

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING  
OF THE MAYOR AND CITY COUNCIL OF  
THE CITY OF DAVID CITY, NEBRASKA**

The undersigned members of the governing body of the City of David City, Nebraska, hereby acknowledge receipt of advance notice of a regular meeting of said body and the agenda for such meeting to be held at 7:00 o'clock p.m. on the **12<sup>th</sup> day of November, 2014**, in the meeting room of the City Office, 557 N 4<sup>th</sup> Street, David City, Nebraska.

This agenda is available for public inspection in the office of the City Clerk and may be modified up to twenty-four hours prior to the opening of the meeting.

Dated this 6<sup>th</sup> day of November, 2014.

**AGENDA AS FOLLOWS:**

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| 1. Roll Call;   | <hr/> Mayor Alan Zavodny                 |
| 2. Pledge of Allegiance;  |  |
| 3. Inform the Public about the location of the Open Meetings Act and the Citizens Participation Rules;  | <hr/> Council President Gary L. Kroesing |
| 4. Minutes of the October 8 <sup>th</sup> , 2014, meeting of the Mayor and City Council;  | <hr/> Council member Michael E. Rogers   |
| 5. Consideration of Claims;   |  |
| 6. Committee and Officer Reports;   |  |
| 7. Discussion with Matt Thomas, Dana Point Development Corporation, concerning housing needs and a potential project east of 11 <sup>th</sup> Street between "L" and "O" Streets; | <hr/> Council member Ruddy L. Svoboda    |
| 8. Consideration of the bids received for the City's Health Insurance coverage;   | <hr/> Council member William Scribner    |
| 9. Consideration of the update by Dawn Danley of Leo A. Daly concerning the Downtown Renovation;  |  |
| 10. Consideration of accepting the resignation of Zoning Administrator Roger Kotil effective October 17, 2014;  | <hr/> Council member Gary D. Smith       |
| 11. Consideration of the bids received for a new truck for the Water Department;  | <hr/> Council member John P. Vandenberg  |
| 12. Consideration of the bids received for a new truck for the Street Department;   |  |
| 13. Consideration of approving the Manager Application of Bill Buntgen for the Class C Liquor License for the City Auditorium;  | <hr/> City Clerk Joan E. Kovar           |

14. Consideration of Resolution #24 – 2014 to approve the request by owner Mark Pleskac, 912 L Street, to combine his three (3) 50' lots, Lots 7, 10, & 11, Block 2, Will Thorpe & Perkins 2<sup>nd</sup> Addition, to form one (1) lot, 150' x 140';
15. Consideration of the sewer charge for Henningsen Foods, Inc.;
16. Discussion by Council member Svoboda concerning the meeting location and Mayor/Council performances;
17. Adjourn.

## CITY COUNCIL PROCEEDINGS

November 12, 2014

The City Council of the City of David City, Nebraska, met in open public session in the meeting room of the City Office, 557 N 4<sup>th</sup> Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on November 6<sup>th</sup>, and an affidavit of the publisher is on file in the office of the City Clerk. 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 during regular office hours. 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 Alan Zavodny, Council members Ruddy Svoboda, John Vandenberg, Gary Kroesing, Gary Smith, and Bill Scribner. Also present were Attorney Tim Wollmer, and Interim City Administrator/City Clerk Joan Kovar. Council member Mike Rogers was absent.

Also present for the meeting were: Electric Plant Supervisor Eric Betzen, Street Foreman Rodney Rech, Sewer Employee James Pedersen, Park/Auditorium Supervisor Bill Buntgen, Matt Thomas of Dana Point Development Corporation, Dan Duren of Benefit Management, Dawn Danley and Greg Munn of Leo A. Daly, Kory Kuhlman, Allen and Anna Covault, Kevin Hotovy, Larry McPhillips, Don Moravec, HR Director Wendy Hoaley of Timpote, Barbara O'Connell, Jim & Shari Reisdorff, Mr. & Mrs. Steve Mowers, Mrs. Renee Kosch & Nicole, Jerry Kosch, David McPhillips, Kent & Michelle Longenecker, Pat Prothman, Jackie Masek, Rex Rehmer, Janis Cameron, Caroline Yates, Keith Marvin, Skip Trowbridge, and Banner Press Editor Larry Peirce,

The meeting opened with the Pledge of Allegiance.

Mayor Zavodny informed the public of the "Open Meetings Act" posted on the east wall of the meeting room.

The minutes of the October 8<sup>th</sup>, 2014 meeting of the Mayor and City Council were approved upon a motion by Council member Vandenberg and seconded by Council member Smith. Voting AYE: Council members Scribner, Kroesing, Vandenberg, Svoboda, and Smith. Voting NAY: None. Council member Rogers was absent. The motion carried.

Mayor Zavodny asked for consideration of claims. Council member Smith made a motion to authorize the payment of claims and Council member Vandenberg seconded the motion. Voting AYE: Council members Scribner, Smith, Kroesing, Vandenberg, and Svoboda. Voting NAY: None. Council member Rogers was absent. The motion carried.

Council member Kroesing made a motion to accept the committee and officers reports as presented. Council member Smith seconded the motion. Voting AYE: Council members Scribner, Svoboda, Vandenberg, Smith, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried.

Council member Smith made a motion to advance to agenda item #15 - Consideration of the sewer charge for Henningsen Foods, Inc. Council member Scribner seconded the motion.

Voting AYE: Council members Svoboda, Kroesing, Vandenberg, Scribner, and Smith. Voting NAY: None. Council member Rogers was absent. The motion carried.

Mayor Zavodny stated: "We are trying to be as transparent as possible. We have had some issues with Henningsen Foods billing for the sewer charge and it appears we have a meter problem at minimum."

