



# City of Lexington CCCFF Feasibility Study

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Lexington, Nebraska

September 15, 2021



**WILKINS**

ARCHITECTURE | DESIGN | PLANNING

**olsson**

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# Summary

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In early 2020 the City of Lexington engaged the design team of Olsson, Inc./Wilkins Architecture Design Planning (Wilkins ADP) to assist them with a planning study to examine the possibilities for an indoor tennis facility. The City of Lexington opened a 29,000 square foot fieldhouse in 2016 that was primarily designed for soccer and other indoor field sports. While the facility can host tennis on a makeshift or temporary basis, the synthetic grass fields are not suited for tennis. In addition, the fieldhouse is in such high demand for use by the city's various soccer programs (youth and adult) that there is rarely time available for the city's popular and growing tennis programs to use the facility during the late fall to late spring seasons. The city has also found that more activities offered to the community generates a significant number of benefits to the city. Based on the input provided by the community during the study process it is clear that there is a demand for this tennis facility.

A kickoff meeting was held on August 11, 2020, to begin the study process. Stakeholders interviewed during the study included city staff, Lexington Public Schools administration, representatives from the city's various tennis programs, and community members at large. Meetings with the various stakeholders were held on September 8, 2020, September 28, 2020, October 14, 2020, May 10, 2021, June 15, 2021, and July 15, 2021. Of those meetings, the October 14, 2020 and July 15, 2021 meetings were public community meetings where concept drawings and renderings were presented and feedback was gathered.

The location identified for the proposed project by the City of Lexington is Plum Creek Park located on the city's near northwest side. This location is ideal due to its close proximity to Lexington High School and its relative central location. As proposed the facility will consist of four (4) regulation sized courts, restrooms, changing rooms, check-in/operations desk and spectator seating. The opinion of probable cost for the facility is \$2.3 - \$2.6 million. The City of Lexington is fully in support of this project, and together with the potential CCCFF construction grant and money already committed and budgeted for the project, is in a position to fund construction of the project immediately. In addition, the city's research and analysis shows that the city is well equipped to operate and maintain such a facility and the facility will not be a drain on the city's financial resources.

# City of Lexington Demographics

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The City of Lexington is located in Dawson County about 167 miles west of Lincoln, NE. Lexington has a mostly stable, if not slightly increasing population of 10,348, a 10-Year increase of about 118 residents (1.1% change) (based on preliminary census 2020 data). The community has a median age of 31 years old with 30% of the population under the age of 18 years and 10% of the population over the age of 65.

- Increase in population 0.3%
- Median Household Income (MHI) \$52,885 (as of 2019)
- Median age 31 with an increase trend
- Largest age cohort is under 18
- High rate employment
- High poverty rate
- Higher than average high school diploma attainment /Lower than average bachelor's degree attainment
- Low housing vacancy rate
- Housing cost

## 2020 STATISTICS

- Population .....10,348.....0.3% 1-Year Growth
- Median Household Income.....\$52,885.....1.52% 1-Year Decline
- Median age.....31.....0.3% 1-Year Increase
- Largest age cohort.....<18 years
- Employment.....5.11k individuals.....0.6% 1-Year Growth
- High Poverty Rate.....14.1%.....15.3% 1-Year Decrease
  - 3.6% higher than the United States Poverty Rate
  - 4.2% higher than the Nebraska Poverty Rate
  
- GED attainment.....62.6%
- Bachelor's attainment.....11.7%
- Homeownership.....58.5%.....2.0% 1-Year Decline
- Property Value.....\$92,400.....\$4,600 1-Year Increase
  
- Most common jobs held include:
  - Production.....33.1%
  - Material Moving.....9.37%
  - Transportation.....3.7%
  
- Most common industries include:
  - Manufacturing.....40.5%
  - Retail Trade.....10.5%
  - Education Services.....9.26%



# Project Introduction

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## **STAKEHOLDERS**

- City of Lexington
- Lexington Public Schools
- Lexington Tennis Association
- Pickleball Club
- Youth Tennis
- Community At-Large

A kickoff meeting was held on August 11, 2020, to begin the study process. Stakeholders interviewed during the study included city staff, Lexington Public Schools administration, representatives from the city's various tennis programs, and community members at large. Meetings with the various stakeholders were held on September 8, 2020, September 28, 2020, October 14, 2020, May 10, 2021, June 15, 2021, and July 15, 2021. Of those meetings, the October 14, 2020 and July 15, 2021 meetings were public community meetings where concept drawings and renderings were presented and feedback was gathered.

# Project Introduction

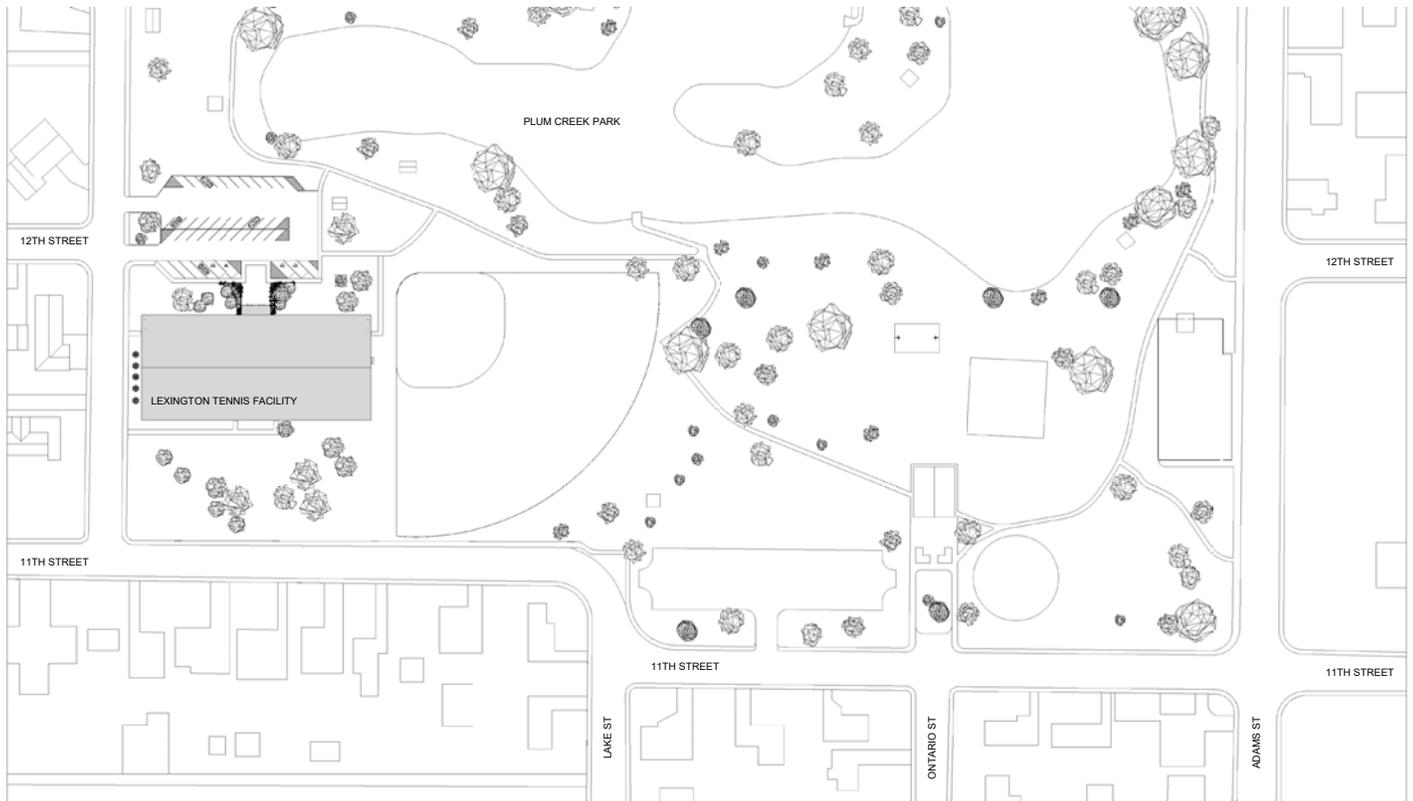
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## PROJECT LOCATION: LEXINGTON, NEBRASKA



# Project Results

## SITE PLAN



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**SITE PLAN**

SCALE: 1" = 100'-0"

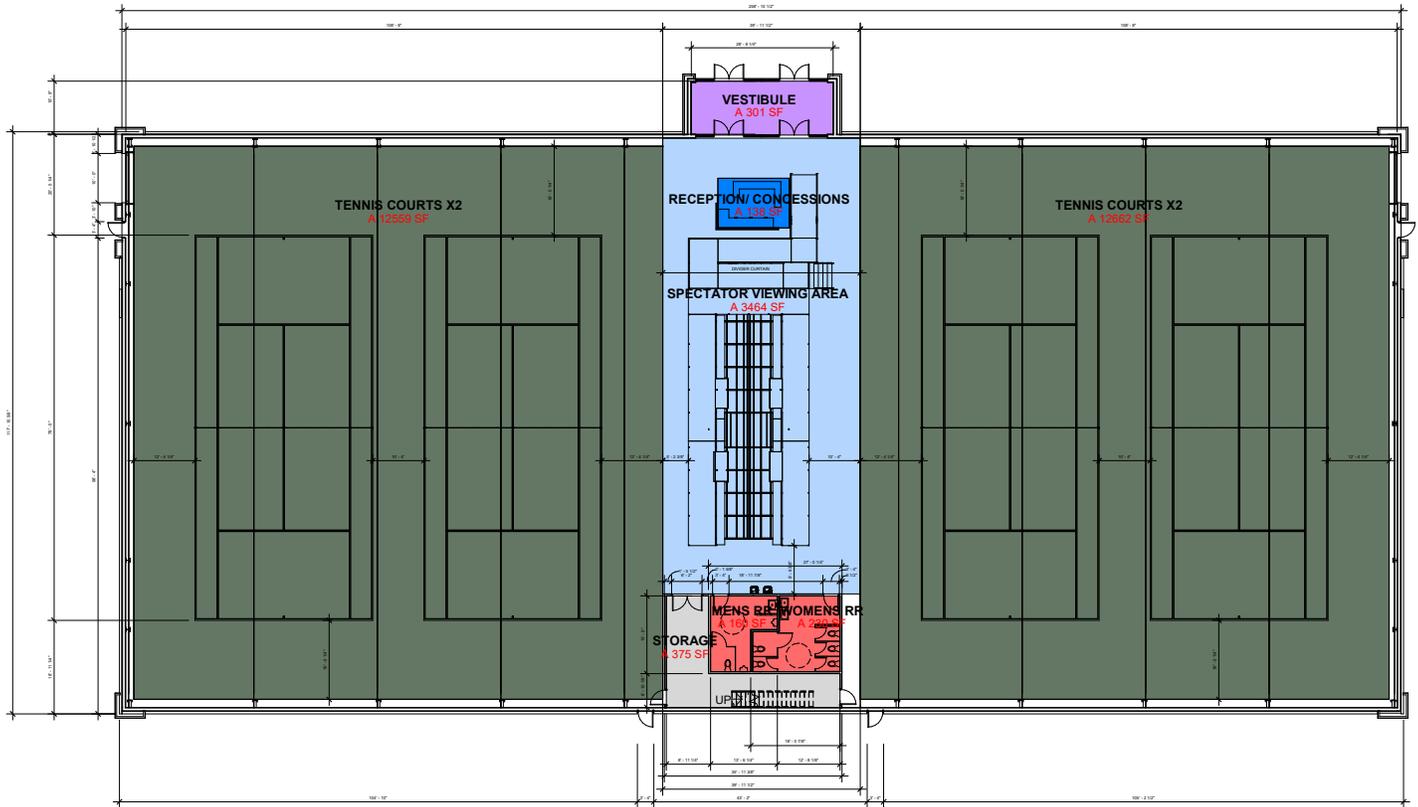


**LEXINGTON TENNIS FACILITY**



# Project Results

## FLOOR PLAN - GROUND FLOOR



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**FLOOR PLAN - GROUND FLOOR**  
SCALE: 1" = 20'-0"

TOTAL SQUARE FOOTAGE: 31,406 SQ FT

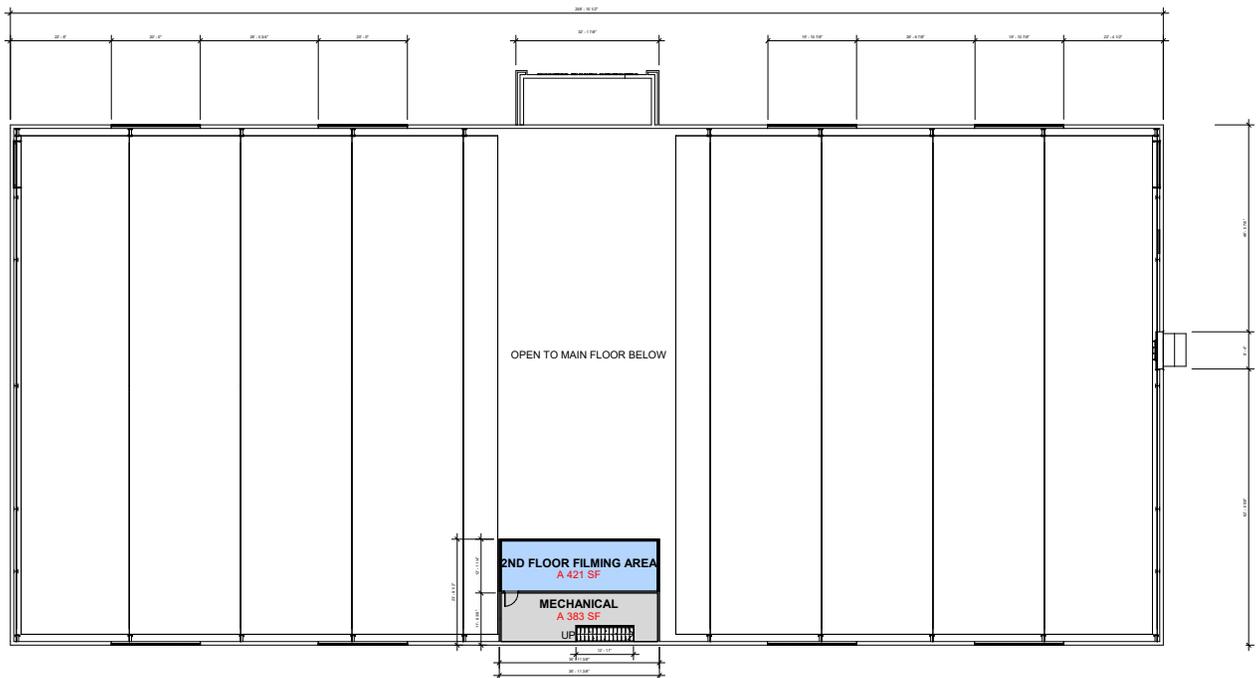


**LEXINGTON TENNIS FACILITY**



# Project Results

## FLOOR PLAN - SECOND FLOOR



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LEXINGTON TENNIS FACILITY



# Project Results

## RENDERING - VIEW FROM 11TH STREET



## RENDERING - FRONT VIEW



# Project Results

## RENDERING - FRONT VIEW



## RENDERING - VIEW FROM PARK STREET



# Project Results

## RENDERING - INTERIOR VIEW



## RENDERING - VIEW FROM EAST



# Project Results

## RENDERING - VIEW FROM WEST



## RENDERING - VIEW WITHOUT ROOF



# Project Results

## PROJECT BUDGET



### City of Lexington - Tennis Center CCCCF Grant Study

Project No. 1956

## Project Cost Evaluation

November 6, 2020

Assumes 2021 Construction Start - Add 3.4% to Construction Costs for Each Year Thereafter for Inflation

DESIGNED PROJECT COSTS

	QUANTITY	UNIT COST	
<b>CONSTRUCTION COST</b>			
New Construction (All Inclusive)	29093 SF	\$76.97	\$2,239,325
	29093 SF	<b>BUILDING TOTAL :</b>	<b>\$2,239,325</b>
<b>PROFESSIONAL DESIGN/ENGINEERING SERVICES (7.0% OF CONSTRUCTION COSTS)</b>			<b>\$156,752.75</b>
<b>REIMBURSABLES (.5% OF CONSTRUCTION COSTS)</b>		<b>ESTIMATE</b>	<b>\$11,196.63</b>
<b>MOVEABLE FIXTURES, FURNISHINGS &amp; EQUIPMENT (OTHER THAN LISTED ABOVE)</b>			<b>\$15,000</b>
<b>DESIGN &amp; CONSTRUCTION CONTINGENCY (3.5%)</b>			<b>INCLUDED ABOVE</b>
		<b>PROJECT TOTAL :</b>	<b>\$2,422,274</b>



# Project Results

## PROJECT BUDGET

### OPINION OF PROBABLE COST

Division: Summary  
 Project: City of Lexington - Tennis  
 Center CCCFF Study

Sheet 1 of 1  
 Date:11/6/2020

#### Summary - Conceptual Design

DESCRIPTION	Materials	Labor	Equipment	Sub	Total
General Conditions					SEE BELOW
Existing Conditions					\$0
Concrete	\$0	\$0	\$0	\$351,716	\$351,716
Masonry	\$0	\$0	\$0	\$0	\$0
Metals	\$0	\$0	\$0	\$760,000	\$760,000
Wood	\$0	\$0	\$0	\$12,000	\$12,000
Thermal & Moisture	\$0	\$0	\$0	\$2,500	\$2,500
Openings	\$0	\$0	\$0	\$81,320	\$81,320
Finishes	\$0	\$0	\$0	\$195,379	\$195,379
Specialties	\$0	\$0	\$0	\$40,275	\$40,275
Equipment	\$0	\$0	\$0	\$700	\$700
Furnishings	\$0	\$0	\$0	\$320	\$320
Special Construction					NOT APPLICABLE
Conveying Systems					NOT APPLICABLE
Fire Suppression	\$0	\$0	\$0	\$87,279	\$87,279
Plumbing	\$0	\$0	\$0	\$20,000	\$20,000
HVAC	\$0	\$0	\$0	\$25,000	\$25,000
Electrical	\$0	\$0	\$0	\$116,372	\$116,372
Safety & Security					w/ELECTRICAL
Communications					w/ELECTRICAL
Earthwork	\$0	\$0	\$0	\$66,749	\$66,749
Site Improvements	\$0	\$0	\$0	\$20,150	\$20,150
Site Utilities	\$0	\$0	\$0	\$25,000	\$25,000
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,804,760</b>	<b>\$1,804,760</b>

Overhead	\$180,476	10%
<b>Subtotal</b>	\$1,985,236	
Profit	\$99,262	5%
<b>Subtotal</b>	\$2,084,497	
Builder's Risk	\$16,676	0.8%
<b>Subtotal</b>	\$2,101,173	
Bond	\$31,518	1.5%
<b>Subtotal</b>	\$2,132,691	
Contingency	\$106,635	5%

**OPINION OF PROBABLE COST \$2,239,325**  
 \$/SF **\$76.97**



# Project Results

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## **FUNDING PLAN**

Based on the final project and intended end users the following funding could be pursued.

### **Community Civic Center Financing Fund (CCCCF)**

- Construction grant available for up to \$900,000
- Requires local match of funds
- Recreation and wellness centers are eligible projects
- Loose furniture is not eligible
- Construction, design, engineering and acquisition costs are eligible
- Annual funding cycle and application cycle opening on January 15, 2022
- Competitive application process; however, tennis facility project aligns well with fund goals

### **Community Development Block Grant - Public Works (CDBG)**

- 75/25 matching funds available for up to \$400,000
- Community centers and other public infrastructure such as a tennis facility are eligible projects
- Annual funding cycle closes in August of each year
- Competitive applications process. Davis Bacon (prevailing wages) would be required on project

### **Local Funds**

- City of Lexington can allocate a portion of the city's budget towards the facility

### **Private Donations**

- Private donations from local citizens and businesses can be used for the facility
- Local foundations may also assist with fundraising efforts

### **Lexington Public Schools**

- Possible funding from Lexington Public Schools

# APPENDIX

# Appendix A - Demographic Profile of Lexington

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## **SELECTED GEOGRAPHIES:**

LEXINGTON, NEBRASKA  
GERING, NEBRASKA

## **BENCHMARK GEOGRAPHIES:**

UNITED STATES

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- Age & Gender
- Race & Ethnicity

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- Mean Commute Time

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- Household Structure

### Housing

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- Household Median Value

### Social

- Education
- Language
- Foreign-Born Population
- Veteran Status

### Data Sources

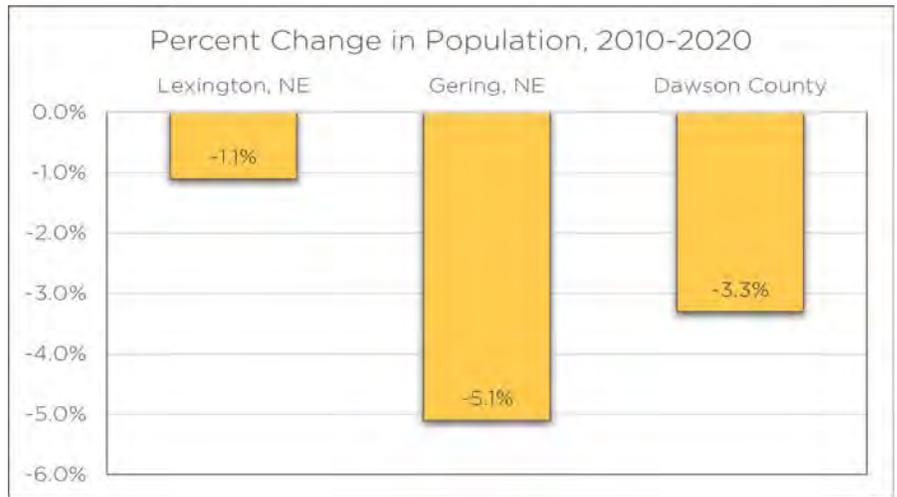
# Appendix A - Demographics

## POPULATION

	Lexington, NE	Gering, NE	Dawson County
Population (2020)	10,109	8,061	23,510
Population (2010)	10,230	8,500	24,326
Population Change (2010-2020)	(121)	(439)	(816)
Population Pct. Change (2010-2019)	-1.1%	-5.1%	-3.3%

From 2010 to 2019, Lexington, NE recorded a population decline of 1.1% (133).

For comparison purposes, data was collected on Dawson County, in which Lexington, NE is located, as well as Gering, NE. Gering is similar to Lexington in size and community structure/needs. Gering, NE is located in Scotts Bluff County, with an overall population of 8,254 (2019), roughly 2,000 fewer than Lexington, NE.



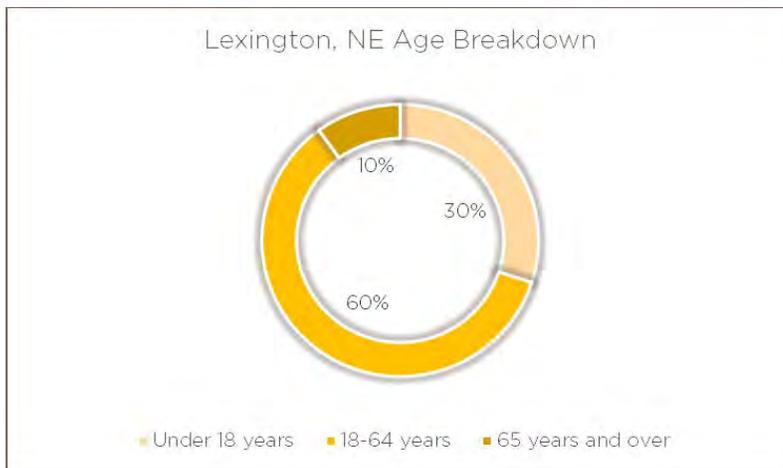
The decline in population recorded for Lexington, NE is consistent with Dawson County and surrounding areas. Of the three areas that data was collected on, Gering, NE recorded the largest decline in population from 2010-2019 of 4.4% (246), with Dawson County following at a decline of 3.0% (593).

This decline in growth can be a result of or indicate a number of things. Primarily, a decline such as this can indicate a struggling economy within the community, perhaps perpetuated by the standard of living (housing and cost of living), social and educational structure/opportunities, and overall quality of life in the community, all of which we will cover in this report.

