

Aurora, Nebraska
March 26, 2024

A meeting of the Mayor and Council of the City of Aurora, Nebraska, was convened in open and public session at 7:30 p.m. on March 26, 2024 at the City Hall. Present were Councilors: Paul Lackore, Wayne Roblee, Daniel Bartling, Mark Dunn, Dick Phillips and Nancy Lohrmeyer. Mayor Marlin Seeman conducted the meeting. City Officials present were City Administrator Eric Melcher, City Attorney Ross Luzum, Sergeant Nathan Friesen, Public Works Director Adam Darbro and Clerk/Treasurer Barbra Mikkelsen.

Notice of said meeting was given by publication in the Aurora News Register on February 21, 2024. Notice of meeting was simultaneously given to the Mayor and all members of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. Availability of the agenda of this meeting was communicated in the advance notice and in the notice to the Mayor and Council. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Mayor Seeman stated "AS PERSCRIBED BY LAW A COPY OF THE NEBRASKA OPEN MEETINGS ACT IS POSTED BY THE DOUBLE DOORS IN THE COUNCIL CHAMBERS."

MINUTES:

Councilor Dunn moved to approve the minutes from the March 12, 2024 meeting. Councilor Lohrmeyer seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips, Lohrmeyer and Lackore. Nay: None. The motion carried.

PETITIONS, COMPLAINTS, COMMUNICATIONS:

Cami Knust spoke on behalf of the All Inclusive Playground Committee. She explained the committee's plans and stated they would like permission to locate the playground on City of Aurora property that is south of Old Creek Road and east of Highway 14.

Councilor Roblee moved to approve allowing the All Inclusive Playground Committee to use the City of Aurora property that is south of Old Creek Road and east of Highway 14 as the location of the All Inclusive Playground. Councilor Phillips seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Lohrmeyer, Lackore and Roblee. Nay: None. The motion carried.

Michael Hoback of AMGL, P.C. presented the audit of the City's financial statements for Fiscal Year 2022-2023. Councilor Lackore moved to accept the audit of the City's financial statements for Fiscal Year 2022-2023. Councilor Phillips seconded the motion. Voting Aye: Dunn, Phillips, Lohrmeyer, Lackore, Roblee and Bartling. Nay: None. The motion carried.

Councilor Phillips moved to approve Resolution 24-22 to approve the Blighted and Substandard Area Analysis. Councilor Dunn seconded the motion. Voting Aye: Phillips, Lohrmeyer, Lackore, Roblee, Bartling and Dunn. Nay: None. The motion carried and the following resolution was declared passed and adopted.

**CITY OF AURORA, NEBRASKA
RESOLUTION NO. 24-22**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY
OF AURORA, HAMILTON COUNTY, NEBRASKA DECLARING A
PORTION OF THE CITY OF AURORA AND ADJOINING AREAS TO BE
BLIGHTED AND SUBSTANDARD**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, it is desirable and in the public interest of the City of Aurora, Nebraska, a municipal corporation, to undertake and carry-out redevelopment projects in areas in and around the City that are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Revised Statutes (Reissue 2022), as amended, known as the Community Development Law, prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, Neb. Rev. Stat. § 18-2109, as amended, requires that, prior to the preparation by the community redevelopment authority of a city of a redevelopment plan for a redevelopment project, the Mayor and City Council as the governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

WHEREAS, on March 12, 2024 at 7:30 p.m., a meeting of the Mayor and the City Council of the City of Aurora, Nebraska, was held at the meeting room and the offices of the City of Aurora in order to conduct a hearing to determine whether a portion of the City should be declared to be substandard and blighted and in need of redevelopment, as defined in and pursuant to the Community Development Law; and

WHEREAS, a notice of public hearing was published in the Aurora News Register, a legal newspaper published in Aurora, Nebraska, on February 14, 2024 and February 21, 2024, which was at least ten (10) days prior to the time of the public hearing, which Notice of Public Hearing described the time, date, place, and purpose of the hearing, and specifically identified the area to be considered as substandard and blighted and in need of redevelopment; and

WHEREAS, at such Meeting the Public Hearing was conducted, all interested parties were afforded a reasonable opportunity to express their views respecting the designation of such area as substandard and blighted and in need of redevelopment, and the Mayor and the City Council reviewed and discussed a Blighted and Substandard Area Determination Analysis conducted by JEO Consulting Group, dated February 12, 2024; and

WHEREAS, the Mayor and City Council submitted the question of whether the area in question is substandard and blighted and in need of redevelopment to the Planning Commission of the City of Aurora for its review and recommendation prior to the Meeting and Public Hearing, and the Mayor and the City Council reviewed and discussed recommendations received from the Planning Commission; and

WHEREAS, the Mayor and City Council desire to determine whether the specific area is substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law.

