve Ordinance No. 1536 amending the David City Municipal Code relating to memberships and powers of the Tree Board. Council Member Jim Angell seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

ORDINANCE NO. 1536

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA, AMENDING THE DAVID CITY MUNICIPAL CODE RELATING TO MEMBERSHIP AND POWERS OF THE TREE BOARD; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of David City, Nebraska, a municipal corporation and city of the second class ("**City**"), owns and maintains certain street trees, park trees and shrubs within the City in

accordance with the Official Comprehensive City Tree Plan as Section 2-501(B) of the City's Municipal Code (the "**Code**") defines; and

WHEREAS, Section 2-501 establishes the City's Tree Board ("**Board**") that, among other things, assists the City Council with decisions relating to the maintenance, planting and removal of all street and park trees and shrubs; and

WHEREAS, the City desires and finds it to be in the best interest of the City, its residents, and the Board to revise the Code as provided herein.

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

(1) Amendment to Section 2-501(C). The City hereby amends Section 2-501(C) by repealing it in its entirety and replacing it with the following:

C. The Tree Board, when the City Council requests or of its own accord, shall research and make recommendations on any special matter within the scope of its duties. Nothing in this Article grants the Board authority to make decisions on behalf of the City Council. The Board shall keep a record of its proceedings in the form of minutes to be recorded and published in a substantially similar manner to that described in Section 1-310 of the Code. The Board shall meet quarterly (every three months). The City Clerk shall prepare and distribute a meeting calendar and shall provide the prior meeting's minutes to the Tree Board members at least twenty-four (24) hours before the commencement of the meeting. The Tree Board shall not meet earlier than 4:00 P.M. Central Time, unless unusual circumstances require.

(2) Amendment to Sections 6-104 and 6-106. The City hereby amends Sections 6-104 and 6-106 by repealing both in their entirety and replacing both with the following:

SECTION 6-104: OBSTRUCTIONS; OVERHANGING BRANCHES

A. It shall be unlawful for any person, persons, firm or corporation to obstruct by fences, gates, buildings, structures or to allow a tree, shrub, or the roots thereof to obstruct an abutting public right-of-way so as to interfere with the public or the City's use, operation, construction, or maintenance of the same, including without limitation interfering with any utility wires, cables, pipeline(s), streets, alleys or sidewalks. The owners of the private property abutting any public right-of-way shall maintain all growth in accordance with this Article 6 at all times.

B. The owner or occupant of any lot, piece or parcel of ground abutting or adjacent to any street or sidewalk over which the branches of trees extend shall at all times keep the branches or limbs thereof trimmed to a height of at least 8 feet above the surface of said walk and at least 14 feet above the surface of said street. The limbs or branches of any tree or trees extending over streets or sidewalks contrary to the provision herein so as to interfere with the lighting of the street from streetlights or with the convenience of the public using said street or sidewalk is considered an obstruction.

C. The Board may issue any landowner failing to comply with Section 6-104(B) a written notice of violation. The Board or the City Council may order any landowner to cut or remove obstructions described in Section 6-104(C). If after thirty (30) days of the mailing of such notice or order said landowner fails to remedy such violation, the Board or the City may cause the removal of such encroachments and pay the costs of the same out of the City Street Fund. The City shall assess the cost, including reasonable administrative costs, of the notice and removal of the encroachment against the abutting property. The City shall levy and collect the cost in the same manner as a special assessment in addition to the general revenue taxes. It shall accrue interest from the date

of the assessment. Upon payment of the assessment, the City shall credit the payment to the street fund.

D. If the property owner does not reside in Butler County, the City shall, before levying any special assessment against that property, send a copy of any notice required by law to be published by means of certified mail, return receipt requested, to the last known address of the non-resident property owner, which shall be that address listed on the current tax rolls at the time such required notice was first published. (Nebraska Revised Statutes Sections 17-555 and 17-557.01)

(3) Amendment to Section 3-130(B). The City hereby amends Section 3-130(B) by repealing it in its entirety and replacing it with the following:

B. The City shall provide a written notice to abate and remove such nuisances and notice of the right to a hearing and the manner in which it may be requested to each owner or owner's duly authorized agent and to the occupant, if any, by personal service or certified mail. Within thirty (30) days after the City mails such notice, if the owner or occupant of the property fails to request a hearing, the City may cause such work to be done. The City shall transmit a copy of the invoice for said work to the owner or occupant. If the owner fails to reimburse the City within thirty (30) days of receipt of the invoice, the City may levy and assess all or any portion of the costs and expenses of the work upon the property so benefited in the same manner as other special taxes for improvements.

(4) Amendment to Section 2-508(B), (C), and (D). The City hereby amends Section 2-508(B), (C), and (D) by repealing them in their entirety and replacing them with the following:

B. The City shall provide a written notice to each owner or owner's occupant, if any, by personal service or certified mail to abate and remove any tree or part thereof that is in an unsafe condition or that, in the City's sole and absolute discretion, pose a threat of damage to sewers, electric power lines, gas lines, water lines, or other public Improvements or that contains any injurious fungus, insect, or other pest to. Such notice shall describe the right and procedure of the owner or occupant to request a hearing before the City Council. Within thirty (30) days after the City's mailing of such notice, if the owner or occupant of the property fails to request a hearing, the City may cause such work to be done. The City shall transmit a copy of the invoice for said work to the owner or occupant. If the owner fails to reimburse the City within thirty (30) days of receipt of the invoice, the City may levy and assess all or any portion of the costs and expenses of the work upon the property so benefited in the same manner as other special taxes for improvements.

C. This section does not prohibit the planting of street trees by adjacent property owners, providing that the selection and location of said trees is in accordance with this article. The adjacent or abutting property owners shall have the responsibility to perform appropriate tree care on their street trees.

(5) Amendment to Section(s) 2-511(B) and 2-511(H). The City hereby amends Section(s) 2-511(B) and 2-511(H) of the Code by repealing them in their entirety and replacing them with the following:

B. The property owner will be required to submit two written estimates with the tree removal application. The City may, in its sole discretion, choose to share the cost of such removal. After such estimates or bids have been reviewed, the street superintendent will notify the bid winner and property owner. If a tree is a hazard or a public safety concern which needs to be removed immediately, the requirement of two estimates can be waived with the approval of the mayor or council president.

