



MEETING DOCUMENTATION

Planning • Architecture • Engineering • Interiors • Facility Management

PROJECT: Dixon County LEC – Citizens Committee Meeting #14

LOCATION OF MEETING: Ponca Community Building – 123 West 3rd Street, Ponca, NE

PROJECT NO.: 222701 **DATE:** October 19th, 2023 **TIME:** 6:00 PM

MEMBERS PRESENT:	COMMUNITY/ORGANIZATION:	EMAIL ADDRESS:
Larry Boswell	Allen	boswell@nntc.net
Lisa Lunz	County Board of Supervisors	supervisordist5@dixoncountyne.gov
Cathy Stilwell	County Clerk	clerk@dixoncountyne.gov
Mathew Michl	Martinsburg (Committee Chair)	matt67_michl@yahoo.com
DJ Smith	Ponca	djsmithband.usa@gmail.com
Julie Hartung	Dixon	juliehartung@nntc.net
Ron Mahler	Ponca	debron@gpcom.net
Ken Pavlushik	Township	kenp151@icloud.com
Jack Moore	Newcastle	gpajack53@yahoo.com
Tom Decker	County Sheriff	dixonso@dixoncountyne.gov
Dave Armstrong	Rural North	armfarm@nntc.net
Cindy Purucker	Ponca	cpurucker@hotmail.com

MEMBERS ABSENT:		
Jeanne Blatchford	Maskell	billblatch2002@yahoo.com
Verlin Hansen	Concord	hansonfarms@nntc.net
Chuck Chinn	Emerson	chiefchinn@abbnebraska.com
Josh Blatchford	Ponca	blatchfordjosh@gmail.com
Kari Lowe	Ponca	kloweplowe7@gmail.com
John Leader	Ponca	jleader@bop.gov
		leader65@hotmail.com

PROCHASKA & ASSOCIATES:		
Steve Johnson	Prochaska & Associates (P&A)	sjohnson@prochaska.us
Curt Field	Prochaska & Associates (P&A)	cfield@prochaska.us

GUESTS PRESENT:		
Don Andersen	County Board of Supervisors	jdandersen@gmail.com
Steve Hassler	County Board of Supervisors	supervisordist7@dixoncountyne.gov
Terry Nicholson	County Board of Supervisors	supervisordist6@dixoncountyne.gov
Neil Blohm	County Board of Supervisors	supervisordist4@dixoncountyne.gov

DISCUSSION:

The purpose of the meeting was to consider options for a new Jail, or new Courthouse/County Offices/Jail, in light of previous information gathered by the Committee. The following points were recorded:

1. Prior to the Citizens Committee Meeting, P&A presented a short history of the Committee's activities since formation in May of 2022 to the Ponca City Council.

- The Council was shown Display Board-sized copies of the Concept Floor Plan and Site Plan which had been developed by the Committee and P&A.
2. The reason for the Meeting with the Ponca City Council was to discuss how much of the preliminary design for utilities and sanitary sewer should actually be paid for by the City of Ponca, or ultimately be included in County bond cost.
- The Council was also shown a Preliminary Site Utility Exhibit as developed by E&A Consulting Group (Civil Engineers) which not only depicted proposed utility and sanitary sewer serving the Site, but also a number of mark-up comments added by P&A to highlight possible issues not covered by the City's earlier offers or prior proposals.
 - Conferring with Chad Kehrt, Ponca City Engineer, DJ confirmed that Ponca would cover expenses for:
 - i. The paving for the Cook Street extension.
 - ii. The manhole depicted and a new fire hydrant on the Cook Street right-of-way property.
 - iii. The sanitary sewer and water utility depicted not only from the source and under the highway, but also under the new Cook Street paving, as intended to serve both the new County facility, as well as future development to the south.
 - iv. Relocation of the existing roadside lighting, affected by the new Cook Street paving, if required.
 - v. Gas utility service as yet to be designed to serve the new Courthouse facility, as well as to serve future development to the south.
 - vi. Confirmation, at minimum, of the adequacy of the overhead power lines on the west side of Highway 12 to serve the new Courthouse project.
 - The City of Ponca's willingness to cover the above expenses will have a sizeable impact on the County's bond cost, as prepared for Citizen's Committee consideration, since the Cook Street paving and under-street water and sewer costs were not previously separated from the total site cost estimated by Carl Lamb and LL Builders.
 - A Council member asked if the quantity of fill dirt planned for the project, as drawn by E&A Consulting Group, could be considerably reduced if the City of Ponca were to construct a pumping station on the west side of the Highway, again, as part of their expense. Curt offered to inquire further with E&A Consulting regarding the relative cost difference between these two options, but Mr. Kehrt [as City Engineer] also offered to assist with this calculation.
3. Curt discussed the most recent Project Cost Projections, which attempted to include site costs as divided between City and County, as well as Building, and all anticipated Soft Costs. This is to establish a Bond value for the May 2024 ballot referendum. The current value of the total projected cost is \$19,287,308.
4. Sheriff Decker mentioned that he had discovered a possible larger cost in either relocating the existing communications tower to the new site, or constructing a new one. He has begun conversations with Sabre Industries in Sioux City and has also established that the designed finished floor is very close to the existing 62-foot tower base elevation, meaning the new one might be essentially the same size.

5. The Council Meeting concluded at approximately 6:15pm.
6. Minutes of the previous (9-17-23) Citizens Committee had been emailed following the Meeting and there were no questions or comments offered prior to the meeting.
7. As most Citizens Committee members were present at the Council Meeting, Lisa asked if the Committee might unanimously accept the current conditions and Cost Projections as presented. The two known absent Committee members had indicated their support for the project ahead of this meeting.
8. It was noted that the savings associated with the Site costs agreed to by Ponca might more than offset anticipated costs for the possible new communications tower. Lisa asked the Committee what concerns they might have with proceeding into a Campaign phase, and what bond figure the membership might be comfortable with for a Bond.
9. There were no comments critical of the project as currently described. The Committee agreed to recommend a figure of \$20,000,000 for the bond. Curt asked if it would be fair to consider this recommendation to be a unanimous vote, and there was no objection made.
10. The Meeting concluded at approximately 6:30pm. The next meeting of the Dixon County Citizen's Committee is scheduled for Thursday, November 16th, at 6:30pm at the County Annex Building, 59140 Highway 12, Ponca, NE; however, Lisa will try to maintain close contact with the Committee regarding holding this date, since there are additional issues which the Board must also consider.

BY: 
Curtis Field, AIA
Architect - Principal

October 23rd, 2023
Date

If any of the parties present take exception to these meeting notes, please notify Prochaska & Associates within five (5) days of issuance for correction or they shall be presumed to stand as written.

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