

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING
OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF DAVID CITY, NEBRASKA**

The undersigned members of the governing body of the City of David City, Nebraska, hereby acknowledge receipt of advance notice of a regular meeting of said body and the agenda for such meeting to be held at 7:00 o'clock p.m. on the **23rd day of May**, in the **meeting room of the City Office, 490 "E" Street, David City, Nebraska**. The Mayor and City Council reserve the right to enter into a closed session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be stated on the agenda.

This agenda for public inspection is available on our website at www.davidcityne.com and may be modified up to twenty-four hours prior to the opening of the meeting.

Dated this .

AGENDA AS FOLLOWS:

1. Notify the public of the "Open Meetings Act" posted on the west wall of the meeting room;
2. Roll Call;
3. Acceptance of the minutes of the March 14, 2026, meeting;
4. Public hearing to consider the request of Adam J. Oltmer Sr. for a conditional use permit to have a carport for storage with concrete footings/gravel floor at 19 15 3 David City Lots 6 & 7 & N 20' of Lot 10, Block 14, Land & Lot Addition (1346 10th Street);*
5. Consider the request of Adam J. Oltmer St. for a conditional use permit to have a carport for storage with concrete footings/gravel floor at 19 15 3 David City Lots 6 & 7 7 & N 20' of Lot 10 , Block 14, Land & lot Addition (1346 10th Street);*
6. Public hearing to consider the request of Leigh Edwards for a conditional use permit to have a two-car carport at 30 15 3 David City S 25' of Lot 2 & n1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street);*
7. Consider the request of Leigh Edwards for a conditional use permit to have a two-car carport at 30 15 3 David City S 25' of Lot 2 & N 1/3 of Lot 3, Block 6, Miles 5th Addition (132 S. 5th Street);*
8. Public hearing to consider the request of Kent Thomsen for a conditional use permit to have a 2-car garage (all metal structure) in the backyard at 19 15 3 David City Lots 2 & 3, Block 2, Land & Lot Add (1480 N. 9th Street);*
9. Consider the request of Kent Thomsen for a conditional use permit to have a 2-car garage (all metal structure) in the backyard at 19 15 3 David City Lots 2 & 3, Block 2, Land & Lot Add (1480 N. 9th Street);*
10. Adjourn

Council Member Jeremy W. Abel

Council Member James L. Angell

Council Member Rick L. Holland

Council Member Kevin E. Woita

Council Member Keith A. Marvin

City Clerk – Treasurer Lori M. Matchett

PLANNING COMMISSION
March 14, 2026
8:00 AM

Chairman Jim Masek opened the meeting at 8:00 AM in the meeting room of the City Office and notified the public of the "Open Meetings Act" posted on the west wall of the meeting room; and asked the public to introduce themselves before speaking to the commission.

Present: Planning Commission members Jim Masek, Pam Kabourek, Jim Vandenberg, Bob Hilger, City Clerk Lori Matchett, Account Clerk Rachel Kahnk, and City Administrator Intern Raiko Martinez. Planning Commission member Greg Aschoff was absent.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the February 14, 2026, meeting as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to open the public hearing at 8:02 a.m. for the consideration of the request of Timpote Inc. for a conditional use permit to build a billboard at 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW 1/4 1.007 AC Annexed, City of David City, Butler County, Nebraska. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to close the public hearing at 8:05 a.m. for the consideration of the request of Timpote Inc. for a conditional use permit to build a billboard at 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW 1/4 1.007 AC Annexed, City of David City, Butler County, Nebraska. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to approve the conditional use permit of Timpote, Inc to build a billboard at 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW ¼ 1.007 AC Annexed, City of David City, Butler County, Nebraska. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1

Planning Commission member Jim Masek made a motion to adjourn at 8:07 a.m. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1



PAID
DEC 23 2025
CITY OF DAVID CITY
DAVID CITY UTILITIES

DAVID CITY PLANNING COMMISSION

TYPE OF ACTION REQUESTED

- Conditional Use \$100.00 Vacate request: alley, street, etc. \$50.00
 Rezoning/Zoning Amendment \$150.00