H. The following provision applies to any removal order under Section 2-508, 3-130, or 6-104. Once the property owner or its agent completes the entire tree removal process,

including stump removal, the property owner or its agent must plant a new tree in the same location and in accordance with the species requirements in Section 2-503. The property owner is responsible for the entire cost of removal and replacement. Within thirty (30) days of planting the new tree, the landowner may submit a copy of the invoice for removal services to the City Clerk for reimbursement and the City shall, within sixty (60) days of receipt of the invoice and approval by the City Council, reimburse the property owner for the costs of removal. The immediately preceding sentence shall not obligate the City to reimburse any property owner for the costs of replanting a tree.

(6) No Other Amendment. Except as expressly provided herein, this Ordinance shall not modify or amend any provision of the Code.

(7) Conflicting Ordinances. The City hereby repeals all ordinances passed and approved prior to the passage, approval, and publication of this Ordinance to the extent of the conflict therewith.

(8) Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form.

Passed and approved this 22nd day of July, 2026.

Jessica Miller, Mayor

ATTEST

Lori Matchett, City Clerk

Council inquired whether the City had received a response from the United States Department of Agriculture (USDA) regarding the related financing. Staff reported that no response had been received. City Attorney David Levy advised that there was not an issue with approving the ordinance on second reading.

Council Member Bruce Meysenburg made a motion to approve Ordinance No. 1534 authorizing Amendment No. 1 to loan agreement with Nebraska Department of Water, Energy, and Environment for SRF Project No. C 318068 on second reading. Council Member Jim Angell seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

ORDINANCE NO. 1534

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA, AUTHORIZING EXECUTION OF THAT CERTAIN AMENDMENT NO. 01 TO LOAN AGREEMENT WITH NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT (DWEE PROJECT NO. C318068); REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AUTHORIZING PUBLICATION IN PAMPHLET FORM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of David City, Nebraska, a municipal corporation and city of the second class (the “**City**”) executed that certain Loan Agreement (SRF Project No. C318068) on July 18, 2024 (the “**Loan Agreement**”), with the State of Nebraska, acting by and through the Nebraska Department of

Water, Energy, and Environment, a consolidation of the Nebraska Department of Environment and Energy and the Nebraska Department of Natural Resources pursuant to Section 81-1571(1) of the Nebraska Revised Statutes (collectively, the “**Lender**”); and

WHEREAS, under the Loan Agreement, the Lender provided the City with a loan in the original principal amount of Nineteen Million, Six Hundred Sixty-Five Thousand and 00/100 Dollars (\$19,665,000.00) (the “**Loan**”) from the State Revolving Fund Program pursuant to Nebraska Revised Statutes Section 81-15,153; and

WHEREAS, the City is using the Loan in connection with the rehabilitation and upgrade of the City’s wastewater treatment facility, including updating, expanding, and slip-lining wastewater lines (collectively, the “**Project**”); and

WHEREAS, the City desires to execute that certain Amendment No. 01 to Loan Agreement with Lender to, among other things, increase the Loan by One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00), a copy of which is attached hereto and incorporated herein as **Exhibit A** (the “**Amendment**”); and

WHEREAS, the City finds it in the best interest of the City, its residents, and the Project to execute the Amendment.

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

1. **Amendment.** The City hereby authorizes the Mayor to execute the Amendment in substantially the same form as **Exhibit A**.
2. **Further Authorization.** The City hereby authorizes the Mayor and City Clerk to execute such further documents and to take such further actions as necessary to effectuate the purposes herein.
3. **Conflicting Ordinances.** The City hereby repeals any other ordinance or section of any ordinance passed and approved prior to the passage, approval, and publication or posting of this Ordinance and in conflict herewith to the extent of the conflict thereof.
4. **Effective Date.** This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form.

PASSED AND APPROVED THIS ____TH DAY OF ____, 2026.

Passed on Second Reading
Jessica Miller, Mayor

ATTEST:

Passed on Second Reading
Lori Matchett, City Clerk

Exhibit A

Form of Amendment

[SEE ATTACHED]

Council members reviewed Ordinance No. 1537 amending the David City Municipal Code relating to amendments to the Park and Recreation Advisory Board. During the review of the packet, several council members wanted the language of the ordinance changed and compared it to the proposal documents from the Park and Recreation Committee.

Council Member Bruce Meysenburg made a motion to table Ordinance No. 1537 amending the David City Municipal Code relating to the Park and Recreation Advisory Board. Council Member Keith Marvin seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

City Administrator Raiko Martinez explained the CDBG Downtown Revitalization project for Vandenberg Electric & Communications. Council discussed the environmental review that was completed as part of the grant application after noting a historical reference to a hazardous waste site associated with the former automobile dealership. Mr. Martinez explained that the environmental review identified no violations and concluded that no further environmental evaluation was warranted.

Council Member Keith Marvin made a motion to approve the CDBG Downtown Revitalization Grant Application for Vandenberg Electric & Communication, LLC, 595 4th Street, for installation of new signage on the eastern facade in the amount of \$11,855.84, of which \$8,891.88 will be eligible for reimbursement from the City's CDBG award and the remaining \$2,963.96 to be sole responsibility of Vandenberg Electric & Communication, LLC. Council Member Bruce Meysenburg seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

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P.O. Box 191
557 4th Street
David City, NE 68632



Phone: (402) 367-3135
FAX: (402) 367-3126
Website: www.davidcityne.com

DOWNTOWN REVITALIZATION (DTR) APPLICATION

PART I: APPLICANT INFORMATION

Applicant Name: Darrell Kahler

Mailing Address: 595 N 4th St City: David City State: NE Zip: 68632

Email Address: darrell.kahler@vandenbergelectric.cc Phone: (402) 954 - 8634

Legal Name of Business or Entity*: Vandenberg Electric & Communications LLC

**Name used to register business with the State of Nebraska*

Business Address: 595 N 4th St City: David City State: NE Zip: 68632

PART II: PROJECT INFORMATION

Eligible Property Address: 595 N 4th St David City NE 68632

Total Square Footage: 8184 Commercial Square Footage: 8184

Residential Square Footage: 0 Other: _____

PART III: OWNERSHIP INFORMATION

☒ OWN ☐ LEASE

IF LEASE

Name of Property Owner: _____

Email Address: _____ Phone: (_____) _____ - _____

Beginning Date of Lease: _____ Termination Date of Lease: _____

Note: A copy of the applicant's current lease and a letter from the property owner authorizing the application and rehabilitation activities must be submitted with the Application Form.

