

The background of the slide is a photograph of a modern, multi-story building with a brick and concrete facade. The building has several windows, some of which are reflecting the sky. The text is overlaid on the left side of the image.

BUFFALO COUNTY COMMISSIONERS/ CITY OF KEARNEY CITY COUNCIL NEW LAW ENFORCEMENT CENTER JOINT MEETING

06 / 24 / 25

CITY OF KEARNEY / BUFFALO COUNTY
LAW ENFORCEMENT CENTER

AGENDA

1. Opening Remarks
2. Value of Co-Location & Space Needs *BCSO + KPD*
3. Project Design Solution *WILKINS ADP + PARKHILL*
4. Project Cost / Budget *MCL CONSTRUCTION*
5. Financial / Levy Impact *NORTHLAND SECURITIES*
6. Approval of Joint Proclamation of the New Law Enforcement Center Project
7. Citizen's Forum

1. OPENING REMARKS

2. VALUE OF CO-LOCATION & SPACE NEEDS



WHY TOGETHER?

1. CO-LOCATION SAVES TAXPAYERS MILLIONS
2. SHARED RESOURCES = OPERATIONAL EFFICIENCY
3. UNIFIED RESPONSE = GREATER PUBLIC SAFETY
4. PARTNERSHIP = FORCE MULTIPLIER TEAM

WHY NOW?

1. KPD & BCSO ARE OUT OF SPACE
2. POPULATION & STAFFING TRENDING UP
3. FACILITIES ARE AT CAPACITY AND INEFFICIENT
4. RENOVATION COSTS WOULD EXCEED A NEW BUILD
5. ENSURE THAT CO-LOCATION CONTINUES

*Since 1993
Co-Location has
saved taxpayers:*

ESTIMATED
\$30
MILLION

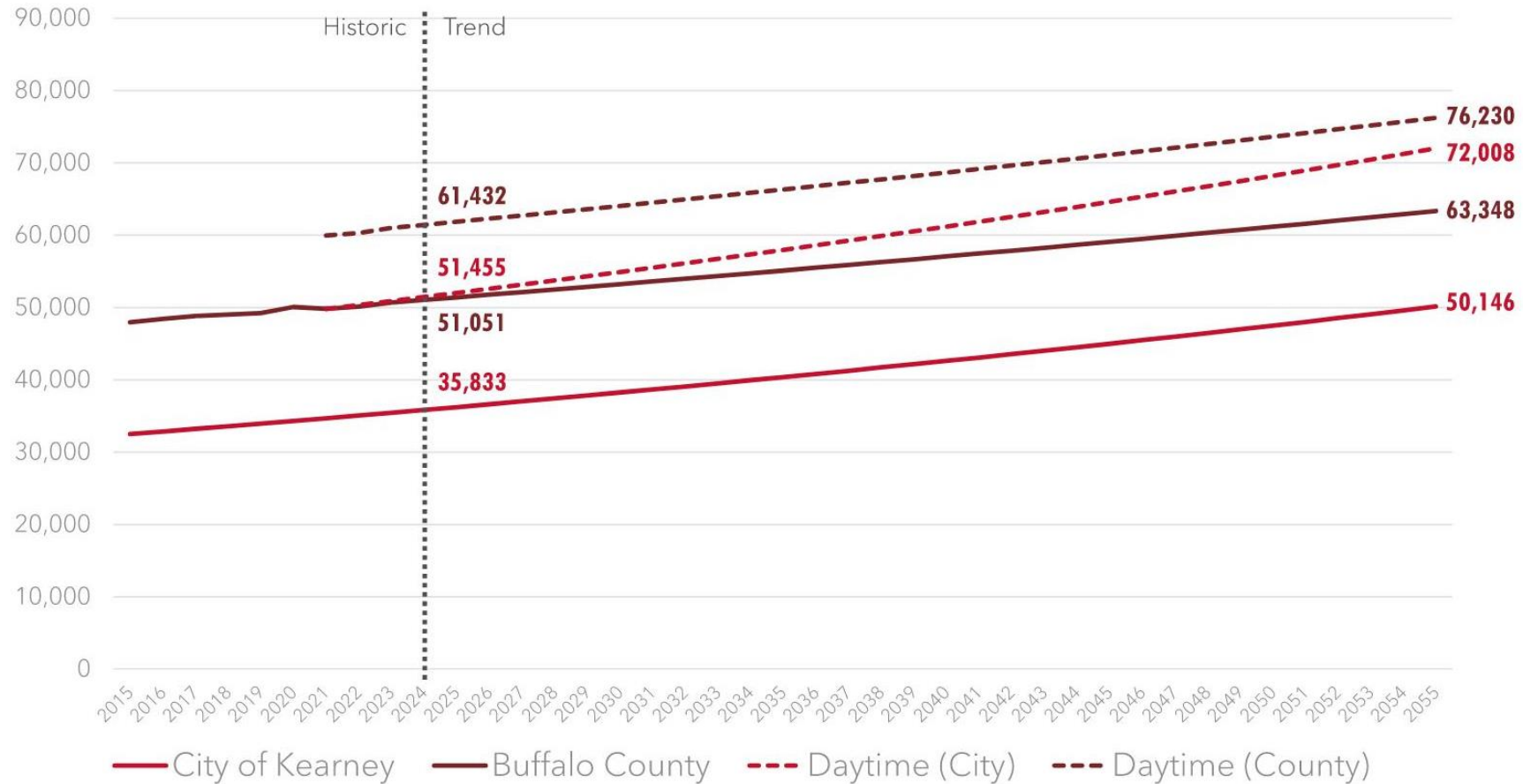
*Additional
taxpayer savings
for next 30 years:*

