

**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 special meeting of said body and the agenda for such meeting to be held at 7:00 o'clock p.m. on the **23<sup>rd</sup> day of September, 2015**, in the meeting room of the **Hruska Memorial Public Library**, 399 N 5<sup>th</sup> Street, David City, Nebraska.

This agenda is available for public inspection in the office of the City Clerk and may be modified up to twenty-four hours prior to the opening of the meeting.

Dated this 18<sup>th</sup> day of September, 2015.

**AGENDA AS FOLLOWS:**

1. Roll Call;
2. Pledge of Allegiance;
3. Inform the Public about the location of the Open Meetings Act and the Citizens Participation Rules;
4. Discussion and Consideration of the Downtown Redevelopment Project;
5. Adjourn;

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Mayor Alan Zavodny

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Council President Gary L. Kroesing

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Council member Michael E. Rogers

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Council member Thomas J. Kobus

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Council member Kevin N. Hotovy

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Council member Gary D. Smith

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Council member John P. Vandenberg

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City Clerk Joan E. Kovar

## CITY COUNCIL PROCEEDINGS

September 23, 2015

The City Council of the City of David City, Nebraska, met in open public session in the meeting room of the Hruska Memorial Public Library, 399 North 5<sup>th</sup> Street, David City, Nebraska. The Public had been advised of the meeting by posting notices on or before September 14<sup>th</sup> at fourteen (14) business locations in David City of which a signed affidavit is on file in the office of the City Clerk, and the meeting was also advertised on the Chamber's electronic billboard. The Mayor and members of the City Council acknowledged advance notice of the meeting by signing the Agenda which is a part of these minutes. The advance notice to the Public, Mayor, and Council members conveyed the availability of the agenda, which was kept continuously current in the office of the City Clerk and was available for public inspection during regular office hours. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the Council meeting.

Present for the meeting were: Mayor Alan Zavodny, Council members Tom Kobus, Kevin Hotovy, John Vandenberg, Gary Kroesing, and Gary Smith. Council member Mike Rogers was absent. City Clerk Joan Kovar was also present.

Also present for the meeting were: Rex Rehmer, David McPhillips, Jim Vandenberg, Skip Trowbridge, Janis Cameron, Michelle Longenecker, Marianne Long, Banner Press Editor Larry Peirce, Dawn Danley & Al Hottovy of Leo A. Daly, Street Supervisor Rodney Rech, and Sewer Supervisor Kevin Betzen.

The meeting opened with the Pledge of Allegiance.

Mayor Zavodny informed the public of the "Open Meetings Act" posted on the north wall of the meeting room.

Dawn Danley and Al Hottovy of Leo A. Daly were present to discuss the Downtown Improvement Project.

Dawn Danley stated that she has presented the following project scopes:

November 2014	\$8,000,000	11 blocks – reusing existing bricks in parallel parking and drive lanes
February 2015	\$6,900,000	11 blocks – using new bricks in parallel parking and drive lanes.
August 2015	\$8,000,000	11 blocks – using new bricks in parallel parking and drive lanes and adding in sanitary sewer reconstruction and NDOR portion (approx. \$450,000 of new scope)

Dawn stated that she had asked: "What do you want to do moving forward?" She had visited with constituents who stated that their priorities were the water lines and several concerns had

been expressed concerning an \$8,000,000 project. Dawn distributed the following pamphlet with a new project scope with a projected budget of \$2.2 million to be generated from sales tax.



# **Downtown Improvement Project**

**September 23, 2015**

**Dawn Danley, P.E.**

**Al Hottovy, P.E.**

# Project Scope

**Projected Budget from Sales Tax = \$2.2 million**

**Base Bid:**

- New Water Service for 12 blocks – BORE all blocks but C street run.
- Reconstruct entire D Street block from 5<sup>th</sup> to 6<sup>th</sup> (West ½ block is brick)

