

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
August 19, 2024**

A Regular Meeting of the Community Development Agency was held Monday, August 19, 2024, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Seth McFarland, Jason Fagot, John Fagot, Gail Hall, Kory Cetak and Chris Denker. Steve Smith was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley and Secretary Pamela Baruth. The press was represented by Clipper-Herald.

**NOTICE:** Notice of the meeting was given in advance, 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 McFarland 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 5-20-2024:** Minutes of the Regular meeting held Monday, May 20, 2024, were presented for consideration. Moved by John Fagot, seconded by Jason Fagot, to approve the minutes as presented. Roll call. Voting “aye” were Denker, Hall, Cetak, Jason Fagot, John Fagot, McFarland. Motion carried.

**DEVELOPMENT AGREEMENT:** Peplitsch reviewed a development agreement with M SQUARED AG, LLC and the City for agricultural business development in the Northeast Second Addition. He explained the agreement would obligate the CDA to exchange property with the developer, and developer would construct a seed sales facility and professional office space. The City would construct public access to the project site that would also serve future housing development planned to the east. Questions from Cetak regarding the project being located close to housing development and from Hall regarding the type of stored fertilizer were addressed. Following discussion, moved by John Fagot, seconded by Jason Fagot, to recommend approval of the development agreement as presented and to authorize the execution of necessary documents. Roll call. Voting “aye” were Denker, Jason Fagot, John Fagot. Voting “no” were Cetak, Hall. McFarland abstained. Motion failed.

**PROJECTS:** Peplitsch gave an update on developer interest in housing development in several areas with a mix of single-family and multi-family housing possibilities. He reviewed preliminary cost estimates and options for a speculative commercial building space at the vacant lot located at Highway 30 and Lincoln Street.

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary