

**NOTICE OF MEETING
OF THE
DAVID CITY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the David City Planning Commission will conduct a Public Hearing meeting on **Saturday, February 8, 2025, at 8:00 a.m. in the meeting room of the City Office Building, 490 E Street, David City, Nebraska.**

The Planning Commission reserves the right to enter into closed session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be stated on the agenda.

The Agenda will include, but not be limited to the following:

1. Notify the public of the "Open Meetings Act" and the Citizens Participation Rules posted on the west wall of the meeting room;
2. Roll Call;
3. Acceptance of the minutes of the December 14, 2024, meeting; *
4. Public hearing to consider annexing the Kozisek Properties located in the Southwest Quarter of Section 20, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska, together with the North 33 feet of the Northwest Quarter of Section 29, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska, adjacent to said Kozisek Properties being legally described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, AND IN THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO BEAR N89°45'16"W; THENCE S00°55'01"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 33.01 FEET; THENCE N89°45'16"W PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 1240.11 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2012-00487; THENCE N00°43'48"W ON SAID SOUTHERLY EXTENSION, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUING N00°43'48"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 267.54 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2011-01521; THENCE N00°44'24"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 326.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°43'28"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 141.40 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2016-01446 AND THE EXISTING CORPORATE LIMITS; THENCE N00°45'55"W ON THE EAST LINE OF SAID PARCEL AND SAID CORPORATE LIMITS, A DISTANCE OF 270.71 FEET; THENCE N88°48'23"W ON THE NORTH LINE OF SAID PARCEL AND SAID CORPORATE LIMITS, A DISTANCE OF 23.36 FEET TO AN ANGLE POINT IN SAID CORPORATE LIMITS ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND AS PREVIOUSLY DESCRIBED IN ORDINANCE NUMBER 1296 AND RECORDED IN INSTRUMENT NUMBER 2018-01623; THENCE N00°43'16"W ON THE EAST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AND SAID CORPORATE LIMITS, A DISTANCE OF 379.05 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 2 OF KOZI ADDITION TO THE CITY OF DAVID CITY, BUTLER COUNTY, NEBRASKA; THENCE N89°09'24"E, ON THE SOUTH LINE OF LOT 3 OF SAID BLOCK 2, A DISTANCE OF 139.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°21'47"E, A DISTANCE OF 60.19 FEET TO THE SOUTHEAST CORNER OF SAID KOZI ADDITION; THENCE S00°48'58"E ON THE WEST LINE OF LOT 1, BLOCK 2, KOZI SECOND ADDITION TO THE CITY OF DAVID CITY, BUTLER COUNTY, NEBRASKA, A DISTANCE OF 25.06 FEET TO THE SOUTHWEST CORNER OF SAID KOZI SECOND ADDITION; THENCE N89°09'19"E ON THE SOUTH LINE OF SAID KOZI SECOND ADDITION, A DISTANCE OF 139.72 FEET; THENCE N89°16'43"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 60.21 FEET; THENCE N89°16'40"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 140.05 FEET TO THE SOUTHEAST CORNER OF SAID KOZI SECOND ADDITION; THENCE N13°43'09"E ON THE EAST LINE OF SAID KOZI SECOND ADDITION, A DISTANCE OF 241.35 FEET; THENCE N03°43'08"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 336.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC

*Potential Action Item

RAILROAD; THENCE S88°59'29"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 790.07 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°22'05"E ON SAID EAST LINE, A DISTANCE OF 1789.13 FEET TO THE POINT OF BEGINNING, CONTAINING 48.97 ACRES, MORE OR LESS.

5. Consideration of annexing the Kozisek Properties located in the Southwest Quarter of Section 20, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska, together with the North 33 feet of the Northwest Quarter of Section 29, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska, adjacent to said Kozisek Properties being legally described as: *