Sewer Plant employee James Pedersen stated: "Henningsen's have changed their process in the last six months and it's changing the nature of what's coming out of their plant; it tends to be foamier which is clogging up our old system. What it was doing was giving us too high of an amount of solids and water coming out of the plant. The one thing we know about the whole process is no more is coming out than is going in, and so what we did was when we saw this was giving us false highs, until we can find a way of getting a more accurate reading out, we're going to be using what's going in as a means by which to say how much water is coming out basically every day. The daily usage out will be the daily usage in. That caused us to have to change the billing on this particular item."

Mayor Zavodny stated: "I think a reasonable person would understand that piece of it, my more pressing concern would be if we're testing periodically and we know we had, if our testing wouldn't have missed it, there was that one whole load of liquid egg they told us they had had to discharge, if we're not testing right then that's a lot of BOD's and we're going to have problems down the road. How are we going to reconcile those kinds of things without testing more frequently?"

Sewer Plant employee James Pedersen stated: "I have met with them several times and I am trying to open up our communications as much as I can and I think I've discussed it before the thought of randomly testing. They know every time that I am going to test for billing purposes so just randomly testing just for the purpose of knowing what's coming out."

Mayor Zavodny stated: "How did we go from a huge B.O.D. surcharge (\$33,311.94) to zero?"

Sewer Plant employee James Pedersen stated: "It's because the charges rely upon flow. In the billing calculation on the 3<sup>rd</sup> page, the B.O.D. is calculated into the billing process twice, both dependent on flow rate. It is accurate. It's counted as zero the way it was originally written in there but there's actually a surcharge of about \$3,000 on that bill involving the B.O.D. and the Nitrogen because just the standard surcharge would have been at 18.6 and we're at 21 something I believe when we're done. There is a billing threshold that it's beneath because of the flow but the flow, the under threshold charges, are still added on to that based on B.O.D.'s."

Mayor Zavodny stated: "So do we need some meter calibration?"

Sewer Plant employee James Pedersen stated: "We need to find a way to be able to meter that, maybe looking towards a different metering system so that we can deal with the changes in what they are producing. I don't think it's changing how the system handles it when it gets to the plant, it's not damaging or causing challenges at the plant. It's just a matter of the challenge of regulating that flow as it's going out."

Mayor Zavodny stated: "So this is to let you know that we will be making an adjustment on the billing."

Council member Kroesing stated: "Well, not totally understanding what's going on here, I'm going to need a lot more explanation on how we got from \$68,993.73 down to \$21,555.12, and it didn't come tonight."

Mayor Zavodny stated: "And that's why we put it on the agenda, to have it openly discussed. So do you want to address this at a later time?"

Council member Kroesing stated: "I think it needs to be, and by the sounds of it, it sounds a little more technical than we're willing to get into tonight, but I think we should be brought up to speed on this."

Mayor Zavodny stated: "I thought we should put this on the agenda so you could see what's happening and make sure that the council was fully aware as to how this came to be. We will be doing some follow up obviously."

Mayor Zavodny introduced Matt Thomas of Dana Point Development Corporation.

Matt Thomas stated: "I am Matt Thomas with Dana Point Development. I am from Turlock, California, but I do literally 100% of my developments here in Nebraska. Probably about a year and a half ago, I first came here and looked around and met with Larry McPhillips originally, and looked around town and obviously nothing transpired at that point, and part of it was, when I originally came, I was looking for some lots that might have been kind of ready to go and there wasn't really that at the time for what I was looking at doing. Some of the things that took place during that was I had a meeting with Timpte and kind of talked and found out what their needs were and some of the issues they may be having, and since there's been a lot of conversations with a lot of other business leaders and they have kind of expressed the same concerns, and so here we are now and what we are looking at is the land that is east of 11<sup>th</sup> Street between, I think it's "N" and "L" Street, that Larry Sabata owns. Larry has a preliminary plat that was approved years ago that I believe was called Larry Sabata's Drive, but that created 20 lots there. So what we are looking at is those 20 that we will probably re-plat a little bit differently to accommodate some different things that I will get into, but then another parallel version of that further to the east. And so what this would do is, this would obviously create lots for us to build single family homes, as well as, for lack of a better way to describe it, would kind of be what would anchor that and help get that going, would be a rental duplex senior development which would probably consist of about 12 units, so six buildings of duplexes. I recently finished one up about a year and a half ago in Columbus. Currently I've got projects all throughout the State. We're under construction right now in Aurora on homes that we're selling and the same duplexes that we're keeping for seniors. We've already started construction in North Platte, also homes and duplexes, and we're getting ready to start things in Gothenburg, Cozad, Lexington, and Seward. David City was originally on my radar just because of the need that was here, but the research that I did and the folks that I spoke with, and that need is still here. But again what would help push this along is this Senior Development and that Senior Development will be financed through the Nebraska Investment Finance Authority and the Department of Economic Development and what's kind of the kicker here is that the financing application is due February 2, 2015. So the things that need to take place between now and then, which there is a lot, and what we're asking for is if the City would be willing to T.I.F. (Tax Increment Financing) that area, which there are a lot of things involved with a blighted study and the processes to do that. So all that stuff would need to take place before the 2<sup>nd</sup> of February so we can have our applications submitted. The applications are due once a year, actually that's not true they have two rounds, however if we don't get this submitted by February 2, 2015 then it would go to February 2016. The highest scoring project wins so to speak. That would really help get this subdivision going and as we're building that we will also be building spec homes that we do in other communities. We are thinking maybe on the small side 1300 and on the large side maybe up to 1800 depending on the square footage and depending on what the needs would be. Again, from what we've gathered there is quite a need and a desire here."

Skip Trowbridge asked: "Matt, if you were to do a 20 unit project beyond your senior project, how would you handle T.I.F. as far as the start date? If the units are not done all at the same time obviously, do they allow staggered dates for the 15 year run of T.I.F.?"