**Add Alternate #1**– Reconstruct all of E Street from 5<sup>th</sup> to 6<sup>th</sup> (West ½ of block is brick)

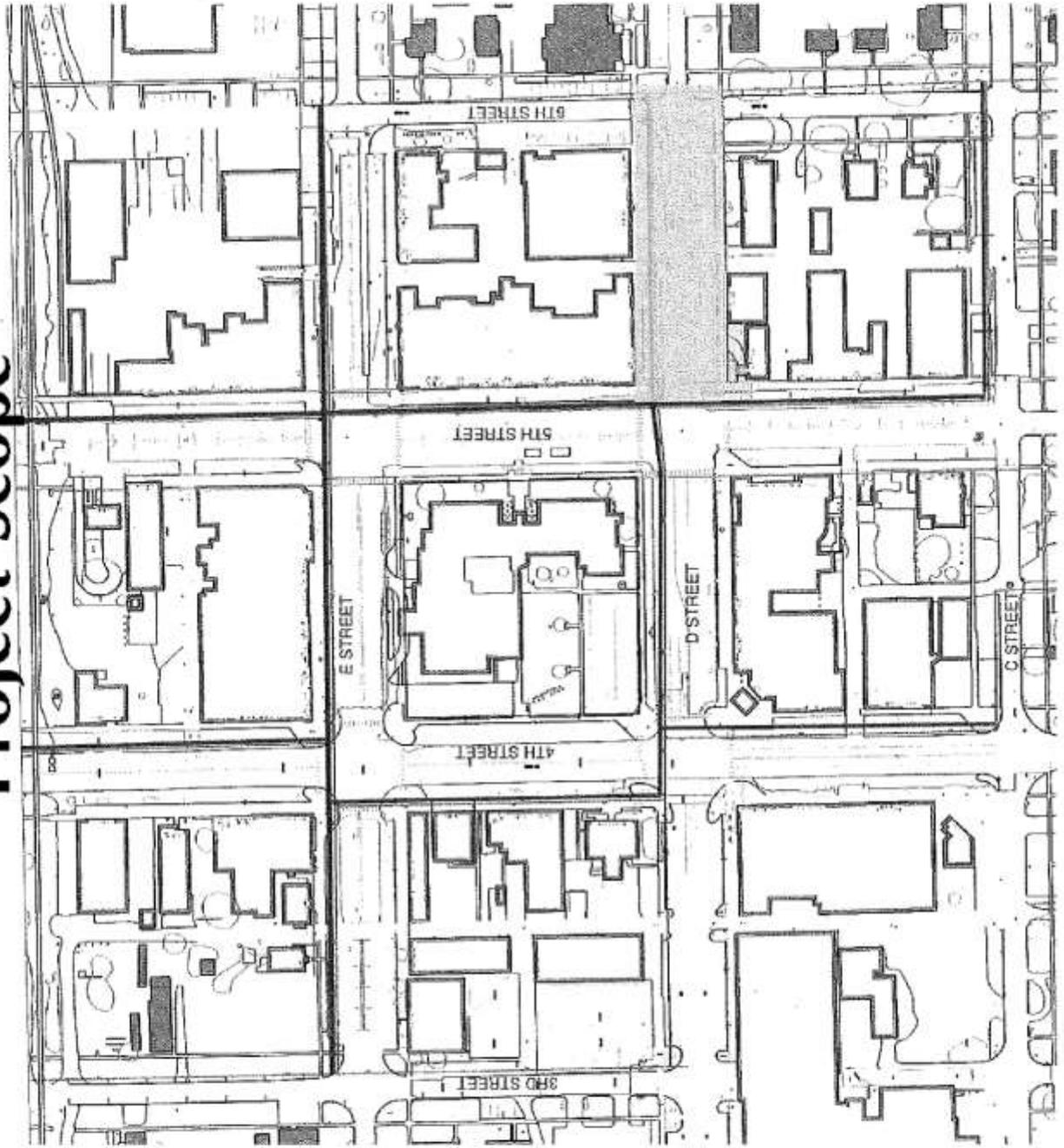
**Add Alternate #2-** Fix D Street Drainage & Add Valley Gutter from 4<sup>th</sup> to 5<sup>th</sup>

**Leave the blocks surrounding the Courthouse as is. Sidewalks, curb and gutter, and parking areas in the best shape of the 11 blocks. This leaves the majority of the brick/historic look until funding is available and decisions made on pavement sections.**

**Trench vs Bore:**

If Bore, spend \$15,000 more per block now. By boring, we will not need to patch new pavement to failing conditions and then tear new pavements out when move forward with reconstruction project.

# Project Scope



# Recommended Project Scope

## E Street Recommendations:

Ex. water line is in north diagonal parking area.

Bore 3<sup>rd</sup> to 4<sup>th</sup> =

\$112,000

Bore 4<sup>th</sup> to 5<sup>th</sup> =

\$112,000

Bore 5<sup>th</sup> to 6<sup>th</sup> =

\$112,000

## D Street Recommendations:

Ex. Water line is in right turn lane in 4<sup>th</sup> street block and is in north diagonal parking area in 5<sup>th</sup>.

Bore 4<sup>th</sup> to 5<sup>th</sup> =

\$112,000

Reconstruct 5<sup>th</sup> to 6<sup>th</sup> (1/2 block is brick and new san.) =

\$720,000

## 4th Street Recommendations:

Ex. water line in C and E St blocks are on east side in diagonal parking area. D St block is on west side under sidewalk.

Bore C to D Street =

\$112,000

Bore D to E Street =

\$112,000

Bore E to RR Street =

\$112,000

# Recommended Project Scope

## 5th Street Recommendations:

C and E St. blocks are on east side in diagonal parking area under concrete. D St block is under brick.

Bore C to D Street =

\$ 112,000

Bore D to E Street =

\$ 112,000

Bore E to RR Street =

\$ 112,000

## C Street:

Trench 5<sup>th</sup> to 6<sup>th</sup> Street (1/2 block is grass) =

\$ 70,000

## **Total Probable Construction Costs:**

**\$1,910,000**

# Recommended Project Scope

Total Probable Construction Costs: \$1,910,000

## Engineering:

Surveys (topographic survey and sewer survey) = \$ 40,000  
Geotechnical for new roadways = \$ 5,000  
Preliminary Engineering Options = \$ 20,000  
Design Services = \$ 190,000  
CA Services = \$ 200,000

**TOTAL PROBABLE STATEMENT OF PROJECT COSTS: \$2,365,000**

Already paid Daly: (\$ 100,425)  
Total still to be paid out for project: \$2,264,575  
\$\$ allocated from Sales Tax from PRESENT thru 2020: (\$2,200,000)

***ESTIMATED Funding for project needed IN ADDITION to the allocated Sales Tax for the Downtown Project: \$ 64,575***

Last presentation – stated that of the \$2.565 million left in sales tax, \$2.2 million would be allocated to downtown project. If you pay for the entire downtown project out of the sales tax, that would leave about \$300,000 for recreation.

LEO A DALY

Dawn stated that the dark lines represented the 12 blocks of proposed new water service. These will be bored except for the "C" Street run. "D" Street from 5<sup>th</sup> to 6<sup>th</sup> Street will be reconstructed. This will include new brick from 5<sup>th</sup> Street to the alley and concrete from the alley to 6<sup>th</sup> Street. The blocks surrounding the Court House would be left as is. Dawn will request two add alternate bids:

- reconstruct all of "E" Street from 5<sup>th</sup> to 6<sup>th</sup> Street which would also be cement from the alley to 6<sup>th</sup> and new brick from 5<sup>th</sup> Street to the alley, and
- Fix "D" Street drainage and add a valley gutter from 4<sup>th</sup> to 5<sup>th</sup> Street.

Citizens Michelle Longenecker and David McPhillips expressed their appreciation of the old bricks which have lasted many, many years and add to the aesthetic value of the Downtown area. David expressed his support for leaving the brick streets as is or reusing the bricks in future street construction. Their vision of the Community is with the brick streets that will help to attract people back to town. They expressed concerns that the new bricks won't hold up as well.

Council member Kroesing asked if the citizens had actually looked at the brick streets, stating that he walked the brick streets and actually looked at them: "They are cracked, the ends are busted off, and they are in bad shape."

Al Hottovy stated that David City does not qualify for Community Development Block Grants (CDBG) funding which requires 51% to be low to moderate income. David City is at 44% low to moderate income. Al stated: "Water line improvements are not going to improve the looks of the town. How are you going to resell the tax in 2020 when there is nothing to see?"

Citizen Jim Vandenberg stated that there is a surface drainage swell in front of the fire hall that definitely needs to be addressed. Jim also said we need to be careful with the assessments as not to cause a burden on the business owners.

It was noted that the longer we wait to more it will cost. Some stated that we are not meeting the expectations of the citizens. The public thought that we were using the "D" Street project as a preview of what the rest of the downtown area would look like.

Dawn Danley reported that she had met with the Think Tank, a group of local businessmen and stated: "If the citizens don't see progress with the current city sales tax it will not be easy to get a continuing city sales taxed passed in the future. They want progress; they want it built."

It was also noted that the Park Committee does not feel that they have been given a sufficient amount of sales tax money for improvements for a new restroom facility or upgrading the trailer park.

Citizen Skip Trowbridge stated that the Park Committee wants more money for Park & Recreation, however, it is pointless to have a wonderful Park if you don't have a decent downtown area.

Mayor Zavodny questioned if this project scope could continue on and not require re-doing portions. Dawn stated: "Yes, as long as I design it that way." The City doesn't want to pay for improvements and then several years later have to tear them up because we decide to continue on with the project; we want to just be able to continue on. Discussion followed in which all agreed that updating the water mains is a step in the right direction.

Council member Hotovy made a motion to approve the project scope as presented by Leo A. Daly as follows:

Base Bid:

- New Water Service for 12 blocks – BORE all blocks but C Street run
- Reconstruct entire D Street block from 5<sup>th</sup> to 6<sup>th</sup> (West ½ block is brick)

Add Alternate #1 – Reconstruct all of E Street from 5<sup>th</sup> to 6<sup>th</sup> (West ½ of block is brick)

Add Alternate #2 – Fix D Street Drainage and add valley gutter from 4<sup>th</sup> to 5<sup>th</sup>

Council member Kroesing seconded the motion. Voting AYE: Council members Smith, Kobus, Vandenberg, Kroesing, and Hotovy. Voting NAY: None. Council member Rogers was absent. The motion carried.

There being no further business to come before the Council, Council member Kroesing made a motion to adjourn. Council member Hotovy seconded the motion. Voting AYE: Council members Kobus, Smith, Vandenberg, Hotovy, and Kroesing. Voting NAY: None. Council member Rogers was absent. The motion carried and Mayor Zavodny declared the meeting adjourned at 8:29 p.m.



CERTIFICATION OF MINUTES  
September 23, 2015

I, Joan E. Kovar, duly qualified and acting City Clerk for the City of David City, Nebraska, do hereby certify with regard to all proceedings of September 23, 2015; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that the minutes of the meeting of the City Council of the City of David City, Nebraska, were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided with advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

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Joan E. Kovar, City Clerk