

AGENDA
VALLEY CITY COUNCIL
Tuesday, July 25, 2023
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **PROOF OF PUBLICATION**
5. **APPROVAL OF AGENDA**
6. **Resolution No. 2023 - 37 Phase 2, Still Water Lake, LLC - Predevelopment Cost Agreement.**
7. **Review of Master Park Plan Study - Eric Casper, Project Manager/Senior Landscape Architect, JEO Consulting Group, Inc.**
8. **Review of Valley Municipal Building Study - Marv Larson, Senior Project Manager/Architect, JEO Consulting Group, Inc.**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

**CITY OF VALLEY
NOTICE OF SPECIAL MEETING
203 N. SPRUCE STREET
VALLEY, NEBRASKA**

The governing body of the City of Valley, Nebraska will meet on **Tuesday, July 25, 2023, at 7:00 p.m.** The purpose of the meeting will be presentation of Park and City Hall Studies.

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Cheryl K. Eckerman
City Clerk

7/17

ZNEZ

**THE DAILY RECORD
OF OMAHA
JASON W. HUFF, Publisher
PROOF OF PUBLICATION**

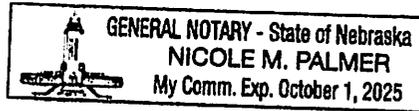
UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha

} ss.

JASON W. HUFF and/or NIKLAUS STEWART, being duly sworn, deposes and say that they are the PUBLISHER and/or LEGAL MANAGER of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

7/17/23

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee

\$21.52

JH

Additional Copies

\$ _____

Subscribed in my presence and sworn to before me this JULY 17 2023

Filing Fee

\$ _____

Total \$21.52

Nicole M Palmer

Notary Public in and for Douglas County, State of Nebraska

RESOLUTION NO. 2023 – 37

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA:

WHEREAS, the City of Valley, Nebraska, proposes to enter into a Predevelopment Cost Agreement with Still Water Lake, LLC for public infrastructure improvements; and

WHEREAS, the Predevelopment Cost Agreement with Still Water Lake, LLC has been submitted; and

WHEREAS, the Valley City Council met in special meeting on July 25, 2023 and reviewed said Predevelopment Cost Agreement with Still Water Lake, LLC for public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED, that the Valley City Council authorizes Mayor Cindy Grove to execute the Predevelopment Cost Agreement with Still Water Lake, LLC on behalf of the City of Valley, a copy which is marked as “Exhibit A” and attached hereto and made a part hereof by reference.

PASSED AND APPROVED this 25th day of July, 2023.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Cindy Grove, Mayor

John Batcher, Council President

Bryon Ueckert, Council Member

Linda Lewis, Council Member

Chris TenEyck, Council Member

ATTEST:

Cheryl K. Eckerman, City Clerk

**STILL WATER LAKE
PREDEVELOPMENT COST AGREEMENT**

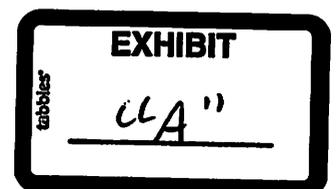
THIS AGREEMENT is made and entered this _____ day of _____, 2023, by and between **Still Water Lake, LLC, a Nebraska limited liability company** (hereinafter referred to as "Subdivider") and the **City of Valley**, a City of the Second Class in the State of Nebraska (hereinafter referred to as "City")

WHEREAS, Subdivider is the owner of certain real property located within the city limits of the City of Valley containing approximately 8.064 acres and legally described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Area to be Developed") and intends to develop a lakeside residential subdivision to be known as Still Water Lake – Phase 2 and as generally shown on Exhibit "B" and incorporated herein by this reference; and

WHEREAS, before any Final Plat for Still Water Lake – Phase 2 can be approved by the Valley City Council, a Subdivision Agreement must have been entered into by and between Subdivider and City; and

WHEREAS, the Subdivision Agreement will provide for the construction of streets, storm sewers, sanitary sewers, water mains, sidewalks, landscaping in public rights of way and the installation of systems to provide natural gas, electricity, street lighting and telephone/internet/cable TV to each residence in Still Water Lake – Phase 2 (the "Public Infrastructure Improvements"); and

WHEREAS it is critical that the Public Infrastructure Improvements be designed immediately by the City so that contracts can be negotiated and construction can start on the Public Infrastructure Improvements as soon as possible; and



WHEREAS, pursuant to the terms of the Subdivision Agreement, Subdivider shall reimburse the City in an amount equal to all actual costs incurred by the City in connection with the initial design of Still Water Lake – Phase 2, to include planning, plat review fees, engineering fees, legal and other miscellaneous expenses incurred by the City, including but not limited to those expenses incurred in conjunction with the City’s review of the Preliminary Plat, Final Plat and the preparation of the Subdivision Agreement, Agreement for Escrow of Security Fund, and this Predevelopment Cost Agreement (the “Initial Review Reimbursements”).

NOW THEREFORE, IT IS AGREED by and between Still Water Lake, LLC, Subdivider, and the City of Valley, Nebraska, a municipal corporation, hereinafter called the “City”, as follows:

1. That contemporaneously with the execution of this Agreement and prior to City’s execution of the Subdivision Agreement, City’s approval of the Final Plat, and the construction of the Public Infrastructure Improvements, Subdivider shall deposit the sum of Sixty Five Thousand Six Hundred Forty Dollars (\$65,640.00) (the “Deposit”) with the City to be held in escrow as security to guarantee Subdivider’s faithful performance of certain obligations under the Subdivision Agreement, including but not limited to the payment of the Initial Review Reimbursements.
2. That said escrow fund shall be allocated to specific items as shown on Exhibit “C” attached hereto and incorporated herein by this reference.

3. At Subdivider's request, City shall provide Subdivider with an itemized breakdown of such Initial Review Reimbursements, and, if requested, copies of invoices for all fees and costs.
4. In the event that due to unforeseen circumstances the Deposit is or will be insufficient to cover the cost of the Initial Review Reimbursements, then Subdivider shall, after ten (10) days written notice from the City Engineer setting forth the exact amount of additional funds required and the reasons therefor, make an additional deposit of funds with City in accordance with such notice.
5. Prior to and as a condition of the release of any escrow funds remaining upon commencement of construction of the Public Infrastructure Improvements, any and all Initial Review Reimbursements shall be paid in full. At such time, any excess escrow funds held by City will be refunded to Subdivider.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed

this ___ day of _____, 2023.

Attest:

CITY OF VALLEY, NEBRASKA

Date

Date

Attest:

STILL WATER LAKE, LLC,
a Nebraska limited liability company

Date

Date

EXHIBIT "A"

EXHIBIT "B"

EXHIBIT "C"

Engineering Design Fees:

- Streets / Storm Sewer: \$ 18,300.00
- Sanitary Sewer: \$ 13,480.00
- Water Main: \$ 18,860.00

