

PAWNEE CITY, NEBRASKA COMPREHENSIVE PLANNING PROGRAM – 2026.

*Nebraska Investment Finance Authority
Housing Study Grant Program.*

PAWNEE CITY, NEBRASKA COMPREHENSIVE PLAN – 2026.

*“Comprehensive Plan, Zoning &
Subdivision Regulations for the
City of Pawnee City, Nebraska.”*

Prepared By:

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COMMUNITY PLANNING & RESEARCH**

August, 2016



PAWNEE CITY, NEBRASKA COMPREHENSIVE PLAN - 2026.

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**COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
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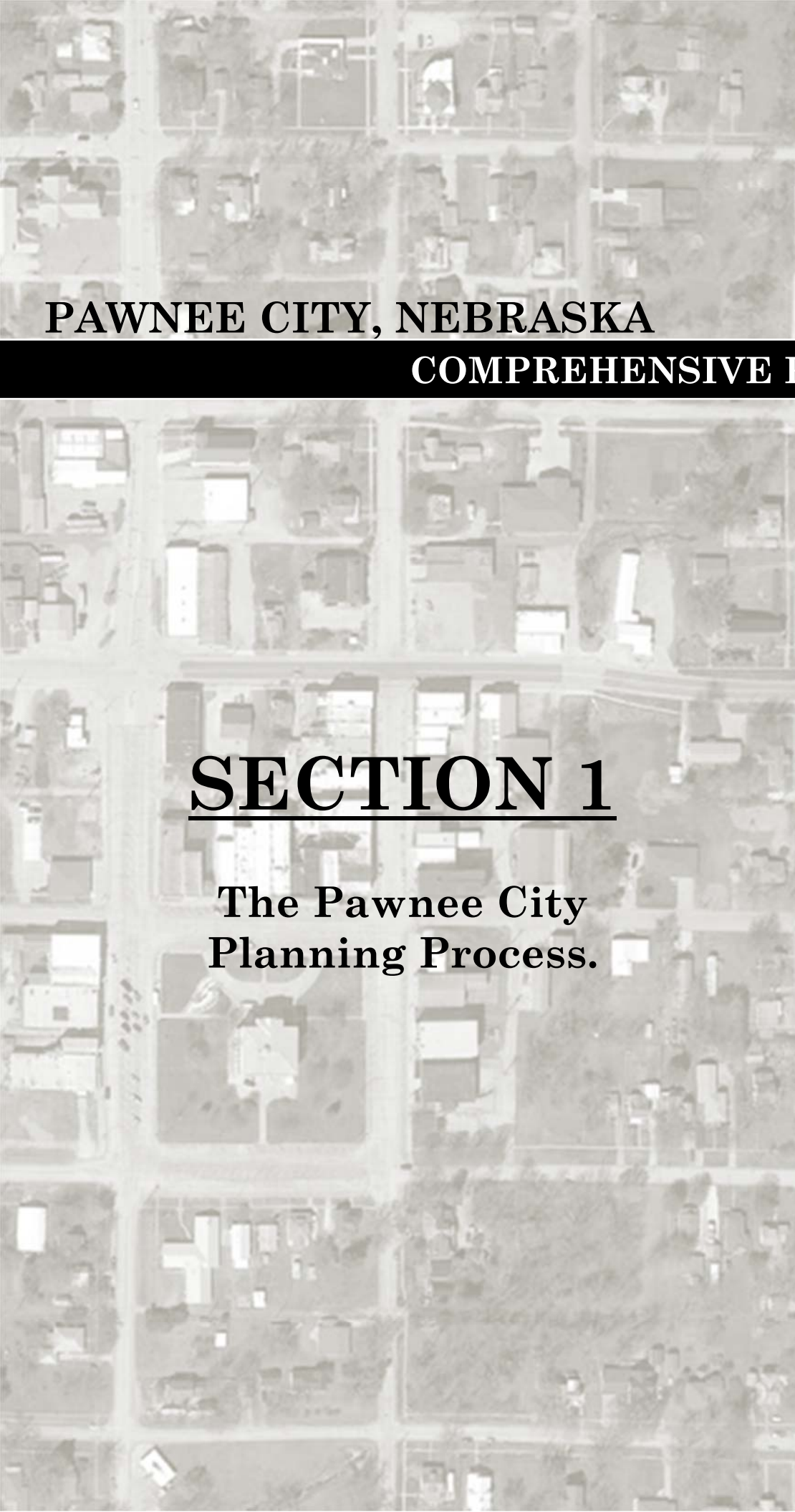
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PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

SECTION 1

**The Pawnee City
Planning Process.**

SECTION 1

THE PAWNEE CITY PLANNING PROCESS.

INTRODUCTION.

This **Pawnee City, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for future stability and development in the City and the respective One-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing conditions within the City, including population, land use, public facilities, utilities and transportation. This **Plan** serves as an update to the previous **Comprehensive Plan**, prepared in 2006.

The Pawnee City planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “Goals” and “Action Steps” in the areas of **Community Growth, Land Use & Zoning; Housing & Neighborhood Redevelopment; Education & Community/Economic Development and Public Facilities/Utilities, Energy & Transportation.**

The **Comprehensive Plan** was prepared under the direction of the **Pawnee City Planning Commission**, which served as a **Planning Steering Committee**, and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska. The Comprehensive Plan was funded by a **Housing Study Grant** through the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by the City of Pawnee City.

PLANNING PERIOD

The Planning Period for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Plan** is **10 years**. This approach allows the Community of Pawnee City to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION

The City of Pawnee City Planning Jurisdiction includes the land areas within the Corporate Limits and the area within one mile of the City. The City enforces planning, zoning and subdivision regulations within the One-Mile Planning Jurisdiction, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN

This **Comprehensive Plan** for the City of Pawnee City is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.

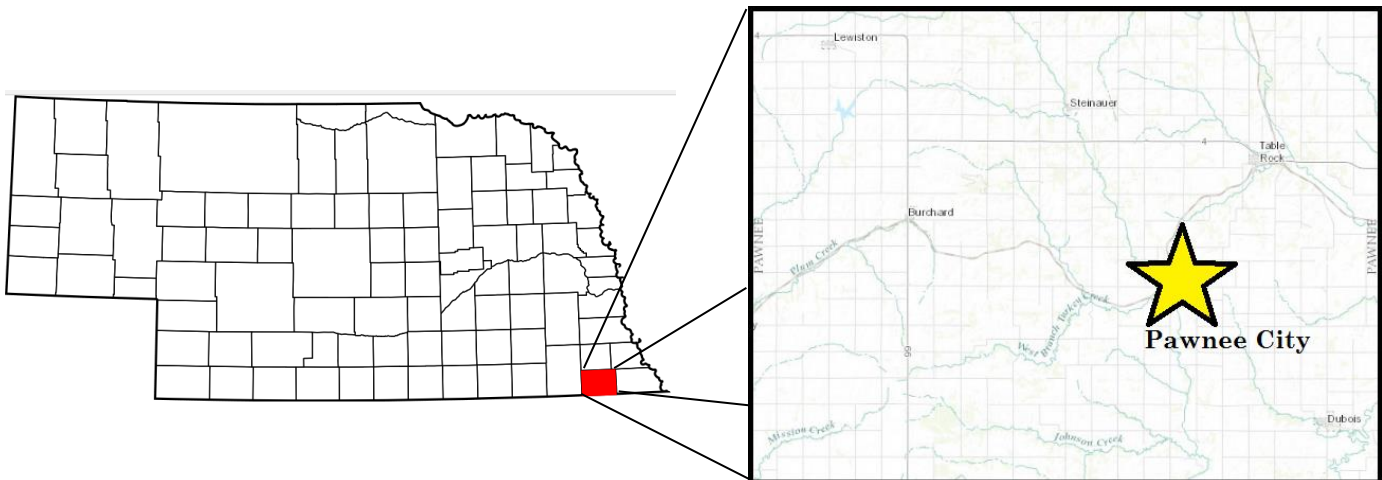


COMMUNITY SUMMARY

The City of Pawnee City, the largest Community in Pawnee County, as well as the County Seat, is located in southeastern Nebraska, approximately 73 miles southeast of Lincoln, Nebraska and an estimated 54 miles south of Nebraska City, Nebraska. The City is served by Nebraska State Highways 8, 50 and 65. Currently (2016), an estimated 833 residents live in Pawnee City.

The City is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of Pawnee City offers a variety of amenities including Public Schools, restaurants, governmental services, grocery and convenience stores, senior center, hospital, etc.

Downtown Pawnee City is located southeast of the Highway 8, 50 and 65 Corridors, and southward along Main Avenue. Downtown consists mostly of professional offices, specialty stores, banks and a grocery store. The City Offices are located in the City Hall west of the Downtown. The Community benefits from several attributes including its largest employers: CJ Foods, Pawnee County Medical Hospital and Pawnee City Public Schools, Pawnee County Government and ShillingBridge Winery & Brewery.



RESPONSIBLE GROWTH AND DEVELOPMENT

The Pawnee City Comprehensive Planning Process promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Pawnee City, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the One-Mile Planning Jurisdiction of Pawnee City will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10-year planning period.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Pawnee City. The Community is cognizant of its commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

The **Pawnee City Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in funding these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize both Tax Increment Financing and LB840 sales tax for economic development will play an important role in growth opportunities for Pawnee City. Citizen input will be needed to assist and enhance this political decision making process.

The Pawnee City Development Corporation and Community Development Agency serve as vehicles to plan and implement residential, commercial, and industrial redevelopment activities in the City. The City has two officially designated **Redevelopment Areas**, which includes the **Downtown**, eastern portions of the **Highway 50/65 and Highway 8 Corridors** and adjacent residential, industrial and commercial uses.

The **Future Land Use Maps** for the City of Pawnee City included in this **Comprehensive Plan** encourages growth and expansion of the City during the 10-year planning period. The City must improve and enhance its aging neighborhoods, including the Downtown. The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as LB840 sales tax, Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

Providing safe, modern and affordable housing in Pawnee City, during the next 10 years, will ensure a population base capable of supporting various important businesses and services in the Community.

Under the direction of the City of Pawnee City Planning Commission, a new **Community Housing Study** was completed in 2016. The Study includes a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. Housing development and rehabilitation activities in Pawnee City, coupled with new housing opportunities for both elderly and young families, should be an ongoing process. The City should support housing improvement and development efforts as a means of both expanding the population and local tax base.

ORGANIZATION OF THE PLAN.

The creation of the **Pawnee City Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of Planning Commission/Planning Steering Committee meetings and the implementation of a Community Citizen Survey in an effort to assess the needs and wants of the local citizenry.

The **quantitative approach** included the analysis of the various components of the **Comprehensive Plan** utilizing numerous statistical data bases provided by the 2000 and 2010 Censuses, the 2009-2013 American Community Survey and information from other pertinent Local, State and Federal Agencies. The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

Combining the results of these two important research approaches produced this Comprehensive Plan. This Comprehensive Plan includes the following Sections:

- ❖ **The Pawnee City Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Energy Element.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

This **Comprehensive Plan** is organized into three elements as summarized below.

ELEMENT 1

The **first** element of the Comprehensive Plan is the **Goals and Action Steps**. The **Goals** and **Action Steps** represent the foundation for which planning components are designed and eventually implemented. The **Goals** and **Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals and Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Pawnee City. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

PAWNEE CITY PLANNING STEERING COMMITTEE/ COMMUNITY PLANNING LISTENING SESSION.

The Pawnee City Planning Commission served as the Planning Steering Committee for this Comprehensive Planning Program. A Community Planning Listening Session was conducted to allow for the citizens of Pawnee City to engage in the development of the Plan by identifying various strengths, weaknesses, opportunities and threats to the quality of life in the Community. These methods of citizen participation provided invaluable information on what activities need to take place in the Community in order to create a vibrant, sustainable Community environment for all residents.

The following identifies “Key Issues” related to existing and future Community Development in Pawnee City.

- Pawnee City is highly supportive of the teachers and administrative staff employed with Pawnee City Public Schools.
- City streets are in need of moderate to substantial improvement.
- Price points for housing are most attractive when less than \$160,000.
- Participants of the Planning Listening Session identified a good provision of “basic necessities” in the Community, including Pawnee City Memorial Hospital and associated medical facilities, which is an excellent provision of health-related services to the Community.

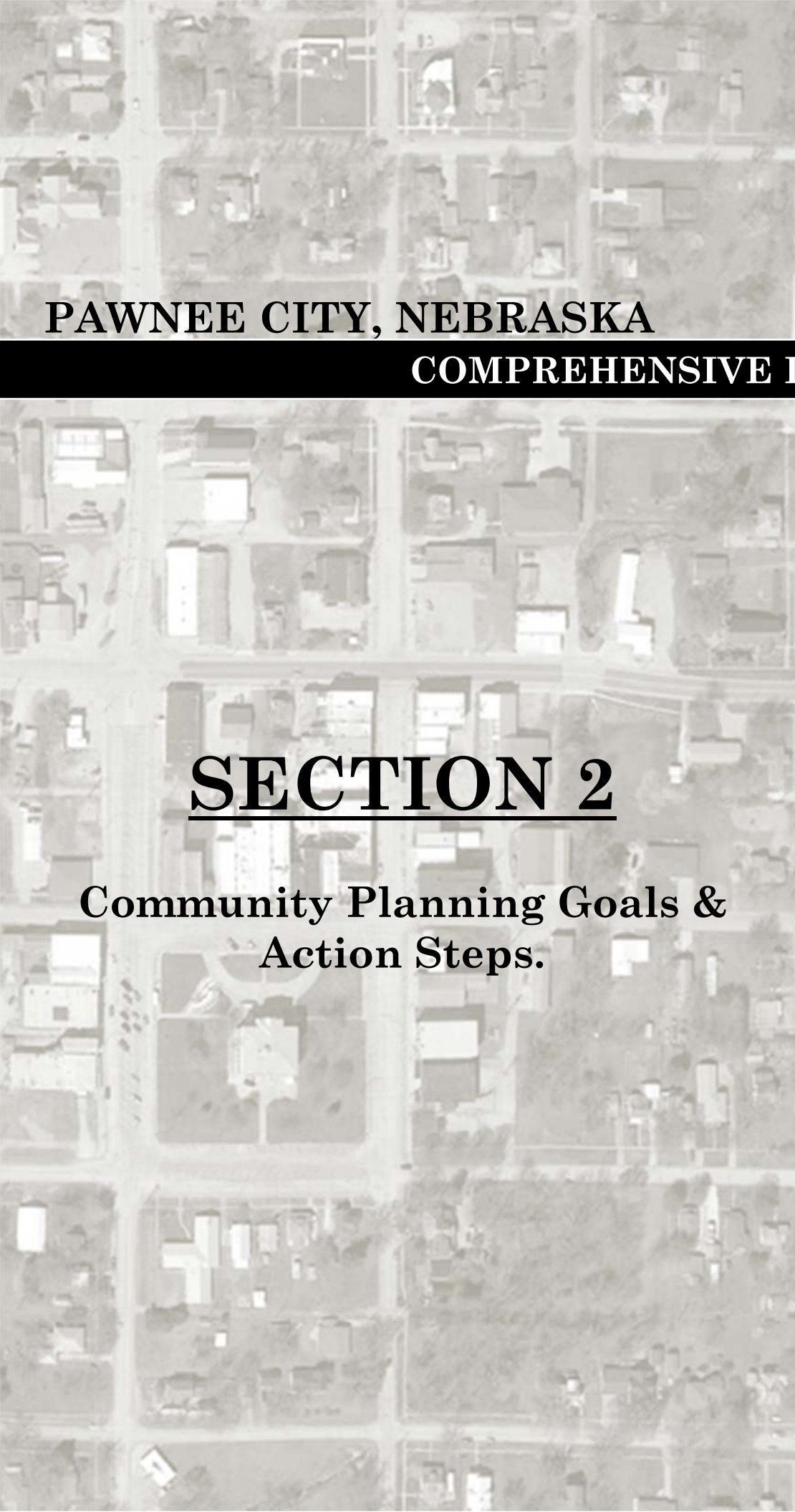
- Efforts to retain existing and attract new businesses have been successful and must be continued. Recent successful efforts include a new Dollar General store and the current development of a City-owned assisted living facility. A potential niobium mining operation is positioned to become an economic growth and development generator for Pawnee City.
- Participants of the Planning Listening Session identified new businesses that are of high interest to the Community, including restaurants, entertainment opportunities and a lumberyard.
- Population loss is largely attributed to an “aging in place” population.
- Pawnee City needs to develop methods of attracting young professionals to live, work and raise a family in Pawnee City.

PAWNEE CITY CITIZEN SURVEY.

Residents of Pawnee City participated in a **Citizen Survey**, available at strategic Community locations and on social media websites, to voice their opinion on what is needed in the Community. A total of **33 Surveys** were completed and returned. Participants provided invaluable input towards the future of the City. The following summarizes the results of the Survey. Complete results are available in **Appendix I** of this **Comprehensive Plan**.

- 22 participants recommended Pawnee City Public Schools to parents, while 25 participants feel there are sufficient, safe routes to school for children. Recommended improvements include street crossings, traffic congestion reduction and improvements to sidewalks.
- Churches, grocery store, fire protection, City offices, garbage collection, library, medical clinic, banks and schools were identified as the community services with “excellent” quality.
- Participants would like to see the appearance and sustainability of Pawnee City be improved with restoration & preservation of historic buildings, crosswalk enhancements, street trees, benches and landscaping, business retention, recruitment & expansion, increased marketing of vacant buildings, improved streets, crosswalks and alleys, pedestrian seating areas and sidewalk cafes, and improved marketing of local sales and festivals.
- Pawnee City should encourage new commercial and entertainment facilities to locate in the Downtown.

- Participants expressed support in actively enforcing City ordinances regarding parking, junk vehicles and property maintenance.
- An estimated 33 percent of Survey participants have lived in Pawnee City for 21 years or more.
- 18 participants identified residing in a single family home. A majority of participants were satisfied with their current housing situation. **An estimated 39 percent of Survey participants rated the condition of their home as “fair,” or in need of minor repair.**
- Housing types identified by participants as **“Greatly Needed”** in the City of Pawnee City include, but are not limited to Housing for Middle-Income Families, Housing for Existing/New Employees, Rehabilitation of Owner and Renter-Occupied Housing and a Licensed Assisted Living Facility with Specialized Services.
- Top-rated Community services in Pawnee City included Churches, Fire Protection, Garbage Collection, Library, Medical Clinic and Banks.
- 94.4 percent of the Survey respondents supported the Community using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 76.4 percent of the Survey respondents supported Pawnee City using State or Federal grant funds to conduct a rental housing rehabilitation program.
- **83.3 percent of the Survey respondents supported Pawnee City establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.**
- **72.2 percent of the Survey respondents supported the Community using grant dollars to purchase, rehab and resell vacant housing in the Community.**
- 88.2 percent of the Survey respondents supported Pawnee City using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.
- A total of 10 participants identified northern Pawnee City as being the most ideal location for future residential growth and development.



PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

SECTION 2

**Community Planning Goals &
Action Steps.**

SECTION 2 COMMUNITY PLANNING GOALS & ACTION STEPS.

INTRODUCTION.

The Pawnee City Comprehensive Plan is an essential and appropriate tool to properly guide the development of the City. The ***Community Planning Goals and Action Steps***, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and action steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning; Housing & Neighborhood Redevelopment, Education & Economic/Community Development and Public Facilities/ Utilities, Energy & Transportation**. “Goals” are also long-term in nature and, in the case of those identified for the **Pawnee City Comprehensive Plan**, will be active throughout the 10-year planning period.

“Action Steps” help to further define the meaning of goals and represent very **specific activities** to accomplish a particular Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan**.



The following “**General Community Goals**” were identified by the City of Pawnee City Staff and Administration, as well as the Planning Commission. The **Goals and Action Steps** of this **Comprehensive Plan** will specifically address how these goals can be achieved.

- **Affordable Housing Development:** Affordable housing for workforce populations and the elderly, including both owner and rental housing, is highly needed in Pawnee City, for persons and families of all incomes.
- **Code Enforcement:** City continues to maintain its system of consistent enforcement of zoning and development regulations on properties, including local nuisance and building codes.
- **Sustainability of Existing Housing:** The City must expand local efforts to improve the conditions of existing owner and renter occupied housing in the older sections of the Community. If an existing dwelling is not cost effective to be renovated, it should be targeted for demolition and replacement with a new single or multifamily building, taking advantage of existing infrastructure and utility systems to lower the cost of new construction.
- **Housing for “Spillover” Population:** Surrounding Communities are experiencing issues with housing development that is not keeping up with demand. The City of Pawnee City needs to encourage the development of new housing for persons and families to support the regional housing demand.
- **Industrial Expansion:** The City anticipates a growing need of vacant land for industrial uses to the north and northwest of Pawnee City, along and west of the Highway 50/65 Corridor and to the west of the City.
- **Commercial Development:** Existing commercial businesses and vacant lands within the Downtown and along the Highway 8/50 and 50/65 Corridors have been included within Redevelopment Areas. These Areas have access to Tax Increment Financing as a financial incentive to encourage existing businesses to expand and attract additional businesses to the City.

COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1: Population Growth Activities. The City of Pawnee City population is projected to remain stable for the next 10 years, slightly declining by 13 persons. The “medium” population projection, would result in a population of 820. The Community has the potential to reach a “high” population projection of 849 within the next 10 years, an **increase of 17 persons**. This population increase needs to be correlated with land availability and suitability for all types of developments.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Pawnee City. Approximately 342 acres of vacant land exists within the Corporate Limits of Pawnee City. An estimated 55 percent of this vacant land is developable. Approximately 154 acres of vacant lands are impacted by limited accessibility and other areas are located within lands that are prone to occasional flooding from Turkey Creek and its associated tributaries.
- **Action Step 2:** Designate a minimum of **20 acres** of land to support **future residential development**. If the **Economic Development Boost** would occur, **the City would need up to 36 acres of residential land use**. The City has a current shortage of land areas designated for both owner and rental housing. Future residential development areas are recommended to be concentrated to the east and northeast and northwest portions of the Community, as identified on the **Future Land Use Map, Illustrations 2.1 and 2.2, pages 2.6 and 2.7. The Land Use Plan includes:**
 - **Northeastern Development Areas** are intended for infill housing development on platted lots throughout the Hollinshead’s Addition, which is mostly vacant tracts of land and undeveloped streets in the northeast portion of the City. Multifamily residential uses are planned to buffer Downtown and highway commercial uses in the central and northern portions of Pawnee City. These areas will be ideally suited for residential expansion for their proximity to Highway 50/65 and to the municipal swimming pool and Pawnee City Schools.
 - **Western Development Areas** are concentrated between 10th and 16th Streets, to the west of “E” Street. This area would support a variety of moderate- to upper income housing types including single family dwellings, duplex and town home units, as well as retirement housing including, both, assisted and independent living facilities.

Approximately 88 percent of the Survey responses identified the northern or western portions of Pawnee City as the most favorable location for future residential growth.

- **Southeastern Development Area** are limited to vacant parcels of land accessible by existing streets to the southeast of 7th and “K” Streets. This area within the Corporate Limits, generally provides infill housing development opportunities that are readily accessible from the 7th Street (Highway 8/50) Corridor. Single family residential uses are recommended throughout this growth area.
- **Action Step 3: Continue the development of Commercial and Industrial Land in Pawnee City.** An analysis of existing land uses in Pawnee City, indicates that the City exceeds the recommended amount of acres of both land use types, from the National Planning Standards. The rehabilitation of many commercial and industrial buildings is highly recommended. Several commercial buildings were found to be either underutilized or vacant and abandoned in the Downtown. A fire in September, 2015, destroyed the laundromat and damaged adjacent buildings to the extent that three businesses are now closed.

General commercial development efforts, through 2026, are recommended for the Downtown, while highway commercial development are recommended along the Highway 8 and 50 Corridors. Future specialty retail outlets are recommended to remain in Downtown Pawnee City.

Light industrial uses and manufacturing companies should expand in their current locations at the north entrance to the City and in industrial zoned areas, primarily, in the western portions of the City, as well as the areas planned for industrial uses to the north of Highway 8 adjacent the western Corporate Limits.



- **Action Step 4: Expand existing and identify new areas for Parks, Open Space and Public/Quasi-Public Land in Pawnee City.** Compared to National Planning Standards, the City exceeds the recommended amount of land occupied by both categories. The City should strive to make upgrades to existing park facilities and expand a trails network.

Goal 2 – Land Use Plan. Adopt and maintain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community. The **Plan** should encourage the preservation and protection of environmental resources while supporting development in the One-Mile Planning Jurisdiction.

- **Action Step 1:** Develop solutions to **correct development barriers** in Pawnee City, including floodplain and topographic issues and intensive agricultural uses, such as feedlot operations.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are located beyond flood prone and sensitive soil areas.
- **Action Step 3:** All future, major developments in Pawnee City should be accompanied with a **modern utility and infrastructure system** of public and/or private utilities and a storm water drainage plan.

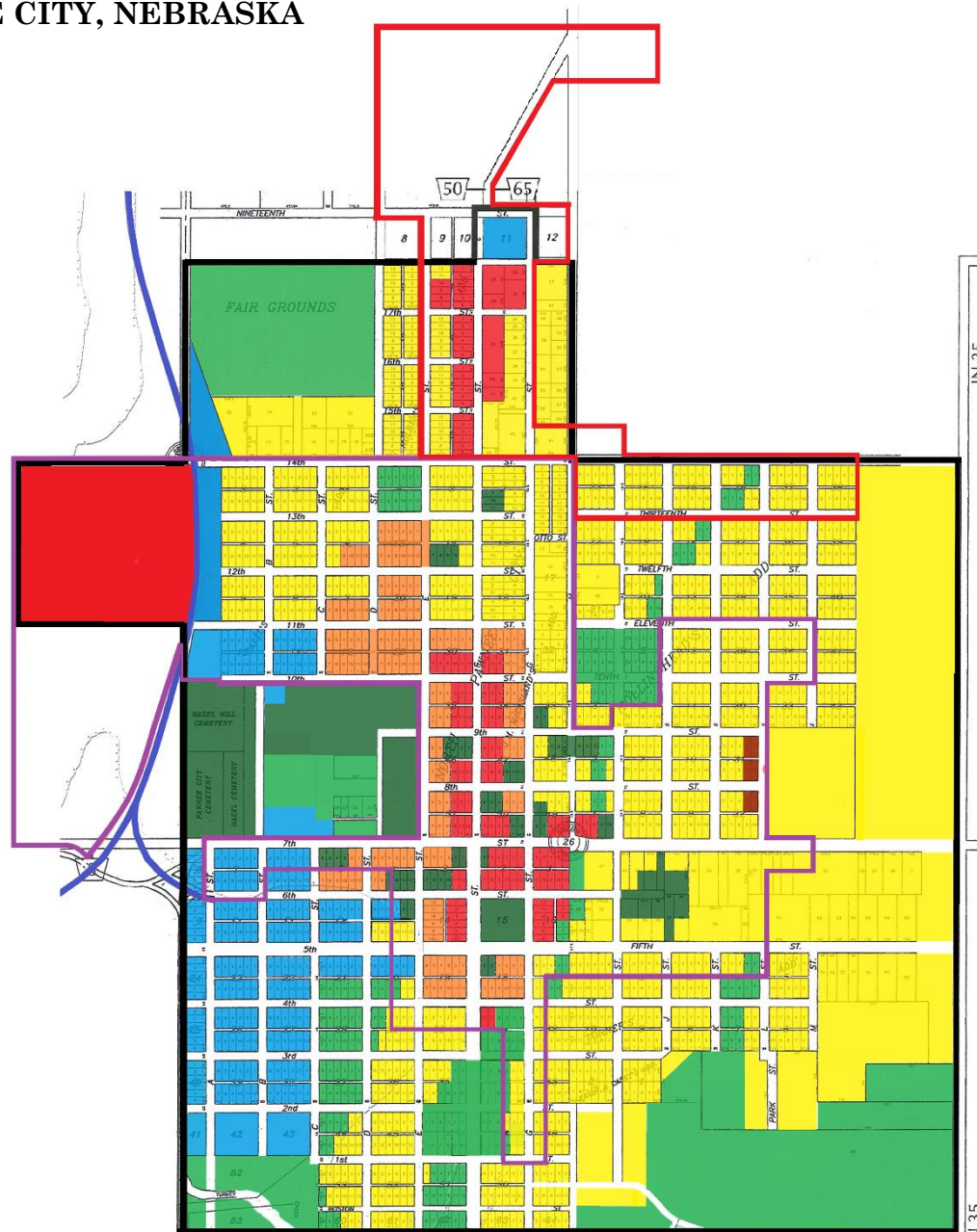
Goal 3: Ordinances and Regulations. Maintain proper **land use development ordinances** and **regulations** in Pawnee City. Utilize the City Zoning and Subdivision Regulations to implement the development provisions in the **Land Use Plan**.

- **Action Step 1:** Adopt revised **zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth, green building and “place-based” development practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.
- **Action Step 2:** Utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Pawnee City. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope.
- **Action Step 3:** **Enforce modern construction and property standards** by including the International Building Code and Uniform Housing Code with the City’s current municipal codes. Such action will ensure that the residents of the City of Pawnee City can live and work safely in structures that are built and maintained to modern safety standards.

FUTURE LAND USE MAP

CORPORATE LIMITS
PAWNEE CITY, NEBRASKA

2026



LEGEND

■	PARKS & RECREATION
■	PUBLIC/QUASI-PUBLIC
■	SINGLE FAMILY RESIDENTIAL
■	MULTIFAMILY RESIDENTIAL
■	MOBILE HOME RESIDENTIAL
■	COMMERCIAL
■	INDUSTRIAL
—	RAILROAD CORRIDOR
—	REDEVELOPMENT AREA #1
—	REDEVELOPMENT AREA #2
—	PAWNEE CITY CORPORATE LIMITS

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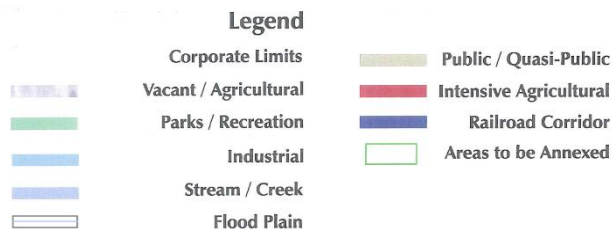
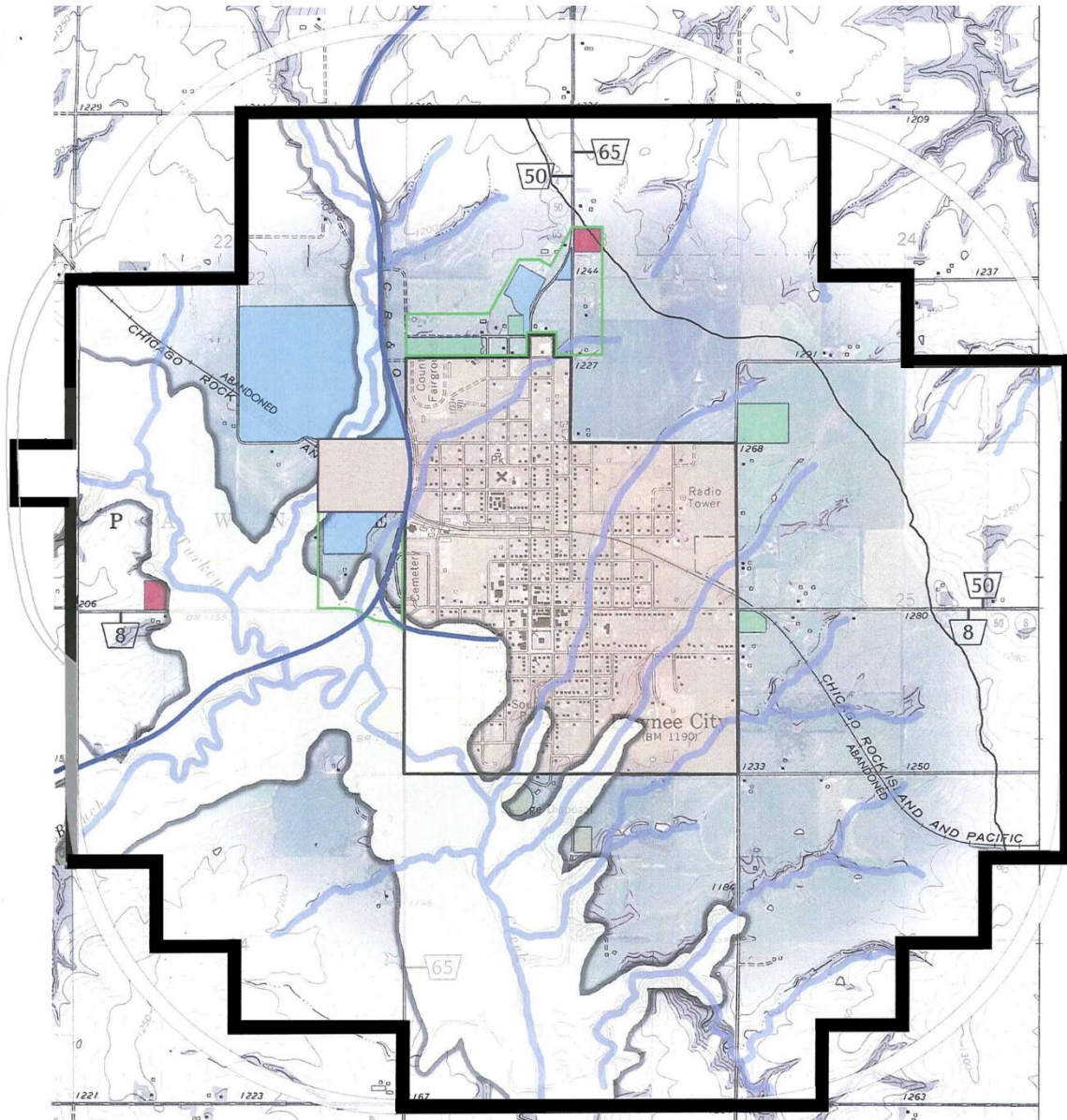
ILLUSTRATION 2.1

FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

PAWNEE CITY, NEBRASKA

2026



HANNA:KEELAN ASSOCIATES, P.C.
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ILLUSTRATION 2.2

Goal 4: Appearance and Sustainability. Continue to implement community improvement projects that enhance the quality of life and aesthetic appearance of Pawnee City.

- **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Pawnee City. Target areas should include, but not be limited to, the Downtown, highway corridors, City parks and historically significant residential neighborhoods. **Citizen Survey participants “strongly agreed” or “agreed” with improving the appearance of the Community through 1. building restoration/preservation, 2. pedestrian seating and sidewalk cafes, and 3. street trees, public benches and landscaping.**
- **Action Step 2:** Create a sustainable, healthy community for residents currently living in, or families planning to move to Pawnee City. **Citizen Survey participants strongly agreed with improvements to streets, sidewalks and alleys, along with business retention/recruitment/expansion programs, vacant building marketing and the use of alternative energy sources as methods to improve the sustainability of the Community.** Local churches, pharmacy, fire protection, wellness/fitness center and local banks were identified as high-quality community services/facilities in Pawnee City.



HOUSING & NEIGHBORHOOD REDEVELOPMENT.

Goal 1: Community Housing Initiative. The City of Pawnee City should implement a **Housing Initiative** as a primary economic development activity. This Housing Initiative should include the development of up to **40 new housing units by 2026**, including an estimated **16 owner housing units** and **24 new rental units**. This Housing Initiative would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families/individuals of all ages, household sizes and incomes.

- **Action Step 1:** Support the efforts of **Pawnee City Development Corporation (PCDC)** and the Pawnee City Housing Authority to encourage and monitor housing development. The City should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations. **By 2026, the City of Pawnee City will need to develop up to 10 owner units and 12 rental housing units for households, age 18 to 54 years, and six owner and 12 rental units for elderly households, 55+ years of age.**

The City of Pawnee City has established memberships and/or working relationships with regional economic and housing development organizations such as PCDC, Pawnee County Promotional Network, Pawnee City Chamber of Commerce, Southeast Nebraska Development District and Southeast Nebraska Community Action. The programs provided by these organizations are vital to the successful implementation of future housing activities.

- **Action Step 2:** PCDC should take the lead role to design and implement a **Workforce Housing Assistance Program** to encourage major employers in the Pawnee City area to become directly involved with assisting their employees in becoming homeowners in the Community of Pawnee City. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a First-time Homebuyers Program, funded by either/both the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development.

The **Workforce Housing Needs Survey** that was distributed to the major employers in Pawnee City and filled out by their employees identified the ***“cost of real estate taxes”*** and ***“lack of sufficient homes to purchase”*** as barriers to home owners and the ***“lack of decent rental units”*** and the ***“cost of rent”*** to renters as the most significant barriers to obtaining affordable, suitable housing for their families.

- **Action Step 3:** Initiate a **Continuum of (Housing) Residential Care Program** in the Community of Pawnee City directed at persons and families 55+ years of age. This Program would address several facets of elderly housing needs and development opportunities in Pawnee City, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services.

Assisted living housing was identified as the “most needed” housing type for persons 55+ years of age by participants of the *Continuum of Care for Elderly Persons Household Survey*. Additionally, 85.7 percent of the respondents to the *Community Household Survey* selected Assisted Living Housing as the highest ranked “greatly needed” housing type within the next 10 years.

Goal 2: New Housing Developments. New housing developments in the City of Pawnee City should address the needs of both owner and renter households, of all age and income sectors, of varied price products.

- **Action Step 1:** The City of Pawnee City should identify up to **19 to 23 acres of land** for **new residential development** to meet the estimated need for **40 additional housing units by 2026**. The City should develop housing in both new and developed areas of the Community. Preferred unit types should include single family housing, town homes and duplex/triplex units. **A total of 13.2 acres of residential land should be developed by 2026.**
- **Action Step 2:** Build an estimated 10 units of owner housing for households of moderate income households (61%-125% AMI) and an estimated four owner units for families and individuals of upper income (126%+ AMI). Special attention should be given the construction of single family housing units for younger households and duplex/triplex units for the elderly and retirees. **New owner housing price products should have a purchase price between an estimated \$165,000 to \$230,000, depending on the type of housing units and the household income sector being targeted.**
- **Action Step 3:** Build an estimated 10 rental housing units for persons and families of low-income (0%-60% AMI) and an estimated 14 rental units for households of moderate- to upper-income (61%+ AMI).