PART IV: ELIGIBLE ACTIVITIES

Proposed project activities (please mark all that apply):

- | | |
|---|---|
| ☐ Preparation of Structural Engineering | ☐ Preparation of Architectural Plans |
| ☐ Preparation of Engineering Specifications | ☐ Building Code Compliance |
| ☐ Removal of Nonconforming Items/Materials | ☒ Sign/Awning Repair or Replacement |
| ☐ Brick/Exterior Repair or Restoration | ☐ Window/Door Repair or Replacement |
| ☐ Other Facade Improvements (please explain) | ☐ Other Improvements (please explain) |

Explanation:

A new business sign is needed.

PART V: FINANCIAL

Estimated total project cost: \$ 11,855.84

Revitalization Grant Funds* (up to 75% of Total Project Costs): \$8,891.88

Matching Funds provided (at least 25 % of Total Project Costs):

\$2,963.96

*Revitalization funds provided by the Nebraska Department of Economic Development Community Development Block Grant (CDBG) Program.

Sources of Matching Funds (please mark all that apply):

- ☒ Cash on hand in checking, savings, or other
- ☐ Bank loan
- ☐ Private loan or gift
- ☐ Other (please explain)

PART VI: AGREEMENT & SIGNATURE

Certification of Assurances

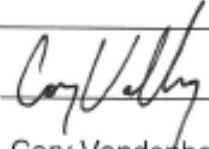
To the best of my knowledge and belief, as a condition of obtaining assistance through the David City DTR Program, the applicant will, if assistance is approved, comply with all Federal and State requirements and code, including the following:

- A. The Civil Rights Act of 1964 (PL 88-352) and Title VII of the Civil Rights Act of 1968 (PO 90- 284);
- B. Housing and Community Development Act of 1974, as amended;
- C. Age Discrimination Act of 1975;
- D. Section 504 of the Rehabilitation Act of 1973;
- E. Davis Bacon Act, as amended (40 U.S.C 276a-276a-5), where applicable under Section 110 of the Housing and Community Development Act of 1974 as amended;
- F. Fair Labor Standards Act of 1938, as amended, (29 U.S.C., 102 et, seq);
- G. Preservation of Historical and Archaeological Data Act of 1974 (PL, 93-291);
- H. National Historic Preservation Act of 1966, Section 106 (PL 89-665);
- I. National Environmental Policy Act of 1969;
- J. Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1979, Title II and Title III;
- K. Nebraska Community Development Law, Section 18-2101 to 18-2144, Revised Statutes of Nebraska, 1943.

THE UNDERSIGNED, in applying for financial assistance from the City of David City Downtown Revitalization Program:

- 1) Agrees that prior to receiving an award, he or she shall comply with all federal, state, and local laws to the extent that such are applicable;
- 2) Attests that he or she is currently in good standing with the City or will return to good standing before any release of funds; and,
- 3) Acknowledges and agrees to enter into or execute any additional documents required by the City, the Nebraska Department of Economic Development, or the United States Department of Housing and Urban Development.

Address: 595 N 4th St City: David City State: NE Zip: 68632

Signature: 

Printed Name and Title: Cory Vandenberg, Owner

Date: 04/13/2026

Release and Hold Harmless Agreement

Release executed on this 13th day of April, 2026.

By (Property Owner) Cory Vandenberg and

(Business Owner if applicable) _____, of

(Street Address) 595 N 4th St, City of David City,
State of Nebraska, referred to as Releaser(s).

- In consideration of being granted monies for restoration, modifications, or other physical changes to property located at the above address, the Releaser(s), understands that they are solely responsible for providing their own contractors, paying their contractors, to assure that those contractors are fully insured and (where required) licensed, and have obtained all necessary permits in accordance with all pertinent regulations.
- The Releaser(s) waives, releases, discharges, and agreed to indemnify the City of David City (or entities under the City's umbrella) for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines.
- Releaser(s) agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Nebraska and that if any portion of the agreement is held invalid, it is agreed that the balance, shall; notwithstanding, continue in full legal force and effect
- Releaser(s)'s obligation and duties hereunder shall in no manner be limited or restricted by maintaining any insurance coverage related to the above referenced event.
- This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and not a mere recital.

Signature of Property Owner: Cory Vandenberg

Printed Name and Title: Cory Vandenberg, Owner

Date: 4-13-26

If Applicable:

Signature of Business Owner: _____

Printed Name and Title: _____

Date: _____

Attestation of U.S. Citizenship

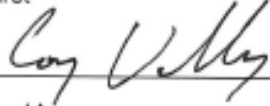
For the purpose of complying with Neb. Rev. Stat. §§4-108 through 4-114, I attest as follows:

☒ I am a citizen of the United States.

— OR —

☐ I am a qualified alien under the Federal Immigration and Nationality Act, my immigration status and alien number are as follows: _____, and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete and accurate and I understand that this information may be used to verify my lawful presence in the United States.

Printed Name: Cory A. Vandenberg
First Middle Last
Signature: 
Date: 4-13-26



Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 22-DTR-004

Grantee: City of David City, NE

Property Address 595 4th St

Activity Description The proposed project consists of installation of new signage on the eastern facade.

Cost:

- Projected Acquisition Cost
\$ 0.00
- Projected Rehab Cost
\$ 11,855.84
- Projected All Cost
\$ 11,855.84

• 4. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by Aysan Esmaily on 05/28/2026.
- The site review identified the following concerns on or adjacent to the project site:
The site review did not indicate any concerns on or adjacent to the project site. Exhibit is attached.
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project.
The NEPAAssist review identified the subject property at 595 4th Street as a listed hazardous waste site. The listing corresponds to Trowbridge Motors Inc. (EPA RCRA Handler ID NED035011733), reflecting the property's former use as an automobile repair facility. A review of the EPA RCRAInfo and ECHO Detailed Facility Report records shows that the facility is registered only as a Very Small Quantity Generator (VSQG) of hazardous waste, with a compliance status of "No Violation Identified," zero quarters in noncompliance, zero quarters with significant violations, and no formal or informal enforcement actions, penalties, or EPA cases on record. The most recent compliance monitoring activity was dated 03/22/2001, and no Clean Air Act, Clean Water Act, Safe Drinking Water Act, or Toxic Release Inventory concerns are associated with the site.
In addition, the proposed scope of work is limited to the installation of new signage on the eastern exterior façade and involves no ground disturbance, excavation, demolition, or other intrusive activity that could expose, disturb, or create a pathway to any potential residual contamination. Based on the VSQG-only generator status, the absence of any documented violations or enforcement history, and the limited, non-intrusive scope of the proposed activity, the listing is not considered a concern for this project, and the site is considered suitable for the proposed use.
- A spreadsheet of above and underground storage tanks provided by the state fire marshal was reviewed and tanks are listed on the property or adjacent properties. None found.