Legal Fees and City Review Costs: \$15,000.00

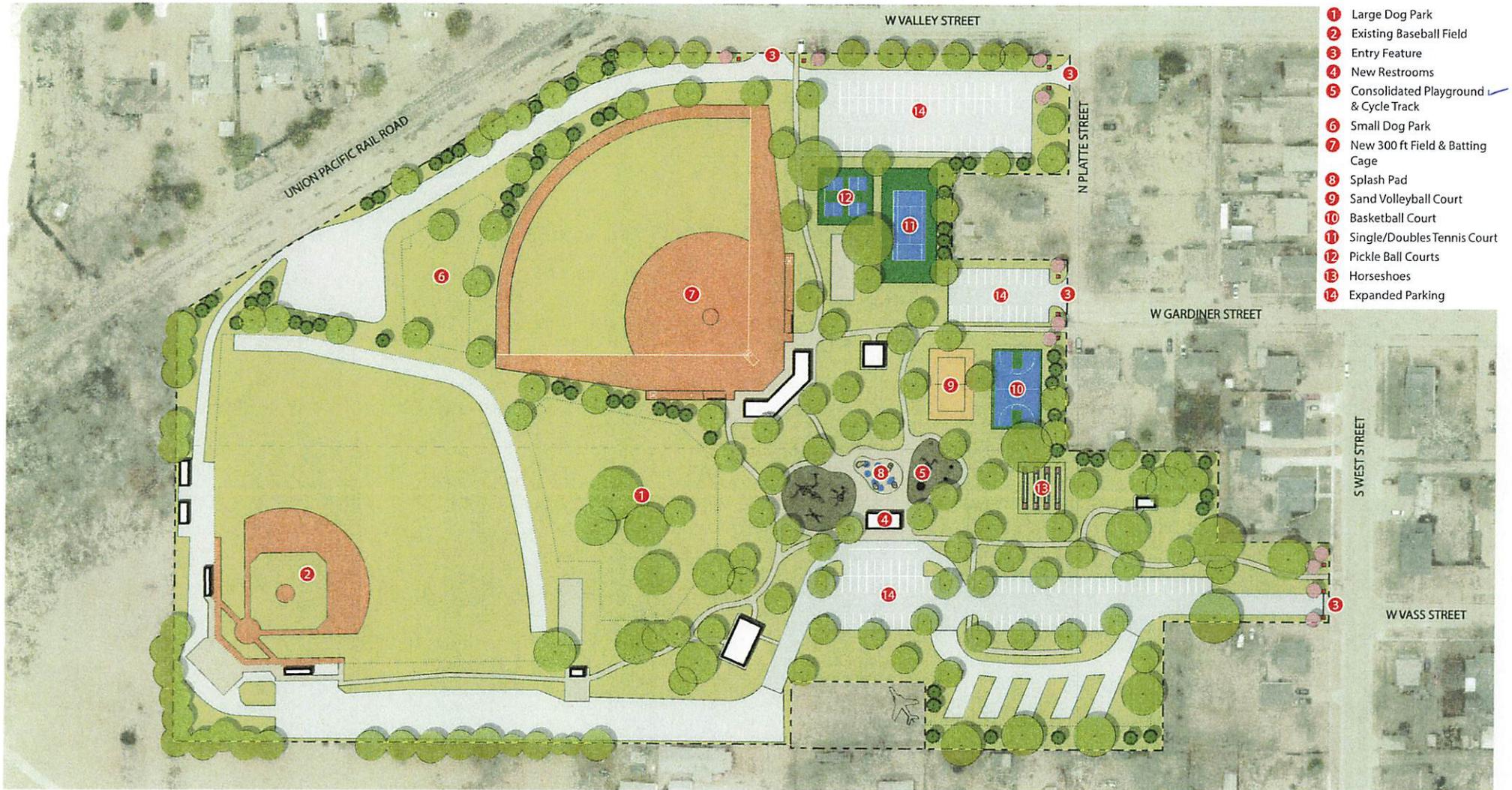
TOTAL: \$ 65,640.00

VALLEY CITY PARK MASTER PLAN

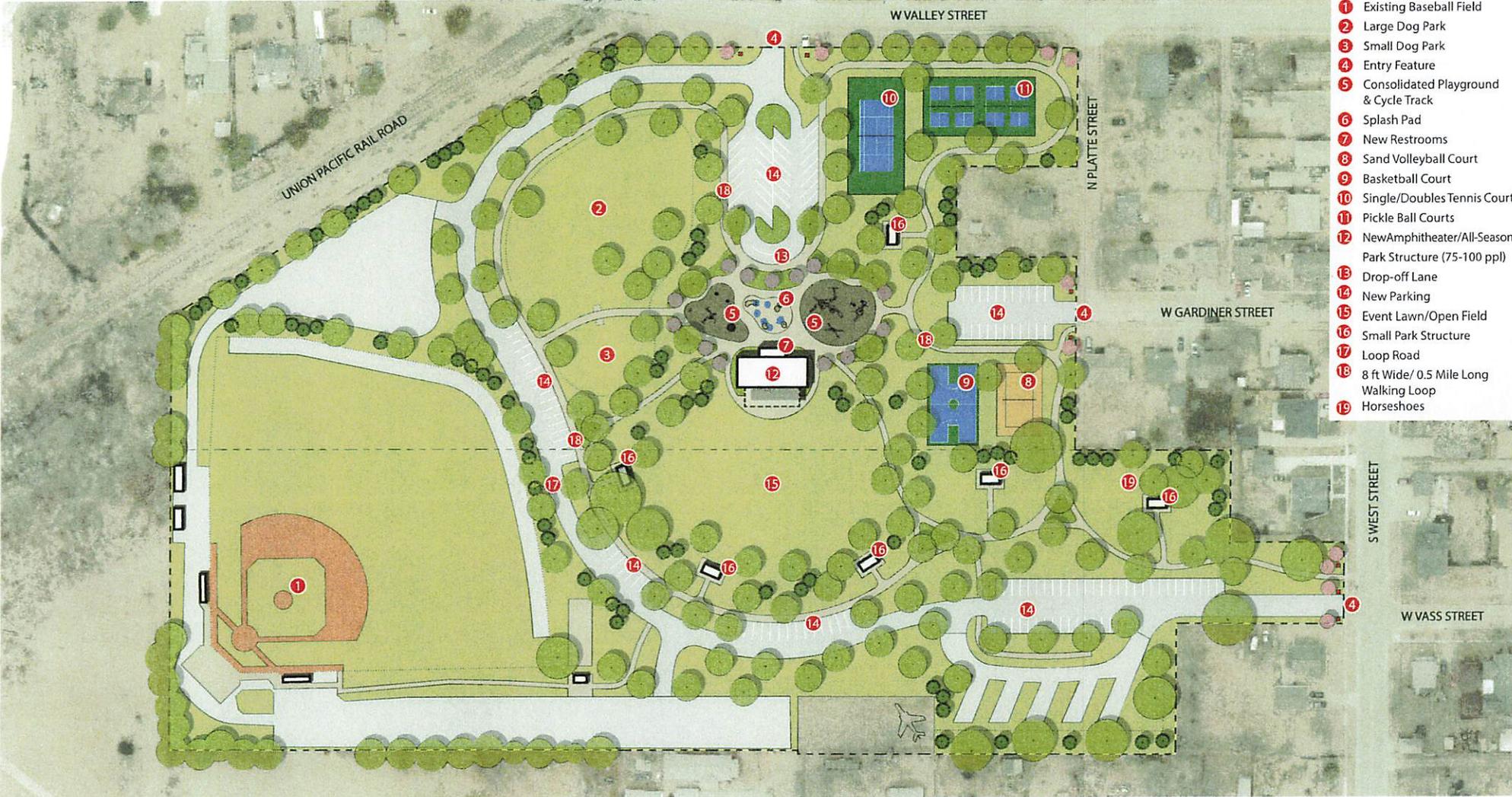


- 1 Valley Swimming Pool
- 2 Large Dog Park
- 3 Existing Baseball Field
- 4 Entry Feature
- 5 Consolidated Playground & Cycle Track
- 6 Small Dog Park
- 7 New 225 ft Field
- 8 Splash Pad
- 9 Sand Volleyball Court
- 10 Basketball Court
- 11 Single/Doubles Tennis Court
- 12 Pickle Ball Courts
- 13 Horseshoes
- 14 Expanded Parking