Rental housing for families and elderly populations should be targeted to all income ranges. Pawnee City should provide a variety of new retirement and elderly housing types in order to retain these populations in the City. **Rental using price products in Pawnee City should range in monthly rents from \$580 to \$855, depending on the size, number of bedrooms and the household income sector being served.**

Rental units of all types should be constructed in Pawnee City, with emphasis on single family housing, duplex/triplex units, town home units and apartment rental units for both the elderly and younger households. A rent-to-purchase option should be made available with single family rental units. Rental housing should be built to meet the housing needs of young, single workers in the Community.

- **Action Step 4:** Future housing development programs in Pawnee City should be concentrated in the northern portion of City, as identified by participants of the Pawnee City Citizen Survey. Consider new, modern housing development types, such as housing in the Downtown and new subdivisions utilizing modern planning concepts.
- **Action Step 5:** New housing developments in the City of Pawnee City should include the construction of housing that focuses on accessibility and use by persons and families with special needs.
- **Action Step 6:** As needed, the City should continue the process of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. **The vacated lots could be set aside as part of a City-Wide Land Bank program to be used for future owner and rental housing development needs.**



Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the City of Pawnee City should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of Pawnee City should support a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families and housing occupied by persons with special needs.

Rehabilitation of owner and renter-occupied housing units was identified as “greatly needed” by participants of the Pawnee City Citizen Survey.

- **Action Step 2:** The Community of Pawnee City should preserve housing of historical significance. Housing that is architecturally significant or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of Pawnee City residential neighborhoods.

Goal 4: Financing Housing Development. The City of Pawnee City and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City should pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers' programs. The City and private builders should pursue such funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.
- **Action Step 2:** The City of Pawnee City should utilize Tax Increment Financing (TIF) to assist in the financing of new housing developments, specifically public facility and utility requirements. **Pawnee City has two designated "Redevelopment Areas," which includes the Downtown, Highway Commercial Corridors and adjacent industrial and residential areas.**
- **Action Step 3:** Housing developers in Pawnee City should be encouraged to pursue securing any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.

Goal 5: Impediments to Fair Housing Choice. As a Community, Pawnee City will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Pawnee City, as identified by participants of the **Pawnee City Workforce Housing Survey**. The most common barriers faced when obtaining affordable housing included, but were not limited to, housing/rental prices and a lack of sufficient homes/apartments for sale or for rent.

- **Action Step 2:** Support and enforce a **Fair Housing Policy**, to ensure all current and future residents of the Community do not experience any discrimination in housing choice. **The Fair Housing Policy could include the following:**
 - Creating an “Action Plan” to identify strategies to further affordable housing opportunities.
 - Hosting a “Housing Fair” for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
 - Promote “Equal Housing Opportunities” on flyers, brochures and local newspapers.
 - Assist the Housing Authority in enforcing fair housing policies and submitting complaints of discrimination to the Nebraska Equal Opportunity Commission.
- **Action Step 3:** Pawnee City should enforce **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.
- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** Routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.

EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.

Goal 1: Educational Quality. Continue to provide a **high quality of public elementary, junior and senior-level education** for the residents of Pawnee City. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for Pawnee City Public Schools. **A total of 48 percent of Citizen Survey participants graduated from Pawnee City Public Schools. Additionally, 22 (92 percent) of Survey respondents would recommend Pawnee City Public Schools to parents.**

- **Action Step 1: Extra-Curricular Activities**, such as homework assistance, athletics, student clubs should continue to be an important role in the development of education in all school children.
- **Action Step 2:** Support any potential **increases in enrollment** at Pawnee City Public Schools. The enrollment at Pawnee City Public Schools has held steady at an estimated 275 students. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, facilities and necessary staff to meet demand.
- **Action Step 3:** Support the efforts of the **Pawnee City Public Schools and Pawnee City Area Foundations** to raise money and provide the funding necessary to continue Pawnee City Public Schools' mission of providing for the excellence of students.
- **Action Step 4:** Support the **student leadership programs** that are offered by Pawnee City Public Schools. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.
- **Action Step 5:** Provide community-based outreach opportunities for adults and the elderly to obtain skills in a new field through **continuing education and athletic programs**.



Goal 2: Economic/Community Development. Utilize the **Pawnee City Comprehensive Plan** as an **economic and community development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Pawnee City.

- **Action Step 1:** PCDC and Pawnee County Promotional Network promotes a strategic **Economic Development Program** for prioritizing economic and Community development and redevelopment efforts in Pawnee City. **Efforts have focused on developing an assisted living facility, providing adequate Community facilities, attracting new businesses and assisting existing businesses to grow.**
- **Action Step 2:** Create up to **65 new jobs in Pawnee City by 2026.** This should be achieved by expanding existing and adding commercial businesses and industrial companies, that are “light manufacturing” in nature to Pawnee City.
- **Action Step 3:** The Community should consider supporting the funding opportunities of LB840, so as to maximize use of local tax dollars on an annual basis.
- **Action Step 4:** Expand local efforts to support existing businesses and industries to renovate and grow. This effort is focused upon providing a revolving loan program and assisting in acquiring available Federal, State and Local grants.
- **Action Step 5:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Pawnee City, in an effort to increase and diversify employment opportunities. **Participants of the Pawnee City Citizen Survey identified Farming/Agriculture, Medical/Emergency services, Manufacturing and Education as the most important business/industry sectors to the Community.**
- **Action Step 6:** Continue to support **business retention and expansion programs** offered by PCDC, Pawnee County Promotional Network, Pawnee City Community Foundation, Pawnee City Chamber of Commerce to ensure the continuation of well established businesses in Pawnee City. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both High School and College students/graduates to train in selective career paths to become business owners. The Community should create and maintain a listing of Home Based Businesses so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.

- **Action Step 7: Housing initiatives** in Pawnee City should be paralleled with **job creation activities**. A high percentage of persons employed in Pawnee City live in other Communities. This is primarily due to the lack of available or suitable housing. Programs supported by PCDC and the Pawnee City Housing Authority, through the provision of housing development partners should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in existing residential areas.
- **Action Step 8:** Expand efforts to utilize **Local, State and Federal Governmental Incentives** for promoting economic development in Pawnee City and recruit and retain job/business opportunities. Continue strong relationships with Local and State Agencies such as the Nebraska Department of Economic Development.

Goal 3: Community Development. Community Development practices should strive to both **stabilize and improve the local Pawnee City economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1:** Encourage **local reinvestment** in Pawnee City by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.

The Citizen Survey revealed that 72 percent of the respondents would support the City using grant dollars to purchase, rehabilitate, and resell vacant housing in the Community. Additionally, 94 percent would support an owner housing rehabilitation program and 75 percent would support a rental housing rehabilitation program.

- **Action Step 2:** Include a **building repair and modification program** for deteriorating structures, including commercial buildings with upper-story housing and homes adjacent Downtown Pawnee City.
- **Action Step 3:** Seek to designate Downtown Pawnee City as a **“Historic District”** to allow for the rehabilitation and preservation of buildings with historic significance. A potential activity is the Nebraska Department of Economic Development’s “Downtown Revitalization Project-Phase I” program, which would highlight necessary improvements to buildings, streets, infrastructure and pedestrian safety in Downtown Pawnee City. The Downtown should also be marketed as an **“Entertainment District”** to attract additional businesses, restaurants and other entertainment venues.
- **Action Step 4:** Promote the development and redevelopment of properties within the Downtown and along the Highway 8/50 and 50/65 Corridors taking advantage of their designation as a Redevelopment Area, capable of applying for Tax Increment Financing.

- **Action Step 5:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, Surface Transportation Extension Act of 2015 (Transportation Enhancement Act), Nebraska Affordable Housing Trust Fund, Historic Preservation Tax Credits (both State and Federal) and locally based Tax Increment Financing.
- **Action Step 6:** Provide **public improvements** to older residential neighborhoods, as well as Downtown Pawnee City, in need of street and sidewalk resurfacing, landscaping and street trees. Downtown facade improvements, a public gathering/festival square, and additional public parking are needed to support the development of additional specialty retail businesses.
- **Action Step 7:** Enhance the potential of **community agency connections**, including PCDC, Pawnee County Promotional Network, Pawnee City Community Foundation, Pawnee City Chamber of Commerce, Southeast Nebraska Economic Development District, Southeast Nebraska Community Action, State and City Government and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 8:** Promote **Community sustainability and quality of life** in Pawnee City as being a great place to live, work, raise a family and retire. The high quality of parks and recreation areas and public facilities make this Community attractive to existing and future residents. Continuing a “**sense of community**” image in Pawnee City, through the local public education system and close-knit neighborhoods is important to the long-term viability of the Community.

Goal 4: Community Redevelopment Planning and Implementation. Focus on improving structures, utility mains and public facilities throughout Pawnee City. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in Pawnee City.

- **Action Step 1:** Utilize **Tax Increment Financing (TIF)** in designated “Redevelopment Areas” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments. **The City of Pawnee City has two designated “Redevelopment Areas,” which includes the Downtown and the Highway Corridors within the City.**

- **Action Step 2:** Pawnee City will need to consider additional use of **Tax Increment Financing** for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trails. **Better utilization of these Redevelopment Areas will provide public infrastructure improvements to residential, commercial and industrial developments, including Downtown Pawnee City.**
- **Action Step 3:** Continue to support the efforts of the **Community Development Agency** in arranging and managing a variety of funding sources and development/redevelopment activities, along with the implementation of improvements within the City's current **"Redevelopment Areas."**



PUBLIC FACILITIES/UTILITIES, ENERGY & TRANSPORTATION.

Goal 1: Public Facilities & Utilities. Maintain and improve the existing public facilities and utilities in Pawnee City. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10-year planning period. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Pawnee City residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.
- **Action Step 2: Provide adequate law enforcement, fire and ambulance protection/ services,** with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3: Maintain an adequate supply of potable water and an expanded distribution system** suitable for both present and future consumption and fire protection in Pawnee City. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.
- **Action Step 4: Continue efforts to upgrade and expand segments of the Pawnee City municipal sanitary sewer collection system** within the 10-year planning period. While segments of the original sanitary sewer system are aging and will likely need replaced during the next 10 years, the majority are adequately sized and in good condition.

Goal 2: Energy. Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Pawnee City.

- **Action Step 1: Promote the use of alternate energy systems** in Pawnee City, available through the provisions of the Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.

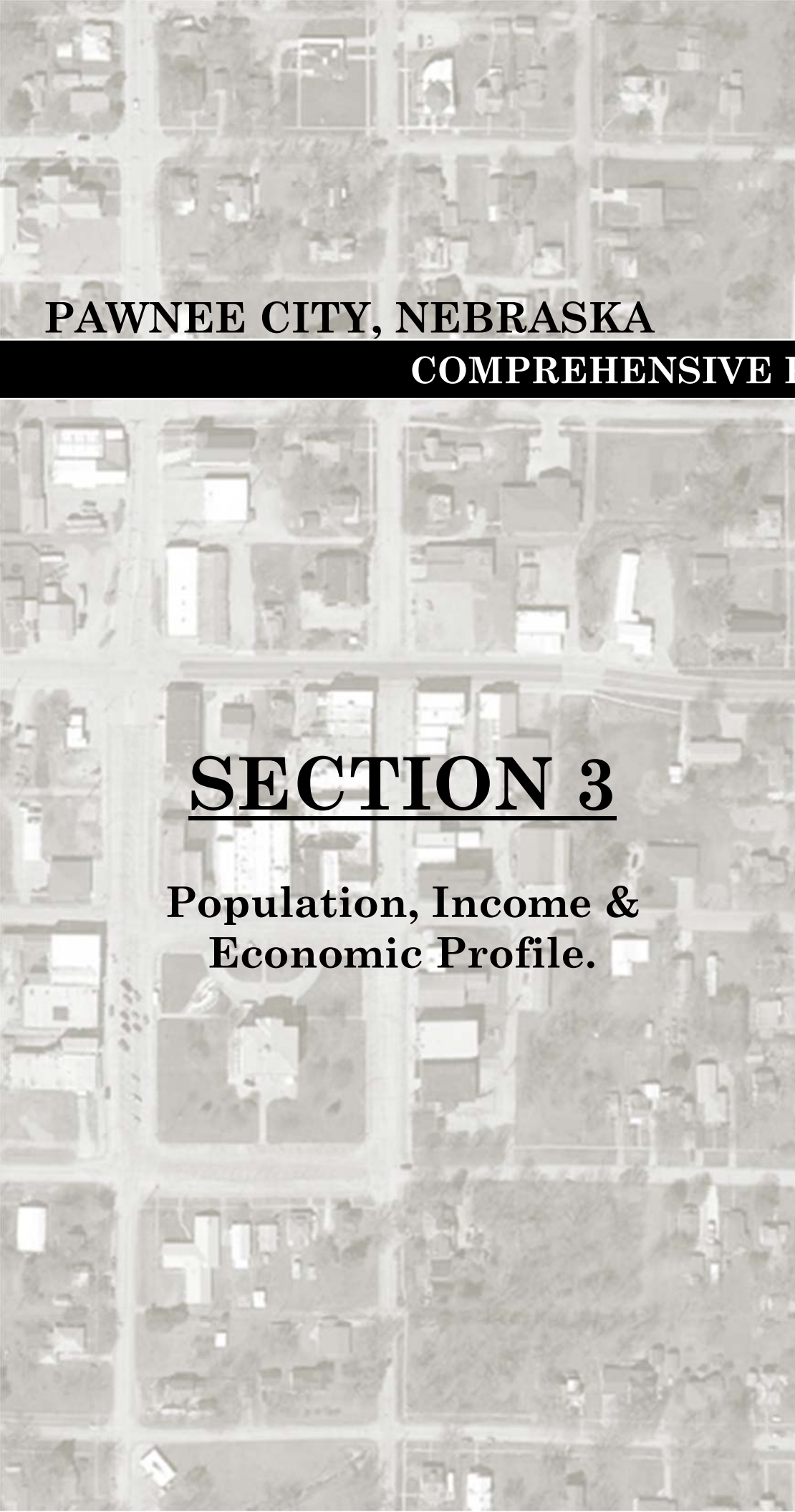
Net Metering is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the City of Pawnee City. **Tax Increment Financing**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture and public power utility districts, can greatly reduce the cost of implementing these alternative energy systems.

- **Action Step 2:** Assist public and private property owners in Pawnee City to access available funding sources through utility districts such as the Nebraska Public Power District and the Nebraska Energy Office for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Pawnee City that utilizes alternative energy systems to provide electric energy to multiple stores within a strip-mail setting or within Downtown Pawnee City at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.



Goal 3: Transportation. Provide an **efficient transportation system** throughout Pawnee City for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the coordinated **One- and Six-Year Street Plan** for maintenance and improvement of existing and future streets, roads, and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Pawnee City.
- **Action Step 3:** Coordinate the **Pawnee City Land Use Plan** and the **One- and Six-Year Street Plan** to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway 8/50 and 50/65 Corridors.
- **Action Step 4:** New residential, commercial and industrial developments in Pawnee City should have appropriate and adequate streets, curbs, gutters and sidewalks.
- **Action Step 5:** Address transportation issues identified in the Pawnee City Citizen Survey. **These include, but are not limited to, improved school traffic circulation, highway corridor enhancement and improved truck routes.**



PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

SECTION 3

**Population, Income &
Economic Profile.**

SECTION 3 POPULATION, INCOME & ECONOMIC PROFILE.

INTRODUCTION.

Population, income and economic trends in the City of Pawnee City and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community by providing a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2026 were studied and forecasted for Pawnee City, utilizing a process of both trend analysis and popular consent.

Pawnee City is projected to decrease, slightly, in population during the next 10 years. In order for Pawnee City to remain stable they must be able to attract future employment and provide affordable housing. To maintain this stable population base, the City will need to develop existing land within the Corporate Limits. This population goal would also require the creation of additional housing stock and related public features and utilities for the City. **The potential exists for population increase through job creation and housing development. This could supplement an economic development “boost” for Pawnee City.**

A **Community Housing Study** was conducted for the City of Pawnee City, Nebraska in August, 2016, that highlighted population, income, economic and housing trends and projections, as well as determined a 10-year housing target demand for Pawnee City. The Study also identified important housing development projects of various styles and serving several different income levels in the Community.

The Housing Study identifies a target demand for up to **40 new housing units**, including **16 owner** and **24 rental housing units**, by 2026. The Study provides a **“10-Year Housing Action Plan”** for completing housing projects deemed most needed by the local citizens of Pawnee City.

The most critical housing issues in Pawnee City are to promote the development of housing, both owner and rental housing units, for the local workforce population affordable to all income levels. Other priority housing needs in Pawnee City include providing opportunities for the elderly, first time homebuyers and middle-income persons and families, including new housing units of various types and styles, having three+-bedrooms. Future population and household growth in Pawnee City will be driven by new and expanded economic development and public service activities, not only in Pawnee City but throughout Pawnee County.

GENERAL POPULATION TRENDS & PROJECTIONS.

The analysis and projection of population are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10-year planning period.

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

- **Table 3.1 identifies population trends and projections for the City of Pawnee City, Nebraska. The current (2016) estimated population for Pawnee City is 833.** The “medium” population projection for Pawnee City highlights a slight decrease of 13, or 1.5 percent, to 820 by 2026. **The City of Pawnee City has the potential to experience a population increase of 17, or 2 percent to 849, by increasing housing planning and economic/community development activities.** An **Economic Development (ED) “Boost”** scenario, through the addition of **65 FTE positions**, could result in a 2026 population of 891, an increase of 58, or 7 percent.

**TABLE 3.1
POPULATION TRENDS AND PROJECTIONS
CITY OF PAWNEE CITY, NEBRASKA
1990-2026**

		<u>Total</u>		<u>Annual</u>		
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	1990	1,008	--	--	--	--
	2000	1,033	+25	+2.5%	+2.5	+0.3%
	2010	878	-155	-15.0%	-15.5	-1.5%
	2016	833	-45	-5.1%	-7.5	-0.8%
Low	2026	792	-41	-4.9%	-4.1	-0.5%
Medium	2026	820	-13	-1.5%	-1.3	-0.2%
High*	2026	849	+17	+2.0%	+1.7	+0.2%
ED Boost*:	2026	891	+58	+7.0%	+5.8	+0.7%

City of Pawnee City Census Population Estimates:
2011 = 876; 2012 = 870; 2013 = 851; 2014 = 839; 2015 = 827.

*Population estimated due to an Economic Development (ED) Boost via increased job creation and housing development. “High 2026 = 25 Additional Full-Time Employment (FTE) positions. “ED Boost” 2026 = 65 additional FTE positions.

Source: 2000, 2010 Census, 2010-2014 Census Population Estimates.
Hanna:Keelan Associates, P.C., 2016.

AGE DISTRIBUTION

For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services. An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.2** provides **age distribution** for the City of Pawnee City, from 2000 to 2026. The “55-64” age group was the only age group that experienced a population increase from 2000 to 2010. The “19 and under” age group experienced the largest decrease of 48 persons. The “55-64”, “65-74”, and “85+” age groups were projected to increase from 2016 through 2026.
- **The Pawnee City population groups representing 55+ years of age are projected to increase by 2026. This includes elderly and frail elderly populations. City leadership must be cognizant of the increasing elderly populations and ensure that the necessary support services are available.**
- The current median age in Pawnee City is an estimated 53.5 years, an increase from the 2010 median age of 52.9. The trend of an increasing median age is projected to continue through 2026, increasing to 55.2 years.

**TABLE 3.2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
CITY OF PAWNEE CITY, NEBRASKA
2000-2026**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2016</u>	<u>2026</u>	<u>2016-2026 Change</u>
19 and Under	232	184	-48	174	153	-21
20-34	108	77	-31	63	54	-9
35-54	234	199	-35	187	165	-22
55-64	96	139	+43	148	179	+31
65-74	132	90	-42	83	91	+8
75-84	140	108	-32	100	98	-2
85+	91	81	-10	78	80	+2
Totals	1,033	878	-155	833	820	-13
Median Age	50.3	52.9	+2.6	53.5	55.2	+1.7

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2016.

HOUSEHOLD CHARACTERISTICS

- **Table 3.3** identifies **specific household characteristics** of the City of Pawnee City, from 2000 to 2026. The number of households in Pawnee City decreased from 2000 to 2010. The Pawnee City Community Housing Study highlights that the Community consists of an estimated 411 households, including 283 owner and 128 renter households.
- **An estimated 405 households are projected to exist in Pawnee City by 2026, including an increase in renter households and decrease in owner households. The Community Housing Study projects this will equal an estimated 273 owner and 132 renter households.**

An ED “Boost” scenario would result in the demand for 62 total housing units, including 26 owner and 36 rental housing units by 2021.

- Currently (2016), an estimated 32 persons reside in **group quarters**. By 2026, an estimated 25 persons will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.
- The current number of persons per household in Pawnee City is approximately 1.95 and is projected to remain stable through 2026.

TABLE 3.3
SPECIFIC HOUSEHOLD CHARACTERISTICS
CITY OF PAWNEE CITY, NEBRASKA
2000-2026

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	1,033	54	979	474	2.07
2010	878	39	839	425	1.97
2016	833	32	801	411	1.95
2026	820	25	795	405	1.96
2026 ED Boost	881	42	839	417	2.01

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2016.

INCOME TRENDS & PROJECTIONS.

HOUSEHOLD INCOME GROUPS

- **Table 3.6, page 3.6, identifies household income trends and projections** for Pawnee City, Nebraska, from 2000 to 2026. Household incomes in Pawnee City have increased in recent years and are projected to continue this trend through 2026. From 2000 to 2014, median income in Pawnee City increased from \$23,655 to \$28,250, or 16 percent. **The median income is projected to increase, by 2026, from the current estimated amount of \$29,635 to \$35,479 an increase of 16.4 percent.**
- The number of households in Pawnee City having an annual income at or above \$35,000 is expected to increase during the next 10 years and those with incomes at or above \$50,000 experiencing the largest increase.
- Incomes in Pawnee City, for household's age 65+ years have also increased in recent years, from \$17,337 in 2000 to \$21,294 in 2014. Elderly household incomes are projected to increase from \$23,078 in 2016, to \$27,665 in 2026, an increase of 16.5 percent.

PER-CAPITA INCOME

- **Table 3.7, page 3.7, identifies per capita income trends & projections** in Pawnee County and the State of Nebraska, from 2002 to 2026. Current per capita income in Pawnee County is an estimated \$46,637. By 2026, per capita income in the County is projected to increase by 19 percent to \$55,510.

TABLE 3.6
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
CITY OF PAWNEE CITY, NEBRASKA
2000-2026

<u>Income Group</u>	<u>2000*</u>	<u>2014 Est.*</u>	<u>2016</u>	<u>2026</u>	<u>2026 ED Boost</u>	<u>% Change 2016-2026^</u>
<u>All Households</u>						
Less than \$10,000	106	64	53	37	32	-30.2%
\$10,000-\$19,999	105	113	97	88	89	-9.3%
\$20,000-\$34,999	119	104	101	103	108	+2.0%
\$35,000-\$49,999	79	69	71	73	78	+2.8%
<u>\$50,000 or More</u>	<u>71</u>	<u>109</u>	<u>89</u>	<u>104</u>	<u>110</u>	<u>+16.8%</u>
Totals	480	459	411	405	417	-1.5%
Median Income	\$23,655	\$28,250	\$29,635	\$35,479	\$38,142	+19.7%
<u>Households 65+ Yrs.</u>						
Less than \$10,000	55	19	17	12	14	-29.4%
\$10,000-\$19,999	77	76	74	71	71	-4.0%
\$20,000-\$34,999	48	51	52	55	55	+5.7%
\$35,000-\$49,999	29	22	25	32	33	+28.0%
<u>\$50,000 or More</u>	<u>14</u>	<u>24</u>	<u>27</u>	<u>33</u>	<u>37</u>	<u>+22.2%</u>
Totals	223	192	195	203	210	+4.1%
Median Income	\$17,337	\$21,294	\$23,078	\$27,665	\$28,979	+19.8%

* Specified Data Used. 2014 Estimate subject to margin of error.

^Does not include ED Boost.

Source: 2000 Census, 2010-2014 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2016.

TABLE 3.7
PER CAPITA INCOME
PAWNEE COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2026

	Pawnee County		State of Nebraska	
<u>Year</u>	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
2002	\$21,516	--	\$30,314	+1.4%
2003	\$28,114	+30.6%	\$32,126	+6.0%
2004	\$31,566	+12.3%	\$33,265	+3.5%
2005	\$29,675	-6.0%	\$34,318	+3.2%
2006	\$29,012	-2.2%	\$35,679	+4.0%
2007	\$31,414	+8.3%	\$38,177	+7.0%
2008	\$37,131	+18.2%	\$40,163	+5.2%
2009	\$34,444	-7.2%	\$39,332	-2.1%
2010	\$33,589	-2.5%	\$39,445	+0.3%
2011	\$41,131	+22.4%	\$42,450	+7.6%
2016	\$46,637	+8.5%	\$45,948	+8.2%
2000-2016	\$21,516-\$46,637	+116.7%	\$30,314-\$45,948	+44.3%
2016-2026	\$46,637-\$55,510	+19.0%	\$45,948-\$56,108	+22.1%

Source: Nebraska Department of Economic Development, 2016.
Hanna:Keelan Associates, P.C., 2012.

COST BURDENED HOUSEHOLDS

- **Tables 3.9 and 3.10 identify households with housing problems/cost burdened** in the City of Pawnee City, from 2000 through 2026. Cost burdened households are households that spend 30 percent or more of their income on housing costs. Housing costs include those directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 persons per room exist in a housing unit.
- **An estimated 36 owner and 37 renter households in Pawnee City are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decrease by 2026, to an estimated 27 owner and 43 renter households in Pawnee City.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions or homes without complete plumbing. **The 2010-2014 American Community Survey found three homes in Pawnee City lacking complete plumbing and no homes with overcrowded conditions.**

**TABLE 3.9
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CITY OF PAWNEE CITY, NEBRASKA
2000-2026**

<u>Income Range</u>	<u>2000*</u> # / #CB-HP	<u>2012*</u> # / #CB-HP	<u>2016</u> # / #CB-HP	<u>2026</u> # / #CB-HP
0%-30% AMI	54 / 35	25 / 25	20 / 20	14 / 14
31%-50% AMI	68 / 16	40 / 4	38 / 6	30 / 5
51%-80% AMI	89 / 12	60 / 4	62 / 6	64 / 4
81%+ AMI	188 / 16	160 / 4	163 / 4	165 / 4
Totals	399 / 79	285 / 37	283 / 36	273 / 27

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000, 2012 CHAS Data, huduser.org.

Hanna:Keelan Associates, P.C., 2016.

TABLE 3.10
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CITY OF PAWNEE CITY, NEBRASKA
2000-2019

Income Range	2000* # / #CB-HP	2012* # / #CB-HP	2016 # / #CB-HP	2026 # / #CB-HP
0%-30% AMI	68 / 41	70 / 40	63 / 37	58 / 33
31%-50% AMI	42 / 12	15 / 10	10 / 9	10 / 8
51%-80% AMI	16 / 0	25 / 0	27 / 0	31 / 0
<u>81%+ AMI</u>	<u>32 / 4</u>	<u>35 / 4</u>	<u>28 / 3</u>	<u>33 / 2</u>
Totals	158 / 57	145 / 54	128 / 49	132 / 43

= Total Households #CB-HP = *Households with Cost Burden – Housing Problems*

*Specified Data Used.

Source: 2000, 2012 CHAS Data, huduser.org.

Hanna:Keelan Associates, P.C., 2016.

ECONOMIC TRENDS & PROJECTIONS.

The most recent and comprehensive employment data available was obtained from the Nebraska Department of Labor. A review and analysis of Pawnee County labor force statistics is also included to provide general understanding of the economic activity occurring in and around the City of Pawnee City.

EMPLOYMENT TRENDS

- **Table 11, page 3.12, identifies employment trends and projections** in Pawnee County, Nebraska, from 2002 to 2026. The unemployment rate in Pawnee County ranged from 3.7 percent to 2.7 percent, between 2002 and 2013. During this time, the number of employed persons increased by 197 in the County. Currently, an estimated 1,632 employed persons exist in Pawnee County with an estimated unemployment rate of 2.4 percent. By 2026, the number of employed persons is projected to increase by 223, or 13.6 percent, to 1,855.

WORKFORCE EMPLOYMENT BY TYPE

- **Table 12, page 3.13, identifies workforce employment by type** in Pawnee County, Nebraska, for 2013, 2014 and 2015. Overall, non-farm employment (wage and salary) in Pawnee County decreased by .6 percent, between 2013 and 2015. The largest increase occurred in the Other Services, while the largest decrease occurred in the Goods-Producing and Total Government sectors.
- **Pawnee City is the County-Seat of Pawnee County and portrays the image of an “agricultural community” in southeastern Nebraska. The major employers in the City of Pawnee City include Pawnee City Public Schools, Pawnee County Memorial Hospital and all County-wide government operations.**
- Overall, the economic outlook for Pawnee City is “excellent” for the 10-year planning period. Additional commercial and industrial business, as well as the expansion of existing businesses in the Pawnee City area and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing locally-based business, including agricultural-related industries, will ensure Pawnee City has a stable economic base and a bright future for increased economic development.

TABLE 3.11
EMPLOYMENT DATA TRENDS AND PROJECTIONS
PAWNEE COUNTY, NEBRASKA
2002-2026

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2002	1,583	--	3.7%
2003	1,611	+28	4.1%
2004	1,611	+0	3.7%
2005	1,573	-38	3.7%
2006	1,576	+3	3.0%
2007	1,544	-32	2.6%
2008	1,571	+26	3.3%
2009	1,469	-102	3.8%
2010	1,452	-17	4.2%
2011	1,561	+109	3.1%
2012	1,592	+31	3.2%
2013	1,780	+188	2.7%
2014	1,744	-36	2.2%
2015*	1,586	-158	2.5%
2016	1,632	+46	2.4%
2026	1,855	+223	2.4%
2026 ED Boost	2,189	+557	2.3%
2002-2026^	1,583-1,855	+272	3.7%-2.4%

*Estimate as of September, 2015.

^Does not include ED Boost.

Source: Nebraska Department of Labor, Labor Market Information, 2016.

Hanna:Keelan Associates, P.C., 2016.

TABLE 3.12
WORKFORCE EMPLOYMENT BY TYPE
PAWNEE COUNTY, NEBRASKA
2013-2015

Workforce	2013	2014	2015	% Change 2013-2015
Non-Farm Employment (Wage & Salary)	913	924	907	-0.6%
Goods-Producing	335	341	301	-10.1%
Nat. Res. & Const**	33	36	42	+27.3%
Service-Providing	578	583	606	+4.8%
Trade, Trans, Ware, Util***	*	*	*	*
Total Trade	*	*	*	*
Wholesale Trade	*	*	*	*
Retail Trade	60	61	57	-5.0%
Information	0	0	0	+0.0%
Financial Activities	42	53	48	+14.3%
Professional & Business	*	*	17	N/A
Education & Health	*	*	*	*
Leisure & Hospitality	31	27	*	N/A
Other Services	20	25	36	+80.0%
Total Government	327	297	284	-13.1%
Federal	24	23	21	-12.5%
State	12	10	11	-8.3%
Local	291	264	252	-13.4%

N/A = Not Available.

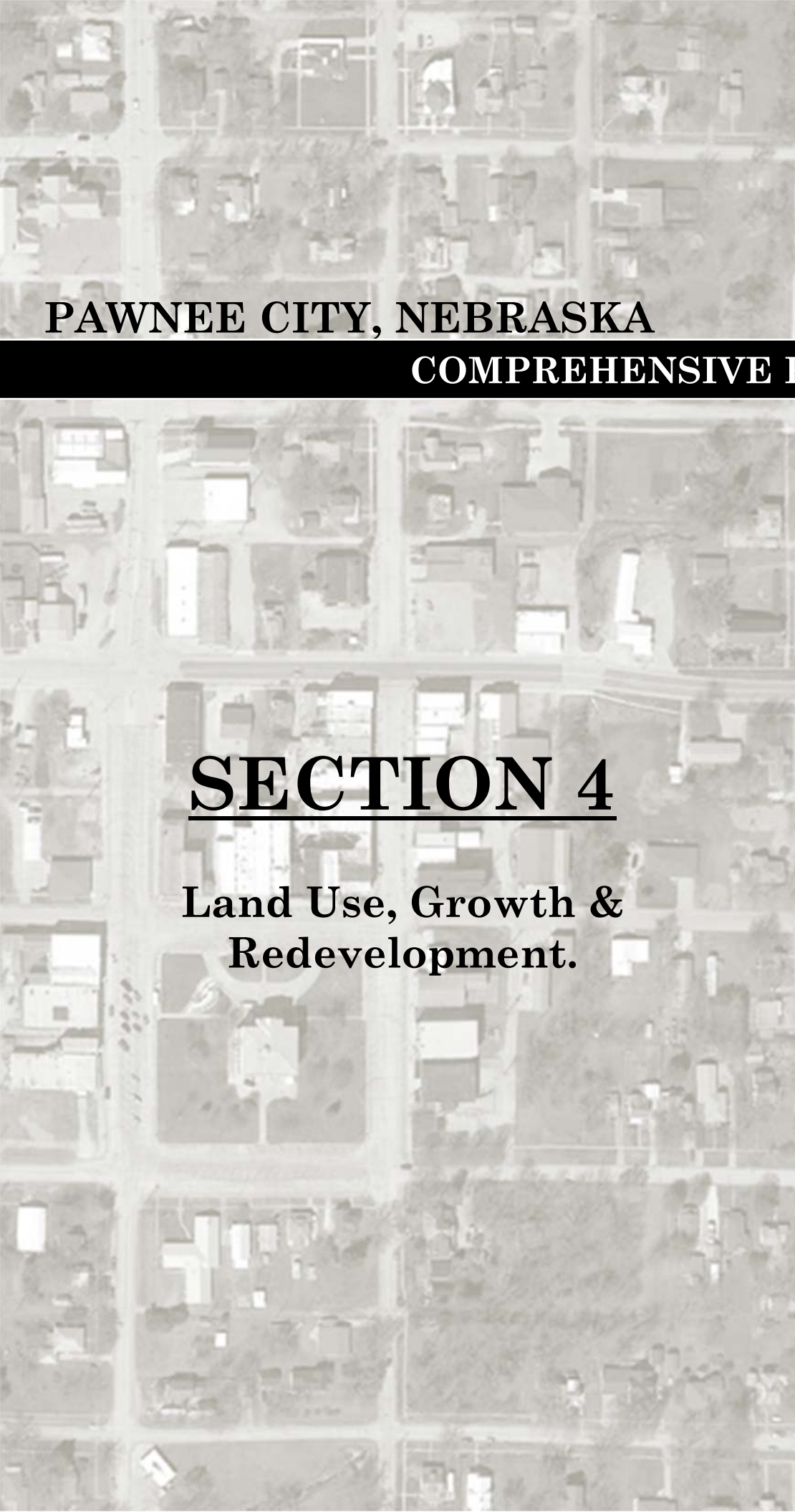
*Data not available due to disclosure suppression.

**Natural Resources & Construction.

*** Trade, Transportation, Warehousing & Utilities.

Source: Nebraska Department of Labor, Labor Market Information, 2016.

Hanna:Keelan Associates, P.C., 2016.



PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

SECTION 4

**Land Use, Growth &
Redevelopment.**

SECTION 4

LAND USE, GROWTH & REDEVELOPMENT.

INTRODUCTION.

The **Land Use, Growth and Redevelopment** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Pawnee City, Nebraska. The land use component examines **development opportunities, requirements and future utilization of land** in and around the City. A discussion of the **environmental and physical characteristics** of Pawnee City precedes a description and analyses of **existing and future land uses** in the City.

PROPER LAND USE PRACTICES.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Pawnee City, the major development constraints and opportunities are associated with the soils conditions, the Turkey Creek environs and its associated flood plains and drainage ways.

IDENTIFICATION OF FUTURE GROWTH AREAS

The proposed **land use plan** concentrates on the use of land in Pawnee City and the Community's respective One-Mile Planning Jurisdiction during the 10-year planning period. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Planning Jurisdiction is imperative to support growth and development opportunities over the next 10 years.

LOCATION

The City of Pawnee City is located in the center of Pawnee County, an estimated eight miles north of the Nebraska/ Kansas border at the junction of Nebraska State Highways 8, 50 and 65. These State Highways provide connections to other nearby highways, expressways and interstates, including the Highway 2 Expressway Corridor, as well as Interstate 29 in Iowa & Missouri and Interstate 70 in Kansas.

HISTORICAL DEVELOPMENT.

Pawnee City's location is a direct result of Turkey Creek, where access to potable water and suitable transportation corridors along the river valley attracted original settlers in approximately 1854. The Burlington & Missouri River Railroad (now Burlington Northern and Santa Fe) was completed from Table Rock to Pawnee City by 1881. The Chicago, Rock Island & Pacific Railroad (now Union Pacific) was completed from Kansas to Pawnee City by 1886 and continued to Fairbury, Nebraska.

A large fire, on August 9, 1881, forever changed the appearance of Downtown Pawnee City. Two-thirds of the Downtown was eventually destroyed, but most importantly, the all wood construction, false front buildings were replaced with either stone or brick buildings.

A population “boom” between 1880 and 1900 increased the number of residents in Pawnee County from 6,920 to 11,770. The peak population of the City of Pawnee City also was achieved in 1900, when the population reached 1,969 persons. The City experienced population declines in each Census thereafter, except for the 1930's when the population rose by 74 persons, and between 1990 and 2000 when the total number of persons increased by 25 people.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

The soils in and around Pawnee City are classified into four groups, or associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the City of Pawnee City and the One-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**.

**TABLE 4.1
HISTORY OF POPULATION
PAWNEE CITY, NEBRASKA
1900-2010**

	PERSONS	+/- & PERCENT CHANGE
1900	1,969	-18.2%
1910	1,610	-0.9%
1920	1,595	-1.4%
1930	1,573	+4.7%
1940	1,647	-2.5%
1950	1,606	-16.4%
1960	1,343	-5.7%
1970	1,267	-8.8%
1980	1,156	-12.8%
1990	1,008	+2.5%
2000	1,033	-15.0%
2010	878	-5.8%

Source: U.S. Census;
Hanna:Keelan Associates, P.C., 2016.

Major Existing Land Use Issue.