NOW THEREFORE, be it resolved by the City of Aurora, Hamilton County, Nebraska, that the following area located in and around the City of Aurora, Hamilton County, Nebraska particularly described as follows, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 6 WEST OF THE SIXTH P.M., HAMILTON COUNTY, NEBRASKA; THENCE EAST ON THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1040 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1, REGIER SUBDIVISION; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 960 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 426 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 93, PAGE 124; THENCE NORTH ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 545 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 400 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 14, A DISTANCE OF 2000 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 80; THENCE SOUTHEASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 450 FEET, MORE OR LESS; THENCE NORTH, A DISTANCE OF 650 FEET, MORE OR LESS TO THE SOUTH LINE OF JAY AND RAY ANDERSON SUBDIVISION; THENCE EAST ON THE SOUTH LINE OF SAID JAY AND RAY ANDERSON SUBDIVISION, A DISTANCE OF 160 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID JAY AND RAY ANDERSON SUBDIVISION; THENCE NORTH ON THE EAST LINE OF SAID JAY AND RAY ANDERSON SUBDIVISION A DISTANCE OF 570 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID JAY AND RAY ANDERSON SUBDIVISION; THENCE WEST ON THE NORTH LINE OF SAID JAY AND RAY ANDERSON SUBDIVISION, A DISTANCE OF 140 FEET, MORE OR LESS; THENCE NORTH, 560 FEET; THENCE WEST, A DISTANCE OF 200 FEET; THENCE NORTH A DISTANCE OF 220 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF EAST 10 ROAD; THENCE WEST ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 250 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 14; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2000 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF TRACT 1, OF A SURVEY BY DUANE KATT DATED 6/8/1998; THENCE EAST ON THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 203 FEET, MORE OR LESS; THENCE NORTHEASTERLY ON THE EASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 505 FEET, MORE OR LESS; THENCE NORTH ON THE EAST LINE OF SAID TRACT 1 AND TRACT 3, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 6 WEST OF THE SIXTH P.M.; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 550 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF OUTLOT "A", MISSION CRITICAL FIRST ADDITION; THENCE NORTH ON THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 325 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE EAST ON THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 1410 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID OUTLOT "A"; THENCE SOUTH ON THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 325 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE EAST ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 610 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF OUTLOT "A", MISSION CRITICAL SECOND ADDITION; THENCE NORTH ON THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 437 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE EAST ON THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 550 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2150 FEET, MORE OR LESS, TO THE NORTHEAST CORNER

OF SAID NORTHWEST QUARTER; THENCE WEST ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2600 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 14; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 5250 FEET, MORE OR LESS TO THE SOUTH LINE OF "A" STREET; THENCE EAST ON THE SOUTH LINE OF "A" STREET, A DISTANCE OF 1300 FEET, MORE OR LESS; THENCE NORTH 33 FEET, TO THE SOUTHEAST CORNER OF TRACT 1 OF A SURVEY BY DUANE KATT DATED 3/24/1999; THENCE NORTH ON THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 995 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WEST ON THE SOUTH LINE OF SUNRISE SECOND SUBDIVISION OF COTTAGE HOME ADDITION, A DISTANCE OF 510 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 29, BLACKS THIRD SUBDIVISION; THENCE SOUTH ON THE EAST LINE OF BLACKS THIRD SUBDIVISION AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 956 FEET, MORE OR LESS, TO THE NORTH LINE OF "A" STREET; THENCE WEST ON THE NORTH LINE OF "A" STREET, A DISTANCE OF 725 FEET, MORE OR LESS, TO THE EAST LINE OF 16TH STREET; THENCE NORTH ON THE EAST LINE OF 16TH STREET, A DISTANCE OF 680 FEET; THENCE EAST 270 FEET, MORE OR LESS TO THE WEST LINE OF 17TH STREET; THENCE NORTH ON THE WEST LINE OF 17TH STREET, A DISTANCE OF 505 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 3, BLACKS FIFTH ADDITION; THENCE WEST ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 120 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH ON THE WEST LINE OF LOT 2, BLACKS FIFTH ADDITION, A DISTANCE OF 26 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 2, SUBDIVISION OF LOT 10 COTTAGE HOME ADDITION; THENCE WEST ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 148 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ON THE EAST LINE OF 16TH STREET, A DISTANCE OF 273 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION OF LOT 10; THENCE WEST, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE WEST LINE OF 16TH STREET; THENCE SOUTH ON THE WEST LINE OF 16TH STREET A DISTANCE OF 513 FEET TO THE SOUTH LINE OF "B" STREET; THENCE WEST ON THE SOUTH LINE OF "B" STREET, A DISTANCE OF 366 FEET, MORE OR LESS, TO THE WEST LINE OF 15TH STREET; THENCE NORTH ON THE WEST LINE OF 15TH STREET, A DISTANCE OF 330 FEET, MORE OR LESS TO THE SOUTH LINE OF "C" STREET; THENCE WEST ON THE SOUTH LINE OF "C" STREET, A DISTANCE OF 260 FEET, MORE OR LESS TO THE EAST LINE OF 14TH STREET; THENCE NORTH ON THE EAST LINE OF 14TH STREET, A DISTANCE OF 710 FEET, MORE OR LESS, TO THE SOUTH LINE OF "E" STREET; THENCE EAST ON THE SOUTH LINE OF "E" STREET, A DISTANCE OF 150 FEET, MORE OR LESS TO THE WEST LINE OF 15TH STREET; THENCE NORTH ON THE WEST LINE OF 15TH STREET, A DISTANCE OF 380 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE BNSF RAILROAD; THENCE WEST ON THE SOUTH LINE OF SAID RAILROAD, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE WEST LINE OF 13TH STREET; THENCE NORTH ON THE WEST LINE OF 13TH STREET, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 16, BLOCK 18, SOUTH ADDITION; THENCE WEST ON THE NORTH LINE OF LOTS 14, 15 AND 16 OF SAID BLOCK 18, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 14; THENCE NORTH ON THE EAST LINE OF LOT 5 OF SAID BLOCK 18, A DISTANCE OF 156 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ON THE SOUTH LINE OF "G" STREET, A DISTANCE OF 350 FEET, MORE OR LESS TO THE WEST LINE OF 12TH STREET; THENCE NORTH ON THE WEST LINE OF 12TH STREET, A DISTANCE OF 1030 FEET, MORE OR LESS TO THE SOUTH LINE OF "K" STREET; THENCE EAST OF THE SOUTH LINE OF "K" STREET A DISTANCE OF 300 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 32, ORIGINAL TOWN; THENCE SOUTH ON THE EAST LINE OF

SAID LOT 3, A DISTANCE OF 122 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH, A DISTANCE OF 18 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 9 OF SAID BLOCK 32; THENCE WEST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 60 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 125 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE EAST OF THE SOUTH LINE OF SAID BLOCK 32, A DISTANCE OF 127 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 32; THENCE NORTH ON THE EAST LINE OF SAID LOT 10, A DISTANCE OF 125 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE EAST ON THE NORTH LINE OF LOTS 11 AND 12 OF SAID BLOCK 32, A DISTANCE OF 137 FEET, MORE OR LESS TO THE WEST LINE OF 13TH STREET; THENCE NORTH ON THE WEST LINE OF 13TH STREET, A DISTANCE OF 225 FEET, MORE OR LESS, TO THE NORTH LINE OF "K" STREET; THENCE EAST ON THE NORTH LINE OF "K" STREET, A DISTANCE OF 440 FEET, MORE OR LESS TO THE EAST LINE OF 14TH STREET; THENCE NORTH ON THE EAST LINE OF LOT 14TH STREET, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE SOUTH LINE OF "M" STREET; THENCE EAST ON THE SOUTH LINE OF "M" STREET, A DISTANCE OF 475 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 10, BLOCK 15, ORIGINAL TOWN; THENCE SOUTH ON THE WEST LINE OF LOTS 6 THROUGH 10 OF SAID BLOCK 15, A DISTANCE OF 350 FEET, MORE OR LESS; THENCE SOUTH, A DISTANCE OF 100 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 8, BLOCK 28, ORIGINAL TOWN; THENCE SOUTH ON THE WEST LINE OF LOTS 5 THROUGH 8, OF SAID BLOCK 28, A DISTANCE OF 270 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 8, BLOCK 29, ORIGINAL TOWN; THENCE SOUTH ON THE WEST LINE OF LOTS 5 THROUGH 8 OF SAID BLOCK 29, A DISTANCE OF 266 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ON THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 125 FEET, MORE OR LESS, TO THE WEST LINE OF 16TH STREET; THENCE NORTH ON THE WEST LINE OF 16TH STREET, A DISTANCE OF 1515 FEET, MORE OR LESS, TO THE NORTH LINE OF "N" STREET; THENCE EAST ON THE NORTH LINE OF "N" STREET, A DISTANCE OF 420 FEET, MORE OR LESS, TO THE EAST LINE OF 17TH STREET; THENCE NORTH ON THE EAST LINE OF 17TH STREET, A DISTANCE OF 144 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 3, CASSELL'S ADDITION; THENCE EAST ON THE SOUTH LINE OF LOTS 4, 5 AND 6 OF SAID BLOCK 3, A DISTANCE OF 134 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 130 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 4 THENCE NORTH, A DISTANCE OF 60 FEET, MORE OR LESS TO THE NORTH LINE OF "O" STREET; THENCE EAST ON THE NORTH LINE OF "O" STREET, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, WEEDIN SUBDIVISION; THENCE NORTH ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ON THE NORTH LINE OF WEEDING SUBDIVISION AND THE NORTH LINE OF TROESTER SUBDIVISION, A DISTANCE OF 622 FEET TO THE NORTHEAST CORNER OF TROESTER SUBDIVISION; THENCE NORTH ON THE WEST LINE OF CO-OP SUBDIVISION AND THE WEST LINE OF CO-OP THIRD SUBDIVISION, A DISTANCE OF 493 FEET, MORE OR LESS TO THE SOUTH LINE OF HIGHWAY 34; THENCE EAST ON THE SOUTH LINE OF HIGHWAY 34, A DISTANCE OF 348 FEET; THENCE NORTH, A DISTANCE OF 236 FEET; THENCE WEST, A DISTANCE OF 1088 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 5, SPRINGER SUBDIVISION; THENCE NORTHWESTERLY ON SAID EAST LINE OF LOT 5, A DISTANCE OF 300 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ON THE NORTH LINE OF SAID