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, AND IN THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO BEAR N89°45'16"W; THENCE S00°55'01"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 33.01 FEET; THENCE N89°45'16"W PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 1240.11 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2012-00487; THENCE N00°43'48"W ON SAID SOUTHERLY EXTENSION, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUING N00°43'48"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 267.54 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2011-01521; THENCE N00°44'24"W ON THE EAST LINE OF SAID PARCEL, A DISTANCE OF 326.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°43'28"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 141.40 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2016-01446 AND THE EXISTING CORPORATE LIMITS; THENCE N00°45'55"W ON THE EAST LINE OF SAID PARCEL AND SAID CORPORATE LIMITS, A DISTANCE OF 270.71 FEET; THENCE N88°48'23"W ON THE NORTH LINE OF SAID PARCEL AND SAID CORPORATE LIMITS, A DISTANCE OF 23.36 FEET TO AN ANGLE POINT IN SAID CORPORATE LIMITS ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND AS PREVIOUSLY DESCRIBED IN ORDINANCE NUMBER 1296 AND RECORDED IN INSTRUMENT NUMBER 2018-01623; THENCE N00°43'16"W ON THE EAST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AND SAID CORPORATE LIMITS, A DISTANCE OF 379.05 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 2 OF KOZI ADDITION TO THE CITY OF DAVID CITY, BUTLER COUNTY, NEBRASKA; THENCE N89°09'24"E, ON THE SOUTH LINE OF LOT 3 OF SAID BLOCK 2, A DISTANCE OF 139.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°21'47"E, A DISTANCE OF 60.19 FEET TO THE SOUTHEAST CORNER OF SAID KOZI ADDITION; THENCE S00°48'58"E ON THE WEST LINE OF LOT 1, BLOCK 2, KOZI SECOND ADDITION TO THE CITY OF DAVID CITY, BUTLER COUNTY, NEBRASKA, A DISTANCE OF 25.06 FEET TO THE SOUTHWEST CORNER OF SAID KOZI SECOND ADDITION; THENCE N89°09'19"E ON THE SOUTH LINE OF SAID KOZI SECOND ADDITION, A DISTANCE OF 139.72 FEET; THENCE N89°16'43"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 60.21 FEET; THENCE N89°16'40"E CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 140.05 FEET TO THE SOUTHEAST CORNER OF SAID KOZI SECOND ADDITION; THENCE N13°43'09"E ON THE EAST LINE OF SAID KOZI SECOND ADDITION, A DISTANCE OF 241.35 FEET; THENCE N03°43'08"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 336.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°59'29"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 790.07 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°22'05"E ON SAID EAST LINE, A DISTANCE OF 1789.13 FEET TO THE POINT OF BEGINNING, CONTAINING 48.97 ACRES, MORE OR LESS.

6. Public hearing to consider annexing Tim & Lori Wollmer property located in the South Half of the Southwest Quarter of Section 20, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska with a physical address of 1375 C Street (Parcel # 120035672) being legally described as:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING ON THE EAST LINE OF 14TH STREET AND ALSO BEING THE SOUTHEAST CORNER OF EAST DAVID CITY, AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO HAVE A BEARING OF N 90°00'00" W; THENCE N 0°58'30" W ON THE EAST LINE OF SAID EAST DAVID CITY, 262.14 FEET TO A POINT ON THE CENTERLINE OF B STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N0°58'30" W ON SAID EAST LINE, 331.86 FEET; THENCE S 90°00'00" E, 304.92 FEET; THENCE S 0°58'30" E, 326.58 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID CENTERLINE; THENCE S 89°00'20" W ON SAID EASTERLY EXTENSION, 304.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2.30 ACRES, MORE OR LESS.

7. Consideration of annexing Tim & Lori Wollmer property located in the South Half of the Southwest Quarter of Section 20, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska, with a physical address of 1375 C Street (Parcel # 120035672) being legally described as: *

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING ON THE EAST LINE OF 14TH STREET AND ALSO BEING THE SOUTHEAST CORNER OF EAST DAVID CITY, AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO HAVE A BEARING OF N 90°00'00" W; THENCE N 0°58'30" W ON THE EAST LINE OF SAID EAST DAVID CITY, 262.14 FEET TO A POINT ON THE CENTERLINE OF B STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N 0°58'30" W ON SAID EAST LINE, 331.86 FEET; THENCE S 90°00'00" E, 304.92 FEET; THENCE S 0°58'30" E, 326.58 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID CENTERLINE; THENCE S 89°00'20" W ON SAID EASTERLY EXTENSION, 304.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2.30 ACRES, MORE OR LESS.

8. Public hearing to consider annexing Amy Dayhoff property located in the South Half of the Southwest Quarter of Section 20, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska (Parcel # 120035673) being legally described as:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING ON THE EAST LINE OF 14TH STREET AND ALSO BEING THE SOUTHEAST CORNER OF EAST DAVID CITY, AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO HAVE A BEARING OF N 90°00'00" W; THENCE N 0°58'30" W ON THE EAST LINE OF SAID EAST DAVID CITY, 262.14 FEET TO A POINT ON THE CENTERLINE OF B STREET; THENCE N 89°00'20" E ON THE EASTERLY EXTENSION OF SAID CENTERLINE, 304.87 FEET, THENCE S 0°58'30" E, 267.42 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N 90°00'00" W ON SAID SOUTH LINE, 304.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES, MORE OR LESS.

9. Consideration of annexing Amy Dayhoff's property located in the South Half of the Southwest Quarter of Section 20, Township 15 North, Range 3 East of the Sixth P.M., Butler County, Nebraska (Parcel # 120035673) being legally described as: *

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SIXTH P.M., BUTLER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING ON THE EAST LINE OF 14TH STREET AND ALSO BEING THE SOUTHEAST CORNER OF EAST DAVID CITY, AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO HAVE A BEARING OF N 90°00'00" W; THENCE N 0°58'30" W ON THE EAST LINE OF SAID EAST DAVID CITY, 262.14 FEET TO A POINT ON THE CENTERLINE OF B STREET; THENCE N 89°00'20" E ON THE EASTERLY EXTENSION OF SAID CENTERLINE, 304.87 FEET, THENCE S 0°58'30" E, 267.42 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N 90°00'00" W ON SAID SOUTH LINE, 304.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES, MORE OR LESS.

10. Consider closed session for personnel, contracts or pending litigation (as necessary);*
11. Adjourn. *