



## CHAPTER 6 PUBLIC FACILITIES

*Gothenburg should maintain the quality of the city's public services in a cost-effective manner and assure a high level of service. In continuing to provide first-rate municipal services to its taxpayers and users, Gothenburg should maintain the quality of public services to a cost-effective manner and assure a high level of service as the city expands. This includes conducting space needs analysis for public facilities.*



## PUBLIC FACILITIES ANALYSIS

This section of the Plan is based on surveys of city department personnel and field inspections. Significant facilities surveyed include:

- City Hall
- Police Department
- Fire Department
- Public Library
- Public Works
- Infrastructure
- Senior Center
- Airport

These facilities are very important to the future of Gothenburg, and the City's ability to retain quality services as change occurs. While people in every community expect good performance from their public services, they also expect that cost for services remain reasonable. Public service costs can be minimized in many ways, including maintenance savings realized through efficient planning and programming. Savings frequently can occur through such techniques as facility sharing, regional cooperation, joint-use, appropriate location of improvements and budgeting for routine maintenance. Simply state, the City of Gothenburg cannot afford redundancies in the development and operation of facilities or the provision of services. By avoiding duplication and encouraging inter-agency cooperation, the City can often enjoy increased quality and reduced costs.



FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>City Hall</b> 409 9<sup>th</sup> Street</p> <p>City Hall was constructed in the 1940's to serve municipal functions and state drive-thru vehicle inspections. Since its construction, it has received several renovations. In the early 1990s, the fire department moved out to their own facility and the arrangement of office spaces were redesigned for new council chambers, office space and a more secure police department.</p> <p>The eastern portion of the building is used for City Hall services, while the western portion is used by the Police Department and recreation space.</p>	<p>The building is in good condition. The roof has caved in the past and experienced leaks. Some of the older windows leak air.</p> <p>The pedestrian circulation within the building encourages people to walk through personal offices to gain access to other areas. This could be or is disruptive to staff operations.</p> <p>Also, the space designated for city hall is limited. The area does not provide space for small meeting rooms or for additional offices. The central records storage is at full capacity.</p> <p>The large meeting room provides excellent space for public meetings. The chairs and tables can be arranged for large or small group settings. The space does not have a wall or screen designed for projections.</p> <p>Public restrooms are available all day everyday.</p>	<p>Inspect roof periodically for maintenance and repair.</p> <p>Replace windows to improve energy efficiency.</p> <p>Conduct a space needs analysis for municipal activities.</p> <p>Remodel interior to provide sufficient space for existing and future municipal activities, as well as improve the pedestrian circulation. Consider transferring the recreation space into additional space for city services.</p> <p>Consider installing audio/visual technology in council chambers.</p>

FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Police Station</b> 405 9<sup>th</sup> Street</p> <p>Gothenburg Police Department (GPD) was constructed in the 1940's to serve municipal functions and state drive-thru vehicle inspections. Since its construction, it has received several renovations. In the early 1990s, police department relocated their office space from the southeastern portion of the building to the northwest portion of the building to improve security.</p> <p>The 950 square-foot office area provides space for 11 personnel, including 6 law enforcement officers, 4 emergency 911 dispatchers and 1 part-time staff.</p>	<p>The Gothenburg Police Department is in good condition. The roof has caved in the past and experienced leaks. Some of the older windows leak air.</p> <p>RDG's Public Safety Group estimates that the GPD should have a minimum of 500-600 square feet (SF) of space per officer (in a shared building). This calculation includes offices, common space, processing areas, storage, lockers, evidence, and technology. Considering that GPD has 6 officers, it should have 3000 SF (6 officers x 500 SF). Based on this calculation, GPD is deficient by over 2,000 SF.</p> <p>The city is considering outsourcing their dispatch services. Previous county-wide efforts have been pursued for E911 services.</p> <p>GPD operates two vehicles, complete with onboard computers. '05 Chevy Impala – Excellent '06 Chevy Impala – Excellent</p>	<p>Replace windows to improve energy efficiency.</p> <p>Conduct a detailed space needs analysis. Recommendations of the analysis should consider expanding the department's area or identifying a new site.</p> <p>Continue vehicle rotation plan, cycling vehicles from the police department to other municipal departments.</p> <p>Consider outsourcing dispatch services. Consider collaborating with the county and surrounding communities for future E911 service.</p>

FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Fire Department</b> 602 10<sup>th</sup> Street</p> <p>The Gothenburg Fire Department was constructed in 1988. The steel, six-bay building provides space for emergency response vehicles, meeting room and kitchen.</p> <p>The department has 44 volunteers, which 20 are licensed EMT.</p> <p>Volunteers respond to calls for Gothenburg and in a 300-square mile area. The GFD also responds to calls from adjacent rural districts . Service area boundaries of adjacent districts extend into areas that could be better served by GFD.</p> <p>Dispatch services are managed from the Gothenburg Police Department.</p> <p>Twenty-five parking stalls are available behind the station.</p>	<p>The Gothenburg Fire Department is in good condition and operating well. The GFD will need to consider adding additional fleet vehicles as the community grows. Also, the bay area is at capacity.</p> <p>The level of volunteers is stable. GFD encourages volunteers to continue their training.</p> <p>The placements of district boundaries are closely associated to tax levies. Some rural land owners receive the benefit of fire protection from GFD but pay taxes to neighboring districts.</p> <p>Emergency response vehicles are generally in good condition. Vehicles are replaced through a ten-year rotation program. Funding for their purchase is assisted by rural and city support.</p> <p>'60 Grass Truck - Fair '82 Fire Grass Truck – Fair '94 Equipment Truck – Good '95 Pumper/Tanker – Excellent '98 Emergency - Excellent '00 Grass/Tanker Truck - Good '03 Grass Rig – Good '04 Emergency - Excellent '06 Pumper Truck – Excellent '06 Grass Rig – Excellent</p>	<p>Consider expanding the garage space to provide space for additional response vehicles.</p> <p>Consider redistricting rural fire service area, identifying land that is more accessible for GFD to respond to than other rural fire districts.</p> <p>Continue vehicle replacement program, cycling through vehicles every ten years.</p>



FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Public Library</b> 1104 Lake Avenue</p> <p>The original Carnegie library was constructed as a two-story, brick building in 1917. A major addition and renovation was completed in 1999.</p> <p>The renovation changed the existing space to a large community room with a kitchen and storage and a children’s library. The new entryway connects the existing and new addition. The addition offers a large circulation area, bounded by office, storage, break, and study rooms. Wireless internet is available throughout the building.</p> <p>The library has a collection of about 26,000 print and non-print items with an annual circulation of about 50,000. Staff includes three full-time and two part-time employees.</p> <p>Parking is located on the south and west sides of the building.</p>	<p>The Gothenburg Public Library is in excellent condition and operating well. The design and construction of the existing structure and new addition is superb.</p> <p>The enclosed space located in the center of circulation area could be used for another purpose, possibly providing more space for shelving or lounge area.</p> <p>Storage space is limited. Some of the study rooms are being used for storage that could otherwise be used by patrons.</p> <p>Staff has concerns about the efficiency of the heating, ventilation and air conditioning system (HVAC). Regulating room temperature between sections of the building is inconsistent.</p> <p>Interior carpet is distressed and stained and will likely need to be replaced within five years.</p> <p>Landscaping surrounding the building is slightly overgrown and possibly not the best species of plant.</p> <p>Parking is very limited, particularly during events held by the neighboring church.</p> <p>The library offers a variety of activities. The “Books on Wheels” program delivers books upon request to homebound individuals. During the school year, story-hour is provided to preschoolers. The library also has a summer reading program.</p>	<p>Evaluate the arrangement of shelves and consider options for reusing space for alternative purposes.</p> <p>Hire a consultant to evaluate the efficiency of the HVAC system of the building. Consider recommendations for improving the system.</p> <p>Replace carpet within five years.</p> <p>Improve landscaping surrounding the entrances and exterior of the building. Consider a new landscape design.</p> <p>Consider developing a strategic plan for providing library services to the public. The plan could include developing partnerships in the community, upgrading technology, enhancing multimedia, creating a public café or outdoor space, improving circulation, hosting classes or identifying new programs.</p>



FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Public Works</b> 1112 Avenue L</p> <p>The Public Works Maintenance Facility is a one-story, 15,500 square foot steel and metal structure with 12 bays constructed in 1999. The joint-facility is shared by the Water, Sewer, Street, and Electrical Departments. Along with the bay areas, the shop has two offices, utility room, break room, meeting space, bathrooms, and a map room.</p> <p>Public Works also has a small storage building in the northwest corner of the property, which is used to store salt. Sand and gravel is located in the city's yard facility, located west of the Maintenance Building.</p>	<p>The Maintenance Facility is in excellent condition. The new joint-use facility allows greater communication between departments, creating a more efficient use of community services.</p> <p>The building is adjacent to a neighborhood street with residential houses. The relationship between the residential and industrial uses is harsh and could be softened through natural landscaping.</p> <p>The cold storage facility could be expanded to create more storage space.</p> <p>The map room can be retrofitted as a ladies restroom, if needed.</p> <p>The department has an adequate number of staff members to maintain community systems. The department has 14 staff members, including two supervisors, four staff for electrical, and eight staff for water, sewer and street maintenance.</p> <p>The city's equipment is aging and will need to be updated and replaced in the coming years. City maintenance equipment includes loader, backhoe, tractor, bobcats (2), maintainers (2), three-ton pickup trucks (4), digger truck, bucket trucks (2), sweeper, pickups (5), and various small equipment.</p>	<p>Continue routine maintenance of existing facilities.</p> <p>Create a landscaped buffer between the Maintenance Facility Property and residential uses. Landscaping should include street trees and green space.</p> <p>Consider expanding the cold storage unit as the community grows.</p> <p>Establish and implement routine replacement program for all equipment.</p>



FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Sanitary Sewer Service</b></p> <p>Gothenburg has a relatively complete sanitary sewer service for the corporate limits of the City. A majority of the mains are made of clay tile. Since the 1970's, mains have been constructed or replaced with PVC.</p> <p>Mains generally run from west to east. Newer mains are located in the southeast area of town near the railroad and Interstate. Sewer lines are mostly connected. The main trunks follow 10<sup>th</sup> Street, Highway 30, and Avenues L and M.</p> <p>See Map 6.1</p>	<p>The sanitary sewer service is in good condition, considering its age.</p> <p>The average daily inflow is approximately 450,000 gallons per day.</p> <p>Mains are cleaned and jet twice per year. Special attention is paid to older areas of town with trees located in the right-of-way. Root damage has caused infiltration and leaks.</p> <p>The areas experiencing periodic problems include mains following 9<sup>th</sup> and 10<sup>th</sup> Streets in downtown and Avenues A, B, and C. The problems are a result of the mains being placed on the flat grade.</p> <p>A second main crossing was installed at the railroad tracks that help reduce pressure on the only other main crossing.</p> <p>The sewer service is best situated to have future expansion to the west.</p>	<p>Replace mains following 9<sup>th</sup> and 10<sup>th</sup> Streets in downtown.</p> <p>Replace mains following Avenues A, B and C.</p> <p>Replace all clay tile mains with PVC and liners.</p> <p>Future development should connect into the sanitary sewer system.</p>
<p><b>Lift Station</b></p> <p>Located at Highway 47 and Platte River Drive near the Interstate.</p> <p>Gothenburg's only lift station was installed in 1998 to force flow from the development near the Interstate to the city.</p>	<p>The lift station is in good condition and operating well.</p> <p>Future development may require the unit to be replaced with one that can handle greater loads.</p>	<p>Continue routine maintenance.</p> <p>Consider upgrading the unit if development near the Interstate expands.</p>

FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Waste Water Treatment Facility</b> 105 Cottonwood Drive in the southeast corner of the City.</p> <p>The plant was constructed in 1994 and meets or exceeds all environmental protection regulations and standards. Generally, it processes waste through a Waste Activated Sludge Mechanical Plant.</p> <p>The facility consists of a Headwork's building that has all of the pumping and screening areas. The sludge is stored in the old plant and is land applicated two to three times every year.</p> <p>The facility was designed to process 504,000 gallons per day (gpd) with a maximum of 660,000 gpd. The maximum peak flow was designed for 1,670,000 gpd.</p>	<p>The plant is in excellent condition.</p> <p>The plant is easy to manage and processes only local waste.</p> <p>The plant operates at an average 450,000 gpd, which is well within the facility's capacity.</p> <p>Some of the waste has already affected the equipment and concrete exposed to raw sewage.</p>	<p>Continue routine maintenance.</p> <p>Upgrade facility as growth occurs.</p> <p>Ensure that the facility anticipates and meets future environmental regulations and standards.</p> <p>Conduct a thorough evaluation of the facility in 2016.</p>
<p><b>Water Supply</b></p> <p>The system has a capacity to distribute 5,760,000 gpd.</p> <p>Source for water comes from four wells, which each has the potential of producing 1,440,000 gallons per day.</p> <p>GMW 90-1: 420' deep 22<sup>nd</sup> and Ave K GMW 86-1: 398' deep 20<sup>th</sup> and Ave A GMW 72-1: 171' deep 16<sup>th</sup> and Ave G GMW 72-2: 186' deep 7<sup>th</sup> and Cottonwood Drive</p> <p>All construction is metal well casing and concrete in gravel packed bore holes certified by the Nebraska Department of Health and Human Services. See Map 6.2</p>	<p>The domestic water supply for Gothenburg is good and meets state and federal requirements.</p> <p>Wells are checked everyday. Efficiency tests and oil changes are conducted annually.</p> <p>Water service to residential development is charged at a flat rate. Residential units do not have meters, creating concern that residents are not concerned with the use of water. This is a problem, particularly during the summer months when watering lawns and gardens are peaking.</p> <p>Upcoming regulations on water quality may require treatment. Consolidating well fields to one area will allow staff to monitor wells more effectively.</p>	<p>Continue routine maintenance.</p> <p>Consider installing meters to residential units.</p> <p>Consider establishing a fee for the use of water.</p> <p>Consider consolidating well fields to one area.</p> <p>Update wells with a scada system to control their usage and operation.</p>

FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Water Distribution Service</b></p> <p>The distribution system consists of cast, ductile iron, transite and PVC lines that vary in size from 4 to 12 inches.</p>	<p>The water distribution system is in good condition, considering its age and construction.</p> <p>Improvements during the last two decades have looked at future capacity of the system, upgrading mains to 12" rather than settling for the minimum requirement.</p> <p>Mains along Avenues A, B, C and D need improvement. As well as 9<sup>th</sup> and 10<sup>th</sup> Street west of downtown.</p> <p>Mains in northeast, between 16<sup>th</sup> and 20<sup>th</sup> Streets, Avenues G and M may be inadequate for the neighborhood.</p>	<p>Upgrade old mains and replace valves.</p> <p>Consider future developments when upgrading mains, anticipating that the system will need to handle a greater capacity.</p> <p>Upgrade the system to manage new industrial construction, namely the Ethanol plant that is planned for the eastern edge of the city.</p> <p>Evaluate the service for the northeast neighborhood and consider future improvements.</p>
<p><b>Water Storage</b> 22<sup>nd</sup> and Avenue K</p> <p>Gothenburg has one elevated storage reservoir that holds 500,000 gallons of water. It was originally constructed in 1969.</p>	<p>The reservoir is in good condition and operating well.</p> <p>The tank maintains the water pressure for the entire city. As development continues north, the system may be beyond its capacity.</p> <p>The tank is inspected and cleaned every 5 years. The reservoir was painted in 1991.</p> <p>Staff concerned that future development may not be supported very well by existing reservoir.</p>	<p>Consider constructing a new water reservoir in the north part of town as development continues north.</p> <p>Consider constructing a new elevated water tower to service the developing area to the north.</p> <p>Hire a consultant to determine the need for an additional water reservoir. Factors to consider include water pressure and reserve for fire protection and service.</p>
<p><b>Water Treatment</b> None</p>	<p>NA</p>	<p>Consider developing a water treatment facility.</p>

FACILITY DESCRIPTION	EVALUATION	RECOMMENDATIONS
<p><b>Gothenburg Senior Citizens Center, Inc.</b> 410 20<sup>th</sup> Street</p> <p>The Gothenburg Senior Citizens Center, Inc. is a registered 501(c)3 non-profit organization established in 1983.</p> <p>The facility has a kitchen, office spaces, gathering room and storage.</p> <p>A building addition in 1998 added a conference and craft room. More recently, the 2006 addition added a game room and kitchen expansion.</p> <p>The facility has two full-time staff (executive director and kitchen manager) and three part-time staff members.</p> <p>The facility operates many programs for seniors, including:</p> <p>Nutritious lunch, serving 75 meals daily. Meals-on-wheels, delivering meals to homes throughout the community. The recent facility expansion will allow this service to grow. Handi-Bus. A service operated by the senior center but owned by the city, responds to requests to transport people throughout the community. This service is partially funded by the NDOR.</p> <p>Several garage units located on-site provide storage for medical equipment.</p>	<p>The facility relies on grants, donations and fundraising for operating and improving its services.</p> <p>The recent addition will allow the facility to enhance and expand their programming to attract further use.</p> <p>The facility does not have an adopted facility master plan to guide physical and programmatic improvements. Having a program in place may assist the facility in pursuing additional grant funding.</p>	<p>Continue ongoing maintenance.</p> <p>Develop a facility master plan, projecting space and program needs for the next twenty years. Plan should include strategies for financing and partnerships.</p>
<p><b>Quinn Field</b> 1001 Avenue L</p> <p>The Gothenburg Municipal Airport has two runways, an administration building.</p> <p>The concrete runway is 2,600 feet long and the turf runway is 3,300 feet long.</p> <p>Parts and line services are the primary services from the airfield.</p>	<p>The field is in good condition.</p> <p>Lighting and taxiways are inadequate and need upgrading.</p> <p>The runway limits the size of aircraft permitted on it. Twin engine aircraft is not allowed.</p>	<p>Install lighting for Runway 14/32.</p> <p>Replace taxiways.</p> <p>Consider extending runway to allow larger aircraft.</p>