Matt Thomas stated: "Yes, that's actually a really good question. The T.I.F. would be set up, there would be an attorney that would draw that all together, but that T.I.F. would be set up on our projections that we're going to build and sell, whatever, 5 houses in year one and then the work remainder in year two or whatever that ends up being, and then they'll look at what the property tax revenues are going to be in years one, two, and three, as an example, and then that's how that T.I.F. loan is established, so they kind of work backwards based on our projections."

Skip Trowbridge asked: "How do you determine your need? Is the need on that particular style of development the acquisition cost and any infrastructure improvements necessary being streets, sewer, water, electric, lights?"

Matt Thomas stated: "Yes, and if that T.I.F. amount ends up being short of what all those are together then it's at that point that I need to figure out if I can make it work depending on what that gap is. The preliminary numbers that I've done make sense to move forward, which is why I'm here right now, but again that's based on how many units, how many homes we can get on line, I guess for lack of a way to say it, in any calendar year. How I preliminarily looked at it, it looks like we would be able to have enough where we could pay for infrastructure. I'm not sure if the land acquisition, we would have enough for that, but if I need to put some dollars into that land acquisition then I'm willing to do that. I'm really kind of anxious to see, if it looks like we're going to move forward, to get with the attorney and get all those things to him specifically and saying "Ok, now what's this going to generate?" That's obviously going to be the big indicator for us."

Mayor Zavodny asked: "With the senior projects, are there any income requirements concerning the sources of revenue you're looking at?"

Matt Thomas stated: "Yes, there are income requirements. That income restriction is 60% of area median income and below."

Mayor Zavodny stated: "I've never been a huge fan of T.I.F.'ing Residential. Really willing to make an exception this time around because we've had the housing study that shows we're significantly under what we need. We do know that Timpte has been very good about sharing the amount of people who have to travel to work here, so those kinds of things factor into it. We have done some actual preliminary ground work, thank you to people who have helped facilitate this in so far as talking to the schools, who seem to be fine with it, and that kind of thing, so I think we've solidified those things, working, moving forward. Knowing that the time frame is short, we're going to have to find the attorney, we're going to have to do the blight study, we're going to have to get everything done in a pretty short order. What else are we going to need to do as far as not being an obstacle to this?"

Matt Thomas stated: "Thank you for asking that, and also thank you for bringing up a lot of the leg work that's been done because I wouldn't even be standing here had it not been for the involvement that was already taking place. I appreciate all of the leg work. Those kinds of things is what really excites me to come to a community when everybody's kind of behind it. There are a lot of obstacles to get to the point where we need to be. To answer your question a lot of this is kind of simultaneous with the blighted study as well as the annexation, those things can kind of go along at the same time. I have checked with two gentleman regarding T.I.F. and

I have talked with both of them: Trent of Cline Williams of Lincoln and Mike Bacon from Gothenburg.”

Discussion followed concerning re-zoning, blighting of farm ground, publication deadlines, the need for special council meetings, etc.

HR Director Wendy Hoaley of Timpte stated: “We have approximately 370 employees that work in the manufacturing facility in town today, and about 200 of those employees are actually commuting about 60 miles or so every day. So it is vital to keep people in the community, it’s vital for us to be able to bring people into the community and not have to travel long distances. We did do a survey about a year and a half ago to try to find out how many people would be interested if we were to try to get a housing development here in town and we had at least forty (40) people that expressed some type of interest, that are current employees, at looking at more suitable housing here in David City. It is accurate that we do have a difficult time finding employees to come work, especially if they don’t live in David City or the immediate area. We’ve had one of our key manufacturing positions open for approximately a year and a half to almost two years, and we did finally fill that position from somebody that lives in Lincoln and he’s currently looking at some place to move his family, but he’s looking in the David City area right now and he’s having a hard time finding suitable housing. So we do feel it’s vital to this community. It’s vital for our business. We are farming out some of our sub assembly work because we just can’t find enough people to take care of our needs here. So it is vital and we are definitely very supportive of this project.”

Mayor Zavodny stated: “Is your construction built on slab? What about tornadoes?”

Matt Thomas stated: “They are built on slab and that’s due to cost. To do a foundation on a duplex is going to cost us about another \$12,000 - \$14,000. There’s a garage and then an extra storage area that we do some re-enforcement on that kind of helps. It’s not a true storm shelter but it’s a place to go if you have to. On the homes that we build we put basements on them.

Mayor Zavodny stated: “We will continue to proceed on the things we can do and move as quickly as we can on the process.”

Council member Scribner made a motion to accept the bid of Agency One Insurance for the City’s Health Insurance with CoOpportunity beginning December 1, 2014. Council member Kroesing seconded the motion. Voting AYE: Council members Vandenberg, Kroesing, Svoboda, Smith, and Scribner. Voting Nay: None. Council member Rogers was absent. The motion carried.

Dawn Danley of Leo A. Daly was present to discuss the Downtown Renovations and she distributed the tabulated results of the survey.

Dawn Danley stated: “Heritage was viewed very important. The majority supported a historic district. The majority said the brick pavers should remain but then it was a kind of a 50/50 split do we need to repurpose those in another area or leave them in the street. The bricks always had a caveat with it: Yes, they like them but they are slick, they need to be repaired. Parallel parking remain was a definite “yes”. More trees was “yes” even though we hear “but what about the mess and maintenance?” There were contingencies with the trees; as long as the City maintains them. Water system needs to be improved. More sit down restaurants are needed with later hours of operation and some specialty stores.”

# David City Redevelopment Plan Questionnaire

## RESULTS

### 1. Do you see David City heritage as important?

YES → 123  
NO → 23  
NO ANSWER → 16

### 2. Why or why not?

- A town as nice as David City is becoming more rare. Brick streets, old lamp posts, bldgs are charming. We should be proud of our heritage and keep it nice.
- Not much Heritage left. The old hotel was torn down and Hruska Library is now there. The old courthouse was torn down and rebuilt then added to. What is left of the old DC would be too expensive to restore.
- We need to make it important because if we don't who will?
- See the importance of preserving our roots. Bridge generations and pass down to the future.
- Downtown DC has many unique features that are attractive to the eye. When talking to people that pass by, our downtown area is always an areas that is noticed and commented on. David City is distinctive from other communities.
- Do not see Czech heritage apparent in current downtown district. Uniform look is more important than heritage. But is could include heritage like Swedish touches in Stromsburg.
- DC was quite a unique town in its day. We have already lost the beautiful courthouse, Perkins hotel, trees, etc. We need to preserve what is left. That includes the pavers and center parking.
- Already lost too much of our heritage in DC. Look at our ugly courthouse that replaced the beautiful one we had. Most cities try to preserve what they have, but not us, we just tear things apart and replace with ugly.
- It is our culture. Makes us unique. Highlight what is left.
- One and only
- Heritage can legitimize people and towns
- Heritage is important, but needs to keep progression in mind as well as future development. Doesn't mean it has to be old - modernize a bit.
- History made us who we are today
- Like the brick streets - but terrible to drive on.
- Keep what we have.
- Heritage is important to remember where we come from and the stories.
- Let's go to the 21<sup>st</sup> Century.
- New isn't always better.
- Nothing historical has ever happened here.

### 3. Would you support the designation of the redevelopment area as a Historic District?

YES → 91  
NO → 40  
NO ANSWER → 31

### 4. If you are a business owner in the redevelopment area would you support registration of your property or the district as a Heritage Property/ District, thereby becoming eligible for historic tax credits for preservation/ restoration of the street facade of your property?

YES → 32  
NO → 14  
NOT AN OWNER → 22  
NO ANSWER → 85



## David City Redevelopment Plan Questionnaire RESULTS

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### 5. Why or why not?

- We are under the County - so it would be their decision - not mine
- Depends on the opportunities and restrictions that come with it.
- Depends on cost.
- It creates some incentive to participate in the redevelopment. I just hope the cost/tax is not too great.
- I support a "historic" look, but the limitations of a DESIGNATED Historic District are often too limited.
- 3/4 of business owners live outside of city limits. They have NO say in city matters. Cannot vote for mayor, city council, etc. Most are ignored at City Council meetings if they come to voice their opinions.
- Don't lose the center parking and brick. BUT, Streets need work.
- Good to have potential economic help with renovation.
- It is good business.
- Preserve our town.
- Seems obvious this can only help.
- Maximize money available.
- Who is paying?
- How does it limit what can and cannot be done?
- Historic houses are more valuable than \$\$.
- Help preserve buildings.
- Helps save \$\$.
- Tax Credits are good.

### 6. Should the brick pavers remain?

YES → 109

NO → 38

NO ANSWER → 21

- Relocate them.
- DC history!
- If kept, must be kept in better shape. E & D street in bad shape
- Bumpy/Slippery for walkers and cars.
- Crazy to remove.
- Need to remain in all areas.
- Can they be repaired?

### 7. Can the brick pavers remain in only certain areas (i.e. drive aisles or parking areas?)

YES → 75

NO → 70

NO ANSWER → 19

- Keep In Town Square only
- Need to stay everywhere. Part of David City.
- Leave our bricks alone.

**David City Redevelopment Plan Questionnaire  
RESULTS**

**8. Should the center street PARALLEL parking remain?**

**YES** → 135  
**NO** → 20  
**NO ANSWER** → 10

- Very unique!
- Where else we going to park?
- Not necessary.
- Parallel parking should remain. Parking around the courthouse is needed.

**9. Do you see potential for outdoors activities if the Courthouse Square green space were to be developed as a park/ events space?**

**YES** → 66  
**NO** → 67  
**NO ANSWER** → 19

- Limited space there now.
- Downtown is for business.
- Already have a great park.
- Good idea, but leave flags alone.
- Do a bandstand like the old days.
- Leave as is!
- This is a courthouse, not a playground.

**10. Would you like to see more:**

	<u>YES</u>	<u>NO</u>
Trees →	80	62
Shrubs →	79	51
Planting beds →	90	48
Hardscaping (Benches) →	100	32

- Need Public Bathrooms.
- Like it the way it is.

**11. If no, to any of the items in #10, why not?**

- All shrubs, many trees, and some plants not allowed by ordinance. Repeal the ordinance then ask.
- We had trees and benches and they were taken out.
- Like it the way it is.
- Trees can be a problem. Attract birds and get messy.
- Cost?
- Yearly maintenance issue
- Town does need upgrades, but don't take away small town appeal.
- Only if maintained by City. If land owners have to do it, this won't work. Needs to be consistent.
- Leaves track in when wet.
- Keep trees small.
- Unnecessary
- Too cluttered
- My property taxes will increase due to upkeep.

## David City Redevelopment Plan Questionnaire RESULTS

### 12. Would you shop more in David City if businesses were open at longer/ different hours?

YES → 46  
 NO → 97  
 NO ANSWER → 16

### 13. What businesses/ services do you leave town for?

Dentist →	14	Doctors →	17
Books →	1	Sales →	5
Vet →	2	Organic →	3
Bars →	2	Cell Phone →	1
Clothes/shoes →	107	Restaurants →	48
Entertainment →	23	Furniture →	16
Landscaping →	1	Office supplies →	6
Vehicles/Repair →	13	Laundry →	2
Target/Walmart →	20	Sporting goods →	4
Groceries →	37	Receptions →	1
Hardware/lumber →	23	Electronics →	4
Eye Specialist →	5	Insurance →	1
Taxes →	1	Investments →	1
Chiropractor →	1	Crafts/Sewing →	5
Hair cuts →	1		

### 14. What town do you go to when you need additional services or activities that David City does not offer?

Lincoln → 64  
 Columbus → 99  
 Omaha → 18  
 Seward → 3  
 Grand Island → 5  
 Fremont → 1