LEGAL DESCRIPTION OF THE PROPERTY:

Address 1351 37 Road David City, NE - Parcel #120008566
18.15.3 David City PT NW 1/4 L.007 AC ANNEXED

DESCRIPTION OF THE PROJECT:

Build a billboard

[Signature]
Applicant's Signature

FOR CITY USE ONLY

Date received: 12/23/25 By: [Signature]
Fee Paid: Yes \$ 100.00 No
Hearing Date: March 14, 2026
Hearing Notice Published: Yes No
Adjoining Landowners Notified Yes No
Action Taken: Planning Commission member Jim Masek made motion to approve the conditional use permit of Timpte, Inc., seconded by Pam Hahnuren. motion carried. Yea: 4, Nay: 0, Absent: 1

Butler County
Nebraska

Parcel ID: 120008565
Tax Number: N/A
State Use Code: 2095-18-0-13005-000-8565
Cadastral #: N/A
Parcel #: Photo #1 Photo #2 Site Plan #1
Current Owner: STARVA/SAMUEL J 2550 J RD LAYBORN, NE 68668
Site Address: 1391 37 RD DAWD CITY
Tax District: 5010
School District: DAWD CITY 04, 10-0898
Account Type: Commercial
Legal Description: 18 14 3 DAWD CITY 18 15 3 FT NW1/4 1.067
Resubdiv: AG ANNEXED
Lot Width: N/A
Lot Depth: N/A
Total Lot Area: 43655.00 sq ft

CONDITIONAL USE PERMIT

This conditional use permit shall run with the title of the land.

DATE: March 14, 2026

APPLICANT: Timpte, Inc

LEGAL DESCRIPTION: 1351 37 Road, David City, NE, legally described as 18 15 3 David City PT NW ¼ 1.007 AC Annexed, City of David City, Butler County, Nebraska

Motion to approve the conditional use permit for Timpte, Inc to build a billboard.

PASSED & APPROVED BY THE PLANNING COMMISSION ON MARCH 14, 2026.



Eric M. Matlock
CITY CLERK / DEPUTY CLERK



PAID

APR 10 2026

CITY OF DAVID CITY
DAVID CITY UTILITIES

DAVID CITY PLANNING COMMISSION

TYPE OF ACTION REQUESTED

- Conditional Use \$100.00
- Vacate request: alley, street, etc. \$50.00
- Rezoning/Zoning Amendment \$150.00

LEGAL DESCRIPTION OF THE PROPERTY:

1915 3 David City Lots 6 & 7 & N 20' OF LOT 10
 BIK 14 Land & Lot Add
 1346 10th Street

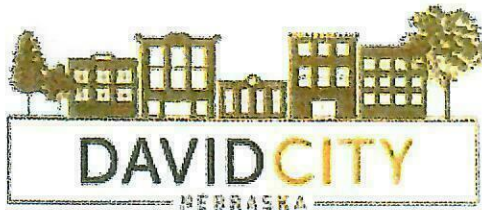
DESCRIPTION OF THE PROJECT:

carport for storage w/ concrete footings / gravel floor

Adam J. Ottmer Sr.
 Applicant's Signature Adam J. Ottmer Sr.

FOR CITY USE ONLY

Date received: 4-10-26 By: ymj
 Fee Paid: Yes \$ 100⁰⁰ No
 Hearing Date: may 23, 2026
 Hearing Notice Published: Yes No
 Adjoining Landowners Notified Yes No
 Action Taken: _____



PAID

APR - 3 2026

CITY OF DAVID CITY
DAVID CITY UTILITIES

DAVID CITY PLANNING COMMISSION

TYPE OF ACTION REQUESTED

- Conditional Use \$100.00 Vacate request: alley, street, etc. \$50.00
- Rezoning/Zoning Amendment \$150.00

LEGAL DESCRIPTION OF THE PROPERTY:

30 15 3 David City S 25' of lot 2 & N 1/2 of lot
3 BLK 6 miles 5th AD
132 S. 5th Street

DESCRIPTION OF THE PROJECT:

2 car car port light tan

[Signature]
 Applicant's Signature

FOR CITY USE ONLY

Date received: 4/3/26 By: smw
 Fee Paid: Yes \$ 100.00 No
 Hearing Date: May 23, 2026
 Hearing Notice Published: Yes No
 Adjoining Landowners Notified Yes No
 Action Taken: _____

PAID

NOV 10 2025



PERMIT # 7423

CITY OF DAVID CITY
DAVID CITY UTILITIES

BUILDING PERMIT APPLICATION

DATE 10/10/25

FEE \$25.00

PROPERTY OWNER'S NAME Leigh Edwards

OWNER'S ADDRESS 132 S 5th St.

