

CDBG GRANTEE INFORMATION SHEET

This information is provided to the Department of Economic Development to be used in updating mailing lists necessary for distributing CDBG Information. (**Grantee must list Federal Tax ID number and DUNS No.*)

CDBG Grant Number: 15-CIS- **Federal Tax ID number:* 47-6006255

Local Government Grantee: City of Lexington **DUNS No:* 156284986

City Village County of: _____

Mailing Address: PO Box 70
Lexington, NE 68850

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Clerk: Pam Baruth Email: pbaruth@cityoflex.com

Local Government CDBG Contact

Complete this item even if the local contact will be the mayor/chairperson or clerk. List below the person from the local government that will serve as the day-to-day contact for the CDBG grant. A local contact person must be designated even if the local government has hired a for-profit or not-for-profit firm as the certified administrator for the grant.

Contact Person/Title: Joe Peplitsch

Address (if different than above): same

Phone Number: 308-234-2341 Fax Number: 308-234-4590

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Check here if this person will be the Certified Administrator

Certified Date _____ Date Expires _____

Fair Housing Representative

Same as Local Contact

Name: Suzanne Brodine Email: sue@dawsonareadevelopment.com Phone: 308-217-0005

Section 504 Coordinator Employs 15 or more persons Yes No (if Yes, complete the information below)

Same as Local Contact

Name: Dennis Burnside Email: dburnside@cityoflex.com Phone: 308-234-2341

Certified Administrator

Provide the following information if the Certified Administrator is not the Local Contact.

Dawson Area Development

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Lexington	NE	68850
City	State	Postal Code
308-217-0005		
Phone Number	Fax Number	
sue@dawsonareadevelopment.com		
Email		
2015	2019	
Certified Date	Date Expires	

Architect, Business, Engineer,
 Development Corporation, or Other

Firm:		
Primary Contact		
Address		
City	State	Postal Code
Phone Number	Fax Number	
Email		
DUNS Number if Business is checked above		

ADDITIONAL CONTACTS: If you want other persons to receive correspondence, please attach listing of names, titles and mailing addresses. This list includes the Architect, Engineer, Development Corporation, Planner, etc.

Lexington, Nebraska
2015 CIS Phase II Year 2

Table of Contents

<u>PROJECT INFORMATION</u>	<u>PAGE NUMBER</u>
Part I General Information	2
One Page Project Summary	3
Part II Funding Summary	4
Part III Project Budget	5
Part IV Project Description	6-9
Part V <u>REQUIRED EXHIBITS</u>	
A. Notice of Public Hearing	10-11
B. Authorizing Resolution Endorsing Project	12
C-1. Statement of Assurances and Certification	13-15
C-2. Citizen Participation Plan	16-17
D. Residential Anti-displacement & Relocation Assistance Plan	18
L. Federal Funding Accountability and Transparency Act (FFTA) form	19-20
M. Map of Proposed Project Area	21
N. Systems for Award Management (SAM) record and clearance documentation	22
O-1. Four Factor Analysis Assessing Limited English Proficiency	23-27
O-2. Language Assistance Plan	28-31
Part VI <u>ADDITIONAL ATTACHMENTS</u>	
Attachment 1 Project Area Map	32
Attachment 2 Area Photos	33-34
Attachment 3 LMI Census Map	35
Attachment 4 Zoning Map	36

Project Summary

The 2015 CDBG CIS Year 2 grant will cover the city of Lexington, Nebraska in the 3rd Congressional District. The project will include various water, storm sewer, and street improvements in 6th Street between Harrison and Lincoln Streets, on 7th Street between Lincoln and Madison Streets, on Madison Street between 7th and 8th Streets, and on 8th Street between Madison and Harrison Streets. Total project cost is \$500,000; the City of Lexington will contribute \$250,000 to the project, exceeding the required 25% match. This project is a continuation of work completed under the CIS Year 1 (13-CIS-102) program including street and storm sewer improvements.

Curb and gutter improvements will improve storm water management, parking, and pedestrian/motorist safety and access on 6th Street between Harrison and Lincoln Streets, on 7th Street between Lincoln and Madison Streets, on Madison Street between 7th and 8th Streets, and on 8th Street between Madison and Harrison Streets. (See Attachment 1) This section of Lexington has many deteriorated areas due to lack of proper drainage, prior street repairs due to underlying infrastructure, and the general age of the infrastructure. (See Attachment 2) Portions of this area are served only by surface drainage. Existing piped drains are undersized for current needs, resulting in street flooding during significant rain events.

