

# Chapter

## PUBLIC FACILITIES

Central City's public facilities and infrastructure should be managed and directed to encourage new development, solve existing issues, and support the needs of its current residents and administrators.



Table 8.1: Public Facilities | City Hall and Library


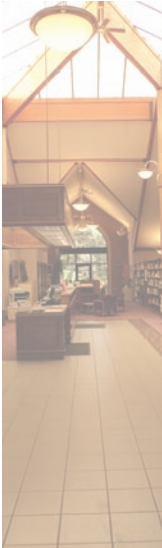
FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
<b>City Hall &amp; Community Room</b> 	1515 17th St		6 Full-time City Administrator Clerk/Treasurer Deputy Clerk Billing Clerk Building Inspector Econ. Dev. Director	Good	<p>City Hall and Community Room are located in the former Central City Mall. Both spaces have their own entrance, but can be accessed between each other. The offices and council chambers for City Hall are on the west part of the building, while the Community Room is on the east side.</p> <p>The space for offices, meeting rooms, storage, and council chambers for City Hall are limited and over capacity.</p> <p>The Community Center has leasable space has about 3,5000 square feet with a full kitchen, tables, and chairs to support special events for up to 200 people.</p>	<p><b>SHORT-TERM</b></p> <p>1) Remodel interior to expand available office space.</p> <p><b>LONG-TERM</b></p> <p>1) Build New City Hall that is possibly combined with new facilities for police and fire departments.</p>
<b>Public Library</b> 	1604 15th Ave	1991	2 Full-time Director Children's Librarian  6 Part-time	Good	<p>The library's inventory exceeds its capacity.          Collection: 36,000 items          Patrons: 3,300 (county wide)          Circulation: 72,000</p> <p>A meeting space is available for public use (30 people capacity). Available services include books, computer stations, family programs, seating area, and children's space.</p> <p>Despite the facility's apparent good condition, the roof needs to be replaced and interior lighting needs to be updated. The library continues to update its systems, including offering free WI-FI and securing grants for new computers.</p> <p>The library received an Excellent Accreditation by the Nebraska Library Commission, and a 5 star rating from the Library Journal Magazine.</p>	<p>1) Replace roof.</p> <p>2) Improve interior lighting.</p> <p>3) Continue facility programming.          A. Consider redesigning space for a possible internet cafe for residents and visitors.          B. Gallery space for local art.</p> <p>4) Expand to the south.</p>

Table 8.2: Public Facilities | Police Department

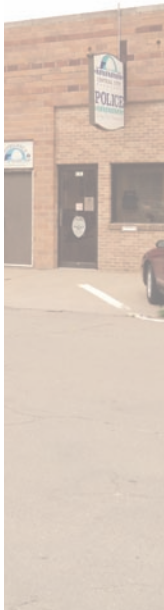
FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
 Police Department	1616 16th Avenue	1985 Convert	5 Full-time 1 Part-time  Chief Lietenant 3 officers 1 Clerk (PT)	Moderate	<p>In 1985, the building was renovated from a car dealership to provide space for the public safety, including offices for the police department EMS services. Access to the lobby and offices are open and unsecured.</p> <p>Central City's crime rate is very low, with exception to thefts. The overall crime index score for Central City was 83 in 2010, while the nation's was 319. However, Central City's index score for thefts was 1,733, while the nation's was 49. Prisoner processing is typically handled at the Sheriff's Department, which is located at the courthouse.</p> <p>The department replaces their fleet of vehicles on a 3-year rotation. The vehicles are located in a two-bay garage attached to the offices. The garage is also used to store an ambulance for EMS services.</p> <p>2007 Chevy Blazer            2011 Crown Victoria            2011 Ford Crown Victoria</p> <p>The Chief indicates that the department needs additional staff to improve community safety.</p>	<p><b>FACILITY</b></p> <p>1) Improve building security.</p> <p>A. Conduct comprehensive security scan.            B. Secure lobby space and entry to protect staff.            C. Install security cameras around property and inside building.</p> <p>2) Expand space for storage, offices, and meeting/classroom.</p> <p>A. Expand into building space currently leased to private office space.            B. Install staff lockers            C. Consolidate and expand evidence storage.            D. Update interiors, including furniture, flooring, and backroom.</p> <p>3) Relocate EMS/ambulatory services to Fire Hall.</p> <p><b>STAFF</b></p> <p>1) Needs additional police officers.</p>

Table x.x: Central City Crime by Year

Crime	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Murders	0	0	0	0	0	0	0	0	0	0
Rapes	0	0	1	0	0	0	1	3	0	0
Robberies	1	1	0	0	0	0	0	0	0	0
Assaults	2	2	2	1	2	2	2	0	1	1
Burglaries	11	6	10	4	6	5	5	8	11	1
Thefts	48	53	89	70	73	72	40	48	49	49
Auto Thefts	3	2	2	4	7	5	4	3	5	1
Arson	1	1	0	1	1	1	0	1	0	1

Source: City-data.com

Table 8.3: Public Facilities | Fire Station and Streets Department


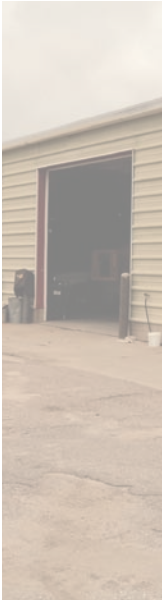
FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
<b>Fire Station</b> 	414 H Street	1954	32-35 Volunteers	Moderate	<p>Fire Department serves over 140 square miles, including the city and rural areas. Funding for the department is split between the city and county.</p> <p>The vehicle bays are at capacity with overflow storage at the public works facility, fairgrounds, and police department. Office space, classrooms, and storage areas exceed their capacity.</p> <p>The building is over 50 years old, and requires regular repairs. The roof was replaced in the 1990's. The method for refilling water into trucks inside of the building is complicated, yet manageable.</p> <p>Only 2 volunteer members are certified.</p>	<p><b>LONG-TERM</b></p> <p>1) Consider a new facility for the Fire Department.</p> <p><b>SHORT-TERM</b></p> <p>1) Improve lighting, HVAC, and garage doors.</p> <p><b>STAFF</b></p> <p>1) Improve training opportunities so that 50% of volunteers are certified.</p>
<b>Streets Department</b> 	22nd St and 23rd Ave			<p>Moderate</p> <p>Moderate</p> <p>Moderate</p>	<p><b>BUILDING</b></p> <p>The building is a prefabricated metal building with four large garage bays and an attached office. The building has enough space to store equipment and supplies for maintenance of the city. The grounds are used for storing sand and salt.</p> <p><b>EQUIPMENT</b></p> <p>Vehicle fleet. The department's loader has over 3,000 hours of operation, or 550 to 800 hours of use per year. The GMC pickup is over 20 years old (purchased in 1990), and needs to be replaced.</p> <p><b>STREETS</b></p> <p>Overall, street conditions are in moderate condition. Many streets have not been repaired or resurfaced since the 1960's. Other streets have yet to be paved. Despite the lack of regular resurfacing, the system remains durable.</p> <p>Some streets are experiencing heaving, which is largely associated to stormwater drainage beginning at Highway 30 and continuing through neighborhood streets.</p>	<p><b>BUILDING</b></p> <p>1) Continue routine maintenance. 2) Build covered storage for sand and salt.</p> <p><b>EQUIPMENT</b></p> <p>1) Replace loader 2) Replace pickup</p> <p><b>STREETS</b></p> <p>1) See Map x.x for street condition. 2) Continue gap paving. 3) Prepare a street repair program to resurface streets every 10 years.</p>



Table 8.4: Public Facilities | Aquatic Center, Fitness Center, and Senior Center


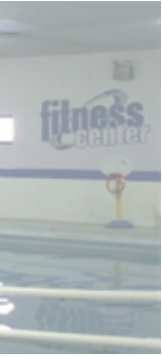

FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
<b>Aquatic Center</b> 	Lone Tree Lane and 18th Ave	2009		Good	<p>The Central City Aquatic Center has a capacity of 428 patrons and holds 252,322 gallons of water. The pool features a zero depth entry, 2 diving boards, 2 water slides, shallow water toy features, lap lanes and lounge chairs. A professional staff ensures a safe and enjoyable experience for your family.</p> <p>Parking and drop-off are available.</p>	<p>1) Replace concrete drive.</p> <p>2) By 2030, redesign site to improve driveway grade to meet ADA requirements.</p>
<b>Merrick County Health and Fitness Center</b> 	2502 23rd Avenue		Director Assistant Director Program Director Front Desk (5) Fitness Staff (8)	Excellent	<p>The Merrick County Health &amp; Fitness Center provides programs and services for all individuals, ages 6 months and up, and is a place for family fun and personal exercise.</p> <p>The MCHFC offers a heated swimming pool with wheelchair ramp, hot tub, and mens and womens locker rooms. Land and water fitness classes are offered at various times. Lifeguard swim is provided during the school year on Saturdays.</p> <p>The cardiovascular, weight room, basketball/volleyball court, 2 racquetball courts, and sport leagues that are offered throughout the year. The multi-purpose room includes a meeting space with a small kitchen.</p>	1) No significant recommendations.
<b>Senior Center</b> 						





Table 8.5: Facilities | Airport

FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
<b>Airport Larry Reineke Field</b>	1346 Ornsby N. Road	Ongoing		Excellent	<p>Runway: 3,700' long x 60' wide (2007)  Taxi way (2011)  Lighting/Navigation: MIRL RNAV GPS 16-34  Instrumentation: LPV  Structures:  Maintenance building  Hanger 1: 975 SF (~1966): nested T  Hanger 2: 1,152 SF (~1991): nested T  Hanger 3: 2,500 SF (~2003): nested T</p> <p>The airport provides services to agriculture, corporate, and recreational users. Central Nebraska Aeromotive manages the site and provides services to aircraft. Flight instruction, aircraft rental, and fueling is provided.</p> <p>Public assistance is necessary to have a viable airport service near Central City. The facility's management has applied for numerous federal grants with success.</p>	<p>1) Continue implementing master plan (2010).  2) Continue providing public funding assistance.</p>

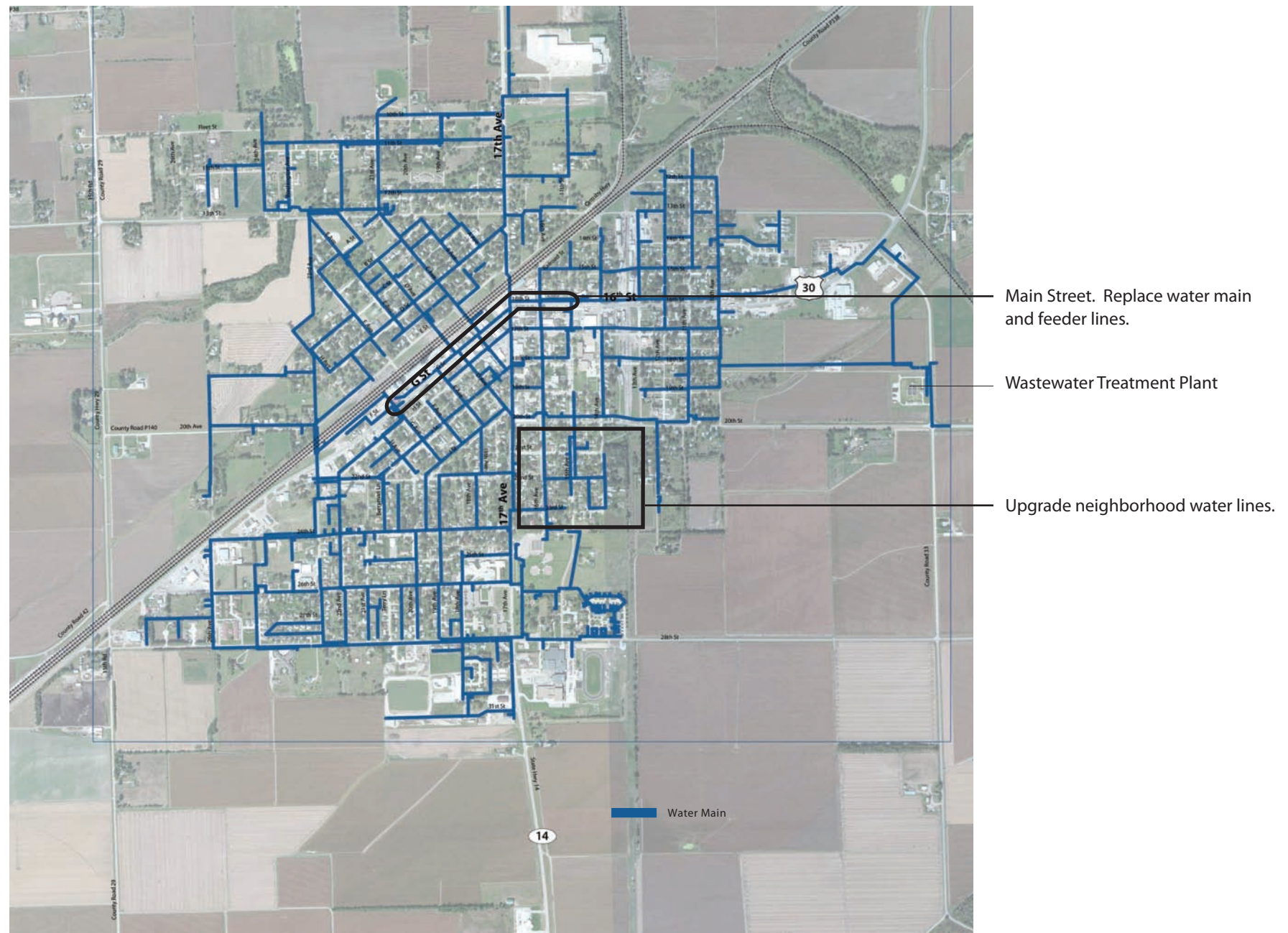


Table 8.6: Public Facilities | Water Service and Storage

FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
<b>Water Service</b> 	Citywide  2205 19th Ave 2312 24th St 1201 12th St 601 B. St 1411 16th St 2303 18th St 1002 19th Ave 511 26th Ave 1606 5th Ave	Ongoing  #1. 2006 #2. 1997 #3. #4. #5. #6. 1998 #7. 2006 #8. 2006 #9. 2009	NA	Moderate  #1. Good #2. Good #3. Good 4 #5. Good #6. Good #7. Good #8. Good #9. Good	<p><b>SERVICE LINES</b></p> <p>The City has an abundance of accessible water that passes through 4" duct tile, cast iron, and plastic pipe. Some of the pipes snap as the iron content corrodes it. Central City has about 12 miles of water mains in the system. In 2008, the City pumped 51,189,000 gallons of water. The largest water customer is the ethanol plant.</p> <p><b>WELLS</b></p> <p>The City regularly explores opportunities to diversify our water sources, and operates 9 separate wells across the City. These wells produce water that is introduced directly into the water system without any form of treatment. The water must pass frequent testing of a range of potential contaminants. As long as the City continues passing all tests, water treatment will not be necessary. However, the level of nitrates, arsenic, and organic materials is increasing.</p>	1) Continue to replace lines. 2) Replace older mains along Main Street 2) Address water issues in the southeast area of the city.  1) Continue to monitor water quality. 2) Build a new treatment facility. 3) Replace well #3 in 15 years.
<b>Water Storage</b> 	24th Street and 23rd Avenue	NA	1972	Good	<p><b>WATER TOWER</b></p> <p>Water is consumed throughout the system and surplus water is stored in a 500,000 gallon water tower. The water tower was most recently cleaned and inspected in 2009.</p> <p>The water tower serves several important purposes:</p> <p>A) It stores water for emergency purposes. If the power goes out, and the wells become inoperable, the the City can still provide water service.</p> <p>B) It provides backup for extreme water use periods. For example, if a major fire broke out, the water consumption might exceed pumping capacity.</p> <p>C) It gives the wells a break. Once the tower is full, the wells can all shut down until the tower is lowered. <b>This allows the system to operate efficiently.</b></p>	1) Continuing cleaning every two years. 2) Repaint tower and apply city logo.



