

**CITY OF GERING
COMMUNITY INFRASTRUCTURE COOPERATIVE AGENDA**

Regular meeting of the City of Gering Community Infrastructure Cooperative, February 4, 2025 at 12:10 p.m., at Gering City Hall, 1025 P Street, Gering, NE.

All agenda items are for discussion and action will be taken as deemed appropriate.

CALL TO ORDER.

1. Call to order by City Administrator Pat Heath
2. Roll call

OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14

As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson. As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and Cooperative determines that the matter requires emergency action.

CURRENT BUSINESS:

1. Election of Officers
 - Chair
 - Vice-Chair
 - Secretary
2. Approve appointment of City of Gering Finance Director, Lyndsey Mathews, as the Ex Officio Treasurer of the Community Infrastructure Cooperative
3. City of Gering LB357 Sales Tax Fund Financial Report
4. Consider infrastructure projects consistent with LB357 and as outlined in the Interlocal Agreement and Nebraska State Statute § 77-27,142:
 - o 2025 Water Main Improvements Project
5. Recommendation to the Gering City Council and the Community Redevelopment Authority regarding the 2025 Water Main Improvements Project

OPEN COMMENT: Discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only.

ADJOURN

Community Infrastructure Cooperative Meeting

February 4, 2025

Agenda Item Summary for 2025 Water Main Improvements Project

In 2022, Gering voters approved a ½ cent sales tax increase (authorized by LB357) for the purpose of investing in infrastructure improvements. The specific language on the ballot initiative stated that the additional sales tax could be used “only for public infrastructure projects including municipal roads, streets, sidewalks, curbs and gutters, wastewater collection facilities, including water mains and their appurtenances, water distribution facilities, including, but not limited to, mains and their appurtenances.” Over one million dollars has been collected since 2022; financial statements will be provided to the Cooperative prior to the meeting on February 4.

The state statutes that provide Cities the ability to collect the additional 1/2 cent sales tax are very detailed in how those funds are to be overseen. This is to ensure that moneys collected for a certain purpose (in our case, infrastructure) are spent for the same purpose as outlined in the ballot language.

In order to be eligible to collect the additional sales tax, the City first had to partner with another entity. The City chose to partner with the City’s Community Redevelopment Authority, which is a group that is tasked with approving funds for public infrastructure projects as part of its statutory responsibilities in carrying out the Economic Development Plan and the General Redevelopment Plan (the “Plans”) of the City. City Council and the CRA then each had to appoint representatives to the Gering Community Infrastructure Cooperative, which is a board that is charged with evaluating and making recommendations for “long term development of unified governance of the Infrastructure Projects”. This essentially ensures that the money is spent on the projects that were described to voters when explaining how the additional funds would be spent.

Additionally, at least every five years, the Cooperative is to review the performance of the Infrastructure Projects, including the impact of those projects on the removal and eradication of blight and substandard conditions within the City. There are several conditions that can be considered criteria for declaring an area “blighted and substandard.” Many of these have to do with the age and condition of buildings, ownership, platting, etc., and those conditions will not be affected by the infrastructure projects. However, there are several criteria that are directly connected to the condition of the City’s infrastructure. For an area to be considered blighted, these criteria include having unsafe or unsanitary conditions, streets or lots that are poorly designed, or the existence of conditions which endanger life or property by fire and other causes, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use. The City has many aging streets, water and sewer lines, which, if not addressed, could certainly contribute to blight conditions.

The first project for which the City is proposing to use a portion of the LB357 ½ cent sales tax dollars for is to replace a waterline in the Deerfield Addition (see attached location map). While this is actually not one of the older water mains in town, it is one that has caused the most issues for the City’s water department and residents alike. The property in this area was subdivided and the infrastructure installed in the late 1970s. The water lines were constructed of ductile iron, and due to highly corrosive soils in the area, the existing pipes have been eaten away until the walls of the pipes are extremely thin and prone to breaking. The City’ Water Department has had to respond to a disproportionate amount of main breaks in this area,

and when repairing these main breaks, it is evident not only why this is happening, but that it will continue to occur until the water mains are replaced. Staff recommends replacing these water lines with C900 PVC piping, which will not be susceptible to corrosion from the soils.

The project has already been designed and bid, with a total project cost of \$406,611. This expense will be paid for in part by the City's Water Department and in part by funds governed by this committee. It is proposed that \$232,000 of the LB357 ½ cent sales tax dollars be used to supplement the funding of this project. It is the duty of this committee to determine whether or not that is an appropriate use of those funds. Staff recommends that this expenditure of funds is appropriate, as this was one of the projects that was presented to the public as a priority when providing information about how the LB357 funds would be spent. Additionally, the high frequency of water main breaks in this area and the substandard water infrastructure constitute conditions which endanger property by fire and other causes, as well as an economic liability, contributing to blight conditions in the area.

