

AGENDA
VALLEY CITY COUNCIL
Monday, March 2, 2026
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Proof of Publication**
5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so; but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Council to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**
7. **Discussion Items**
 - 7.A. City Pool - no action to be taken - for informational purposes only.
8. **Adjourn**

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 Council Work Session-Swimming Pool, March 2, 2026

Presentation: Community Swimming Pool Project

- Overview of pool concepts and community needs
- Review of feasibility studies and preliminary design options
- Summary of public feedback from prior meetings/open houses

Discussion: Potential Locations for New Swimming Pool

- Evaluation of proposed sites
- Infrastructure considerations (utilities, parking, accessibility)
- Land acquisition or redevelopment requirements
- Environmental and zoning considerations

Discussion: Financing Options

- Cost estimates for construction and long-term operations
- Review of funding mechanisms:
 - Municipal bonds
 - Grants or state funding opportunities
 - Public-private partnerships
 - Local option sales tax or levy considerations
 - Fundraising or community contributions
- Impact on city budget and taxpayers

Open Discussion (No decisions or direction given)

- Identification of preferred site
- Financing strategy
- Next steps (engineering studies, public hearings, ballot measures, etc.)

March 10th City Council Meeting Potential Action Items

- Select preferred location or shortlist
- Authorize staff to pursue financing analysis or grant applications
- Schedule future meetings or public hearings

Public Comments

Council Member Comments

Date	Valley In-town	Out of Town	Walked	Rode Bike	Received a Ride	Total People	Weather
June 20	23	10	5	7	20	33	Mostly Sun
June 21	18	19	4	4	28	37	Partly Clou
June 22	16	2	5	3	10	18	Sunny, 86°F
June 23	40	21	9	8	44	61	Sunny, 90°F
June 24	29	11	3	7	30	40	Partly Clou
June 25	33	15	5	8	35	48	Sunny, 94°F
26-Jun	x	x	x	x	x	x	Closed Rair
June 27	11	2	3	6	2	13	Mostly Sun
June 28	62	1	59 Y kids	1	1	63	Partly Clou
June 29	6	2	4	1	1	8	Sunny, 79°F
June 30	6	5	3	2	6	11	Mostly Sun
July 1	4	0	0	4	0	4	Rain, 72°F
July 2	0	0	0	0	0	0	Rain, 79°F
July 3	66	4	54 Y kids	4	8	70	Mostly Sun
July 4	6	2	0	0	8	8	rain overca
July 5	9	3	3	5	3	12	partly sunn
July 6	13	11	5	2	18	24	Rain 82°F
July 7	10	5	0	2	13	15	Partly Clou
July 8	20	2	5	7	11	22	partly Sunn
July 9	10	2	1	5	6	12	Mostly Sun
July 10	17	4	2	2	17	21	Partly Clou
July 11	4	0	0	0	1	4	Sunny, 85°F
July 12	86	7	2 + 70ykids	4	18	93	Mostly Sun
July 13	5	2	3	3	3	7	Partly Clou
July 14	8	1	3	5	1	9	Sunny, 94°F
July 15	24	8	4	4	24	32	Mostly Sun
July 16	7	5	1	5	6	12	Partly Clou
July 17	11	2	4	0	9	13	Sunny, 82°F
July 18	10	0	2	4	3	10	cloudy 83°F
July 19	64 56ykids	2	4	4	7	66	Partly Clou
July 20	5	0	0	5	0	5	overcast 74
21-Jul	No Info						83
22-Jul	No info						84
July 23	No Info	No Info	No Info	No Info	No Info	No Info	85
July 24	24	11	8	6	21	35	Mostly clou
July 25	3	11	0	0	14	14	Partly Clou
July 26	8	0	0	5	2	8	partlySunn
July 27	33	1	5	2	27	34	Mostly Sun
July 28	32	14	5	8	25	46	Partly Clou
July 29	28	16	1	6	21	44	Sunny, 94°F
July 30	20	6	2	5	19	26	trace Rain,
July 31	30	6	3	3	30	36	rain 89°F
August 1-2	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closed	Pool Closec
August 3	23	3	3	2	18	26	92°F
August 4	38	4	2	2	38	42	Mostly Sun
August 5	40	9	4	5	40	49	Partly sunn
August 6	2	1	1	1	1	3	trace rain 7
August 7	16	3	4	2	13	19	Mostly clou
August 8	8	2	1	3	6	10	Partly Clou

August 9	6	2	1	2	7	9	cloudy 75°f
August 10	23	13	11	8	16	36	cloudy 74°f
August 11	9	4	3	2	8	13 - 10 dogs	rain cloudy