Map 8.2: Water Infrastructure Condition Evaluation, 2011



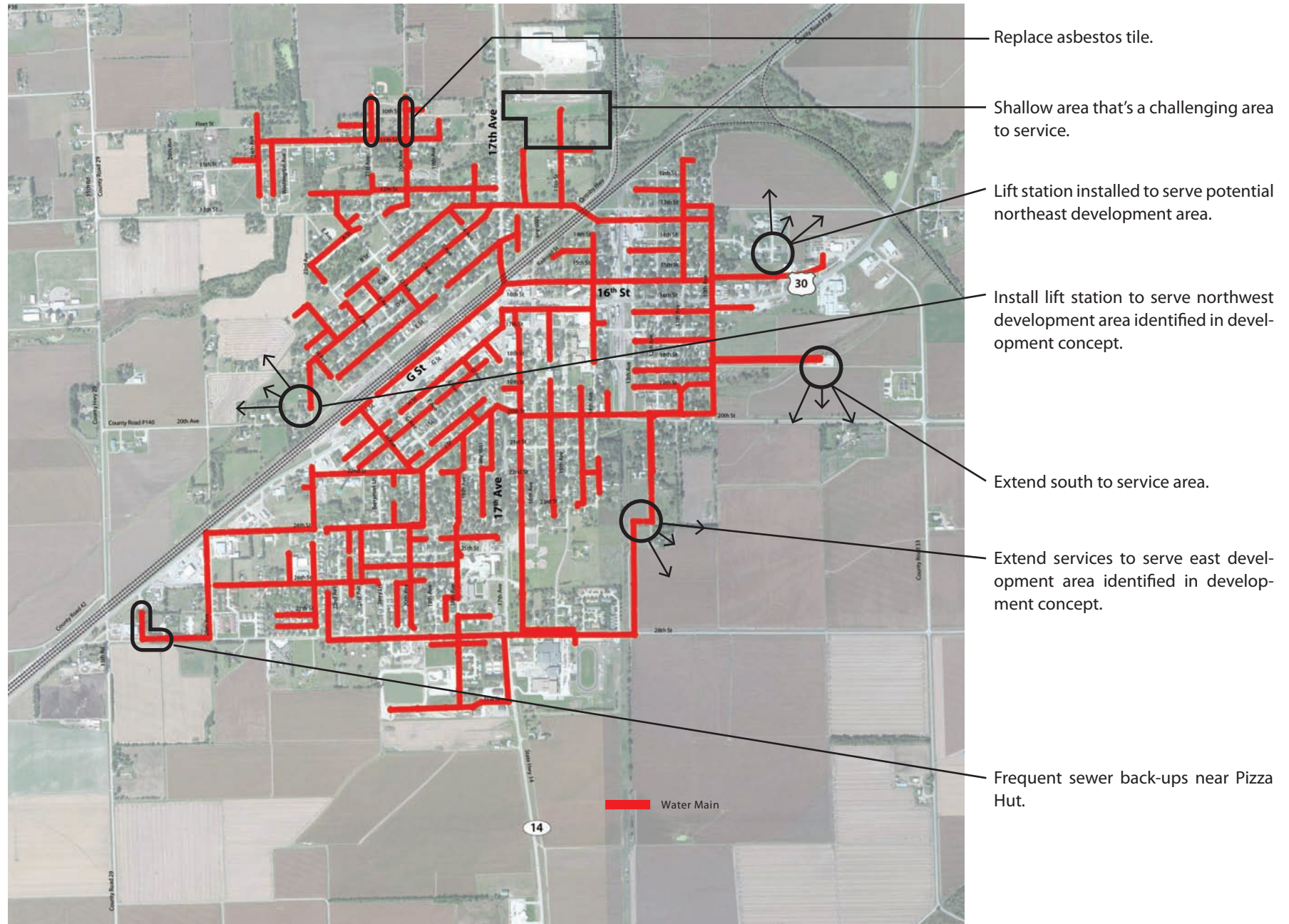
Source: City of Central City; RDG Planning & Design