The installation of new sidewalk, a wider and improved parking apron, and curb and gutter improvements will allow for more efficient drainage after rain events – reducing risk to pedestrians and motor vehicles. In this area of Lexington, determined by census tract in 2014 to be low-moderate income, residents will be given greater access to their apartments, homes, and retail stores. The project straddles the division between the downtown proper and abutting residential neighborhood. The housing, whether it is a single-family residence, duplex, or apartment, is predominately occupied by low to moderate income individuals and families..

This project is the result of a CIS Planning grant received in August 2013, and the resulting public input. Two community workshops were held in December 2013 and January 2014 to identify capital improvement needs. Street and drainage improvements were prioritized and Year 1 CIS funding was awarded to begin addressing those needs.

The activities proposed in this project will benefit LMI residents in Lexington with improved drainage and accessibility for residents and pedestrians and provides additional ancillary benefits of improved safety and health for residents within the census block area. The National Objective is benefitting low-and-moderate income persons in the census block area (LMI Area Benefit).

The Census Bureau has determined that 63.95% of Lexington residents in Census Tract 9685.00 fall into the low- to moderate-income category. (See Attachment 3)

PART II. FUNDING SUMMARY CIS PHASE II (2nd Year)

ROUND AMOUNTS TO THE NEAREST DOLLAR. Questions on any activities contact DED staff.

Activity Code-Activity	*National Objective	CDBG Funds	**Matching Funds	Total Funds	Sources of Matching Funds
0010 Acquisition/Easements	1				
0030 Clearance/Demolition	1				
0070 Public Facilities & Improvements					
0081 Day Care Centers					
0082 Health Care Clinics					
0090 Community Centers					
0091 Senior Centers					
0092 Public Libraries					
0093 Fire Station/Equipment					
0230 Streets/Bridges	LMI	\$230,000	\$106,000	\$336,000	City of Lexington
0250 Storm Sewers	LMI	\$0	\$105,600	\$105,600	City of Lexington
0300 Water/Sewer	LMI	\$0	\$38,400	\$38,400	City of Lexington
0320 Water/Sewer Hookups	LMH				
0370 Flood Control & Drainage Facilities					
0490 Architectural Barriers	1				
0530 SF Housing Rehabilitation	LMH				
0541 SF Housing Rental Rehab.	LMH				
0561 MF Housing Rehabilitation	LMH				
0580 Housing Management	LMH				
0590 Commercial Rehab					
0180 Total Non-Administration		230,000	250,000	480,000	
0181 General Administration		20,000	0	20,000	
1000 TOTAL PROGRAM COSTS		250,000	250,000	500,000	

¹Must correspond to CDBG National Objective for primary activity.

*For each activity enter the most appropriate National Objective Code. See Section 2.01 of Application Guidelines for more information. The CDBG National Objectives include: LMA (Benefit Low Mod Income Persons on an area basis); LMC (Benefit Low Mod Income Persons on a limited clientele basis); LMH (Benefit Low Mod Income Households)

Lexington, Nebraska
2015 CIS Phase II Year II

Part III Project Budget

<u>Activity</u>	<u>CDBG</u>	<u>Other</u>	<u>Total</u>
0230 Streets and Bridges	\$230,000	\$106,000	\$336,000
Curbs, gutters, parking aprons, street paving	\$172,500	\$79,500	\$252,000
Contingencies	\$23,000	\$10,600	\$33,600
Engineering and Construction Observation	\$34,500	\$15,900	\$50,400
0250 Storm Sewers	\$0	\$105,600	\$105,600
Curb inlet decks, storm sewer pipe		\$22,950	\$79,200
Contingencies		\$3,060	\$10,560
Engineering and Construction Observation		\$15,840	\$15,840
0300 Water/Sewer	\$0	\$38,400	\$38,400
Water pipe installation		\$29,550	\$29,550
Contingencies		\$3,840	\$3,840
Engineering and Construction Observation		\$5,010	\$5,010
0181 General Administration	\$20,000	\$0	\$20,000
Special Conditions, Davis Bacon requirements, Public Meetings regarding program, reporting requirements, drawdown preparation, file maintenance	\$20,000	\$0	\$20,000
Total Administration Costs	\$20,000	\$0	\$20,000
Total Non-Administration Costs	\$230,000	\$250,000	\$480,000
Total Program Costs	\$250,000	\$250,000	\$500,000