OWNER'S PHONE NO. ~~402.297.0939~~ 402.297.0939

*CONTRACTOR TriState Carports, Inc

*CONTRACTOR ADDRESS: 200 Hwy 30 W Silver Creek, NE 68663

*CONT. PHONE NO. 308 773 2265

*EMAIL ADDRESS:

*CONTRACTOR - Address will be used for Electric and Water Meter use until Certificate of Occupancy is issued and homeowner becomes sole user of utilities.

LEGAL DESCRIPTION OF WORKSITE:

- COMMERCIAL/INDUSTRIAL
- GARAGE/STORAGE
- ADDITION
- SIGN
- AGRICULTURAL
- RESIDENTIAL
- DECK/PATIO
- FENCE
- REMODELING
- NEW CONSTRUCTION
- DRIVE/SIDEWALK

DESCRIBE YOUR PROPOSED WORK: Installing a double car port in the SE corner of back yard.

SETBACKS REQUIRED: -- FRONT SIDE REAR

LOT DIMENSIONS 18x20

FOR COMMERCIAL OR INDUSTRIAL ACTIVITY:

FIRE MARSHAL PLAN REVIEW ADA SWPPP

ZONING BUILDING HEIGHT 2 SETS OF BLUEPRINTS OR PLANS SUBMITTED

AIRPORT ZONING HEIGHT REVIEW IS A STATE ELECTRICAL PERMIT REQUIRED?

ESTIMATED COST

ELECTRICAL CONTRACTOR N/A *WATER TAP/HOOK UP N/A

MECHANICAL CONTRACTOR N/A *SEWER TAP/HOOK UP N/A

PLUMBING CONTRACTOR N/A

APPLICANTS SIGNATURE: Leigh Edwards DATE: 10/10/25

FOR OFFICIAL USE ONLY

ACTION

RETURNED FOR LACK OF INFORMATION DATE _____

APPROVED DENIED DATE _____

REASON FOR DENIAL: _____

FORWARDED TO: PLANNING COMMISSION DATE _____

BOARD OF ADJUSTMENT DATE _____

ZONING ADMINISTRATOR'S SIGNATURE: _____

COPY TO COUNTY ASSESSOR DATE: _____

IMPORTANT NOTICE:

Applicants and property owners are solely responsible for the information submitted on the application. Information which is incorrect or inaccurate may be cause for rejection of the application. Zoning officials of the City of David City are not authorized to practice engineering, surveying, or architecture. Review of zoning applications by the City of David City is not construed as a substitute for architectural, engineering, surveying, or contractor's services. Applicants are encouraged to consult with a professional architect, engineer, surveyor, or contractor when in doubt. Applicants are responsible to comply with all zoning codes of the General Plan and all Ordinances of the City of David City and are cautioned to consult with an attorney when in doubt. No construction shall be started without an approved Building Permit. Applicants are encouraged to obtain certification from a State of Nebraska licensed surveyor to document compliance with zoning regulations. Surveys may be required at any time at the discretion of the City. Applicant must comply with all state electrical, fire, energy and building codes. Call diggers hotline before digging at 1-800-331-5666.

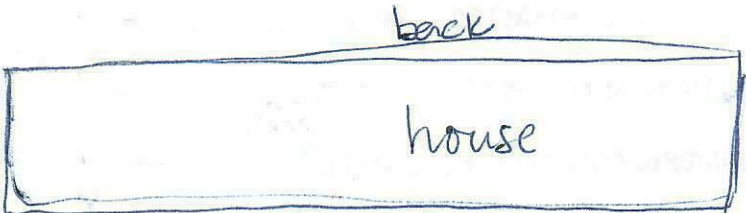
Please provide a building site plan sketch in the space below. Show any required setbacks, (buildable area), and north arrow. If addition space is need for your sketch, please use a sheet of notebook paper.