# Appendix A - Demographics

## AGE & GENDER

	Lexington, NE	Gering, NE	Dawson County
Under 18 year	30%	26%	27%
18-64 years	60%	54%	57%
65 years and over	10%	20%	16%
Total Female	46%	55%	48%
Total Male	54%	45%	52%

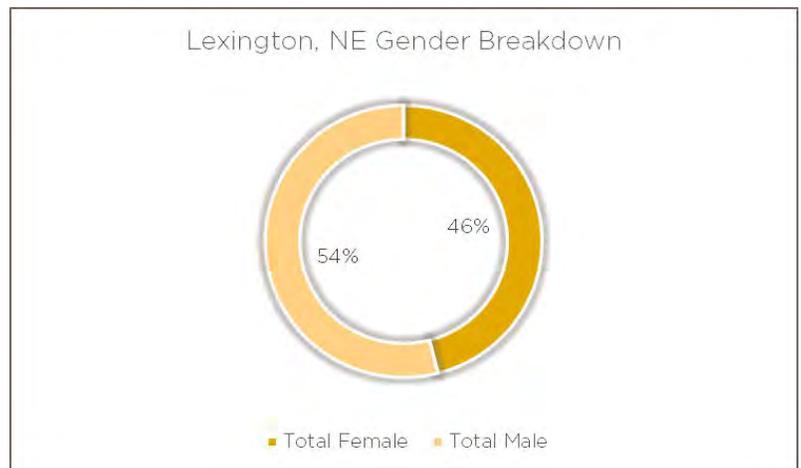


The largest age cohort in Lexington, NE is the age group of 18-64 year olds (60%), with those 18 years or younger following at 30% of the population and the elderly population (65+) at just 10%.

This age breakdown is consistent with Dawson County and the similar community of Gering, NE, with the 18-64 age group being the largest age cohort, followed by children 18 years and younger, with the elderly 65 years and older being the smallest age group.

The gender breakdown for Lexington, NE is similar to that of Dawson County, with 54% of the population being male, and the remaining 46% being female.

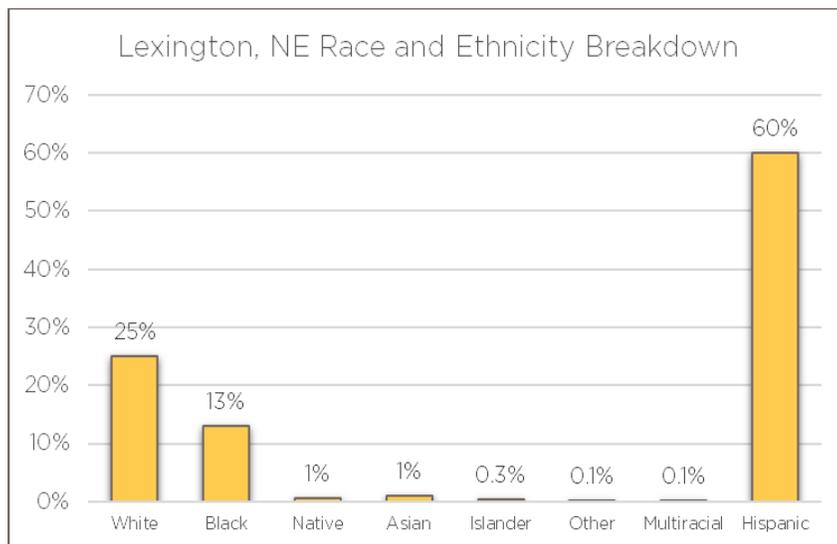
Age distribution can be helpful in determining community opportunities and needs. Economic patterns, business trends, community cohesion and involvement, and consumer demands can all be affected by the ever-changing age distribution of a community.



# Appendix A - Demographics

## RACE & ETHNICITY

	Lexington, NE	Gering, NE	Dawson County
White	25%	75%	59%
Black	13%	1%	6%
Native	1%	1%	0%
Asian	1%	0%	1%
Islander	0.3%	0%	0%
Other	0.1%	0%	0%
Multiracial	0.1%	1%	1%
Hispanic	60%	22%	33%



Lexington, NE is one of the most largely diverse communities in western Nebraska, with the highest racial/ethnic group being Hispanic at 60%. As it compares to Dawson County and Gering, NE, Lexington exceeds these two areas in every racial/ethnic category except that of White (25%).

Just like age and gender, the racial and ethnic composition of a community is vital to understand when making decisions regarding community opportunities and initiatives. With a widely diverse population like Lexington, community needs/desires will vary.

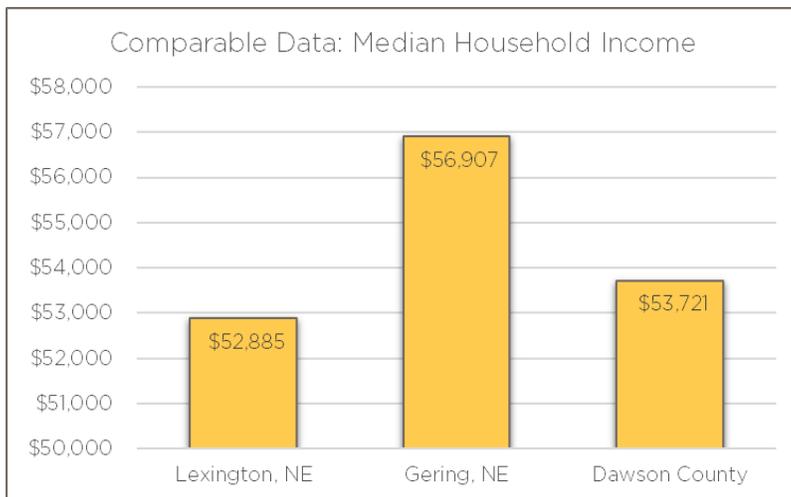
\*Data for Islander, Other, and Multiracial were rounded to the nearest decimal to demonstrate the representation of all racial/ethnic groups within this community. All other racial/ethnic categories were rounded to the nearest whole number, which resulted in an overall percentage of 100.5%.



# Appendix A - Economics

## MEDIAN HOUSEHOLD INCOME

	Lexington, NE	Gering, NE	Dawson County
Median Household Income	\$ 52,885	\$ 56,907	\$ 53,721
Under \$50K	47%	46%	46%
\$50K to \$100K	35%	30%	33%
\$100K to \$200K	17%	20%	19%
\$200K+	1%	5%	2%



Nearly 50% of the Lexington, NE population falls below the Median Household Income, which is lower than both Gering, NE (-\$4,022) and Dawson County (-\$836).

Median Household Income is an indicator used by the US Census Bureau that takes the past 12 months of income of households and divides it into two equal parts: households that fall below the median income and households above the median income.

The Median Household Income gives us a brief understanding of the economic status of a community, though it is not the most thorough means of determining economic status. Median Household Income does not take into account the household structure or number of income sources per household, all of which are contributing factors to economic status. However, for the purposes of this report, the Median Household Income is a good indication of how the economy Lexington, NE compares to its County and similar community.

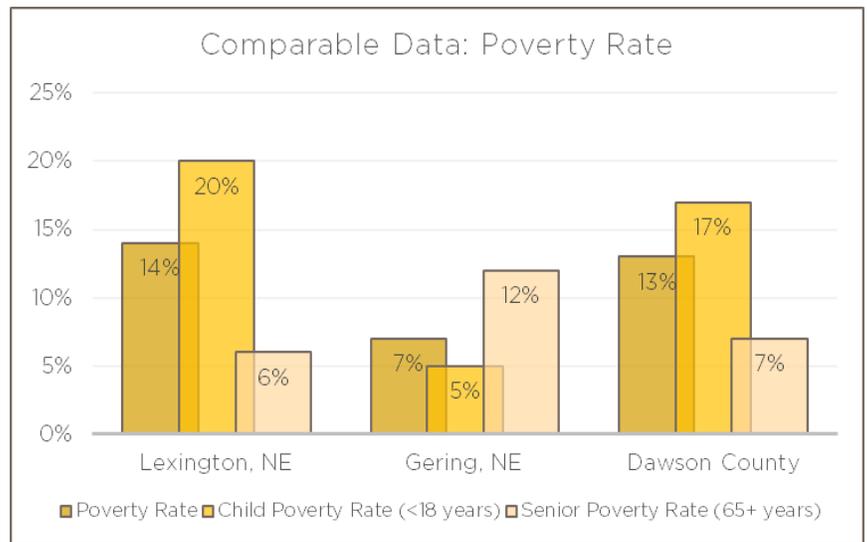


# Appendix A - Economics

## POVERTY RATE

	Lexington, NE	Gering, NE	Dawson County
Poverty Rate	14%	7%	13%
Child Poverty Rate (<18 years)	20%	5%	17%
Senior Poverty Rate (65+ years)	6%	12%	7%

Lexington, NE has a very high poverty rate, exceeding both Gering, NE (7%) and Dawson County (13%). Even further, Lexington’s poverty rate exceeds that of Omaha, NE (11.6%), Lincoln, NE (11.8%), Grand Island, NE (10.9%), Kearney, NE (8.9%), North Platte, NE (9.1%), and Ogallala, NE (11.4%). Of the major communities in Nebraska, only two exceed Lexington in poverty rate - Hastings, NE (14.3%), and Scotts Bluff, NE (14.4%).



Child poverty in Lexington, NE is a shocking 20%, just shy of a quarter of the child population living in poverty conditions. With 30% of the Lexington, NE population being 18 years or younger, we can delineate from this data that roughly 605 children are living in poverty.

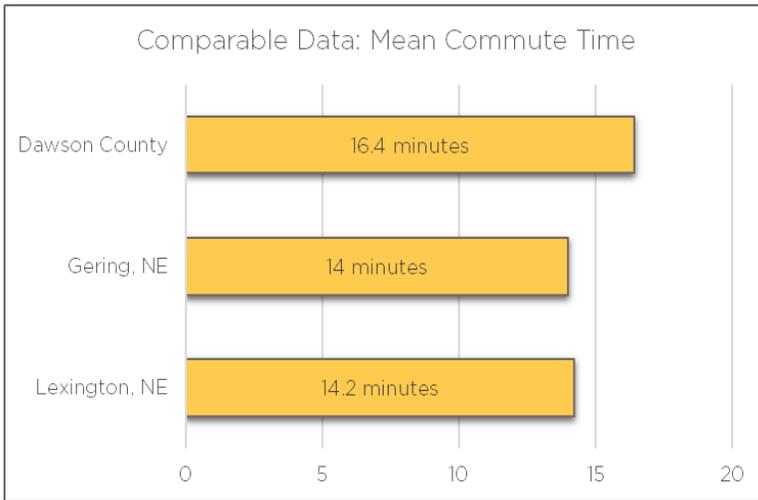
The economic well-being of a community is indicated through poverty data. This is important to bear in mind for any community, as the prevalence of poverty can determine community needs and values, limit community opportunities, and curb community and economic growth.



# Appendix A - Economics

## MEAN COMMUTE TIME

	Lexington, NE	Gering, NE	Dawson County
Mean Commute Time	14.2 minutes	14 minutes	16.4 minutes



The mean commute time for Lexington, NE residents is consistent with that of surrounding areas. With a 14.2 minute commute, Lexington is just slightly higher than that of Gering, NE, and about 2 minutes shorter than Dawson County.

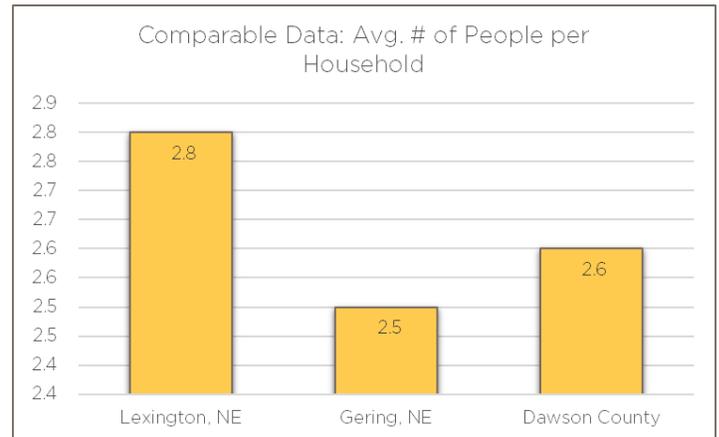
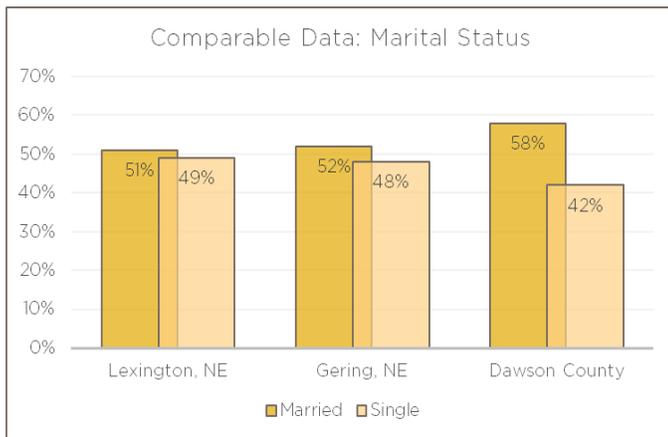
Commute time can indicate a housing-job imbalance. Looking at commute time can help determine the job opportunities of a community as well as the patterns of a community - lower cost of living, but fewer employment or social opportunities, thus requiring out-of-town travel for things like work, shopping, healthcare, or

entertainment. High commute times can also result in poor local business tax revenue, resulting in lacking road conditions, social services, housing, and water/sewer facilities

# Appendix A - Families

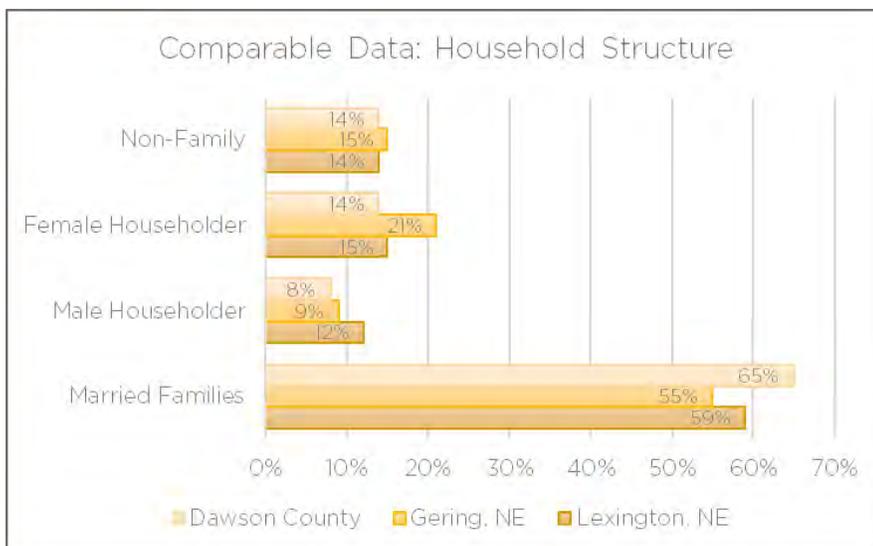
## HOUSEHOLD STRUCTURE

	Lexington, NE	Gering, NE	Dawson County
Married Families	59%	55%	65%
Male Householder	12%	9%	8%
Female Householder	15%	21%	14%
Non-Family	14%	15%	14%



Household structure includes data indicators such as marital status of householder(s), household size, and family type (non-family, single parent home, married families). As the charts indicate, Lexington, NE is fairly consistent with surrounding areas in regards to household structure, with its highest rate being married families at 59%. Single parent households make up roughly 27% of the household population in Lexington, with non-family households falling under 15%.

Household structure is important to consider because it can have a direct impact on poverty rates (especially child poverty rates), employment, educational attainment, and social/community needs and wants.

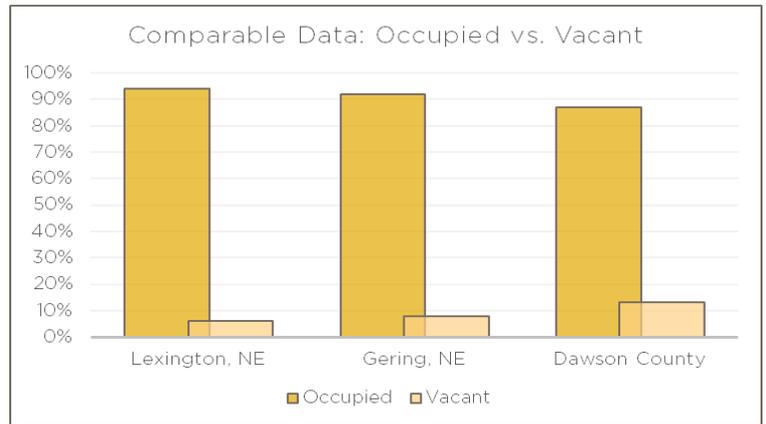


# Appendix A - Housing

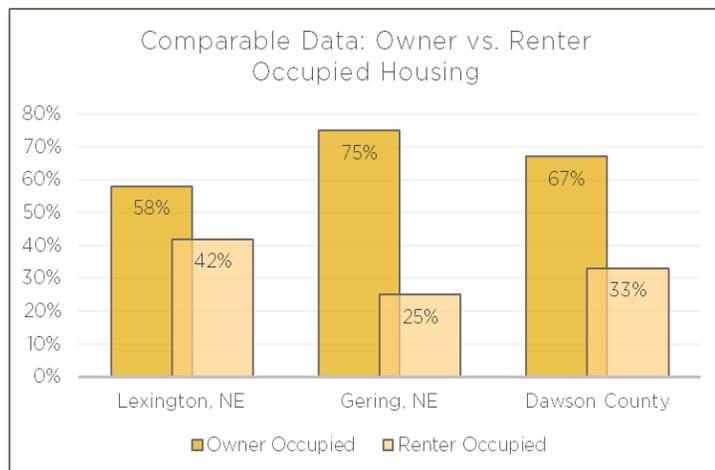
## HOUSING UNITS

	Lexington, NE	Gering, NE	Dawson County
# of Housing Units	3,710	3,428	10,268
Occupied	94%	92%	87%
Vacant	6%	8%	13%

As the community of Lexington, NE compares to Gering, NE, which is similar in size and community structure/needs, Lexington has a higher number of housing units available, with an even higher rate of occupied housing units. With only 6% of Lexington's housing units vacant, 94% of units are occupied. Of those occupied housing units (3,487), over half (2,022) are owner occupied.



	Lexington, NE	Gering, NE	Dawson County
Owner Occupied	58%	75%	67%
Renter Occupied	42%	25%	33%

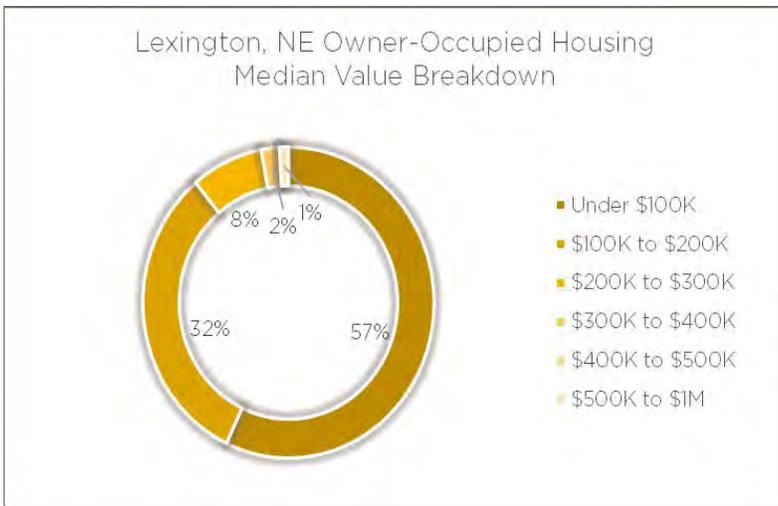


The number of housing units, along with the occupied/vacant rate and owner-occupied/renter-occupied rate can indicate the health of the housing market, economic growth, community appeal, and stability of the families in that community.

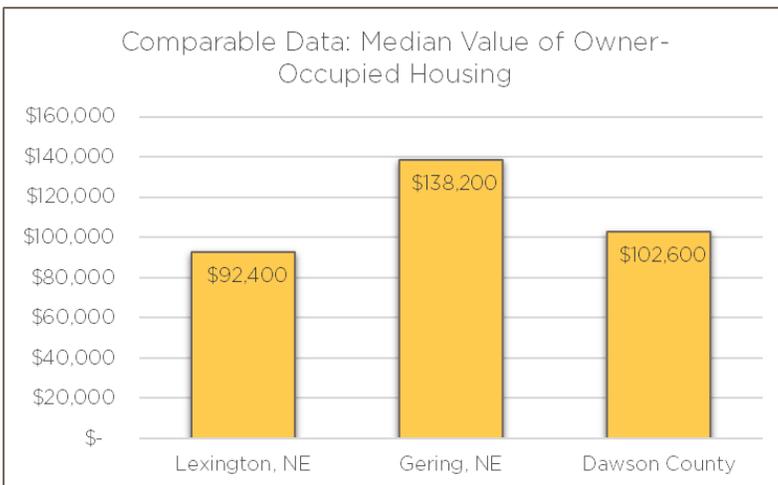
# Appendix A - Housing

## HOUSING MEDIAN VALUE

	Lexington, NE	Gering, NE	Dawson County
Median Value of Owner-Occupied Housing	\$ 92,400	\$ 138,200	\$ 102,600
Under \$100K	57%	22%	49%
\$100K to \$200K	32%	59%	34%
\$200K to \$300K	8%	13%	10%
\$300K to \$400K	2%	1%	4%
\$400K to \$500K	0%	2%	1%
\$500K to \$1M	1%	2%	1%



Lexington, NE has the lowest household median value of all three community pools at \$92,400. While the low household median value is beneficial in preventing high rates of homelessness, it is also an indicator of a struggling housing market and poor re-sale value.

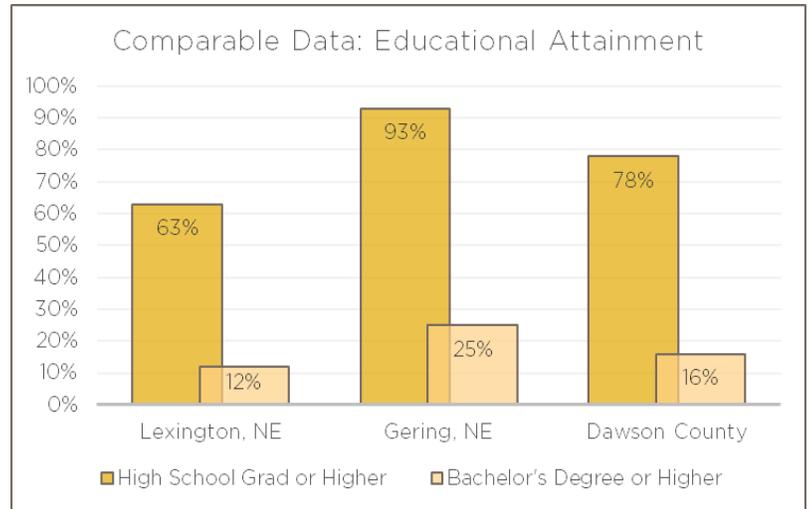


# Appendix A - Social

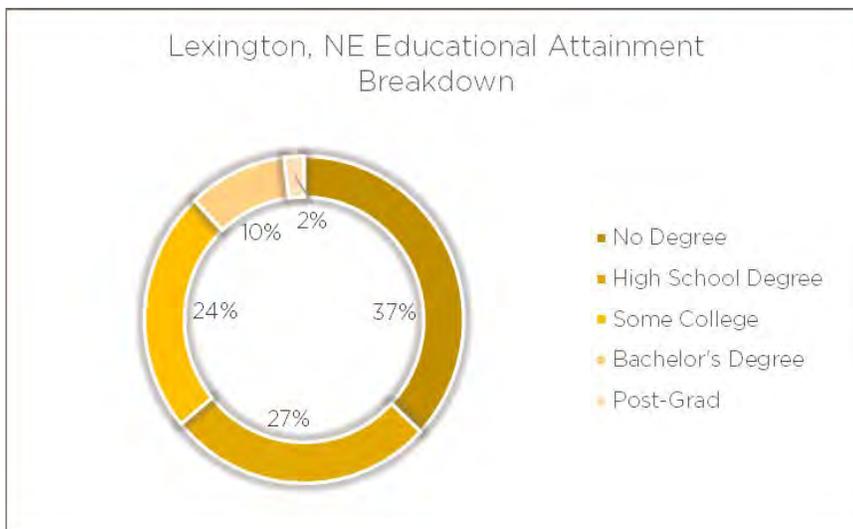
## EDUCATION

	Lexington, NE	Gering, NE	Dawson County
High School Grad or Higher	63%	96%	78%
Bachelor's Degree or Higher	12%	25%	16%

As it compares to the other communities of Gering, NE and Dawson County, Lexington, NE has a low rate of educational attainment. As the chart indicates below, the largest educational attainment category is No Degree at 37%. Just over a quarter of Lexington's population has achieved a High School Degree, with only 10% having attained a Bachelor's degree.



	Lexington, NE	Gering, NE	Dawson County
No Degree	37%	7%	22%
High School Degree	27%	31%	32%
Some College	24%	37%	31%
Bachelor's Degree	10%	18%	12%
Post-Grad	2%	6%	4%



This could be partially due to the racial/ethnic makeup of the community and as the next reports will show, the high percentage of foreign-born population.

Education is an important indicator of economic potential within a community, with the lack of education being closely linked to poverty. Higher rates of education often result in lower rates of unemployment and higher wages, which creates a robust economy.

# Appendix A - Social

## LANGUAGE

Language at home, adults 18+	Lexington, NE	Gering, NE	Dawson County
English Only	45%	89%	71%
Spanish	45%	10%	24%
Other	9%	1%	4%

Language at home, children 5-17	Lexington, NE	Gering, NE	Dawson County
English Only	38%	76%	65%
Spanish	58%	3%	33%
Other	4%	1%	2%

As the data above indicates, Spanish-speaking individuals are very prominent in Lexington, NE. This makes sense due to the highly diverse racial/ethnic data shown earlier in this report. With a high rate of foreign-born individuals living in Lexington, NE, 75% of which come from Latin America, it is no wonder Spanish is a primary language within this community. Just under half of all adults 18 years and older speak Spanish in the home, while over 50% of children 5-17 years of age speak Spanish in the home.

Compared to Dawson County and Gering, NE, this data shows just how diverse Lexington is and how drastically it stands out from its surrounding communities for its racial and ethnic variance. Spanish-speaking adults living in Lexington, NE exceed Gering, NE by 35% and Dawson County by 21%, while Spanish-speaking children exceed Gering, NE by 55% and Dawson County by 25%.

Language is an important community feature to understand, as it may require additional resources for effective and non-discriminatory communication when putting together public outreach, meetings, plans, and implementation. It will be important to have bilingual personnel, staff, and educators in place within the community in order to accommodate the widely diverse population of Lexington, NE.

# Appendix A - Social

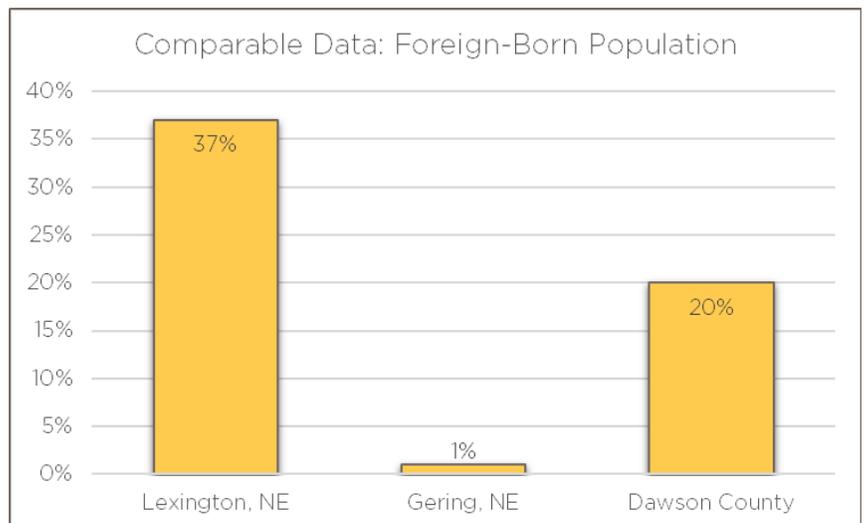
## FOREIGN-BORN POPULATION

	Lexington, NE	Gering, NE	Dawson County
Foreign-Born Population	37%	1%	20%
European	0%	8%	1%
Asian	2%	14%	3%
African	22%	0%	18%
Oceania	0%	0%	0%
Latin American	75%	78%	78%
North American	0%	0%	1%

Lexington, NE shows a high rate of foreign-born individuals at 37%, which exceeds Gering, NE by 36% and Dawson County by 17%. As with these two communities though, the vast majority of all foreign-born individuals comes from Latin America.

Not only does a high rate of foreign-born individuals create language needs, but it also creates new social, religious, educational, and employment needs as well, since these individuals are not just another race/ethnicity, but another culture as well. For communities to be inclusive

and welcoming, having culturally-appropriate places of worship, educational and employment opportunities, and community gathering venues in place is important, and also helps stimulate and growing and diverse economy and community.



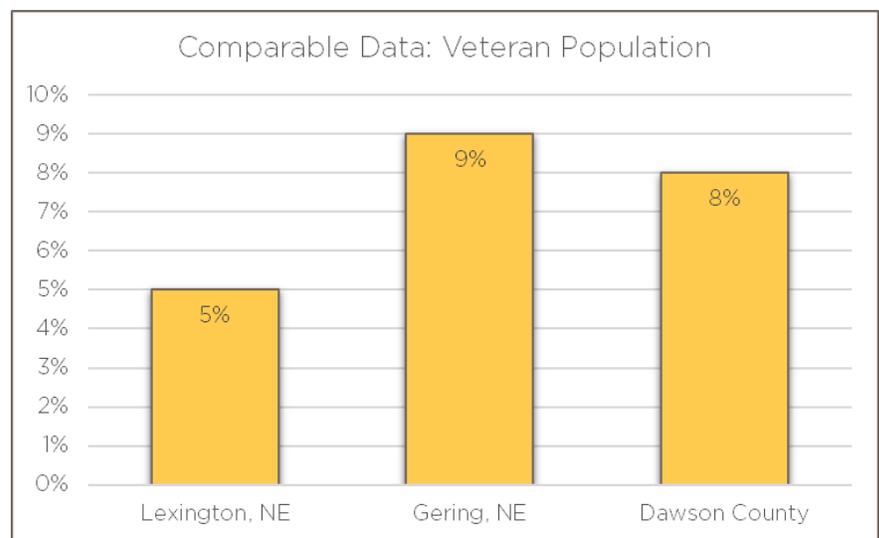
# Appendix A - Social

## VETERAN STATUS

	Lexington, NE	Gering, NE	Dawson County
<b>Veteran Population</b>	<b>5%</b>	<b>9%</b>	<b>8%</b>
WWII	17	6	74
Korean War	32	57	161
Vietnam War	165	257	558
Gulf War (1990s)	69	123	189
Gulf War (2001-)	42	77	151

At just 5%, the community of Lexington, NE has a relatively low veteran rate compared to surrounding communities. Fifty percent of those who are veterans are Vietnam War veterans. As the chart below indicates, majority of veterans are male, with only 2% being female.

The number of veterans living within a community can help determine the need for veteran services, mobility assistance equipment and structures, community resources, and community venues/centers specific to or accessible to veterans and the physically impaired.



	Lexington, NE	Gering, NE	Dawson County
<b>Total Veterans</b>	<b>334</b>	<b>550</b>	<b>1,292</b>
Male	326	467	1,252
Female	8	83	40

# Appendix A - Data Sources

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## **DATA SOURCES**

Data for the community of Lexington, NE, Gering, NE, and Dawson County was gathered from the [censusreporter.org](https://www.censusreporter.org). Further information was utilized from the Economic Profile System (EPS).

# Appendix B - Meeting Notes

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# Appendix B - MEETING NOTES