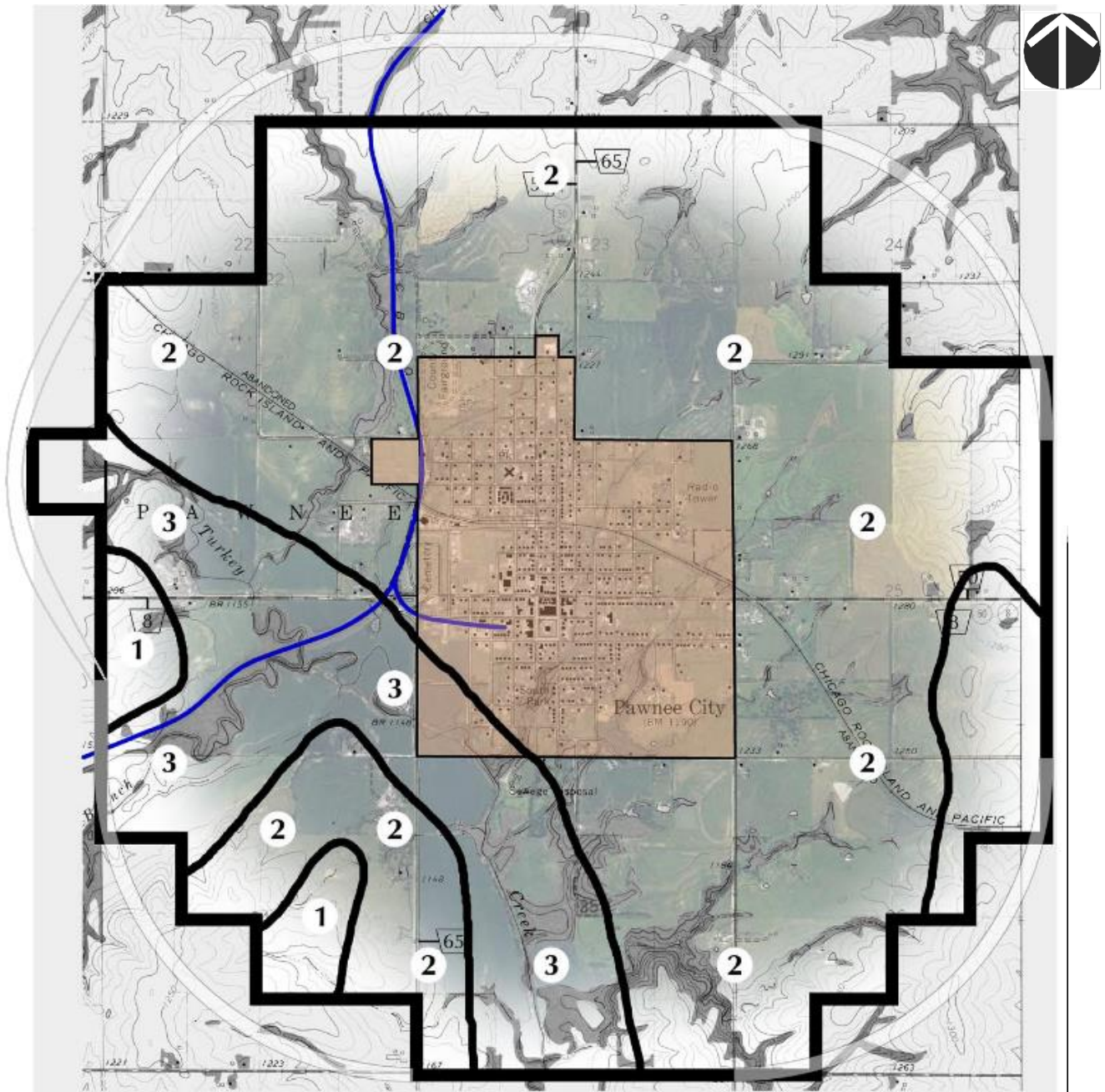
The **Total Area** included within the Corporate Limits of Pawnee City in 2016 is approximately 738 acres, which equates to **88.7 Acres per 100 Persons**. After applying National Planning Standards, Pawnee City has 253.4 percent more acres of land than the typical City of its population.

GENERAL SOIL ASSOCIATIONS MAP

ONE-MILE PLANNING JURISDICTION

PAWNEE CITY, NEBRASKA

2016



LEGEND

1. WYMORE ASSOCIATION
2. PAWNEE-MAYBERRY-BURCHARD ASSOCIATION
3. KENNEBEC-JUDSON-WABASH ASSOCIATION

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.1

WYMORE ASSOCIATION

The extreme northern portion of the Pawnee City Corporate Limits, as well as the northern third of the community's one-mile Planning Jurisdiction, are comprised of the **Wymore Association** (see **Illustration 4.1**). Individual soils, identified in **Illustration 4.2**, are generally described as, “*deep, nearly level to gently sloping, silty to clayey soils on loess-capped uplands.*” Nearly all lands included in this association throughout Pawnee County are used for growing cultivated dryland crops. The major hazard on soils of this association is Primarily water. *These soils are located at the extreme west and south portions of the one-mile planning jurisdiction of Pawnee City.*

Development limitations for Wymore Soils are primarily related to severe limitations due to slow permeability and slopes when greater than seven percent. Bearing capacity for foundations has severe limitations due to shrink-swell potential and fair to poor bearing capacity. Wymore Soils contain severe limitations for septic tanks due to slow permeability rates and moderate limitations for sewage lagoons where slopes are two to seven percent.ⁱ

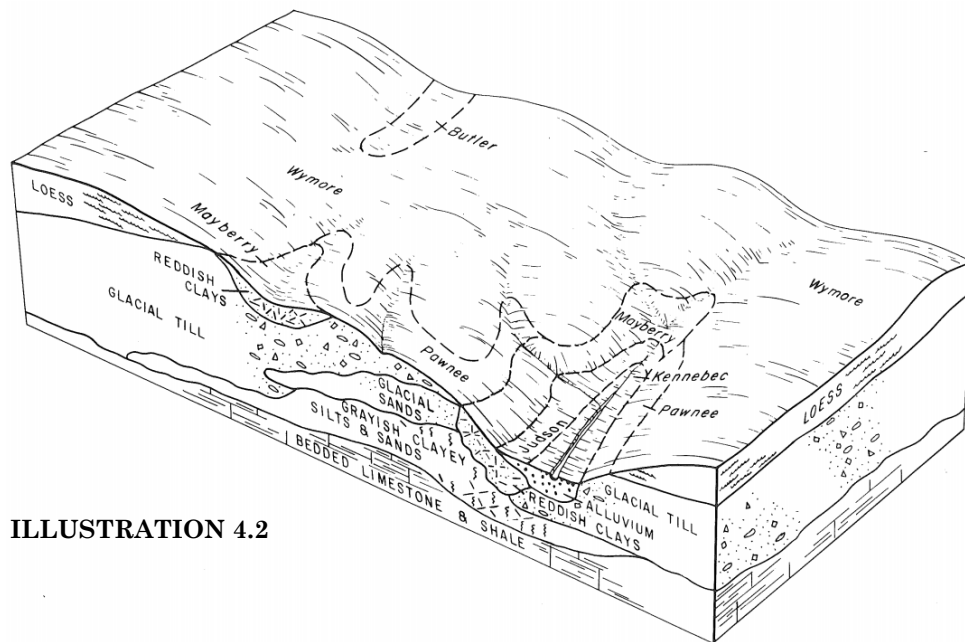


ILLUSTRATION 4.2

PAWNEE-MAYBERRY-BURCHARD ASSOCIATION

Nearly the entire area within the Pawnee City Corporate Limits is included in the **Pawnee-Mayberry-Burchard Association** (see **Illustration 4.1**). Soils of this Association, identified in **Illustration 4.3**, are described as “*deep, nearly level, to moderately steep, loamy and clayey soils on glacial uplands.*” This soils Association includes nearly all of the incorporated area of Pawnee City, as well as the majority of the north and east portions of the City's One-mile Planning Jurisdiction.

Pawnee soils are on the ridgetops at the highest elevations of the landscape. **Mayberry** soils are deep and located on ridges and shelves below Pawnee soils, while **Burchard** soils are formed in glacial till and are located on the foot slopes of drainage ways and canyons.

Limitations for dwellings with basements are stated as severe due to shrink-swell potential and poor bearing capacity for each of the three soils associations (which comprises the majority of Pawnee City’s developed residential neighborhoods). Sewage lagoons and septic tanks and leach fields are impacted by severe limitations for slow permeability and where slopes are more than seven percent.

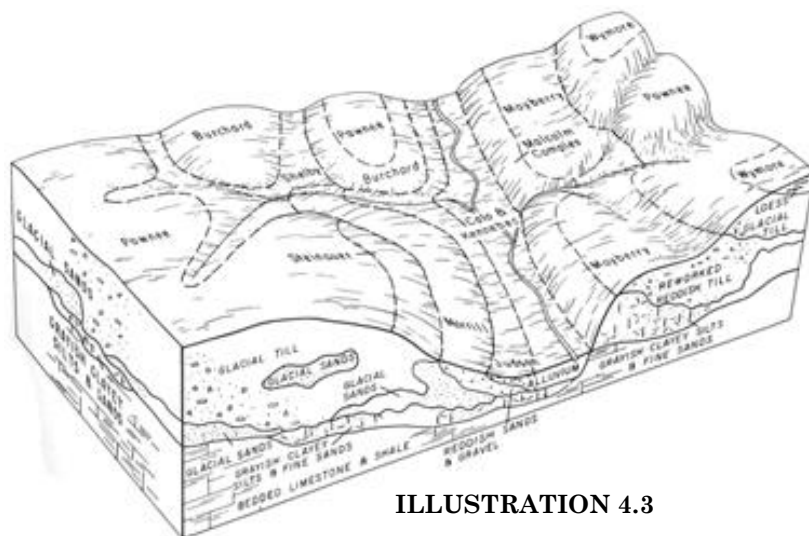


ILLUSTRATION 4.3

KENNEBEC-JUDSON-WABASH ASSOCIATION

Lands within adjacent the western portion of Pawnee City and in the southern and western portions of the one-mile Planning Jurisdiction, along either side of Turkey Creek, are comprised of the **Kennebec-Judson-Wabash Association** (see **Illustration 4.1**). This Association type, highlighted in **Illustration 4.4**, is generally described as “*deep, nearly level to gently sloping, silty and clayey soils on bottom lands.*”

Each of the individual soils are severely limited for development of dwellings, septic tanks and absorption fields and sewage lagoons, due to their proximity to Turkey Creek and associated flood plains and bottom lands.

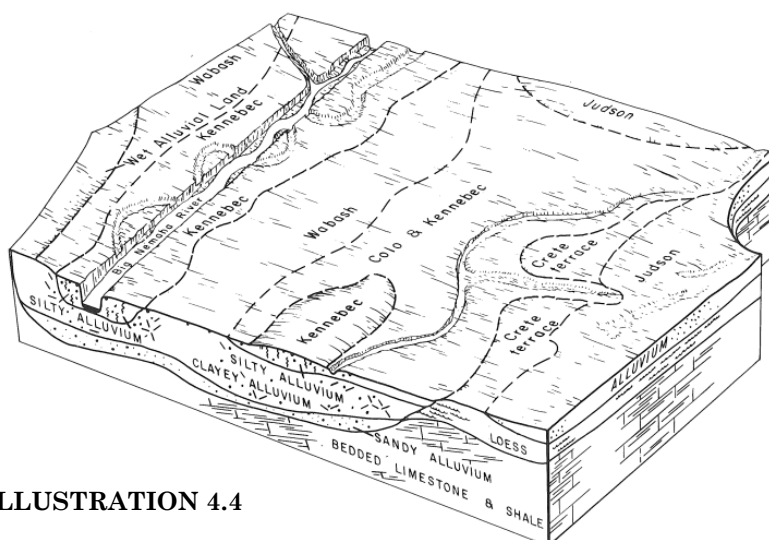


ILLUSTRATION 4.4

WATERSHEDS

The topography and terrain of Pawnee City and the one-mile Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits creating areas of nearly level lands on stream terraces. The City of Pawnee City generally rests above the Turkey Creek bottom lands. The natural topography of Community is gently sloping. Lands slope from developed areas of Pawnee City south westerly carrying stormwater runoff to Turkey Creek and other drainage ways prior to converging with the South Fork of the Big Nemaha River, just north of Morestown, Kansas, three and one-half miles south of the Nebraska/Kansas State Line.

The U.S. Department of Housing and Urban Development, Federal Insurance Administration, in July 5, 2005, commissioned the "Flood Insurance Study" for Pawnee County (and each of the communities) "to investigate the existence and severity of flood hazards." The Study consists of detailed engineering graphics, tables and text. The City should refer to the Study for official hydraulic analysis.

The Study outlined the flood plain management applications to guide future land use and the City flood plain ordinance, which prohibits building in areas declared as the 100-Year Flood Hazard Zone. Flood plain areas are delineated in the City official flood plain map. **Illustrations 4.4 and 4.5, Existing Land Use Maps**, depict the 100-Year Flood Plain.

No flood protection structures exist or are planned for the subject watershed. As the Community continues to grow, future development within the floodway and flood plain should be discouraged and only allowed through the strict adherence to the local flood plain regulations.

The citizen's protection against natural hazards is the responsibility of the local government and its officials. The effect of high water or flooding can be lessened by planned open space within the designated flood plain, maintenance of the floodway and the application of design standards to reduce run-off.

Surface drainage and streams account for a large percentage of the water resources in the Pawnee City Planning Jurisdiction. The underground water supply for the City is part of buried valleys formed in bedrock before glaciers advanced across Nebraska, during the last Ice Age. Glaciers later filled the valleys as the glaciers receded. Where the buried valleys contain sand and gravel, wells capable of producing several hundred gallons per minute can be developed. Today, the average depth of wells at the municipal well field are 140 feet. The City of Pawnee City relies upon the storm and groundwater run-off to recharge the underground water supply of the three municipal wells, located seven and one-half miles north of the City in a municipal well field. A description of the municipal water system is provided in the utilities section of this Comprehensive Plan.

The underground water supply is vital to the region. It is the source of water for numerous private and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected.

Securing the quality of drinking water from private wells in the rural areas within the Pawnee City One-Mile Planning Jurisdiction is very important. A minimum lot size of three acres is recommended for residences in agriculturally zoned areas. This standard generally ensures that adjacent households do not contaminate each others drinking water. Lot sizes less than three acres would allow rural residences to locate too close to one another. Rural dwellings typically have septic tanks and, or leech fields. If located too close to each other, contamination might occur. Adequate residential lot sizes are the means by which residents' health, safety and welfare are ensured into the future.

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary "program intends to prevent the contamination of ground water used by public water supply wells."

WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.

The purpose of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. **A wellhead protection area is located approximately eight miles north of Pawnee City, in rural Pawnee County.** The City of Pawnee City would need to enter an inter-local agreement with the County Board of Commissioners to regulate the wellhead districts with a specific wellhead protection zone.

CLIMATE

The climate of the Pawnee City area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 16° F in January and maximum of 91° F in July. The average annual precipitation in Pawnee City is 33.5 inches of rain and 28 inches of snow. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Existing Land Use in and around Pawnee City is identified in **Table 4.2** and **Illustrations 4.5 and 4.6, Pages 4.10 and 4.11.** The **Table** analyzes land uses within the Corporate Limits of the City of Pawnee City and compares them to National Planning Standards. The Pawnee City and National Planning Standards identify total acres per 100 persons.

THE BUILT ENVIRONMENT.

The built environment of Pawnee City is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Pawnee City. The natural terrain enhances the built environment by providing an aesthetic base for community development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Designating the proper land uses adjacent the Highway 8, 50 and 65 Corridors is essential. The general trend is to guide commercial and industrial development along the right-of-ways of these Highway Corridors. Industrial land uses are generally concentrated adjacent commercial uses.

TABLE 4.2 EXISTING & FUTURE LAND USE CAPACITY MATRIX PAWNEE CITY, NEBRASKA								
2016 ESTIMATED POPULATION - 833								
2026 PROJECTED (MEDIUM) POPULATION - 820								
2026 PROJECTED (HIGH) POPULATION - 849								
	2016 ACRES	PERCENT	PAWNEE CITY PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Pawnee City / National)			
					2016	2026**	2026***	
Parks & Rec./Open Space	21.3	2.9 %	2.6	2.0	21.3 / 16.7	21.0 / 16.4	21.7 / 17.0	
Public/Quasi-Public	58.5	7.9 %	7.0	2.8	58.5 / 23.3	57.6 / 23.0	59.7 / 23.8	
Residential	155.6	21.1 %	18.7	10.0	155.6 / 83.2	153.3 / 82.0	158.6 / 84.9	
Single & Two-Family	138.5	18.7 %	16.6	7.5	138.5 / 62.5	136.3 / 61.5	141.2 / 63.7	
Multifamily	7.9	1.1 %	0.9	2.0	7.9 / 16.7	7.8 / 16.4	8.1 / 17.0	
Mobile Home	9.2	1.2 %	1.1	0.5	9.2 / 4.2	9.1 / 4.1	9.4 / 4.2	
Commercial	28.2	3.8 %	3.4	2.4	28.2 / 20.0	27.9 / 19.7	28.9 / 20.4	
Industrial	24.6	3.3 %	2.9	2.3	24.6 / 19.2	23.8 / 18.9	24.6 / 19.5	
Streets/Alleys/RR Corridor	109.0	14.8 %	13.1	9.0	109.0 / 75.0	107.4 / 73.7	111.3 / 76.4	
Total Developed	397.2	53.8 %	47.7	28.5	397.2 / 237.4	391.0 / 233.7	404.8 / 242.0	
Total Vacant	341.5	46.2 %	41.0	6.5*	341.5 / 54.2	336.2 / 53.3	348.1 / 55.2	
Developable	187.8	55.0 %	22.5	6.5	187.8 / 54.2	184.9 / 53.3	191.4 / 55.2	
Not Developable	153.7	45.0 %	17.4	NA	153.7 / NA	142.7 / NA	147.8 / NA	
Total Acreage	738.7 ^	100.0 %	88.7	35.0	738.7 / 291.6	727.2 / 287.0	753.1 / 297.2	

^Based on Net Area Acreage.
 Note: Pawnee City and National Planning Standards identify number of acres per 100 persons.
 *Vacant Land Capable of Development.
 **Based on Medium Population Projection.
 ***Based on High Population Projection.
 Source: Hanna/Keelan Associates, P.C., 2016.

Downtown Pawnee City is planned to remain the primary retail center of the Community with specialty shops and professional offices. The majority of the future “automotive orientated” commercial uses are recommended along the right-of-ways of Highway 50/65 in northern Pawnee City.

Future industrial uses are planned to remain in their current locations with modest growth extending into the One-Mile Planning Jurisdiction. Most industrial land uses in Pawnee City are located in the northern and western portions of the Community



PARKS/RECREATIONAL

Park facilities in the City of Pawnee City include North City Park, which includes the Municipal Swimming Pool, South City Park, athletic fields associated with Pawnee City Public Schools, small neighborhood parks and open spaces. These Parks currently comprise a total of 21.3 acres, or 2.9 percent of the total 738 acres in Pawnee City. A comparison between the Pawnee City and National Planning Standards indicate that the City has approximately 2.6 acres per 100 people, which is 130 percent more than the National Standard for parks, two acres for every 100 persons.

PUBLIC/QUASI-PUBLIC

A large percentage of public land uses are a result of the Pawnee County Fairgrounds and Pawnee City and Hazel Hill Cemeteries being located within the Corporate Limits of the City. Typical uses include the Public Schools, City and County buildings, U.S. Post Office and churches. Approximately 8 percent, or 58.5 acres in the incorporated area of Pawnee City are utilized by Public/Quasi-Public land uses. The Land Use Capacity Matrix indicates that the City of Pawnee City has 7 acres of public land per 100 persons, which is 250 percent more than the National Planning Standard of 2.8 acres per 100 people.

RESIDENTIAL

Single family residential uses are the primary housing types in the Community. Residential uses occupy an estimated 155 acres of land, or 21.1 percent of the City’s total area. **National Planning Standards reveal that the City of Pawnee City exceeds the single family residential recommended standard of 7.5 acres per every 100 persons by 187 percent.** Pawnee City has a multifamily ratio of 0.9 acres, which is 45 percent less than the National Standard recommendation of 2.0 acres per 100 people. Mobile Home uses account for 220 percent more land area than the National Standard recommendation of 0.5 acres per 100 people.





EXISTING LAND USE MAP

CORPORATE LIMITS

PAWNEE CITY, NEBRASKA

2016



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ILLUSTRATION 4.5

LEGEND

- VACANT
- PARKS & RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA #1
- REDEVELOPMENT AREA #2
- PAWNEE CITY CORPORATE LIMITS

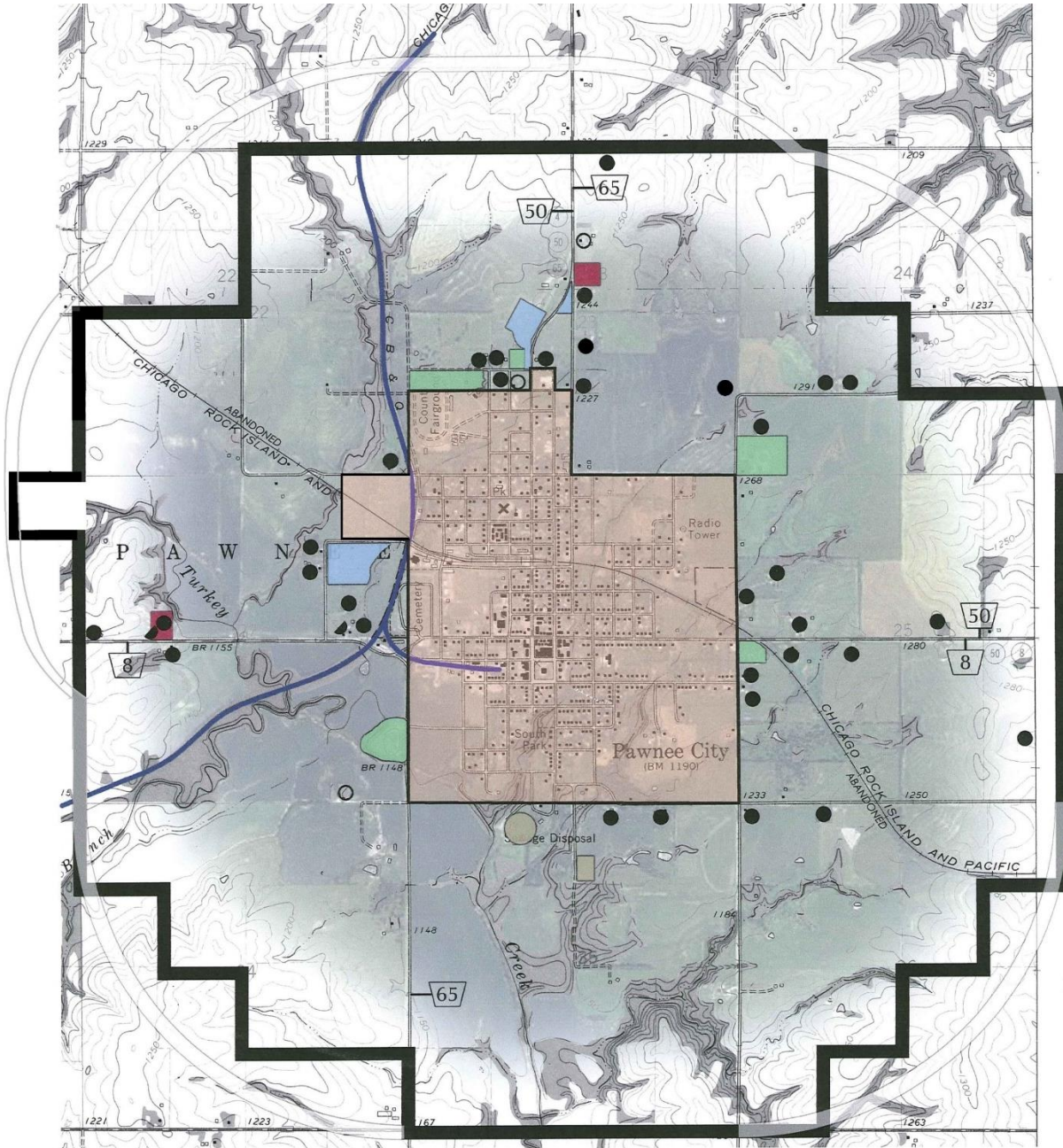


EXISTING LAND USE MAP

ONE-MILE PLANNING JURISDICTION

PAWNEE CITY, NEBRASKA

2016



Legend

	Corporate Limits		Industrial
	Vacant / Agricultural		Stream / Creek
	Parks / Recreation		Commercial
	Single Family Residential		Public / Quasi-Public
	Mobile Home		Railroad
	Abandoned Residential		

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ILLUSTRATION 4.6

COMMERCIAL

The City of Pawnee City comprises an estimated 28 acres of commercial land. A comparison of land use ratios from National Planning Standards indicates that the Pawnee City has approximately 141 percent more commercial land uses than the recommended National Standard. ShillingBridge Winery, a commercial land use west of Pawnee City, was recently annexed and increased the amount of commercially developed land in the Community since the completion of the previous Comprehensive Plan. Although commercial uses will continue to be developed along the Highway 50/65 Corridor, in the northern portion of the Community, Downtown Pawnee City is desired by residents to be the commercial, entertainment and social focal point of the City.

INDUSTRIAL

The amount of land occupied by industrial uses in Pawnee City consists of approximately 25 acres, 126 percent more than National Planning Standards. Industrial uses in Pawnee City are generally scattered across the western half of the Community, most being located along the Highway 8 Corridor. CJ Foods, a major food processing industry located north of Pawnee City, is not within the Corporate Limits of the Community. Industrial areas are also concentrated in western and northern portions of the City.

U.S. Census Workforce Employment Data from 2013 identifies 452 total persons employed in Pawnee City. A total of 379 of the 452 workers commute to Pawnee City for employment, while the remaining 73 live and work in Pawnee City. A total of 255, or 77.7 percent of 328 employees that live in Pawnee City commute for work outside of the Corporate Limits of the City. This includes an estimated 116 employees that travel more than 10 minutes to work, as identified in the **Pawnee City Community Housing Study**.

Priorities for Growth and Development

The results of the Land Use Capacity Matrix revealed that Pawnee City needs to maintain its efforts on developing residential, commercial and industrial land uses while diversifying commercial and industrial economic development opportunities.

- ❖ *The City is particularly underdeveloped in terms of multifamily housing, but must continue to provide vacant land for all residential land uses.*
- ❖ *The Downtown should increase efforts to attract additional retail businesses and upper-level residential uses.*
- ❖ *An estimated 41 percent, or 341 of the total 738 acres in Pawnee City are vacant, of which an estimated 188 acres are considered “developable”. The City should consider developing this vacant land before annexing additional land areas into the Community.*

FUTURE LAND USE.

The City of Pawnee City should propose a goal of implementing appropriate community and economic development initiatives to maintain a stabilizing population base and to prevent large population declines. Since its founding, the City has experienced a trend of gradually decreasing population since 1900, when Pawnee City reached its historic peak population. The aggressive nature of developing commercial and industrial businesses in Pawnee City, combined with continued housing development, redevelopment and rehabilitation, could potentially result in a population increase during the 10-year planning period.

Achieving population growth through 2026 will require an expansion of vacant land, infrastructure and utilities to support development. Participants of the Pawnee City Community Listening Session and Citizen Survey respondents concluded that the proximity of Pawnee City to larger Communities, such as Beatrice, Nebraska City and Lincoln, Nebraska, provides reasonable commutes times from Pawnee City for employment, shopping and entertainment. The current lack of available housing has limited the ability of the City to attract its workforce employees commuting from other regional communities to become permanent residents of Pawnee City.



The Community should focus on developing available, developable vacant land within the Corporate Limits of Pawnee City, before annexing additional land for development. Future growth areas for commercial and industrial land use types adjacent and beyond the City of Pawnee City Corporate Limits is, however, necessary to support growth opportunities. **Illustrations 4.7 and 4.8, Pages 4.15 and 4.18, identify future land use patterns for the City of Pawnee City, both within the Community and the One-Mile Planning Jurisdiction.**

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of existing infrastructure, including streets, electrical, gas, and water and sewer systems. **Illustration 4.5, Future Land Use Map,** highlights the future land use development recommendations for areas within the Corporate Limits of Pawnee City. **Future Land Use Map, Illustration 4.6,** identify the growth areas proposed to the north and northwest of the City, within the One-Mile Planning Jurisdiction.

PARKS & RECREATION

An estimated 21 acres of land in Pawnee City are comprised of park and recreation uses. This acreage is approximately 130 percent more than the amount of land recommended by current National Planning Standards. Efforts to modernize and expand park equipment in the existing parks were identified as needed improvements by the respondents to the Citizen Survey.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Pawnee City will be primarily comprised of additional acreage to accommodate future expansions of existing uses. **The City is considering the development of a new City Hall that would provide expanded space for City employees, a new City Council chambers and additional meeting space.** The proposed site is located north of the current City Hall. The remaining facilities are expected to be sufficient to meet the service requirements of the Community throughout the next 10 years.



RESIDENTIAL AREAS

Future residential development in and around the City of Pawnee City should be a priority to the Community, during the 10-year planning period. According to the **Pawnee City Community Housing Study**, the City should designate a minimum of 13.2 acres of land planned and zoned for residential use. The **Housing Study** identifies the total demand of 40 additional housing units for Pawnee City through 2026 to provide additional housing options to all income sectors, age groups and family types/sizes. Multifamily residential development should be a high priority for the Community.

The **Future Land Use Map, Illustrations 4.7**, identifies residential areas in Pawnee City. Development should include, single and multifamily housing units for persons of all ages and incomes. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations.

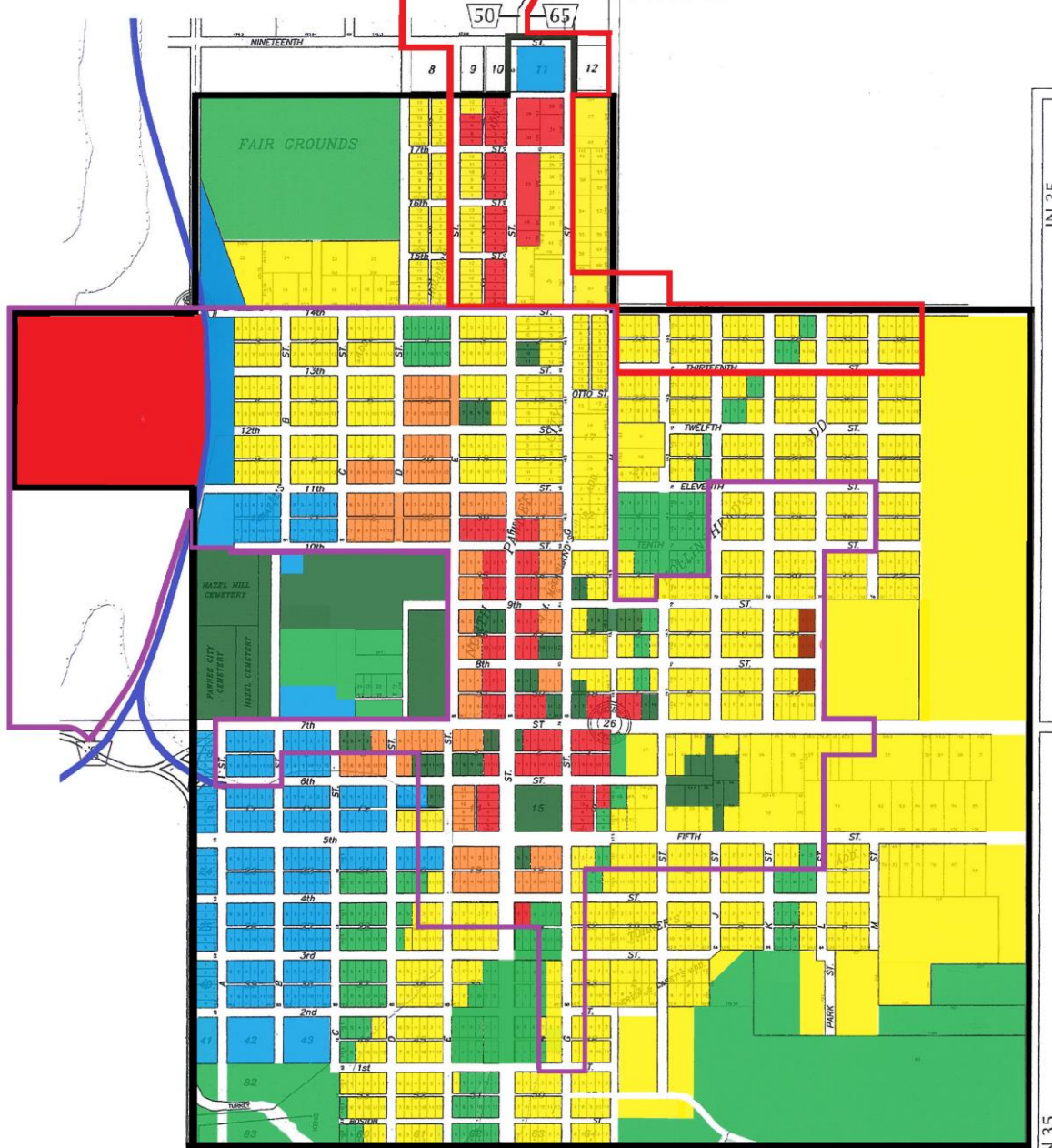


FUTURE LAND USE MAP

CORPORATE LIMITS

PAWNEE CITY, NEBRASKA

2026



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ILLUSTRATION 4.7

LEGEND

- PARKS & RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA #1
- REDEVELOPMENT AREA #2
- PAWNEE CITY CORPORATE LIMITS

The following provides a description of the future residential land uses for the Community.

- ❖ **Single family housing** development should first occur within the Corporate Limits of Pawnee City. Vacant, developable lots exist throughout the Community. These tracts, along with “infill” lots, if available for purchase, should be developed prior to establishing new residential subdivisions adjacent and beyond the Corporate Limits.
- ❖ **Multifamily housing** development must be pursued during the planning period. The previously discussed existing land use analysis concluded that multifamily acreage in Pawnee City only accounts for 7.9 acres, or 1.1 percent of the total land area within the Corporate Limits. This represents the City having 45 percent less multifamily developed land than the recommendation of the National Planning Standard. The recent trend of residential development in Pawnee City has focused on single family houses.

There are examples of multifamily buildings in Pawnee City. This includes PC Village Apartments (multifamily housing), Pawnee Village (HUD-based elderly housing, managed by the Pawnee City Housing Authority) and Premier Estates of Pawnee (Long-Term Care & Assisted Living). **The City is in the planning stages of developing a new assisted living facility, providing specialized services for the local elderly population.**

To expand affordable housing options for single adults, families, retirees and the elderly, the City could establish a housing development initiative for the development of a variety of multifamily housing types through 2026, including upper-story housing in Downtown commercial buildings. This effort will require the designation of residential growth areas to be planned and appropriately zoned for multifamily residential development.

The consensus of the **Planning Commission** was that new residential development should first occur within the Corporate Limits of Pawnee City. If sufficient lands were not available, the development of planned growth areas would be implemented in conformance with the **Future Land Use Map, Illustration 4.8**. The primary residential growth areas are located in the southwest, southeast and east portions adjacent the Corporate Limits of Pawnee City.

Vacant lands designated for new residential development within the Corporate Limits, will require an extension of all utilities.

Housing projections through 2026 must be supported by maintaining and expanding, if necessary, the Utility Service Area. If projections for 2026 are to be met, the City will need to expand water and sewer services to the Utility Service Area.

-
- ❖ *All designated growth areas will require the extension of infrastructure and utilities systems to support proposed development.*
 - ❖ *The existing Utility Service Area can sustain concentric growth from the current Corporate Limits.*
 - ❖ *Water and Waste Water Treatment Facilities have sufficient capacities to support projected growth thru 2026.*
-

COMMERCIAL

Future commercial land use areas are anticipated to include replacing existing deteriorated and/or abandoned buildings within the Downtown and along the Highway 50/65 Corridor. Automotive oriented commercial uses and big box retail outlets should continue to be developed along the Highway 50/65 Corridor to the north of Downtown Pawnee City. Future highway commercial development should proceed with caution as to not diminish the role of Downtown as the primary center of commerce and entertainment.



Specialty retail, cafes/restaurants, and professional offices are encouraged to locate in available commercial buildings in Downtown Pawnee City.

INDUSTRIAL

To provide jobs for the Pawnee City population base and to attract additional business and industry to the Community, it is recommended that vacant lands within these industrial areas be prepared to support new industrial uses. The City must maintain enough industrial land for growth and development. Local development groups, organizations and property owners, with the guidance of Pawnee City Development Corporation are encouraged to promote and continue their support for additional industrial land development. The **Future Land Use Maps** identify proposed industrial land areas within, adjacent and throughout the City and the One-Mile Planning Jurisdiction.

The City of Pawnee City currently has industrial developed land scattered within the Corporate Limits, mainly in the western half of the Community. Most industrial development consists of agriculturally-based businesses. A total of 24.6 acres of industrial land is estimated to exist within the Corporate Limits. Future industrial development within the Corporate Limits and the One-Mile Planning Jurisdiction, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community. Industrial growth areas are identified on the **Future Land Use Map, Illustration 4.8**, as being located in the north and northwestern portions of Pawnee City.

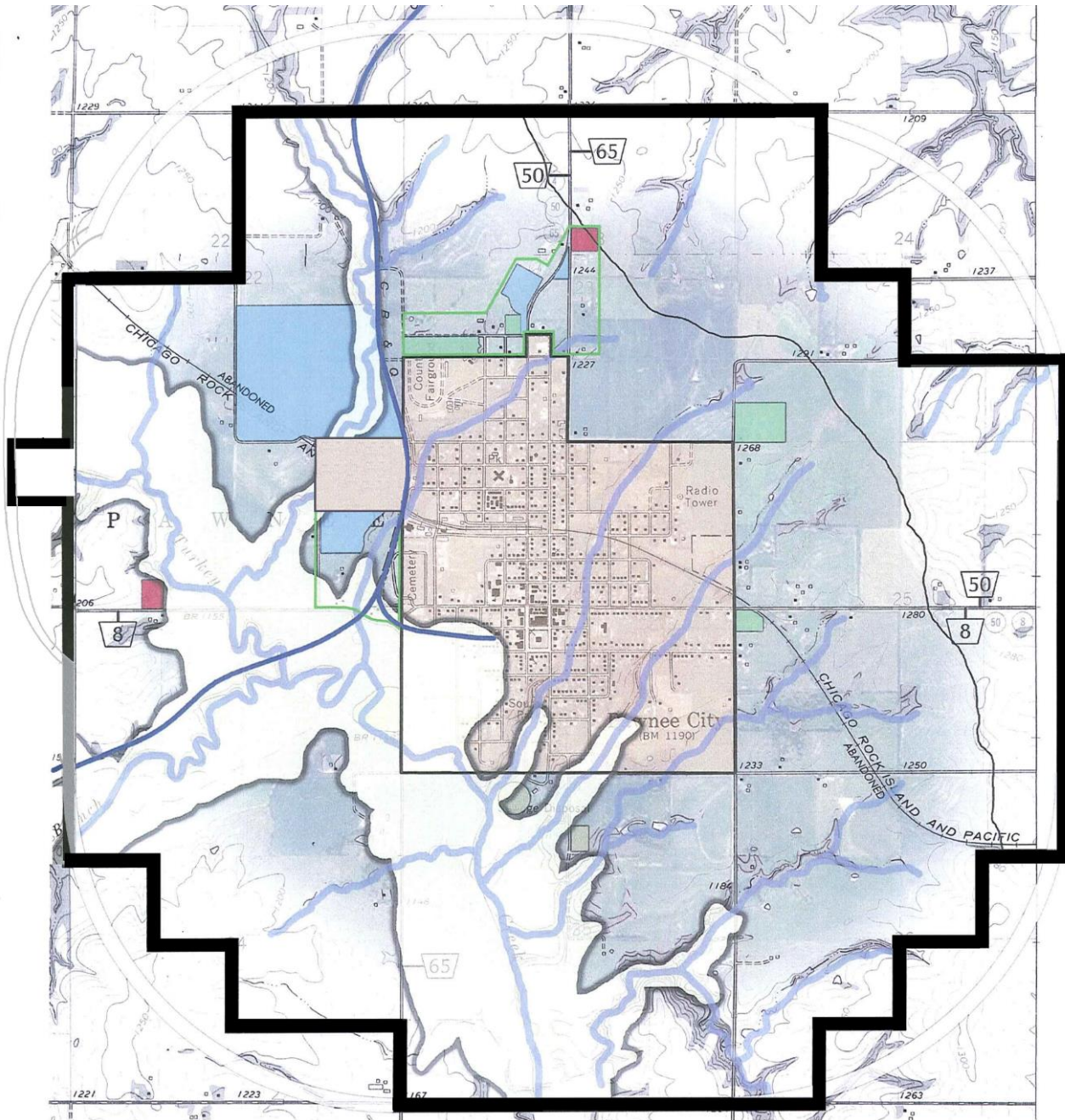


FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

PAWNEE CITY, NEBRASKA

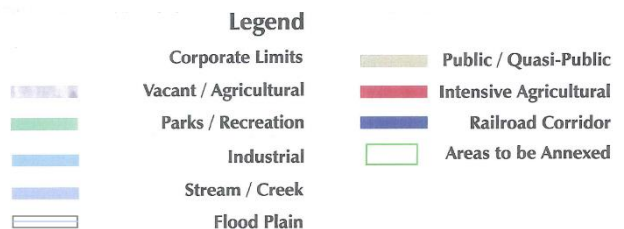
2026



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ILLUSTRATION 4.8



INTENSIVE AGRICULTURAL USES

The Pawnee City Planning Commission recognizes the importance of agricultural practices, to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the One-Mile Planning Jurisdiction of the City should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the City. Floodplains associated with Turkey Creek limit the development of the City beyond its current southern Corporate Limits. Therefore, the remaining portions of the One-Mile Planning Jurisdiction of the City are vital to the continued growth and development of Pawnee City. **Livestock confinement operations are best suited for locations within rural Pawnee County, beyond the Planning Jurisdiction of the Community.**

LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. **Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF)**. The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

Pawnee City has two designated Redevelopment Areas where TIF could be utilized. The first **Area** includes the Downtown and portions of central and northwestern Pawnee City. The second **Area** includes land in northern Pawnee City, along the Highway 50/65 Corridor, as well as land adjacent but beyond the Corporate Limits. A large number of commercial, industrial and residential properties within this area are deteriorating or are dilapidated. The **Community Housing Study** recommends various housing initiatives, including housing development, rehabilitation and demolition/replacement that could bolster the existing housing stock. The two **Redevelopment Areas** represent prime locations for this activity.

ANNEXATION POLICY

When necessary, future annexation activities in the City of Pawnee City, both voluntary and involuntary, should occur in the non-agricultural land use areas identified in **Illustration 4.8, Future Land Use Map**. Several tracts of land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes. A certain amount of vacant land will also be needed in each area to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Pawnee City.

Currently, an estimated 341 acres of vacant land exists within the Corporate Limits of Pawnee City. An estimated 45 percent of the vacant land is not developable, due to limitations from steep topography or flood prone areas. It is estimated that the majority of the remaining 55 percent of the vacant land is designated for residential development.

The most suitable vacant, developable land that is within the Corporate Limits is located in the northeastern portion of the Community. Vacant land within the current Corporate Limits, designated for future residential development, is of sufficient size to meet the residential needs during the 10-year planning period. Thus, plans must be developed to expand the utility service area of Pawnee City into all growth areas.

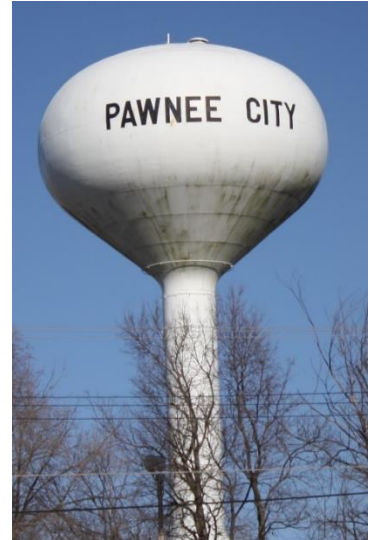
Areas for Annexation

Areas directly adjacent the existing Corporate Limits to the north of the City are most suitable for annexation throughout the 10-year planning period. These areas are highly capable of being served by extensions of municipal infrastructure and utility systems. These areas are identified in **Illustration 4.8, Future Land Use Map**. Much of the land located in identified growth areas are adjacent existing infrastructure, water and sewer lines that can be readily extended to facilitate development.

COMMUNITY IMAGE & PRESERVATION OF ATTRIBUTES.

The Neighborhoods of Pawnee City form the foundation of the Community and strive to be walkable, encourage socialization and provide safe routes to public and private services and facilities throughout the City. The edges of the Neighborhoods are generally established by major arterial streets or by drastically different subdivision platting characteristics. The pattern of land use within these Neighborhoods, the density of development, the arrangement streets and the connections of major and minor arterial corridors to public facilities, business and industrial areas are woven together to form the Community.

From the beginning, Downtown Pawnee City has been the economic, social and entertainment center of the City. Its relationship to the Highway 8, 50 and 65 Corridors serves as the framework from which the residential neighborhoods developed and grew within the Community. Historically, the Highway 50/65 corridor entered the City from the north while Highway 8 crosses the City from east to west. Highway 50 turns east and is dual-listed with Highway 8 to the east, while Highway 65 follows Highway 8 west before turning south near the Pawnee City Cemetery.



Character Issues.

Participants of the Pawnee City Planning Listening Session repeatedly looked to the benefits small town living when discussing the character of Pawnee City. The Community atmosphere includes a relatively low crime rate, excellent schools for their children and the availability of parks and open space.

The outcomes of this **Comprehensive Plan** must translate these characteristics into future development and growth opportunities to ensure that as the City grows and develops, it maintains and integrates these characteristics into new residential, commercial, industrial and parks and open spaces. A proactive approach to land use planning and the integration of design standards can lose track of the key issues of maintaining the small town character and unique attributes. Growth for the sake of growth is seen as the positive indicator of economic stability, but growth must also include the types of attributes that make Pawnee City a unique City. Thus, this **Plan** must function to sustain the traits that contribute to the most valued characteristics of the City.

Compatible Development & Neighborhood Priorities.

The pattern of existing development in Pawnee City, Nebraska, is generally well planned, with the primary commercial areas consisting of the Downtown and the properties along the Highway 50/65 Corridor. This system of local streets and highways support travel within and outward from the Community. Concentrations of single family dwellings exist along both sides of the Highway 8/50 Corridor to the east of the Downtown. High volumes of automotive and heavy truck traffic frequently travel this Corridor. **Traffic calming measures and strict enforcement of posted speeding limits will be the only mechanisms to reduce traffic congestion along all highway corridors.**

Downtown Pawnee City is located along “E” and “G” Streets, between 5th and 7th Streets. The layout consists of connected commercial and public use buildings surrounding the Pawnee County Courthouse to the west, north and east. The sustainability of the Downtown and its deteriorating commercial brick buildings, combined with the number of vacant commercial structures was questioned by participants of the Planning Listening Session. Some comments focused on the need to eventually replace many of the buildings. However, the majority of responses to the Citizen Survey and from participants of the Open House indicated that Downtown Pawnee City defines the character and image of the City.

At a minimum, the facades of buildings must be structurally secured and preserved, while constructing a new building or retrofitting an existing one. The participants did not want to see the Downtown deteriorate to the extent of losing any additional commercial structures.

Participants identified the following attributes as being important the character of Downtown:

- ◆ Maintaining historical significance and architectural integrity.
- ◆ Preserving the existing local businesses with the Downtown.
- ◆ Continuing to enhance the public amenities with benches, lighting and landscaping.
- ◆ Promoting cultural diversity with food, music and festival events.

The use of TIF is viewed as an important component to securing the structural integrity of the buildings, expanding existing businesses while attracting and further diversifying business in the Downtown. The utilization of upper stories of commercial buildings for residential purposes could be considered to expand the vitality of the Downtown.



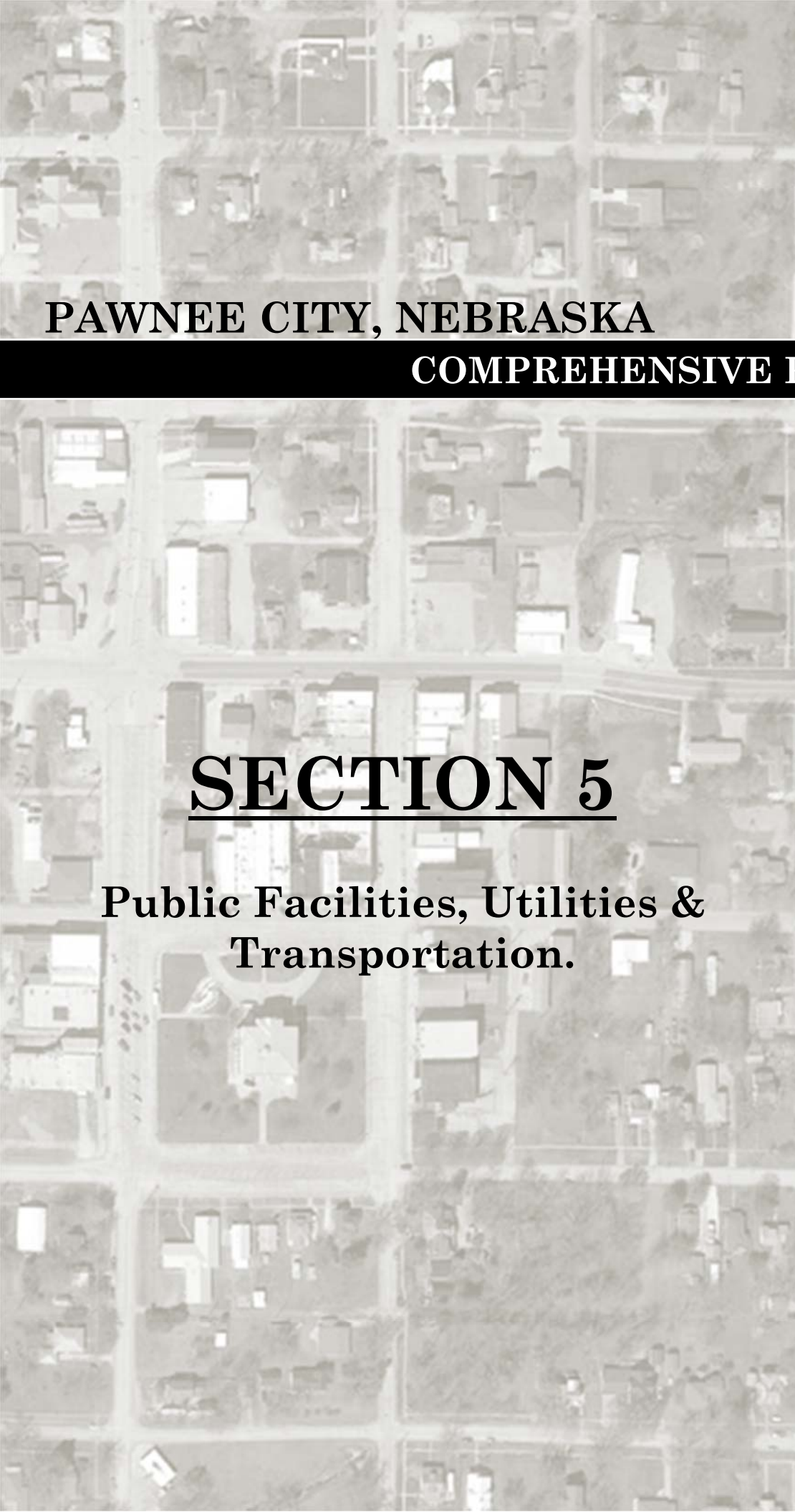
Enhancing the character of the Community requires a concerted effort on behalf of both the public and private sectors. From the perspective of the City, the development regulations and standards must be written to achieve the preferred outcomes. Without specific requirements for increased open space, landscaping, screening, and buffering, sign control and standards relating to building bulk and scale, roof design, placement of storage and loading areas, the appearance of individual properties and corridors are left to individuals rather than to the standards that are agreed to represent the desires of the residents of the City of Pawnee City.

The central Neighborhoods contain the oldest residential properties in Pawnee City. The associated infrastructure systems, street trees and public facilities reflect similar ages and potential needs for improvement.

Neighborhood Priorities.

- ◆ Housing rehabilitation is needed in each residential neighborhood to protect the viability of residential properties.
- ◆ Demolition of dilapidated housing in Pawnee City has been an ongoing activity in recent years. A demolished home should be replaced with a new housing structure to utilize existing infrastructure and increase the Community's tax base. Housing design standards should be considered so that new single and multifamily structures are compatible with the sizes, architectural styles, building materials and colors that are unique to the neighborhoods.
- ◆ The large street trees provide a canopy covering over a few streets in each residential Neighborhood. A tree maintenance and replacement program should be coordinated with the City.
- ◆ The City is budgeting for the replacement of deteriorated concrete and asphalt streets. This includes existing streets that lack appropriate curb and gutters.
- ◆ An annual review of the streets in these Neighborhoods should be coordinated with the yearly "One- and Six-Year Street Improvement Plan" for the City of Pawnee City to identify any needed public improvements.
- ◆ Public facilities including street lighting, sidewalks, curb and gutters and public parks are present in each of these neighborhoods. The condition of these facilities should be monitored for needed improvements.
- ◆ Traffic calming measures and safe pedestrian crossings are needed for street corridors that connect these Neighborhoods, especially around existing highway corridors.

-
- i. United State Department of Agriculture, Soil Conservation Service, in cooperation with the University of Nebraska Conservation Survey Division, "Soil Survey of Pawnee County, Nebraska, February 1976, p.3.



PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

SECTION 5

**Public Facilities, Utilities &
Transportation.**

SECTION 5

PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

INTRODUCTION.

Section 5 of the **Pawnee City, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks & recreation systems are provided to ensure a high quality of life for all residents of Pawnee City. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Pawnee City.

Public Facilities identify existing facilities in Pawnee City and determine future needs and desires during the 10-year planning period. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Pawnee City include, but are not limited to city government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Pawnee City, which also implies that the identified facility is adequate and meets the needs of the Community through the 10-year planning period.** The locations of these public facilities are identified in the **Pawnee City Public Facilities Map, Illustration 5.1.**

Public Utilities address the water, wastewater and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Pawnee City. Analysis of these infrastructure systems, via conversations with City maintenance and utility personnel, confirmed that the City must continue to maintain and improve these utility systems.

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. The City has utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Pawnee City. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the City, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and One-Mile Planning Jurisdiction.

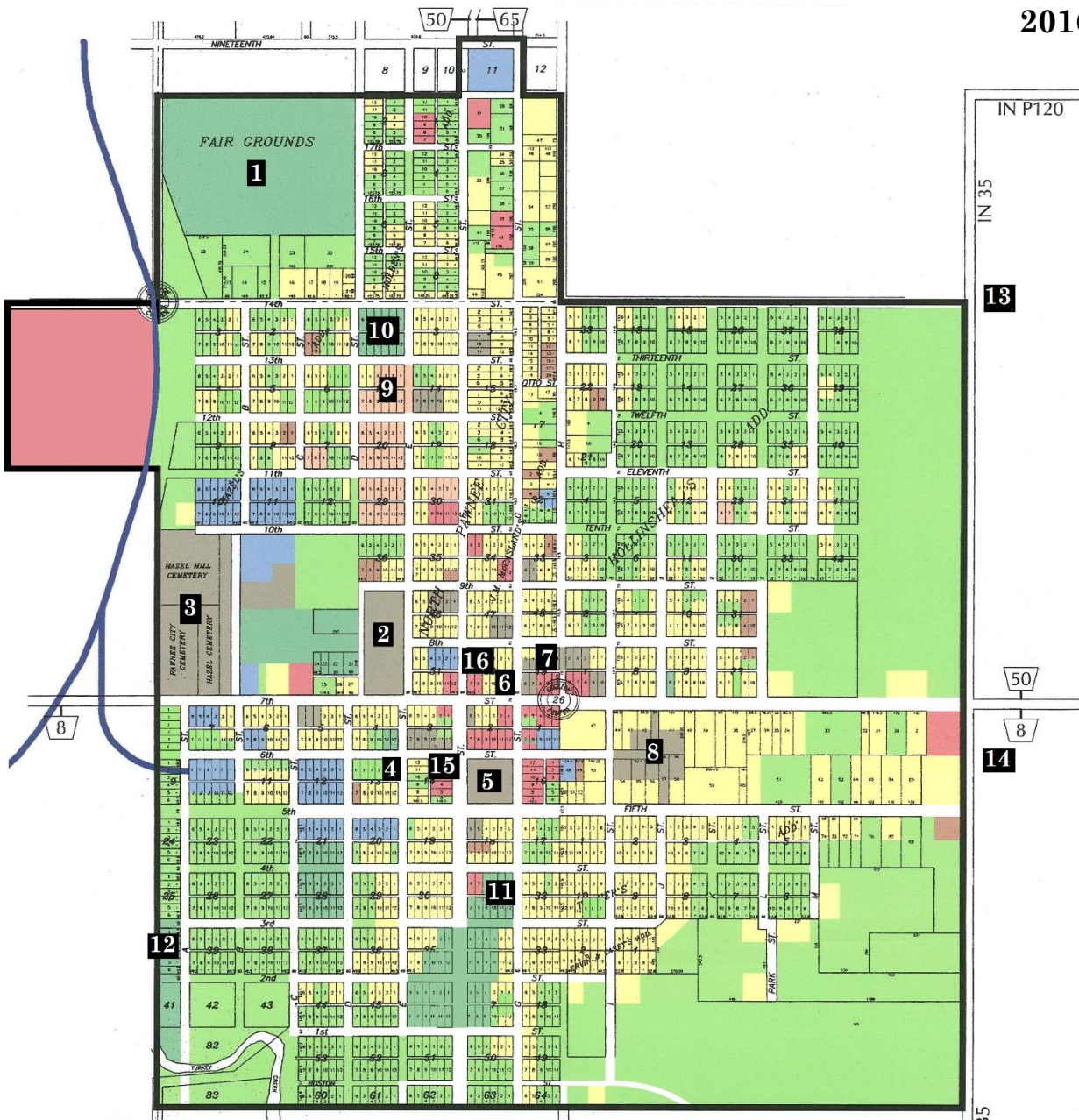


PUBLIC FACILITIES MAP

CORPORATE LIMITS

PAWNEE CITY, NEBRASKA

2016



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ILLUSTRATION 5.1

1. PAWNEE COUNTY FAIRGROUNDS/FAIRVIEW GOLF COURSE
2. PAWNEE CITY PUBLIC SCHOOLS/TRACK & FOOTBALL FIELD
3. PAWNEE CITY CEMETERY/HAZEL HILL CEMETERY
4. PAWNEE CITY CITY HALL
5. PAWNEE COUNTY COURTHOUSE
6. POST OFFICE
7. PAWNEE CITY LIBRARY
8. PAWNEE COUNTY MEMORIAL HOSPITAL
9. PREMIER ESTATES OF PAWNEE
10. NORTH CITY PARK/MUNICIPAL SWIMMING POOL
11. SOUTH CITY PARK
12. PAWNDEROSA POND & CAMPGROUND
13. PRAIRIE HILL SPORTS COMPLEX
14. PAWNEE COUNTY HISTORICAL SOCIETY/MUSEUM
15. PAWNEE COUNTY CIVIL DEFENSE/PAWNEE CITY POLICE DEPARTMENT
16. PAWNEE CITY VOLUNTEER FIRE DEPARTMENT/FIRE HALL

SCHOOLS/EDUCATION.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. **Pawnee City Public Schools** is a major contributor to the quality of life and well-being in the Community of Pawnee City. It will be important, from 2016 to 2026, that the facilities maintained by Pawnee City Public Schools have the ability to support a growing population, specifically youth populations.

SCHOOL DISTRICT FACILITIES

Pawnee City Public Schools maintains elementary, middle and high school facilities, along with athletic fields and maintenance buildings. All facilities are ADA compliant. **Table 5.1** highlights a five-year history of enrollment within Pawnee City Public Schools.

TABLE 5.1
DISTRICT ENROLLMENT
PAWNEE CITY PUBLIC SCHOOLS
2011-2016

	<u>Pre-K</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>TOTAL</u>
2011-12	29	17	17	20	14	25	20	23	18	30	20	23	19	18	293
2012-13	25	19	21	15	22	14	24	20	25	20	29	23	21	22	300
2013-14	26	19	20	19	16	24	12	24	21	23	20	28	20	19	291
2014-15	19	21	18	20	19	18	24	12	25	22	23	22	30	24	297
2015-16	24	18	20	19	17	20	20	21	12	25	21	21	21	30	289

Source: Nebraska Department of Education, 2016
Hanna:Keelan Associates, 2016.

The Pawnee City Public Schools serve the City of Pawnee City and vicinity. Students attend grades "K through 6" at Pawnee City Elementary School, then attend grades "7 through 12" at Pawnee City Junior/Senior High School, located adjacent the Elementary School at 7th and "E" Streets.

According to administrative staff, the current student-to-teacher ratio is 10:1. Recent facility improvements include the following:

- 2013 - Fitness Center Built
- 2014 – Window replacements, HVAC, Remodeled six Restrooms, new cafeteria air conditioning
- 2015 - Elementary office remodeled to become district office. Special education classroom remodeled
- 2016 - Two High School girls restrooms remodeled; The elementary playground received a basketball concrete slab; The district received a donation of 2.5 acres adjacent to the North of the school.

PAWNEE CITY PUBLIC SCHOOLS

Pawnee City Elementary School, built in 1967, is located adjacent the Junior/Senior High School in Pawnee City, contains eight classrooms and a library. The Elementary School has a computer laboratory, gymnasium, preschool classes and a fitness center for the Community's use. Ten certified staff, a principal and six non-certified staff serve students enrolled at Pawnee City Elementary.

Pawnee City Junior/Senior High School contains grades 7 through 12 and employs a certified staff of 19 teachers, one principal and two non-certified staff. The High School facility was built in 1932, and has been kept up with minor renovations, as needed. The school houses a computer lab with internet access. Special programs the School offers include: Title I programs, distance learning, college credit-earning classes, one-to-one MacBook Pro laptops for each student and extracurricular activities.

The City of Pawnee City takes great pride in the local area school system and will continue to improve and expand its resources during the coming years. School officials indicated that they are currently experiencing stable enrollment, and do not foresee the need for expansion during the next 10 years.

EDUCATIONAL SERVICE UNIT #4

Created by the Nebraska Unicameral in 1965, "Educational Service Units" were intended to fill educational services gaps in local school districts budgets that did not provide for audio/visual aids, special education, school nurse services and other specialized personnel, equipment, or diagnostic needs.

Educational Service Unit #4 is headquartered in the nearby City of Auburn and serves an area of southeast Nebraska, including Pawnee County and the school districts surrounding Pawnee City.



PROGRAM RECOMMENDATIONS

Schools in Pawnee City should continue to meet the following standards and guidelines:

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind; and
- ◆ Adequate open space should be available to students.
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals.

The City and Pawnee City Public Schools should support and provide a **high quality of elementary, middle and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support the existing and future student and faculty population within the Public School system.

Other Area Education Facilities – Several Colleges and Universities are located within a reasonable distance of Pawnee City. These Colleges and Universities include, but are not limited to the following:

Southeast Community College – Beatrice, NE

Peru State College – Peru, NE

University of Nebraska-Lincoln – Lincoln, NE

University of Nebraska-Omaha – Omaha, NE

Metropolitan Community College – Omaha, NE

Creighton University – Omaha, NE

Kansas State University – Manhattan, KS

University of Kansas – Lawrence, KS

Northwest Missouri State University – Maryville, MO

PAWNEE CITY PUBLIC LIBRARY

The **Pawnee City Public Library** is located at 735 8th Street, north of Downtown. This one-story, 7,237 square foot building was constructed in 2011 and is maintained by a full-time Librarian and a part-time assistant. Hours of operation are Mondays and Tuesdays, 9:30am-12:30pm and 1:30-6:00pm; Wednesdays, Noon-8:00pm; Thursdays and Fridays, 9:30am-12:30pm and 1:30-6:00pm; Saturdays, 9:30am-1:30pm and closed on Sundays. Available resources include numerous books, videos, audio cassettes, CDs, 15 computers with internet/wi-fi access, CDs, DVDs and magazines. Average annual circulation is 14,000 to 15,180. Activities regularly held at the Library include adult education classes, book clubs, handcraft club, a community handcrafts & hobbies circle and Genealogy research



PAWNEE CITY HISTORICAL SOCIETY & MUSEUM

The Pawnee City Historical Society and Museum, Inc., was established in 1968 and is overseen by a nine- member, all-volunteer Board of Director's. This organization also started the **Pawnee City Historical Society** on the eastern edge of the City along the south side of Highway 8 that same year. Today, the Museum consists of 21 historical buildings on a seven- acre site. The facility is open from April to June, Wednesday through Saturday 10:00 a.m. till 3:30 p.m. and on Sunday from 1:00 p.m. till 4:00 p.m. and from April to October, Tuesday through Saturday 10:00 a.m. till 3:30 p.m. and on Sunday from 1:00 p.m. till 4:00 p.m. The collections also include farm tools and implements, household goods, antique furnishings, vintage vehicles, rare photos and books, unique handcrafted items, personal possessions of ordinary and famous county residents, and other Pawnee County artifacts.

PARKS/RECREATION.

The City of Pawnee City Parks and Recreation Department maintains an estimated 21 acres of designated park and recreation sites, including open space, and amenities for residents and visitors. Pawnee City also provides a variety of pocket parks, Community gardens, hiker/biker trails and playground sites in non-designated park areas, including schools.

CITY PARKS

SOUTH CITY PARK

The South City Park is located on a two acre site in the southwest corner of 4th and “G” Streets, in the southern portion of Pawnee City. The Park contains outdoor tennis courts, playground equipment, and wooded areas.

NORTH CITY PARK

The North City Park is located at the northwest corner of 13th and “D” Streets, on a full city block. The 1.4 acres of the Park contain playground equipment, outdoor basketball courts, and two picnic shelters. The most notable feature of this park is the municipal swimming pool, including a bath house and pool deck.



PAWNDEROSA CITY POND & CAMPGROUNDS

The **Pawnderosa City Pond & Campgrounds** is located west of Spring Street (Highway 65) at its intersection with 3rd Street. This park consists of a two acre pond that is stocked with multiple species of fish by Nebraska Game & Parks. The park also includes a concrete fishing pier, park benches, picnic shelter, a handicapped accessible restroom facility and eight campsites with water and electrical hookups

OTHER RECREATIONAL FACILITIES

Other recreational facilities in Pawnee City and its surrounding include the **Pawnee County Fairgrounds** and **Fairview Golf Course**, in the northwest corner of the City, the **Prairie Hill Sports Complex**, adjacent to the City's Corporate Limits to the northeast, **Burchard Lake State Park**, located approximately 13 miles northwest of Pawnee City near Burchard, Nebraska and **Iron Horse Trail Lake**, seven miles south of Pawnee City.

FUTURE PARK SYSTEM PLANS

Park maintenance and improvement has, and will continue to be, an important part of continuing the Community's excellent reputation in providing ample opportunities for recreation for its current and future residents.

HEALTH, WELLNESS & ELDERLY SERVICES.

A number of modern health and hospital services, including a full service hospital, long-term care nursing, medical clinics and private medical offices are available to residents of Pawnee City and the surrounding area.

PAWNEE COUNTY MEMORIAL HOSPITAL

The **Pawnee County Memorial Hospital** facility is located at 600 "I" Street, in eastern Pawnee City. The Hospital employs 65 total staff, including two medical doctors, two PAs and one APRN. The Hospital was built in 1951, with a major expansion completed in 2000, which connected the Rural Health Clinic to the existing facility. The 17-bed hospital is designated as a critical access facility, offering a full range of medical services, including skilled nursing care, CT scanning, home health, outreach specialty clinics and a full clinical laboratory. The **Pawnee County Memorial Hospital Foundation** was established to assist with ambulance and rescue services, health education, physical plant needs, medical equipment and healthcare scholarships.



Pawnee County is also supported by **Beatrice Community Hospital Home Care Services**. Provided services include medical and nutrition therapy, physical therapy and the evaluation and planning of nursing care, including recovery and rehabilitation, by physicians.

PAWNEE COUNTY RURAL HEALTH CLINIC

Pawnee County Rural Health Clinic operates under the Pawnee County Memorial Hospital, and is located in a facility built in 2000 adjacent the main Hospital. Along with a St. Elizabeth affiliated clinic located in Tecumseh, this clinic serves a wide area of southeast Nebraska, including the Pawnee City vicinity. The clinic, established in 2002, provides for basic medical needs in a facility with three patient rooms and a preparing room. A staff of 13 practitioners, with 10 certified doctors and nurses, with additional support staff, provide outpatient and supplemental services to the Hospital. Medical specialties, such as urology, cardiology, and physical therapy are provided at the Clinic.

PREMIER ESTATES OF PAWNEE

Formerly known as Pawnee Manor, **Premier Estates of Pawnee** is a skilled nursing facility located at 438 12th Street. Built in 1966, the 64-bed facility employs over 40 staff, nearly all of which are certified in nursing care. The facility is currently operating with a 54 percent occupancy rate. Premier Estates of Pawnee personnel indicated that there are no plans for expansion at this time.



ASSISTED LIVING FACILITY

The City of Pawnee City is currently developing plans for a new assisted living facility, providing specialized services to local elderly populations. The City-owned facility will consist of 22 units. **According to the “*Continuum of Care for Elderly Persons Household Survey*,” an estimated 85.7 percent of the selected Assisted Living Housing as the highest ranked “greatly needed” housing type in Pawnee City.**

PAWNEE COUNTY COMMUNITY CENTER

The **Pawnee County Community Center** is located at 549 “F” Street. Operating hours are 8:00 a.m. till 2:00 p.m., Monday through Friday. Scheduled activities and programs to serve low income and elderly residents of the County include social and leisure activities, as well as congregate meals at the Center and a Meals on Wheels Program. A small donation for meals is suggested, although qualified individuals may receive free meals. The Center also provides programs such as Emergency Assistance with the Food Pantry, Financial Literacy and Rent-Wise Classes for the elderly and Think of Smart and Poverty Simulation with grades eight through 12 in public schools throughout the County. The Center receives federal funds and assistance through the Southeast Nebraska Community Action Partnership.

PUBLIC SAFETY & GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

PUBLIC SAFETY

PAWNEE CITY POLICE DEPARTMENT

The City of Pawnee City is served by the Pawnee County Sheriff Department, located downtown at the County Courthouse. There is no Local Law Enforcement Facility in the City of Pawnee City. The County Sheriff Department has three full time commissioned officers, including the Sheriff and Deputy, one part-time officer and a dispatcher. The officers utilize a fleet of four patrol vehicles and various technological resources, such as radio communication, radars and video cameras. The Pawnee County Sheriff Department contracts with the Johnson County Detention Facility to hold individuals under arrest.

PAWNEE CITY VOLUNTEER FIRE DEPARTMENT & RESCUE SQUAD

The **Pawnee City Volunteer Fire Department & Rescue Squad** is a single entity governed by the Pawnee City Rural Fire District. The Fire Department, located near the center of Pawnee City at 728 F Street, has a total of 30 volunteers, including a fire chief, officers, plus associated staff and volunteers.

The Department receives 20 to 25 calls annually, about one-fifth of which are responding to non-fire related calls. The average response time for the Fire Department and Rescue Squad is six minutes within the City, and up to 12 minutes throughout the entire 105 square mile service area. The Fire Department and Rescue Squad have various types of equipment available, from fire trucks and grass rigs to ambulances. Replacing aging, outdated equipment with new, modern equipment will help the Department keep up with current needs. **The City has an ISO rating of “6”.**

CIVIL DEFENSE / EMERGENCY MANAGEMENT

Civil Defense is coordinated and planned by the Pawnee County Civil Defense Office, which coordinates civil defense along with local volunteer fire departments, throughout the county, in planning for public safety. Civil defense is responsible for notifying citizens in the case of an emergency. In the case of an emergency, a list of trained volunteers is maintained on an as-needed basis.

The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response and Recovery. Examples of natural and man-made disasters include floods, tornadoes, wither storms, chemical spills, explosions, plane crashes, etc. Other services include weather alert of severe weather, tornado awareness week education, winter road conditions and/or closure.

GOVERNMENT

CITY HALL/OFFICES

The **Pawnee City Offices** are located at 445 Sixth Street, in the Pawnee City Hall. The facility houses the City Clerk/Treasurer, Utility Office, Maintenance and other administrative offices and the City Council Chambers. The building is utilized for pertinent government committee meetings and public use. The building is ADA compliant, as such, public meetings for the Planning Commission and City Council are held in the Office's Council Chambers, as well as any "public meeting."

The City is considering the development of a new City Hall that would provide expanded space for City employees, a new City Council chambers and additional meeting space. The proposed site is located north of the current City Hall.



U.S. POST OFFICE

The **U.S. Post Office** of Pawnee City is located at 715 G Street. The Post Office is open weekdays from 8:30-11:00am and from 12:30-4:00pm. The Post Office is also open Saturdays from 9:30-10:30 am. Located in a 65+ year old building downtown, the Post Office employs one full and two part-time personnel, and is in compliance with all ADA standards. The Pawnee City Post office has 513 postal boxes, in addition to 489 boxes on four rural routes throughout Pawnee County.

CEMETERY

The Pawnee City Cemetery is located at the northwest corner of the intersection of Highway 8/65 and "B" Street. The City owns and manages the Cemetery.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of Pawnee City. Analysis of these infrastructure systems, via conversations with the City maintenance person and utility personnel, confirmed that the City must continue to maintain and improve these utility systems.

WATER SYSTEM

The storage of the system consists of a single pedestal elevated tank erected in 1981 with a capacity of 250,000 gallons. Currently this tank and the distribution system is supplied with three wells located 7.5 miles north of the City in a remote wellfield. The combined active production of the three wells have a firm capacity of 500 gallons per minute and during peak pumping season and the combined well systems runs at 350 gallons per minute. The water mains have an ISO Class of 7 and range between 4" to 10" in diameter, providing normal operating pressures from 25 to 85 psi.

The Wells are approximately 140' in depth and have a Static Water Level (SWL) that varies from 100' feet to 115'. Capacities of the Wells are 260 gallons per minute (GPM), 100 GPM and 160 GPM. Wells have VFD's installed to reduce water hammer and add to the longevity of the pumps and wells. **The City also has an annual contract with Layne Christen to maintain the wells.**

Water Transmission Mains consist of 7.5 miles of 10" C-900 plastic constructed in the 2012. Within the 7.5 miles, there are several pressure relief stations to reduce pump surge. Reducing the pumping rates has helped with pump surge. There are 41 rural customers on the transmission line which also includes two larger customers, a Cattle Operation, and a Dairy Operation.

The Pawnee City water distribution system consists of 4", 6" and 8" mains. The City has initiated a program to replace the 4" and 6" mains with 8" and 10" as required improving water pressures and flow, while looping the system particularly in the eastern sections of the City. To date, 40 blocks have been completed and additional water mains are being replaced as funds permit. Monthly utility bills have been raised to \$28.00 per month in an effort to make the upgrades to the system.

In general, the City does not currently treat or chlorinate their water. However, the water quality is good, but is somewhat high in hardness. The City tests for quality once a month.

SANITARY SEWER SYSTEM

The existing treatment system is an Oxidation Ditch System that was constructed in 2012. The facility has a designed capacity of 380,000 gallons per day. The Average Daily Load on the Treatment Systems is 110,000 gallons per day, while the Maximum Daily Load is 300,000 gallons per day. The plant will be upgraded to meet the effluent Discharge Permit Limits.

There is one large processing plant in the north edge of the city that “pre-treats” waste water prior to discharging the treated water into the Turkey Creek. In general, the City continues to monitor the plant and provide for upgrades as required to meet new discharge limits, and for anticipated growth throughout Pawnee City. A Waste Water Study of the entire system was completed in 2010 is available through the City Utility offices.

The primary waste water collection system was approximately installed in 1917, which accounts for 75% of the total system, today. The water mains are constructed of Vitrified Clay Pipe (VCP) w/concrete joints based upon records and observations made during sewer taps, replacement, maintenance and repairs.

The pipe size consists primarily of 6” and 8” mains. Currently the City has reported infiltration in the lower sections of the system, which is causing a significant problem. Infiltration is the introduction of extraneous waters into the sewer system. An infiltration study is currently under way. The City will expand on this study and make repairs/replacements as required. No other capacity problems exist. The current sewer pipe system should be adequate to support future expansions.

Since 2011, the City has slip-lined approximately 13,000 linear feet of the original sewer mains. This process has successfully reduced the amount of daily flow into the treatment system by 23 percent. The City has a total of 13 miles (68,640 linear feet) of sanitary sewer mains and will annually continue the process of slip-lining sewer mains until the entire collection system has been retrofitted.

STREET/STORM SEWER SYSTEM

Approximately 75 percent of the streets within Pawnee City are asphalt surfaced and have no curb or gutters, therefore drainage is carried in open ditches adjacent to the pavement. Approximately 15 percent of the streets are lime rock surfacing. The City is currently formulating an annual street improvement program, that when completed, will have replaced 36 blocks of City streets.