ESTIMATED
\$62
MILLION



VALUE OF CO-LOCATION & SPACE NEEDS

30-YEAR POPULATION TREND



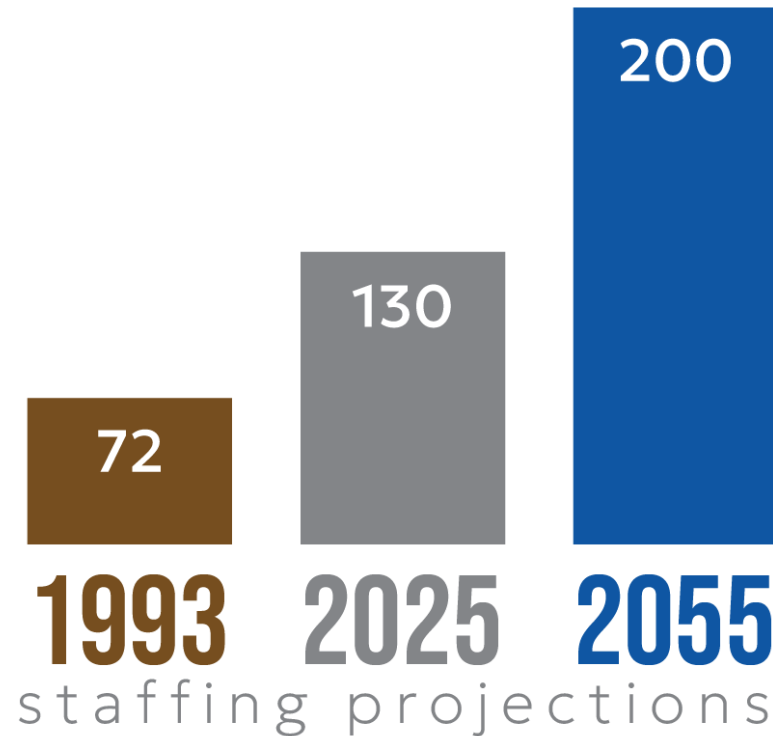
Source: US Census Bureau, City of Kearney Comprehensive Plan (2016), Buxton Report