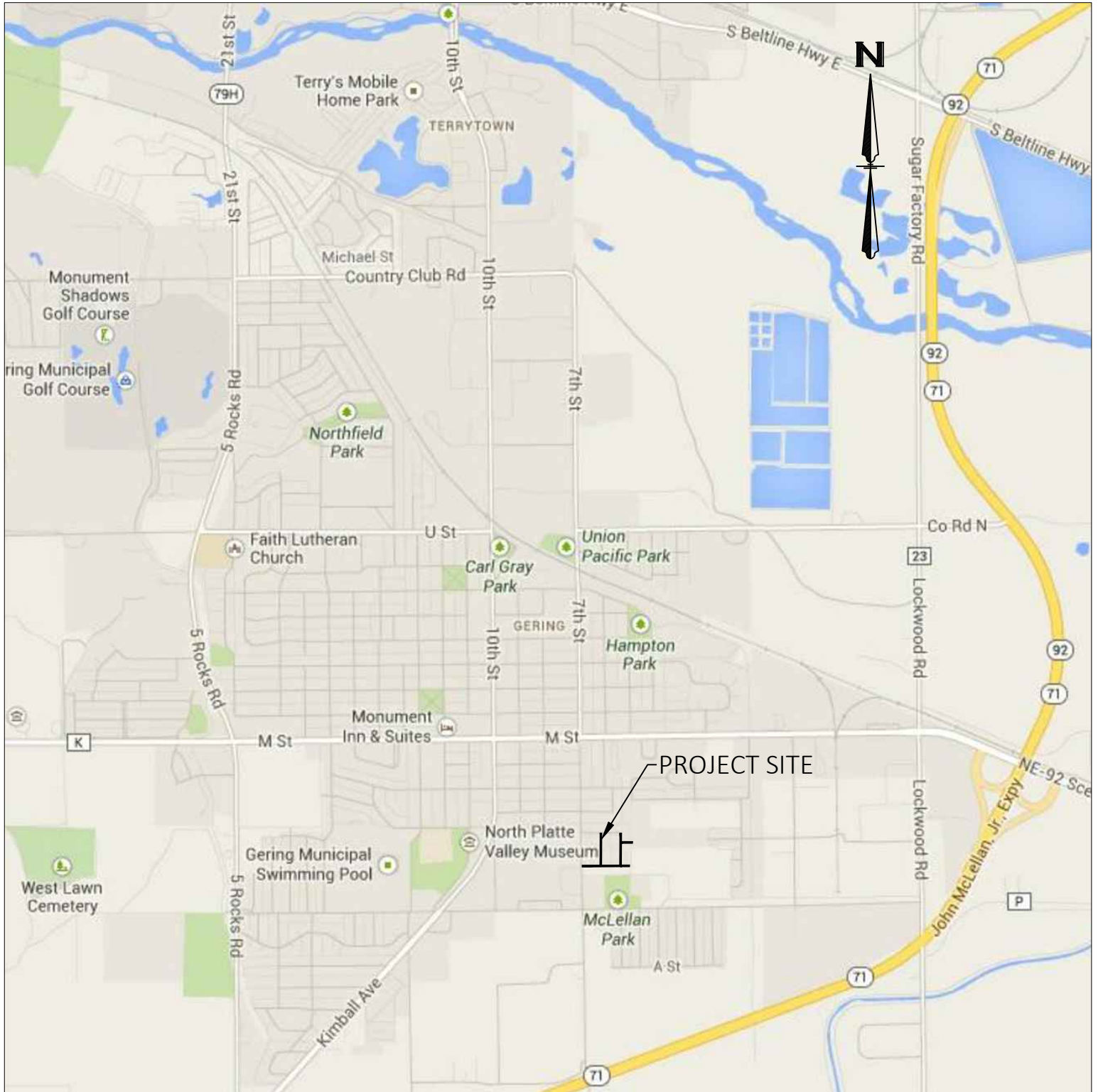
The Cooperative must now make a recommendation to City Council and the CRA as to whether or not this expenditure of funds is appropriate.

Attachments:

Project Location Map

LB357 Priority Projects Handout

2025 Water Main Improvement Project General Location Map





City of Gering
LB357 Priority Projects
February 2022

Streets Projects

10th Street from UPPR to Canal		\$2,193,333.00
M Street from 11th St E to City Limits		\$2,145,303.60
Total Streets Projects		\$4,338,636.60

Water Projects

5th St from H to I, H St 7th to E of 5th, I St E of 5th		\$232,000.00
Depot St from UPPR to S & S St from 9th to 10th		\$210,000.00
O St from 10th to 17th		\$377,000.00
N St from 11th to 17th, 11th St from N to O		\$319,000.00
N St from 7th to 10th & 7th St from M to N		\$261,000.00
S St from 7th to 9th & 7th St from R to S		\$203,000.00
T St from 10th to 13th & 13th from Q to T		\$333,500.00
M St from 7th to 9th		\$145,000.00
11th St from Q to U		\$352,000.00
10th St from Q to U		\$352,000.00
10th St from N to Q		\$264,000.00
10th St from J to M		\$286,000.00
Total Water Projects		\$3,334,500.00

Sewer Projects

Sewer Main Replacement K St from 7th to 11th		\$338,500.00
Sewer main Replacement/Reroute 8th & Q to 7th & R		\$211,000.00
Total Sewer Projects		\$549,500.00

Total Priority Projects	\$8,222,636.60
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