Budget Estimates were prepared by:

Suzanne Brodine, Dawson Area Development
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Part IV Project Description

I. Project Description:

Currently, storm water facilities in this area of the community are designed to surface drain storm water from 10th Street to 7th Street to the south. The existing storm sewer inlets along 7th Street are undersized to adequately handle the volume of surface drainage realized, causing street inundation for prolonged periods of time; which in turn makes it difficult for area residents to circulate, and deteriorates infrastructure in the area. The intent is to tie into a storm sewer at 7th and Lincoln, extend the utilities west and north to build inlets at the 8th & Harrison intersection and 8th and Madison intersection. While installing the inlets, the intersections would be rebuilt to remove deteriorated valley gutters, and install handicap accessible ramps and crosswalks. The storm sewer would be located behind the curb line, so deteriorated sidewalks would also be replaced along the route, with handicap access as needed.

The paving on 6th Street from Lincoln to Harrison is in poor condition due to age, water main maintenance, etc. The intent is to remove and replace the paving to improve vehicle and pedestrian traffic in the area, with handicap accessible facilities, and improved drainage. Ancillary benefit of neighborhood improvement, investment, etc.

The water main located in 6th Street from Lincoln to Harrison is located under the north quarter panel of the street. The line is old, had lead services, and has been a directly impacted the condition of the street. The intent is replace the water main while 6th Street is being improved; the main would be relocated to behind the curb line to remove future conflicts. Also the removal of health concerns, etc.

Storm sewer, sidewalk, handicap ramps, and paving improvements will improve storm water management, parking, and pedestrian/motorist safety and access in the identified census tract. See Attachment 4. This section of Lexington has many deteriorated areas due to lack of proper drainage, prior street repairs due to water line breaks and leaks, non-accessible crosswalks/ramps, and the general age of the design and materials currently in place. Attachment 2 includes several photographs of the problems in this area. By installing new properly sized storm pipe, and select street replacement, drainage after significant water events will be more efficient and timely. This will reduce risk to pedestrian and motorists from safety hazards of standing water and deteriorating surfaces.

In this area of the census pre-determined low- to moderate-income part of Lexington, residents will be given greater access to their homes, places of employment, and retail and service locations. The housing, whether single-family or multi-family, is predominately occupied by low- to moderate-income persons.

The water portion of the project will include main replacement along 6th Street between Lincoln and Harrison.. Currently, this section of water main is more than 80 years of age, been patched several times, contains lead joints, and remains a liability. State regulations require that such conditions be removed when they are encountered. By installing new valves, connections, and portions of water mains some health concerns will be eliminated and pressure will be more accurately regulated, resulting in better fire protection. The condition of the water valves and connections also requires maintenance. This maintenance can result in damage to integrity of streets in the area, such as potholes and drainage issues.

In the Comprehensive Investment and Stabilization Pre-development Study, street and storm sewer improvements were considered to be the primary goal of the City of Lexington within the designated census block area. The first objective of the Study was to evaluate the areas with the most need and prioritize which improvements would maximize the greatest benefit to the low and moderate-income citizens of Lexington. Determination of the City's ability to finance these improvements was the next step. After careful consideration by City Council and administration, and consultation with the City Engineer, the project as identified has been determined to the next step in accomplishing a significant benefit to the residents of Lexington, and a complementary project to CIS Phase II Year 1. The City Council and administration will budget the matching funds to the CIS Community Development Block Grant to complete this important project.

2. Outcomes and Evaluation:

The street improvements will have an outcome of safer conditions for residents as the walking, maneuvering, and parking surface is enhanced with new curbs, sidewalks, gutters, and street pavement. Lexington feels that the LMI portion of residents in this area will benefit from this project through safer conditions for pedestrians and drivers. This is anticipated to spur additional private improvements to adjacent property, further improving conditions for area residents.