VALUE OF CO-LOCATION & SPACE NEEDS

STAFFING PROJECTIONS

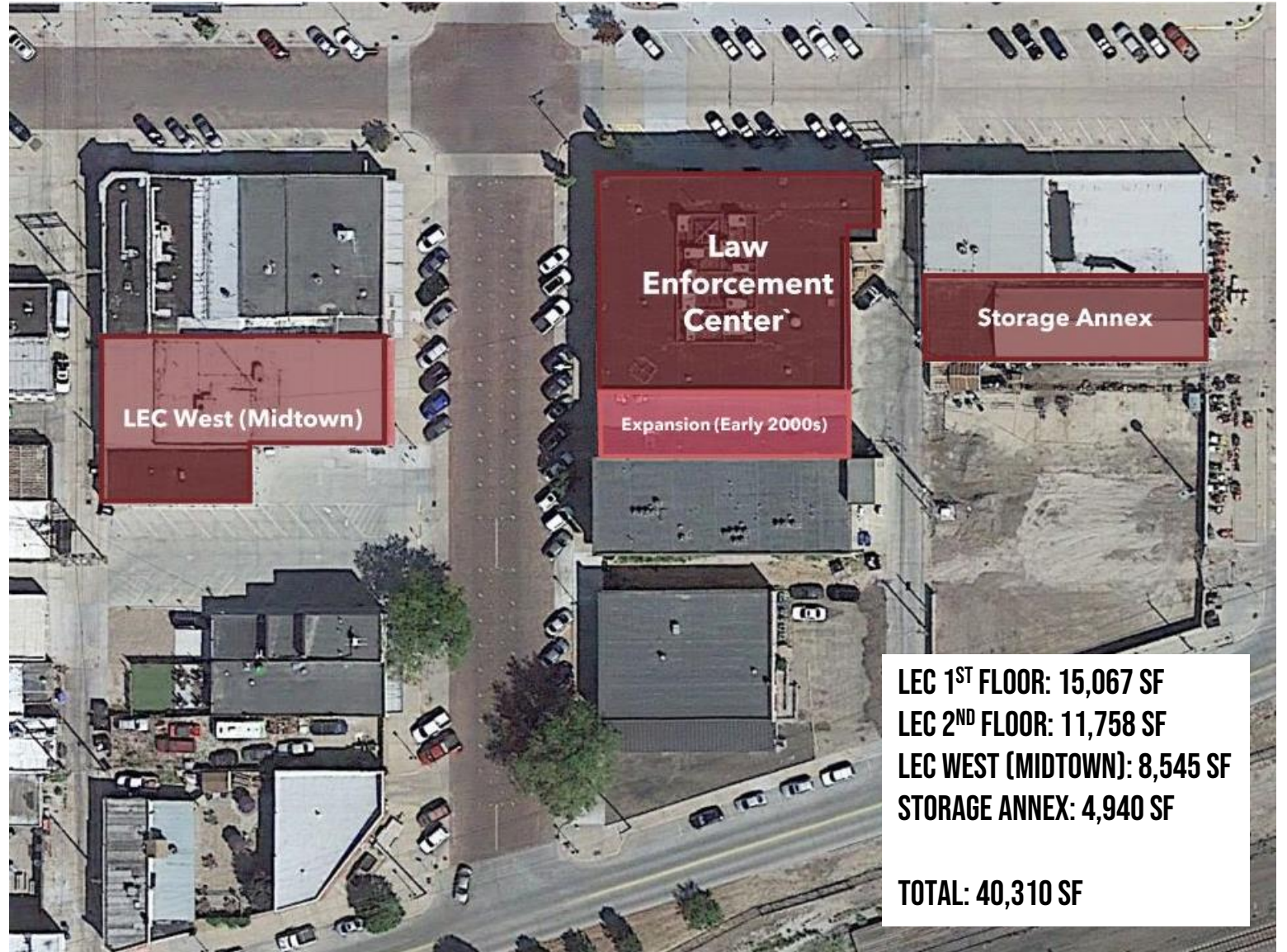
PER STAFF VISIONING WORKSHOP (KPD & BCSO) - (SWORN AND NON-SWORN STAFF)



VALUE OF CO-LOCATION & SPACE NEEDS

WHY NOT THE EXISTING SITE?

1. LOGISTICAL CONSTRUCTION CHALLENGES
2. PROPERTY ACQUISITION
3. UTILITY INFRASTRUCTURE
4. LIMITED PARKING
5. LONGER CONSTRUCTION TIME/
DISRUPTION TO LEC OPERATIONS