SPRINGER SUBDIVISION, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 3 OF SAID SPRINGER SUBDIVISION; THENCE SOUTH ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 444 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST ON THE SOUTH LINE OF SAID SPRINGER SUBDIVISION, A DISTANCE OF 333 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE SOUTH LINE OF HIGHWAY 34; THENCE WEST ON THE SOUTH LINE OF HIGHWAY 34, A DISTANCE OF 150 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 1, JOHNSON SUBDIVISION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 400 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 388 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ON THE EAST LINE OF 16TH STREET, A DISTANCE OF 266 FEET, MORE OR LESS TO THE SOUTH LINE OF "O" STREET; THENCE WEST ON THE SOUTH LINE OF "O" STREET, A DISTANCE OF 215 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 8, BLOCK 1, ORIGINAL TOWN; THENCE SOUTH ON THE WEST LINE OF LOTS 5 THROUGH 8, OF SAID BLOCK 1, A DISTANCE OF 264 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 8, BLOCK 14, ORIGINAL TOWN; THENCE SOUTH ON THE WEST LINE OF LOTS 7 AND 8 OF SAID BLOCK 14, A DISTANCE OF 136 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE WEST, A DISTANCE OF 132 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 14; THENCE WEST, A DISTANCE OF 80 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 6, BLOCK 13, ORIGINAL TOWN; THENCE WEST ON THE NORTH LINE OF THE SOUTH HALF OF SAID BLOCK 13, A DISTANCE OF 245 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 13; THENCE WEST, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 14, BLOCK 12, ORIGINAL TOWN; THENCE WEST, A DISTANCE OF 134 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 12; THENCE NORTH ON THE EAST LINE OF LOTS 3 THROUGH 6 OF SAID BLOCK 12, A DISTANCE OF 84 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 120 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 46 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID BLOCK 12; THENCE WEST ON THE SOUTH LINE OF "N" STREET, A DISTANCE OF 590 FEET, MORE OR LESS TO THE WEST LINE OF 12TH STREET; THENCE NORTH ON THE WEST LINE OF 12TH STREET, A DISTANCE OF 1104 FEET, MORE OR LESS TO THE SOUTH LINE OF "Q" STREET; THENCE WEST ON THE SOUTH LINE OF "Q" STREET, A DISTANCE OF 120 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 3, BLOCK 3, SMITH'S SUBDIVISION; THENCE NORTH, A DISTANCE OF 70 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF STREETER PARK; THENCE NORTH, A DISTANCE OF 344 FEET; THENCE WEST, A DISTANCE OF 716 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 7, A.N. THOMAS SUBDIVISION; THENCE NORTH ON THE EAST LINE OF LOTS 8 THROUGH 13 OF SAID A.N. THOMAS SUBDIVISION AND ITS NORTHERLY EXTENSION, A DISTANCE OF 415 FEET; THENCE EAST, A DISTANCE OF 475 FEET; THENCE NORTH, A DISTANCE OF 475 FEET; THENCE EAST, A DISTANCE OF 970 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 1, STREETER PART SECOND SUBDIVISION; THENCE NORTH, A DISTANCE OF 100 FEET; THENCE WEST, A DISTANCE 1650 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 5, EBBERLYS FIRST SUBDIVISION; THENCE SOUTH ON THE WEST LINE OF 9TH STREET, A DISTANCE OF 785 FEET, MORE OR LESS TO THE SOUTH LINE OF JENNIFER ROAD; THENCE WEST ON THE SOUTH LINE OF JENNIFER

ROAD, A DISTANCE OF 297 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1, BATES SUBDIVISION; THENCE SOUTH ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 450 FEET; THENCE WEST, A DISTANCE OF 330 FEET, MORE OR LESS TO THE WEST LINE OF LOT 2, BATES SUBDIVISION; THENCE NORTH, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 450 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE WEST ON THE SOUTH LINE OF JENNIFER ROAD, A DISTANCE OF 768 FEET, MORE OR LESS TO THE WEST LINE OF 5TH STREET; THENCE SOUTH ON THE WEST LINE OF 5TH STREET, A DISTANCE OF 656 FEET, MORE OR LESS TO THE NORTH LINE OF "Q" STREET; THENCE WEST ON THE NORTH LINE OF "Q" STREET, A DISTANCE OF 210 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 6, WETHERINGTON HEIGHTS SUBDIVISION; THENCE NORTH ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 325 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 333 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH ON THE WEST LINE OF SAID WETHERINGTON HEIGHTS SUBDIVISION, A DISTANCE OF 330 FEET, MORE OR LESS TO THE SOUTH LINE OF JENNIFER ROAD; THENCE NORTH, A DISTANCE OF 70 FEET, MORE OR LESS TO THE NORTH LINE OF JENNIFER ROAD; THENCE WEST ON THE NORTH LINE OF JENNIFER ROAD, A DISTANCE OF 385 FEET, MORE OR LESS, TO THE WEST LINE OF CRAIG STREET; THENCE NORTH ON THE WEST LINE OF CRAIG STREET, A DISTANCE OF 733 FEET, MORE OR LESS TO THE NORTH LINE OF TERRY ROAD; THENCE WEST ON THE NORTH LINE OF TERRY ROAD, A DISTANCE OF 185 FEET; THENCE NORTH, A DISTANCE OF 995 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 6 WEST OF THE SIXTH P.M.; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 507 FEET, MORE OR LESS, TO THE WEST LINE OF 1ST STREET; THENCE SOUTH ON THE WEST LINE OF 1ST STREET, A DISTANCE OF 2450 FEET, MORE OR LESS, TO THE NORTH LINE OF "Q" STREET; THENCE WEST ON THE NORTH LINE OF "Q" STREET, A DISTANCE OF 300 FEET; THENCE NORTH 1380 FEET, MORE OR LESS, TO THE SOUTH LINE OF LINCOLN CREEK SUBDIVISION; THENCE WEST ON SAID SOUTH LINE, A DISTANCE OF 577 FEET, MORE OR LESS TO THE EAST LINE OF BLOCK 1, INDUSTRIAL SUBDIVISION; THENCE SOUTH ON SAID EAST LINE, A DISTANCE OF 1390 FEET, MORE OR LESS TO THE NORTH LINE OF HIGHWAY 34; THENCE SOUTH, A DISTANCE OF 80 FEET, MORE OR LESS TO THE SOUTH LINE OF HIGHWAY 34; THENCE WEST ON THE SOUTH LINE OF HIGHWAY 34, A DISTANCE OF 4400 FEET, MORE OR LESS, TO THE WEST LINE OF NORTH "O" ROAD; THENCE SOUTH ON THE WEST LINE OF NORTH "O" ROAD, A DISTANCE OF 1000 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 6, PACIFIC AURORA SUBDIVISION; THENCE WEST ON THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 664 FEET, MORE OR LESS; THENCE WEST ON AN EXTENSION OF THE LAST COURSE, A DISTANCE OF 82 FEET, MORE OR LESS, TO A POINT OF THE WESTERLY LINE OF SAID LOT 6; THENCE SOUTHERLY ON SAID WESTERLY LINE, A DISTANCE OF 1040 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF THE BNSF RAILROAD, A DISTANCE OF 1660 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 WEST OF THE SIXTH P.M.; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 1000 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2600 FEET, MORE OR LESS, TO THE WEST LINE OF SOUTH "O" ROAD; THENCE NORTH ON THE WEST LINE OF SOUTH "O" ROAD, A DISTANCE OF 245 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF THE BNSF RAILROAD; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF THE BNSF RAILROAD, A DISTANCE OF 4100 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 6 WEST OF THE SIXTH P.M.; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 680 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1320 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ON THE SOUTH LINE OF RAILROAD AVENUE, A DISTANCE OF 2200 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 3, KREMER 5TH SUBDIVISION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 1400 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST ON THE NORTH LINE OF "A" STREET, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 6 WEST OF THE SIXTH P.M.; THENCE NORTH ON SAID WEST LINE, A DISTANCE OF 1300 FEET, MORE OR LESS TO THE NORTH LINE OF "E" STREET; THENCE EAST ON THE NORTH LINE OF "E" STREET, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE WEST LINE OF 9TH STREET; THENCE NORTH ON THE WEST LINE OF 9TH STREET, A DISTANCE OF 300 FEET, MORE OR LESS TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE EAST ON THE SOUTH LINE OF THE BNSF RAILROAD, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 22, SOUTH ADDITION; THENCE SOUTH ON THE WEST LINE OF LOTS 7 THROUGH 12 OF SAID BLOCK 22, A DISTANCE OF 300 FEET, MORE OR LESS TO THE NORTH LINE OF "E" STREET; THENCE EAST ON THE NORTH LINE OF "E" STREET, A DISTANCE OF 800 FEET, MORE OR LESS, TO THE WEST LINE OF 12TH STREET; THENCE NORTH ON THE WEST LINE OF 12TH STREET, 150 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 9, BLOCK 24, SOUTH ADDITION; THENCE EAST, 100 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 25, SOUTH ADDITION; THENCE EAST ON THE SOUTH LINE OF LOTS 1 THROUGH 8 OF SAID BLOCK 25, A DISTANCE OF 390 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EAST, A DISTANCE OF 100 FEET, MORE OR LESS TO THE EAST LINE OF 13TH STREET; THENCE SOUTH ON THE EAST LINE OF 13TH STREET, A DISTANCE OF 150 FEET, MORE OR LESS TO THE NORTH LINE OF "E" STREET; THENCE EAST ON THE NORTH LINE OF "E" STREET, A DISTANCE OF 330 FEET; THENCE SOUTH ON THE WEST LINE OF 14TH STREET, A DISTANCE OF 1450 FEET, MORE OR LESS TO THE SOUTH LINE OF "A" STREET; THENCE EAST ON THE SOUTH LINE OF "A" STREET, A DISTANCE OF 580 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1, ROSS'S SUBDIVISION; THENCE SOUTH ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 135 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120 FEET, MORE OR LESS TO THE WEST LINE OF 16TH STREET; THENCE SOUTH ON THE WEST LINE OF 16TH STREET, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SINNER'S SUBDIVISION; THENCE WEST ON THE NORTH LINE OF SINNER'S SUBDIVISION, A DISTANCE OF 290 FEET, MORE OR LESS, TO THE EAST LINE OF 15TH STREET; THENCE SOUTH ON THE EAST LINE OF 15TH STREET, A DISTANCE OF 440 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF TUCKER SECOND SUBDIVISION; THENCE EAST ON THE SOUTH LINE OF TUCKER SECOND SUBDIVISION, A DISTANCE OF 290 FEET, MORE OR LESS TO THE WEST LINE OF HIGHWAY 14; THENCE SOUTH ON THE WEST LINE OF HIGHWAY 14, A DISTANCE OF 10200 FEET TO THE SOUTHWEST CORNER OF LOT 1, FORD ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 250 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 180 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE

WEST ON THE NORTH LINE OF LOT 2, FORD ADDITION, A DISTANCE OF 400 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 400 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE WEST ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 215 FEET; THENCE SOUTH, A DISTANCE OF 1200 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 80; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 125 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 98, PAGE 491; THENCE NORTH ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 660 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 730 FEET, MORE OR LESS TO THE WEST LINE OF HIGHWAY 14; THENCE SOUTH ON THE WEST LINE OF HIGHWAY 14, A DISTANCE OF 1600 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, WOODARD 2ND ADDITION; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID WOODARD 2ND ADDITION, A DISTANCE 620 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ON THE NORTH LINE OF LOT 2, WOODARD 3RD SUBDIVISION, A DISTANCE OF 690 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ON THE WEST LINE OF WOODARD, 3RD, 4TH AND 5TH ADDITIONS, A DISTANCE OF 1640 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF WOODARD 4TH ADDITION; THENCE SOUTH ON THE SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 1000 FEET, MORE OR LESS, TO THE SOUTH LINE OF SECTION 21, TOWNSHIP 10, RANGE 6 WEST OF THE SIXTH P.M.; THENCE EAST ON SAID SOUTH LINE, A DISTANCE OF 1300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING AT THE INTERSECTION THE EAST LINE OF 11TH STREET AND THE SOUTH LINE OF "N" STREET; THENCE EAST ON THE SOUTH LINE OF "N" STREET, A DISTANCE OF 130 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 16, BLOCK 10, ORIGINAL TOWN; THENCE NORTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE EAST HALF OF BLOCK 5, ORIGINAL TOWN; THENCE NORTH ON THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 265 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH, A DISTANCE OF 75 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 1, HEDBLOM'S ADDITION; THENCE NORTH ON THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF THE EAST HALF TO BLOCK 8 STONE'S ADDITION, A DISTANCE OF 355 FEET, MORE OR LESS TO THE SOUTH LINE OF "P" STREET; THENCE NORTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTH LINE OF "P" STREET; THENCE WEST, ON THE NORTH LINE OF "P" STREET, A DISTANCE OF 540 FEET, MORE OR LESS TO THE WEST LINE OF 10TH STREET; THENCE NORTH ON THE WEST LINE OF 10TH STREET, A DISTANCE OF 130 FEET. MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTH HALF OF BLOCK 5, STONE'S ADDITION; THENCE WEST ON THE NORTH LINE OF SAID SOUTH HALF OF BLOCK 5, A DISTANCE OF 276 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF BLOCK 5; THENCE WEST ON THE WESTERLY EXTENSION OF SAID NORTH LINE, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, COLE'S SUBDIVISION; THENCE NORTH ON THE WEST LINE OF LOTS 2, 3 AND 4 OF SAID COLE'S SUBDIVISION, A DISTANCE OF 130 FEET, MORE OR LESS, TO THE SOUTH LINE OF "Q" STREET; THENCE WEST ON THE SOUTH LINE OF "Q" STREET, A DISTANCE OF 1230 FEET, MORE OR LESS, TO THE EAST LINE OF 5TH STREET; THENCE SOUTH ON THE EAST LINE OF 5TH STREET, A DISTANCE OF 570 FEET; THENCE WEST, A DISTANCE OF 80 FEET, MORE