• 10. Historic Preservation [36 CFR 800]

- The structure was built in the year: 1954
- A site review and photos of the property were completed on the following date: 05/28/2026
- Based on the review, it has been determined that the structure is:
 - ☒ Historic
 - ☐ Not historic
- It has also been determined that the rehab activities proposed in the project
 - ☒ Will not impact any historic resources.
 - ☐ May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: 5/28/2026
- SHPO response was received back on the following date: 06/03/2026
- SHPO noted:
 - Based on the information provided, is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing, so long as the following conditions are fulfilled:
 - Signage Installation: The new signage should be installed into mortar joints, not into the face of the brick. The internally illuminated signage is appropriate to the period of the building and is not precedent-setting for other future projects.
- The following Attachments have also been included:

☐ Photographs	☐ Documentation showing THPO was contacted
☐ Website	☒ Response received back from Nebraska SHPO
☐ Maps	☒ SHPO Consultation Request
☐ Aerials	

A site specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

James Owens

June 9, 2026

Preparer Name (print)

Preparer Signature

Date

Jessica Miller, Mayor

RE Certifying Officer Name, Title (print)

Certifying Officer Signature

Date

Step 2: Site Visit Checklist

Field Visit Checklist sample format

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: June 04, 2026 Time: 1:15 pm Weather Conditions: Rainy - Heavy

Program Name: David City 22DTR004

Project Location/Address: 595 4th St, David City, NE

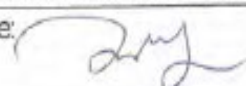
Property Owner: Vandenberg Electric

Attach the following, as appropriate:

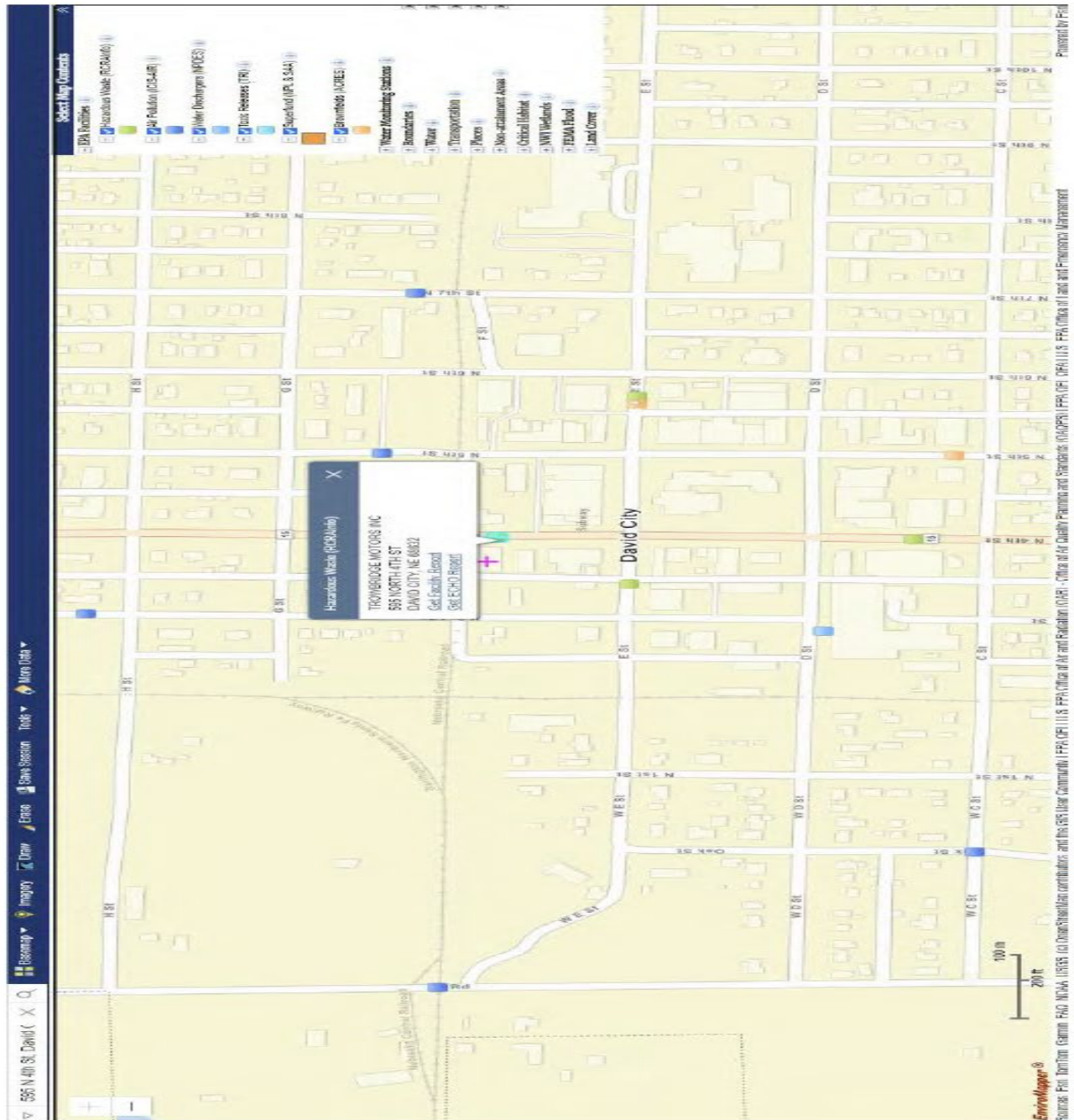
☒ Photographs of site and surrounding areas ☐ Maps (street, topographic, aerial, site map, etc.)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES ☒ NO ☐ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES ☐ NO ☒ UNKNOWN ☐	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES ☐ NO ☒ UNKNOWN ☐	YES ☐ NO ☒ UNKNOWN ☐
If answering "YES" or UNKNOWN" to any above items, describe the conditions: Project site appears to be former auto repair Use photographs and maps to mark and identify conditions. Attach more information as needed.		
Is further evaluation warranted? YES ☐ NO ☒ UNCERTAIN ☐		
Preparer of this form must complete the following required information.		
This inspection was completed by: Name: Aysan Esmaely Title: Community Planner	Phone Number: 402-907-2035 Email: aesmaely@sends.org Agency: SENDD	
Address: 7407 O Street - Lincoln - 68511		
Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.		
Signature: 	Date: 6/4/26	







