

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
November 18, 2024**

A Regular Meeting of the Community Development Agency was held Monday, November 18, 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, Steve Smith and Chris Denker. Kory Cetak was absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Derek Haines 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 8-19-2024:** Minutes of the Regular meeting held Monday, August 19, 2024, were presented for consideration. Moved by Smith, seconded by Jason Fagot, to approve the minutes as presented. Roll call. Voting “aye” were Denker, Hall, John Fagot, Jason Fagot, Smith, McFarland. Motion carried.

**DEVELOPMENT AGREEMENT:** Pepplitsch reviewed a development agreement with M Squared Ag, LLC, the CDA and the City for agricultural business development in the Northeast Second Addition. He explained the CDA portion of the agreement would be to convey and exchange property with the developer who would construct a crop seed sales facility with office space. The City would construct public access to the project site, which in turn would also serve future housing development in the area. Pepplitsch noted that the developers have made application for a conditional use permit for their facility which has been reviewed by the Planning Commission and is scheduled for City Council consideration on November 26. Following discussion, moved by Jason Fagot, seconded by Denker, to recommend approval of the development agreement as presented and to authorize the execution of necessary documents. Roll call. Voting “aye” were John Fagot, Smith, Hall, Denker, Jason Fagot, McFarland Motion carried.

**PROJECTS:** Pepplitsch gave a review of upcoming housing projects and potential TIF projects.

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary