



SMALL TOWN VALUES

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SIDNEY NEBRASKA 69162

BIG TIME OPPORTUNITIES

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MEMORANDUM

DATE: June 6, 2022, 12:00PM
MEMO TO: City Council and Mayor
FROM: David Scott, City Manager
RE: Sales Tax Proposal

50% of funding would go towards Street Improvements, estimated to generate an average of \$425,000 annually or \$4.25 million total over 10 years.

The 50% that we put aside over the previous 10 years served us well and we were able to resurface 13th Street and Elm Street as well as fix some storm drainage issues on 13th Street. I would propose that we leave this percentage at 50%. I have provided a list of street projects and related cost estimates provided to me by the Street Superintendent that the City Council can choose from to use the sales tax funds for. My advice would be to include Hickory Street or Hickory square in some way, but this will be entirely up to the City Council when the funds start to get to the point of doing a project.

20% of funding would go towards improvements to the Aquatic Center, estimated to generate an average of about \$170,000 annually or \$1.7 million over 10 years.

There are three years of loan payments remaining on the Aquatic Center bond that still need to be paid totaling about 1.3 million. Since there is still debt to be paid, I recommend that we use the remaining funds on something that will benefit the public in a way they will appreciate. I have cost estimates for paving the rest of the parking lot that range from \$73,856 to \$110,000. I also have cost estimates for connecting the Aquatic Center to the trail system at \$266,300. These are things that I think the public can get behind. City Council has also mentioned adding another slide to the pool.

10% of funding would go towards infrastructure improvements to Hillside Golf Course, estimated to generate an annual average of \$85,000 annually or \$850,000 over 10 years.

Again, there are several areas of need here but we must have something that will be of interest to the public and patrons of the golf course. I have an estimate for paving the parking lot with concrete that is about \$240,843.75 and another verbal estimate at \$265,000. I also have a general verbal cost estimate for a new maintenance building at about \$450,000. The public will mostly notice the parking lot paving, but the maintenance building is in serious need of being replaced. There is no pit to work on equipment and no place to properly store chemicals, not to mention that the building is literally rotting away on all sides. Again, these are just suggestions.

5% of funding would go towards storm water projects, estimated to generate \$42,500 annually or \$425,000 over 10 years.

It is a requirement of the additional half cent sales tax that we work on stormwater infrastructure projects in an inter-local government agreement. It has worked well in the past with the South Platte Natural Resources District to alleviate flood prone areas in Sidney. I suggest that we continue that relationship. This money can be used to improve on the JESWA project and start working on the design of new projects. Any agreement with the SPNRD would be a joint venture to be approved by both the City Council and the NRD. We are currently working on an agreement to form this group and bring that to both boards.

Below are the related sections of the state statute:

(3)(a) No municipal sales and use tax shall be imposed at a rate greater than one and one-half percent or increased to a rate greater than one and one-half percent unless the municipality is a party to an interlocal agreement pursuant to the Interlocal Cooperation Act or a joint public agency agreement pursuant to the Joint Public Agency Act with a political subdivision within the municipality or the county in which the municipality is located creating a separate legal or administrative entity relating to a public infrastructure project.

(b) Except as provided in subdivision (2)(b)(i) of this section, such interlocal agreement or joint public agency agreement shall contain provisions, including benchmarks, relating to the long-term development of unified governance of public infrastructure projects with respect to the parties. The Legislature may provide additional requirements for such agreements, including benchmarks, but such additional requirements shall not apply to any debt outstanding at the time the Legislature enacts such additional requirements. The separate legal or administrative entity created shall not be one that was in existence for one calendar year preceding the submission of the question of such tax or increase at a primary or general election held within the incorporated municipality.

(c) Any other public agency as defined in section 13-803 may be a party to such interlocal cooperation agreement or joint public agency agreement.

(d) A municipality is not required to use all of the additional revenue generated by a sales and use tax imposed at a rate greater than one and one-half percent or increased to a rate greater than one and one-half percent under this subsection for the purposes of the interlocal cooperation agreement or joint public agency agreement set forth in this subsection.

5% of funding would go towards Parks infrastructure improvements, such as lighting or restroom facilities, estimated to generate \$42,500 annually or \$425,000 for 10 years.

There are several projects that we can do with this money. Some suggestions would include; a criss/cross sidewalk at the north side park that is ADA accessible, pave the shelter house parking lot, pave the memorial gardens parking lot, add to the trail system, a splash pad at the north side park, act...

10% of funding would go towards housing infrastructure and additional legislature-approved housing plans, estimated to generate an annual average of \$85,000 annually or \$850,000 over 10 years.

I would like to use these funds in conjunction with rural workforce housing grant funds to create a revolving workforce housing plan. These funds would need to run through our LB840 Economic Development plan. I have written a draft of this plan and it has been reviewed by the state DED to ensure it meets the rural workforce housing fund and other grant opportunity guidelines. Either way, this would be a significant amount of funds that could be used for housing.

If the Council doesn't want to have this on the ballot at the same time as the sales tax issue, we can word it as housing infrastructure and additional legislature-approved housing plans. This way we can use the funds for housing infrastructure until such time that the LB840 might go before the voters again to make this or other changes.

Below are the related sections of the state statute:

In any incorporated municipality other than a city of the primary class, the proceeds from the rate in-excess of one and one-half percent shall be used for public infrastructure projects or voter-approved infrastructure related to an economic development program as defined in section [18-2705](#).

18-2705:

(3) For cities of the first class, cities of the second class, and villages, an economic development program may also include:

[\(a\) Grants or loans for the construction or rehabilitation for sale or lease of housing for persons of low or moderate income;](#)

[\(b\) Grants, loans, or funds for rural infrastructure development as defined in section \[66-2102\]\(#\);](#)

[\(c\) Grants or loans for the construction or rehabilitation for sale or lease of housing as part of a workforce housing plan; or](#)

[\(d\) Grants, loans, or funds for early childhood infrastructure development.](#)

(4) An economic development program may be conducted jointly by two or more cities after the approval of the program by the voters of each participating city.

STREET REPLACEMENT LIST

<u>STREET NAME</u>		<u>PROJECTED COST</u>
Forrest St.	18th Ave. to 21st. Ave	660,000
King St.	10th Ave. to 9th Ave.	180,000
Ash St.	16th Ave. to 17th Ave.	160,000
11th Ave.	Hickory St. to Illinois St.	220,000
12th Ave.	Hickory St. to Illinois St.	220,000
Hickory St.	8th Ave to 13th Ave.	1,100,000
Sky Manor addition		1,000,000
Valley View addition		1,000,000
Alvarado Rd.	11th Ave. to Curve	120,000
Jennifer Ln.	Old Post Rd. to Sapp Bros.	180,000
Summit Dr.	El rancho Rd. to top of Hill	180,000
Apron	Solano Dr. and San Marino Rd.	70,000
Apron	Lodgepole Rd. and San Marino Rd.	60,000
	TOTAL	5,150,000

David Scott

From: Tom Von Seggern <park@cityofsidney.org>
Sent: Tuesday, April 12, 2022 2:08 PM
To: 'David Scott'
Subject: Aquatic Center - parking lot - sales tax project

David,

City heard back from 2 of the 3 contractors regarding the proposed budget estimate of finishing the Aquatic Center parking lot. Eric Riechert did not respond with a number when they said they would. Parks asked for these by Wednesday the 6th and only Wamsley and Wieser got back with us in that time frame.

Wamsley's responded by phone.

1. Would remove the 6 inches of BN rock for free if they can keep it. Or the charge would be \$ 3,000 to haul over by our stockpile at horseshoe pits. Parks wants to keep.
2. Parking lot paving = \$ 70,856.00
3. Some discussion that if the soil needs compacted that would be more.

Wieser's responded by email:

1. Would remove the 6 inches of BN rock and stockpile.
2. Parking lot paving with removal of rock: \$ 90,000.00
3. For good compaction, if another 4 inches of material needs removed and replaced with crushed concrete and leveled: that's an additional \$ 20,000.00.
4. They feel comfortable that this is a slightly high bid to help us with our budgeting with council. For a firm bid, of course, they would need a lot more specific scope of work plans.

None of these bids include parking lot painting and joint sealant.

I was surprised by these estimates. Somewhere, I over-estimated the square footage compared to the actual. Let me know your thoughts.

Tom v.s.

Legion Park Trails
 Opinion of Probable Construction Cost
 December 15, 2021

No.	Item	Quantity	Unit	Unit Price	Total
1	Shared Use Path - Fort Sidney Rd				
	8' wide trail and grading	3,500	SF	\$15.00	\$52,500
	Seeding	6,500	SF	\$0.25	\$1,625
	Wayfinding Signage	1	EA	\$750.00	\$750
				Subtotal	\$54,900
2	Sidewalk - Community Center to Fort Sidney Rd				
	New 5' Sidewalk and grading	4,050	SF	\$13.00	\$52,650
	Add turnarounds to existing sidewalk	200	SF	\$13.00	\$2,600
	Wayfinding signage	2	EA	\$750.00	\$1,500
	Seeding	8,100	SF	\$0.25	\$2,025
				Subtotal	\$58,800
3	Shared Use Path - Fort Sidney Rd to Sidney Water Park				
	8' wide trail and grading	7,600	SF	\$15.00	\$114,000
	Crosswalks	720	SF	\$10.00	\$7,200
	Tree removal	2	EA	\$2,000.00	\$4,000
	Move utility poles	2	EA	\$2,000.00	\$4,000
	Wayfinding Signage	5	EA	\$750.00	\$3,750
	Update Irrigation	7,500	SF	\$2.00	\$15,000
	Sodding	850	SY	\$3.00	\$2,550
	Seeding	8,070	SF	\$0.25	\$2,018
				Subtotal	\$152,600
				SUBTOTAL CONSTRUCTION COST	\$266,300
				General Conditions/Mobilization 8%	\$21,400
				Contingency: 15%	\$40,000
				Design: 12%	\$39,324
				TOTAL CONSTRUCTION COST TOTAL	\$367,024

Wamsley Construction, LLC

Wamsley Construction, LLC
 1403 Illinois St
 Sidney, NE 69162
 wamslevconstructionllc@gmail.com
 Phone # 3082544142 wamsleyconstructionllc@gmail.com

Estimate

Date	Estimate #
4/14/2022	COSGHS41422

Name / Address
City of Sidney Hillside (parking lot)

Project

Description	Qty	Rate	Total
RE: Concrete for Parking Lot at Hillside Golf Approximately 45,875 square feet Cut and tear out asphalt Form and fine grade area Pour concrete Please note - prices are subject to change - this estimate is based on concrete pricing as of 4/13/2022 Does not include any curb or gutter, nor any painting for parking lines, etc.	45,875	5.25	240,843.75

Thank you for your business!	Subtotal	\$240,843.75
	Sales Tax (0.0%)	\$0.00
	Total	\$240,843.75

Hillside – concrete parking lot