City Pool Capacity: 238

Average attendance per day: 26

ny, 86°F

dy, 90°F

F

F

dy, 101°F

F

n

ny, 78°F

dy, 88°F

F

ny, 79°F

ny, 81°F

st 82°F

y, 81°F

dy, 79°F

ny, 86°F

ny, 88°F

dy, 88°F

F

ny, 88°F

dy, 92°F

F

ny, 108°F

dy, 81°F

F

F

dy rain, 80°F

4°F

dy 89°F

dy, 91°F

y, 91°F

ny, 89°F

dy, 87°F

F

90°F

d storm cleanup

ny, 97°F

y, 97°F

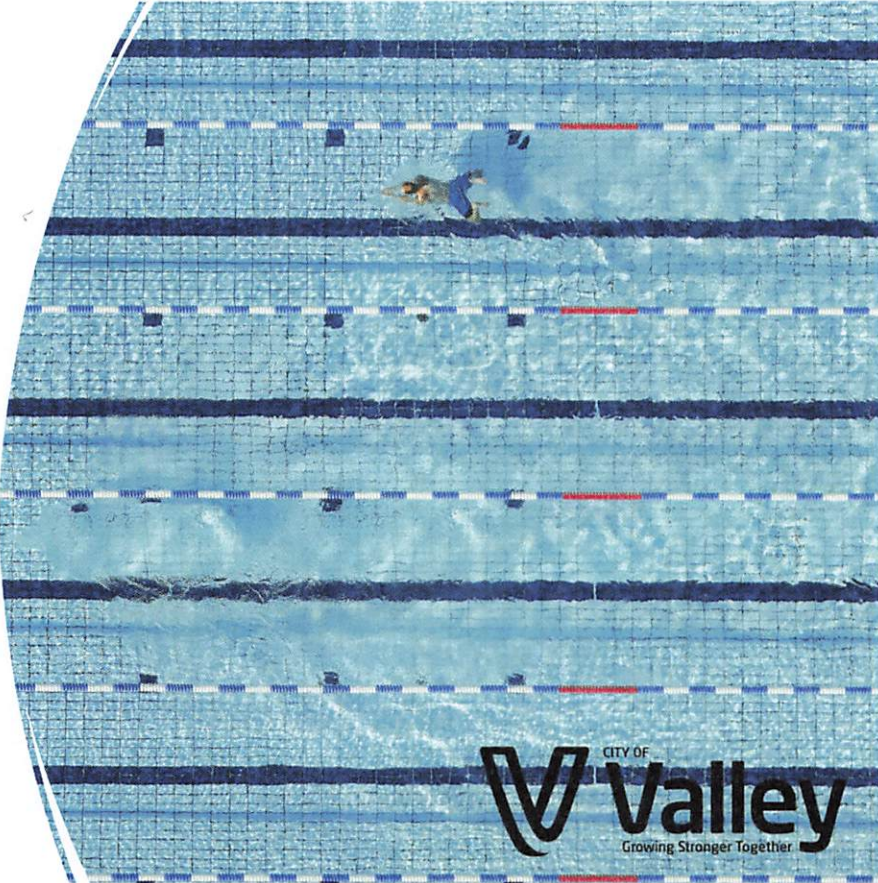
77°F

dy 81°F

dy, 75°F

F
F
, 74°F

City of Valley Outdoor Pool





Community Pool Lifespan

- The lifespan of community pools can vary significantly based on factors like construction materials, maintenance, and usage. Generally, community pools can last anywhere from 20 to 50 years.
- Valley Pool Opened June 6th, 1970 “55”

Current Needs

All needs listed are compiled from three contractor estimates.

With the sand backfill around the pool the PVC pipe will never be supported correctly. The sand will have to much give and will cause the pipe to sag causing cracks and proper Drainage.

All plumbing Repairs

Remove and replace approximately 4'x500' of concrete necessary. Replaced all piping around pool and connect to existing scupper drains. Core drill pool wall and install (18) new jet packs.

Furnish and install new galvanized angle iron pipe hangers that will be attached to the side of the pool to support the new schedule 80 PVC deck drains, and PVC supply water piping back to pool, the new hangers will be spaced on 4' centers to support the PVC pipe to meet code.

Tie-in new water supply and drains lines in at the southeast corner of the pool.



Estimates



- Quotes did not include removal of piping from filter enclosure to pool perimeter.
- Three current estimates for known repairs,
- \$86,000 Estimate
- \$95,000 Estimate
- \$116,672.00 Estimate

Variable Expenses



- Extent of piping damage at kiddie pool drain is unknown.
- Additional concrete removal may be necessary to connect to usable drain piping.
- Quote does NOT include waterproofing or painting of interior pool surfaces.

Project Scheduling



- Subject to public procurement 15-to-30-day public advertisement
- Council approval of selected contractor thirty days.
- Contractor mobilization subject to availability.



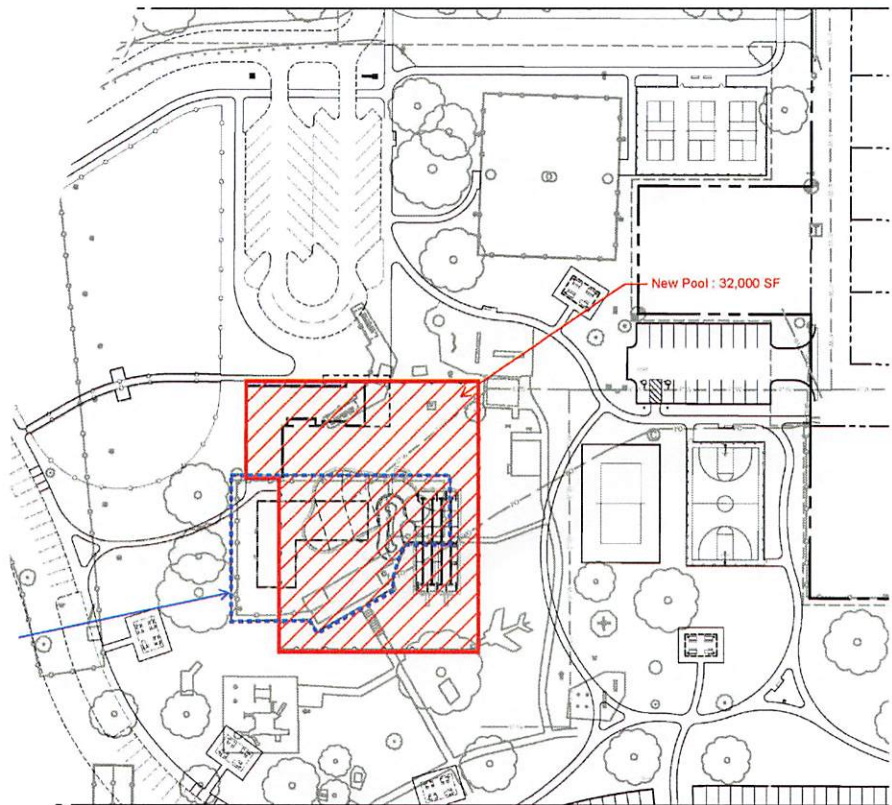
Current Site Rebuild

Upside

- Walkability for kids.
- Historical connection to the community

Downside

- Emergency response having to pass 20-25 single-family driveways on low-density residential streets creating a longer response time.
- Current building standards would double the footprint of the current location 32,000SF encroaching on other attractions of the park
- With the sand backfill around the pool the PVC pipe may not be supported correctly. The sand will have to much give and will cause the pipe to sag causing cracks and proper drainage.