VALLEY CITY PARK MASTER PLAN - ALTERNATE A

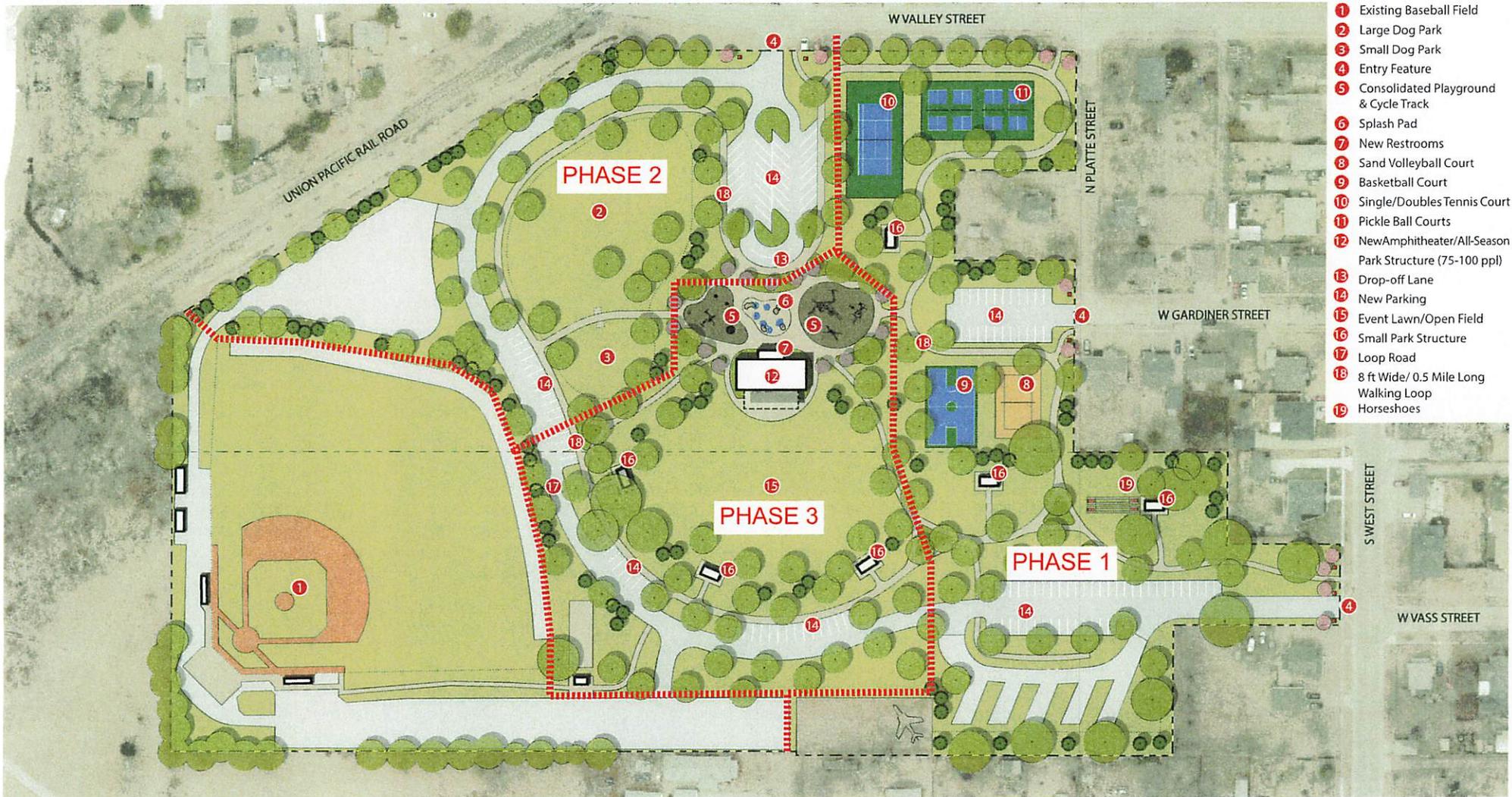


VALLEY CITY PARK MASTER PLAN - ALTERNATE B



- 1 Existing Baseball Field
- 2 Large Dog Park
- 3 Small Dog Park
- 4 Entry Feature
- 5 Consolidated Playground & Cycle Track
- 6 Splash Pad
- 7 New Restrooms
- 8 Sand Volleyball Court
- 9 Basketball Court
- 10 Single/Doubles Tennis Court
- 11 Pickle Ball Courts
- 12 New Amphitheater/All-Season Park Structure (75-100 ppl)
- 13 Drop-off Lane
- 14 New Parking
- 15 Event Lawn/Open Field
- 16 Small Park Structure
- 17 Loop Road
- 18 8 ft Wide/ 0.5 Mile Long Walking Loop
- 19 Horseshoes

VALLEY CITY PARK MASTER PLAN - ALTERNATE B - PHASING



- 1 Existing Baseball Field
- 2 Large Dog Park
- 3 Small Dog Park
- 4 Entry Feature
- 5 Consolidated Playground & Cycle Track
- 6 Splash Pad
- 7 New Restrooms
- 8 Sand Volleyball Court
- 9 Basketball Court
- 10 Single/Doubles Tennis Court
- 11 Pickle Ball Courts
- 12 New Amphitheater/All-Season Park Structure (75-100 ppl)
- 13 Drop-off Lane
- 14 New Parking
- 15 Event Lawn/Open Field
- 16 Small Park Structure
- 17 Loop Road
- 18 8 ft Wide/ 0.5 Mile Long Walking Loop
- 19 Horseshoes

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST					
PROJECT NAME: Valley Park		<div style="text-align: right;">  <p>Date Prepared: July 21, 2023</p> </div>			
PROJECT LOCATION: Valley, Nebraska					
JEO PROJECT NO. 221849.00					
ESTIMATE OF QUANTITIES					
Item #	Description	Unit	Quantity	Unit Price	Total
Phase 1					
1.	Mobilization	LS	1	\$75,000.00	\$75,000
2.	Bonding and Insurance	LS	1	\$8,000.00	\$8,000
3.	Clearing and Grubbing	LS	1	\$20,000.00	\$20,000
4.	Demo Existing Pavement	LS	1	\$75,000.00	\$75,000
5.	Demo Existing Playground	LS	1	\$10,000.00	\$10,000
6.	Demo Existing Pickleball court	LS	1	\$15,000.00	\$15,000
7.	Earthwork	LS	1	\$75,000.00	\$75,000
8.	Concrete Parking Lot and Drives	SY	3,500	\$75.00	\$262,500
9.	Concrete Walks	SF	20,000	\$8.00	\$160,000
10.	Entry Feature	EA	2	\$20,000.00	\$40,000
11.	Basketball Court	LS	1	\$40,000.00	\$40,000
12.	Pickle Ball Courts with lights	LS	1	\$250,000.00	\$250,000
13.	Sand Volleyball Court	LS	1	\$15,000.00	\$15,000
14.	Tennis Court	LS	1	\$100,000.00	\$100,000
15.	Horseshoes	LS	1	\$2,500.00	\$2,500
16.	Park Shade Structure	EA	2	\$20,000.00	\$40,000
17.	Turf and Irrigation	SF	180,000	\$1.25	\$225,000
18.	Landscape (Trees, Shrubs, etc)	LS	1	\$75,000.00	\$75,000
19.	Utilities: Ped Lighting	LS	1	\$125,000.00	\$125,000
Construction Subtotal					\$1,563,000
Contingency 20%					\$312,600
Total Opinion of Construction Cost					\$1,875,600

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST		 Date Prepared: July 21, 2023			
PROJECT NAME: Valley Park					
PROJECT LOCATION: Valley, Nebraska					
JEO PROJECT NO. 221849.00					
ESTIMATE OF QUANTITIES					
Item #	Description	Unit	Quantity	Unit Price	Total
Phase 2					
1.	Mobilization	LS	1	\$75,000.00	\$75,000
2.	Bonding and Insurance	LS	1	\$8,000.00	\$8,000
3.	Clearing and Grubbing	LS	1	\$20,000.00	\$20,000
4.	Demo Existing Pavement	LS	1	\$10,000.00	\$10,000
5.	Demo Existing Dog Park Fence	LS	1	\$10,000.00	\$10,000
6.	Site Grading	LS	1	\$40,000.00	\$40,000
7.	Concrete Parking Lot and Drives	SY	3,500	\$75.00	\$262,500
8.	Concrete Walks	SF	9,000	\$1.00	\$9,000
9.	Turf and Irrigation	SF	130,000	\$1.25	\$162,500
10.	Entry Feature	EA	1	\$25,000.00	\$25,000
11.	Fence	LF	950	\$45.00	\$42,750
12.	Landscape (Trees, Shrubs, etc)	LS	1	\$30,000.00	\$30,000
13.	Utilities: Ped Lighting	LS	1	\$40,000.00	\$40,000
Construction Subtotal					\$734,750
Contingency 20%					\$146,950
Total Opinion of Construction Cost					\$881,700

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ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST
 PROJECT NAME: Valley Park
 PROJECT LOCATION: Valley, Nebraska
 JEO PROJECT NO. 221849.00

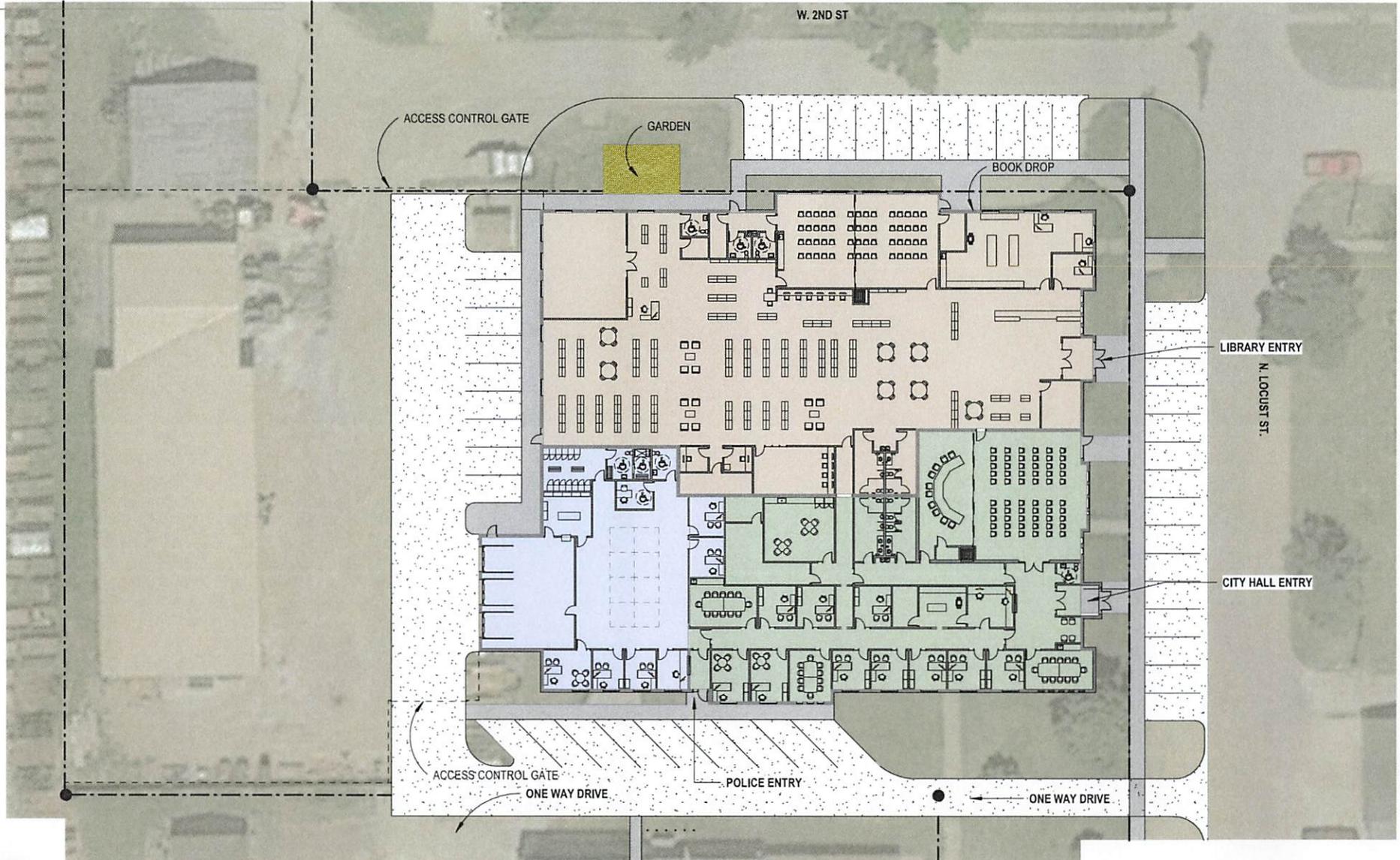
Date Prepared:
 July 21, 2023



ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
Phase 3					
1.	Mobilization	LS	1	\$75,000.00	\$75,000
2.	Bonding and Insurance	LS	1	\$8,000.00	\$8,000
3.	Clearing and Grubbing	LS	1	\$30,000.00	\$30,000
4.	Demo Existing Pool	LS	1	\$50,000.00	\$50,000
5.	Demo Existing Playground	LS	1	\$15,000.00	\$15,000
6.	Demo Existing Pavement	LS	1	\$55,000.00	\$55,000
7.	Demo Small baseball field	LS	1	\$5,000.00	\$5,000
8.	Site Grading	LS	1	\$200,000.00	\$200,000
9.	Concrete Parking Lot and Drives	SY	2,000	\$75.00	\$150,000
10.	Concrete Walks	SF	20,000	\$8.00	\$160,000
11.	Splash Pad	LS	1	\$500,000.00	\$500,000
12.	New Playgrounds	LS	1	\$400,000.00	\$400,000
13.	New Amphitheater and Restroom Building	SF	3,000	\$450.00	\$1,350,000
14.	Park Shade Structure	EA	3	\$20,000.00	\$60,000
15.	Turf and Irrigation	SF	135,000	\$1.25	\$168,750
16.	Landscape (Trees, Shrubs, etc)	LS	1	\$75,000.00	\$75,000
17.	Utilities: Ped Lighting	LS	1	\$75,000.00	\$75,000
Construction Subtotal					\$3,376,750
Contingency 20%					\$675,350
Total Opinion of Construction Cost					\$4,052,100

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.



SITE LAYOUT PLAN

0' 15' 30' 60'

©JEO Architecture Inc.

Valley Municipal Building

Date: 07/25/2023

Project No. 220938



Project Cost Analysis:
Valley City Hall Renovation R 220938.00

Project Phase: Study
July 25, 2023

Prepared by:
JEO Architecture, Inc
2000 Q St. Suite 500
Lincoln, NE 68503

Project Data:
Structure Type: Conventional Construction
Project Data: Scope of Work as Shown Below
1 Story City Hall 4,120 SF
1 Story Public Works 4,624 SF
1 Story Police 1,200 SF
Total 9,944 SF

Contact:
Marvin Larson, AIA, NCARB
Senior Project Manager
(402) 474-8770

Cost Summary

Ref #	Description	Qty	Unit Price	Unit	Total
Part One - Building /Site Development:					
	Demolition	9,944 SF @	\$15 /	SF	= \$149,160
Part Two - Building Construction:					
	Police Station	1,200 SF @	\$215 /	SF	= \$258,000
	City Hall	4,120 SF @	\$215 /	SF	= \$885,800
	Public Works	4,624 SF @	\$265 /	SF	= \$1,225,360
Construction Subtotal :					\$2,518,320
Design Contingency 15%					\$377,748
					\$2,896,068
Construction Project Budget Range \$ 2,518,320 - \$2,896,068					

QUALIFICATIONS

- 1 No sales tax is included. Assumed facility is tax exempt.
- 2 No costs are included for furniture, furnishings, or movable equipment.
- 3 The estimated construction costs assumed the project will be competitively bid.
- 4 Assumed construction to be during normal working hours.
- 5 The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.
- 6 The construction cost does not include professional services fees.



Project Cost Analysis:
Valley Municipal Building R 220938.00

Project Phase: Study
July 25, 2023

Prepared by:
JEO Architecture, Inc
2000 Q St. Suite 500
Lincoln, NE 68503

Project Data:

Structure Type: Conventional Construction	
Project Data: Scope of Work as Shown Below (Gross Area)	
1 Story City Hall	9,263 SF
1 Story Library	14,734 SF
1 Story Police	4,837 SF
Total	28,834 SF

Contact:
Marvin Larson, AIA, NCARB
Senior Project Manager
(402) 474-8770

Cost Summary

Ref #	Description	Qty	Unit Price	Unit	Total
Part One - Site Development:					
	Grading, Utilities, Paving	28,834 SF @	\$30 /	SF =	\$865,020
Part Two - Building Construction:					
	Police Station	4,837 SF @	\$295 /	SF =	\$1,426,915
	City Hall	9,263 SF @	\$315 /	SF =	\$2,917,845
	Library	14,734 SF @	\$300 /	SF =	\$4,420,200
Construction Subtotal :					\$9,629,980
	Design Contingency			15%	\$1,444,497
					\$11,074,477

Construction Project Budget Range \$ 9,629,980 - \$11,074,477

QUALIFICATIONS

- 1 No sales tax is included. Assumed facility is tax exempt.
- 2 No costs are included for furniture, furnishings, or movable equipment.
- 3 The estimated construction costs assumed the project will be competitively bid.
- 4 Assumed construction to be during normal working hours.
- 5 The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.
- 6 The construction cost does not include professional services fees. Estimated fee is \$700,000 - \$832,500.