* Water Tap/Hook Up and Sewer Tap/Hook Up are separate from the building permit application; fees are charged accordingly and not part of this application.

alley

White rock parking.

open to alley
double
carport



STANDARD CARPORTS 12'- 24'

STATES: AR, OK, MO, NE, IL, IN, IA, KS **NON CERTIFIED**



12x20	18x20	20x20	22x20	24x20
\$2,300	\$2,780	\$2,960	\$3,325	\$3,525
12x25	18x25	20x25	22x25	24x25
\$2,760	\$3,315	\$3,540	\$3,950	\$4,180
12x30	18x30	20x30	22x30	24x30
\$3,175	\$3,795	\$4,010	\$4,460	\$4,715
12x35	18x35	20x35	22x35	24x35
\$3,650	\$4,375	\$4,615	\$5,115	\$5,400
12x40	18x40	20x40	22x40	24x40
\$4,125	\$4,950	\$5,235	\$5,810	\$6,125

NOTE: BASE RAIL FRAME LENGTH'S ARE 20', 25', 30' ETC.

VERTICAL ROOF HAS NO OVERHANG ON FRONT OR BACK JUST ON SIDE EAVES.



WXL **Vertical Roof Style**

LEG HEIGHT CHART

	20'L	25'L	30'L	35'L	40'L
7FT	\$85	\$145	\$230	\$315	\$400
8FT	\$170	\$260	\$352	\$443	\$535
9FT	\$280	\$375	\$475	\$572	\$670
10FT	\$390	\$490	\$598	\$700	\$804
11FT	\$500	\$610	\$720	\$828	\$940
12FT	\$610	\$725	\$844	\$956	\$1,075
13FT*	\$1,255	\$1,495	\$1,718	\$1,955	\$2,180
14FT*	\$1,395	\$1,650	\$1,885	\$2,135	\$2,340
15FT*	\$1,535	\$1,805	\$2,051	\$2,314	\$2,540
16FT*	\$1,675	\$1,958	\$2,217	\$2,495	\$2,735

*DOUBLE LEG AND BASE RAIL SYSTEM HEIGHTS 13FT-16FT

12x20	18x20	20x20	22x20	24x20
\$1,700	\$2,050	\$2,275	\$2,650	\$2,845
12x25	18x25	20x25	22x25	24x25
\$2,050	\$2,450	\$2,700	\$3,125	\$3,320
12x30	18x30	20x30	22x30	24x30
\$2,420	\$2,865	\$3,145	\$3,595	\$3,800
12x35	18x35	20x35	22x35	24x35
\$2,780	\$3,280	\$3,570	\$4,100	\$4,300
12x40	18x40	20x40	22x40	24x40
\$3,150	\$3,690	\$4,030	\$4,635	\$4,840

NOTE: BASE RAIL FRAME LENGTH'S ARE 20', 25', 30' ETC.

BOXED EAVE HAS 6" ROOF OVERHANG ON FRONT, BACK AND SIDE EAVES.



WXL **Boxed Eave Style**

CLOSE BOTH SIDES CHART

	20'L	25'L	30'L	35'L	40'L
6FT	\$550	\$690	\$840	\$1,000	\$1,170
7FT	\$680	\$830	\$990	\$1,160	\$1,340
8FT	\$810	\$970	\$1,140	\$1,320	\$1,510
9FT	\$940	\$1,110	\$1,290	\$1,480	\$1,680
10FT	\$1,070	\$1,250	\$1,440	\$1,640	\$1,850
11FT	\$1,200	\$1,390	\$1,590	\$1,800	\$2,020
12FT	\$1,330	\$1,530	\$1,740	\$1,960	\$2,190
13FT	\$1,460	\$1,670	\$1,890	\$2,120	\$2,360
14FT	\$1,590	\$1,810	\$2,040	\$2,280	\$2,530
15FT	\$1,720	\$1,950	\$2,190	\$2,440	\$2,700
16FT	\$1,850	\$2,090	\$2,340	\$2,600	\$2,870