VALUE OF CO-LOCATION & SPACE NEEDS

PARKING

PUBLIC PARKING: 120

MIDTOWN PARKING: 16

SECURED PARKING: 40

TOTAL: 176



VALUE OF CO-LOCATION & SPACE NEEDS

PROJECT LOCATIONS ANALYZED



VALUE OF CO-LOCATION & SPACE NEEDS

POTENTIAL PROJECT EVALUATION

Site Criteria Matrix - KPD and BCSO Co-Location Law Enforcement Center															
Site	Site Name	Ownership	Property Address	Acreage and existing use	Utilities	Flood Plain	Surrounding Uses	Maximize Existing Investments	Maintain and Strengthen Colocation	Growth potential allows for 30 year outlook	Site Accessibility to City thorough fairs	Adequate parking and circulation for LEC vehicles & Secure Parking needs	Allows for steady, consistant service	Site Size, Shape and Flexibility for Supporting/ Complementary Uses	Environmental Risk Factors
Level 1 Screening															
1	Existing LEC & Adjacent Properties	City of Kearney & Buffalo County	2025 A Ave, Kearney NE	3	Utilities in alley (east side); available and accessible		commercial	Pass	Pass	Fail	Pass	Fail	Fail	*challenges with adjacent property acquisition	
2	Existing Buffalo County Courthouse, Jail and adjacent Properties	Buffalo County	1512 Central Ave, Kearney NE	10.4	Utilities are available and accessible		commercial	Pass	Pass	Pass	Pass	Pass	Pass		
3	Existing Impound Lot	Buffalo County	321 Central Ave Kearney, NE	8.9	Utilities are available and accessible	is within the 100 year Floodplain	commercial, residential	Pass	Fail	Pass	Fail	Fail	Pass		*Majority of acreage located in the 100 yr Floodplain
4	Existing North City Property	City of Kearney	48th Street and N Ave, Kearney NE	9.65	Utilities are available and accessible		residential	Pass	Fail	Fail	Fail	Fail	Pass	*Not all acres are available for LEC; City use also required	