### 15. What do you like about David City?

People →	54	Schools →	36
Hospitals/Medical →	41	Park/pool →	51
Quiet →	16	Grocery Stores →	7
Small town Atmos. →	54	Safe →	16
Home →	7	Ball Complex →	14
Town Square →	7	Wellness Center →	11
Not a lot →	3	Town Appearance →	20
KOBZA auction Barn →	1	Shows thru Art council →	1
Provides most services needed →	24	Brick Streets →	4
Library →	4	Apartments →	1
Golf Course →	5	Senior Center →	3

## David City Redevelopment Plan Questionnaire

### RESULTS

Nursing Homes	→	8	Fire/Police	→	5
Churches	→	10	Progressive Community	→	4
Big Old Homes	→	2	Post Office	→	1
Banks	→	3	Antique Shops	→	1
Bone Creek	→	3			

#### 16. What could be improved?

Fix Water	→	29	Family-style restaurant	→	37
Entertainment	→	12 (all ages)	Fix Streets	→	21
Laundry Facility	→	4	More Rental Prop.	→	4
Lower Utility Rates	→	4	Lower taxes	→	2
Police Dept.	→	4	Clothing Store	→	4
Library open full time	→	2	More budget for Library	→	2
Clothing Store	→	6	Improved sidewalks	→	9
Improve sub-standard prop.	→	11	Indoor Pool	→	3
City Administration/leadership	→	5	Need "Spirit of Cooperation"	→	4
Better bike/walking trails	→	4			

- Restaurants to stay open longer.
- Voters approved a tax to improve the streets and nothing has come from it.
- Don't hire a City Administrator - pay Joan Kovar for what she has been doing anyway.
- Business people supporting each other.
- Pave the streets. The bricks are slick for Sr's to walk and drive on.
- City and Chamber leaders should shop locally.
- Tired of studies and nothing is done.
- Better Welcome by business owners.
- Advertise what we do have.
- Solving the financial lack with ball fields.
- Tennis court upkeep.
- Add stop signs downtown.
- Need more parking downtown.
- Taxi service on weekends.
- Attract business and that brings employment.
- Event Center
- Keep pool open longer in August/Sept. 2
- Add trash receptacles downtown.
- City support for activities - Street Dances, Festivals, Grand Openings, etc.
- People more friendly to newcomers and each other.
- Chamber sucks - no help from them
- "More Smiles"
- Originality
- Remove neon sign beside the jail.
- Downtown renovation - decorate or advertise in empty storefronts. 10 (Those repaired/painted look great.)
- More Housing
- Availability of information from council meetings before they happen.
- Renovation/new life incentives to old homes/buildings.
- More shaded areas and trees.
- Park needs improvements.
- Courthouse employees should park in SW or NE lots and leave street parking open for public.

## David City Redevelopment Plan Questionnaire RESULTS

- Would like skeleton crew at the Courthouse on Saturdays.
- Improve City Auditorium.
- Clean up east side of square.
- Consistent signage.

### 17. What does David City need to make passers-by stop to shop/ tour/ visit?

Shopping	→	11	Big Celebrations	→	3
Advertisement	→	16	Specialty shops	→	9
Restaurants	→	34	All-night truck stop	→	2
Signs/boards on hwy	→	5	Entertainment facilities	→	13
Ice Cream	→	2	Improve landscaping	→	2
More camping spots	→	4	County Museum	→	3
Better store fronts	→	3	Larger motel	→	2
Bakery/café	→	4	Winery	→	2

Clean up unsightly houses along highway → 6

- Host Baseball, volleyball, pool, etc. tournaments
- Truck, car, horse, dog, gun shows, etc.
- Get rid of cigarette butts in front of bars
- Restaurant needs to be open later for dinner
- Don't know if we can achieve that.
- Geography is not appealing.
- Thorpe renovation with nice restaurant
- Event Center - we have missed so many wedding receptions and family events that constantly leave the county
- DC airport is nice, but is lacking a few simple things that could attract more air traffic.
- A big Heritage event like other towns like we used to. Sidewalk sales, car shows, holiday strolls.
- Do NOT need an "upscale" restaurant as not enough "upscale" people to support it.
- Bed and Breakfast
- Remove the bricks and have new street pavement
- Historic House tours
- Have activities thru the year (street dances, car shows, etc.)
- Add banners on the street lights going thru town.
- Nicer people.
- Signs listing all the churches and addresses in town.
- Better country club.
- More visible Chamber of Commerce
- Downtown "facelift"
- Pumpkin patch, Hay rides, events to show country life to draw people from larger cities.
- Barn quilts.

## David City Redevelopment Plan Questionnaire RESULTS

### 18. Additional thoughts

- Bone Creek museum is a big draw as well as camping and golf. Should advertise it as a quinticennsial American town. It really is "The Good Life."
- They dissolved the Police Dept. and raised sales tax because of shortage of revenue. Spend what money you have wisely or the heritage we pass on will be debt.
- When certain things come up at City Council meetings, the City needs to put the vote to the people. Let them decide.
- There is no park area on the west side of the highway. We have a GREAT county fair and parade.
- Stop paying City planners/developers, City Administrators, etc. and use the money to fix the water mains. They could have been done years ago if the money had not been wasted on planning and talking. All talk and NO action.
- Need to continue to clean up "junk" houses. Slum lords need to be held accountable for cleaning up and REPAIRING the houses they own. Need to be FINED for keeping the properties an eyesore.
- We love DC, but it's frustrating to try and make your property nice and the rentals are trash.
- We have a beautiful pool and nothing by the highway advertising it.
- Make 4th Street 4 lane farther north to region V/Timpte Road to reduce accidents and confusion.
- Brick streets are a hazard for elderly
- Bad idea spending \$4 million that City cannot afford. Replace the water mains and repair/replace bricks.
- FIX WATER
- Have and awesome park, pool, and wellness center. Keep up the good work.
- Do not tear up town square and put trees/shrubs. Keep bricks.
- Really like it here.
- I love living in D.C.
- Traffic needs to slow down coming into town.
- Some business owners and employees are not welcoming. Hard to return items.
- Food stores could be cheaper.
- Please don't close my business during construction. I cannot afford to have an detours for customers.

Council member Scribner asked: "With keeping the brick, when they filled out that survey did they know how much more that's going to cost?"

Dawn Danley stated: "No they did not know. We estimate \$200,000 more per block to replace/re-use the brick, and I think that's a good number. Following the open house we came up with diagonal parking like you have now, a drive aisle, parallel parking remains, another driving lane and more diagonal parking. We ended up taking the islands out at the ends, obviously that was a big source of contention. Then what we ended up doing, to get that brick back in, was to put brick at the intersections and at the ends to keep people from parking into the intersections. It's a way to re-use those. We could put brick down the center of the parallel parking also." Dawn continued to explain the proposed designs and stated that she met with the Fire Department and discussed their concerns, issues, and drainage problems. The concrete will be 8" to handle the fire equipment as rated for weight and everything. The coal chutes and underground tunnels were also discussed.

Mayor Zavodny stated: "All this is pointless if we don't have good infrastructure. What it looks like on top, we can discuss and debate and settle on a final design, but we've got to get that infrastructure replaced and in."

Allen Covault stated: "I am fully aware of what the costs are for the brick streets, it is a real contentious issue but I became familiar with brick streets in 1946 when we moved to David City and without much maintenance they are still functioning very well, but I would just like share with you a note that we received. Let me just read an excerpt from it; it says: *"I was among the journalists who visited your museum on a recent tour sponsored by Nebraska Tourism. Many of the writers were intrigued by the parking style and the beautiful red brick streets. I was told this may change and I hope this isn't true. May I suggest you take advantage of what makes your town special?"* This was from a person from Norman, Oklahoma, and I don't want us to lose sight of the fact that we're talking about the economic development and we don't want to lose sight of the fact that tourism and getting people to come to town and just keeping our brick streets would perhaps be a part of that factor."

Michelle Longenecker provided me with the following which is a copy of what she read at the Council meeting: "Good evening. My name is Michelle Longenecker. As a citizen of David City for 22 years, I wish to comment on the Downtown Renovation project. As I have read the coverage of the plans in the Banner Press, I have become increasingly concerned about the direction of this endeavor. Specifically, the matter of the brick pavers. These bricks are 100 years old and remain in remarkably good condition. For a hundred years, these pavers have withstood Nebraska weather and various modes of travel. It is my understanding the Leo A. Daly Planning Firm promoted the claim of building upon our City's historic buildings to trigger economic growth. I quote now from the October 2<sup>nd</sup> Banner Press, "The Council also heard from Daly's Greg Munn, who explained that historic preservation tax credits and other funding sources could become available for downtown buildings if the city designates the area as a historic district." If the intent is to use this historic designation as a springboard to economic growth by drawing people here to visit and to shop, would not it follow to preserve the brick streets....such an integral part of the downtown? If moving into the 21<sup>st</sup> century means tearing out the historic bricks, then what role do the historic buildings provide? The bricks harmonize beautifully with the old buildings. Do not they exist hand in hand? One a partner with the other? Why remove a major aspect of the structure of our Downtown? No one would argue against replacing the water lines. This is essential. But, this is also a classic case of "throwing the baby out with the bath water." Yes, replace the water lines, but preserve the bricks. Yes, it will cost more money upfront to lift and reset the bricks, but as we all know, things of lasting value DO cost more initially and in the long term, a visionary knows it will be prudent to invest more now than to repeatedly replace concrete over the next 100 years! The Banner Press ran a story

about the new Ace Hardware store in town. Their parent organization checked the demographics for projections before deciding to locate here. They found David City to be....a "diamond in the rough." That is exactly what / where we are at....great potential to revitalize the downtown area. THIS....is the heart of our city! THIS.....is our county seat! We have watched as our historic structural heritage has been chipped away....little by little....over the years. THIS....is our history. THIS....is our culture. Our ancestors traveled over these same brick streets....bridging the generations....binding us as a community. You can drive thru any town and see concrete. What we have here is unique. It has character. It has charm. We should EMBRACE its' vintage appeal and build upon its economic potential. I ask you to carefully consider the preservation of our brick streets. Our children and their children to follow, will thank us."

Upon finishing her presentation, Michelle received a hearty applause from those present.

Mayor Zavodny stated: "If we're going to do this, we need to do something, we're going to have to figure out how we long term.....I don't even think we can at this point, given our long term debt, bond enough to make up the difference even if we put all the money from sales tax for the next six years. (2010 1½% City Sales Tax for 3 legged stool: Northwest Drainage, Downtown Redevelopment, & Park & Recreation plus Jan 2015 .5% City Sales Tax for water main improvements.)

Dawn Danley stated: "Let's talk about your water line. What areas, is it all bad in all ten blocks or are there legs that are worse than others?"

Mayor Zavodny stated: "I think if we're redoing this it is absolutely mandatory that you replace it all. Or we pare it down to just around the courthouse for now and the auxiliary blocks be a second and third phase type thing is probably the most reasonable approach."

Dawn Danley stated: "On your water lines under the streets, the sidewalk is wide enough right now you could shove it back underneath that sidewalk; we would just have to plan appropriately so it's at the future sidewalk location. That is where I think a preliminary design phase would be great for you guys. We can really nail all that down before you commit to a design from an engineering firm to move forward."

Mayor Zavodny stated: "Let me ask people that have very strong feelings about the brick, because one of the things; where we started from very few bricks to now incorporating bricks much more. You know, we put them in the intersections, I heard someone today say they'd like to see concrete in the intersections and use bricks on the driving portions. So, is it all or nothing on bricks for some people? What we tried to do is tie in the blocks to block, because bricks is a big part of this. If it's two million (\$2,000,000) of the cost we start to chip away at a number that this committee is pretty hard to get to."

Jim Reisdorff stated: "My wife Shari and I have lived in David City now for thirteen years; I've always been a lifelong resident of the David City community. It is somewhat ironic that this question of whether or not the brick streets stay or go is being discussed on the 50<sup>th</sup> Anniversary of the demolition of the old Butler County Courthouse building. Certainly no one here played any role in the decision to raze that building, however, I'm sure some of us have noted, continuing to this day, there is an undercurrent of regret expressed by many of our residents regarding the loss of the old courthouse. And again, as we just said, we are faced with the issue of whether our brick streets should stay or go. Yes, as it's been discussed here, it would supposedly be more economical in the short run to replace them with cement streets. However, I know there are historic preservation organizations that point out that the long term economic impact favors brick pavers. As Michelle of course was pointing out, most of the brick pavers here have been in service for 101 years. I understand there are brick paved streets in



Boston, Massachusetts that have been in regular use for 200 years. How many cement streets have that kind of service record? Of course the most commonly used phrase in our argument for the pavers is to "save our heritage". We can sit here all night and talk about the history that these bricks have seen in their 100+ years, but we can also talk about the usefulness of these pavers in safety terms. With brick pavers you can hear the rumble of a car's tires from some distance away if you are a pedestrian trying to cross the street. Also, is it just my imagination or do brick pavers actually cause people to drive more slowly over them than they would concrete? Isn't having slower traffic in the downtown area a good idea? We can also talk, as we have been, about the economic impact of pavers. We want our downtown to have the appearance of a historic district. What makes for a better harmony than a brick store front that fronts on a brick street? If we have that appearance, what's the potential for David City to attract a movie production company that needs to film scenes involving old time store fronts and brick streets? I mean, is this idea farfetched? Look at what happened to Loma just a few years ago. The question I would like to ask the City Council would be, whether you agree with the re-developer's plan and you want people to make their store fronts historic then don't you have the obligation to lead by example? How can you expect people to get excited about authentic heritage preservation in downtown David City if the City isn't going to make any effort on its part? I doubt that anyone in this room would tell any member of the Thorpe Opera House Board, to their face anyway, that the Opera House is too expensive to preserve and that it should just be torn down and something cheaper built in its place. However, when it comes to the brick pavers this is what the City would essentially be telling the collective community when it comes to one of the last authentic pieces of history in this town that the City has control over. I've always recalled the comment that is often cited in the debate over historic preservation that throughout history landmarks of previous industrious civilizations have often been desecrated and destroyed by lesser generations that fell heir to them. I would ask the Council to not have anyone think of David City in those terms. Thank You."

Carolyn Yates stated: "Janis (Cameron) and I, as retired business people, would like to recommend that increasing the sales tax could be accomplished if everyone would shop in David City. Thank You."

Jim Reisdorff and Carolyn Yates also received an applause for their comments.

Council member Scribner stated: "I would like to toss my two cents in. In another month I'll be sitting out there but my two cents are I'd rather see concrete myself for the younger generation. I understand that it's historical but I'd rather make the town look alive and stay more futuristic than going back to the old way, but that's just my opinion and I wanted to share it because you're sharing all yours."

David McPhillips stated: "Moving back to David City I share the feeling of the history of the town and the regret of the courthouse coming down. I would like to see the brick pavers stay, but of course I'm cognizant of the cost. I just wanted to tie together the housing and this project together. I think it further illustrates why we need to get the housing project going forward to increase tax revenues to help pay for this project."

Greg Munn of Leo A. Daly stated: "There have been some good points brought up. I've been in discussion and testing the waters to see what it would take to designate the downtown of David City and because of the whole tax credit idea and getting registered, it's going to be an uphill battle actually because the (old) courthouse is gone, and I don't know if I should say this or not, and I know it's a matter of money, but from a standpoint of heritage, probably removing the bricks is going to be another nail in the coffin of not getting a designation of the downtown."

Greg Munn provided a binder entitled "Downtown Architectural Guidelines & Building Assessment Report – DRAFT" which will be at the Hruska Memorial Library for the public to review.

Council member Svoboda stated: "The brick were made in David City and as far as I'm concerned the bricks should stay."

The Downtown Renovation Project will need to be given additional consideration.

Council member Scribner made a motion to accept the resignation of Zoning Administrator Roger Kotil effective October 17, 2014. Council member Smith seconded the motion. Voting AYE: Council members Svoboda, Kroesing, Vandenberg, Smith, and Scribner. Voting NAY: None. Council member Rogers was absent. The motion carried.

The City of David City requested bids for two (2) 2015 - ¾ ton 4x4 Pickups; one for the Street Department and one for the Water Department. The following bids were received:

<u>Kobza Motors, David City, NE:</u>	
2015 2500 Reg. Tradesman 4x4.....	\$25,550.00
<u>Sid Dillon Fleet &amp; Commercial, Wahoo, NE</u>	
2015 Chevrolet Silverado 2500HD 4WD Reg Cab.....	\$26,733.00
2015 Ram 2500 4WD Reg Cab 140.5" Tradesman.....	\$26,985.00
2015 Ford Super Duty F-250 SRW 4WD Reg Cab.....	\$22,983.00

Council member Kroesing made a motion to accept the bid of Sid Dillon Fleet & Commercial for the 2015 Ford Super Duty F-250 SRW 4WD Regular Cab for the bid price of \$22,983.00 for the water department. Council member Scribner seconded the motion. Voting AYE: Council members Smith, Svoboda, Vandenberg, Scribner, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried.