ADD 60% FOR VERTICAL SIDES

REFLECTIVE INSULATION (BOTH SIDES) ADD ON:
 Multiply leg height by length by 2.
 EX. 21' long x 6' tall 6x21= 126 sf x 2 =252 sf x 2.50
 = \$630.00 both sides

CLOSE ONE END CHART

	12'W	18'W	20'W	22'W	24'W
6FT	\$550	\$716	\$780	\$875	\$1,043
7FT	\$650	\$816	\$880	\$975	\$1,143
8FT	\$750	\$916	\$980	\$1,075	\$1,243
9FT	\$850	\$1,015	\$1,080	\$1,175	\$1,343
10FT	\$950	\$1,116	\$1,180	\$1,275	\$1,443
11FT	\$1,050	\$1,216	\$1,280	\$1,375	\$1,543
12FT	\$1,150	\$1,316	\$1,380	\$1,475	\$1,643
13FT	\$1,300	\$1,466	\$1,530	\$1,625	\$1,793
14FT	\$1,400	\$1,566	\$1,630	\$1,725	\$1,893
15FT	\$1,500	\$1,666	\$1,760	\$1,825	\$1,993
16FT	\$1,600	\$1,766	\$1,830	\$1,925	\$2,093

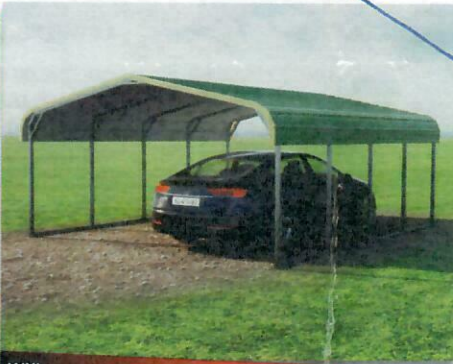
ADD 40% FOR VERTICAL ENDS

REFLECTIVE INSULATION (PER END) ADD ON:
 Add 3' to leg height multiply by width
 EX. 12' wide x 6' tall 9x12= 108 sf x 2.50
 = \$270.00 per end

12x20	18x20	20x20	22x20	24x20
\$1,500	\$1,835	\$2,050	\$2,420	\$2,610
12x25	18x25	20x25	22x25	24x25
\$1,840	\$2,230	\$2,475	\$2,890	\$3,095
12x30	18x30	20x30	22x30	24x30
\$2,185	\$2,630	\$2,910	\$3,350	\$3,565
12x35	18x35	20x35	22x35	24x35
\$2,525	\$3,035	\$3,320	\$3,830	\$4,050
12x40	18x40	20x40	22x40	24x40
\$2,865	\$3,450	\$3,770	\$4,355	\$4,580

NOTE: BASE RAIL FRAME LENGTH'S ARE 20', 25', 30' ETC.

REGULAR STYLE HAS 6" ROOF OVERHANG ON FRONT AND BACK.



WXL **Regular Style**

STANDARD FEATURES:

14 Gauge frame, 6ft Std legs, 29 Gauge roofing, maximum rafter/ column spacing 5' on center or less, braces on all center rafters and on top corner posts, 4 ft welded trusses on 22'-24' wide carports. Single leg system for buildings 6'-12' tall, double leg system for building 13'-16' ft tall legs.

ROOF REFLECTIVE INSULATION ADD ON:

Add 2' to width and multiply by length. EX. 12' wide x 21' long (14x21= 294 sf x rate = \$ 735.00)
 R Value 14.7

\$2.50 SF 95% Reflectivity Helps reduce building condensation

Customer must supply lull lift for buildings 13'-16' tall leg height.