Relocation Build

Twin Rivers YMCA

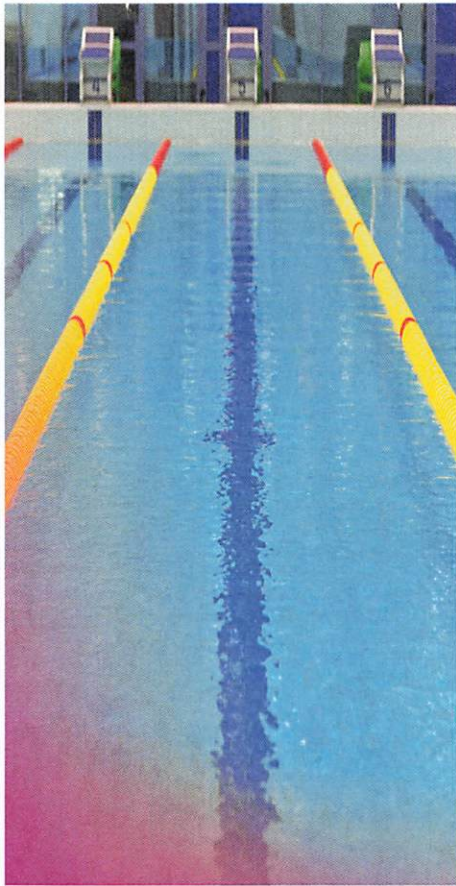
Upside

- Improved safety
 - Proximity to the YMCA & Adult Staff
 - Removes staffing concerns .
 - Lifeguards can't drive to the current location if a previous shift was performed at the YMCA
 - Severe Weather Accommodations
 - Emergency response time is decreased
 - Closer proximity to Emergency services.
- New Development Potential
 - Commercial and Residential Options
 - Centralized location all neighborhoods in Valley.



Downside

- Removing a piece of history from the Valley city park.
- Funding Options
 - Local Option Sales Tax
 - Capital Campaign



Mills County & Twin Rivers Outdoor Pool Case Study December 2024

GLENWOOD AQUATIC CENTER OVERVIEW:

The grand opening of the Glenwood Aquatic center was July 2016 after the previous pool closed in 2004. The \$5 million facility is located on the east end of town, adjacent to the Glenwood Community High School auxiliary gymnasium, is owned by the city, but is managed by the staff from the Mills County YMCA. The pool was built on the school property and in return the school can use the pool for sports conditioning (fall/spring). All funding comes from Mills County local option sales tax and pool attendance.

GLENWOOD AQUATIC CENTER (2024 SEASON)

Seasonal Attendance: 12,000-13,000 total visitors

- Youth (cash): 3,400
- Adults (cash): 1,720
 - Under Age 4: 665
- Seniors (cash): 115 (excluding noon lap swim)
 - Pass Usage: 7,000 scans
- Noon Lap Swim: Average 12 participants/day

Transportation: Diverse; includes walking, biking, driving, and SWITA transit.

Valley City Pool (2024 Season)

- Days with Complete Data: 46

Average Daily Attendance

- Excluding YMCA-affiliated kids: 21
- Including YMCA-affiliated kids: 26
- Attendees from Valley Proper: 74%
- Attendees from Outside Valley Proper: 26%
 - Transportation: Walked: 13%

Similarities Valley City Pool and Glenwood Aquatic Center

SIMILARITIES

High Community Engagement: Both pools see consistent use, serving thousands of patrons over the summer.

Affordable Rates: Pricing remains accessible, ensuring broad participation across age groups.

Variety in Transportation: Both facilities accommodate attendees arriving by foot, bike, or vehicle, with Valley pool showing significant reliance on drop-offs (69%).



Both the Glenwood Outdoor Aquatic Center and the Valley City Pool are vital community assets, enhancing recreation opportunities for all ages during the summer season. This comparison highlights the unique strengths and contributions of each pool, demonstrating their collective impact on regional well-being.



DIFFERENCES

YMCA Programming Integration: The Mills County pool benefits from additional engagement via YMCA memberships and programs like free noon lap swims for members.

Attendance Tracking: Valley Pool's data offers a more community-centric perspective, with clear delineation between local (Valley Proper) and outside usage.

Daily Attendance Trends: Mills County has higher average seasonal visitors, likely due to extended programming, while Valley Pool sees consistent but slightly lower daily attendance.

Next Steps

Current Pool - Today

- Council action to authorize City Administrator to move forward with RFP process to fix existing pool for a portion of the 2025 season.

