

Community Development Agency Proceedings April 8, 2026

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 9:06 p.m. in the meeting room of the City Office at 490 "E" Street, David City, Nebraska. The Public had been advised of the meeting by posting a notice in four public places (City Office, US Post Office, Butler County Courthouse, and Hruska Public Library). The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public and Community Development Agency members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Development Agency members — Jessica Miller, Kevin Woita, Bruce Meysenburg, Jim Angell, Jeremy Abel, City Administrator Alan Zavodny, City Administrator Intern Raiko Martinez, City Attorney Michael Sands, and Community Development Agency Secretary Lori Matchett.

Also, Present were Account Clerk Elizabeth Parker, Sergeant Tristan Hilger, Dana Trowbridge, John Kopecky, Nick and Marlene Hein, and Doug Rix.

Community Development Agency Member Bruce Meysenburg made a motion to approve the Minutes of the August 13, 2025, meeting of the Community Development Agency, as presented. Community Development Agency Member Jeremy Abel seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea. Yea: 7, Nay: 0

Discussion Summary — Northland Update

- **Lot Use Inquiry:**
A potential buyer is interested in purchasing a lot to build only a shed or garage, not a house.
- **Ordinance Constraints:**
Current city ordinances do not allow a lot to be used solely for a shed/garage without a primary residence. The city is not denying development, but must follow these rules.
- **Ongoing Review:**
 - The city is evaluating whether the lot is large enough for a house.
 - Legal and covenant implications are being reviewed.
 - One option under consideration is combining two lots into one, which could allow the proposed use.
- **Infrastructure Considerations:**
All lots already have water, sewer, and electric installed, so the city may consider charging fees to account for these existing services if adjustments are made.
- **Past Policy Context:**
 - Previously, builders were not allowed to combine two lots for one house, as each lot was expected to generate revenue.
 - The project relies on 15 years of TIF funding, requiring maximum housing density to break even.
- **Public Comment:**
 - Dana Trowbridge introduced himself, reiterated that combining lots reduces financial viability.

- They also questioned zoning rules regarding secondary structures without primary homes.
- Expressed concern about spending time exploring an option that conflicts with prior decisions.
- Community Development Agency Position:
 - No decisions or promises have been made.
 - The CDA is only exploring possibilities and gathering information.

Community Development Agency Member Keith Marvin made a motion to adjourn at 8:08 p.m. Community Development Agency Member Jim Angell seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea. Yea: 7, Nay: 0

Minutes Completed by: _____
Lori Matchett, Secretary