VALUE OF CO-LOCATION & SPACE NEEDS

3. PROJECT DESIGN SOLUTION



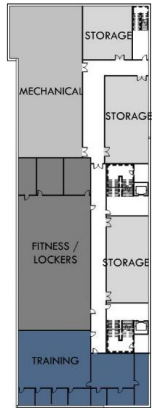
TOTAL SF

BASEMENT: 24,528 SF

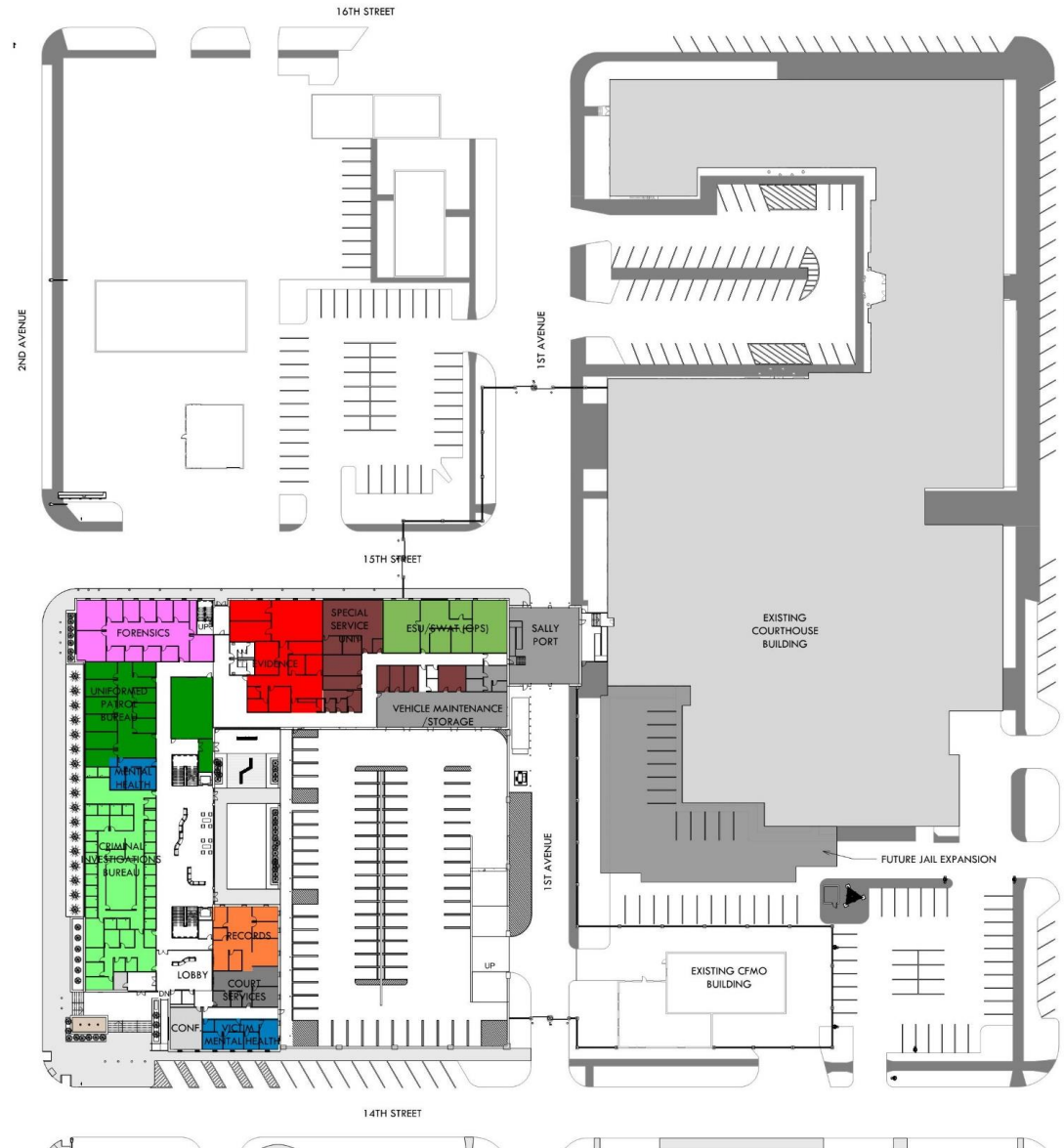
GROUND LEVEL: 51,937 SF

UPPER LEVEL: 26,496 SF

TOTAL: 102,961 SF



BASEMENT



GROUND LEVEL



UPPER LEVEL



PROJECT DESIGN SOLUTION

BASEMENT

BASEMENT: 24,528 SF

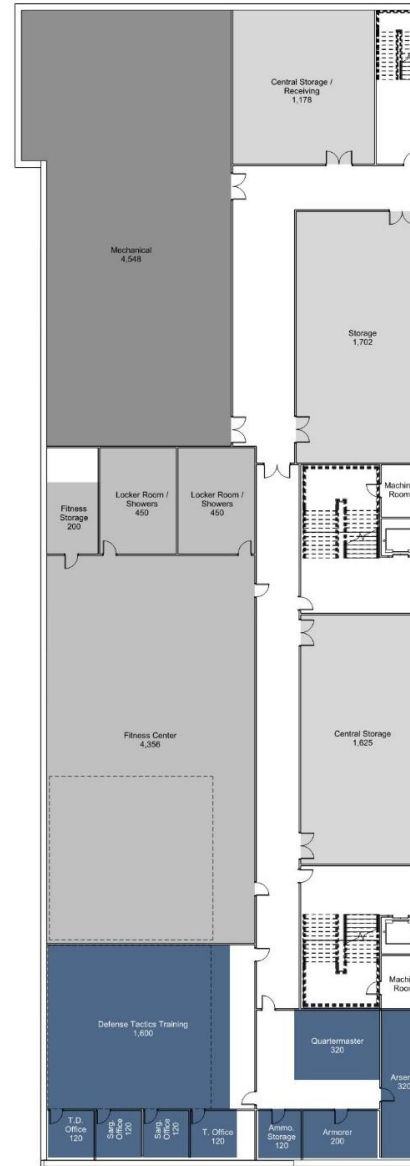
GROUND LEVEL: 51,937 SF

UPPER LEVEL: 26,496 SF

TOTAL: 102,961 SF



PROJECT DESIGN SOLUTION



TOTAL SQUARE FOOTAGE

BASEMENT:	24,528 SF
GROUND LEVEL:	51,937 SF
UPPER LEVEL:	26,496 SF
TOTAL:	102,961 SF

GROUND LEVEL

BASEMENT: 24,528 SF

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TOTAL: 102,961 SF



PROJECT DESIGN SOLUTION



BASEMENT: 24,528 SF
GROUND LEVEL: 51,937 SF
UPPER LEVEL: 26,496 SF

EXISTING CMFO
BUILDING





PROJECT DESIGN SOLUTION



PROJECT DESIGN SOLUTION



PROJECT DESIGN SOLUTION



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PROJECT DESIGN SOLUTION

**NEW LEC ANIMATION
WILL OCCUPY THIS SLIDE**



PROJECT DESIGN SOLUTION

4. PROJECT COST / BUDGET



“ALL-IN” PROJECTED COST = \$72 MILLION

Includes Hard Construction Costs, Construction Escalation / Inflation,
Contingency, Design/Engineering, Bond Issuance Costs,
Some Furniture/ Equipment, Quality Testing