There is a limited amount of storm sewer mostly along the state highways 50 and 8. These areas also have concrete with curb and gutter sections to help promote drainage.

ELECTRICAL

The electric system is owned by Pawnee City and leased to Nebraska Public Power District (NPPD).

NATURAL GAS SYSTEM

The gas system is owned, and operated and supplied by Black Hills Energy.

TRANSPORTATION.

A fundamental responsibility of any community is to provide a transportation system for the movement of people, goods and services to, from and within the Community. This section describes road classifications and proposed improvements within the corporate limits of Pawnee City.

EXISTING TRANSPORTATION SYSTEM

Illustration 5.2, Annual Average 24-Hour Traffic Count, depicts the transportation system in the City of Pawnee City. The transportation system is comprised of Nebraska State Highways 8, 50 and 65, each classified as *“Major Arterial-Continuous (Intermediate)”* in which these roads connect with surrounding Communities.

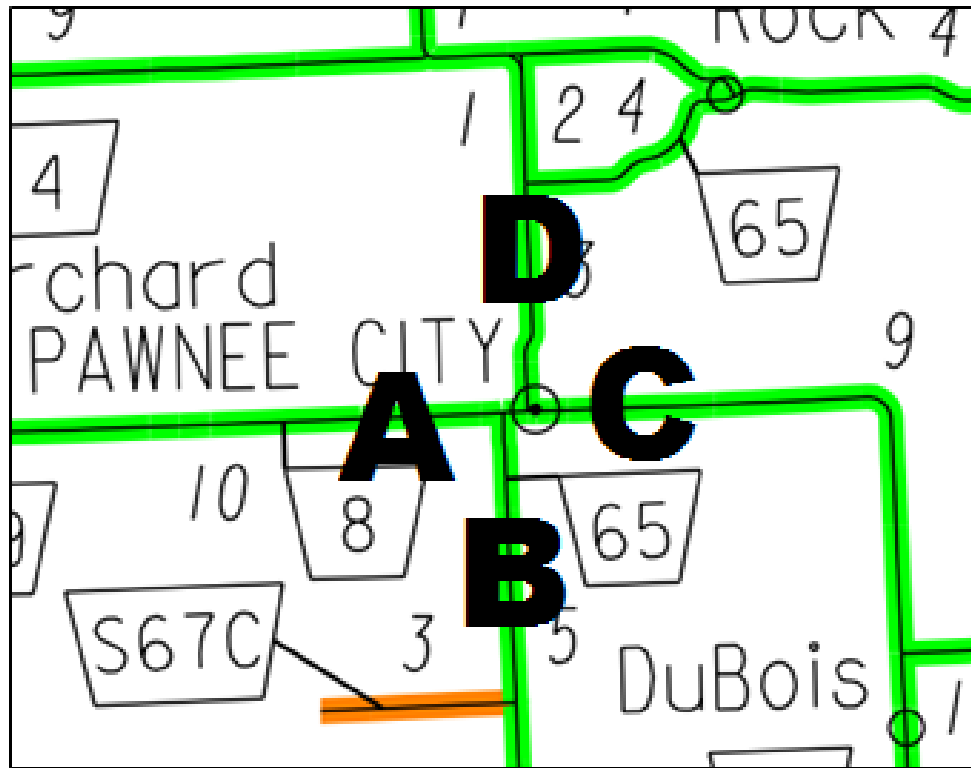
All other streets within the Corporate Limits of Pawnee City are classified as local streets. Local streets provide transportation throughout the City, while the State highway, spur route and County roads provide transportation into the County, adjacent Communities and areas beyond.

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Pawnee City area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.2** also identifies the average daily traffic counts for State and Federal transportation routes around Pawnee City.

ANNUAL AVERAGE 24-HOUR TRAFFIC

PAWNEE CITY, NEBRASKA



AVERAGE ANNUAL 24-HOUR TRAFFIC COUNT

	2010	2012	2014
A	635/60	625/60	625/60
B	245/25	235/25	300/30
C	1,110/90	1,005/80	1,010/80
D	1,635/130	1,610/145	1,500/135

Source: NDOR Annual Average 24 Hour Traffic Count Maps.

Legend = Commercial Vehicles / Heavy Trucks

— Major Arterial - Continuous (Intermediate)

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ILLUSTRATION 5.2

ROAD CLASSIFICATIONS

Nebraska Highway Law identifies the eight functional classifications of rural highways as follows:

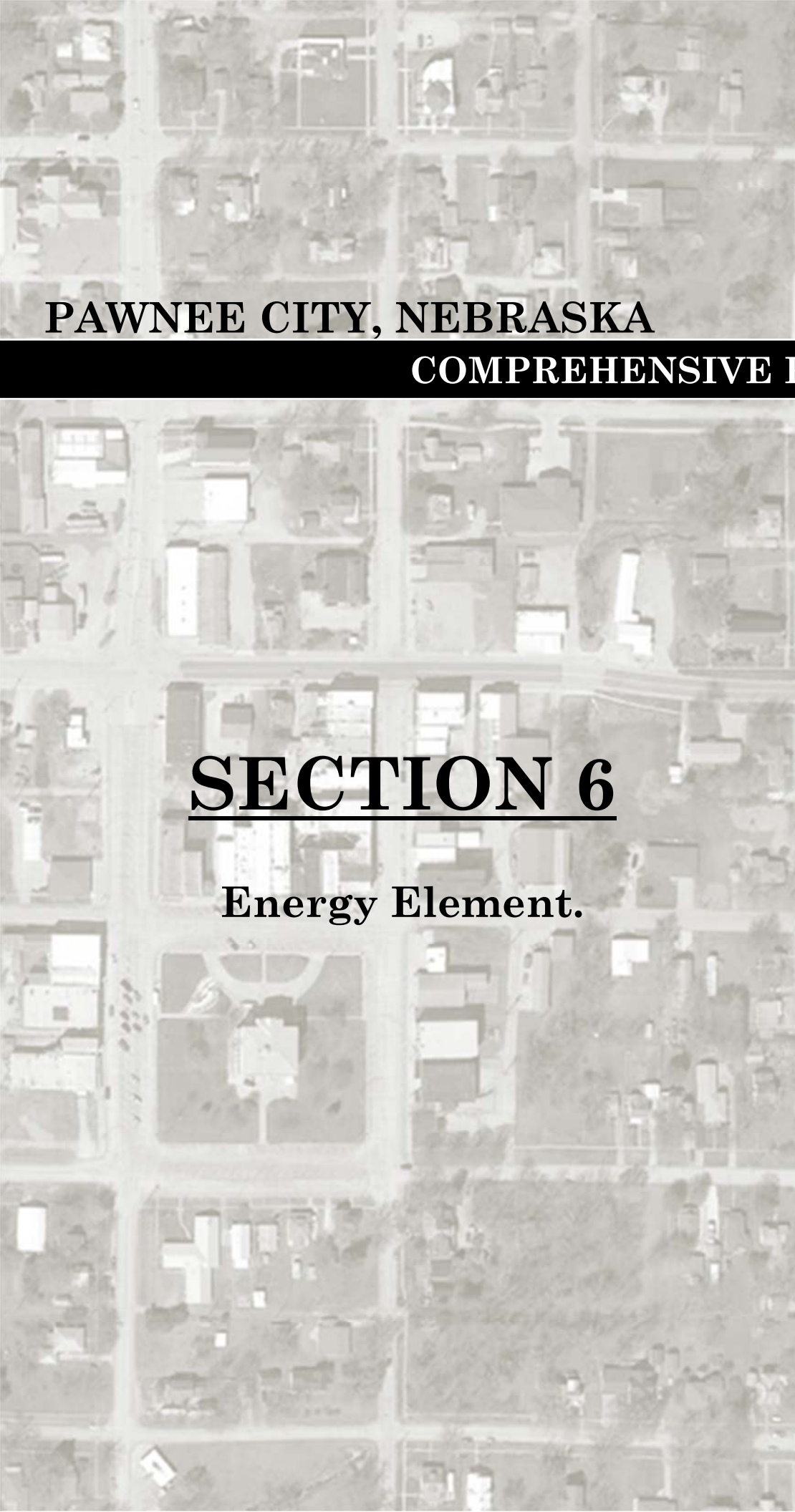
- (1) **Interstate:** Which shall consist of the federally designated National System of Interstate and Defense Highways;
- (2) **Expressway:** Second in importance to Interstate. Shall consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multilane divided highway standards;
- (3) **Major Arterial Principal and Intermediate:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
- (4) **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
- (5) **Other Arterial:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;
- (6) **Collector:** Which shall consist of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. They are the main school bus routes, mail routes, and farm-to-market routes;
- (7) **Local:** Which shall consist of all remaining rural roads, except minimum maintenance roads;
- (8) **Minimum Maintenance:** Which shall consist of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.

The rural highways classified, under subdivisions (1) thru (3) of this section should, combined, serve every incorporated municipality having a minimum population of 100 inhabitants or sufficient commerce, a part of which will be served by stubs or spurs, and along with rural highways classified under subsection (4) of this section, should serve the major recreational areas of the State. Sufficient commerce shall mean a minimum of two hundred thousand dollars of gross receipts under the Nebraska Revenue Act of 1967.

PAWNEE CITY ONE- AND SIX-YEAR PLAN FOR STREET IMPROVEMENTS.

Future transportation system improvements are highlighted in the City of Pawnee City is outlined in the **One- and Six- Year Plan for Street Improvements**. The One-Year Plan is for projects to be undertaken in 2016. Pawnee City's Six-Year Plan is for projects to be undertaken through 2021, or earlier if funding becomes available. The **Roads Plan** is available in **Appendix II** of this **Comprehensive Plan**.





PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

SECTION 6

Energy Element.

SECTION 6 ENERGY ELEMENT.

INTRODUCTION.

This **Section** of the **Pawnee City Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Pawnee City. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

Electrical power is currently distributed to the City of Pawnee City by the Nebraska Public Power District (NPPD). Pawnee City owns and leases their electrical distribution system to NPPD, who also provides 100 percent of the electricity consumed by residents of the Community.

As the largest electric generating utility in the State of Nebraska, NPPD provides electricity to all or parts of 91 of the State’s 93 Counties. The source of NPPD’s generating facilities includes coal, oil, natural gas and nuclear energy. Additionally, NPPD also purchases electricity from the **Western Area Power Administration (WAPA)**, which markets and transmits electricity for federally owned hydropower facilities.



NPPD - RENEWABLE ENERGY STRATEGIC PLAN

“NPPD will further diversify its mix of generating resources (nuclear, coal, gas, hydro and renewable including wind, energy efficiency, and demand response) and energy storage, capitalizing on the competitive strengths of Nebraska (available water, proximity to coal, wind) with a goal of achieving 10% of our energy for NPPD’s native load from renewable resources by 2020.

The Strategic Plan promotes the addition of a minimum 80 megawatts of wind-generated power during every two-year period, reaching the 10 percent goal by 2020. In order for NPPD to meet its goal of 10 percent of its generating capacity originating from renewable resources, *primarily wind*, the District will need to develop 533 megawatts (MW) of total wind generation by 2020. As of 2013, NPPD had a total of 232 MW from seven separate facilities in the State.

- ◆ NPPD was formed in 1970 through the merger of two public power districts and the assets of the former Nebraska Public Power System.
- ◆ NPPD owns and operates more than 5,000 miles of transmission and sub-transmission lines interconnecting the entire state of Nebraska.
- ◆ NPPD revenue is derived from wholesale power supply agreements with 51 municipalities and 25 public power districts and cooperatives. NPPD also serves 80 Nebraska communities at retail, consisting of approximately 89,600 customers.

GENERATING RESOURCES

The source of NPPD’s generating facilities includes Fossil fuels – “coal, “oil or natural gas,” Nuclear, Hydroelectric, Wind and Methane. Additionally, NPPD purchases electricity from the **Western Area Power Administration (WAPA)**, which markets and transmits electricity for federally owned hydropower facilities.

In 2015, approximately:

- ◆ 48.4 percent of NPPD’s energy generation was from coal.
- ◆ 33.8 percent was from nuclear.
- ◆ 1.0 percent generation from oil & natural gas.
- ◆ 6.2 percent from renewable wind generation.
- ◆ 5.9 percent from renewable Hydro generation.
- ◆ The remaining 4.7 percent of NPPD’s energy was supplied through wholesale purchases, half of which were from WAPA hydroelectric facilities.

MORE THAN 46% OF NPPD’S GENERATION SOURCES ARE CARBON-FREE.

SOURCES OF NPPD ENERGY PRODUCTION

NPPD renewable energy capabilities:

1.) Western Area Power Administration – NPPD purchases electrical energy produced from Hydropower in the amount of 451 MW of “firm” power, 72 MW of Summer “firm peaking” and 22MW of Winter “firm peaking” power;

2.) Hydroelectric Generators –

NPPD operates three hydroelectric generating facilities, at North Platte and Kearney on the Platte River and near Spencer on the Niobrara River. Combined these facilities produce 28 megawatts and serve approximately 9,500 homes. An additional 136 MW's are acquired through purchase agreements with five hydro facilities owned by other Nebraska Utility Districts.

3.) Wind Turbine Generators –

NPPD owns 32 MW of the Ainsworth Wind Energy Facility, while Omaha Public Power District (OPPD) and JEA of Jacksonville, Florida each own 10 MW's of the facility, the Municipal Energy Agency of Nebraska purchase 7 MWs and the City of Grand Island purchases one MW.

NPPD has power purchase agreements with six additional wind generating facilities in Nebraska. NPPD purchases a total of 435 MW, of which NPPD utilizes 281 MW and has purchase agreements for the remaining 154 MW to other utility districts.

4.) Solar Energy –

Under NPPD's 2016 wholesale power contract, customers have the ability to invest in their own, local renewable energy sources by installing qualifying local generation, including solar, and offset its purchases of demand and energy from NPPD by up to two megawatts or 10 percent of their demand, whichever is greater.

Central City installed a 200 KW facility and became Nebraska's first “Community Solar Garden. This 100 panel system was installed in an industrial park and is owned by the City. Plans include installing an additional 500 KW system later this year. A new solar project near Callaway, Nebraska, in Custer County is a 600 KW solar facility owned by a private company. As of June 2016, it is the largest solar facility in the State. Custer Public Power District purchases power generated from the system.

NPPD is also developing a “community solar program” to be in effect by 2017 in pilot programs in Scottsbluff and Venango. The Program allows community members to purchase solar energy without having to install solar panels on individual rooftops. Solar subscribers can purchase different amounts of solar energy based on their annual electricity usage.

NPPD Traditional Production Facilities:

Coal-Fired Generators -

NPPD owns the Gerald Gentleman and Sheldon Stations, which are both coal-fired generating stations. Together, these facilities produce 1,590 MWs. The Gerald Gentleman Station produces enough power to supply electricity to 600,000 Nebraskans. Additionally, NPPD has a coal power purchase agreement with the Nebraska City #2, owned by Omaha Public Power District, for 162 MWs.

Natural Gas & Oil-Fired Generators -

Gas and Oil fired generators are utilized only during peak loads or as replacement power if another facility is down. NPPD owns two natural gas-fired generation facilities, the Beatrice Power Station and the Canaday Station that produce a combined total of 365 MW.

Three oil-fired generation facilities located in Hallam, McCook and Hebron, Nebraska produce 162 MW. NPPD also have capacity purchases agreements with 12 municipal systems in Nebraska for an additional 93 MW's.

NPPD Emission Free Electricity

Cooper Nuclear Station operates as the largest single unit electrical generator in Nebraska, by generating 810 MW of electricity. This facility is capable of supplying power to more than 310,000 customers during peak summer usage. In November of 2010, NPPD received an additional 20 years beyond its initial 40-year license to provide power through at least January 2034.

Hydropower Facilities –

NPPD operates three hydroelectric generating facilities; at North Platte and Kearney on the Platte River and near Spencer on the Niobrara River. At each plant, water passes through turbines, generates electricity. The generators, totaling 28 MWs, can serve 9,500 homes. In 2015, six percent of the electric power sold came from water power, including purchases from plants operated by other Nebraska utilities and the Western Area Power Administration (WAPA), a federal agency

“NET METERING”

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as “**Net Metering.**” This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, five alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal.

By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Pawnee City Planning Commission chose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Conditional Use Permit**, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**.

A new net metering service was developed by NPPD to assist its Communities in complying with net metering laws. Currently NPPD has 29 net metering solar customers.

ELECTRICAL ENERGY CONSUMPTION.

The City of Pawnee City owns and maintains the electricity distribution system throughout the City and NPPD provides 100 percent of the electricity consumed by the residents of the Community.

STATE-WIDE TRENDS IN ENERGY CONSUMPTION

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personal income has remained constant. In 1970, 11.8 percent of the percentage share of personal income was spent on energy. As of 2012, 12 percent was spent on energy usage. The peak percentage occurred in 1980 at 17.1 percent.

Trends in the Total Energy Consumption for the State of Nebraska, published in the **“2015 Annual Report” of the Nebraska Energy Office**, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each energy type is detailed between 1960 and 2013, as follows:

- ◆ **Coal** consumption increased from 20 trillion BTU in 1960 to 292.96 trillion BTU, as of 2013. Peak use of coal was also established in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity
- ◆ **Natural Gas** consumption rose and fell during the 52-year period between 1960 and 2012, beginning at 140.4 trillion BTU, peaking in 1973 at 230.7 trillion BTU and, by 2012, declining to 161.77 trillion BTU.

- ◆ **Gasoline and Diesel Fuel** consumption increased in Nebraska between 1960 and 2013. Gasoline consumption rose by 25 percent, from 78.7 to 97.46 trillion BTU, as of 2013, and peaked in 1978 at 115.9 trillion BTU.

Diesel fuel consumption quadrupled from 24.1 trillion BTU to 110.11 trillion BTU, primarily from an increase in trucking and agricultural use. Petroleum consumption, overall, peaked in 1978 at 246.6 trillion BTU.

- ◆ **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTU. Usage increased to 71.74 trillion BTU as of 2013. The peak use of nuclear power was in 2007 at 115.7 trillion BTU.
- ◆ **Renewable energy** consumption has fluctuated, beginning in 1960 at 13.4 and ending at a record high of 164.9 trillion BTU as of 2011. As of 2013, the consumption of renewable energy declined to 137.2 trillion BTU. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels or ethanol production began in 1995 equaling hydropower. As of 2012, 76.3 percent of all renewable energy produced during that year came from biofuels. 8.7 percent from hydroelectric, 8.9 percent from wind and 5.2 percent from wood products. Very small amounts came from geothermal and solar energy.



NEBRASKA ENERGY CONSUMPTION BY SECTOR.

The Nebraska Energy Office, in 2013 (the latest information), published the “Nebraska’s Total Energy Consumption by Sector.” State-wide, the Industrial Energy Sector consumed more than a third, 43 percent, of Nebraska’s total energy consumed in 2013. Twenty-two percent of the energy consumed in the State was in the Transportation Sector, The Residential Sector consumed 19 percent and the Commercial Sector consumed 16 percent.

The only Sector to see a decrease in consumption between 2012 and 2013 was the industrial sector. Between 2011 and 2012, the industrial sector had been the only sector that increased consumption in both years. The industrial sector’s energy use decreased 1.6 percent from 2012 to 2013. The residential sector’s energy use increased 11.4 percent from 2012 to 2013, while the commercial sector increased 6.5 percent and the transportation sector’s energy use increased 1.1 percent.

In 2013, 16.1 percent of the state’s energy consumption, or 147.11 trillion BTU of 871.89 trillion BTU total, originated from renewable energy sources. Renewable energy use reached an historic peak consumption in 2011 at 159.58 trillion BTU.

Nebraska is ranked fourth in wind energy resources in the Nation. Approximately 2.8 billion Kilowatt Hours were generated in Nebraska by utility scale wind energy facilities. The State has 539 operational wind turbines capable of producing 925 Megawatts. An average annual output from the 18 wind facilities across Nebraska could potentially power 285,680 homes.

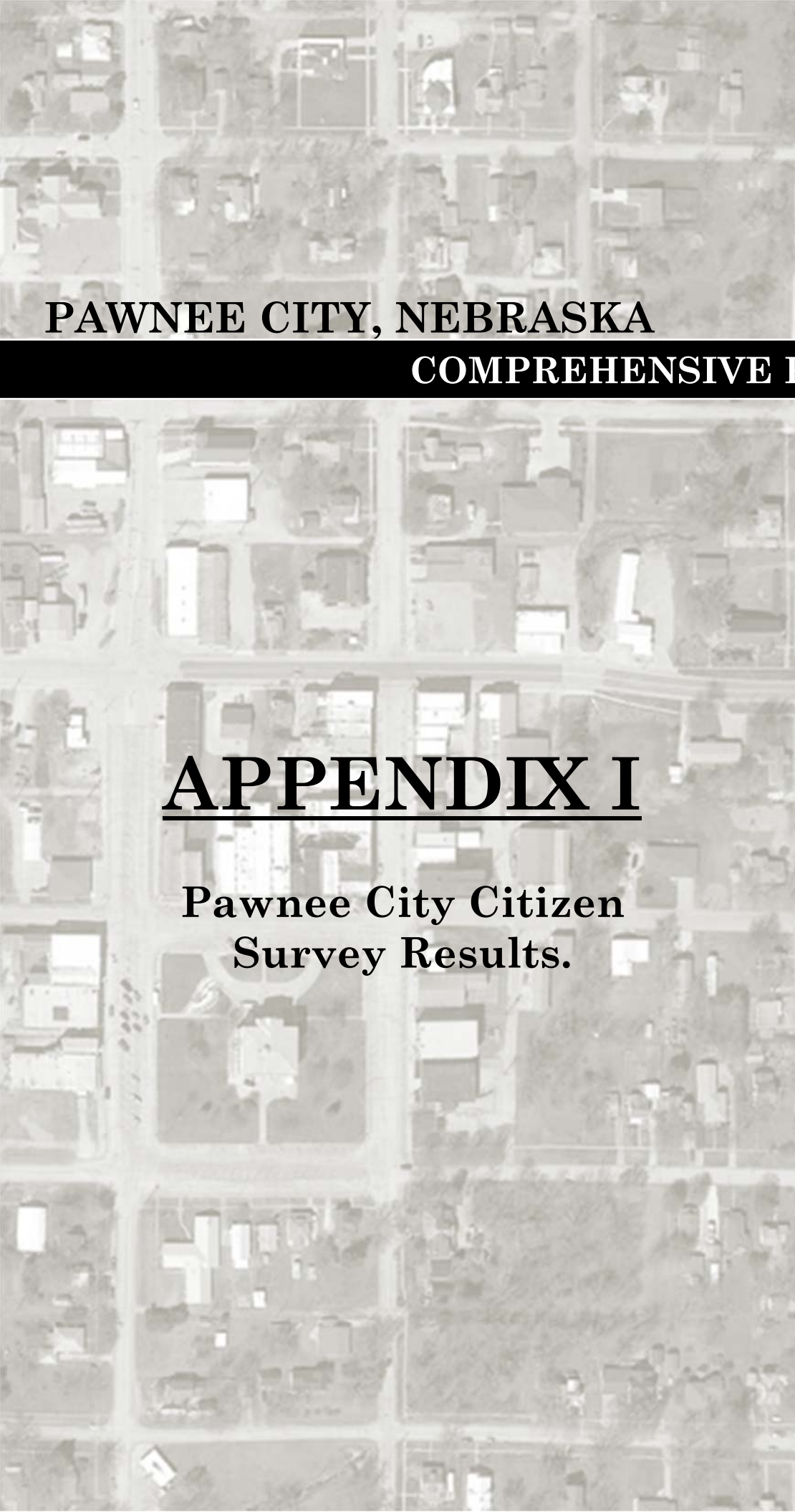
ENERGY CONSERVATION POLICIES.

The most effective means for the City of Pawnee City to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the City:

- ◆ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Pawnee City Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Special Use permit process so that established conditions are met by the applicant.
 - Adopt the NPPD net metering service it established to assist the City in complying with Nebraska’s Net Metering Law.

- Promote the development of vocational education opportunities in the Pawnee City Schools, regional Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ♦ **Assist Pawnee County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the One-Mile Planning Jurisdiction of the City of Pawnee City.
- ♦ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- ♦ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial and industrial (which includes agricultural and public uses).**
 - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the City of Pawnee City One-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, a residential area or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.
 - Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
 - Implement conservation programs supported by NPPD for its member communities. For example, the ENERGYsmart Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce energy costs.
 - The City of Pawnee City could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more efficient.



PAWNEE CITY, NEBRASKA

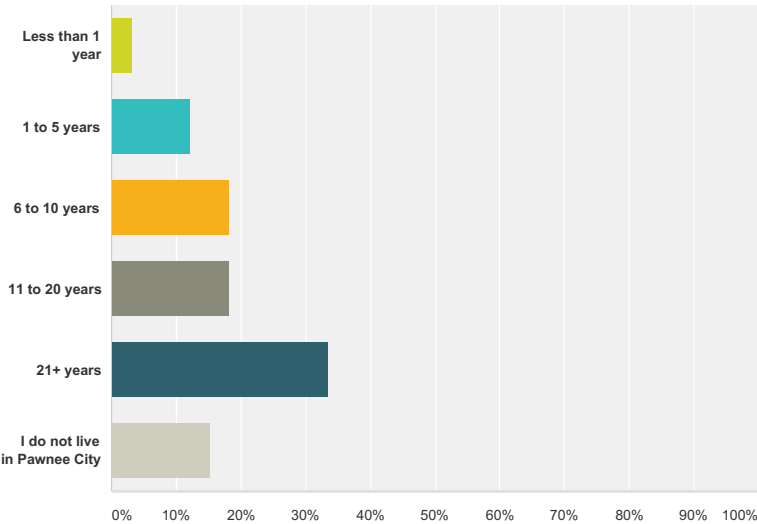
COMPREHENSIVE PLAN - 2026.

APPENDIX I

**Pawnee City Citizen
Survey Results.**

Q1 How long have you lived in Pawnee City?

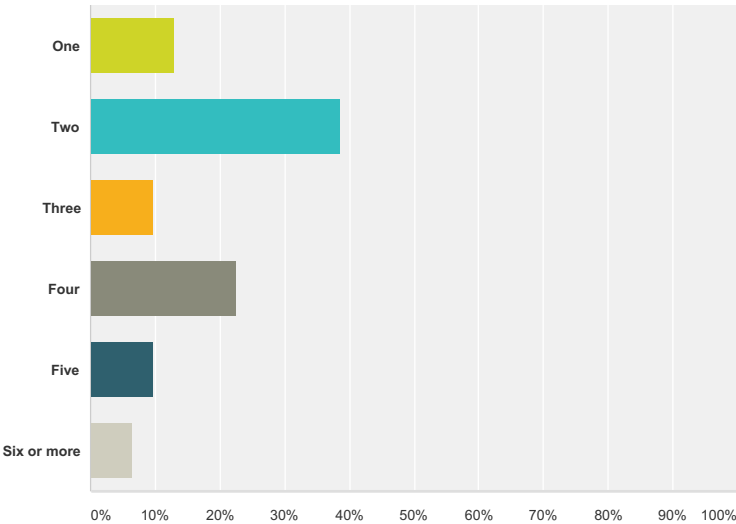
Answered: 33 Skipped: 0



Answer Choices	Responses	
Less than 1 year	3.03%	1
1 to 5 years	12.12%	4
6 to 10 years	18.18%	6
11 to 20 years	18.18%	6
21+ years	33.33%	11
I do not live in Pawnee City	15.15%	5
Total		33

Q2 Including yourself, how many persons are there in your family/household?

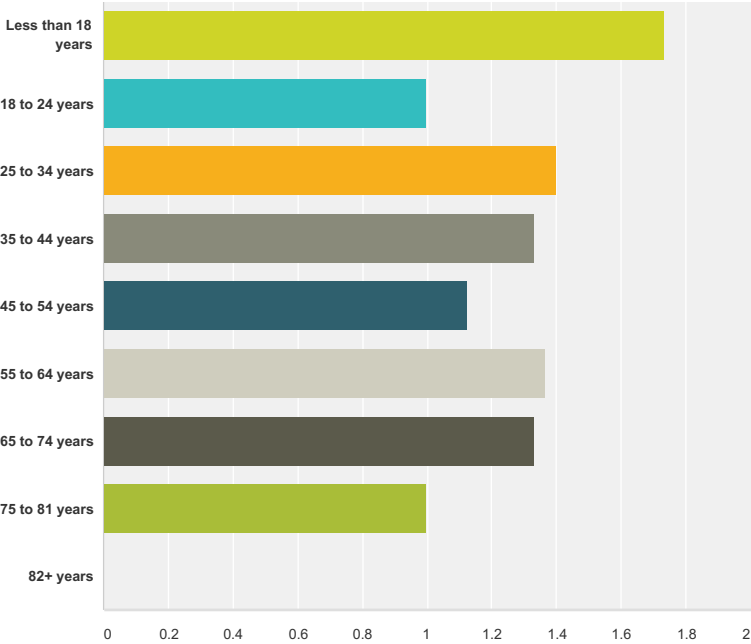
Answered: 31 Skipped: 2



Answer Choices	Responses	
One	12.90%	4
Two	38.71%	12
Three	9.68%	3
Four	22.58%	7
Five	9.68%	3
Six or more	6.45%	2
Total		31

Q3 How many persons in your family are in each of the following age groups?

Answered: 30 Skipped: 3

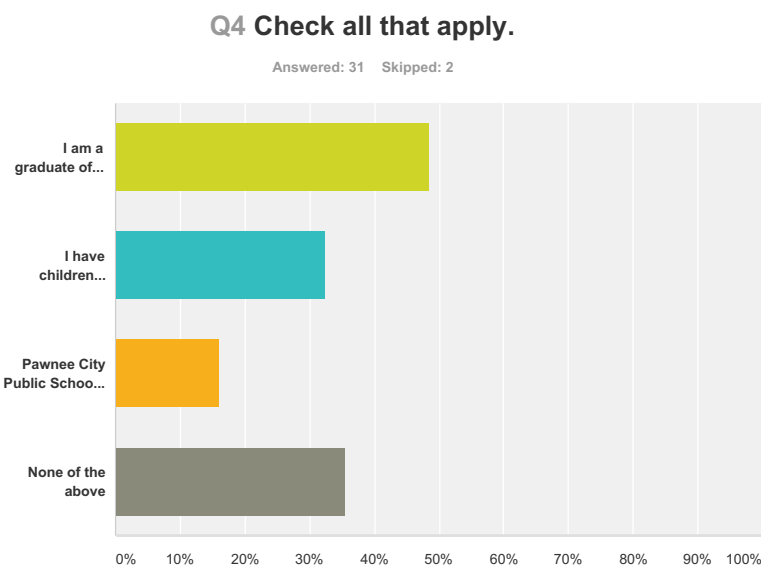


Answer Choices	Average Number	Total Number	Responses
Less than 18 years	2	26	15
18 to 24 years	1	7	7
25 to 34 years	1	7	5
35 to 44 years	1	12	9
45 to 54 years	1	9	8
55 to 64 years	1	15	11
65 to 74 years	1	12	9
75 to 81 years	1	1	1
82+ years	0	0	1
Total Respondents: 30			

#	Less than 18 years	Date
1	1	12/11/2015 4:04 PM

2	1	12/11/2015 4:04 PM
3	1	12/11/2015 4:02 PM
4	1	12/11/2015 11:36 AM
5	2	12/10/2015 9:19 PM
6	4	12/10/2015 7:20 PM
7	1	12/10/2015 6:44 PM
8	4	12/10/2015 6:18 PM
9	3	12/10/2015 5:00 PM
10	3	12/10/2015 4:41 PM
11	1	12/10/2015 3:51 PM
12	2	12/10/2015 3:16 PM
13	1	12/10/2015 3:05 PM
14	1	12/8/2015 12:57 PM
15	0	12/3/2015 12:16 PM
#	18 to 24 years	Date
1	1	12/11/2015 4:04 PM
2	1	12/11/2015 4:04 PM
3	1	12/11/2015 4:02 PM
4	1	12/11/2015 11:36 AM
5	2	12/10/2015 6:44 PM
6	1	12/8/2015 12:57 PM
7	0	12/3/2015 12:16 PM
#	25 to 34 years	Date
1	1	12/10/2015 9:19 PM
2	2	12/10/2015 6:18 PM
3	2	12/10/2015 3:51 PM
4	2	12/10/2015 3:05 PM
5	0	12/3/2015 12:16 PM
#	35 to 44 years	Date
1	1	12/11/2015 4:04 PM
2	1	12/11/2015 4:04 PM
3	1	12/11/2015 4:02 PM
4	1	12/10/2015 9:19 PM
5	2	12/10/2015 7:20 PM
6	2	12/10/2015 5:00 PM
7	2	12/10/2015 4:41 PM
8	2	12/10/2015 3:16 PM
9	0	12/3/2015 12:16 PM
#	45 to 54 years	Date
1	1	12/13/2015 8:22 PM
2	1	12/11/2015 4:04 PM

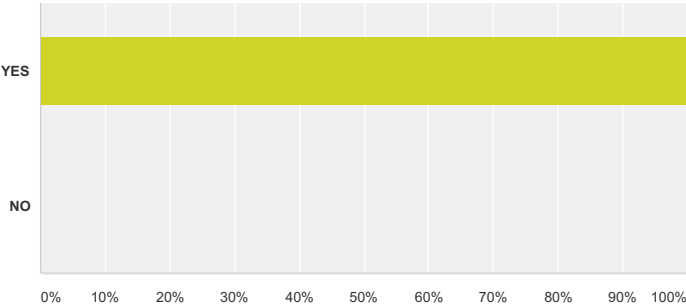
3	1	12/11/2015 4:04 PM
4	1	12/11/2015 4:02 PM
5	2	12/11/2015 11:36 AM
6	2	12/10/2015 6:44 PM
7	1	12/8/2015 12:57 PM
8	0	12/3/2015 12:16 PM
#	55 to 64 years	Date
1	2	12/14/2015 4:24 PM
2	1	12/13/2015 8:22 PM
3	1	12/12/2015 9:03 AM
4	1	12/11/2015 4:06 PM
5	1	12/11/2015 2:16 PM
6	2	12/11/2015 6:12 AM
7	2	12/11/2015 6:06 AM
8	2	12/10/2015 5:59 PM
9	2	12/9/2015 10:24 AM
10	0	12/3/2015 12:16 PM
11	1	12/3/2015 11:12 AM
#	65 to 74 years	Date
1	1	12/17/2015 3:30 PM
2	1	12/12/2015 9:03 AM
3	1	12/11/2015 4:06 PM
4	1	12/11/2015 2:16 PM
5	1	12/11/2015 10:47 AM
6	2	12/10/2015 3:07 PM
7	2	12/9/2015 11:07 AM
8	2	12/8/2015 1:56 PM
9	1	12/3/2015 12:16 PM
#	75 to 81 years	Date
1	1	12/3/2015 12:16 PM
#	82+ years	Date
1	0	12/3/2015 12:16 PM



Answer Choices	Responses	
I am a graduate of Pawnee City Public Schools.	48.39%	15
I have children attending Pawnee City Public Schools.	32.26%	10
Pawnee City Public Schools were a factor in my decision to locate in Pawnee City.	16.13%	5
None of the above	35.48%	11
Total Respondents: 31		

Q5 Are there sufficient and safe routes to school for children?

Answered: 25 Skipped: 8

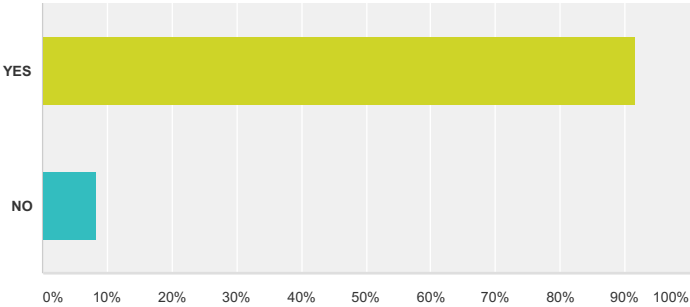


Answer Choices	Responses
YES	100.00% 25
NO	0.00% 0
Total	25

#	If NO, what could be done to improve the safety of children commuting to and from school?	Date
1	As long as there are adults to help them cross the highways.	12/11/2015 2:17 PM
2	Sidewalks	12/10/2015 7:20 PM
3	only because we live on the same highway as the school	12/10/2015 5:01 PM

Q6 Would you recommend Pawnee City
Public Schools to parents?

Answered: 24 Skipped: 9



Answer Choices	Responses	
YES	91.67%	22
NO	8.33%	2
Total		24

Q7 What new public recreational opportunities should be considered for Pawnee City?

Answered: 13 Skipped: 20

#	Responses	Date
1	heated swimming pool exercise facility for winter use	12/17/2015 3:33 PM
2	Don't know	12/11/2015 6:12 AM
3	Don't know	12/11/2015 6:07 AM
4	Beach volleyball court	12/10/2015 6:47 PM
5	Would love to see a new pool (indoor and outdoor) or a YMCA type facility. Maybe in addition to the school?	12/10/2015 5:03 PM
6	restaurants/ bar, aquatic center	12/10/2015 4:44 PM
7	PC has quite a few opportunities for recreation for as small of a town as it is. Two parks, a pool, tennis court, Pawnderosa... I can't think of anything else that really needs to be added.	12/10/2015 3:53 PM
8	Indoor pool, showers at the city pond	12/9/2015 11:08 AM
9	Improve existing facilities such as swimming pool, campground, walking trail. Community center would be a nice addition.	12/9/2015 10:34 AM
10	bowling alley movie theater indoor swimming pool	12/8/2015 1:58 PM
11	Another Basketball Court at South Park would be good. It would be really nice if we had a bowling alley, especially for the kids to go hang out at!	12/8/2015 12:59 PM
12	yearround indoor pool for senior citizens	12/3/2015 12:17 PM
13	Tai chi and yoga classes. Ice skating rink.	12/3/2015 11:13 AM

Q8 What three new businesses would you like to see in Pawnee City?

Answered: 25 Skipped: 8

#	Responses	Date
1	restaurant for evenings meat market craft store	12/17/2015 3:37 PM
2	Clothing store, another gas station, grocery store	12/14/2015 4:25 PM
3	A second grocery store, sports bar.	12/13/2015 8:26 PM
4	Discount store another grocery store and a full time open cafe	12/11/2015 2:20 PM
5	Farm supply store	12/11/2015 11:38 AM
6	Restaurant, dentist, clothing	12/11/2015 10:50 AM
7	Another gas station	12/11/2015 6:12 AM
8	Another gas station, more industry	12/11/2015 6:08 AM
9	A restaurant that's open and has good food. A bar. A bigger Caseys.	12/10/2015 9:22 PM
10	Restaurant, bar, lumber yard	12/10/2015 7:23 PM
11	Coffee shop, movie theater, bowling alley	12/10/2015 6:47 PM
12	Restaurant or a place that serves food in the evenings	12/10/2015 6:20 PM
13	Restaurants that are open on a regular basis	12/10/2015 6:00 PM
14	competitive Gas station. RUNZA! A place for kids after school to study, get help, play games kinda like the old TEEN TOWN. I think it was called that.	12/10/2015 5:05 PM
15	Verizon, any place to eat, dollar store(already getting)	12/10/2015 4:46 PM
16	Dollar General is great! PC needs a tavern that is run by people who will keep regular hours. Love the car wash too!	12/10/2015 3:54 PM
17	restaurant open in the evenings	12/10/2015 3:17 PM
18	Shopko, Burger King, laundromat	12/10/2015 3:10 PM
19	I think we have what we need here in town. Anything locally owned I will support.	12/10/2015 3:06 PM
20	Restaurant that stays open at night, bar,	12/9/2015 11:09 AM
21	More drive-thru fast food restaurants - suggestions such as Arby's, McDonalds, Runza, Burger King	12/9/2015 10:35 AM
22	laundry facility restaurant/bar bowling alley	12/8/2015 2:00 PM
23	Restaurant/Bar, Dentist & Bowling Alley	12/8/2015 1:02 PM
24	clothing store, shoe store, another restaurant	12/3/2015 12:19 PM
25	Acupuncture clinic, movie theatre, fast-food restaurant.	12/3/2015 11:14 AM

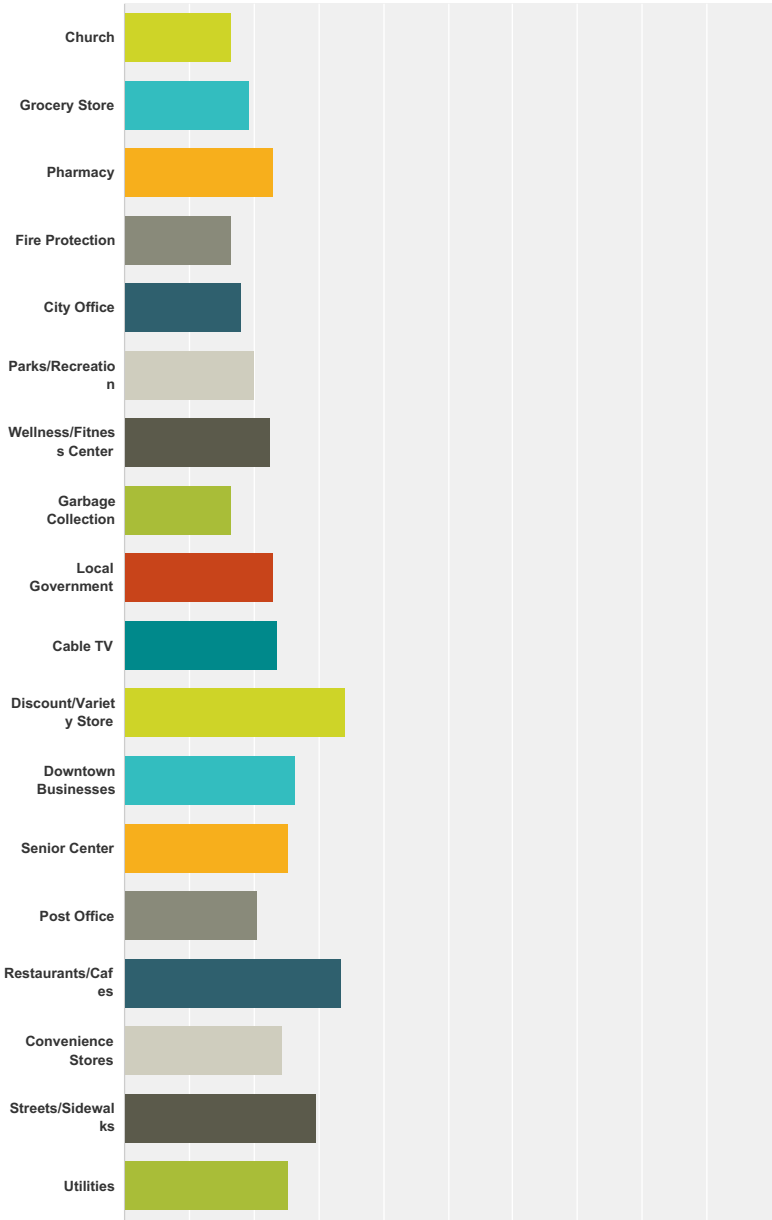
Q9 What three services would you like to see offered in the City of Pawnee City that are currently not available?

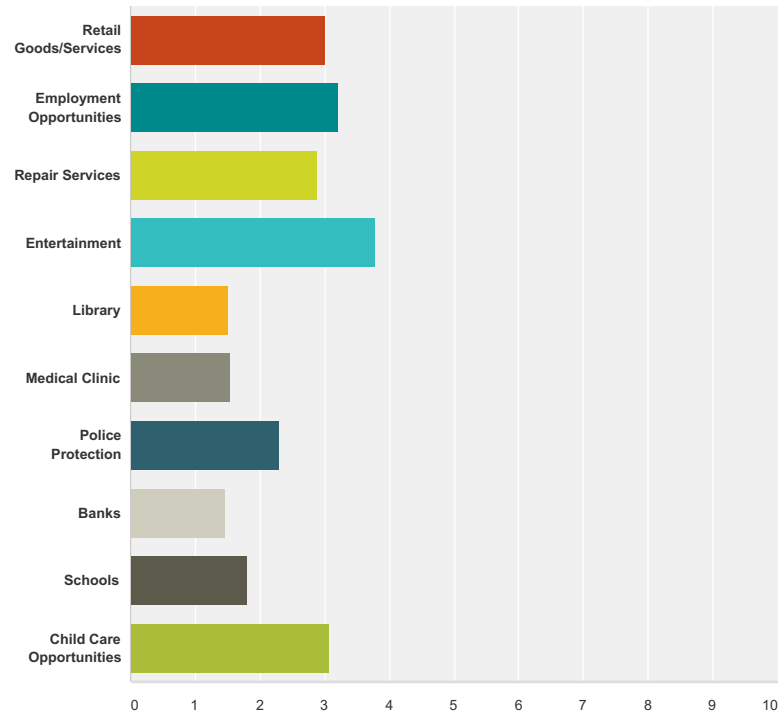
Answered: 12 Skipped: 21

#	Responses	Date
1	assisted living cleaning service snow removal for individuals	12/17/2015 3:39 PM
2	Clothing store	12/13/2015 8:27 PM
3	Handyman, housecleaning, chiropractic/massage	12/11/2015 10:51 AM
4	Don't know	12/11/2015 6:08 AM
5	Pediatrician, eye doctor, dentists	12/10/2015 7:24 PM
6	not sure	12/10/2015 5:07 PM
7	Longer post office hours, 24 the pay at the pump, chiropractic care	12/10/2015 4:50 PM
8	I would love a housekeeping service. Fitness classes? If these are available, I am unaware of them.	12/10/2015 3:55 PM
9	Assisted living, car dealer ship, and locker.	12/9/2015 11:10 AM
10	Meat Locker,Lumber yard, movie theater	12/9/2015 10:43 AM
11	Dental Services, Bar/Restaurant open at night and something for the kids to do - ie: bowling alley	12/8/2015 1:02 PM
12	Pet sitting, pet grooming	12/3/2015 11:16 AM

Q10 Please rate the quality of the following
Community Services and Public Facilities in
your town.

Answered: 24 Skipped: 9





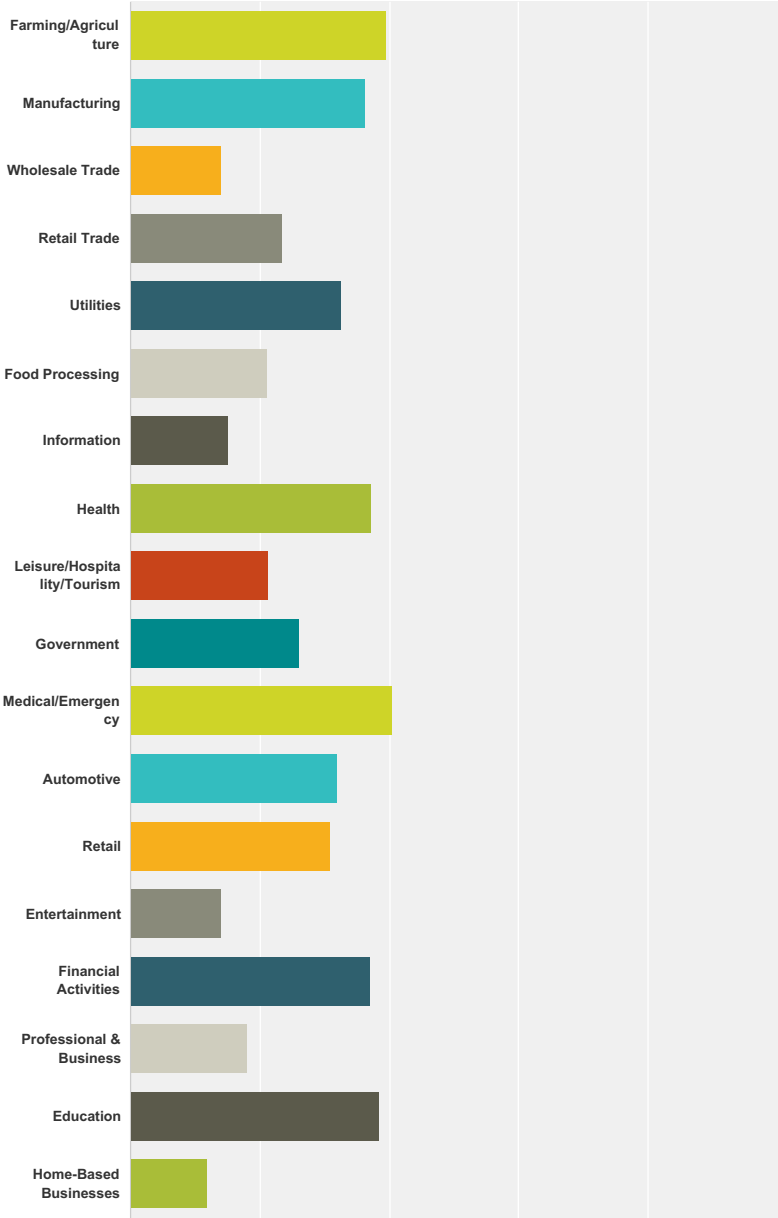
	Excellent	Good	Fair	Poor	N/A	Total	Weighted Average
Church	45.83% 11	33.33% 8	12.50% 3	0.00% 0	8.33% 2	24	1.64
Grocery Store	37.50% 9	41.67% 10	12.50% 3	8.33% 2	0.00% 0	24	1.92
Pharmacy	12.50% 3	54.17% 13	25.00% 6	8.33% 2	0.00% 0	24	2.29
Fire Protection	43.48% 10	52.17% 12	0.00% 0	4.35% 1	0.00% 0	23	1.65
City Office	33.33% 8	54.17% 13	12.50% 3	0.00% 0	0.00% 0	24	1.79
Parks/Recreation	25.00% 6	50.00% 12	25.00% 6	0.00% 0	0.00% 0	24	2.00
Wellness/Fitness Center	12.50% 3	45.83% 11	16.67% 4	8.33% 2	16.67% 4	24	2.25
Garbage Collection	41.67% 10	50.00% 12	0.00% 0	4.17% 1	4.17% 1	24	1.65
Local Government	16.67% 4	45.83% 11	20.83% 5	12.50% 3	4.17% 1	24	2.30
Cable TV	13.64% 3	31.82% 7	22.73% 5	9.09% 2	22.73% 5	22	2.35

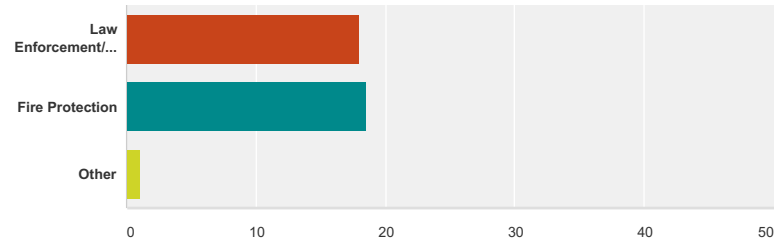
Discount/Variety Store	0.00% 0	8.33% 2	20.83% 5	33.33% 8	37.50% 9	24	3.40
Downtown Businesses	4.17% 1	45.83% 11	33.33% 8	16.67% 4	0.00% 0	24	2.63
Senior Center	8.33% 2	37.50% 9	29.17% 7	12.50% 3	12.50% 3	24	2.52
Post Office	33.33% 8	33.33% 8	29.17% 7	4.17% 1	0.00% 0	24	2.04
Restaurants/Cafes	4.17% 1	4.17% 1	45.83% 11	45.83% 11	0.00% 0	24	3.33
Convenience Stores	0.00% 0	50.00% 12	41.67% 10	0.00% 0	8.33% 2	24	2.45
Streets/Sidewalks	0.00% 0	25.00% 6	54.17% 13	20.83% 5	0.00% 0	24	2.96
Utilities	9.09% 2	40.91% 9	31.82% 7	13.64% 3	4.55% 1	22	2.52
Retail Goods/Services	0.00% 0	17.39% 4	65.22% 15	17.39% 4	0.00% 0	23	3.00
Employment Opportunities	4.17% 1	8.33% 2	50.00% 12	37.50% 9	0.00% 0	24	3.21
Repair Services	4.17% 1	25.00% 6	50.00% 12	20.83% 5	0.00% 0	24	2.88
Entertainment	0.00% 0	4.17% 1	12.50% 3	75.00% 18	8.33% 2	24	3.77
Library	54.17% 13	41.67% 10	4.17% 1	0.00% 0	0.00% 0	24	1.50
Medical Clinic	54.17% 13	37.50% 9	8.33% 2	0.00% 0	0.00% 0	24	1.54
Police Protection	12.50% 3	54.17% 13	25.00% 6	8.33% 2	0.00% 0	24	2.29
Banks	58.33% 14	37.50% 9	4.17% 1	0.00% 0	0.00% 0	24	1.46
Schools	37.50% 9	50.00% 12	8.33% 2	4.17% 1	0.00% 0	24	1.79
Child Care Opportunities	4.55% 1	18.18% 4	27.27% 6	31.82% 7	18.18% 4	22	3.06

#	Other (please specify)	Date
1	Would love to go to church in PC but service styles are not appealing. Contemporary type services would be nice and I know would draw more of a younger crowd	12/10/2015 5:10 PM
2	Child Care ranked poor because there isn't an actual licensed daycare in this town.	12/10/2015 3:57 PM

Q11 Please rank the top three (3) most important business/industry sectors to the City of Pawnee City.

Answered: 19 Skipped: 14



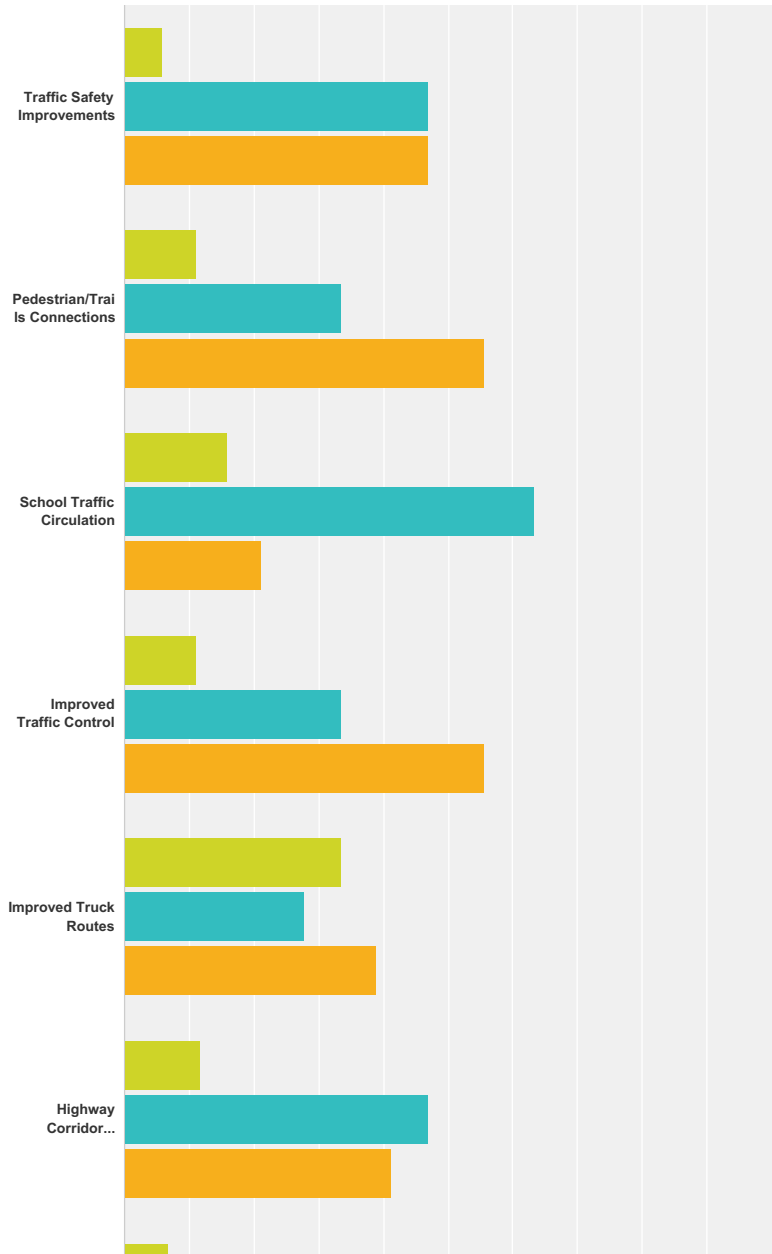


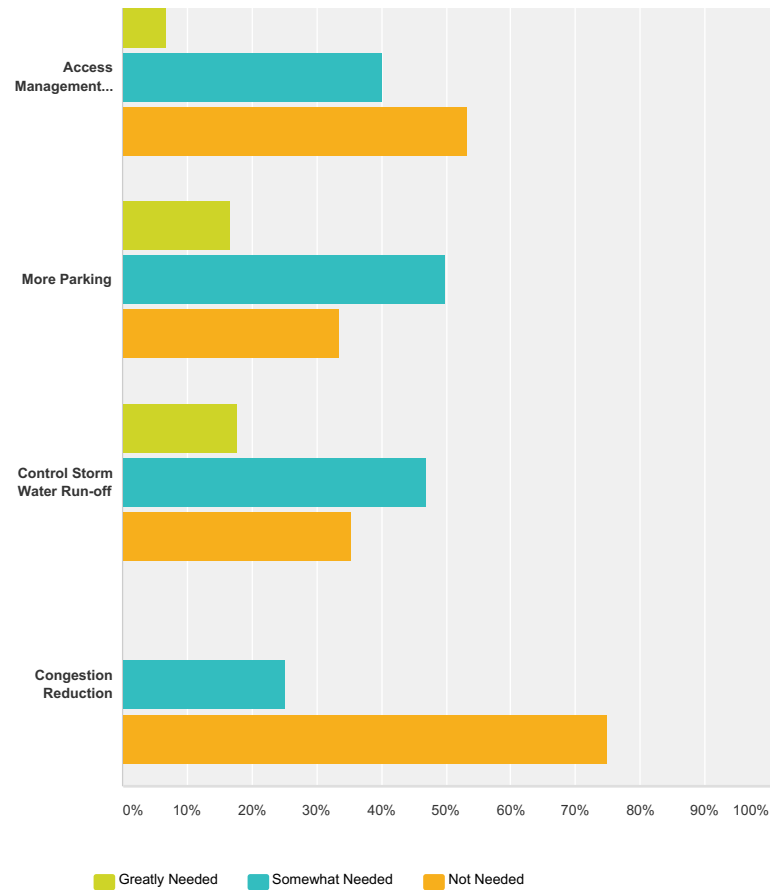
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Total	Score
Farming/Agriculture	50.00% 5	20.00% 2	10.00% 1	10.00% 1	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10	19.70
Manufacturing	36.36% 4	27.27% 3	18.18% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9.09% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9.09% 1	0.00% 0	0.00% 0	0.00% 0	11	18.18
Wholesale Trade	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	2	7.00
Retail Trade	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	3	11.67
Utilities	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	16.33
Food Processing	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	2	10.50
Information	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	7.50
Health	28.57% 2	28.57% 2	14.29% 1	0.00% 0	14.29% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14.29% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7	18.57
Leisure/Hospitality/Tourism	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	10.67
Government	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	13.00
Medical/Emergency	41.67% 5	41.67% 5	16.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12	20.25
Automotive	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	16.00
Retail	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	15.50
Entertainment	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	7.00
Financial Activities	0.00% 0	50.00% 1	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	18.50
Professional & Business	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	9.00
Education	12.50% 1	12.50% 1	62.50% 5	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8	19.25
Home-Based Businesses	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2	6.00

Law Enforcement/Protection	0.00% 0	0.00% 0	80.00% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5	18.00
Fire Protection	0.00% 0	50.00% 2	25.00% 1	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4	18.50
Other	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1	1.00

Q12 Which Transportation items need to be addressed in Pawnee City?

Answered: 19 Skipped: 14





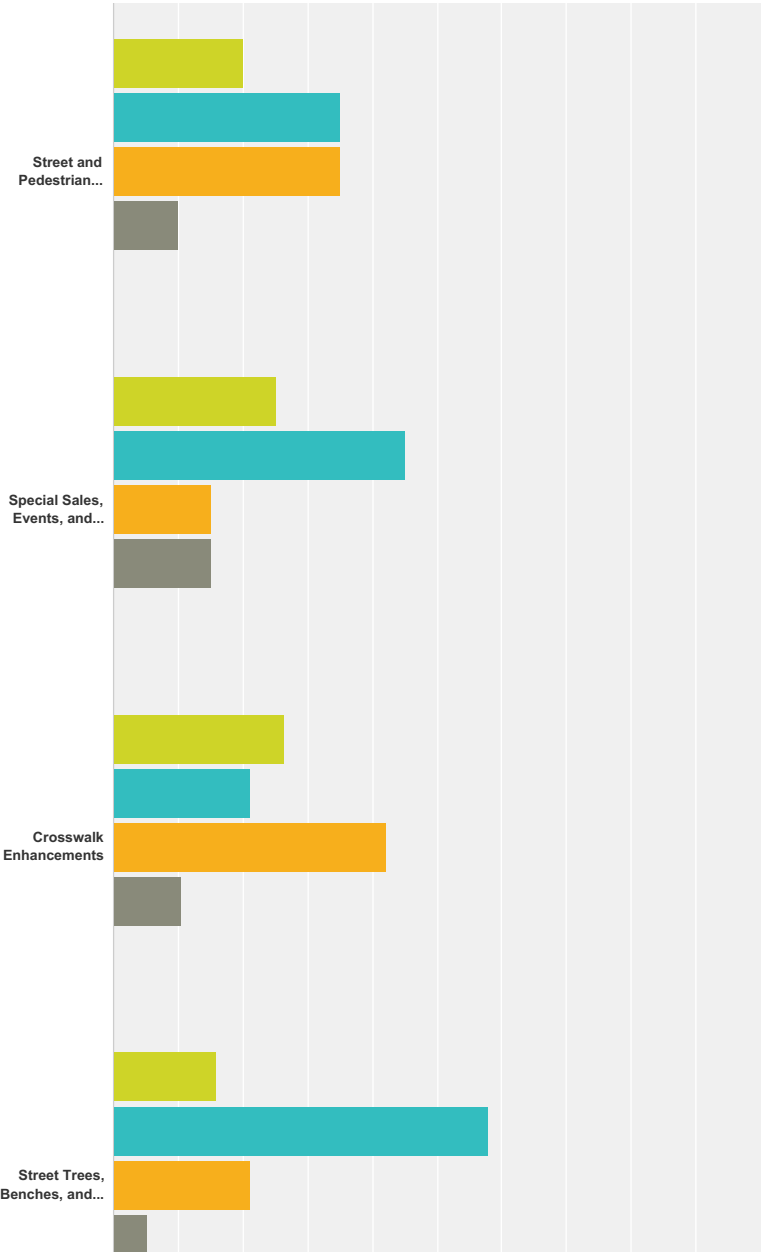
	Greatly Needed	Somewhat Needed	Not Needed	Total
Traffic Safety Improvements	5.88% 1	47.06% 8	47.06% 8	17
Pedestrian/Trails Connections	11.11% 2	33.33% 6	55.56% 10	18
School Traffic Circulation	15.79% 3	63.16% 12	21.05% 4	19
Improved Traffic Control	11.11% 2	33.33% 6	55.56% 10	18
Improved Truck Routes	33.33% 6	27.78% 5	38.89% 7	18
Highway Corridor Enhancement	11.76% 2	47.06% 8	41.18% 7	17
Access Management Improvement	6.67% 1	40.00% 6	53.33% 8	15

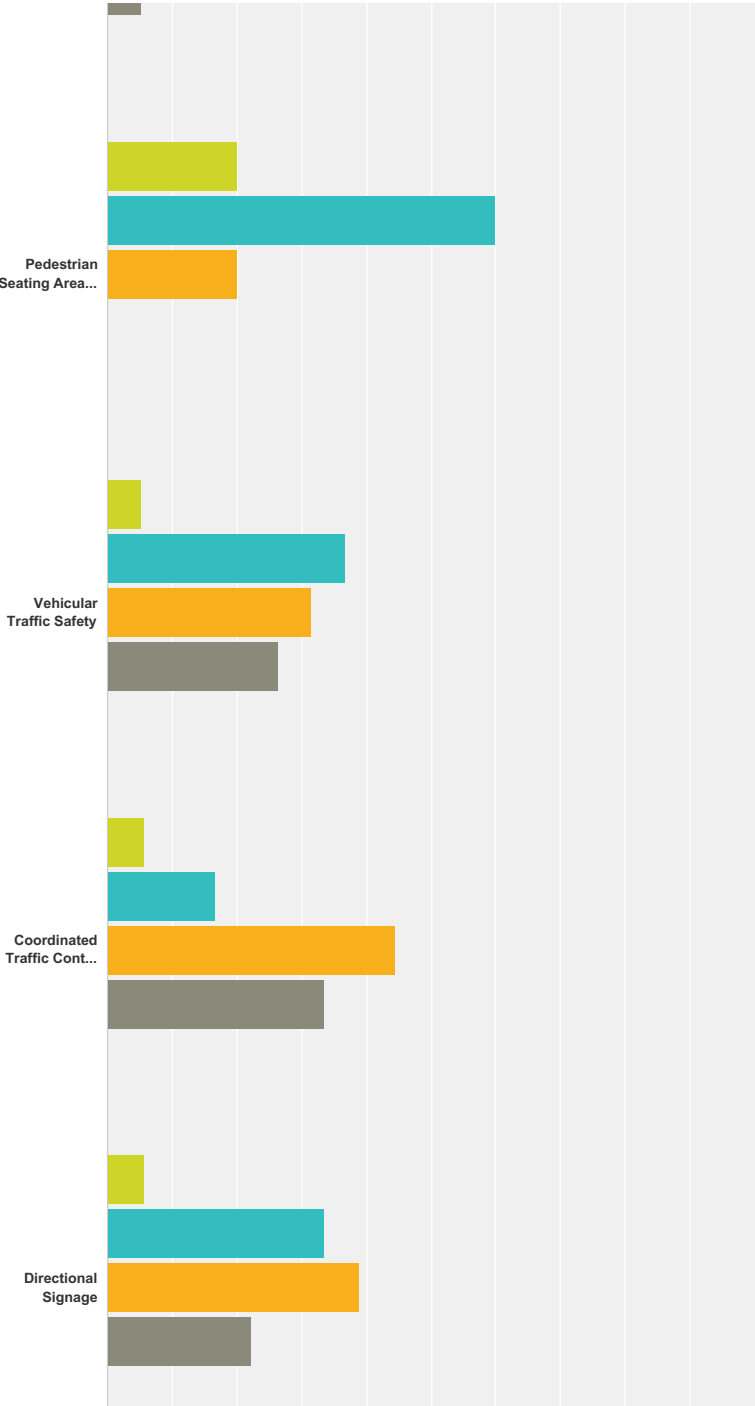
More Parking	16.67% 3	50.00% 9	33.33% 6	18
Control Storm Water Run-off	17.65% 3	47.06% 8	35.29% 6	17
Congestion Reduction	0.00% 0	25.00% 4	75.00% 12	16

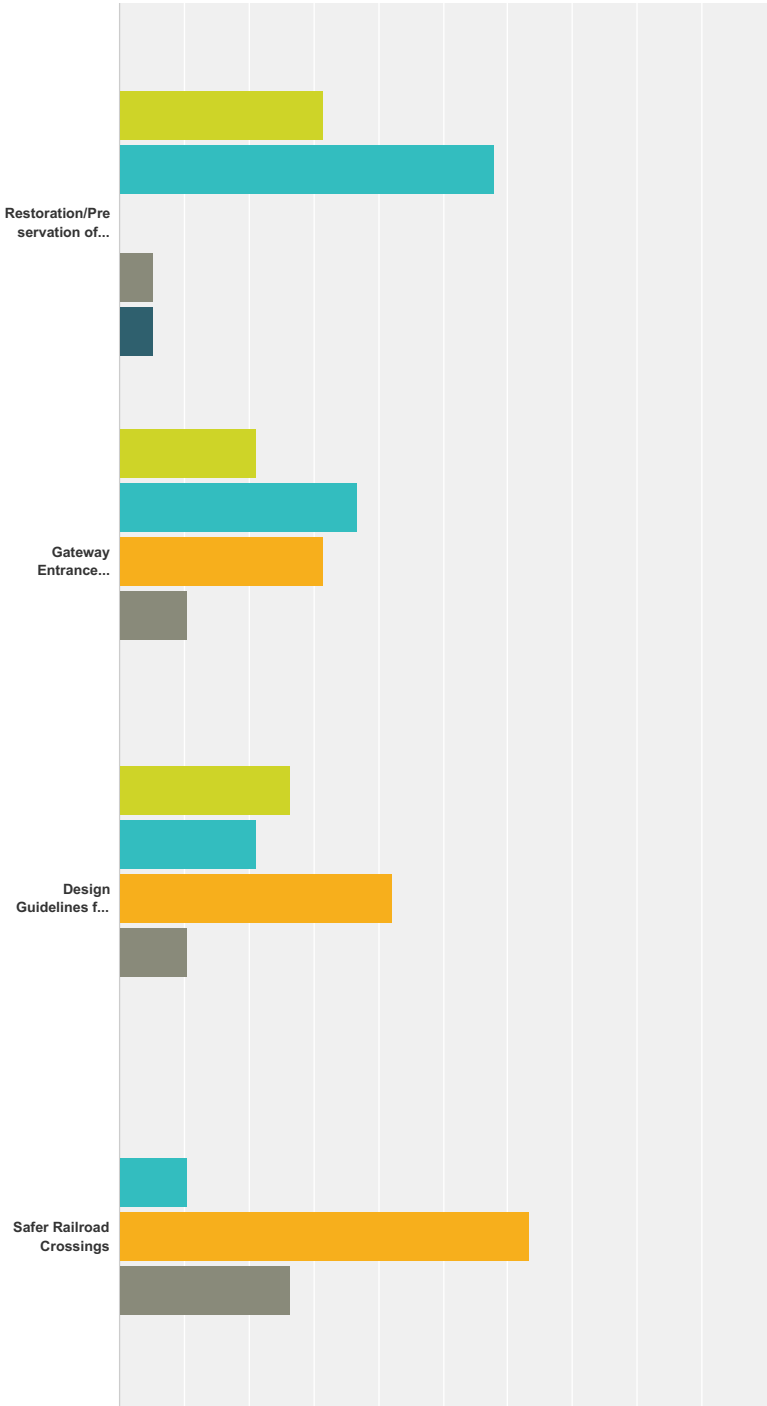
#	Comments	Date
	There are no responses.	

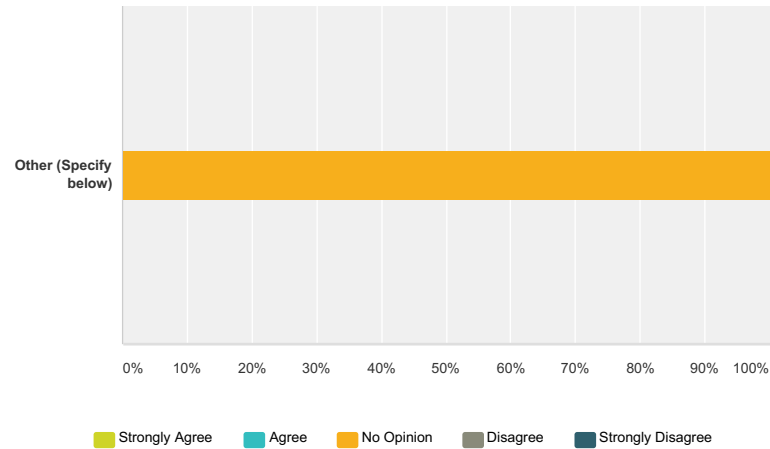
Q13 The appearance of the City of Pawnee
City can be improved with ...

Answered: 20 Skipped: 13







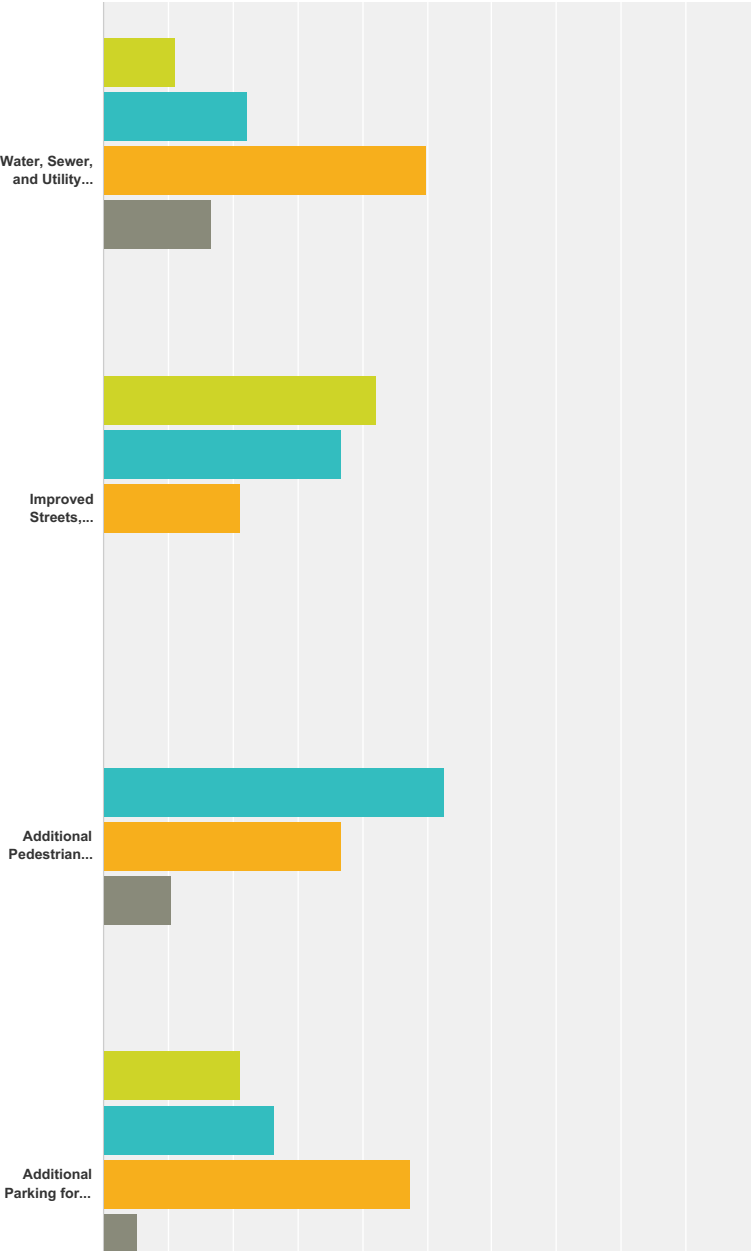


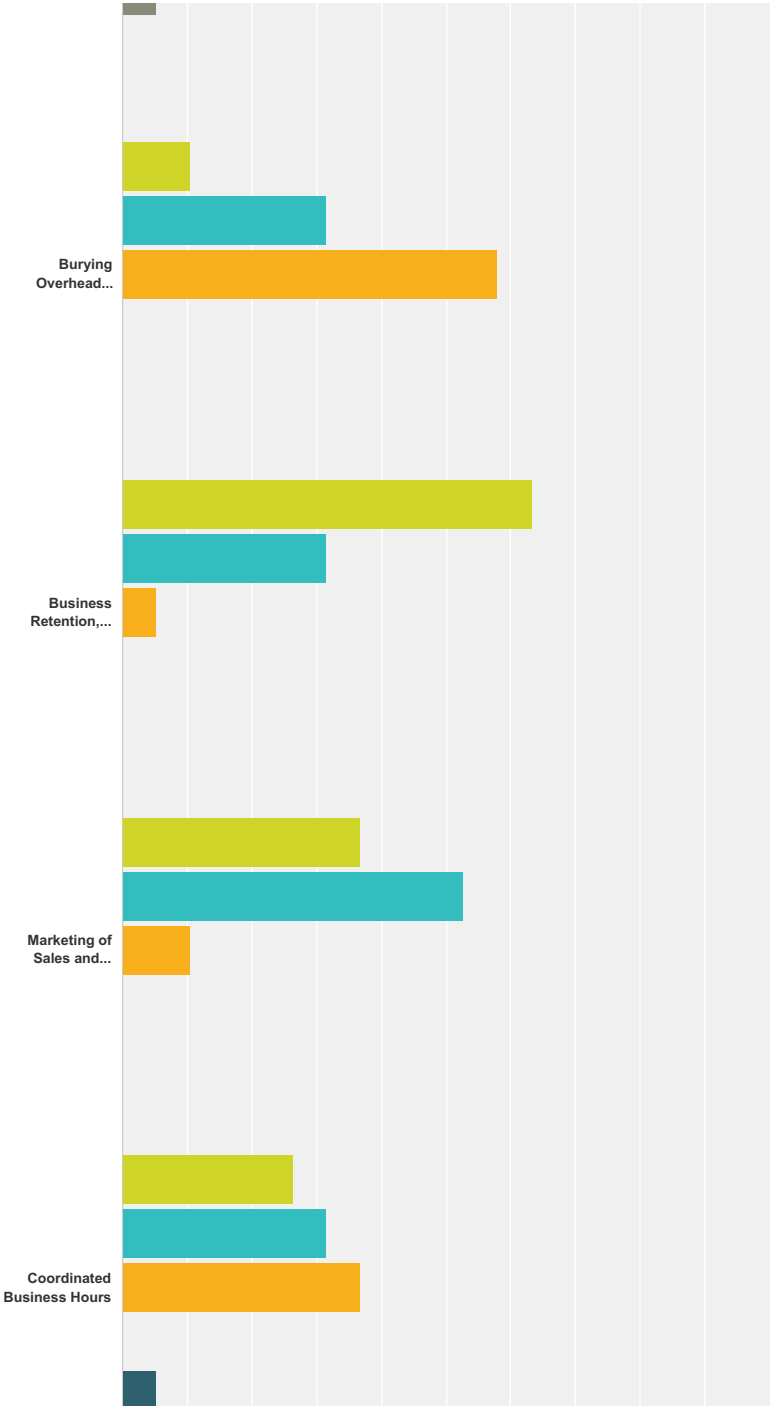
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Total
Street and Pedestrian Lighting	20.00% 4	35.00% 7	35.00% 7	10.00% 2	0.00% 0	20
Special Sales, Events, and Welcome Banners	25.00% 5	45.00% 9	15.00% 3	15.00% 3	0.00% 0	20
Crosswalk Enhancements	26.32% 5	21.05% 4	42.11% 8	10.53% 2	0.00% 0	19
Street Trees, Benches, and Landscaping	15.79% 3	57.89% 11	21.05% 4	5.26% 1	0.00% 0	19
Pedestrian Seating Areas and Sidewalk Cafes	20.00% 4	60.00% 12	20.00% 4	0.00% 0	0.00% 0	20
Vehicular Traffic Safety	5.26% 1	36.84% 7	31.58% 6	26.32% 5	0.00% 0	19
Coordinated Traffic Control Lighting	5.56% 1	16.67% 3	44.44% 8	33.33% 6	0.00% 0	18
Directional Signage	5.56% 1	33.33% 6	38.89% 7	22.22% 4	0.00% 0	18
Restoration/Preservation of Historic Buildings	31.58% 6	57.89% 11	0.00% 0	5.26% 1	5.26% 1	19
Gateway Entrance Signage and Advertising	21.05% 4	36.84% 7	31.58% 6	10.53% 2	0.00% 0	19
Design Guidelines for Façades, Awnings, etc.	26.32% 5	21.05% 4	42.11% 8	10.53% 2	0.00% 0	19
Safer Railroad Crossings	0.00% 0	10.53% 2	63.16% 12	26.32% 5	0.00% 0	19
Other (Specify below)	0.00% 0	0.00% 0	100.00% 3	0.00% 0	0.00% 0	3

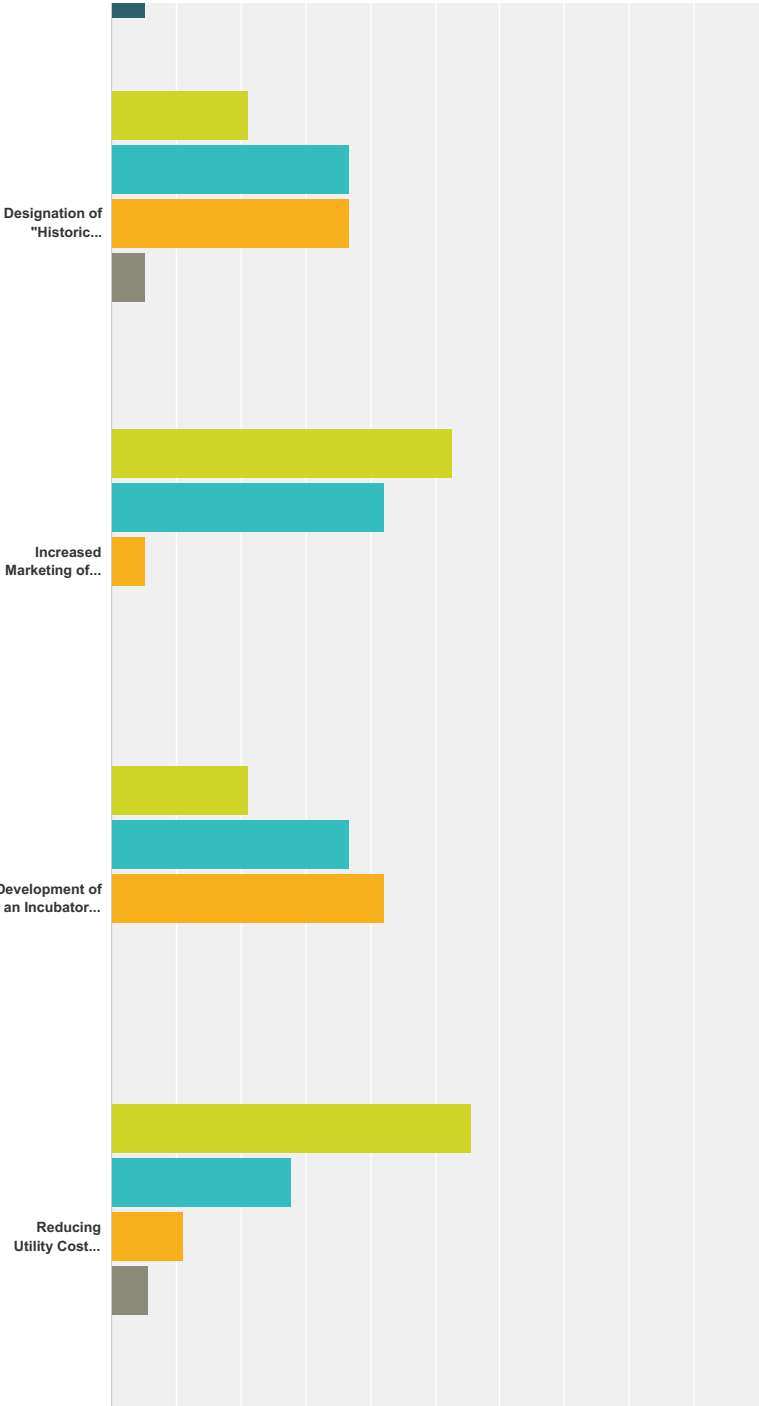
#	Other (please specify)	Date
1	Railroad crossings seem approrate for the amount of time they are utalized since the railroad does not travel thru town anymore	12/10/2015 5:12 PM

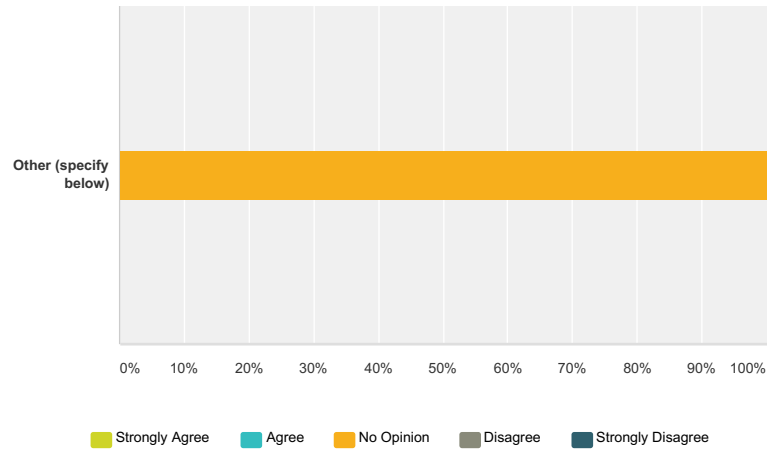
Q14 The sustainability of the City of Pawnee
City can be improved with ...

Answered: 19 Skipped: 14







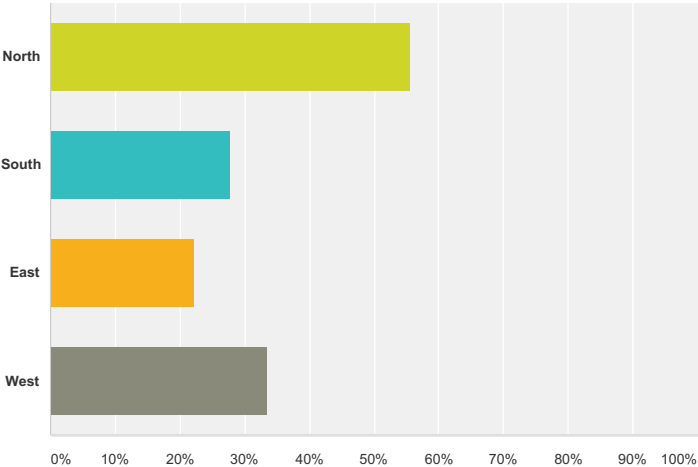


	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Total
Water, Sewer, and Utility Replacement	11.11% 2	22.22% 4	50.00% 9	16.67% 3	0.00% 0	18
Improved Streets, Sidewalks, and Alleys	42.11% 8	36.84% 7	21.05% 4	0.00% 0	0.00% 0	19
Additional Pedestrian Safety Measures	0.00% 0	52.63% 10	36.84% 7	10.53% 2	0.00% 0	19
Additional Parking for Businesses/in Downtown	21.05% 4	26.32% 5	47.37% 9	5.26% 1	0.00% 0	19
Burying Overhead Utility Lines	10.53% 2	31.58% 6	57.89% 11	0.00% 0	0.00% 0	19
Business Retention, Recruitment, and Expansion	63.16% 12	31.58% 6	5.26% 1	0.00% 0	0.00% 0	19
Marketing of Sales and Festivals	36.84% 7	52.63% 10	10.53% 2	0.00% 0	0.00% 0	19
Coordinated Business Hours	26.32% 5	31.58% 6	36.84% 7	0.00% 0	5.26% 1	19
Designation of "Historic Districts"	21.05% 4	36.84% 7	36.84% 7	5.26% 1	0.00% 0	19
Increased Marketing of Vacant Buildings	52.63% 10	42.11% 8	5.26% 1	0.00% 0	0.00% 0	19
Development of an Incubator Business Program	21.05% 4	36.84% 7	42.11% 8	0.00% 0	0.00% 0	19
Reducing Utility Costs with Alternative Energy Sources	55.56% 10	27.78% 5	11.11% 2	5.56% 1	0.00% 0	18
Other (specify below)	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	2

#	Other (please specify)	Date
1	I do not know what you mean by "incubator business program"	12/9/2015 10:50 AM

Q15 Where should future residential growth in Pawnee City take place?

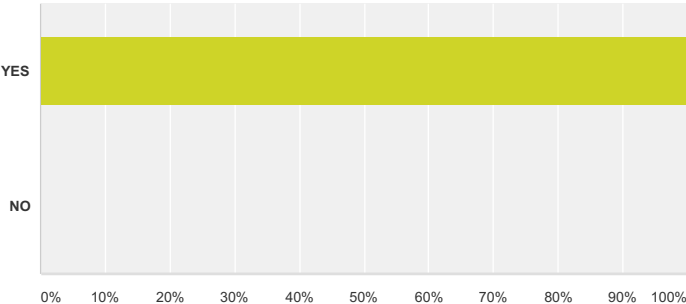
Answered: 18 Skipped: 15



Answer Choices	Responses	
North	55.56%	10
South	27.78%	5
East	22.22%	4
West	33.33%	6
Total Respondents: 18		

**Q16 Should the role of downtown Pawnee
City be expanded with new commercial and
entertainment facilities?**

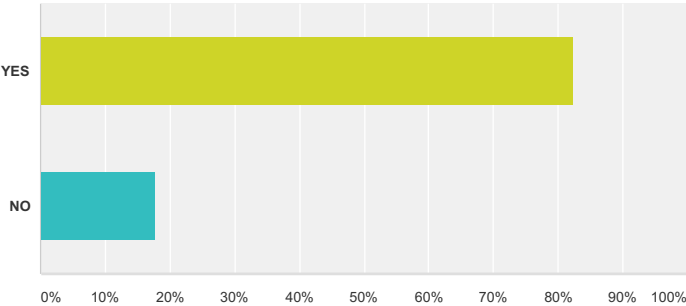
Answered: 19 Skipped: 14



Answer Choices	Responses	
YES	100.00%	19
NO	0.00%	0
Total		19

Q17 Should new commercial and entertainment facilities be expanded along the highway corridors?

Answered: 17 Skipped: 16

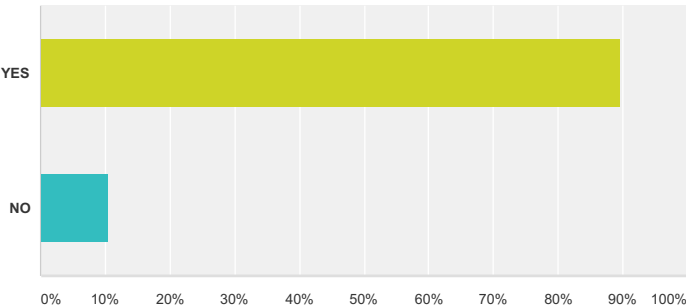


Answer Choices	Responses
YES	82.35%14
NO	17.65%3
Total	17

#	If NO, where should future commercial and entertainment facilities be developed?	Date
1	Downtown	12/11/2015 10:57 AM
2	Downtown	12/10/2015 6:52 PM
3	We have enough spaces and buildings downtown that should be filled.	12/8/2015 2:24 PM

Q18 Do you support strict enforcement of City ordinances regarding parking, junk vehicles, and property maintenance?

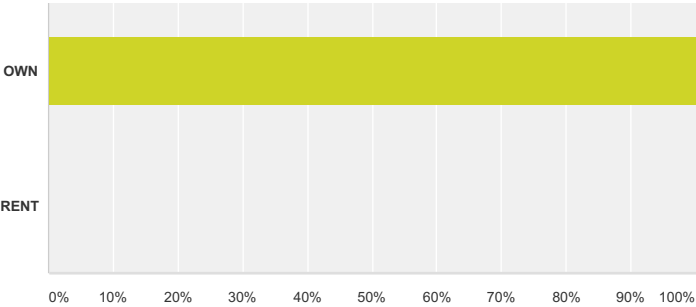
Answered: 19 Skipped: 14



Answer Choices	Responses	
YES	89.47%	17
NO	10.53%	2
Total		19

Q19 Do you own or rent your place of residence?

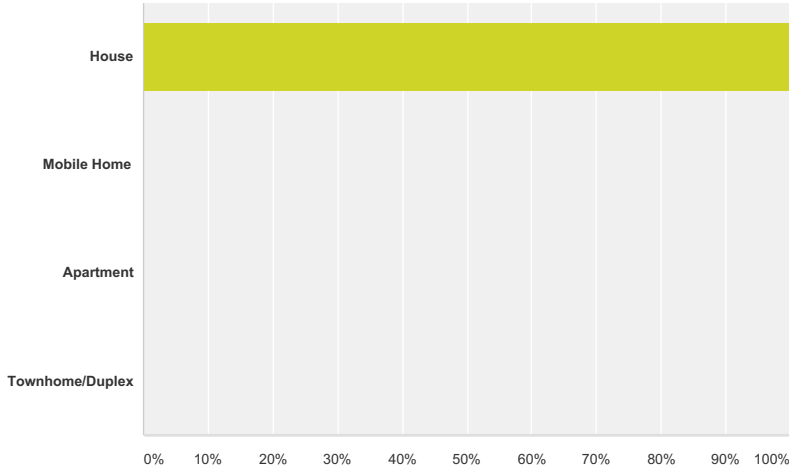
Answered: 18 Skipped: 15



Answer Choices	Responses	
OWN	100.00%	18
RENT	0.00%	0
Total		18

Q20 Describe the type of housing you currently reside in.

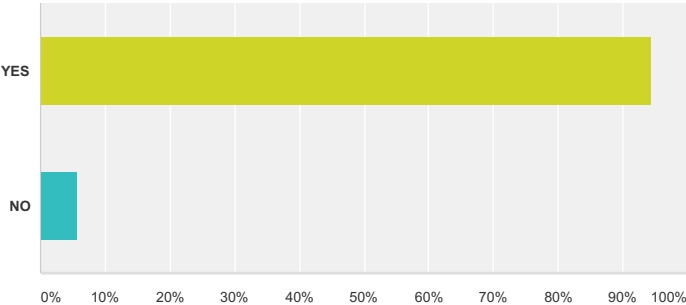
Answered: 18 Skipped: 15



Answer Choices	Responses
House	100.00%18
Mobile Home	0.00%0
Apartment	0.00%0
Townhome/Duplex	0.00%0
Total	18

Q21 Are you satisfied with your current housing situation?

Answered: 18 Skipped: 15

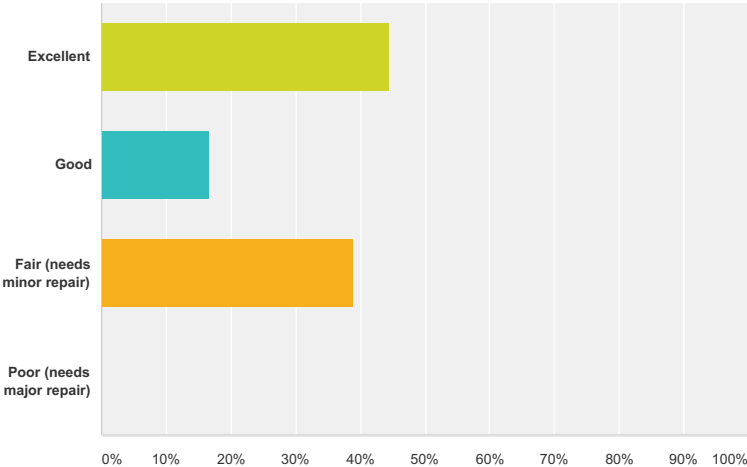


Answer Choices	Responses
YES	94.44%17
NO	5.56%1
Total	18

#	If NO, why not?	Date
1	The lower tier of the middle class income should be able to qualify for some housing grants also. Not just low income households.	12/10/2015 5:00 PM
2	I do not live in Pawnee City but I work in Pawnee City and spend the entire day in Pawnee City M-F.	12/9/2015 10:52 AM

Q22 How would you rate the condition of your home or place of residence?

Answered: 18 Skipped: 15

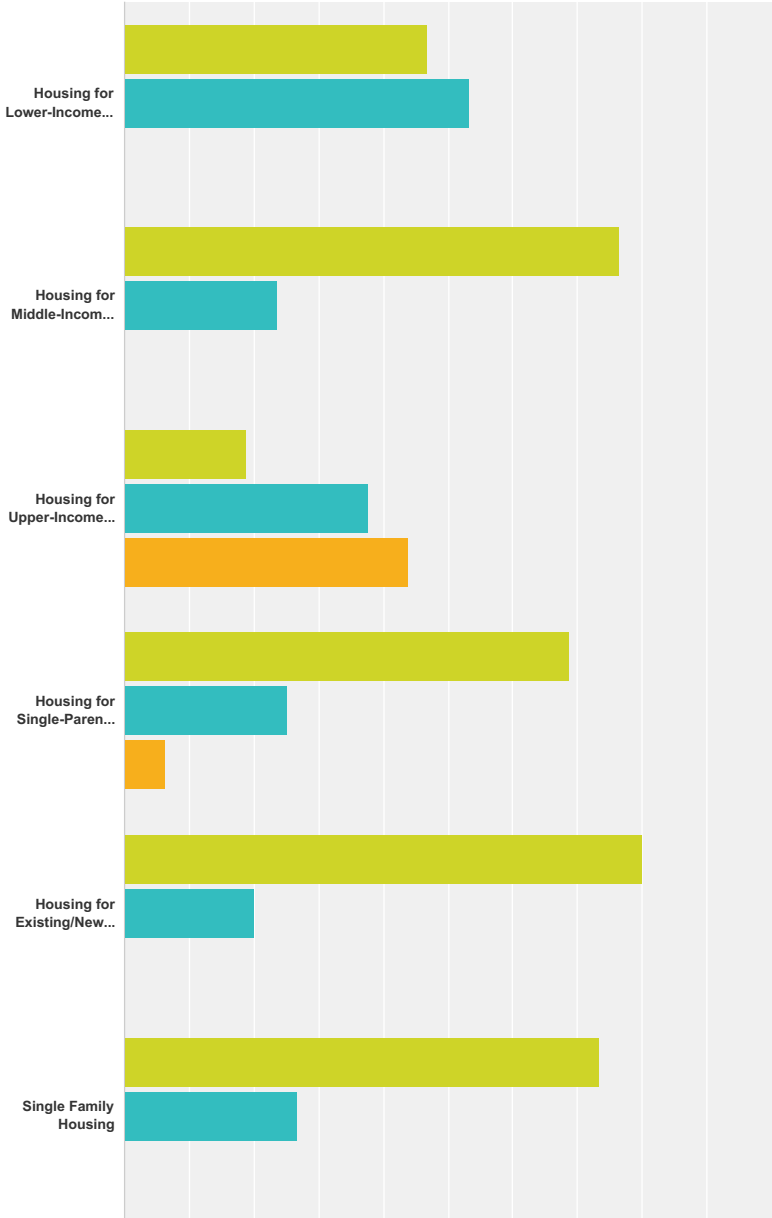


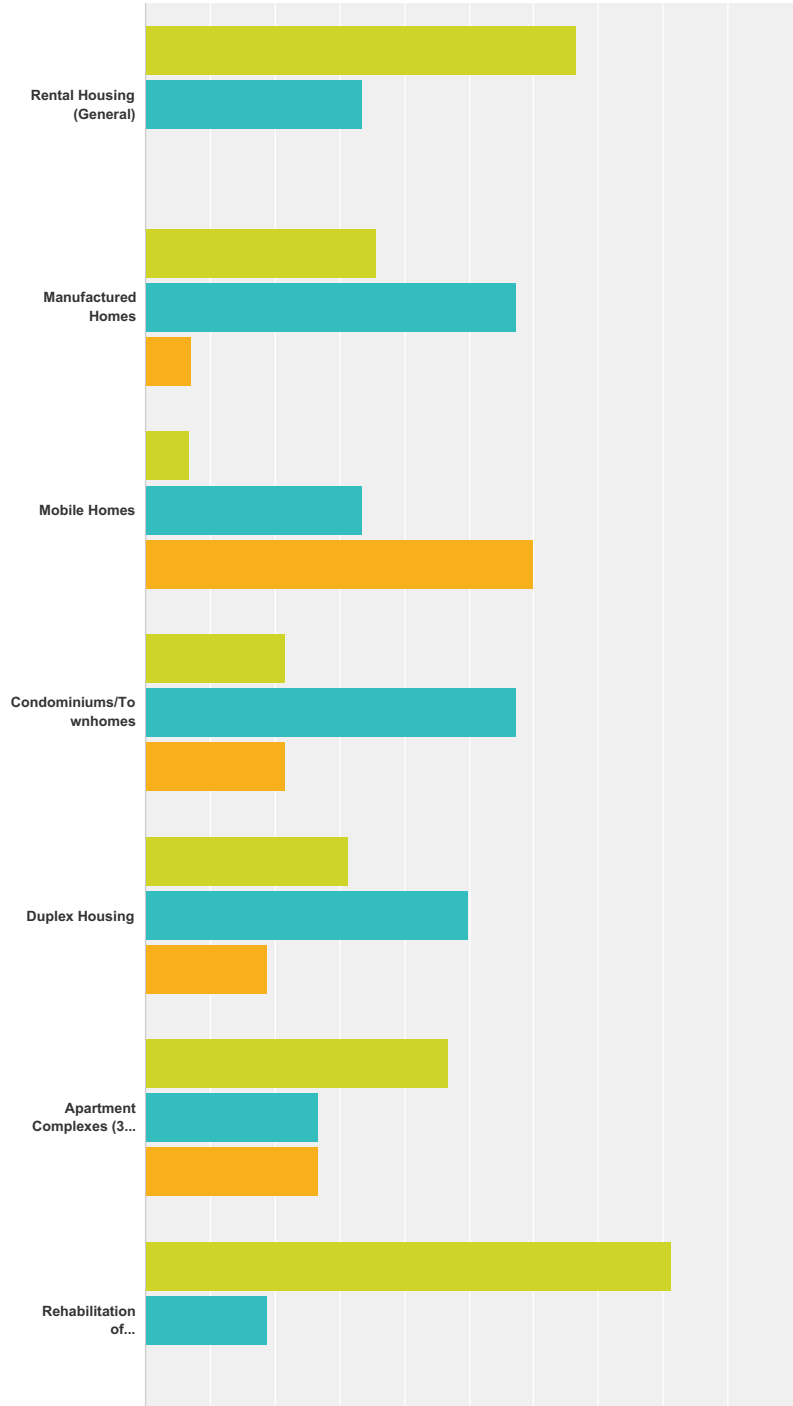
Answer Choices		Responses	
Excellent		44.44%	8
Good		16.67%	3
Fair (needs minor repair)		38.89%	7
Poor (needs major repair)		0.00%	0
Total			18

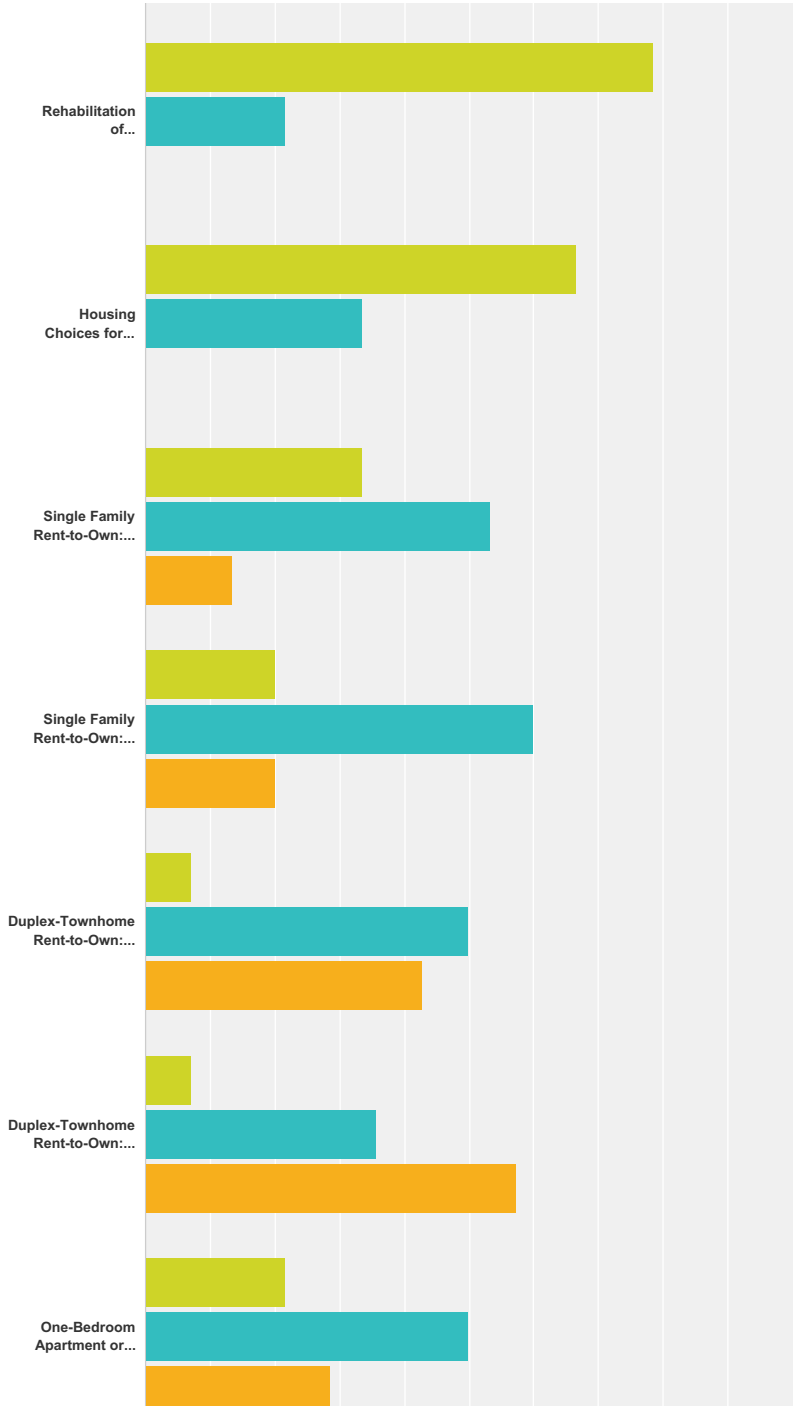
#	If minor or major repair is needed to your home, please describe the type of repair needed.	Date
1	Gutter window siding	12/10/2015 7:34 PM
2	Windows walls and electrical work	12/10/2015 5:01 PM
3	Needs some electrical upgrades and plumbing repairs (in progress).	12/3/2015 11:25 AM

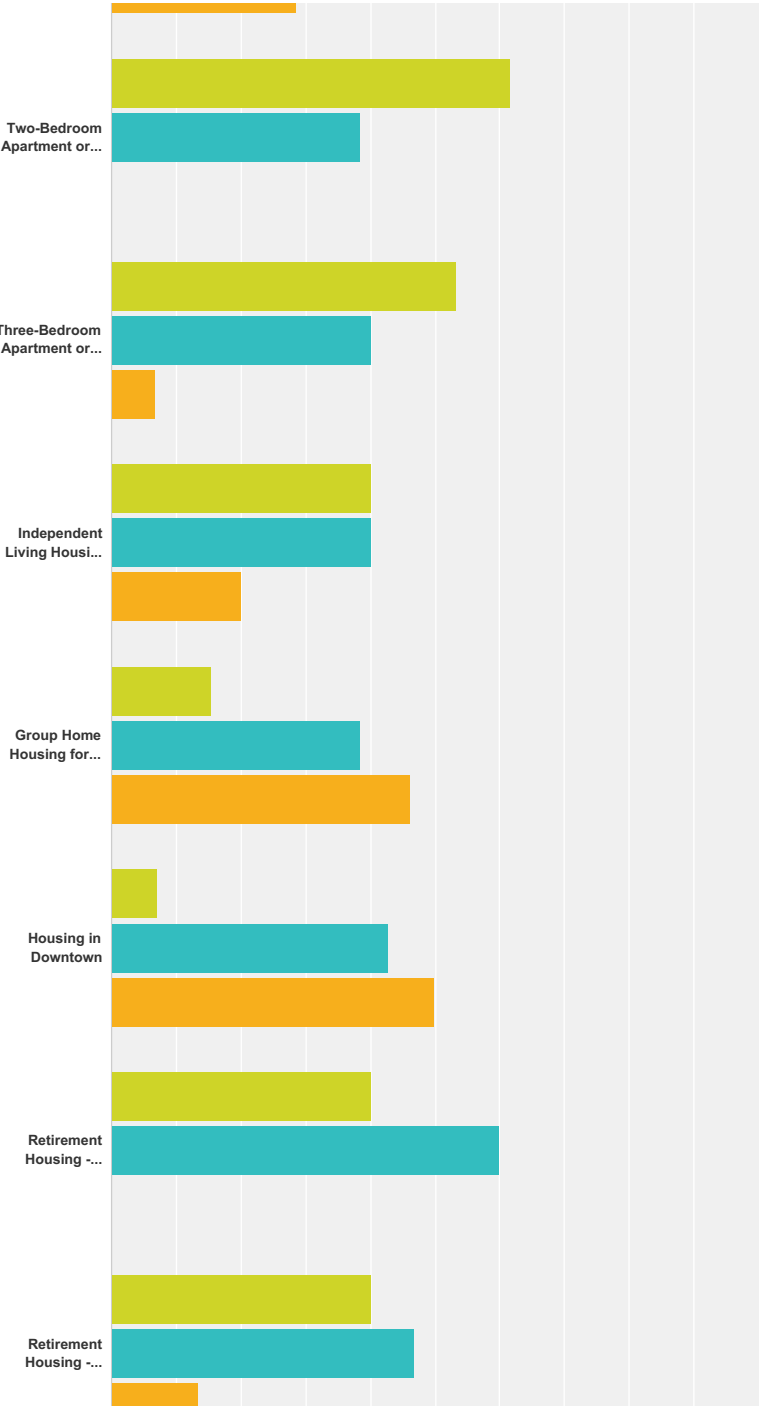
Q23 Which of the following additional housing types are needed in Pawnee City in the next 10 years?

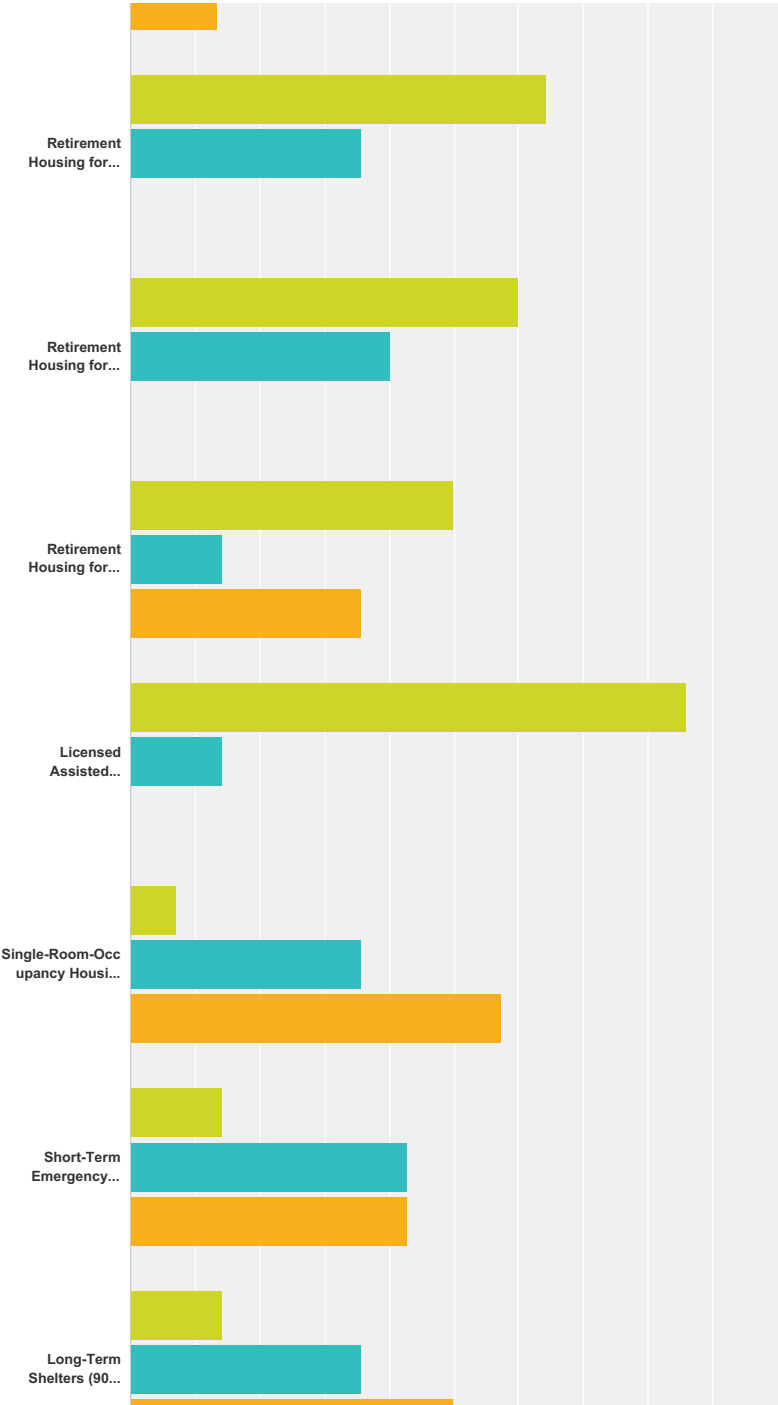
Answered: 18 Skipped: 15

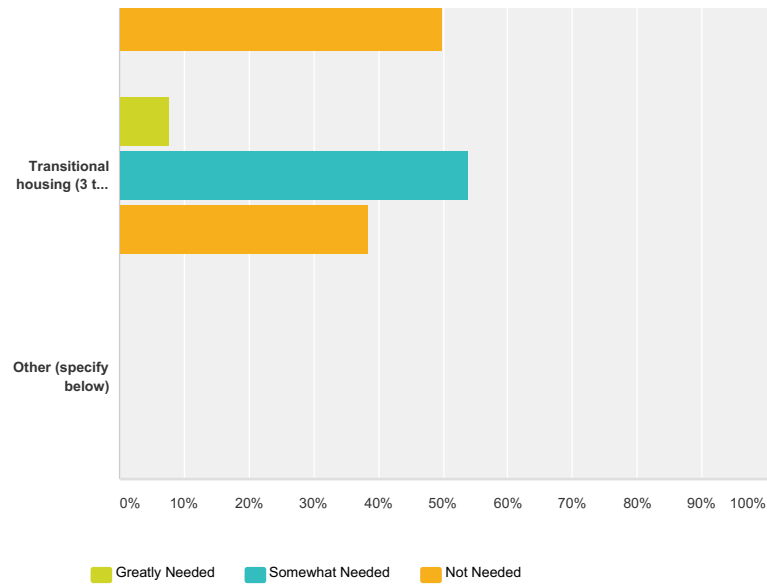










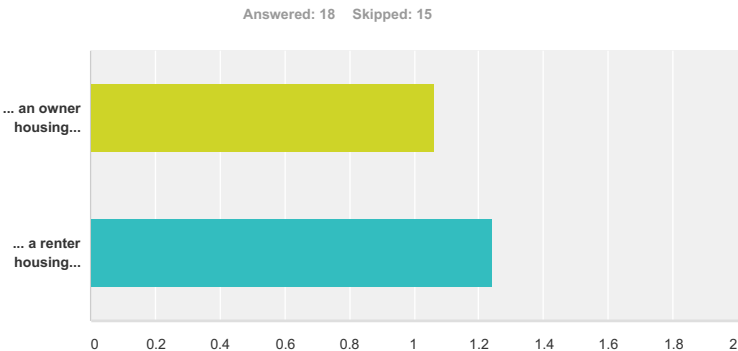


	Greatly Needed	Somewhat Needed	Not Needed	Total
Housing for Lower-Income Families	46.67% 7	53.33% 8	0.00% 0	15
Housing for Middle-Income Families	76.47% 13	23.53% 4	0.00% 0	17
Housing for Upper-Income Families	18.75% 3	37.50% 6	43.75% 7	16
Housing for Single-Parent Families	68.75% 11	25.00% 4	6.25% 1	16
Housing for Existing/New Employees	80.00% 12	20.00% 3	0.00% 0	15
Single Family Housing	73.33% 11	26.67% 4	0.00% 0	15
Rental Housing (General)	66.67% 10	33.33% 5	0.00% 0	15
Manufactured Homes	35.71% 5	57.14% 8	7.14% 1	14
Mobile Homes	6.67% 1	33.33% 5	60.00% 9	15
Condominiums/Townhomes	21.43% 3	57.14% 8	21.43% 3	14
Duplex Housing	31.25% 5	50.00% 8	18.75% 3	16
Apartment Complexes (3 to 12 units per complex)	46.67% 7	26.67% 4	26.67% 4	15
Rehabilitation of Owner-occupied Housing	81.25% 13	18.75% 3	0.00% 0	16

Rehabilitation of Renter-occupied Housing	78.57% 11	21.43% 3	0.00% 0	14
Housing Choices for First-Time Homebuyers	66.67% 10	33.33% 5	0.00% 0	15
Single Family Rent-to-Own: Short-Term (3 to 5 years)	33.33% 5	53.33% 8	13.33% 2	15
Single Family Rent-to-Own: Long-Term (6 to 15 years)	20.00% 3	60.00% 9	20.00% 3	15
Duplex-Townhome Rent-to-Own: Short-Term (3 to 5 years)	7.14% 1	50.00% 7	42.86% 6	14
Duplex-Townhome Rent-to-Own: Long-Term (6 to 15 years)	7.14% 1	35.71% 5	57.14% 8	14
One-Bedroom Apartment or House	21.43% 3	50.00% 7	28.57% 4	14
Two-Bedroom Apartment or House	61.54% 8	38.46% 5	0.00% 0	13
Three-Bedroom Apartment or House	53.33% 8	40.00% 6	6.67% 1	15
Independent Living Housing for Persons with a Mental/Physical Disability	40.00% 6	40.00% 6	20.00% 3	15
Group Home Housing for Persons with a Mental/Physical Disability	15.38% 2	38.46% 5	46.15% 6	13
Housing in Downtown	7.14% 1	42.86% 6	50.00% 7	14
Retirement Housing - Rental	40.00% 6	60.00% 9	0.00% 0	15
Retirement Housing - Purchase (Owner Occupant)	40.00% 6	46.67% 7	13.33% 2	15
Retirement Housing for Low-income Elderly Persons	64.29% 9	35.71% 5	0.00% 0	14
Retirement Housing for Middle-income Elderly Persons	60.00% 9	40.00% 6	0.00% 0	15
Retirement Housing for Upper-income Elderly Persons	50.00% 7	14.29% 2	35.71% 5	14
Licensed Assisted Living, with Specialized Services (i.e., health, food prep, recreation services, etc.)	85.71% 12	14.29% 2	0.00% 0	14
Single-Room-Occupancy Housing (Boarding Homes)	7.14% 1	35.71% 5	57.14% 8	14
Short-Term Emergency Shelters (30 Days or Less)	14.29% 2	42.86% 6	42.86% 6	14
Long-Term Shelters (90 days or Less)	14.29% 2	35.71% 5	50.00% 7	14
Transitional housing (3 to 12 month Temporary Housing)	7.69% 1	53.85% 7	38.46% 5	13
Other (specify below)	0.00% 0	0.00% 0	0.00% 0	0

#	Other (please specify)	Date
	There are no responses.	

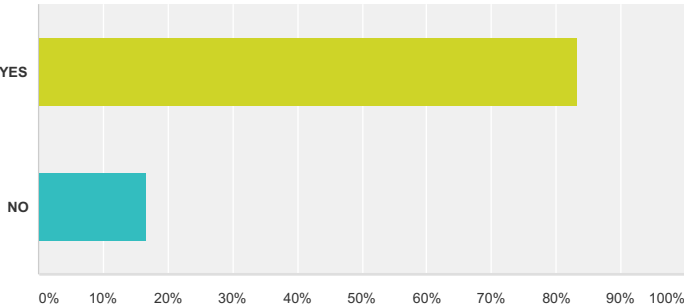
Q24 Would you support the City of Pawnee City using State or Federal grant funds to conduct:



	Yes	No	Total	Weighted Average
... an owner housing rehabilitation program?	94.44% 17	5.56% 1	18	1.06
... a renter housing rehabilitation program?	76.47% 13	23.53% 4	17	1.24

Q25 Would you support the City of Pawnee City establishing a local program that would purchase dilapidated houses, tear down the houses, and make the lots available for a family or individual to build a house?

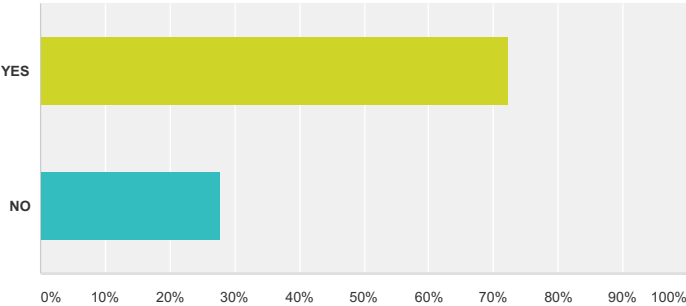
Answered: 18 Skipped: 15



Answer Choices	Responses	
YES	83.33%	15
NO	16.67%	3
Total		18

Q26 Would you support the City of Pawnee City using grant dollars to purchase, rehabilitate, and resell vacant housing in the community?

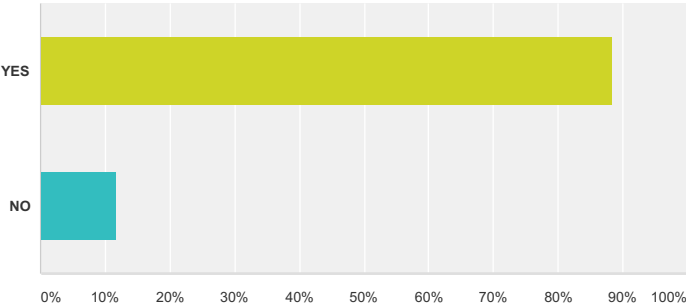
Answered: 18 Skipped: 15



Answer Choices	Responses	
YES	72.22%	13
NO	27.78%	5
Total		18

Q27 Would you support your community using State or Federal grant dollars to provide down-payment assistance to first-time homebuyers?

Answered: 17 Skipped: 16



Answer Choices	Responses	
YES	88.24%	15
NO	11.76%	2
Total		17

Q28 Please provide additional comments
regarding the future of Pawnee City:

Answered: 4 Skipped: 29

#	Responses	Date
1	Need to be more progressive in trying to bring more business and industry to bring people and jobs to the area	12/10/2015 5:06 PM
2	If the city council can't get along nothing is going to improve. It seems like all they do is bicker at each other and at the library board.	12/10/2015 4:05 PM
3	There are a lot of run down houses in Pawnee City and there are some people that like to rehab houses but need funding assistance.	12/8/2015 2:48 PM
4	Very Little Hope	12/3/2015 12:42 PM

Workforce Housing Needs Survey

The **Pawnee City Planning Commission**, in cooperation with major employers in the Pawnee City Area, is conducting the following survey to determine the specific renter and owner housing needs of the area's workforce. **This Survey is part of a Comprehensive Planning Program, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from the City.** We would appreciate you completing and returning the following Survey to your employer by **FRIDAY, DECEMBER 11TH**.

1. Place of Employment? ____ (See Comments) _____ **TOTAL SURVEYS: 73**

2. In which Community do you currently reside?

34 Pawnee City _10_Rural Pawnee County _29_Other:____ (See Comments)____

If outside of Pawnee City, would you be interested in moving to the Community?

__7__Yes **28 No**

3. Number of Persons in your household? 1 = 15 **2 = 28** 3 = 12 4 = 8 5+ = 10

4. Do you rent or are you a homeowner? __25__Rent **48 Own**

5. Are you satisfied with your current housing situation? **63 Yes** __10__No
If no, why? _____ (See Comments)_____

6. What is your current annual total household income?

23 Less than \$35K _14_\$35K-\$50K _14_\$51K-\$70K _8_\$71K-\$85K _9_\$86K+

7. As a renter or homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

For Renters		For Owners	
1	Lack of handicap accessible housing	4	Lack of handicap accessible housing
2	Lack of adequate public transportation	3	Lack of adequate public transportation
3	Lack of knowledge of fair housing rights	1	Lack of knowledge of fair housing rights
10	Cost of rent	9	Housing prices
2	Restrictive zoning/building codes	5	Restrictive zoning/building codes
4	Job status	3	Job status
3	Attitudes of landlords & neighbors	6	Attitudes of immediate neighbors
13	Lack of availability of decent rental units in your price range	7	Mortgage lending application requirements
1	Use of background checks	7	Excessive down payment/closing costs
2	Excessive application fees and/or rental deposits	14	Cost of utilities
8	Cost of utilities	1	Lack of educational resources about homeowner responsibilities
1	Lack of educational resources about tenant responsibilities	8	Cost of homeowner's insurance
		13	Lack of Sufficient Homes for Sale
		18	Cost of Real Estate Taxes
	Other:_____		Other:_____

OVER

8. If you are currently a renter and would like to become a homeowner, or if you are currently an owner and desire to upgrade or change housing in the next 10 years, please complete the following questions. If not, skip to Question #9.

8.a. Where would you like to purchase a home?

8 Pawnee City **11 Rural Pawnee County** 4 Other (Please identify): _____

8.b. Which one of the following housing types would you most like to purchase?

20 Single Family 3 Attached Townhouse or Duplex-Type Unit
0 Mobile Home 1 Patio Home 0 Other? _____

8.c. How many bedrooms would your family need?

2 One 6 Two 7 Three **9 Four** +

8.d. What is the most your family could afford for a home?

7 Less than \$50K **8 \$50K-\$100K** 4 \$100K-\$120K 2 \$120K-\$135K
1 \$135K-\$175K 0 \$175K-\$225K 1 \$225K+

8.e. What could your family afford for a monthly house payment?

9 Less than \$450 **9 \$450 to \$650** 3 \$650 to \$870
1 \$870 to \$1,050 0 \$1,050+

9. If you are currently a renter and want to remain a renter, but need a different or alternative rental situation within the next 10 years, please complete the following questions.

9.a. Where would you like to become a renter?

6 Pawnee City 5 Rural Pawnee County 3 Other (Please identify): _____

9.b. Which one of the following housing types would you most like to rent?

10 Single Family 4 Attached Townhouse or Duplex-Type Unit
2 Mobile Home 2 Standard Apartment Unit
0 Other? _____

9.c. How many bedrooms would your family need?

2 One **6 Two** 1 Three 1 Four +

9.d. What is the most your family could afford for monthly rent? **8 Less than \$400**

2 \$400 to \$500 0 \$500 to \$550 0 \$550 to \$650 1 \$650+

Thank You For Participating!

Please return the survey to your employer by

FRIDAY, DECEMBER 11TH.

Continuum of Care for Elderly Persons Household Survey Pawnee City, Nebraska

The **Pawnee City Planning Commission** is currently conducting a Community Housing Study, to determine both the short- and long-term housing needs of persons and families in Pawnee City. **The Study is funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from the City.** The Study will include the identification of housing and service needs of elderly persons in the Community. Please complete and return this Survey, with your name and contact information to the drop box by **FRIDAY, DECEMBER 11TH**.

1) **Sex:** Male__20__ Female__25__ **TOTAL SURVEYS: 45**

2) **Location/**

Age Status:

Where do You currently live?

__40__ Pawnee City __5__ Rural Pawnee County

__0__ Other (Please identify):_____

What is your current age?

Under 45__6__ 45-54__3__ 55-64__7__ 65-74__13__ 75-84__10__ 85+__5__

Are you currently retired? Yes__29__ No__12__

If no, do you plan on retiring in Pawnee City? Yes__13__ No__1__

3) **Family**

Status:

How many people live in your household? 1 = 15 2 = 21 3 = 4 4 = 2 5+ = 2

How many people 55+ years live in your household? 0 = 11 1 = 13 2 = 21

4) **Disability**

Status:

Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)?

Yes__10__ No__32__

If yes, please explain the disability or special needs type.

5) Please indicate your household income range, for 2014, before taxes. \$_____

Less Than 25K = 11 25K-\$50K = 10 \$51K+ = 7

6) Do you own or rent where you live now?

☐ Own (40)

☐ Rent (5)

7) Please rate the quality of the following Services in the Community.

(1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

__2.06__ Social/Rec. Activities

__2.22__ Continuing Education

__2.77__ Entertainment Options

__1.53__ Church

__2.46__ Discount/Variety Store

__1.20__ Library

__1.64__ Grocery Store

__1.35__ Hospital

__1.22__ Medical Clinic

__1.71__ Pharmacy

__1.86__ Downtown Businesses

__1.71__ Police Protection

__1.28__ Fire Protection

__2.04__ Senior Center

__1.22__ Bank

__1.68__ City/Village Offices

__1.37__ Post Office

__1.22__ Schools

__1.80__ Parks/Recreation

__3.02__ Restaurant/Cafe

____ Other:_____

8) Are you satisfied with your current housing situation? __40__ Yes __4__ No

If no, please explain:

- OVER -

- 9) Do You plan on changing housing in the future?
- | | | |
|---------------------|------------------|----------------|
| One Year | <u> 1 </u> Yes | <u> 32 </u> No |
| Two Years | <u> 2 </u> Yes | <u> 30 </u> No |
| Three to Five Years | <u> 5 </u> Yes | <u> 28 </u> No |
| Six to 10 Years | <u> 4 </u> Yes | <u> 26 </u> No |

If yes to Question #9, which of the following types of housing do You anticipate needing?
Check your top three (3).

- | | |
|---|--|
| <u> 4 </u> Single Family Home | <u> 2 </u> Apartment - Purchase |
| <u> 1 </u> Duplex - Rent | <u> 10 </u> Assisted Living Housing |
| <u> 0 </u> Duplex - Purchase | <u> 1 </u> One Bedroom Apartment - Rent |
| <u> 1 </u> Town Home - Rent | <u> 3 </u> Two Bedroom Apartment - Rent |
| <u> 0 </u> Town Home - Purchase | <u> </u> Other _____ |
| <u> 2 </u> Nursing Home/Long-Term Care | |

- 10) Which of the following additional housing types are needed in the Community, for persons 55+ years of age, during the next five years. Check your top three (3).

- | | |
|---|--|
| <u> 15 </u> Single Family Home | <u> 4 </u> Apartment - Purchase |
| <u> 4 </u> Duplex - Rent | <u> 30 </u> Assisted Living Housing |
| <u> 1 </u> Duplex - Purchase | <u> 9 </u> One Bedroom Apartment - Rent |
| <u> 4 </u> Town Home - Rent | <u> 13 </u> Two Bedroom Apartment - Rent |
| <u> 2 </u> Town Home - Purchase | <u> </u> Other _____ |
| <u> 2 </u> Nursing Home/Long-Term Care | |

- 11) How appealing is living at a Retirement Housing Campus to You?

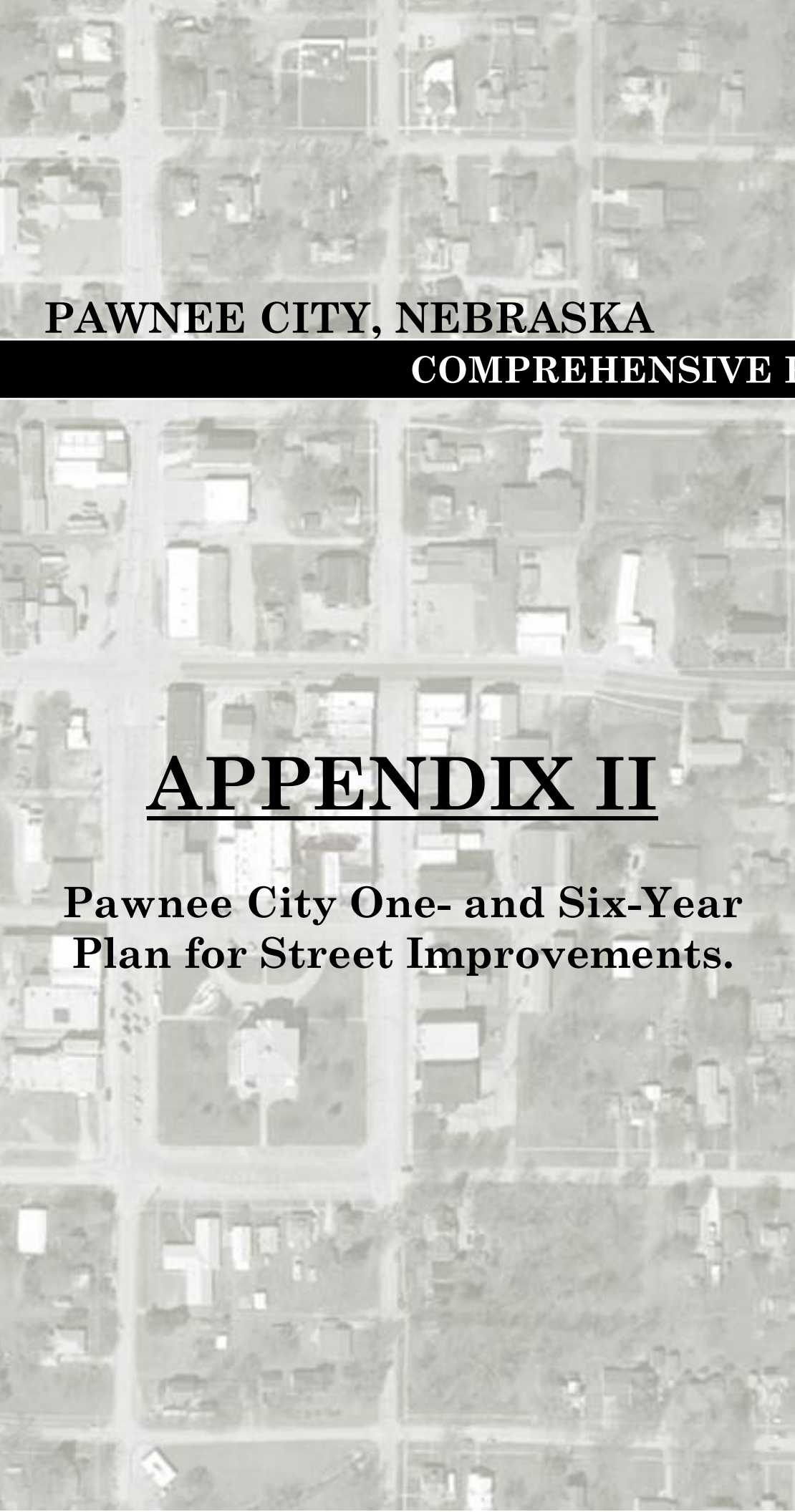
- 4 Very appealing
 25 Somewhat appealing
 14 Not appealing

- 12) Please rate the quality of the following Support Services in the Community.
(1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

- | | |
|---|--|
| <u> 2.96 </u> Case Management/Legal Aid | <u> 2.23 </u> Transportation/Auto Repair |
| <u> 3.26 </u> Cultural/Language Assistance | <u> 2.66 </u> Finance Assistance/Management |
| <u> 2.85 </u> Continuing Education Opportunities | <u> 1.71 </u> Health Services (Mental, Physical, etc.) |
| <u> 2.96 </u> Employment Opportunities/Training | <u> 1.91 </u> Law Enforcement |
| <u> 2.50 </u> Adult Care Services | <u> 2.61 </u> Senior Social & Recreation Activities |
| <u> 3.04 </u> Alcohol/Drug Abuse Services | <u> 2.69 </u> Housing (Permanent, Transitional, etc.) |
| <u> 1.69 </u> Food/Meals-On-Wheels | <u> 2.25 </u> Emergency Transportation |
| <u> 1.79 </u> Home Health Care | <u> 2.31 </u> Volunteer Opportunities |
| <u> 3.00 </u> Counseling Services | <u> 2.27 </u> Veteran Services |
| <u> 2.79 </u> Aids for Disabilities | <u> 3.08 </u> Homeless Services |
| <u> 2.66 </u> Home Repair/Rehabilitation Services | <u> </u> Other: _____ |

- 13) Considering the list of Supportive Services in Question 12, what are the three (3) most critical Services at this time, for persons 55+ years residing in Pawnee City?

THANK YOU FOR YOUR PARTICIPATION!



PAWNEE CITY, NEBRASKA

COMPREHENSIVE PLAN - 2026.

APPENDIX II

**Pawnee City One- and Six-Year
Plan for Street Improvements.**

ONE and SIX YEAR PLAN for STREET IMPROVEMENTS

January 1, 2016 thru December 31, 2021

FISCAL YEARS for PAWNEE CITY

Prepared by:

EVAN B. WICKERSHAM, P.E.

Street Superintendent S-1139



Engineering – Architecture – Surveying – Planning

BRANCH OFFICE:

**JEO CONSULTING GROUP, INC.
1201 1ST AVENUE
P. O. BOX 160
NEBRASKA CITY, NEBRASKA
68410
(402) 873-6766**

NOTICE

Notice is hereby given that a Six Year Road and Street Plan for the City of Pawnee City, Nebraska as required by NEB. REV. STAT. Sec. 39-2119 et seq. R.R.S. has been recommended for approval by the Mayor and City Council, and that a Public Hearing be held on said Six Year Road and Street Plan on the 8th day of February, 20 16, beginning at 7:15 P.M., at the City Hall at which time objection to or recommendations for said Plan will be heard.



Clerk

Jamela I. Stephens

RESOLUTION #3

The following resolution was introduced by C.M. Hatfield who moved its adoption, seconded by C.M. Dahlgren.

"WHEREAS, the City Street Superintendent has prepared and presented a One Year and Six Year Plan for Street Improvement Program for the City of Pawnee City, and

WHEREAS, a public meeting was held on the 8th day of February, 20 16, to present this plan and there were no objections to said plan;

THEREFORE, BE IT RESOLVED BY THE Mayor and City Council of Pawnee City, Nebraska, that the plans and data as furnished are hereby in all things accepted and adopted."

Upon roll call vote as follows:

<u>Sunneberg, Jr.</u>	<u>Aye</u>
<u>Dahlgren</u>	<u>Aye</u>
<u>Corbitt-Sears</u>	<u>Aye</u>
<u>Hatfield</u>	<u>Aye</u>
_____	_____
_____	_____

Deborah Kleni
Mayor

ATTEST:

Clerk

Jamela S. Stephens



AFFIDAVIT

I hereby certify that on the 27th day of January, 20 16, the Notice of
PUBLIC HEARING on a Six Year Road and Street Plan for Pawnee City, Nebraska was posted at the
following three places:

City Hall
State Bank of Table Rock
Union Bank & Trust.
U.S. Post Office

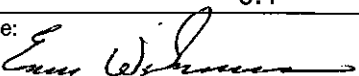


By

Clerk

Janet Stephens

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: PAWNEE CITY	Village:
Location Description: "E" Street: 11th Street to 12th Street		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt		
Average Daily Traffic: 2016 = _____, 2036 = _____		Classification Type: (As shown on Functional Classification Map) Local
PROPOSED IMPROVEMENT		
Design Standard Number: Muni.	Surfacing	Thickness: 7" Width: Varies
☒ Grading ☒ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☐ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☐ Asphalt ☐ Erosion Control ☐ Sidewalks ☐		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width:	Length: Type:
Box Culvert	Span: Rise: Length:	Type:
Culvert	Diameter: Length:	Type:
Bridges and Culverts Sized	☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending	
Other Construction Features: New Concrete Paving		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY
★ STATE	★ FEDERAL	★ OTHER
		TOTAL 72
Project Length: (Nearest Tenth, State Unit of Measure) 0.1		Project No.: M-484(143)
Signature: 		Title: Evan B. Wickersham, Street Supt. Date: 1/13/16

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: PAWNEE CITY	Village:																
Location Description: "E" Street: 14th Street to 16th Street																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt																		
Average Daily Traffic: 2016 = _____, 2036 = _____		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Muni.	Surfacing	Thickness: 7" Width: Varies																
<table style="width: 100%; border: none;"> <tr> <td>☒ Grading</td> <td>☒ Concrete</td> <td>☐ Right of Way</td> <td>☐ Lighting</td> </tr> <tr> <td>☐ Aggregate</td> <td>☐ Curb & Gutter</td> <td>☐ Utility Adjustments</td> <td>☐</td> </tr> <tr> <td>☐ Armor Coat</td> <td>☐ Drainage Structures</td> <td>☐ Fencing</td> <td>☐</td> </tr> <tr> <td>☐ Asphalt</td> <td>☐ Erosion Control</td> <td>☐ Sidewalks</td> <td>☐</td> </tr> </table>			☒ Grading	☒ Concrete	☐ Right of Way	☐ Lighting	☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐	☐ Armor Coat	☐ Drainage Structures	☐ Fencing	☐	☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐
☒ Grading	☒ Concrete	☐ Right of Way	☐ Lighting															
☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐															
☐ Armor Coat	☐ Drainage Structures	☐ Fencing	☐															
☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: Length: Type:																	
Bridges and Culverts Sized	☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending																	
Other Construction Features: New Concrete Paving																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
						136												
Project Length: (Nearest Tenth, State Unit of Measure) 0.2			Project No.: M-484(144)															
Signature:			Title: Evan B. Wickersham, Street Supt.		Date: 1/13/16													

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: PAWNEE CITY	Village:																
Location Description: 17th Street: "D" Street to "F" Street																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt																		
Average Daily Traffic: 2016 = _____, 2036 = _____		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Muni.	Surfacing	Thickness: 7" Width: Varies																
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☒ Grading	☒ Concrete	☐ Right of Way	☐ Lighting															
☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐															
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Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
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Bridges and Culverts Sized ☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending																		
Other Construction Features: New Concrete Paving																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY																
★ STATE	★ FEDERAL	★ OTHER																
		TOTAL																
		136																
Project Length: (Nearest Tenth, State Unit of Measure) 0.2		Project No.: M-484(145)																
Signature:		Title: Evan B. Wickersham, Street Supt. Date: 1/13/16																

County:		City: PAWNEE CITY		Village:			
Location Description: 11th Street: "B" Street to "D" Street							
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Asphalt							
Average Daily Traffic: 2016 = , 2036 = 			Classification Type: <i>(As shown on Functional Classification Map)</i> Local				
PROPOSED IMPROVEMENT							
Design Standard Number: Muni.		Surfacing		Thickness: 7"	Width: Varies		
☒ Grading ☒ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☐ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☐ Asphalt ☐ Erosion Control ☐ Sidewalks ☐							
Bridge to Remain in Place		Roadway Width:		Length: Type:			
New Bridge		Roadway Width:		Length: Type:			
Box Culvert		Span:	Rise:	Length:	Type:		
Culvert		Diameter:		Length:	Type:		
Bridges and Culverts Sized		☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending					
Other Construction Features: New Concrete Paving							
ESTIMATED COST <i>(In Thousands)</i>		★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
★ OPTIONAL							136
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.2				Project No.: M-484(146)			
Signature:		Title: Evan B. Wickersham, Street Supt.			Date: 1/13/16		

County:		City: PAWNEE CITY		Village:	
Location Description: "D" Street: 7th to 9th Street					
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt					
Average Daily Traffic: 2016 = , 2036 =			Classification Type: (As shown on Functional Classification Map) Local		
PROPOSED IMPROVEMENT					
Design Standard Number: Muni.		Surfacing		Thickness: 7"	Width: Varies
☒ Grading ☒ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☐ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☐ Asphalt ☐ Erosion Control ☐ Sidewalks ☐					
Bridge to Remain in Place		Roadway Width:		Length:	Type:
New Bridge		Roadway Width:		Length:	Type:
Box Culvert		Span:	Rise:	Length:	Type:
Culvert		Diameter:		Length:	Type:
Bridges and Culverts Sized		☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending			
Other Construction Features: New Concrete Paving					
ESTIMATED COST (in Thousands)					
★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
★ OPTIONAL					136
Project Length: (Nearest Tenth, State Unit of Measure) 0.2			Project No.: M-484(148)		
Signature: 		Title: Evan B. Wickersham, Street Supt.		Date: 1/13/16	

County:		City: PAWNEE CITY		Village:	
Location Description: "9" Street: "D" Street to "E" Street					
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Asphalt					
Average Daily Traffic: 2016 = , 2036 =			Classification Type: <i>(As shown on Functional Classification Map)</i> Local		
PROPOSED IMPROVEMENT					
Design Standard Number: Muni.		Surfacing		Thickness: 7"	Width: Varies
☒ Grading ☒ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☐ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☐ Asphalt ☐ Erosion Control ☐ Sidewalks ☐					
Bridge to Remain in Place		Roadway Width:		Length:	Type:
New Bridge		Roadway Width:		Length:	Type:
Box Culvert		Span:	Rise:	Length:	Type:
Culvert		Diameter:		Length:	Type:
Bridges and Culverts Sized		☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending			
Other Construction Features: New Concrete Paving					
ESTIMATED COST <i>(In Thousands)</i> ★ OPTIONAL		★ COUNTY	★ CITY	★ STATE	★ FEDERAL
					★ OTHER
		TOTAL			
		72			
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.1				Project No.: M-484(149)	
Signature:		Title: Evan B. Wickersham, Street Supt.			Date: 1/13/16

County:		City: PAWNEE CITY		Village:			
Location Description: 5th Street: "D" Street to "E" Street							
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt							
Average Daily Traffic: 2016 = , 2036 =			Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT							
Design Standard Number: Muni.		Surfacing		Thickness: 7"	Width: Varies		
☒ Grading ☒ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☐ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☐ Asphalt ☐ Erosion Control ☐ Sidewalks ☐							
Bridge to Remain in Place		Roadway Width:		Length:	Type:		
New Bridge		Roadway Width:		Length:	Type:		
Box Culvert		Span:	Rise:	Length:	Type:		
Culvert		Diameter:		Length:	Type:		
Bridges and Culverts Sized		☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending					
Other Construction Features: New Concrete Paving							
ESTIMATED COST (in Thousands) ★ OPTIONAL		★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
							72
Project Length: (Nearest Tenth, State Unit of Measure) 0.1				Project No.: M-484(150)			
Signature:		Title: Evan B. Wickersham, Street Supt.			Date: 1/13/16		

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: PAWNEE CITY	Village:																
Location Description: "P" Street: 5th Street to 7th Street																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt																		
Average Daily Traffic: 2016 = _____, 2036 = _____		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Muni.	Surfacing	Thickness: 7" Width: Varies																
<table style="width: 100%; border: none;"> <tr> <td>☒ Grading</td> <td>☒ Concrete</td> <td>☐ Right of Way</td> <td>☐ Lighting</td> </tr> <tr> <td>☐ Aggregate</td> <td>☐ Curb & Gutter</td> <td>☐ Utility Adjustments</td> <td>☐</td> </tr> <tr> <td>☐ Armor Coat</td> <td>☐ Drainage Structures</td> <td>☐ Fencing</td> <td>☐</td> </tr> <tr> <td>☐ Asphalt</td> <td>☐ Erosion Control</td> <td>☐ Sidewalks</td> <td>☐</td> </tr> </table>			☒ Grading	☒ Concrete	☐ Right of Way	☐ Lighting	☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐	☐ Armor Coat	☐ Drainage Structures	☐ Fencing	☐	☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐
☒ Grading	☒ Concrete	☐ Right of Way	☐ Lighting															
☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐															
☐ Armor Coat	☐ Drainage Structures	☐ Fencing	☐															
☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: Length: Type:																	
Bridges and Culverts Sized ☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending																		
Other Construction Features: New Concrete Paving																		
ESTIMATED COST (In Thousands) ★ OPTIONAL	★ COUNTY	★ CITY																
★ STATE	★ FEDERAL	★ OTHER																
		TOTAL																
		136																
Project Length: (Nearest Tenth, State Unit of Measure) 0.2		Project No.: M-484(151)																
Signature:		Title: Evan B. Wickersham, Street Supt. Date: 1/13/16																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: PAWNEE CITY	Village:																
Location Description: 3rd Street: "E" Street to "F" Street																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt																		
Average Daily Traffic: 2016 = _____, 2036 = _____		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Muni.	Surfacing	Thickness: Width: Varies																
<table style="width: 100%; border: none;"> <tr> <td>☐ Grading</td> <td>☐ Concrete</td> <td>☐ Right of Way</td> <td>☐ Lighting</td> </tr> <tr> <td>☐ Aggregate</td> <td>☐ Curb & Gutter</td> <td>☐ Utility Adjustments</td> <td>☐</td> </tr> <tr> <td>☒ Armor Coat</td> <td>☐ Drainage Structures</td> <td>☐ Fencing</td> <td>☐</td> </tr> <tr> <td>☐ Asphalt</td> <td>☐ Erosion Control</td> <td>☐ Sidewalks</td> <td>☐</td> </tr> </table>			☐ Grading	☐ Concrete	☐ Right of Way	☐ Lighting	☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐	☒ Armor Coat	☐ Drainage Structures	☐ Fencing	☐	☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐
☐ Grading	☐ Concrete	☐ Right of Way	☐ Lighting															
☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐															
☒ Armor Coat	☐ Drainage Structures	☐ Fencing	☐															
☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length:	Type:																
Culvert	Diameter: Length:	Type:																
Bridges and Culverts Sized	☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending																	
Other Construction Features: Armor Costing (1 Block)																		
ESTIMATED COST (In Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
						5												
Project Length: (Nearest Tenth, State Unit of Measure) 0.1			Project No.: M-484(152)															
Signature:			Title: Evan B. Wickersham, Street Supt.		Date: 1/13/16													

County:		City: PAWNEE CITY		Village:	
Location Description: "G" Street: 7th Street (Highway 8) to 14th Street					
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge)					
Average Daily Traffic: 2016 = 2036 =			Classification Type: (As shown on Functional Classification Map) Local		
PROPOSED IMPROVEMENT					
Design Standard Number: Muni.		Surfacing		Thickness: Width: Varies	
☐ Grading ☐ Aggregate ☒ Armor Coat ☐ Asphalt		☐ Concrete ☐ Curb & Gutter ☐ Drainage Structures ☐ Erosion Control		☐ Right of Way ☐ Utility Adjustments ☐ Fencing ☐ Sidewalks ☐ Lighting ☐ ☐ ☐	
Bridge to Remain in Place		Roadway Width:		Length: Type:	
New Bridge		Roadway Width:		Length: Type:	
Box Culvert		Span: Rise:		Length: Type:	
Culvert		Diameter:		Length: Type:	
Bridges and Culverts Sized		☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending			
Other Construction Features: Armor Coating (7Blocks)					
ESTIMATED COST (In Thousands)		★ COUNTY		★ CITY	
★ OPTIONAL					
		★ STATE		★ FEDERAL	
		★ OTHER		TOTAL	
				32	
Project Length: (Nearest Tenth, State Unit of Measure) 0.5			Project No.: M-484(167)		
Signature:		Title: Evan B. Wickersham, Street Supt.		Date: 1/13/16	

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: PAWNEE CITY	Village:																		
Location Description: "H" Street from 8th Street to 14th Street																				
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge)																				
Average Daily Traffic: 2016 = _____, 2036 = _____		Classification Type: (As shown on Functional Classification Map) Local																		
PROPOSED IMPROVEMENT																				
Design Standard Number: Muni.	Surfacing	Thickness: _____ Width: Varies																		
<table style="width: 100%; border: none;"> <tr> <td>☐ Grading</td> <td>☐ Concrete</td> <td>☐ Right of Way</td> <td>☐ Lighting</td> </tr> <tr> <td>☐ Aggregate</td> <td>☐ Curb & Gutter</td> <td>☐ Utility Adjustments</td> <td>☐</td> </tr> <tr> <td>☒ Armor Coat</td> <td>☐ Drainage Structures</td> <td>☐ Fencing</td> <td>☐</td> </tr> <tr> <td>☐ Asphalt</td> <td>☐ Erosion Control</td> <td>☐ Sidewalks</td> <td>☐</td> </tr> </table>			☐ Grading	☐ Concrete	☐ Right of Way	☐ Lighting	☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐	☒ Armor Coat	☐ Drainage Structures	☐ Fencing	☐	☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐		
☐ Grading	☐ Concrete	☐ Right of Way	☐ Lighting																	
☐ Aggregate	☐ Curb & Gutter	☐ Utility Adjustments	☐																	
☒ Armor Coat	☐ Drainage Structures	☐ Fencing	☐																	
☐ Asphalt	☐ Erosion Control	☐ Sidewalks	☐																	
Bridge to Remain in Place	Roadway Width: _____	Length: _____ Type: _____																		
New Bridge	Roadway Width: _____	Length: _____ Type: _____																		
Box Culvert	Span: _____ Rise: _____	Length: _____ Type: _____																		
Culvert	Diameter: _____	Length: _____ Type: _____																		
Bridges and Culverts Sized	☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending																			
Other Construction Features: Armor Coating (6 Blocks)																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (In Thousands) ★ OPTIONAL</th> <th style="width: 12.5%;">★ COUNTY</th> <th style="width: 12.5%;">★ CITY</th> <th style="width: 12.5%;">★ STATE</th> <th style="width: 12.5%;">★ FEDERAL</th> <th style="width: 12.5%;">★ OTHER</th> <th style="width: 12.5%;">TOTAL</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">26</td> </tr> </table>							ESTIMATED COST (In Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL							26
ESTIMATED COST (In Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL														
						26														
Project Length: (Nearest Tenth, State Unit of Measure) 0.4				Project No.: M-484(168)																
Signature:			Title: Evan B. Wickersham, Street Supt.		Date: 1/13/16															

County:		City: PAWNEE CITY		Village:			
Location Description: "G" Street: Boston Street to 5th Street							
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Asphalt							
Average Daily Traffic: 2016 = 2036 =			Classification Type: <i>(As shown on Functional Classification Map)</i> Local				
PROPOSED IMPROVEMENT							
Design Standard Number: Muni.		Surfacing		Thickness:	Width: Varies		
☐ Grading ☐ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☒ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☐ Asphalt ☐ Erosion Control ☐ Sidewalks ☐							
Bridge to Remain in Place		Roadway Width:		Length:	Type:		
New Bridge		Roadway Width:		Length:	Type:		
Box Culvert		Span:	Rise:	Length:	Type:		
Culvert		Diameter:		Length:	Type:		
Bridges and Culverts Sized		☐ Yes ☒ N/A ☐ Hydraulic Analysis Pending					
Other Construction Features: Armor Coating (5 Blocks Equivalent)							
ESTIMATED COST <i>(in Thousands)</i> ★ OPTIONAL		★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
							23
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.3				Project No.: M-484(171)			
Signature:		Title: Evan B. Wickersham, Street Supt.			Date: 1/13/16		

PAWNEE CITY, NEBRASKA
ONE AND SIX YEAR PLAN
FISCAL YEAR
2016-2021