RCRAInfo Facility

Home <<https://epa.gov/>> | Multisystem Search <<https://epa.gov/envirofacts/multisystem/search>>
| Topic Searches <<https://www.epa.gov/enviro/topic-searches>> | System Data Searches
<<https://www.epa.gov/enviro/system-data-searches>> | About the Data
<<https://www.epa.gov/enviro/about-data>> | Data Downloads <<https://www.epa.gov/enviro/data-downloads>> | Widgets <<https://www.epa.gov/enviro/widgets>> | Services
<<https://www.epa.gov/enviro/web-services>> | Mobile <<https://www.epa.gov/enviro/uv-index-mobile-app>> | Other Datasets <<https://www.epa.gov/enviro/other-datasets>>

Facility Information

TROWBRIDGE MOTORS INC

Handler ID: NED035011733

595 NORTH 4TH ST

DAVID CITY, NE 68632

County Name: BUTLER

Latitude: 41.25481

Longitude: -97.13017

Hazardous Waste Generator:

Very Small Quantity Generator

Owner Name: DANA

TROWBRIDGE

BIENNIAL REPORT SUMMARY

No Biennial Report data is available for the facility listed above.

LIST OF FACILITY CONTACTS

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
MARK RERUCHA	595 NORTH 4TH ST	DAVID CITY	NE	68632	402- 367- 4352	Public
MARK RERUCHA	595 NORTH 4TH ST	DAVID CITY	NE	68632	402- 367- 4352	Permit

HANDLER / FACILITY CLASSIFICATION

Unspecified Universe for the facility listed above.

No Handler information is available for the facility listed above.

LIST OF PROCESS UNIT INFORMATION FOR GROUP

<https://epa.gov/envirofacts/metadata/table/rcra/rcr_pm_unit>

No Process Information is available for the facility listed above.

LIST OF NAICS CODES AND DESCRIPTIONS

No NAICS Codes are available for the facility listed above.

LIST OF WASTE CODES AND DESCRIPTIONS

WASTE CODE	WASTE DESCRIPTION
D001	IGNITABLE WASTE

Contact Us <<https://www.epa.gov/enviro/forms/contact-us-about-envirofacts>> to ask a question, provide feedback, or report a problem.

Last updated on May 28, 2026



Detailed Facility Report

Facility Summary

TROWBRIDGE MOTORS INC

59 5 4TH ST, DAVID CITY, NE 68632

FRS (Facility Registry Service) ID: 110004073458

EPA Region: 07

Latitude: 41.25481

Longitude: -97.13017

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	03/22/2001
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active VSQG, (NE D0350 11733)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGR): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Area	Permit Expiration Date	Indian Country	Latitude	Longitude
FIR		110004073458					N	41.25481	-97.13017
RCRAInfo	RCRA	NE035011733	VSQG	Active (in)			N	41.25582	-97.130064

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FIR		110004073458	TROWBRIDGE MOTORS INC	595 4TH ST,DAVID CITY, NE 68632	Butler County
RCRAInfo	RCRA	NE 035011733	TROWBRIDGE MOTORS INC	595 NORTH 4TH ST, DAVID CITY, NE 68632	Butler County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in *Italics* are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy activities or because they are not counted as inspections within EPA's Annual Results

<<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results

<<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance) /HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Date Last Refreshed
RCRA	NE 035011733	No	06/06/2026	0	06/06/2026

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
RCRA (Source ID: NE035011733)		07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25	07/01-09/30/25	10/01-12/31/25	01/01-03/31/26
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation											
	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in *Italics* are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Watersheds

12-Digit WBD (Watershed Boundary Database) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Database) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (CIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
---	--	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRE Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfer to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	---	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2023 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radius and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (ACS (American Community Survey))		Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Total Persons	293	Children 5 years and younger	33 (9%)
Population Density	126/sq.mil.	Minor 17 years and younger	96 (24%)
Housing Units in Area	172	Adults 18 years and older	298 (76%)
Percent People of Color	10%	Seniors 65 years and older	64 (16%)
Households in Area	167	Race Breakdown (ACS (American Community Survey)) - Persons (%)	
Households on Public Assistance	0	White	267 (91%)
Persons With Low Income	71	African American	2 (1%)
Percent With Low Income	19%	Hispanic Origin	25 (8%)
Geography		Asian	0 (0%)
Radius of Selected Area	1 mi.	Hawaiian/Pacific Islander	0 (0%)
Center Latitude	41.25481	American Indian	2 (1%)
Center Longitude	-97.13017	Other/Multi-racial	29 (7%)
Total Area	3.14 sq.mil.	Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Land Area	99%	Less than 9th Grade	4 (1.64%)
Water Area	1%	9th through 12th Grade	13 (5.33%)
Income Breakdown (ACS (American Community Survey)) - Households (%)		High School Diploma	98 (40.16%)
Less than \$15,000	20 (11.9%)	Some College/2-year	36 (14.75%)
\$15,000 - \$25,000	19 (11.31%)	B.S./B.A. (Bachelor of Science/Bachelor of Arts) or more	81 (33.24%)
\$25,000 - \$50,000	34 (20.24%)		
\$50,000 - \$75,000	18 (10.71%)		
Income Breakdown (ACS (American Community Survey)) - Households (%)			
Greater than \$75,000	77 (46.83%)		



June 3rd, 2026

James Owens
HUD/NDED
VIA EMAIL

RE: HP# 2605-104-01; 1246 Main Ave, Agency No: 22DTR004, David City, Butler County, NE

Dear James,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Based on the information provided, is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing, so long as the following conditions are fulfilled:

- 1. Signage Installation: The new signage should be installed into mortar joints, not into the face of the brick. The internally illuminated signage is appropriate to the period of the building and is not precedent-setting for other future projects.**

These conditions **must** be followed; if they are not implemented, the applicant risks jeopardizing their federal funding. If these conditions are not feasible or you have questions about the conditions, please contact NESHPO to continue consultation prior to the start of the project. If the conditions cannot be met, further consultation and discussion regarding the mitigation of adverse effects to historic properties is required if federal funding is utilized. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at haylee.rose@nebraska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'ARose'.

Haylee Rose
Section 106 Review and Compliance Coordinator for Standing Structures

1500 R Street
Lincoln, NE, 68508-1651
<https://history.nebraska.gov>



Section 106
RECEIVED

NESHPO USE ONLY	
Date Received MAY 28 2025	HP Number 2005-104-01

NESHPO SECTION 106 PROJECT REVIEW FORM

Submission of a completed Section 106 Project Review Form with adequate information constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. More information may be required to adequately complete the Section 106 review process. Please submit this completed form to NSHPS106@nebraska.gov.

For more information, see NESHPO's Section 106 Review and Compliance FAQ page: <https://history.nebraska.gov/historic-preservation/review-and-compliance-section-106/>.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office (NESHPO) from the date of receipt.

I. PROJECT STATUS

- ☒ Federal Undertaking Anticipated (Applied for Federal Assistance)
- ☐ Federal Undertaking Established (Federal Assistance Received)
- ☐ Due Diligence Project (No Federal Assistance Anticipated)
- ☐ Alteration to or Resubmission of a Previously Submitted Project (HP# _____)
- ☐ Submitted under a Programmatic Agreement (PA) (title/date: _____)
- ☐ Previously applied/will apply for Nebraska Historic Tax Credit

II. PROJECT SUBMISSION

Project Name (if applicable)
David City DTR - Vandenberg Electric
Nearest City/Town
David City
Location (e.g., coordinates, legal description, address—no P.O. Box numbers)
1246 Main Ave

Agency Project No. (if applicable)
22DTR004
County
Butler

Is this project located within a Certified Local Government (CLG)? ☐ YES (select from list) ☐ NO ☐ DO NOT KNOW

Agency (providing funds, license, permit, or other assistance)/Designee

HUD/NDED/City of David City
Agency/Designee Contact Name
James Owens
Agency/Designee Address
7407 O Street, Lincoln, NE 68510

Agency/Designee Contact Email Address
jowens@sendd.org
Agency/Designee Contact Phone Number
402-475-2560

III. PROJECT SUBMISSION

A. Project Type (select all that apply)

- ☐ New Construction
- ☐ Demolition
- ☒ Rehabilitation
- ☐ Replacement/Repair
- ☐ Utilities/Infrastructure
- ☐ Other: _____

B. Attachments Included (select all that apply)

- ☐ Map(s) including Area of Potential Effect (APE)
- ☒ Photographs
- ☐ Cultural Resources Report/Inventory
- ☐ Archeological Site Form(s)
- ☐ Spatial Data Files (e.g., .kmz, .shp)
- ☒ Other: DTR Application, Estimates, Assessor Report

NESHPO USE ONLY

Nebraska SHPO Determination

If selected, the project may proceed as planned

- ☐ No Historic Properties Affected (NP)
- ☐ No Effect to Historic Properties (NO EFF)
- ☐ No Adverse Effect to Historic Properties (NAE)

Site Number(s):

If selected, additional consultation with NESHPO is required

- ☐ More Information (MI)*
- ☒ No Adverse Effect to Historic Properties with Conditions (NAEWC)
- ☐ Adverse Effect to Historic Properties (AE)

Section 106 Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Date: June 3, 2025

*If NESHPO determines that more information is required to complete the Section 106 Review, the allowed 30-day review period resets on the date that NESHPO receives all requested information.

IV. PROJECT DESCRIPTION

A. GROUND DISTURBING ACTIVITIES

NOTE: Ground disturbing activities can include, but are not limited to excavation, trenching, grading, slating, and/or trenching.

1. Does this project involve ground disturbing activities? ☐ YES ☒ NO (skip to IV. B. 1.) ☐ DO NOT KNOW
2. Please describe the nature of the proposed ground disturbing activities involved as well as previous and current land use, conditions, and/or ground disturbances. If the extent of the proposed ground disturbing activities involved in this undertaking is not yet known, please include as much preliminary information as possible.

B. NON-GROUND DISTURBING PROJECT ACTIVITIES

1. Please describe all proposed project activities that do not result in ground disturbance in as much detail as possible.
Exterior signage replacement

V. IDENTIFICATION OF HISTORIC PROPERTIES: ARCHEOLOGY

- A. Has a cultural resources survey/inventory been conducted within the APE? (if yes, provide the title, date, and author in the space below)
Unknown
- B. Is the landowner aware of any archeological resources identified within the APE? (if yes, please describe in the space below)
No

VI. IDENTIFICATION OF HISTORIC PROPERTIES: STANDING STRUCTURES

- A. Are there any buildings or structures 50 years or older within the area of potential effect (APE)? ☒ YES ☐ NO ☐ DO NOT KNOW
- B. To the best of your knowledge, is/are the structure(s) any of the following?
 - ☐ Listed Individually in the National Register
 - ☐ Designated Local Landmark (or with a Local Landmark Historic District)
 - ☐ Listed within a National Register Historic District
- C. List all buildings and structures within the APE that are older than 50 years. Please include the address/location, *original construction date*, and *dates of additions or major repair*. Please attach photographs of each building/structure within the APE older than 50 years.
595 N 4th Street, David City, NE 68632
YB: 1954

VII. PRELIMINARY ASSESSMENT OF EFFECTS (REQUIRED)

- A. Based on the information submitted, are there historic properties present within the APE? ☒ YES ☐ NO ☐ DO NOT KNOW
- B. Please select one preliminary determination based on the information included in this submission.
No Adverse Effect(s) to Historic Properties (NAE)
- C. Please justify your assessment of effects in the space below. If adverse effects are anticipated, please use this space to identify potential mitigation actions.
Project will adhere to any mitigations to ensure no adverse effects.



NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)
Section 106 Determinations of Effect

- (NP) **No Historic Properties Affected**
No historic properties are present within the APE, or a cultural resource is identified within the APE as the result of field inventory, but it is not eligible for listing in the National Register of Historic Places (NRHP). If a cultural resource is not deemed eligible for listing in the NRHP, it is not considered a historic property, as defined by 36 CFR Part § 800.16 (l)(1).
- (NO EFF) **Historic Properties Present but No Effect**
Cultural resources listed or eligible for listing in the NRHP are identified within the APE as a result of field inventory, but the NESHPO has determined that the undertaking will have no effect on them.
- (NAE) **No Adverse Effect(s)**
When historic properties are present within the APE, but activities associated with the undertaking are determined by the NESHPO to have no adverse effect on the significance or integrity of the historic property.
- (NAEWC) **No Adverse Effect with Conditions**
When historic properties are present within the APE, but the activities associated with the undertaking can be modified, or the conditions can be imposed to avoid adverse effects through consultation with the NESHPO.
- (AE) **Adverse Effect(s)**
When it is determined that an undertaking cannot be modified to avoid adverse effects to historic properties, the federal agency/designee shall notify the ACHP and other consulting parties to resolve adverse effects under 36 CFR Parts 800.6 and 800.7, as necessary.

SECTION 106 PROJECT REVIEW SUBMISSION CHECKLIST

- ☒ Completed NESHPO Section 106 Project Review Form
 - ☐ Include all contact information for the project's person of contact.
 - ☐ Include federal agency/designee assigned project number, if applicable.
 - ☐ Include project name, if applicable.

ATTACHMENTS

- ☐ Map(s) including:
 - ☐ APE boundaries (i.e., direct and visual)
 - ☐ North Arrow
 - ☐ Legend
 - ☐ Project Name and/or Project Number, if applicable
 - ☐ Aerial Maps are preferred
- ☐ Project Plans (if applicable)
 - ☐ Site Plans (e.g., engineering, architectural)
 - ☐ Historic Drawings, if available
 - ☐ Elevations (existing and proposed)
- ☐ Archeological Survey Report and/or Site Form(s), if applicable
- ☒ Digital Photographs
 - ☐ May be submitted individually or in a pdf with one photograph per page.
 - ☐ Must include captions with the following information, as relevant: orientation of the photo, street address/location of view, and a brief description of the photograph subject (e.g., residential dwelling, telecommunications tower).
- ☐ Photo Key
 - ☐ Photos must be labeled numerically (e.g., Figure 1, Figure 2)
 - ☐ Photo key must indicate the direction view for all photographs.
- ☐ Preliminary determination and justification

For additional project submission questions, please contact the Nebraska State Historic Preservation Office at NSHS.S106@nebraska.gov.





PROPOSAL

260482-01

Date: 03/05/2026

Expires: 05/31/2026

Drawing Numbers:

Project: Vandenberg Electric Companies /
DAVID CITY / New Lit Building Signage
595 N 4th Street
David City, NE 68632

Client: Vandenberg Electric Companies
595 N 4th Street
David City, NE 68632

Contact: Darrell Kahler Cell # 402-954-8634 darrell.kahler@vandenbergelectric.com

We are pleased to offer this proposal for the following services at the above location.

Project Description:	Item Total
----------------------	------------

Love Signs to manufacture and install the following:

- | | |
|---|-------------|
| 1.) One (1) new set of LED illuminated front lit channel letter cabinets. | \$11,855.84 |
|---|-------------|

To read: VEC logo Vandenberg Electric Companies

Install on exterior wall in place of OLD sign letter set that we moved to Columbus location.

Deposit Rate: 50%
Deposit: \$5,927.92

Subtotal: \$11,855.84

Total: \$11,855.84

Notes: All prices are subject to applicable sales tax. Prices are based on available information given at the time and are subject to change.

Exclusions: Sign permits, structural engineering, traffic control equipment and permits are not included in the above quotations and if required shall be invoiced on a time and material basis. Electrical services to the proposed sign(s), unless specifically quoted above, is assumed to be existing or provided by others.

Terms: All signs are custom built products and, at the option of the seller, require payment in advance with order. Installation price is due upon installation. Fifty percent is due upon acceptance and the balance due upon installation. 2% discount if paid in full upon acceptance. Contract prices are guaranteed for 14 days and may be subject to change after that time. An additional 3% transaction fee for credit card payments (2% Prepay discount does not apply if paying by credit or debit card).

Please remit payments to:

Love Signs, Inc.
P.O. Box 807
Norfolk, NE 68702

Salesperson: Tony Maxey

Buyer _____ Seller _____



PROPOSAL

260482-01

Date: 03/05/2026

Expires: 05/31/2026

Drawing Numbers:

Project: Vandenberg Electric Companies /
DAVID CITY / New Lit Building Signage
595 N 4th Street
David City, NE 68632

Client: Vandenberg Electric Companies
595 N 4th Street
David City, NE 68632

Contact: Darrell Kahler Cell # 402-954-8634 darrell.kahler@vandenbergelectric.com

** Please reference invoice # on check **



Project: 260482_02

Date: 03/04/2026

NORFOLK

GRAND ISLAND

LINCOLN

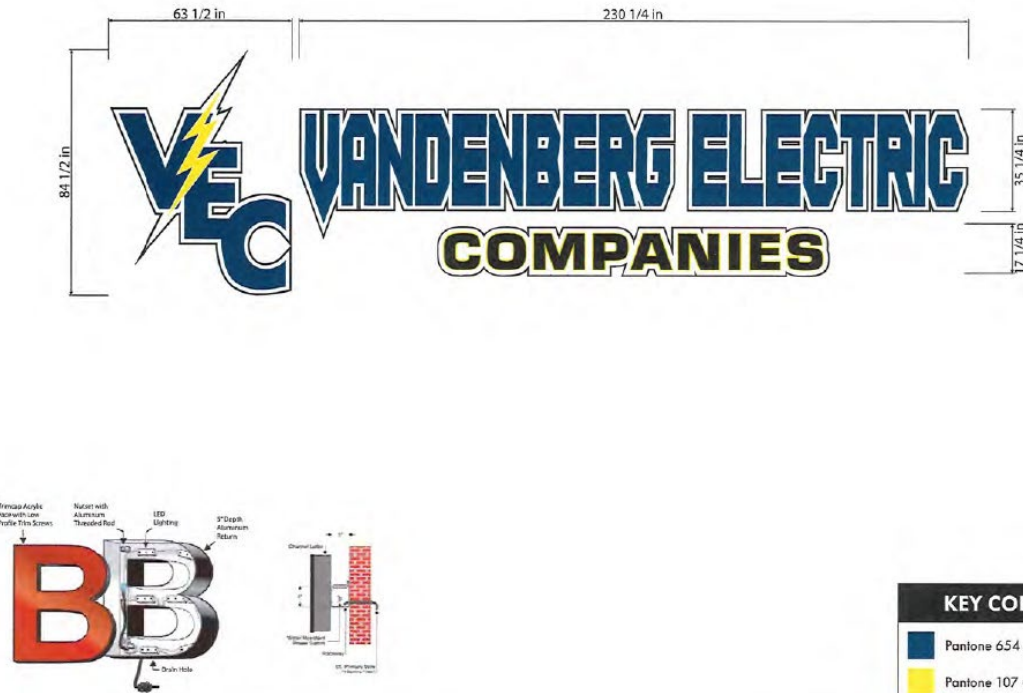
Vandenberg Electric Companies

595 N 4th Street
David City, NE 68632

Exterior Signage

SIGN 1

One (1) new set of LED illuminated front lit channel letters
Black trim caps and returns.