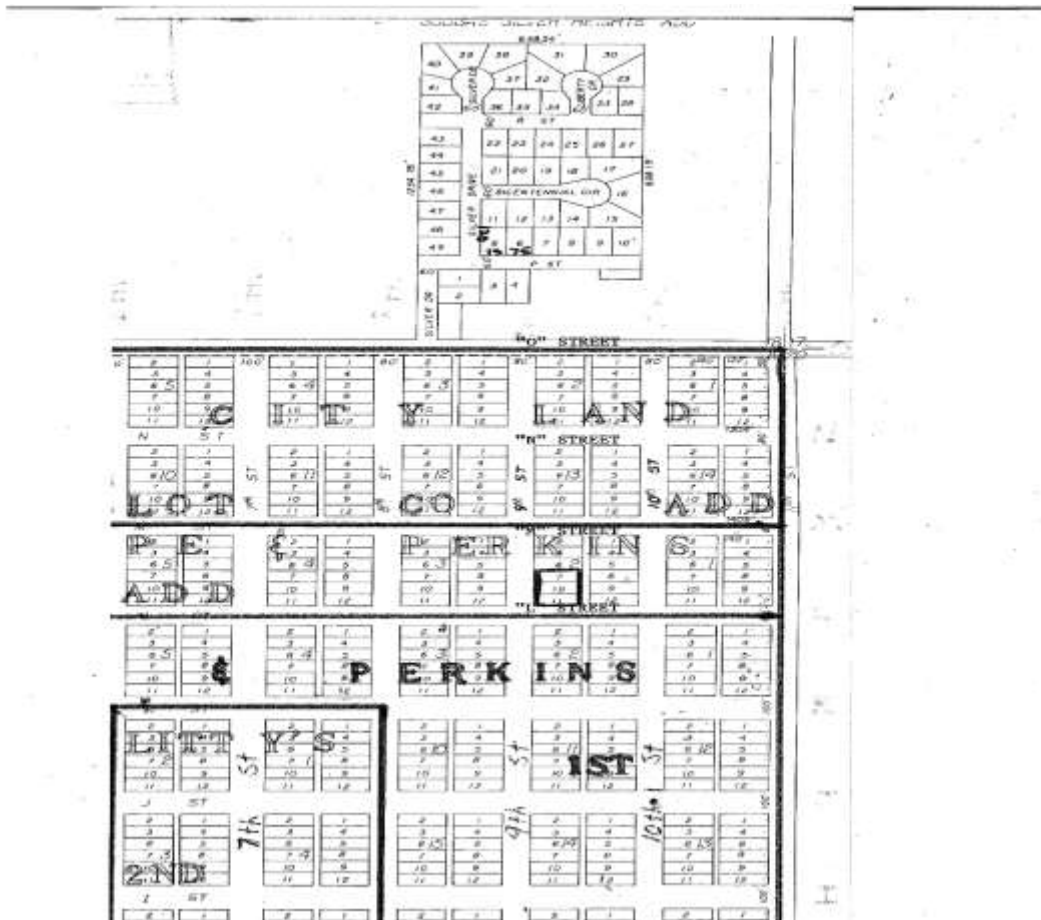
Council member Kroesing made a motion to accept the bid of Sid Dillon Fleet & Commercial for the 2015 Ford Super Duty F-250 SRW 4WD Regular Cab for the bid price of \$22,983.00 for the street department. Council member Scribner seconded the motion. Voting AYE: Council members Smith, Svoboda, Vandenberg, Scribner, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried.

Council member Kroesing made a motion to approve the Manager Application of Bill Buntgen for the Class C Liquor License for the City Auditorium. Council member Smith seconded the motion. Voting AYE: Council members Vandenberg, Svoboda, Scribner, Smith, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried.

Council member Kroesing made a motion to pass and approve Resolution No. 24 – 2014 approving the request by Mark Pleskac to combine his three (3) 50' Lots, Lots 7, 10, & 11, Block 2, Will Thorpe & Perkins 2<sup>nd</sup> Addition, to form one (1) lot, 150' x 140'. Council member Scribner seconded the motion. Voting AYE: Council members Smith, Svoboda, Vandenberg, Scribner, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried and Resolution #24 – 2014 was passed and approved as follows:

**RESOLUTION NO. 24 - 2014**

WHEREAS, Mark Pleskac, as the owner of Lots 7, 10, and 11, Block 2, Will Thorpe & Perkins 2<sup>nd</sup> Addition, has submitted a request to combine these three (3) 50' x 140' lots to form one lot 150' x 140' as shown below:



WHEREAS, there were no objections expressed concerning the request of Mark Pleskac.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA, that the request of Mark Pleskac to combine Lots 7, 10, and 11, Block 2, Will Thorpe & Perkins 2<sup>nd</sup> Addition, to form one 150' x 140' lot, is hereby approved.

Passed and adopted this 12<sup>th</sup> day of November, 2014.

\_\_\_\_\_  
Mayor Alan Zavodny

\_\_\_\_\_  
City Clerk Joan E. Kovar

Council member Svoboda stated that he felt Mayor Zavodny was doing an excellent job and that the Council members were also. Svoboda stated he enjoyed his four (4) years as a Council member and had fun performing the duties of a City Councilmember. Svoboda also suggested that the city council meetings be moved to the Hruska Memorial Public Library.

There being no further business to come before the Council, Council member Kroesing made a motion to adjourn. Council member Scribner seconded the motion. Voting AYE: Council members Smith, Vandenberg, Svoboda, Scribner, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried and Mayor Zavodny declared the meeting adjourned at 8:52 p.m.



CERTIFICATION OF MINUTES  
November 12, 2014

I, Joan E. Kovar, duly qualified and acting City Clerk for the City of David City, Nebraska, do hereby certify with regard to all proceedings of November 12<sup>th</sup>, 2014; 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.

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Joan E. Kovar, City Clerk