OR LESS TO THE SOUTHEAST CORNER OF LOT 2, CORNWELL SUBDIVISION; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 350 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ON THE WEST LINE OF LOTS 1 AND 2, CORNWELL SUBDIVISION, A DISTANCE OF 520 FEET, MORE OR LESS, TO THE SOUTH LINE OF "Q" STREET; THENCE WEST ON THE SOUTH LINE OF "Q" STREET, A DISTANCE OF 940 FEET, MORE OR LESS, TO THE WEST LINE OF 1ST STREET; THENCE SOUTH ON THE WEST LINE OF 1ST STREET, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 29, STREETER'S FIRST ADDITION; THENCE WEST ON THE NORTH LINE OF SAID LOT 29 AND THE NORTH LINE OF LOT 1, STREETER'S 4TH ADDITION, A DISTANCE OF 380 FEET, MORE OR LESS TO THE EAST LINE OF COTTAGE PARK DRIVE AND THE SOUTHEAST CORNER OF LOT 44, STREETER'S FOURTH ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID STREETER'S FOURTH ADDITION, A DISTANCE OF 3000 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 24 OF SAID STREETER'S FOURTH ADDITION; THENCE WEST ON THE NORTH LINE OF LOTS 7 THROUGH 13, STREETER'S THIRD ADDITION, A DISTANCE OF 522 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY AND EASTERLY ON THE EASTERLY AND NORTHERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD, A DISTANCE OF 6500 FEET, MORE OR LESS, TO THE EAST LINE OF 8TH STREET; THENCE NORTH ON THE EAST LINE OF 8TH STREET, A DISTANCE OF 210 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 103, PAGE 439; THENCE EAST ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 212 FEET, MORE OR LESS TO THE WEST LINE OF 9TH STREET; THENCE EASTERLY ON THE NORTH LINE OF "G" STREET, A DISTANCE OF 575 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 9, SOUTH ADDITION; THENCE NORTH ON THE WEST LINE OF LOTS 6 AND 7 OF SAID BLOCK 9, A DISTANCE OF 110 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EAST ON THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 120 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE EAST, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE EAST LINE OF 11TH STREET; THENCE NORTH ON THE EAST LINE OF 11TH STREET, A DISTANCE OF 160 FEET, MORE OR LESS TO THE SOUTH LINE OF "H" STREET; THENCE EAST ON THE SOUTH LINE OF "H" STREET, A DISTANCE OF 130 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 9, BLOCK 10 SOUTH ADDITION; THENCE NORTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 5, SOUTH ADDITION; THENCE NORTH ON THE WEST LINE OF LOTS 6 THROUGH 10, A DISTANCE OF 275 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 33, ORIGINAL TOWN; THENCE NORTH ON THE WEST LINE OF LOTS 13 THROUGH 24 OF SAID BLOCK 33, A DISTANCE OF 266 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE NORTH, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTH LINE OF "K" STREET; THENCE WEST ON THE NORTH LINE OF "K" STREET, A DISTANCE OF 126 FEET, MORE OR LESS TO THE EAST LINE OF 11TH STREET; THENCE NORTH ON THE EAST LINE OF 11TH STREET, A DISTANCE OF 1088 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM:
BLOCK 18, ORIGINAL TOWN OF AURORA.

Is hereby declared to be a substandard area in need of redevelopment pursuant to the Community Development Law, in that conditions that now exist in said area meet the criteria set forth in Neb. Rev. Stat. § 18-2103(3) as described and set forth

in the Blighted and Substandard Area Determination Analysis received by the City;
and

BE IT FURTHER RESOLVED, that the above-described area is hereby declared to be a blighted area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area which meet one or more of the factors set forth in Neb. Rev. Stat. § 18-2103(3)(a) and at least one of the factors set forth in (i) to (v) of Neb. Rev. Stat. § 18-2103(11)(b), as described and set forth in the Blighted and Substandard Area Determination Analysis received by the City; and

BE IT FURTHER RESOLVED that such substandard and blighted condition is beyond the remedy and control solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Community Development Law, and the elimination of said substandard and blighted condition under the authority of the Community Development Law is hereby found to be a public purpose declared to be in the public interest; and

BE IT FURTHER RESOLVED that it is hereby found and determined that such substandard and blighted area is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Community Development Law.

DATED THIS 26th day of March, 2024.

CITY OF AURORA,
NEBRASKA

By Marilyn Hoeman
Mayor

ATTEST: Bobby Milliken
City Clerk



Mari Paramo of JEO Consulting reviewed the plans and specifications for the Mission Critical Storm Sewer and Grading. Councilor Phillips moved to approve the plans and specifications for the Mission Critical Storm Sewer and Grading. Councilor Lackore seconded the motion. Voting Aye: Lohrmeyer, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. The motion carried.

Andrew Wilshusen, JEO Consulting Group reviewed Amendment No. 2 to the agreement with JEO Consulting Group for the Aurora 1st Street Improvements Project. Councilor Lackore moved to approve Amendment No. 2 to the agreement with JEO Consulting Group for the Aurora 1st Street Improvements Project. Councilor Phillips seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn, Phillips and Lohrmeyer. Nay: None. The motion carried.

Councilor Phillips moved to approve Project DTR-#005 for the Aurora CDBG Downtown Revitalization Façade Forgivable Loan Program. Councilor Roblee seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips, Lohrmeyer and Lackore. Nay: None. The motion carried.