LOVE
Signs

norfolk • grand island • lincoln
1805 S 13th St
Norfolk, NE 68701
402.371.4674
www.LoveSignsCo.com

Designer: Megan Falter
Sales: Tony Maxey
Location: Norfolk, NE
Date: 03/03/2026

PROJECT: 260482_02
Exterior Signage

CLIENT

Vandenberg Electric
Companies

NOTICE

Before approving this artwork please
check all names and words for proper
spelling, as well as all colors and
signage placement. If necessary,
Questions and/or changes need to be
addressed before final approval.
Once the signage is produced after
approval, any and all misspellings or
color issues are the responsibility of
the client and will be corrected at the
expense of the purchaser.

DRAWING APPROVED

CLIENT SIGNATURE

FOR PRESENTATION PURPOSES ONLY.
NOT CONSTRUCTION DOCUMENTS.

W-C WORLD SIGN
HASSON UNITED STATES
SIGN SOURCE

© LOVE SIGNS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING
MAY BE REPRODUCED IN ANY FORM WITHOUT
WRITTEN PERMISSION FROM LOVE SIGNS, INC.

PAGE 1



LOVE
Signs

norfolk • grand island • lincoln
1805 S 13th St
Norfolk, NE 68701
402.371.4674
www.LoveSignsCo.com

Designer: Megan Falter
Sales: Tony Maxey
Location: Norfolk, NE
Date: 03/03/2026

PROJECT: 260482_02
Exterior Signage

CLIENT

Vandenberg Electric
Companies

NOTICE

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addressed before final approval.
Once the signage is produced after
approval, any and all misspellings or
color issues are the responsibility of
the client and will be corrected at the
expense of the purchaser.

DRAWING APPROVED

CLIENT SIGNATURE

FOR PRESENTATION PURPOSES ONLY.
NOT CONSTRUCTION DOCUMENTS.

W-C WORLD SIGN
HASSON UNITED STATES
SIGN SOURCE

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5/28/2026

Butler County Assessor

Parcel Information	
Parcel ID:	120000854
Map Number	N/A
State Geo Code	2695-19-3-12001-019-0854
Cadastral #	N/A
Images	Photo #1 Site Plan #1
Current Owner:	A C STORAGE LLC PO BOX 124 DAVID CITY, NE 68632
Situs Address:	595 4TH DAVID CITY
Tax District:	12
School District:	DAVID CITY 56, 12-0056
Account Type:	Commercial
Legal Description:	19 15 3 DAVID CITY LOTS 1-4 BLK 19 ORIG TOWN
Lot Width:	100.00
Lot Depth:	140.00
Total Lot Size:	14000.00 sq ft

* Disclaimer: This legal description should not be used to prepare legal documents.

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$175,020	\$12,600	\$0	\$162,420
2024	\$175,020	\$12,600	\$0	\$162,420
2023	\$175,020	\$12,600	\$0	\$162,420
2022	\$136,965	\$12,600	\$0	\$124,365
2021	\$121,550	\$12,600	\$0	\$108,950

Yearly Tax Information		
Year	Amount	Levy
2025	\$1,889.80	1.368631

2025 Tax Levy	
Description	Rate
BUTLER COUNTY	0.14978400
AG. SOCIETY	0.01000000
DAVID CITY 56	0.62625500
E.S.U.#7	0.01500000
CENTRAL COMM COLLEGE	0.02000000
DAVID CITY FIRE #9	0.03500000
LOWER PLATTE NORTH	0.02405300
DAVID CITY	0.47400000
56 K8 QCPUF BOND	0.01453900

5 Year Sales History
No previous sales information is available (for the past 5 years).

5/28/2026

Butler County Assessor



Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Commercial	City Size:	2,501-5,000
Zoning:	N/A	Lot Size:	10,000-20,000 sq. ft.

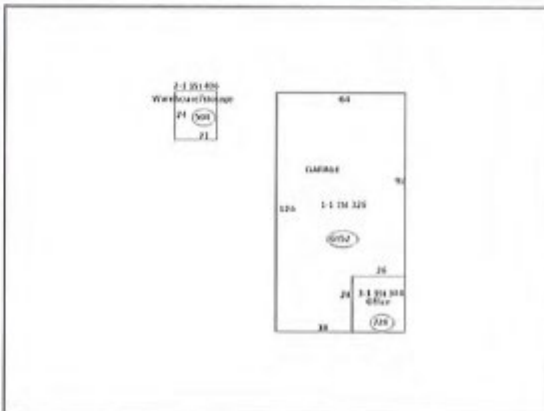
Property Notes	
Date	Note

Land Information				
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size	Lot Value
100.00	140.00		14000.00 sq ft	\$12,600.00

Commerical Datasheet - Building			
Occupancy	Size	Year Built	
100% Storage Garage	6,952	1954	
100% Tool Shed	504	1954	
100% Office Building	728	1954	

Miscellaneous Improvements		
Description	Units	
CONCRETE PAD	1,680	

Outbuilding Data			
Description	Units	Year Built	Cost

Photo/Sketch	
	



City Council Proceedings

July 22, 2026

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Council Member Bruce Meysenburg made a motion to adjourn at 7:09 p.m. Council Member Jim Angell seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Kevin Woita: Yea. Yea: 6, Nay: 0.

CERTIFICATION OF MINUTES

July 22, 2026

I, Lori Matchett, duly qualified and acting City Clerk for the City of David City, Nebraska, do hereby certify with regard to all proceedings of July 22, 2026; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that the minutes of the meeting of the City Council of the City of David City, Nebraska, were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided with advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Lori Matchett, City Clerk