Storm sewer and drainage improvements will have a significantly beneficial effect on the health and safety concerns created by standing or slow-draining water after a storm event. It will also increase the life of street facilities by reducing water inundation in the area. In certain places in the project area, when it rains crossing the street along sidewalks becomes difficult – exceedingly so for individuals requiring canes, wheelchairs, or other mobility assistance. With proper drainage, handicap access will be improved immensely. Even residents with no handicap find the street area between parking spaces and the sidewalk difficult to cross at times, resulting in pedestrians utilizing the intersection to gain access to sidewalks under less than safe conditions.

3. Project Planning:

In August 2013, the City of Lexington was the recipient of a planning grant from Nebraska Department of Economic Development (NEDED). This grant assisted in the study of an area which is referred to as census block NE0003619. As of 2014, this census tract, located in the heart of Lexington, has been declared by the US Census Bureau to have an LMI percentage of 63.95%, up from 2010 estimates of 54.8%, of the total residents who reside there. (See Attachment 3.) The 2013 study was accomplished by JEO Consulting Group, Inc. over a period of approximately four

(4) months and defined a series of desired outcomes with goals and action steps for improvements to the study area.

After consultation with City Council and administration, a strategy was devised to bring the process in front of the stakeholders in Lexington, gain public input and put together a plan that will carry Lexington into the next five (5) years in this section of the City. Pre-Development Workshop #1 was held on December 19, 2013. The goal of this workshop was to establish community consensus on future capital improvements so the City could begin budgeting for projects to move Lexington, and this census block in particular, in the right direction.

Community Workshop #2 was held on January 9, 2014. The purpose of the second workshop was to present, review, and discuss the Community Action Plan, as developed by JEO after the initial workshop. The Action Plan was developed as a road map for achieving the goals of the study area in the timeframe set forth. Stakeholders that attended the second workshop were asked to review the Action Plan and provide City administration with comments. Revisions to the plan were then made, after input, and presented to Lexington City Council for their approval on January 28, 2014.

4. Complementary Projects:

In 2014 and 2015, the City of Lexington completed several street projects that improved the transportation in the community. Close to the area where the CIS Year 2 project is proposed, a street improvement project on 6th Street from Grant to Taft Streets included a full concrete replacement from Grant to Jefferson and intersections and panel repairs in the remainder of the street. In 2014, 18th Street was constructed to connect Adams Street with Lake Street, assisting with traffic flow on the west side of the community. Heartland Road was constructed to connect Frontier with Heartland Drive, developing new access to local businesses. The north half of West 13th Street, the westbound lane, was reconstructed near Lexington High School.

The Phase II, Year 1 CIS project has been completed in Lexington on 5th and 6th Streets between Grant and Lincoln. Water, curb, gutter and sidewalk improvements enhance safety, provision of service, and drainage in the area. The project is a health and safety benefit to LMI individuals through improved capacity and quality of water service, including fire suppression availability. Safety and health are also positively impacted through the creation of more walkable sidewalks, promoting use by pedestrians, and drainage improvements reducing standing water after rain events.

5. CDBG National Objective:

Each of the activities proposed in this project will benefit LMI residents in Lexington through improved water capacity, improved drainage, and improved accessibility to residents and pedestrians. This improves safety and health issues for these residents of the Lexington community that live within this census block area. The National objective is benefitting low- and moderate-income persons in the census block area (LMI Area Benefit).

The map, Attachment 1, illustrates the City of Lexington with the census block outlined in yellow. The project location within the census tract is indicated in red. Attachment 4 is the City of Lexington's zoning map with the census tract/project area outlined in yellow. The project improvements are proposed on 6th Street between Harrison and Lincoln Streets, on 7th Street between Lincoln and Madison Streets, on Madison Street between 7th and 8th Streets, and on 8th Street between Madison and Harrison Streets. Portions of this area are zoned C-2 (commercial), and portions are zoned R-3 (multi-family residential). The commercially zoned property in the project area includes residential apartment units as well as retail and service businesses. The residential zoned area is comprised of both single-family and multi-family structures. The number of multi-family units points to a large number of residents in the project area. Given the type of units available, and using the Census tract LMI percentage of 63.95%, it is assumed that many of the residents in the project area are part of the LMI group.

Attachment 3 shows data for low- to moderate- income residents in the project area census tract. The Census Bureau has determined that, as of 2014, 63.95%, approximately 911 people, of Lexington residents that reside in this area fall into the low- to moderate-income category.

Project Area—Lexington, NE



Target Census Tract

Project Location



Zoning Map—Lexington, NE

