Strategies for Facilitating Neighborhood Change: Examples from Dakota City

ALYSSA SILHACEK
CITY ADMINISTRATOR
DAKOTA CITY, NE
Dakota City, NE

- **Population:** 1,919 (2010 U.S. Census)
  - Located within the Sioux City Metropolitan Statistical Area
- **Major Employer:** Tyson Fresh Meats
- **Civic and Community Groups:** Dakota City Fire & Rescue, Dakota City NCIP, American Legion, Dakota City United Methodist Church, Dakota City Friends of the Library, Dakota County Historical Society
Community Projects

Several On-Going Projects
- Dakota City Fire Station
- Street Paving
- Wastewater Treatment Facility and Lift Station Improvements
- Comprehensive Plan Update
- Well Replacement
- Cemetery Expansion
- Infrastructure Extension to Accommodate Housing
Local Heroes

- Each project has required planning and collaboration. Each has its own heroes.
- Active Elected Officials
- Dedicated Staff
- Several Advisory Boards and Committees
- Community Organizations
- Individual Local Volunteers
Examples from Dakota City

FIRE STATION
STREET IMPROVEMENTS
Dakota City Fire Station
Dakota City Fire & Rescue Department

- Volunteer Fire Department—22 Member Roster
- Need: New Fire Station Facility
  - Existing facility is outdated and too small for equipment.
  - Too small to house local events.
  - Limited space for future sleeping quarters.
  - No room on existing lot for expansion.
- Problem: How to fund a new facility?
  - Limited City and Rural District Resources
  - Fundraising Limitations
Current Dakota City Fire Station
Solution

- **Funding Source**: Dakota County-Wide Sales Tax
  - Other Dakota County communities had similar facility concerns. Took the issue to Dakota County voters.
  - Designated for Public Safety Purposes
  - New fire stations in Dakota City and Emerson and renovation of the existing station/village hall in Homer

- **Local Project Partners**: Dakota City Fire Department, Dakota Covington Rural Fire Protection District, City of Dakota City, M+ Architects, Nelson Construction & Development
Fire Station Conceptual Images
Results

- Dakota City
  - Total Cost of Construction: $2.2 million
  - Anticipated Completion Date: July 1, 2017
  - Doubled the square footage from the old facility to the new facility
  - Includes an upper level mezzanine for future sleeping quarters
  - Large meeting/training room, which can better accommodate department and community events

- County-wide improvement to fire and rescue facilities in each fire district.
  - South Sioux City, though not part of the County-wide sales tax, is also currently constructing a new facility.
Dakota City Fire Station
Street Improvements

2017 STREET IMPROVEMENT DISTRICTS
Street Conditions

- Over Half of Dakota City’s Streets are Unpaved
  - In 2016, the City’s Street Superintendent estimated the cost to pave all streets is approximately $20 million.

- Paving District Options
  - Gap Paving (paving one block from existing paving)
  - Street Improvement Districts (assessments in passed districts)

- Proposed 18 Street Improvement Districts
  - 17 were one block sections previously proposed as Gap Paving
  - 9 Passed, 9 Failed = 9 blocks of paving approved
    - Passed District = 50% of the district’s front footage does not have an opposition vote from affected property owners.
    - Ex) 150 feet of front footage = 150 votes (300 feet per block)
Street Improvement Districts
Current Project

- **Design Phase:** Added 4 more blocks
  - Pavement around the new fire station and 1 other block that is primarily City-owned property
- **13 Total Blocks**
- **Original Cost Estimate:** $1.5 million
  - Based on concrete prices at $90 per running foot
- **Current Contracted Amount:** $1,044,500.15
  - Actual concrete prices approximately $84 per running foot
  - Reduction in work needed for storm sewer and water system improvements
Next Steps?

- **Continued Interest in Paving**
  - Formed a Street Improvement Committee
    - 5 member advisory board to the Mayor and Council
    - Meets Quarterly and When Called

- **Possible 2018 Street Improvement Project**
  - 6 Blocks on Olive Street (Residential Area from 2016 Districts)
  - 6 Blocks on Cedar Street (Residential Area)
  - 1 Block on N. 6th Street (Residential, connects to Road leading to South Sioux City)

- **Possible Additions to 2017 Project**
  - Library Block
  - Business Blocks on Olive Street (Voted Against Paving in 2016)
Strategies for Change
Community/Neighborhood Change Requires:

- **Communication**
  - Public Meetings/Forums
  - Media
  - Public Notices
  - Canvassing

- **Collaboration**

- **Open to New Ideas/Approaches**

- **Perseverance**
Questions
Thank you for your time!

ALYSSA SILHACEK
ADMIN@DAKOTACITY.NET