## SIGN IN SHEET - JULY 15TH 2021

Lexington Tennis Center					
Sign-in Sheet July 15, 2021					
	Name	Representing	Email	Phone	
X	Jacob Sertich	Wilkins ADP	<a href="mailto:jsertich@wilkinsadp.com">jsertich@wilkinsadp.com</a>	308.991.3058	
X	Ben Van Brocklin	Wilkins ADP	<a href="mailto:bbrocklin@wilkinsadp.com">bbrocklin@wilkinsadp.com</a>	308.237.5787	
X	Joe Pepsitsch	City of Lexington	<a href="mailto:joep@cityoflex.com">joep@cityoflex.com</a>		
X	Ann Luther	City of Lexington	<a href="mailto:aluther@cityoflex.com">aluther@cityoflex.com</a>		
X	Jake Saulsbury	City of Lexington	<a href="mailto:jsaulsbury@cityoflex.com">jsaulsbury@cityoflex.com</a>		
	Joe J. Johnson	Olsson	<a href="mailto:jjohnson@olsson.com">jjohnson@olsson.com</a>		
X	Suzanne Brodine	Olsson	<a href="mailto:sbrodine@olsson.com">sbrodine@olsson.com</a>		
	Jacob Reiter	Olsson	<a href="mailto:jreiter@olsson.com">jreiter@olsson.com</a>		
X	Terry & Sharon Jorgensen		<a href="mailto:sharon.jorgensen@hotmail.com">sharon.jorgensen@hotmail.com</a>	308.440.5564	
X	Bernie Lauby	Tennis Association			
X	Jeanette Hain	Tennis player	<a href="mailto:jhain@msn.com">jhain@msn.com</a>	308.325.2361	
X	Jim Hain	Tennis player	<a href="mailto:jhain@msn.com">jhain@msn.com</a>	308.325.2361	
X	Josslyn Mins	Tennis player		308.325.2135	
X	Evee Mins	Tennis player		308.325.2135	
X	Jay & Liz Mins	Tennis player/Mom of player		308.746.1333	
X	Ethan Mins	Tennis player		308.325.9013	
X	Amy Adams	YMCA	<a href="mailto:aadam@orthmanymca.org">aadam@orthmanymca.org</a>	308.746.6009	
X	Darin & Lisa Buescher	Tennis player	<a href="mailto:dbuesch@charter.net">dbuesch@charter.net</a>	308.380.7177	
X	Mallorie Buescher	Tennis player	<a href="mailto:lbuesch@charter.net">lbuesch@charter.net</a>	308.325.6923	
X	Maria Aguirre	Mom	<a href="mailto:mariaaguirre@lexschools.org">mariaaguirre@lexschools.org</a>	308.746.3609	
X	Anai Aguirre	Tennis player	<a href="mailto:mariaaguirre@lexschools.org">mariaaguirre@lexschools.org</a>	308.320.8731	
X	Philip Lambe	Lex Tennis Association	<a href="mailto:lextennis68850@gmail.com">lextennis68850@gmail.com</a>		
X	Kayle P.	Tennis player/Mom	<a href="mailto:kaylalynn02@hotmail.com">kaylalynn02@hotmail.com</a>	308.325.4980	
X	Steven Heldt		<a href="mailto:sheldt@hmlawoffices.com">sheldt@hmlawoffices.com</a>	308.325.0833	
X	Rex Scott		<a href="mailto:rexscott7@hotmail.com">rexscott7@hotmail.com</a>	816.863.4902	
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X	Porf Bliven				
X	Dora A. Vivas		<a href="mailto:biknotty@gmail.com">biknotty@gmail.com</a>	308.325.0720	
X	Barb Hinrichs				
X	Gordon Hinrichs				
X	Luinda Motzner		<a href="mailto:motzner@yahoo.com">motzner@yahoo.com</a>		
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X	Dennis Burnside		<a href="mailto:dburnside@cityoflex.com">dburnside@cityoflex.com</a>	308.324.2341	
X	Larry Luther		<a href="mailto:ldluther62@gmail.com">ldluther62@gmail.com</a>	308.325.2547	
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X	Heather DeLap		<a href="mailto:heatherdelap@gmail.com">heatherdelap@gmail.com</a>	308.325.2474	
X	Corey DeLap		<a href="mailto:delap007@gmail.com">delap007@gmail.com</a>	308.870.5206	
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X	Comron Yazdgerdi		<a href="mailto:comronvaz@hotmail.com">comronvaz@hotmail.com</a>	308.631.3148	
X	Ann Young		<a href="mailto:ayoungaprn5@gmail.com">ayoungaprn5@gmail.com</a>	308.746.1061	
X	Jasmine Agvimrro		<a href="mailto:jasminagvimrro16123@lexschools.org">jasminagvimrro16123@lexschools.org</a>		
X	Eric Young		<a href="mailto:eric.young@lexschools.org">eric.young@lexschools.org</a>	308.746.2090	
X	Rikey Gruntarod		<a href="mailto:rgruntarod@orthmanymca.org">rgruntarod@orthmanymca.org</a>	308.325.2763	
X	Alayna Komeo		<a href="mailto:alaynakomeo20b@gmail.com">alaynakomeo20b@gmail.com</a>	308.746.6389	
X	Chris Smith		<a href="mailto:ditruceproductions@gmail.com">ditruceproductions@gmail.com</a>	308.325.4427	
X	Barb Hodges		<a href="mailto:bhodges@cityoflex.com">bhodges@cityoflex.com</a>		
X	Mike Hodges		<a href="mailto:mikehodge@gmail.com">mikehodge@gmail.com</a>		
X	Amanolo Mololey		<a href="mailto:amtmtennis@yahoo.com">amtmtennis@yahoo.com</a>		
X	Brian Neben		Lexington Clipper Herald		



# Appendix B - MEETING NOTES

## MEETING NOTES - JULY 15TH 2021



### Meeting Notes

**Project:** City of Lexington, Nebraska Tennis/Rec. Center CCCFF Study  
**Project Number:** 1956  
**Published:** July 15, 2021

#### **City of Lexington – Tennis/Recreation Center CCCFF Planning Study Community Meeting July 15, 2021**

#### **Attendees:**

Refer to Community Info Meeting Sign In Sheet

Please report any corrections/additions to WADP within seven (7) days of the notes being published.

Please note that these meeting notes reflect decisions and/or action items only. These are not verbatim minutes of everything that was said and/or discussed.

#### Meeting Notes:

#### General Notes:

- Reminded the audience that building mindset/design references Soccer Facility.
- Established that majority of meeting agrees that viewing a tennis match or their children participating in a tennis class from the side instead of behind the court makes it more conducive to view the sport of tennis.
- Established that majority of meeting agrees that a requirement should be indirect lighting (direct lighting can blind a player from the ball).
- Mentioned a rough estimate of building at \$1.5 to \$1.75 million dollars.
- Currently, Lexington has 230+ youth players.
  - Tennis in the community is currently offered to youth participants aged Pre-K to Seniors in High School. The programs offering tennis recorded over 230 different participants over the past 12 months.
  - The Lexington Tennis Association provides opportunities in the community for year-round tennis leagues. The leagues offered include a Women's, Men's, and Mixed Adult Doubles Leagues. The league would benefit from an indoor tennis facility in order to provide the demands of adult tennis players wanting to play multiple days a week year-round. Currently over 50 adult tennis players participate in league tennis in the Lexington Community.
  - Currently 7 of the 50+ adult tennis players travel to Lexington to participate in tennis leagues.
  - Over 120 participants competed in the two tennis tournaments offered in 2021. Many of the participants traveled from surrounding communities. The indoor tennis complex can help grow this opportunity.
- Adult leagues are less than youth players but still a decent number. In addition, adult leagues bring players from local and surrounding areas. (Was very important to some audience members)



# Appendix B - MEETING NOTES

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## MEETING NOTES - JULY 15TH 2021

- Mentioned introduction to Mini State Tournament (Pre-State) in Lexington instead of Kearney if the facility is built.
  - The high school is host to 10-15 home tennis tournaments on any given year.
  - Lexington Middle School tennis is set to begin its second season this year after serving 38 participants in its pilot year. Several schools plan to follow suit and model their programs after the Lexington Middle School tennis program. Lexington would seek to serve as the host site for middle school competition in the future as the season is played during the Winter months.
- Adding Renders to Website to find Pros and Cons of community.
- Adding Flythrough to presentation package.
- Current Model of bleacher system estimated cost at \$100,000 (including install, 36 in. height, 4 rows, 8 ADA, smaller version of Ben's version and shorter)
- Odey's – The Field Experts Estimate Number: 8473

### Audience Questions

Q: What is the difference between Zoom session and today's model?

A: Jacob explained differences, several changes (actually 100% different)

Q: Are the nets permanent or can they change?

A: Technically permanent with door openings where required.

Q: Will there/can there be pickle ball markings?

A: Yes.

Q: Is the ceiling flat?

A: No, there is a small pitch to the roof.

Q: Will the grant pay for the whole building?

A: No, the grant will pay for half of the cost and have to be matched by the community (fundraising or donation)

Q: What is the total price?

A: We are too early in the process to find this information out.

Q: Is there going to be instruction?

A: Yes, there can be.

Q: Is the facility for everyone? (Will there be a club/membership?)

A: The facility will be structured for times for everyone in the community.

Q: What is the completion date?

A: Year 2023 (rough estimate)

Q: When will there be more grants?

A: It takes several years to become re-eligible for the same grant again.

Q: What is all the long-term costs?

A: We do not know, but it is low and not substantial to the community.

Q: Where will the baseball field be relocated?

A: It might not be relocated or replaced. The other field may be redesigned also.

Q: Where is the hitting wall for practice?

A: This has not been considered, but the whole audience really likes this idea.

### Pros & Cons:

#### Pros:

- Tennis brings a lot of people to town, boosting economy/popularity.
- School has money to spend on a project like this.
- Indoor facility provides all season participation, especially for elderly players.
- Current design of viewing area is best for watching tennis.
- 230+ youth players (several adults too).
  - If each player could raise \$1,000 x 230+ = \$230,000+

# Appendix B - MEETING NOTES

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## MEETING NOTES - JULY 15TH 2021

- Pickle ball option.
- Facility is for everyone.

Cons:

- Direct lighting needs to be indirect lighting.
- No hitting wall as of now.
- Community has to match grant to be built.
- Baseball field may not be relocated.
- Might need a different bleacher system w/ ramp.