

PLATTSMOUTH COMMUNITY DEVELOPMENT AGENCY MEETING

July 18, 2011

7:00 p.m.

- 1 Meeting Called to Order by Chairman R. Paul Lambert
- 2 Announce Location of Open Meeting Act and Documents to be discussed at the Meeting
- 3 Roll Call
- 4 Pledge of Allegiance
- 5 Consider approval of the minutes of the November 1, 2010 meeting of the Plattsmouth Community Development Agency
- 6 Discussion regarding a redevelopment plan entitled "REDEVELOPMENT PLAN PLATTSMOUTH PLAZA REDEVELOPMENT AREA" (the "Plan") for the redevelopment of certain parcels of land located within the City and certain parcels of land currently proposed for annexation (legally described as Lots 2 through 9, inclusive, Westside Commercial Addition to the City of Plattsmouth, Cass County, Nebraska, as surveyed, platted and recorded).
- 7 Consider Resolution No. CDA-001: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF PLATTSMOUTH, NEBRASKA, RECOMMENDING THE APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN PLATTSMOUTH PLAZA REDEVELOPMENT AREA".
- 8 Adjourn

PLATTSMOUTH CITY COUNCIL

July 18, 2011

7:00 p.m.

- 1 Meeting Called to Order by Mayor R. Paul Lambert
- 2 Announce Location of Open Meetings Act and Documents to be discussed at the Meeting
- 3 Roll Call
- 4 Citizens Delegation
- 5 Mayor Proclamations
A Forget-Me-Not Day: August 6, 2011
- 6 **CONSENT AGENDA**
A Consider approval of July 5, 2011 City Council Meeting Minutes

Field Code Changed

- B Consider approval of claims

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UNFINISHED BUSINESS

- A Report of Olmsted & Perry Consulting Inc. on Water and Sewer Impact Fees
- B Public Hearing: Receive public input with respect to the redevelopment plan Entitled "REDEVELOPMENT PLAN PLATTSMOUTH PLAZA REDEVELOPMENT AREA" which has been prepared for the redevelopment of the following described real estate: Lots 2 through 9, inclusive, Westside Commercial Addition to the City of Plattsmouth, Cass County, Nebraska, as surveyed, platted and recorded (the "Project Area"). The outer boundaries of the Project Area coincides with the outer boundaries of said real estate but also include the dedicated streets and roads bordering upon such lots. Said plan provided for the Project Area to be redeveloped by the development of commercial properties (including retail and office). Grant assistance from the City's Community Development Agency, financed by the issuance of tax increment revenue bonds of the City's Community Development Agency, is proposed to be applied to pay a portion of the costs of such project, including public improvements and grants in aid of construction.
- C Consider Resolution No. 11-021: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN PLATTSMOUTH PLAZA REDEVELOPMENT AREA".
- D Consider approval of a conditional grant agreement with D-Squared, LLC and Vireo Resources, LLC, for a grant of land to D-Squared, LLC, to wit: the North 547.25 Feet of Sublot 1 of Lot 1, Fourmile Industrial Park, City of Plattsmouth, Cass County, Nebraska, for the purpose of constructing a building to be leased to Vireo Resources, LLC, for the expansion of its operations and the creation of additional jobs
- E Consider Ordinance No. 1829: AN ORDINANCE DIRECTING THE CONVEYANCE OF REAL ESTATE TO D-SQUARED, LLC, TO WIT: THE NORTH 547.25 FEET OF SUBLOT 1 OF LOT 1, FOURMILE INDUSTRIAL SITE, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA; ESTABLISHING THE MANNER AND TERMS OF SUCH CONVEYANCE; PROVIDING FOR PUBLICATION OF NOTICE OF SALE AND OF REMONSTRANCE; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.
- F Consider Resolution No. 11-020: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, TO PROVIDE FOR NOTICE OF SALE AND CONVEYANCE OF REAL ESTATE, TO WIT: THE NORTH 547.25 FEET OF SUBLOT 1 OF LOT 1, FOUR MILE

INDUSTRIAL PARK, A SUBDIVISION OF THE CITY OF PLATTSMOUTH,
CASS COUNTY, NEBRASKA.

- G Consider setting Special Meetings for Wednesday, July 20, 2011 and Thursday, July 21, 2011 at 7:00 p.m. at City Hall, 136 North 5th Street, Plattsmouth NE
- H Consider making the paved alley directly to the east of The Barracks from Main Street north to Avenue A one way southbound and direct the City Attorney to prepare a Resolution for council consideration

8 **NEW BUSINESS**

- A Consider Resolution No. 11-022: Authorizing the Mayor to sign the attached Federal Funds Purchase Program Agreement between the City of Plattsmouth and the Nebraska Department of Roads.
- B Consider a closed session to protect the public interest in regard to negotiating an Interlocal Agreement between the City of Plattsmouth, Nebraska, Cass County Rural Water District No. 1, and Sanitary and Improvement District No. 5 and a Supplementary Agreement by and among the City of Plattsmouth, Cass County Rural Water District No. 1, and Sanitary and Improvement District No. 5 and Beaver Lake Association to provide Emergency Water Supply
- C Discussion/Action on an Interlocal Agreement and any other options for the provisions of Emergency Water Supply between the City of Plattsmouth, Cass County Rural Water District No. 1 and Sanitary and Improvement District No. 5
- D Discussion/Action on an Agreement by and among the City of Plattsmouth, Cass County Rural Water District No. 1 and Sanitary and Improvement District No. 5 and Beaver Lake Association to provide Emergency Water Supply

9 **STREETS AND ALLEYS**

- 10 Mayor and City Council Communication
- 11 Adjourn