Table 8.7: Public Facilities

FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
Sanitary Sewer Service	Citywide	Varies		Good	<p><b>SEWER MAINS</b> The sewer system services all areas of the City. The system is shallow and has limited slope for drainage. Sewer lines occasionally freeze. Low flow areas require considerable cleaning, particularly near restaurants along Highway 30.</p> <p>Older manholes are constructed of brick, which experience considerable infiltration. Typically, staff has to rebuild five locations each winter. About 25% of the manholes have been replaced since 2000.</p>	<p>1) Continue routine maintenance. 2) Rebuild brick man holes. 3) Problem areas identified in Map x.x.</p>
				Good	<p><b>LIFT STATIONS</b> Lift station at 11th Street. Originally installed in the 1980's and reconditioned in 2006. Projected life span is 15-20 years before replacement.</p>	<p><b>LIFT STATIONS</b> 1) Continue routine maintenance.</p>
				Good	Lift station at Abel Court. Installed in 2004 to serve new development.	1) Continue routine maintenance.
				Excellent	Lift station at Covenant Doors. Installed in 2001 to service commercial development. However, the unit is used infrequently. Despite being 10 years old it has about 5 years of use.	1) Continue routine maintenance.
Waste Water Treatment Plant		2000	1 Full-time	Excellent	<p>The WWTP treats about 240,000 gallons each day, with a design capacity of 560,000 gallons. The plant hit a peak of 1 million once. The domestic volumes remain constant. However, the total water treated can vary depending on the weather, groundwater levels, and illegal dumping of water. The plant consists of 4 tanks that hold a total of 407,000 gallons of liquids. The water is treated then discharged by pipe to the Platte River.</p> <p>Since the plant runs constantly, the computer can notify the operator to report problems. A large diesel generator is housed there if the power goes out.</p> <p>The facility meets State and Federal regulations, which are revised every 5 years. Permits were issued in 2012.</p>	1) Continue routine maintenance. The facility's expected life span is anticipated for another 30 years, or until 2040.




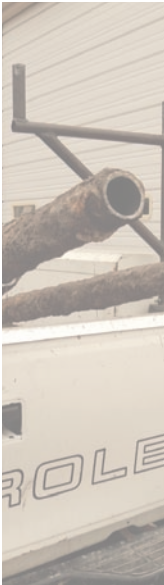
Map 8.3: Sewer Infrastructure Condition Evaluation, 2011



Source: City of Central City; RDG Planning &amp; Design



Table 8.8: Public Services | Electrical and Natural Gas

FACILITY	Address	Built	Staff	Condition	Description & Evaluation	Recommendations
<b>Electrical Service</b> 	Citywide	Ongoing		Good	<p>The City electric service was established in 1909 and is owned and operated by the City. The City purchases electricity in partnership with the Nebraska Public Power District. City Power reaches a 115 kv substation owned by NPPD just south of the Platte River. A City 34.5 sub-transmission line brings power into the City. Once this power hits the substations it is distributed over a 4160V system.</p> <p>The City currently has 1,636 customers, of which 1,350 meters are residential. The City purchased 34,926 MWh of electricity in 2008 and had total revenues of about \$2,500,000.</p>	1) Continue ongoing maintenance. 2) Replace existing meters to remote automatic meter reading.
<b>Natural Gas Service</b> 	Citywide and surrounding area	Ongoing	Private management		<p>Central City owns and operates the Natural Gas Pipeline System. The system is made up of a distribution system of underground main gas lines that branch into household service lines, which amounts to about 36 miles of mains. The pipes are typically made of plastic (6 miles) or coated steel (30 miles). As an industry standard steel pipes are being replaced with the more durable plastic piping. The system typically runs at 35 pounds of pressure, and has no significant leaking. The pipeline infrastructure serves approximately 1,200 customers and about 77% of our residences have gas service.</p> <p>Most meters are attached to the house but some are located at the alley or easement. There are a few zone valves located town that are marked by signage.</p> <p>The City maintains a 4 mile section of transmission pipe to the ethanol plant that runs at a higher pressure than the distribution system. The City doesn't buy or sell the natural gas the ethanol plant uses, but charges a transportation fee for gas transported through City pipes.</p>	1) Continue ongoing replacement of corroded pipes. 2) Replace existing meters to remote automatic meter reading. 3) Provide training to staff and begin succession planning. 4) Continue meter replacement of entire system.