- Free Installation On Your Level Lot
- Engineer Plans Available Call 877-494-2997
- Financing Available / Rent To Own Available
- Rebar Anchors Included /Concrete Anchors Included



PAID

MAR 30 2026

CITY OF DAVID CITY
DAVID CITY UTILITIES

DAVID CITY PLANNING COMMISSION

TYPE OF ACTION REQUESTED

- Conditional Use \$100.00 Vacate request: alley, street, etc. \$50.00
- Rezoning/Zoning Amendment \$150.00

LEGAL DESCRIPTION OF THE PROPERTY:

1480 N. 9th Street
David City
19 15 3 David City lots 2 & 3 Block 2 Land & Lot Add

DESCRIPTION OF THE PROJECT:

2 car garage in the backyard
all metal structure.
26 x 35
Tan & brown, same color as house
Robert J. Hansen
 Applicant's Signature

FOR CITY USE ONLY

Date received: 3/30/26 By: Michele Meyenburg
 Fee Paid: Yes \$ 100.00 No
 Hearing Date: May 23, 2026
 Hearing Notice Published: Yes No
 Adjoining Landowners Notified Yes No
 Action Taken: _____

PAID

MAR - 6 2026

CITY OF DAVID CITY
DAVID CITY UTILITIES



PERMIT # 7450

BUILDING PERMIT APPLICATION

DATE 3-6-26

FEE \$75.00

PROPERTY OWNER'S NAME Kent & Alice Thomson

OWNER'S ADDRESS 1480 N. 9th St. David City

OWNER'S PHONE NO. 308-991-2538

*CONTRACTOR _____

*CONTRACTOR ADDRESS: _____

*CONT. PHONE NO. _____

*EMAIL ADDRESS: _____

*CONTRACTOR - Address will be used for Electric and Water Meter becomes sole user of utilities. meowner

LEGAL DESCRIPTION OF WORKSITE: 1480 N

- | | |
|--|---|
| <input type="checkbox"/> COMMERCIAL/INDUSTRIAL | <input type="checkbox"/> AGRIC |
| <input checked="" type="checkbox"/> GARAGE/STORAGE | <input type="checkbox"/> RESIDE |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> DECK/PATIO |
| <input type="checkbox"/> SIGN | <input type="checkbox"/> FENCE |
| | <input type="checkbox"/> DRIVE/SIDEWALK |

Please call Kent
when permit is
ready 😊

Conditional
Use permit!

DESCRIBE YOUR PROPOSED WORK: footings, floor, steel building

SETBACKS REQUIRED: -- FRONT 10' SIDE 6' REAR _____

LOT DIMENSIONS _____

FOR COMMERCIAL OR INDUSTRIAL ACTIVITY:
FIRE MARSHAL PLAN REVIEW _____ ADA _____ SWPPP _____

ZONING _____ BUILDING HEIGHT 15' 2 SETS OF BLUEPRINTS OR PLANS SUBMITTED _____

AIRPORT ZONING HEIGHT REVIEW _____ IS A STATE ELECTRICAL PERMIT REQUIRED? _____

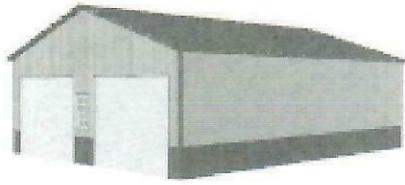
ESTIMATED COST \$ 37,500.00

ELECTRICAL CONTRACTOR local Eric P. *WATER TAP/HOOK UP None

^{Concrete} MECHANICAL CONTRACTOR Tahnee Thiem *SEWER TAP/HOOK UP None

PLUMBING CONTRACTOR None

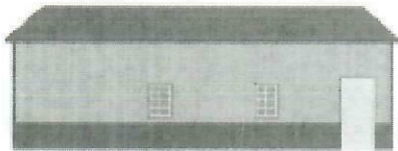
APPLICANTS SIGNATURE: Kent Thomson DATE: 3-6-26



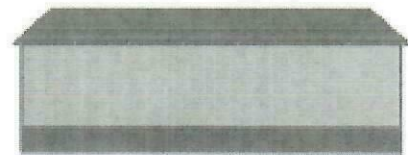
Perspective View



Front



Left Side



Right Side



Back

Northwest metals
16697 W. State Highway F
Bethany, Missouri
64424





