

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
March 20, 2023**

A Regular Meeting of the Community Development Agency was held Monday, March 20, 2023, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Chris Denker, Jason Fagot, John Fagot, Steve Smith, Gail Hall, and Seth McFarland. Kory Cetak was absent. City Officials present were City Manager Joe Peplitsch, City Attorney Brian Copley, Finance Director Barb Hodges and Secretary Pamela Baruth. The press was represented by Clipper-Herald and KRVN.

**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 Denker who informed the public that the Open Meetings Act is posted in the Council Chambers at the Lexington City Hall, located at 406 E. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 2-20-2023:** Minutes of the Regular meeting held Monday, February 20, 2023, were presented for consideration. Moved by Smith, seconded by McFarland, to approve the minutes as presented. Roll call. Voting “aye” were Hall, Jason Fagot, John Fagot, McFarland, Smith, Denker. Motion carried.

**REDEVELOPMENT PLAN AMENDMENT:** Copley reviewed an amendment to Redevelopment Area #1 entitled “Amendment to the Redevelopment Plan of the City of Lexington, NE, (Taco John’s Redevelopment Project)”. He reviewed the plan which would entail construction of fast-food restaurant and associated improvements by Derock, Inc. dba Taco John’s. He explained the project will require site preparation and the extension of utility improvements. Peplitsch explained that an administrative lot split in the subdivision will also be completed for the project. Following discussion, moved by McFarland, seconded by Jason Fagot, to approve Resolution No. 2023-02 as presented. Roll call. Voting “aye” were Smith, Hall, John Fagot, Jason Fagot, McFarland, Denker. Motion carried.

**RESOLUTION NO. 2023-02**

**A RESOLUTION FORWARDING A PROPOSED REDEVELOPMENT PLAN AMENDMENT OF THE CITY OF LEXINGTON, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA FOR REVIEW AND RECOMMENDATION PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AND APPROVAL OF RELATED ACTIONS.**

**RECITALS**

A. The Mayor and City 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**”), adopted the General Redevelopment Plan for

Redevelopment Area #1 (the “**Redevelopment Area**”), pursuant to resolution previously passed by the City Council (the “**Redevelopment Plan**”).

B. Pursuant to and in furtherance of the Act, an Amendment to the Redevelopment Plan (the “**Redevelopment Plan Amendment**”), has been prepared by the Agency in the form attached hereto as **Exhibit A**, for the purpose of redeveloping an area located in the Redevelopment Area and includes a provision to divide certain ad valorem taxes as provided in Section 18-2147 of the Act on that portion of the Redevelopment Area legally described in **Exhibit A** to assist in the redevelopment thereof.

C. Pursuant to the § 18-2112 of the Act, the Agency is required to submit the Redevelopment Plan Amendment to the Planning Commission for its review and recommendation as to the Redevelopment Plan Amendment’s conformity to the general plan for development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED, the Community Development Agency of the City of Lexington, Nebraska, does hereby submit the Redevelopment Plan Amendment in the form attached hereto as **Exhibit A** to the Planning Commission for its review and recommendation as to the Redevelopment Plan Amendment’s conformity to the general plan for development of the City as a whole.

**PASSED AND APPROVED** this 20<sup>th</sup> day of March, 2023.

**ROUNDTABLE DISCUSSION:** Peplitsch gave an update on upcoming projects.

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary