

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
September 19, 2022**

A Regular Meeting of the Community Development Agency was held Monday, September 19, 2022, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Chris Denker, John Fagot, Jason Fagot, Gail Hall, Steve Smith, and Seth McFarland. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barb Hodges and Secretary Pamela Baruth. The press was represented by Clipper-Herald.

NOTICE: Notice of the meeting was given in advance notice, thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the agenda were available for public inspection.

CALL TO ORDER: The Meeting was called to order by Chair Cetak who informed the public that the Open Meetings Act is posted in the Council Chambers at the Lexington City Hall, located at 406 E. 7th Street, Lexington, Nebraska.

MINUTES – REGULAR MEETING 8-15-2022: Minutes of the Regular meeting held Monday, August 15, 2022, were presented for consideration. Moved by Smith, seconded by McFarland, to approve the minutes as presented. Roll call. Voting “aye” were Hall, Denker, Jason Fagot, John Fagot, McFarland, Smith, Cetak. Motion carried.

COVENANTS: Peplitsch presented a set of proposed restrictive covenants for the Northwest Fifth Addition, Northwest Eighth Addition, and Northwest Ninth Addition. Following a review of the covenants and discussion, moved by John Fagot, seconded by Denker, to approve the covenants for Northwest Fifth, Northwest Eighth, and Northwest Ninth Additions as presented. Roll call. Voting “aye” were Jason Fagot, Hall, McFarland, Smith, Denker, John Fagot, Cetak. Motion carried.

DEVELOPMENT AGREEMENT: Peplitsch presented a proposed development agreement for the construction of single-family dwellings for board consideration. He explained up to 10 lots would be conveyed to the developer to construct speculative homes within 24 months. Following discussion, moved by Smith, seconded by McFarland, to approve the development agreement with Jim and Sharri Baldonado Rentals LLC as presented and to authorize the execution of necessary documents. Roll call. Voting “aye” were John Fagot, Jason Fagot, Hall, Denker, McFarland, Smith, Cetak. Motion carried.

RESOLUTION: Peplitsch reviewed a general redevelopment plan for Redevelopment Area #6 in Lexington, NE, noting the plan will be reviewed by the Planning Commission as to its conformance to the comprehensive plan. Following discussion, Resolution No. 2022-11 was presented. Moved by McFarland, seconded by Jason Fagot, to approve Resolution No. 2022-11. Roll call. Voting “aye” were Denker, Hall, Smith, John Fagot, Jason Fagot, McFarland, Cetak. Motion carried.

RESOLUTION NO. 2022-11

**RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF
LEXINGTON, NEBRASKA TO THE PLANNING COMMISSION OF THE CITY OF
LEXINGTON FOR PURPOSES OF HOLDING A PUBLIC HEARING THEREON**

AND FOR ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF LEXINGTON

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA:

Recitals:

a. The Mayor and Council of the City of Lexington, Nebraska (the "**City**"), upon the recommendation of the Planning Commission of the City of Lexington, Nebraska (the "**Planning Commission**"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the "**Redevelopment Project Area**") to be blighted and substandard and in need of redevelopment; and

b. The Community Development Agency of Lexington, Nebraska (the "**Agency**") has prepared a general redevelopment plan (the "**Redevelopment Plan**") for the Redevelopment Project Area in the form attached hereto as **Exhibit B**; and

c. Pursuant to §18-2112 of the Act, the Agency, prior to recommending the Redevelopment Plan to the City, must refer the Redevelopment Plan to the Planning Commission of the City for a public hearing pursuant to the Act and for its review and recommendation as to its conformity to the general plan for the development of the City as a whole:

Resolved that:

1. The Agency has reviewed the Redevelopment Plan.
2. The Agency hereby refers the Redevelopment Plan to the Planning Commission of the City for a public hearing thereon and for its review and recommendations as to the Redevelopment Plan's conformity to the general plan for the development of the City as a whole.
3. All prior resolutions of the Agency in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

PASSED AND APPROVED on September 19, 2022.

ROUNDTABLE DISCUSSION: Pepplitsch gave an update on current and potential projects.

ADJOURNMENT: There being no further business to discuss, Chair Cetak declared the meeting adjourned.

Respectfully submitted,
Pamela Baruth, CDA Secretary