Councilor Roblee moved to approve Project DTR-#006 for the Aurora CDBG Downtown Revitalization Façade Forgivable Loan Program. Councilor Dunn seconded the motion. Voting Aye: Bartling, Dunn, Phillips, Lohrmeyer, Lackore and Roblee. Nay: None. The motion carried.

Councilor Lackore moved to approve the reimbursement for the CDBG Downtown Revitalization Program for Façade Improvements for client #Aur-DTR-002. Councilor Phillips seconded the motion. Voting Aye: Dunn, Phillips, Lohrmeyer, Lackore, Roblee and Bartling. Nay: None. The motion carried.

Councilor Roblee moved to approve payment to SCEDD for general administrative services November 1, 2023 to February 29, 2024, Invoice #1696 for \$3,775.00 for CDBG Downtown Revitalization Program. Councilor Lackore seconded the motion. Voting Aye: Phillips, Lohrmeyer, Lackore, Roblee, Bartling and Dunn. Nay: None. The motion carried.

Councilor Phillips moved to approve payment to SCEDD for construction management services November 1, 2023 to February 29, 2024, Invoice #1697 for \$2,125.00 for CDBG Downtown Revitalization Program. Councilor Lackore seconded the motion. Voting Aye: Lohrmeyer, Lackore, Roblee, Bartling, Dunn and Phillips. Nay: None. The motion carried.

Councilor Lackore moved to approve Draw Request #4 for CDBG Funds for \$15,273.18. Councilor Roblee seconded the motion. Voting Aye: Lackore, Roblee, Bartling, Dunn, Phillips and Lohrmeyer. Nay: None. The motion carried.

City Attorney Luzum explained the next two ordinances were needed because of changes made by the legislature.

City Attorney Luzum read Ordinance No. 1188: AN ORDINANCE TO AMEND TITLE III ADMINISTRATION, CHAPTER 31 MEETINGS AND LEGISLATION, SECTION 31.23 READING AND PASSAGE OF ORDINANCES, RESOLUTIONS, ORDERS, BYLAWS, OF THE MUNICIPAL CODE OF THE CITY OF AURORA, NEBRASKA; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Councilor Phillips moved to bring Ordinance No. 1188 before the council and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Lackore seconded the motion. Voting Aye: Roblee, Bartling, Dunn, Phillips, Lohrmeyer and Lackore. Nay: None. The motion carried.

Councilor Dunn moved for final adoption of Ordinance No. 1188. Councilor Lackore seconded the motion. The Mayor then stated the question, "Shall Ordinance No. 1188 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Bartling, Dunn, Phillips, Lohrmeyer, Lackore and Roblee. Nay: None.

The passage and adoption of said Ordinance having been concurred in by a majority of all members elected to the Council was by the Mayor declared passed and adopted and the Mayor signed and approved said Ordinance and the Clerk attested the passage and approval of same and affixed her signature thereto. Said Ordinance shall be preserved and kept in a separate and distinct volume known as the Ordinance Record of the City of Aurora, Nebraska and same be incorporated herein by reference.

City Attorney Luzum read Ordinance No. 1189: AN ORDINANCE TO AMEND TITLE III ADMINISTRATION, CHAPTER 32 CITY OFFICIALS, SECTION 32.01 CITY MAYOR; ELECTION; DUTIES; POWERS; VACANCY, OF THE MUNICIPAL CODE OF THE CITY OF AURORA, NEBRASKA; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; TO ORDER THE ORDINANCE PUBLISHED IN BOOK, PAMPHLET, OR ELECTRONIC FORM; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Councilor Lackore moved to bring Ordinance No. 1189 before the council and to suspend the statutory three reading rule for consideration of this Ordinance. Councilor Roblee seconded the motion. Voting Aye: Dunn, Phillips, Lohrmeyer, Lackore, Roblee and Bartling. Nay: None. The motion carried.

Councilor Phillips moved for final adoption of Ordinance No. 1189. Councilor Dunn seconded the motion. The Mayor then stated the question, "Shall Ordinance No. 1189 be passed and adopted?" Upon roll call vote, the following Councilors voted Aye: Phillips, Lohrmeyer Lackore, Roblee, Bartling and Dunn. Nay: None.

The passage and adoption of said Ordinance having been concurred in by a majority of all members elected to the Council was by the Mayor declared passed and adopted and the Mayor signed and approved said Ordinance and the Clerk attested the passage and approval of same and affixed her signature thereto. Said Ordinance shall be preserved and kept in a separate and distinct volume known as the Ordinance Record of the City of Aurora, Nebraska and same be incorporated herein by reference.

MISCELLANEOUS:

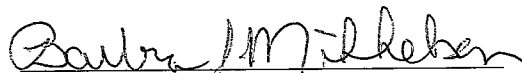
ADJOURNMENT:

Having completed all items on the agenda, and there being no further business to conduct, Mayor Seeman declared the meeting adjourned at 8:26p.m.



Mayor

ATTEST:



City Clerk