5. FINANCIAL / LEVY IMPACT



\$72 MILLION AMORTIZED OVER 25 YEARS:

- WITH A 5% INCREASE IN VALUATION TO AROUND \$8.24 BILLION, THE LEVY INCREASE IS 6.2 CENTS
- WITH A 10% INCREASE IN VALUATION TO AROUND \$8.64 BILLION, THE LEVY INCREASE IS 6 CENTS



6. APPROVAL OF JOINT PROCLAMATION OF THE NEW LAW ENFORCEMENT CENTER PROJECT

TIMELINE

- **February 2024 - June 2025** – INVESTIGATION, ANALYSIS, TOURS, PLANNING, AND PUBLIC INFORMATION
- **July 8, 2025** – BOARD OF COMMISSIONERS CALLS FOR BOND ELECTION
- **August 11-22, 2025** – TOWN HALL MEETINGS
 - Kearney Town Hall Meeting – August, 11
 - Elm Creek Town Hall Meeting – August, 12
 - Ravenna Town Hall Meeting – August, 13
 - Amherst Town Hall Meeting – August 14
 - Shelton Town Hall Meeting – August, 15
 - Pleasanton Town Hall Meeting – August, 18
 - Riverdale Town Hall Meeting – August 19
 - Gibbon Town Hall Meeting – August, 20
 - Kearney Town Hall Meeting – August, 22
- **August 18-22, 2025** – BALLOTS MAILED TO REGISTERED VOTERS IN BUFFALO COUNTY
- **SEPTEMBER 9, 2025 – BOND ELECTION**
- **September 2025-March 2026** – FINAL DESIGN & ENGINEERING
- **April 2026** – BIDDING
- **May 2026 – August 2028** – CONSTRUCTION
- **August/September 2028** – OCCUPANCY AND PUBLIC OPENING



7. CITIZEN'S FORUM

**Joint Proclamation
In Support of the Co-Location of Law Enforcement Services
Between Buffalo County and the City of Kearney**

WHEREAS, Buffalo County and the City of Kearney have a long-standing history of cooperation, mutual respect, and shared commitment to public safety and effective government service; and

WHEREAS, both Buffalo County and the City of Kearney are experiencing significant growth, leading to increasing demands on law enforcement agencies and public safety resources; and

WHEREAS, the continued efficient delivery of law enforcement services is essential to the health, safety, and welfare of the residents of Buffalo County and the City of Kearney; and

WHEREAS, Buffalo County Commissioners and Kearney City Council support the continuation of co-location of law enforcement services into the future knowing it will enhance coordination, foster closer operational relationships, and improve response capabilities between agencies; and

WHEREAS, such continued collaboration will perpetuate the fiscally responsible steps already in place resulting in long-term savings and increased value for taxpayers through the sharing of infrastructure, resources, and operational efficiencies; and

WHEREAS, the Buffalo County Commissioners appreciate the City of Kearney originally purchasing and renovating the current Law Enforcement Center to serve as the hub for co-location as outlined in 1993; and

WHEREAS, the City of Kearney sincerely appreciates Buffalo County's leadership in bringing forward a thoughtful and forward-looking solution aimed at strengthening law enforcement services and co-location for our growing community; and

WHEREAS, both governing bodies recognize the importance of maintaining strong, positive intergovernmental relationships to support shared goals and ensure the well-being of all constituents;

NOW, THEREFORE, BE IT RESOLVED, that Buffalo County and the City of Kearney jointly proclaim their full support for the co-location of law enforcement services and reaffirm their mutual commitment to cooperation, transparency, and service to the public.

BE IT FURTHER RESOLVED, that this initiative represents not only a practical and strategic solution for today, but a vision for a safer, more unified, and better-prepared future for the citizens of Buffalo County and the City of Kearney.