Future Pool – This Summer

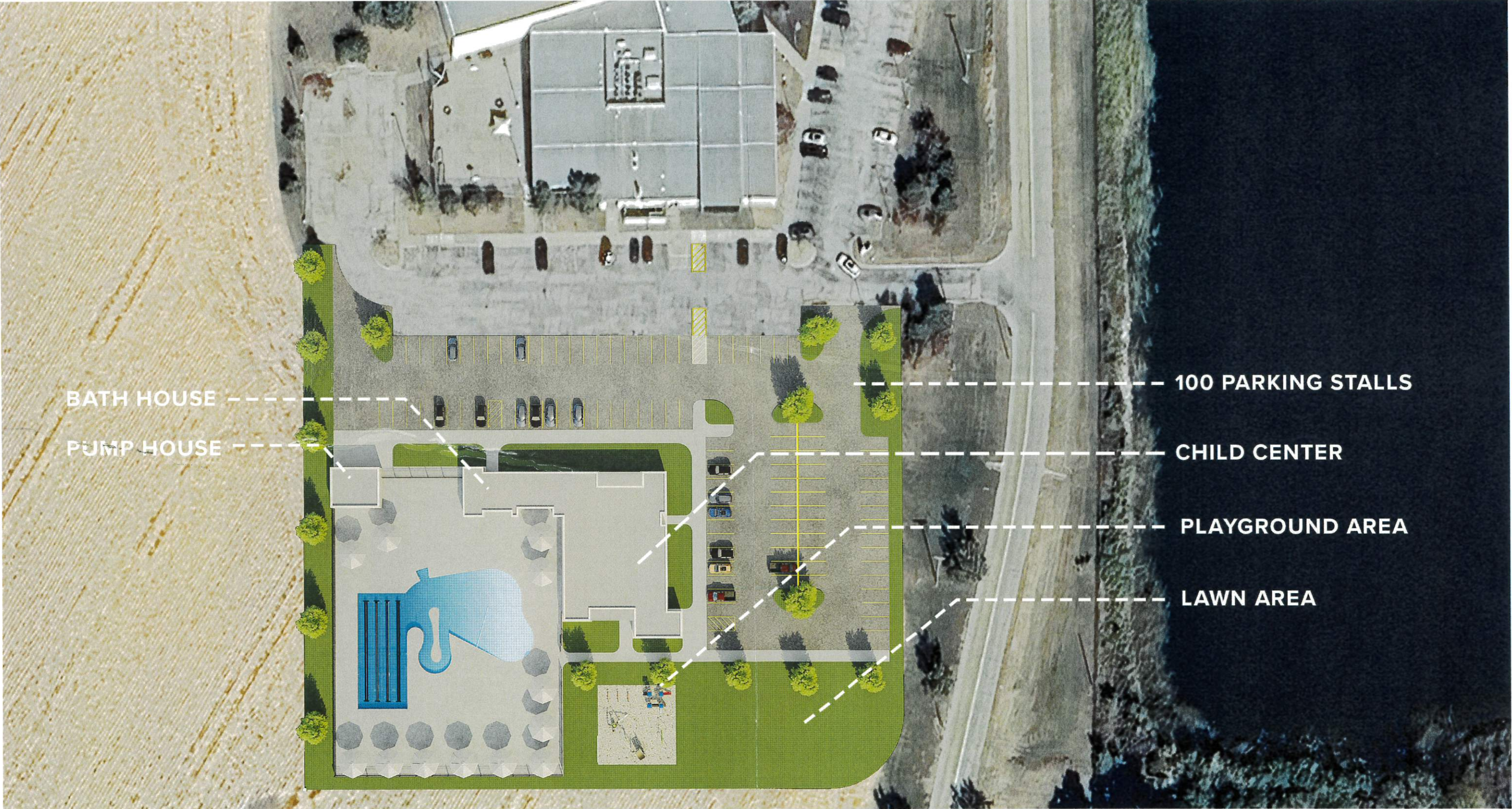
- Council action to determine funding and location of a new pool.

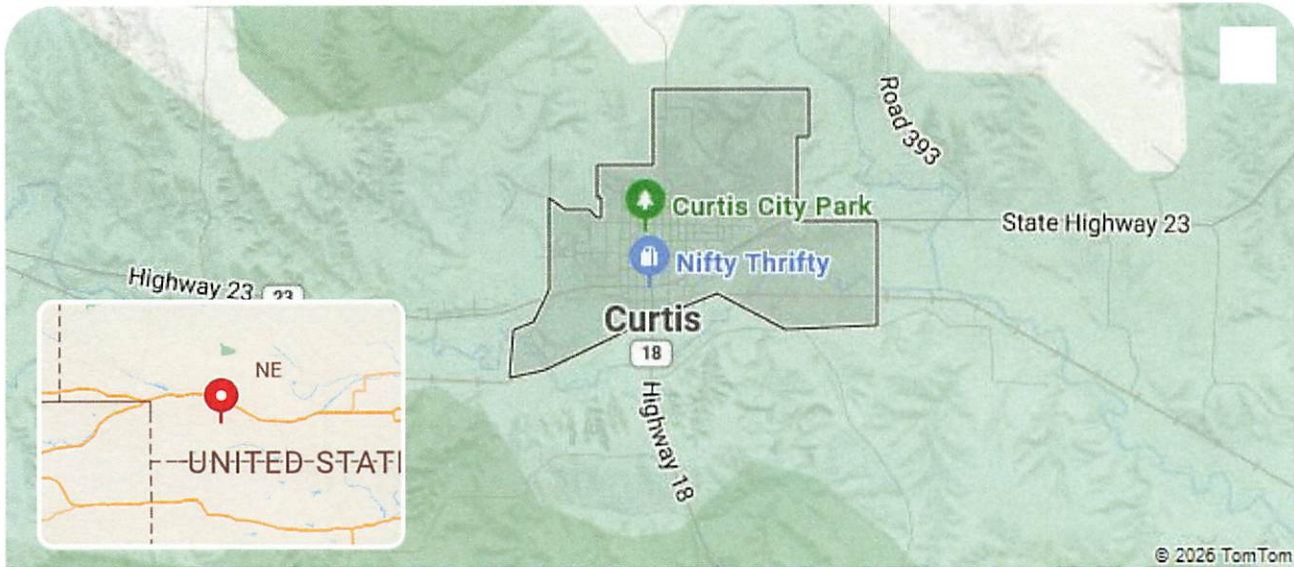
POOL CONCEPT - VALLEY CITY PARK SITE



- 1 Existing Baseball Field
- 2 Dog Park
- 3 Entry Feature
- 4 Consolidated Playground & Cycle Track
- 5 Splash Pad
- 6 New Restrooms
- 7 Sand Volleyball Court
- 8 Basketball Court
- 9 Existing Tennis Court
- 10 Pickle Ball Courts
- 11 Drop-off Lane
- 12 New Parking
- 13 Small Park Structure
- 14 Loop Road
- 15 8 ft Wide/ 0.5 Mile Long Walking Loop
- 16 New Pool
- 17 Entry Plaza with Seating

POOL CONCEPT - YMCA SITE





Curtis, Nebraska

Wikipedia
https://en.wikipedia.org/wiki/Curtis,_Nebraska

Curtis, Nebraska - Wikipedia

Curtis is a city in **Frontier County**, Nebraska, United States. As of the 2020 census, the population of the city was 806. It is home to the Nebraska College of Technical Agriculture.

History >

Curtis was laid out in 1886, soon after the railroad was extended to that point. The community has the name of a trapper who operated in the area. Curtis is home to Medicine Valley Schools, which was formed in 1969. The school name is...



Demographics >

2010 censusAs of the census of 2010, there were 939 people, 365 households, and 193 families residing in the city. The population density was 782.5 inhabitants per square mile (302.1/km). There were 426 housing ...

Healthcare >

The Curtis Clinic, which is operated by McCook Community Hospital, was established circa 1995. In 2025 the hospital announced that it will close the clinic as it is not sure it will have enough funding to operate it due to the passage o...

If you are looking for yearend donations to make, please consider donating to help make the new Curtis pool!!!

Online Donations are accepted here: <https://givebutter.com/UOxz4g>

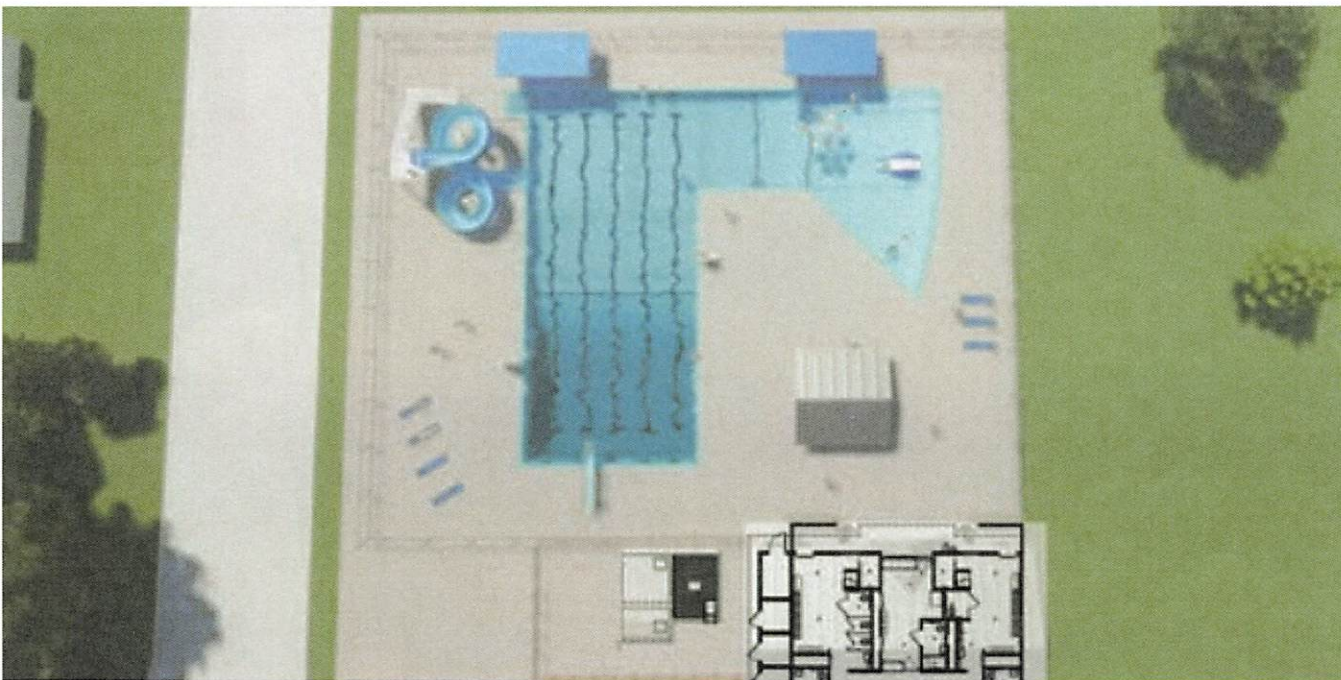
We will be sending via email or mailing donation receipt letters at the end of the year to everyone we have recorded as receiving donations from this year so you will have that charitable contribution information for tax purposes.

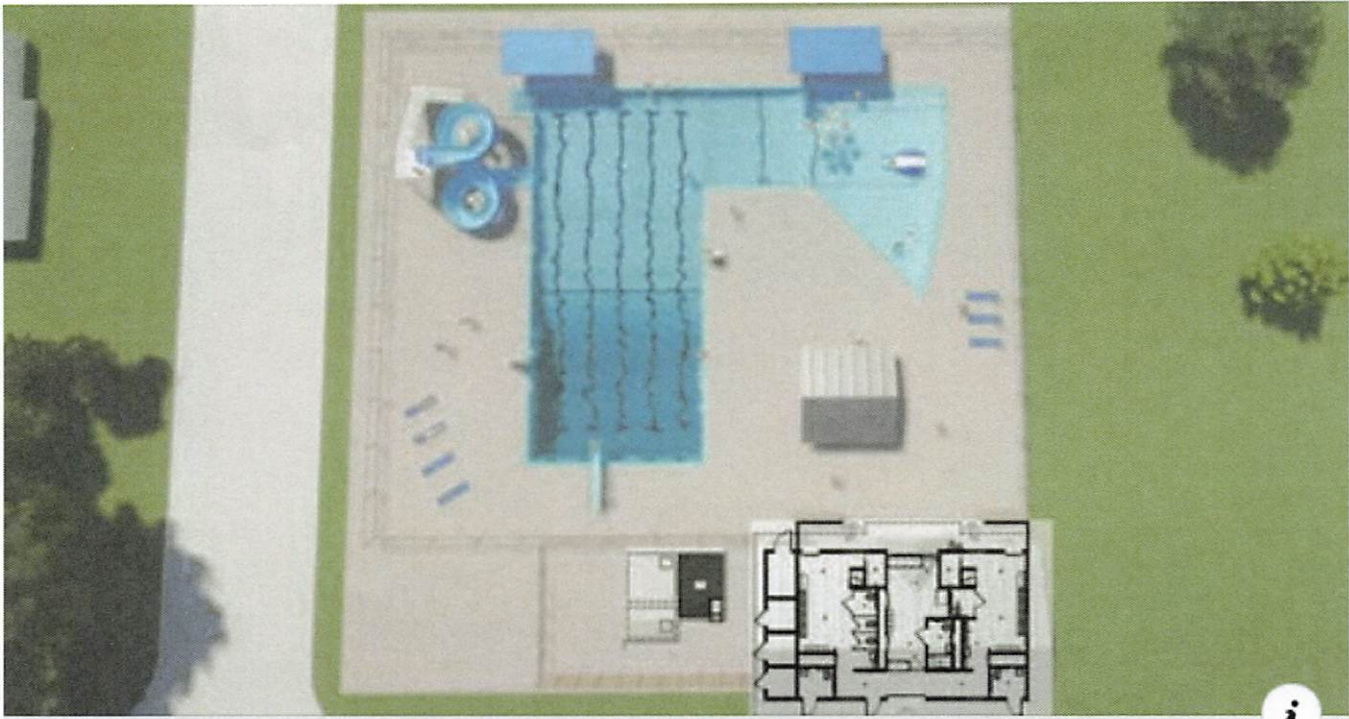
If you would rather make a donation in cash, check, or in-kind donation you may do so by dropping it off at the city of Curtis Office. Please make sure we have your name and information to make sure the contribution gets put in your name though!

We will be doing several more events in 2026 to help fundraise and reach the goal set forward by the Pool board to help make this new amazing facility a part of our community so please stay tuned for those events.

This \$600,000 fundraising goal is aside from the sales taxes that was voter approved and is being collected for the pool. It is also separate from the \$562,000 grant we have received from the CCCFF via the Nebraska Department of Economic Development.

This is a very large project but will allow the people of the city to have a new facility with lanes large enough for competitive swimming meets to be able to be held here in the summer. Additionally, a large slide and other fun features for all ages from the smallest of the small children to the big kids (adults) will be included! However, these amazing features can ONLY happen with support from everyone as we fundraise!!!





GIVEBUTTER.COM

Curtis Municipal Pool

CCC77 = Civic and Community Center Financing Fund.

VALLEY CITY PARK MASTER PLAN - Existing Conditions



VALLEY CITY PARK MASTER PLAN

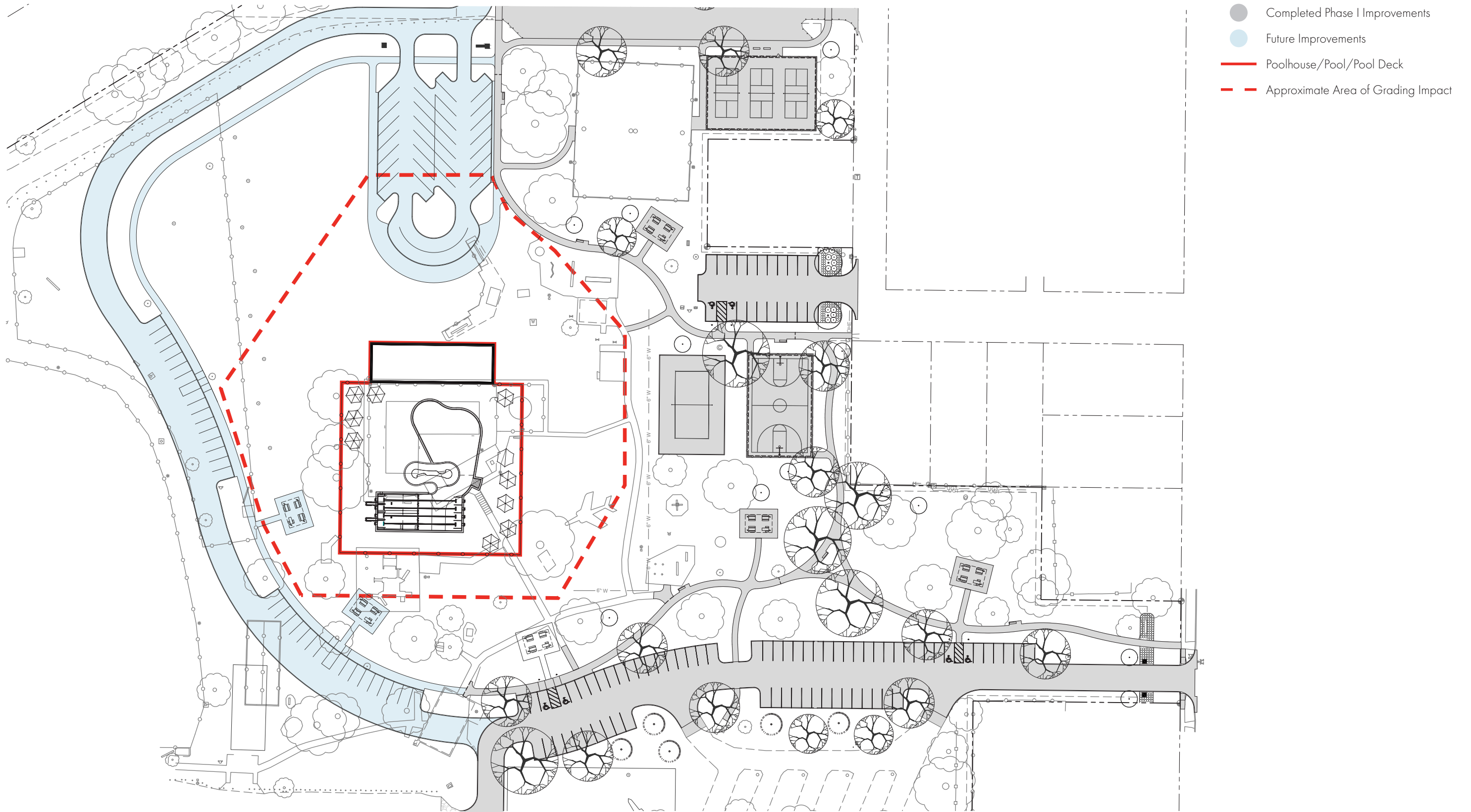


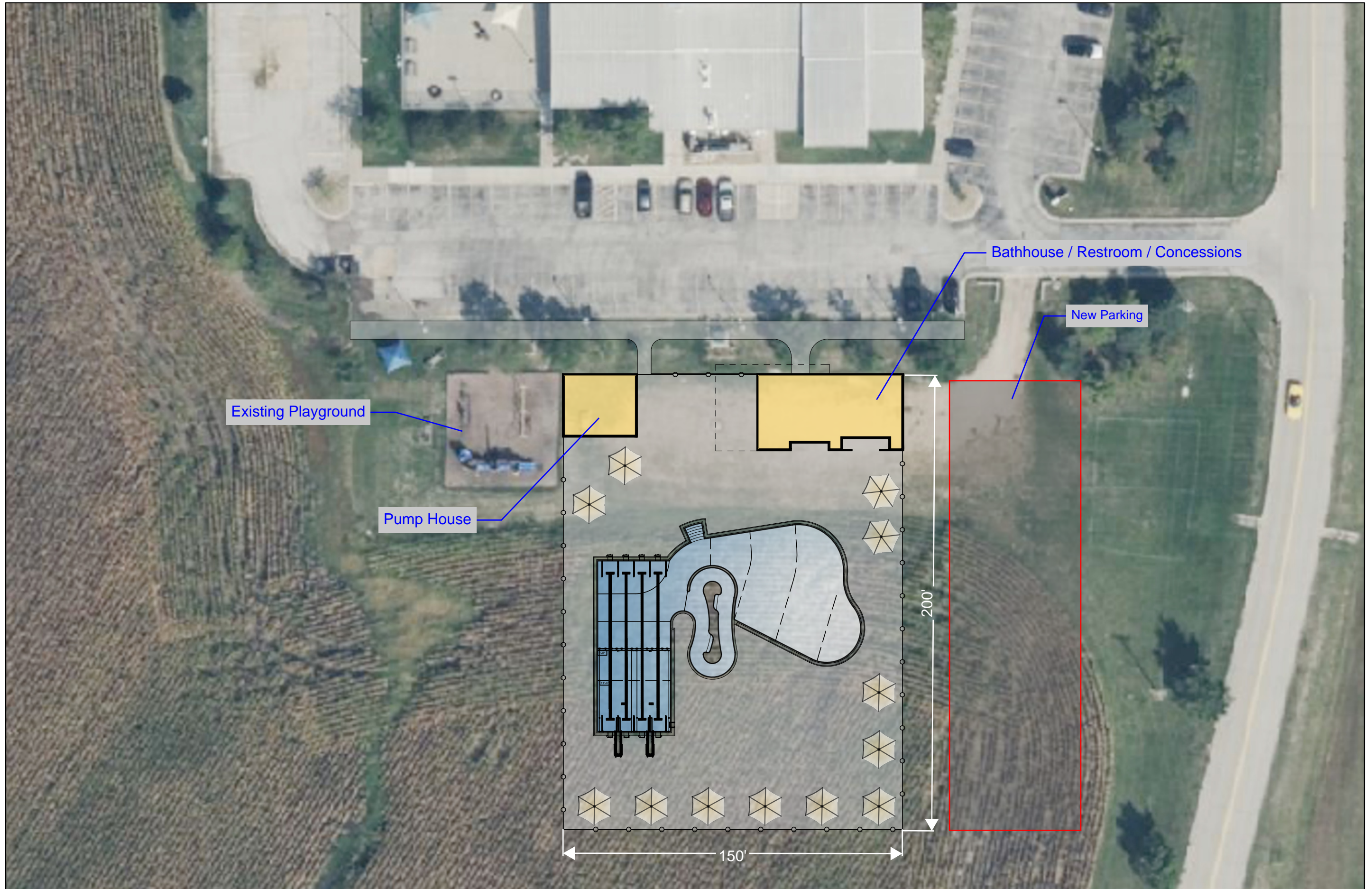
- 1 Existing Baseball Field
- 2 Large Dog Park
- 3 Small Dog Park
- 4 Entry Feature
- 5 Consolidated Playground & Cycle Track
- 6 Splash Pad
- 7 New Restrooms
- 8 Sand Volleyball Court
- 9 Basketball Court
- 10 Existing Tennis Court
- 11 Pickle Ball Courts
- 12 New Amphitheater/All-Season Park Structure (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

POOL CONCEPT - VALLEY CITY PARK SITE (MASTER PLAN)



POOL CONCEPT - VALLEY CITY PARK SITE (EXISTING OVERLAY)





Existing Playground


Pump House

Bathhouse / Restroom / Concessions

New Parking

200'

150'

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST	 Date Prepared: March 2, 2026
PROJECT NAME: City of Valley - New Pool	
PROJECT LOCATION: Valley, Nebraska	
JEO PROJECT NO. 221871.00	

ESTIMATE OF QUANTITIES


City Park Location

Item #	Description	Unit	Quantity	Unit Price	Total
1.	General Conditions / Insurance / Bonding / Profit (15%)	LS	1	\$994,312.50	\$994,313
2.	Demo - Existing pool and foundations	SF	15,000	\$3.00	\$45,000
3.	Demo - Site Features (playgrounds, sidewalks, fencing, etc)	LS	1	\$20,000.00	\$20,000
4.	Earthwork	LS	1	\$200,000.00	\$200,000
5.	Erosion Control	LS	1	\$40,000.00	\$40,000
6.	Concrete Walks	SF	24,000	\$6.00	\$144,000
7.	Concrete Parking Lot	SY	5,000	\$70.00	\$350,000
8.	Pool, Deck, Equipment	LS	1	\$3,750,000.00	\$3,750,000
9.	Bldg - Bath House	SF	2,000	\$550.00	\$1,100,000
10.	Bldg - Pump House	SF	950	\$400.00	\$380,000
11.	Landscape: Sod and Irrigation	SF	75,000	\$1.25	\$93,750
12.	Landscape Plant Material	LS	1	\$25,000.00	\$25,000
13.	Utilities: Power / Pull Boxes / Transformer / Etc.	LS	1	\$125,000.00	\$125,000
14.	Utilities: Parking Lot Lighting	EA	8	\$20,000.00	\$160,000
15.	Utilities: Pedestrian Lighting	EA	12	\$8,000.00	\$96,000
16.	Utilities: 4" Water	LF	400	\$100.00	\$40,000
17.	Utilities: 4" Sanitary	LF	400	\$75.00	\$30,000
18.	Utilities: 12"-18" Storm	LF	600	\$50.00	\$30,000
Construction Subtotal					\$7,623,063
Contingency 20%					\$1,524,613
Total Opinion of Construction Cost					\$9,147,675

Geotechnical Investigation	\$20,000
Survey	\$8,000
Design, Bidding, and Construction Administration	\$1,200,000

Estimated Total Project Cost:	\$10,375,675
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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: March 2, 2026
PROJECT NAME: City of Valley - New Pool	
PROJECT LOCATION: Valley, Nebraska	
JEO PROJECT NO.	

ESTIMATE OF QUANTITIES

YMCA Location

Item #	Description	Unit	Quantity	Unit Price	Total
1.	General Conditions / Insurance / Bonding / Profit (15%)	LS	1	\$876,712.50	\$876,713
2.	Earthwork	LS	1	\$100,000.00	\$100,000
3.	Erosion Control	LS	1	\$30,000.00	\$30,000
4.	Concrete Walks	SF	3,500	\$6.00	\$21,000
5.	Pool, Deck, Equipment	LS	1	\$3,750,000.00	\$3,750,000
6.	Bldg - Bath House	SF	2,000	\$550.00	\$1,100,000
7.	Bldg - Pump House	SF	950	\$400.00	\$380,000
8.	Concrete Parking Lot	SY	2,000	\$70.00	\$140,000
9.	Landscape: Sod and Irrigation	SF	20,000	\$1.25	\$25,000
10.	Landscape Plant Material	LS	1	\$25,000.00	\$25,000
11.	Utilities: Power / Pull Boxes / Transformer / Etc.	LS	1	\$125,000.00	\$125,000
12.	Utilities: Parking Lot Lighting	EA	4	\$20,000.00	\$80,000
13.	Utilities: 4" Water	LF	250	\$100.00	\$25,000
14.	Utilities: 4" Sanitary	LF	250	\$75.00	\$18,750
15.	Utilities: 12"-18" Storm	LF	500	\$50.00	\$25,000
Construction Subtotal					\$6,721,463
Contingency 20%					\$1,344,293
Total Opinion of Construction Cost					\$8,065,755

Geotechnical Investigation \$20,000

Survey \$8,000

Design, Bidding, and Construction Administration \$1,000,000

Estimated Total Project Cost: \$9,093,755

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Existing Operating Budget Using Assumptions

Project	Greenfield Pool Study
Date:	8/30/2025

Expenses	
Category	Total Amount
Personnel	
Manager Payroll	\$4,555.21
Asst Manager Payroll	\$2,842.30
Lifeguards Payroll	\$19,305.00
Attendant Payroll	\$5,850.00
Total	\$32,552.51
Training	\$150.00
Repairs	\$1,448.19
Equip Maintenance	\$2,318.12
Utilities	\$15,189.15
Phone	\$253.98
Insurance	\$2,474.34
Chemicals	\$5,204.93
Resale	\$2,254.31
Office Supplies	\$19.74
O&M	\$419.94
Paint	\$4,727.00
Total	-\$67,012.21

Assumptions - Expenses	
Description	Low
Operation Days	65
Average Operational hours per Day	9
Number of Guards on Deck	2
Number of Guards on Break	1
Average Hourly Rate per Guard	\$ 11.00
Number of Attendants	1
Average Hourly Rate per Attendant	\$ 10.00

2024 Revenues	
Category	Total Amount
General Admission	\$16,187.26
Pool Parties	\$1,200.00
Group Lessons	\$1,085.00
Concessions	\$4,715.46
Carver Fund	\$3,475.00
Total	\$26,662.72
Net Profit/Loss	(\$40,349.49)



Opinion of Operational Budget

Project	Greenfield Pool Study
Date:	8/12/2025

Pool/City Information			
		Project Description	Zero-depth pool with diving, waterslide and play features
Concept			

Expenses			
Category	Yearly Budget		Average
	Low	High	
Personnel			
Part-Time	\$49,200	\$70,600	\$55,700
Full-time	\$10,000	\$12,000	\$11,000
Insurance	\$3,500	\$5,000	\$4,250
Supplies	\$5,000	\$5,000	\$5,000
Concession Supplies	\$5,000	\$5,000	\$5,000
Pool Equipment	\$500	\$500	\$500
Advertising	\$0	\$0	\$0
Swim Team Coach	\$0	\$0	\$0
Utilities	\$16,000	\$18,000	\$17,000
Pool Chemicals	\$8,000	\$8,000	\$8,000
Repairs and Maintenance including labor	\$8,000	\$8,000	\$8,000
Grounds care	\$0	\$0	\$0
Improvements Fund	\$0	\$0	\$0
Total	(\$105,200)	(\$132,100)	(\$114,450)

Assumptions - Expenses			
Description	Low	High	Average
Operation Days	65	70	68
Average Operational hours per Day	9	9	9
Number of Guards on Deck	5	5	5
Number of Guards on Break	1	1	1
Average Hourly Rate per Guard	\$ 12.00	\$ 14.00	\$ 13.00
Number of Attendants on Deck and in Building including concessions	1	2	1
Average Hourly Rate per Attendant	\$ 12.00	\$ 14.00	\$ 13.00
Pool Manager			
Pool Manager Salary	\$ 10,000	\$ 12,000	\$ 11,000

Revenues			
Category	Yearly Budget		Average
	Low	High	
Daily Admissions	\$6,600	\$7,000	\$6,800
Seasonal Passes	\$11,800	\$12,900	\$12,400
Donations	\$0	\$0	\$0
Concession	\$7,500	\$7,500	\$7,500
Lessons/Programming	\$1,500	\$3,000	\$2,250
Pool Rentals	\$1,500	\$3,000	\$2,250
Total	\$28,900	\$33,400	\$31,200
Net Profit/Loss	(\$76,300)	(\$98,700)	(\$83,250)

Assumptions - Revenues			
Description	Low	High	Average
Operation Days	66	70	68
Single Seasonal Pass	\$60	\$60	\$60
Number of Single Passes Sold	50	50	50
Cost per Family Seasonal Pass	\$110	\$110	\$110
Number of Family Seasonal Passes Sold	80	90	85
Average Cost of Daily Pass	\$5	\$5	\$5
Number of Daily Passes Sold (per day)	6	12	9
Additional Information:			